



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, April 14, 2021  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on March 24, 2021.*



1. **DEVELOPMENT PERMIT 17-792931**  
(REDMS No. 6612976)

APPLICANT: Urban Era Builders & Developers Ltd.

PROPERTY LOCATION: 9700, 9720 and 9800 Williams Road

#### Director's Recommendations

*That a Development Permit be issued which would permit the construction of 18 townhouses, including three affordable housing units, at 9700, 9720 and 9800 Williams Road on a site zoned "Town Housing (ZT81) - Williams Road".*



2. **DEVELOPMENT PERMIT 17-794169**  
(REDMS No. 6575604)

APPLICANT: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road and 3399 Corvette Way

ITEM

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of a:*

1. *High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and*
2. *High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way;*

*on lands zoned "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".*



**3. DEVELOPMENT PERMIT 18-828900**

(REDMS No. 6211262)

APPLICANT: 1082009 BC Ltd.

PROPERTY LOCATION: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

**Director's Recommendations**

*That a Development Permit be issued which would:*

1. *permit the construction of 19 townhouse units at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road with vehicle access from Shell Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce:*
  - (a) *the minimum lot width on major arterial road from 50.0 m to 43.3 m;*
  - (b) *the minimum front yard setback to Bridgeport Road from 6.0 m to 3.3 m; and*
  - (c) *the minimum exterior side yard setback to Shell Road from 6.0 m to 4.5 m.*



**4. New Business**



**Development Permit Panel – Wednesday, April 14, 2021**

---

ITEM

- 5. Date of Next Meeting: April 28, 2021**

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, March 24, 2021**

Time: 3:30 p.m.  
Place: Remote (Zoom) Meeting  
Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
Milton Chan, Director, Engineering

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on March 10, 2021 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 20-896600**

(REDMS No. 6619645)

APPLICANT: Headwater Living Inc.

PROPERTY LOCATION: 5500 No. 3 Road

## **Development Permit Panel**

### **Wednesday, March 24, 2021**

---

#### **INTENT OF PERMIT:**

1. Permit the construction of a high-rise mixed-use development containing approximately 637 m<sup>2</sup> (6,855 ft<sup>2</sup>) of commercial space and 149 market rental housing units at 5500 No. 3 Road on a site zoned “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 2 m.

#### **Applicant’s Comments**

Peter Odegaard, MCM Architects, with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development including its site context, design rationale, building elevations, and outdoor amenity spaces, highlighting the following:

- proposed exterior cladding materials and colours differentiate the podium, mid-rise building, and 15-storey tower;
- an outdoor amenity space is proposed on fifth and ninth floor. The two areas are designed to accommodate a variety of outdoor activities including children’s play and social gathering;
- loading and vehicular access is proposed off of the lane on the east side of the proposed development;
- the podium level of the subject site meets the podium level of the adjacent development to the south and a landscape buffer is proposed to provide privacy and security; and
- there is an opportunity to incorporate public art on the west end of the Lansdowne Road frontage.

Alyssa Semczyaszyn, Prospect and Refuge Landscape Architects, provided an overview of the landscaping for the project, noting that (i) generous pedestrian walkways are proposed along the No. 3 Road and Lansdowne Road frontages to accommodate expected heavy pedestrian traffic, (ii) landscaping along the eastern portion of the Lansdowne Road frontage has a more residential character to provide transition to the adjacent residential building to the east, (iii) a stepped planter with landscaping is proposed along the south edge of the Level 5 outdoor amenity space to provide an appropriate interface with the outdoor amenity space of the neighbouring development to the south, and (iv) the outdoor amenity area on Level 9 provides a variety of social and active spaces.

## **Development Permit Panel**

### **Wednesday, March 24, 2021**

---

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Odegaard and Ms. Semczyzszyn noted that (i) there will be a statutory right-of-way (SRW) over the lane which will be widened, (ii) lighting will be installed in the surrounding public realm of the subject site including along the lane, (iii) low lighting will be incorporated in planters at the outdoor amenity spaces and landscape buffers will be installed for residential units to mitigate light pollution, (iv) proposed cladding materials for street level Lansdowne Road and No. 3 Road frontages are similar, (v) exterior cladding materials for the parking level facing the Canada Line guideway include opaque materials that provide screening as well as visual interest, (vi) the landscaped outdoor amenity area on Level 5 will be visible from the Canada Line guideway, and (vii) the proposed variance for balcony projection for all residential levels along Lansdowne Road would increase the size of balconies and enhance the livability of residential units.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) all residential units in the project are market rental and secured through rental tenure zoning and housing agreement with the City, (ii) all residential units achieve the City's Basic Universal Housing (BUH) guidelines in terms of accessibility, (iii) the project will provide an on-site low carbon energy plant designed for future connection to the City's district energy utility (DEU) system, (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 3 Road and Lansdowne Road and the widening of the lane including the installation of a sidewalk and lighting within the lane, and (v) the project has been designed to achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards and an acoustical report has been provided by the applicant.

In reply to queries from the Panel, Mr. Craig confirmed that (i) the lane will be widened to the full City Centre standard, and (ii) the development of the proposed patio for the restaurant on the ground level will require the approval of the City's Engineering Department as the patio encroaches into the right-of-way (ROW) for public-right-of-passage (PROP).

#### **Gallery Comments**

None.

#### **Correspondence**

None.

## Development Permit Panel

### Wednesday, March 24, 2021

---

#### Panel Discussion

The Panel expressed support for the project, noting that (i) the project provides significant attention to detail in terms of materials and finishing and is thoughtfully done, and (ii) the proposed outdoor amenity areas are well designed, and more animation could be provided at the street level.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. permit the construction of a high-rise mixed-use development containing approximately 637 m<sup>2</sup> (6,855 ft<sup>2</sup>) of commercial space and 149 market rental housing units at 5500 No. 3 Road on a site zoned "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 2 m.*

**CARRIED**

#### 2. **DEVELOPMENT PERMIT 20-916262** (REDMS No. 6624994)

APPLICANT: EverNu Developments Inc.

PROPERTY LOCATION: 11540 Railway Avenue

#### INTENT OF PERMIT:

Permit the construction of a duplex at 11540 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

#### Applicant's Comments

Wendy Andrews, Andrews Architect, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the application, noting that (i) the form and character of the proposed duplex fits well with neighbouring residential developments, (ii) private outdoor spaces are provided for each unit, (iii) the driveway could be used for outdoor activities by residents, and (iv) the rear unit is a convertible unit.

In reply to a query from the Panel, Ms. Andrews noted that access to the driveway on the subject site could be shared with the adjacent property to the south should it redevelop into a duplex in the future; however, it could potentially impact sun exposure from the south as the property line of the adjacent property to the south is close to the driveway.

## Development Permit Panel

### Wednesday, March 24, 2021

---

In reply to a further query from the Panel, Ms. Andrews acknowledged that (i) landscaping could not be incorporated between the driveway and the adjacent property to the south as the site is very tight, and (ii) the staging area for waste bins adjacent to the driveway entrance will be screened.

#### Staff Comments

Mr. Craig noted that (i) a Servicing Agreement is associated with the project for site services and frontage works along Railway Avenue, (ii) an existing tree in the rear of the subject site will be retained, and (iii) two existing trees on the adjacent property to the south will also be retained.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project, noting that the project is well done and the provision for a side-by-side parking for each unit is appreciated.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a duplex at 11540 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".*

**CARRIED**

**3. Date of Next Meeting: April 14, 2021**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:33 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, March 24, 2021**

---

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, March 24, 2021.

---

Joe Erceg  
Chair

---

Rustico Agawin  
Committee Clerk



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** March 24, 2021

**From:** Wayne Craig  
Director, Development

**File:** DP 17-792931

**Re:** Application by Urban Era Builders & Developers Ltd. for a Development Permit at 9700, 9720 and 9800 Williams Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of 18 townhouses, including three affordable housing units, at 9700, 9720 and 9800 Williams Road on a site zoned "Town Housing (ZT81) - Williams Road".

Wayne Craig  
Director, Development  
(604-247-4625)

WC:rp  
Att. 4



## **Staff Report**

### **Origin**

On behalf of Urban Era Builders & Developers Ltd., Eric Law has applied to the City of Richmond for permission to develop 18 townhouse dwelling units, including three (3) affordable housing units, at 9700, 9720 and 9800 Williams Road. The site is currently vacant, and is being rezoned from the "Single Detached (RS1/E)" zone to the "Town Housing (ZT81) – Williams Road" zone, for this project under Bylaw 9667 (RZ 15-700431). A Location Map for the subject site is provided on Attachment 1.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, the following improvements:

- Water Works: replacing the existing water connection with a new one, complete with meter and meter box.
- Storm Sewer Works: installing drainage along the upgraded sidewalk on Williams Road, and replacing the existing storm service connection.
- Sanitary Sewer Works: replacing the existing sanitary service connection and inspection chamber with a new service connection and inspection chamber.
- Frontage Improvements: street lighting upgrades, widening of the existing adjacent north-south walkway (via Public Right-of-Passage Statutory Right-of-Way), replacing the existing driveway with curb, gutter and sidewalk along the Williams Road frontage.

### **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

Development surrounding the subject site is as follows:

To the North: Across Williams Road, single-family dwellings on lots zoned "Single Detached (RS1/E)" and "Single Detached (RS1/K)".

To the East: Duplex and single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Williams Road and No 4 Road.

To the South: Duplex and single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Swansea Drive.

To the West: Across a wide City-owned public walkway, the site of a recent rezoning (RZ 15-715406) and a Development Permit application (DP 18-797785) to develop 28 townhouse units at 9680 Williams Road. The rezoning bylaw was approved and the development permit issued by Council on February 20, 2021.

## Rezoning and Public Hearing Results

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

- A detailed design of the outdoor amenity space.
- Perimeter fencing along Williams Road and the pedestrian path to the west.
- A detailed landscape design including trees, shrubs and plantings and hard surface treatments.
- Architectural expression and proposed colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).
- Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e., adaptable unit) features can be incorporated into all units.

Each of the above-noted design issues have been resolved as indicated in the 'Analysis' section of this report, and reflected in the associated Development Permit drawings.

The Public Hearing for the rezoning of this site was held on February 20, 2017. At the Public Hearing, the following concerns about rezoning the property were expressed:

- A. Lighting of the public walkway.
- B. New development abutting low density residential neighbourhood to the south.

Staff worked with the applicant to address these issues in the following ways:

- A. Lighting of the public walkway: The applicant has worked with City staff to provide pedestrian lighting along the site's west frontage along the public walkway. Improvements to the walkway are being addressed via the Servicing Agreement for the proposed development and the Servicing Agreement for the approved townhouse development at 9680 Williams Road (abutting the walkway to the west). Walkway improvements include its widening (via Public Right-of-Passage (PROP) Statutory Rights-of-Way (SRWs) on the subject site and 9680 Williams Road to accommodate repaving and a 1.0 m grassed strip on both sides (within the SRWs), drainage as well as pedestrian-scale lighting. The southerly portion of the walkway (adjacent to the single family dwellings fronting onto Swansea Drive) will be improved with new-pedestrian lighting that is designed to prevent light being cast into adjacent lots.
- B. New development abutting low density neighbourhood to the south: The applicant proposes reduced-height buildings along the rear of the site with upper stories stepped back 6.0 m from the rear property line, in tandem with effective landscape screening in order to mitigate visual impression and activity resulting from multiple family residential use to the residents of abutting lots that front onto Swansea Drive, as follows:
  - 9911 Swansea Drive: A 1.2m wooden fence (which is, in certain places, located atop a retaining wall no higher than 0.8 m) is proposed along the shared lot line. 2.4 m high cedar plantings are proposed along the inside of the fence at the south terminus of the internal drive-aisle that would provide additional screening between lots.
  - 9931 Swansea Drive: A 1.2m wooden fence (which is, in certain places, located atop a retaining wall no higher than 0.8 m) is proposed along the shared lot line. 2.4

m high cedar plantings are proposed along the inside of the fence that would provide additional screening between lots. The existing hedge at the rear of 9931 Swansea Drive also provides a robust screen between the lots.

○ 9951 Swansea Drive:

- Along the north-south rear lot line, a 1.2m wooden fence (which is, in certain places, located atop a retaining wall no higher than 0.8 m) is proposed along the southerly portion of the shared lot line, and a 1.6 m lattice landscaping element is proposed along the northerly portion. 2.4 m high cedar plantings are proposed along the inside of the fence that would provide additional screening between lots, and clematis plantings are proposed along the inside of the lattice element (which is intended climb the latticework).
- Along the east-west rear lot line, a 1.6 m lattice landscaping element is proposed along the shared lot line, behind which Azalea and clematis plantings are proposed (the latter of which is intended climb the latticework).
- In addition, the applicant has reached an agreement with the owner of this property that satisfied their concerns and accommodates the removal of two shared trees (tags # 132 and #133). The signed agreement has been provided to staff and is on-file.

Staff note that the proposed development will not increase vehicle traffic along Swansea Drive.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Town Housing (ZT81) – Williams Road" zone.

### Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on May 8, 2019. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 8, 2019 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### Analysis

#### *Conditions of Adjacency*

- Along the west property line there is an approximately 3.0 m wide City-owned public walkway. In order to accommodate required improvements to the public walkway (i.e., new pedestrian lighting, widened sidewalk and grassed boulevard), a 1.0 m wide Statutory Right-of-Way (SRW) along the west property line has been secured at rezoning. Dwelling units along this interface are set back 4.0 m from the west property line (3.0 m from the edge of the SRW), oriented towards the public walkway and contain individual entries for pedestrian access. The SRW and the interface with the walkway is consistent with that of the approved townhouse development across the walkway at 9680 Williams Road.
- To the east is an existing low density neighbourhood that is designated for townhouse development in the Arterial Road Policy in the OCP.

- The building height of the easterly street-fronting units are stepped down to 9.9 m (two storeys), as measured from average finished site grade, in response to the existing duplex to the east.
  - A PROP SRW allowing access to/from the adjacent future development site to the east through the subject site (over the entry driveway and internal drive aisle) has been secured at rezoning. Signage identifying that the drive-aisle will provide future access to the east is proposed and would be located at the east terminus of the internal drive-aisle.
- To the south is an existing low density neighbourhood that fronts onto Swansea Drive (a local road) and is designated Neighbourhood Residential (NRES) in the OCP. The building height of the rear units is 9.4 m (two storeys), as measured from average finished site grade, in response to the single-family rear yard adjacency to the south. In addition, a 4.5 m rear yard setback to the ground floors and a 6.0 m rear yard setback to the second floors of the rear units are proposed to provide an improved interface.
- Windows have been located carefully to avoid adjacent overlook and privacy concerns.
- Retaining walls are proposed along the westerly portion of the rear property lines and along the east side of the site, in order to provide usable yard space for the proposed units. Retaining walls along the lot lines shared 9911, 9931 and 9951 Swansea Drive and 9840/9844 Williams Road will in each case range in height between 0.1 m and 0.8 m. No retaining walls are proposed in proximity to retained trees.
- Fencing adjacent to the visitor parking spaces and both driveway terminus at the south and east lot lines will sit atop a retaining wall. The fencing would be no higher than 1.2 m, and therefore no higher than 2 m including the retaining wall, as measured from the lower grade (i.e., adjacent grade on abutting properties).
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact neighbouring properties.

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

- Vehicular access to the proposed development is to be from Williams Road through a new driveway, with future connections to the neighbouring properties to the east, secured by a SRW.
- The layout of the townhouse buildings is oriented around a north-south internal maneuvering aisle and an east-west internal maneuvering aisle, providing access to the unit garages.
- Units along Williams Road will have direct pedestrian access from the street. Units along the public walkway will have access from the walkway, and the internal units will have pedestrian access from the drive-aisle.
- All townhouse units have two vehicle parking spaces. Vehicle parking spaces for nine units are proposed in double garages and parking spaces for nine units (including the three affordable housing units) are proposed in garages with a tandem arrangement. The tandem arrangement is consistent with Zoning Bylaw 8500 maximum of 50%. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at rezoning.
- A total of four visitor parking spaces are provided, including an accessible parking space.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with Zoning Bylaw 8500 requirements.

- The shared outdoor amenity area is located in a central location along the City-owned public walkway to provide direct pedestrian access to/from the walkway, maximize sunlight penetration and offer casual surveillance from the walkway and adjacent units. The size of the outdoor amenity area is consistent with the OCP requirement (minimum 6.0 m<sup>2</sup> per unit).
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$18,000) consistent with OCP Policy.
- The common garbage and recycling room is incorporated into the design of Building E and makes efficient use of its space, thus minimizing its impact on the design.
- The covered mailbox kiosk is located at the shared outdoor amenity space and has been incorporated into the design of the buildings to minimize visual impact.

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

- The proposed building form contains window bays, entrance porches, gable roofs and balconies to provide articulation to the building façade and establish a residential scale.
- The street fronting units will have individual porches that punctuate the architectural rhythm of the buildings and provide cover to the front entrances. A pedestrian scale is generally achieved along the public street and walkway, and internal drive-aisle, through the inclusion of variation in building form, projections, recesses, materials/colours and landscape features.
- The proposed building materials include hardi siding, hardi panel and brick (along the first storey facing Williams Road) with different colours (including blue, red, and beige) that enhance the visual rhythm of the buildings and signal a distinct top, middle and base to each building.
- Trim and secondary roof elements are used to reduce the apparent height of the buildings.
- All windows are proposed to be vinyl with wood trim.

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

- Tree preservation was reviewed at rezoning stage where six trees (tags #A, #B, #C, #D, #E and #F) on adjacent properties (9931 and 9951 Swansea Drive) and one hedgerow located on an adjacent property (9931 Swansea Drive) were identified for protection.
  - A contract with a Certified Arborist has been secured for supervision of all works conducted within close proximity to a tree protection zone (protecting those trees identified for retention).
- Tree removal and replacement was reviewed at rezoning stage where nine on-site trees and two trees located on a shared property line were identified for removal.
  - The applicant has provided staff with a written agreement (which is on-file) between the owner of the subject site and the owner of 9951 Swansea Drive to remove the two shared trees (tags #132 and #133).
  - Based on a 2:1 compensation ratio stated in the OCP, 22 replacement trees are required.
  - The applicant proposes to introduce 24 new trees on the site: six Dogwood trees, one Birch tree, 12 Japanese Snowbell trees, two Honeylocust trees, one Cherry tree and two Pine trees.
- The proposal provides a pedestrian-oriented streetscape fronting Williams Road and the public walkway with a landscaped edge treatment, including trees, lawn, patio areas, low transparent fencing, and a gate to each individual unit.

- Pockets of landscaping will be provided along the drive-aisle to soften the internal streetscape.
- An irrigation system will be provided for the proposed on-site landscaping.
- A children's play area is proposed in the shared outdoor amenity area, and play equipment has been chosen to provide different play opportunities (i.e., climbing, balance, motor skills) that can be used by different age groups and for multiple purposes. Seating is provided nearby for caregivers.
- The vehicle entrance, along the sides of the internal driveways, the internal intersection area in front of the shared outdoor amenity, end of the drive-aisle, and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$126,535 (inclusive of a 10% contingency) in association with the Development Permit.

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

- Windows and balconies are located to increase the visual presence and surveillance along Williams Road, the public walkway, the amenity area, as well as the internal drive aisle. All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- Pedestrian-scale lighting is proposed along the public walkway. The applicant has agreed to provide walkway lighting along the west side of the site; likewise, the approved townhouse development across the walkway, at 9680 Williams Road, includes pedestrian lighting along its east site frontage and extending south to Swansea Drive.
- Low permeable fencing and low landscaping are provided to maximum clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.
- Wall mounted security lighting will be installed throughout the development to provide adequate outdoor security illumination.

### ***Sustainability***

- As the application was submitted prior to the introduction of the Step Code requirement, the applicant has provided a report produced by a Certified Energy Advisory to confirm that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Building Permit drawings. The applicant has complied with the grandfathering provisions approved by Council.
- An air source heat pump system will be used for this development. The heat pump units have been located away from the street and will be screened by a low wood lattice fence and landscaping. A letter from the project's mechanical Professional Engineer, specifying the equipment and confirming its compliance with Noise Regulation Bylaw No. 8856, is required prior to Building Permit issuance.
- The architect has advised that the following design/features are incorporated into the proposal:
  - Energy star windows to alleviate heating and cooling energy consumption.
  - The use of low-flow water fixtures, low-energy lighting and high energy efficiency appliances.

- Durable and long-lasting materials that can reduce building maintenance.
- Permeable ground cover and planting to absorb rainwater runoff and reduce load on municipal sewers.
- Interior paint with low VOC content.

### ***Affordable Housing***

- Three affordable housing units (units 16, 17 and 18) are provided in one townhouse building (Building E) located along the north portion of the site and fronting on Williams Road. These dwelling units are designed to be well-integrated into the rest of the development and its built form.
- As per the Housing Agreement secured at rezoning, the required affordable housing units include three three-bedroom units with a minimum floor area of 90 m<sup>2</sup> (980 ft<sup>2</sup>). The proposed three-bedroom units are each three storeys high and have approximately 115 m<sup>2</sup> (1,237 ft<sup>2</sup>) of applicable floor area, which will be reflected in the Housing Agreement to be brought forward to Council. In accordance with the agreement, these units will be rented as Low End Market Rental (LEMR) units.

### ***Accessible Housing***

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift in the staircase of Units 7 & 8 (Building C).
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

## **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Robin Pallett  
Planner 2  
(604-276-4200)

RP:blg

### Attachments:

Attachment 1: Location Maps

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from the Meeting Minutes of the ADP (May 8, 2019)

Attachment 4: Development Permit Considerations

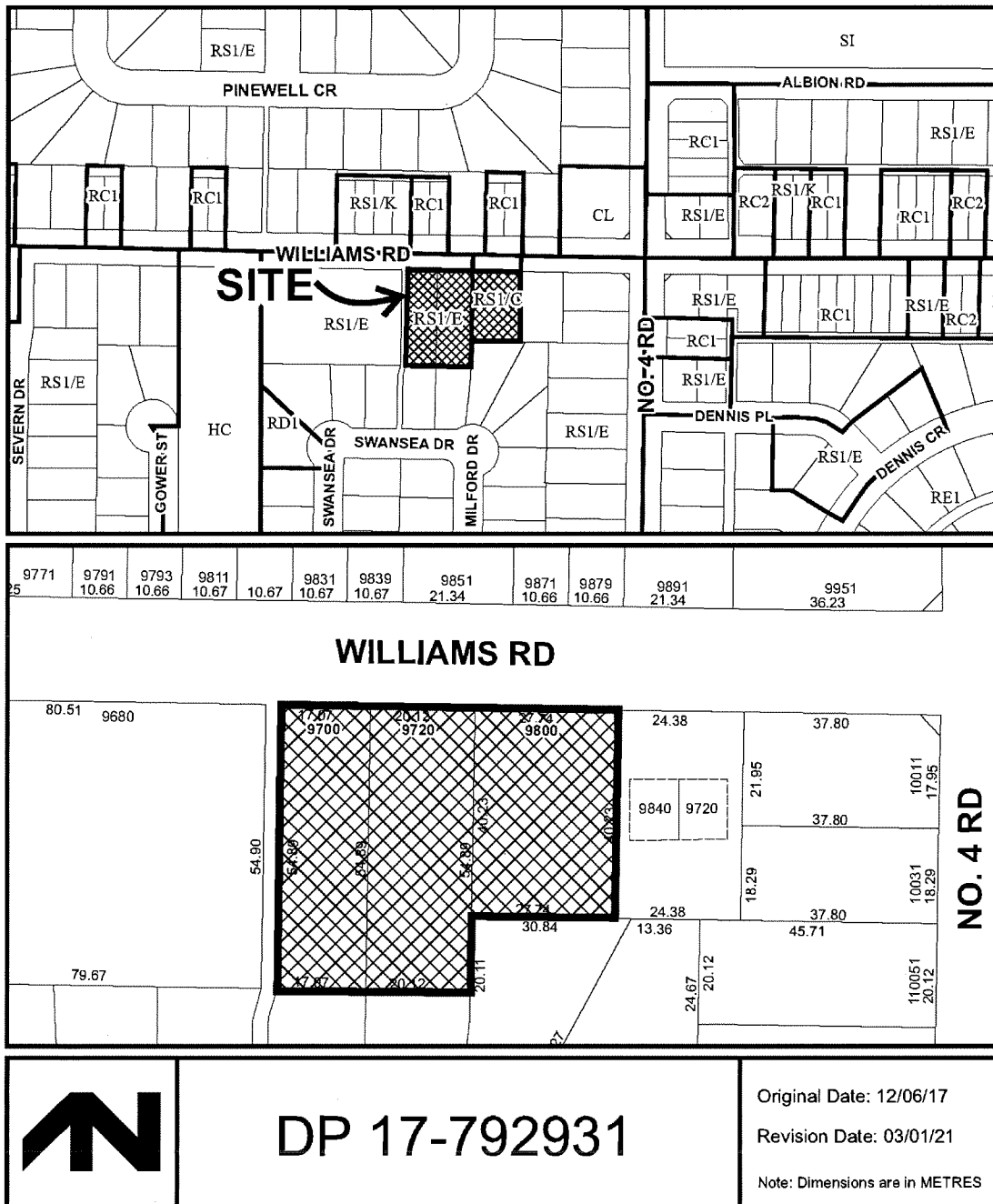


# Location Maps

## Attachment 1



City of  
Richmond





**DP 17-792931**

**Attachment 2**

Address: 9700, 9720 & 9800 Williams Road

Applicant: Eric Law Owner: Urban Era Builders & Developers Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 3,166.5 m<sup>2</sup> Floor Area Net: 2,302.1 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	3,154 m <sup>2</sup>	3,078 m <sup>2</sup>
<b>Land Uses:</b>	Single-family residential	Multiple-family residential
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Town Housing (ZT81) – Williams Road
<b>Number of Units:</b>	3	18

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.73	0.73	None permitted
Lot Coverage – Buildings:	Max. 44%	44%	None
Lot Coverage – Non-porous:	Max. 65%	55.5%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.1%	None
Setback – Front Yard (North):	Min. 4.5 m	4.52 m	None
Setback – Side Yard (East):	Min. 3.0 m	3.14 m	None
Setback – Side Yard (West):	Min. 3.0 m	4.0 m	None
Setback – Rear Yard (South):	First storey: Min. 4.5 m Second storey: Min. 6.0 m	First storey: 4.52 m Second storey: 6.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front buildings: 11.9 m (3 storeys) Rear buildings: 9.4 m (2 storeys)	None
Lot Width:	Min. 40.0 m	64.9 m	None
Lot Depth:	Min. 35.0 m	48.5 m	None
Lot Size:	N/A	3,078 m <sup>2</sup>	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	None
Off-street Parking Spaces – Affordable Housing (AH):	Min. 0.9 per AH unit = Min. 3 spaces	6 (2 tandem parking in each AH dwelling)	None
Off-street Parking Spaces – Accessible:	Min 2% when three or more visitor stalls required = Min. 1 space	1	None
Total off-street Spaces:	Min. 30 (R), 4 (V) & 3 (AH) = Min. 37 spaces	30 (R), 6 (V) and 6 (AH) = 40 spaces	None
Tandem Parking Spaces:	Permitted – Max 50% of required spaces	49% (18 spaces)	None
Small Car Parking Spaces:	Max. 50%	50%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	1.5 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces –Total:	Min. 23 (Class 1) and 4 (Class 2)	27 (Class 1) and 4 (Class 2)	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit = 108 m <sup>2</sup>	109.9 m <sup>2</sup>	None

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

**Wednesday, May 8, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**DP 17-792931– 18-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT**

ARCHITECT: Eric Law Architect  
LANDSCAPE ARCHITECT: Donald V.S. Duncan Development Consultant Landscape Architect  
PROPERTY LOCATION: 9700, 9720 and 9800 Williams Road

**Applicant's Presentation**

Eric Law, Eric Law Architect Inc. and Donald Duncan, Donald V.S. Duncan Development Consultant Landscape Architect, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- ensure the accessibility of the rollover curb for users of mobility devices and carts;  
*The roll curb will conform to the City's standard and a profile and photo is indicated on [sheet] A2A.*
- appreciate the provision of two convertible units in the project;  
*Noted.*
- consider recessing the residential entry to Unit 7 (Type C2) and Unit 8 (Type C3) off the internal drive aisle to enhance the safety of residents and to be consistent with the design of other residential units;  
*The door to Unit 7 and 8 has been recessed.*
- consider removing the proposed planting immediately adjacent to the sliding door at the back of Units 7 and 8; also consider relocating the heat pump at the back of Unit 7 (Type C2) as it is located in front of the sliding door;  
*Planting has been adjusted to provide clear access to the sliding glass doors on units 7 and 8.*

- proposed locations of heat pumps are not ideal; consider relocating the heat pumps for Units 13 to 18 (Type A1A and A1) as their proposed locations at the unit entries off the internal drive aisle are very tight;

*The garage access door has been rearranged so that the heat pumps are recessed. More space provided to the door access*

- appreciate the presentation of the project; applicant could have tried a different design rather than trying to fit into the project's site context;

*This project is located in a residential area primarily with single family houses. Fitting into the site context is essential and will ensure a compatible transition of streetscape to adjacent single family house context. The current design will maintain the residential image and character of this area. [As such,] the project is a response to fit into the project's site context.*

- height of timber retaining wall with fence above and topped with sections of arbour along the south property line is not consistent with the two-storey massing of the rear units to provide an appropriate interface with the single-family homes to the south; south yards could be better utilized as dedicated outdoor spaces for individual residential units;

*The arbour elements have been removed from the rear yard fences. Separation hedges have been added between rear gardens to create discrete spaces for the residents.*

- appreciate the picket fence along Williams Road; however, consider introducing planting in front of the fence to soften its appearance and mitigate the cold edge along Williams Road due to its location adjacent to the sidewalk;

*The picket fence has been moved back from the property line and a hand of low plant material has been introduced between the fence and the sidewalk.*

- consider screening the BC Hydro PMT at the northeast corner of the development;

*The PMT is screened on the south and west by a hedge of yew. [Likewise, it] is screened on the east side by an extension of the fence as shown on [sheet] L3-1.*

- consider relocating the balcony in Unit 4 Building B (located on the north side of Unit 4 adjacent to the south side of the outdoor amenity area) to the west side of Unit 4 as it is more useful facing the public walkway;

*The balcony in Unit 4 Building B has been relocated to the west side facing public walkway.*

- consider installing windows in the upper floor on the south side of Unit 3 Building A facing the outdoor amenity area;

*Additional windows and bay are added to Unit 3 facing the amenity area.*

- concerned regarding the separation of buildings across the east-west internal drive aisle due to the bulkiness of the continuous overhang on the south side of three-storey units in Building E; consider mitigating the bulkiness of the overhang, e.g. through creating more porosity and/or pulling back the building;

***The building E south side balconies are reduced to line up building faces so as to minimize the overhang and bulkiness.***

- appreciate the applicant's presentation, the comprehensive EnerGuide report provided to the Panel, and identifying the proposed location of the heat pumps;

***Noted.***

- consider a softer landscaping approach to the internal drive aisles, e.g., through installing grasscrete or low ground cover to enhance its shared vehicular and pedestrian use character;

***Plantings have been introduced adjacent to garage doors to green the interior drive aisle. Grasscrete was not introduced as it was felt that the constant turning of vehicles entering and leaving garages would make the viability of any grass in this area questionable.***

- consider replacing the timber retaining wall along the public walkway on the west side of the property with more substantial material such as concrete or stone veneer; consider installing a solid wall, in lieu of a retaining wall and a fence on top, to provide a more appropriate screening for the private space behind the public walkway;

***The wall along the public walkway has been eliminated in favour of a sloping bed in order to produce a softer edge. See L5-4 for sections.***

- consider a different approach for screening the heat pumps; using wood trellis does not appear attractive;

***We consider the wood screening is a natural and attractive material to screen the heat pumps. In addition, the plantings in front of the heat pumps provide complete screening when viewed from the public path.***

- proposed two- and three-storey massing fits well with the project's site context;

***Noted.***

- appreciate the applicant contributing to the City's Public Art Fund; however, the applicant is encouraged to consider incorporating public art into the project as it would improve the public realm; a public art feature could be installed on the public walkway, e.g. at the entry and/or exit, to enhance its public character;

***The Owner intend to contribute to public art fund.***

- consider further enhancing the public walkway landscape to provide more visual interest and enhance its public character, e.g., through adding more variety and colour to the planting along the walkway;

*The removal of the retaining wall, in combination with the proposed flowering shrubs located at each entry and a succession of flowering trees, will produce a softer and more welcoming edge.*

- support the different paving treatment for pedestrian paths along the internal drive aisles as it enhances pedestrian safety and reinforces the shared vehicular and pedestrian use of the drive aisles; and

*The pedestrian paving corridors have been extended along both sides of the drive aisle.*

- proposed building massing is appropriate for the predominantly single-family neighbourhood.

*Noted.*

#### **Panel Decision**

It was moved and seconded

*That DP 17-792931 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



## Development Permit Considerations

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

**Address:** 9700, 9720 and 9800 Williams Road

**File No.:** DP 17-792931

**Prior to forwarding the application to Council for Development Permit issuance, the developer is required to complete the following:**

1. Final Adoption of Zoning Amendment Bylaw 9667.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$126,535. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff

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

4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
8. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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



- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

---

Signed

---

Date



# City of Richmond

## Development Permit

---

**No. DP 17-792931**

To the Holder:                      URBAN ERA BUILDERS & DEVELOPERS LTD.

Property Address:                9700, 9720 AND 9800 WILLIAMS ROAD

Address:                            C/O #110 - 6086 RUSS BAKER WAY  
   RICHMOND, BC V7B 1B4

---

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 490 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 #27 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 \$126,535 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 17-792931

To the Holder: URBAN ERA BUILDERS & DEVELOPERS LTD.

Property Address: 9700, 9720 AND 9800 WILLIAMS ROAD

Address: C/O #110 - 6086 RUSS BAKER WAY  
Richmond BC, V7B 1B4

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

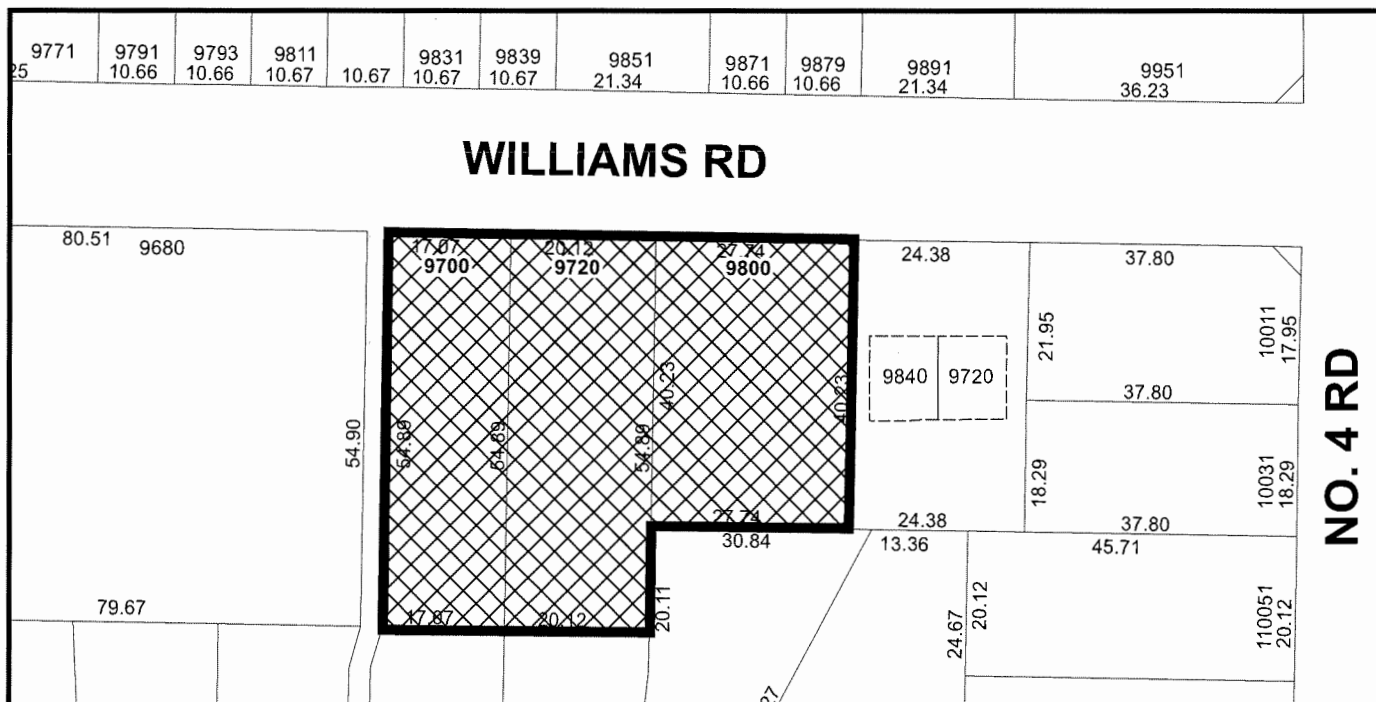
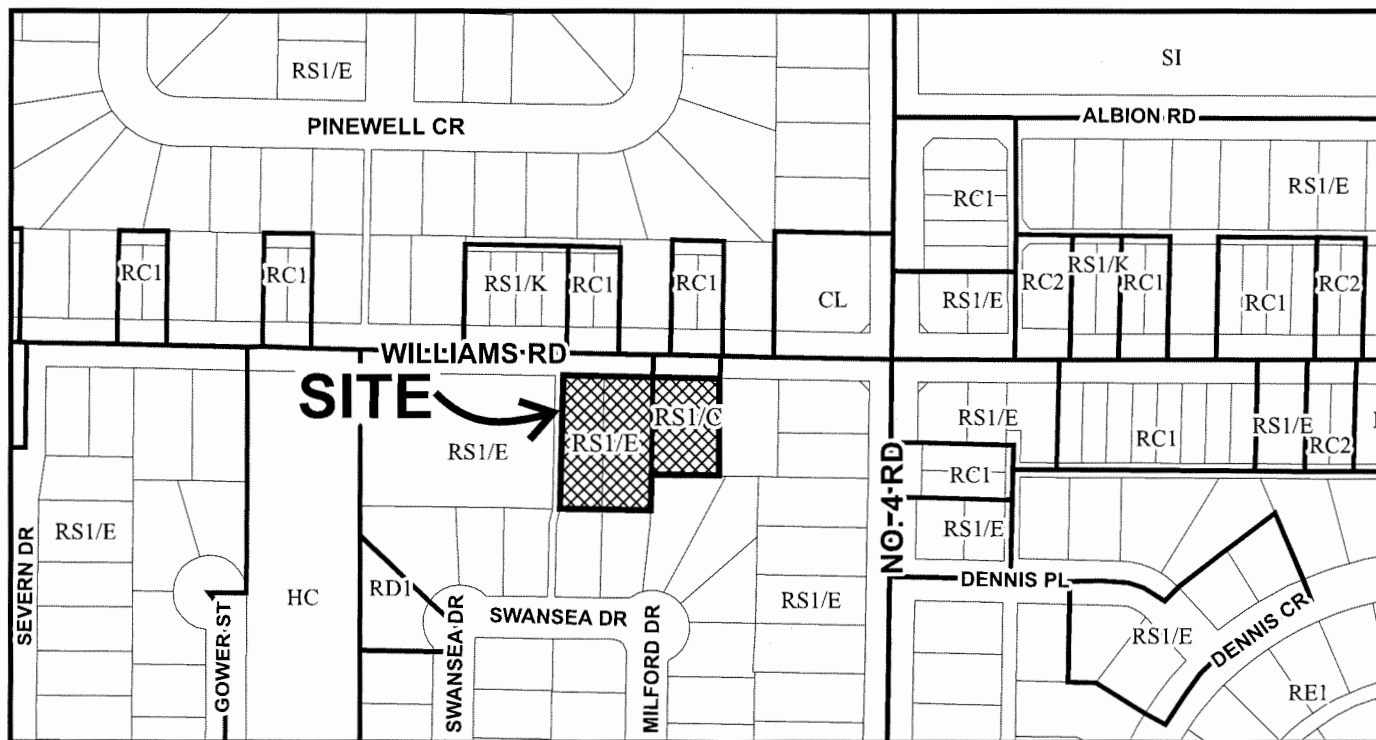
DELIVERED THIS DAY OF , .

---

MAYOR



City of  
Richmond



DP 17-792931  
SCHEDULE "A"

Original Date: 12/06/17

Revision Date: 03/01/21

Note: Dimensions are in METRES

ERIC LAW  
ARCHITECT

eric.law@ericlawarchitect.com  
100-1000 WILKINS AVE. SUITE 200  
VANCOUVER, BC V6P 1A2  
TEL: (604) 562-2099  
FAX: (604) 562-2097

COPYRIGHT RESERVED. THIS PLAN AND  
DESIGN ARE THE PROPERTY OF ERIC LAW  
ARCHITECT INC. AND MAY NOT BE REPRODUCED  
OR COPIED IN ANY MANNER WITHOUT THE  
WRITTEN PERMISSION OF ERIC LAW ARCHITECT  
INC. ALL INFORMATION SHOWN ON  
THIS PLAN IS FOR INFORMATION ONLY AND SHALL NOT  
BE USED FOR ANY OTHER PURPOSE WITHOUT THE  
WRITTEN PERMISSION OF ERIC LAW ARCHITECT  
INC.

ISSUED	
1	2017.12.01 FOR DP SUBMISSION
2	2019.02.26 FOR CITY DP REVIEW
3	2019.04.10 FOR CITY AUP REVIEW
4	2019.04.17 FOR CITY AUP REVIEW
5	2019.09.23 FOR CITY DP REVIEW
6	2021.01.26 FOR CITY DPV REVIEW
7	2021.02.17 FOR CITY DPP REVIEW
8	2021.03.23 FOR CITY DPP REVIEW

4	2021.03.23 BRIVE ASSE LABEL
5	2021.02.17 REVISED AS PER CITY COMMENT
6	2020.12.08 REVISED AS PER CITY COMMENT
7	2020.12.08 REVISED AS PER CITY COMMENT
8	2019.08.16 REVISED AS PER AUP COMMENT
9	2019.04.17 REVISED AS PER CITY COMMENT
10	2019.04.10 REVISED AS PER CITY COMMENT
11	2019.02.26 REVISED AS PER CITY COMMENT REVIEW
12	REVISION

PROPOSED TOWNHOUSE

AT

9700, 9720, 9800

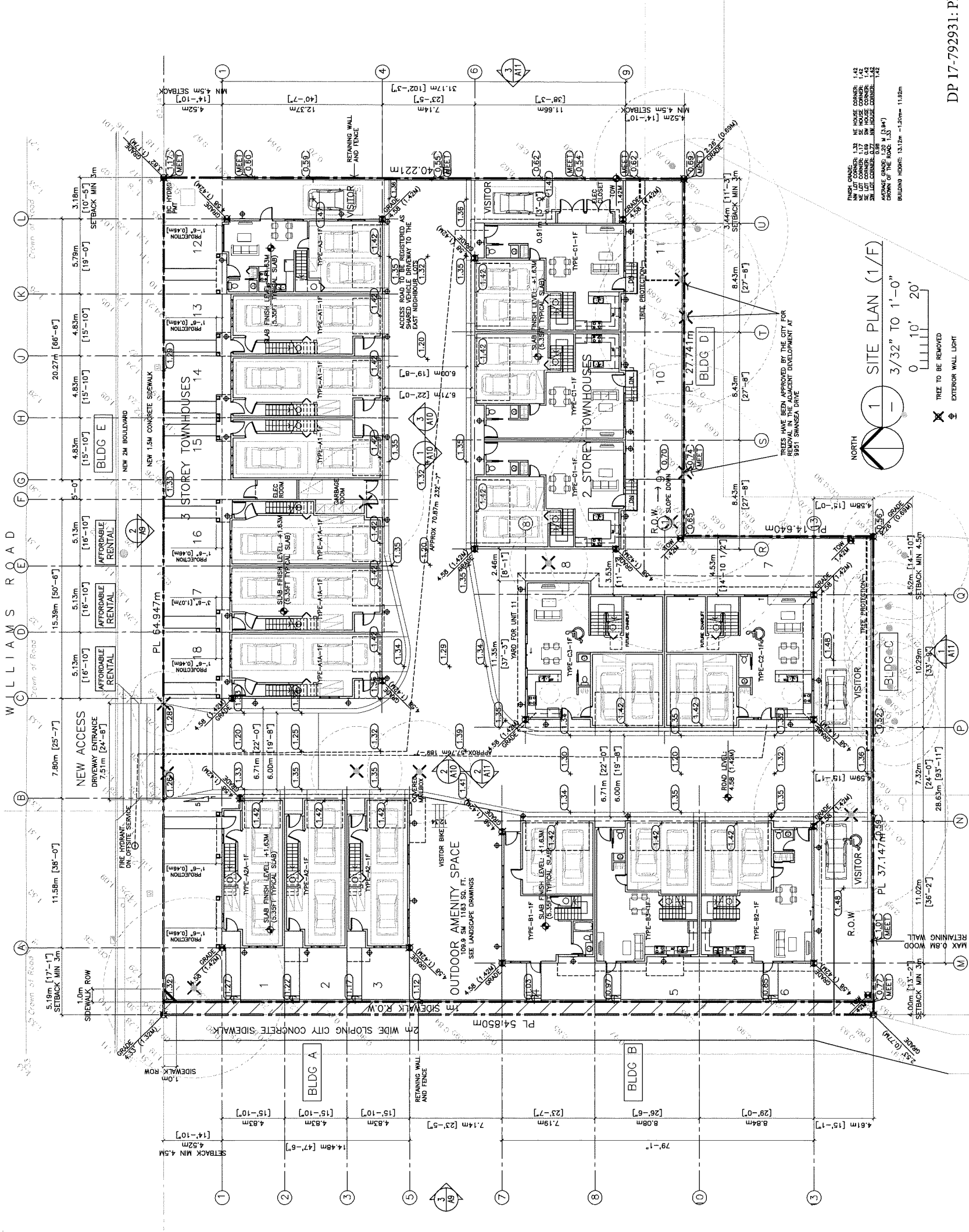
WILLIAMS RD RICHMOND

SITE PLAN 1/F

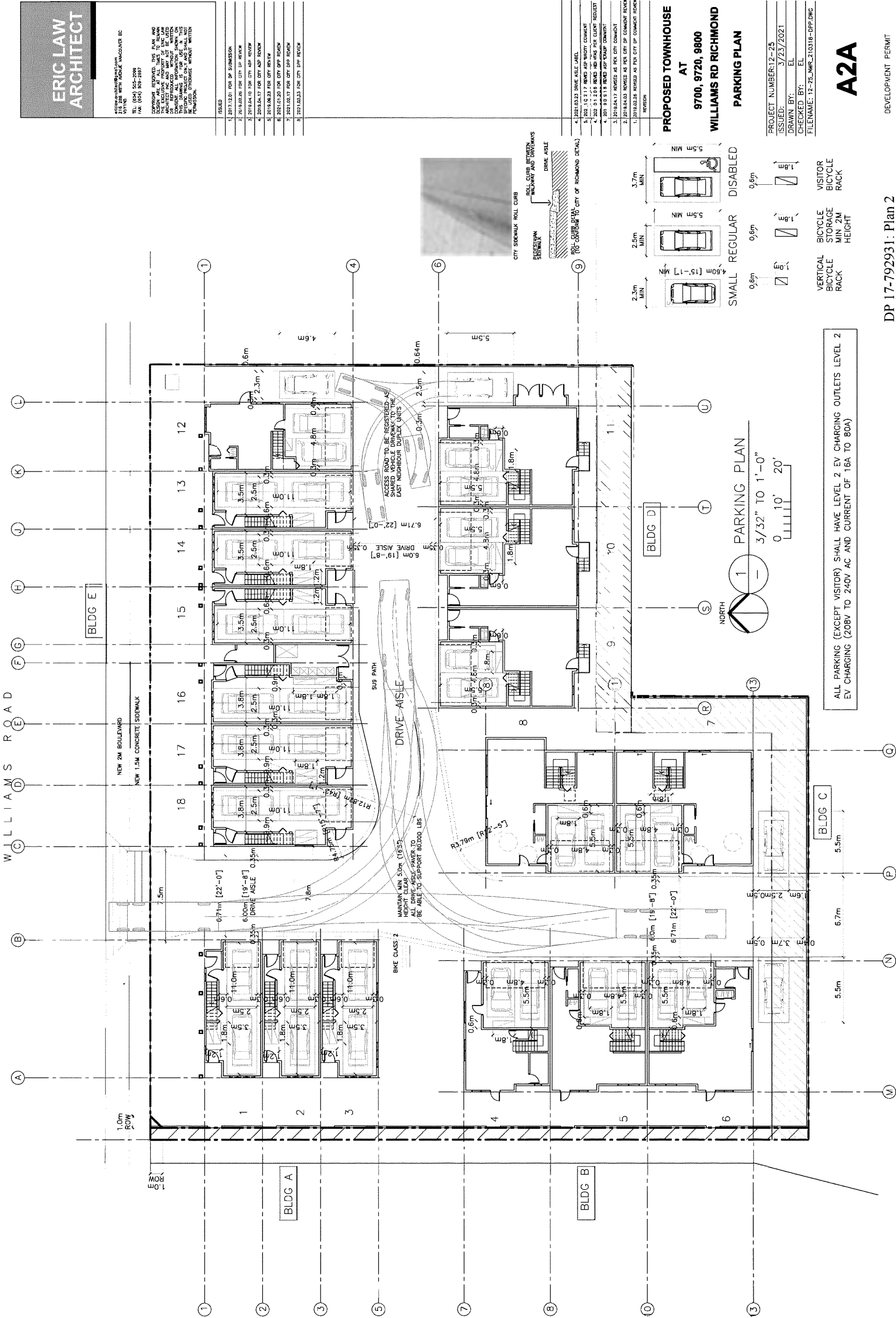
PROJECT NUMBER:	12-25
ISSUED:	3/23/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-25_MWPE_210316-DPP.DWG

A2

DEVELOPMENT PERMIT



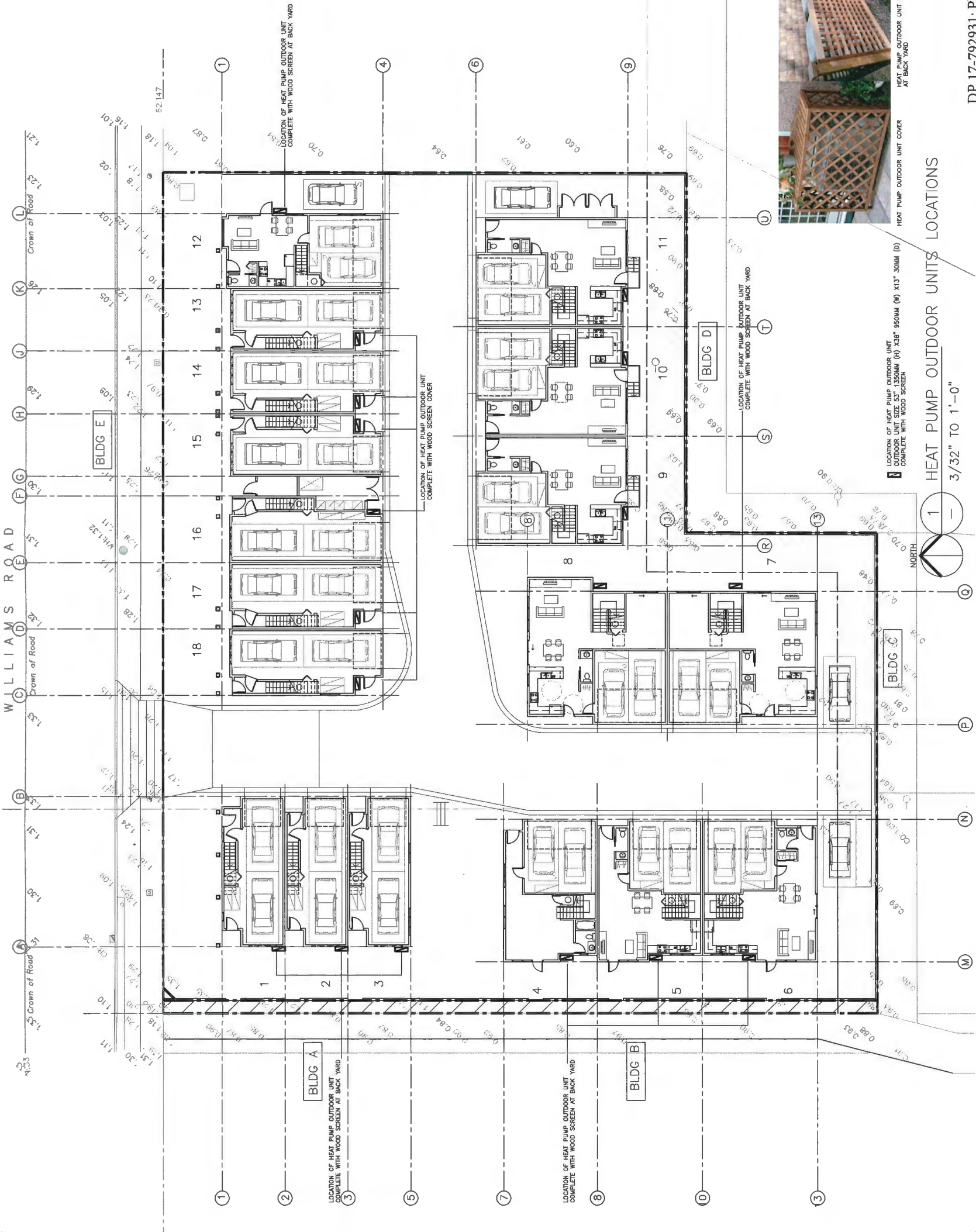
DP 17-792931: Plan 1



DP 17-792931: Plan 2

A2A

DEVELOPMENT PERMIT



ERIC LAW  
ARCHITECT

215 908 WINTHROP DRIVE  
215 908 WINTHROP DRIVE, WOODBURY, BC  
V9Y1H5  
TEL: (604) 502-2099  
FAX: (604) 502-1221  
COPYRIGHT RESERVED. THIS PLAN AND  
THE EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECT. NO PART OF THIS DRAWING  
OR ANY INFORMATION CONTAINED HEREIN  
OR ANY INFORMATION CONTAINED HEREIN  
THIS DRAWING IS TO BE USED IN THIS  
PROJECT OR ANY OTHER PROJECT WITHOUT  
THE WRITTEN PERMISSION OF ERIC LAW  
ARCHITECT.

REVISION	
1.	2017.12.01 FOR DP SUBMISSION
2.	2018.03.08 FOR CITY DP REVIEW
3.	2018.04.12 FOR CITY DP REVIEW
4.	2018.04.17 FOR CITY DP REVIEW
5.	2018.05.23 FOR CITY DP REVIEW
6.	2018.07.25 FOR CITY DP REVIEW
7.	2018.08.17 FOR CITY DP REVIEW

REVISION	
8.	2021.02.17 REVISED AS PER CITY COMMENT
9.	2021.02.18 REVISED HEIGHT AS PER CLIENT REQUEST
10.	2018.04.16 REVISED AS PER ADP COMMENT
11.	2018.04.17 REVISED AS PER CITY COMMENT
12.	2018.04.17 REVISED AS PER CITY COMMENT
13.	2018.04.17 REVISED AS PER CITY COMMENT
14.	2018.04.17 REVISED AS PER CITY COMMENT
15.	2018.04.17 REVISED AS PER CITY COMMENT
16.	2018.04.17 REVISED AS PER CITY COMMENT
17.	2018.04.17 REVISED AS PER CITY COMMENT
18.	2018.04.17 REVISED AS PER CITY COMMENT
19.	2018.04.17 REVISED AS PER CITY COMMENT
20.	2018.04.17 REVISED AS PER CITY COMMENT
21.	2018.04.17 REVISED AS PER CITY COMMENT
22.	2018.04.17 REVISED AS PER CITY COMMENT
23.	2018.04.17 REVISED AS PER CITY COMMENT
24.	2018.04.17 REVISED AS PER CITY COMMENT
25.	2018.04.17 REVISED AS PER CITY COMMENT
26.	2018.04.17 REVISED AS PER CITY COMMENT
27.	2018.04.17 REVISED AS PER CITY COMMENT
28.	2018.04.17 REVISED AS PER CITY COMMENT
29.	2018.04.17 REVISED AS PER CITY COMMENT
30.	2018.04.17 REVISED AS PER CITY COMMENT
31.	2018.04.17 REVISED AS PER CITY COMMENT
32.	2018.04.17 REVISED AS PER CITY COMMENT
33.	2018.04.17 REVISED AS PER CITY COMMENT
34.	2018.04.17 REVISED AS PER CITY COMMENT
35.	2018.04.17 REVISED AS PER CITY COMMENT
36.	2018.04.17 REVISED AS PER CITY COMMENT
37.	2018.04.17 REVISED AS PER CITY COMMENT
38.	2018.04.17 REVISED AS PER CITY COMMENT
39.	2018.04.17 REVISED AS PER CITY COMMENT
40.	2018.04.17 REVISED AS PER CITY COMMENT
41.	2018.04.17 REVISED AS PER CITY COMMENT
42.	2018.04.17 REVISED AS PER CITY COMMENT
43.	2018.04.17 REVISED AS PER CITY COMMENT
44.	2018.04.17 REVISED AS PER CITY COMMENT
45.	2018.04.17 REVISED AS PER CITY COMMENT
46.	2018.04.17 REVISED AS PER CITY COMMENT
47.	2018.04.17 REVISED AS PER CITY COMMENT
48.	2018.04.17 REVISED AS PER CITY COMMENT
49.	2018.04.17 REVISED AS PER CITY COMMENT
50.	2018.04.17 REVISED AS PER CITY COMMENT
51.	2018.04.17 REVISED AS PER CITY COMMENT
52.	2018.04.17 REVISED AS PER CITY COMMENT
53.	2018.04.17 REVISED AS PER CITY COMMENT
54.	2018.04.17 REVISED AS PER CITY COMMENT
55.	2018.04.17 REVISED AS PER CITY COMMENT
56.	2018.04.17 REVISED AS PER CITY COMMENT
57.	2018.04.17 REVISED AS PER CITY COMMENT
58.	2018.04.17 REVISED AS PER CITY COMMENT
59.	2018.04.17 REVISED AS PER CITY COMMENT
60.	2018.04.17 REVISED AS PER CITY COMMENT
61.	2018.04.17 REVISED AS PER CITY COMMENT
62.	2018.04.17 REVISED AS PER CITY COMMENT
63.	2018.04.17 REVISED AS PER CITY COMMENT
64.	2018.04.17 REVISED AS PER CITY COMMENT
65.	2018.04.17 REVISED AS PER CITY COMMENT
66.	2018.04.17 REVISED AS PER CITY COMMENT
67.	2018.04.17 REVISED AS PER CITY COMMENT
68.	2018.04.17 REVISED AS PER CITY COMMENT
69.	2018.04.17 REVISED AS PER CITY COMMENT
70.	2018.04.17 REVISED AS PER CITY COMMENT
71.	2018.04.17 REVISED AS PER CITY COMMENT
72.	2018.04.17 REVISED AS PER CITY COMMENT
73.	2018.04.17 REVISED AS PER CITY COMMENT
74.	2018.04.17 REVISED AS PER CITY COMMENT
75.	2018.04.17 REVISED AS PER CITY COMMENT
76.	2018.04.17 REVISED AS PER CITY COMMENT
77.	2018.04.17 REVISED AS PER CITY COMMENT
78.	2018.04.17 REVISED AS PER CITY COMMENT
79.	2018.04.17 REVISED AS PER CITY COMMENT
80.	2018.04.17 REVISED AS PER CITY COMMENT
81.	2018.04.17 REVISED AS PER CITY COMMENT
82.	2018.04.17 REVISED AS PER CITY COMMENT
83.	2018.04.17 REVISED AS PER CITY COMMENT
84.	2018.04.17 REVISED AS PER CITY COMMENT
85.	2018.04.17 REVISED AS PER CITY COMMENT
86.	2018.04.17 REVISED AS PER CITY COMMENT
87.	2018.04.17 REVISED AS PER CITY COMMENT
88.	2018.04.17 REVISED AS PER CITY COMMENT
89.	2018.04.17 REVISED AS PER CITY COMMENT
90.	2018.04.17 REVISED AS PER CITY COMMENT
91.	2018.04.17 REVISED AS PER CITY COMMENT
92.	2018.04.17 REVISED AS PER CITY COMMENT
93.	2018.04.17 REVISED AS PER CITY COMMENT
94.	2018.04.17 REVISED AS PER CITY COMMENT
95.	2018.04.17 REVISED AS PER CITY COMMENT
96.	2018.04.17 REVISED AS PER CITY COMMENT
97.	2018.04.17 REVISED AS PER CITY COMMENT
98.	2018.04.17 REVISED AS PER CITY COMMENT
99.	2018.04.17 REVISED AS PER CITY COMMENT
100.	2018.04.17 REVISED AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
HEAT PUMP LOCATION

PROJECT NUMBER: 12-25
ISSUED: 2/17/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-25_WWR_210217-DPP.DWG

A2B

DEVELOPMENT PERMIT



HEAT PUMP OUTDOOR UNIT WOOD SCREEN  
AT BACK YARD

LOCATION OF HEAT PUMP OUTDOOR UNIT  
OUTDOOR UNIT SIZE 33" X 33" X 33" (H) X 13" X 30" (D)  
COMPLETE WITH WOOD SCREEN

HEAT PUMP OUTDOOR UNIT COVER  
AT BACK YARD

HEAT PUMP OUTDOOR UNITS LOCATIONS

3/32" TO 1'-0"

DP 17-792931: Plan 3



ERIC LAW  
ARCHITECT

41701 ericlawarchitect.com  
TEL: (604) 592-2888  
FAX: (604) 592-2887

CONCEPTS, REVISED, THE PLAN AND  
DESIGN ARE ALL TAKEN TO REMAIN  
THE PROPERTY OF ERIC LAW ARCHITECT  
ARCHITECT INC. AND MAY NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE  
CONSENT OF ERIC LAW ARCHITECT INC.  
ALL INFORMATION SHOWN ON  
THIS DRAWING IS FOR INFORMATION  
SPECIFIC PROJECT ONLY AND SHALL NOT  
BE USED FOR ANY OTHER PROJECT  
OR PURPOSE WITHOUT WRITTEN  
PERMISSION.

ISSUED

1. 2017.12.01 FOR DP SUBMISSION  
2. 2019.02.28 FOR CITY DP REVIEW  
3. 2019.04.10 FOR CITY AIP REVIEW  
4. 2019.04.17 FOR CITY AIP REVIEW  
5. 2019.06.23 FOR CITY REVIEW  
6. 2021.03.20 FOR CITY DPP REVIEW  
7. 2021.02.17 FOR CITY DPP REVIEW

5.	2021.02.17	REVISED AS PER CITY COMMENT
4.	2020.12.08	REVISED NOTED AS PER CLIENT REQUEST
4.	2019.04.16	REVISED AS PER AIP COMMENT
3.	2019.04.17	REVISED AS PER CITY COMMENT
2.	2019.04.03	REVISED AS PER CITY COMMENT REVIEW
1.	2019.02.28	REVISED AS PER CITY DP COMMENT REVIEW
REVISION		

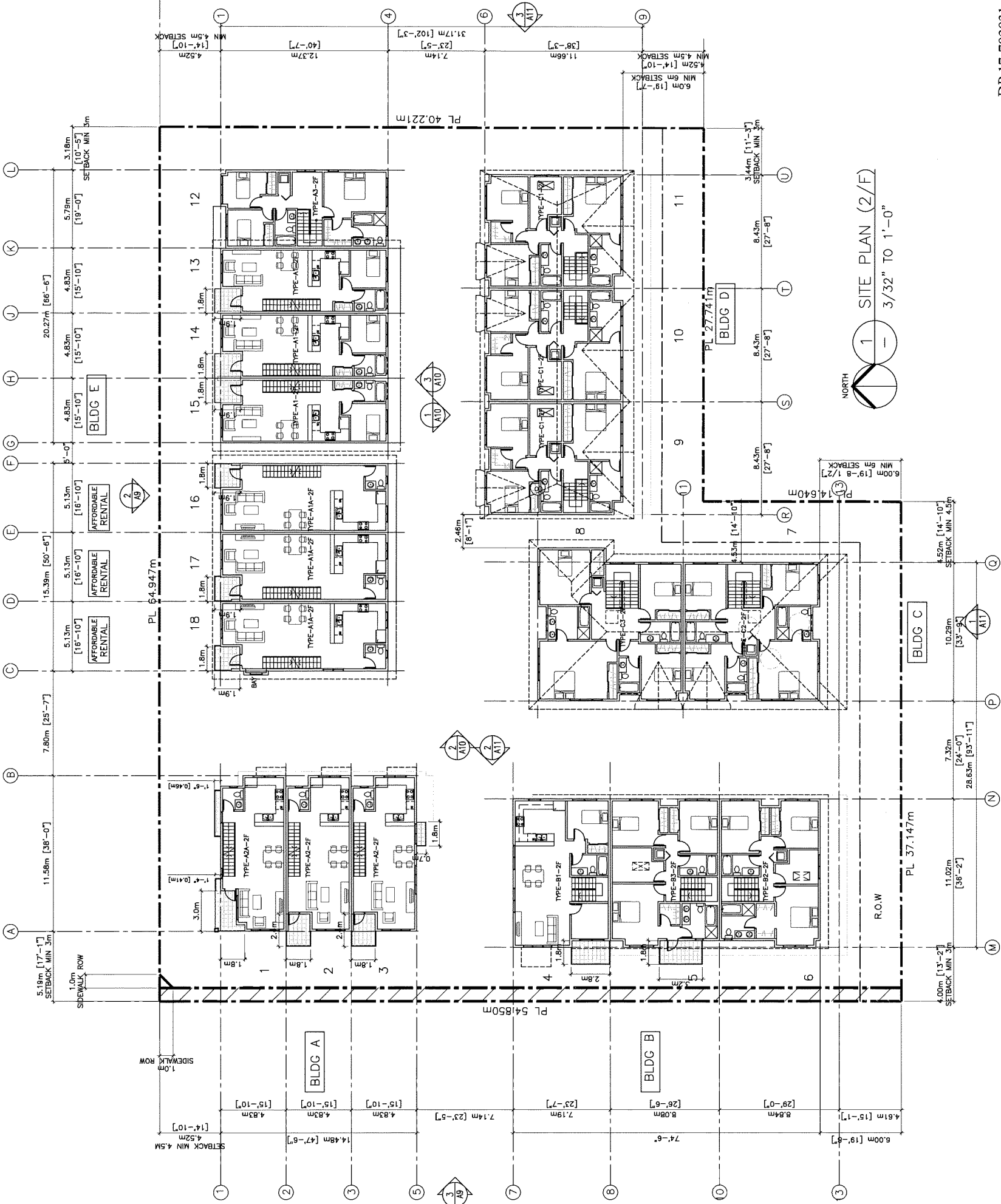
PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
SITE PLAN - 2F

PROJECT NUMBER:	12-25
ISSUED:	2/17/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-25_NWR_210217-DPP.DWG

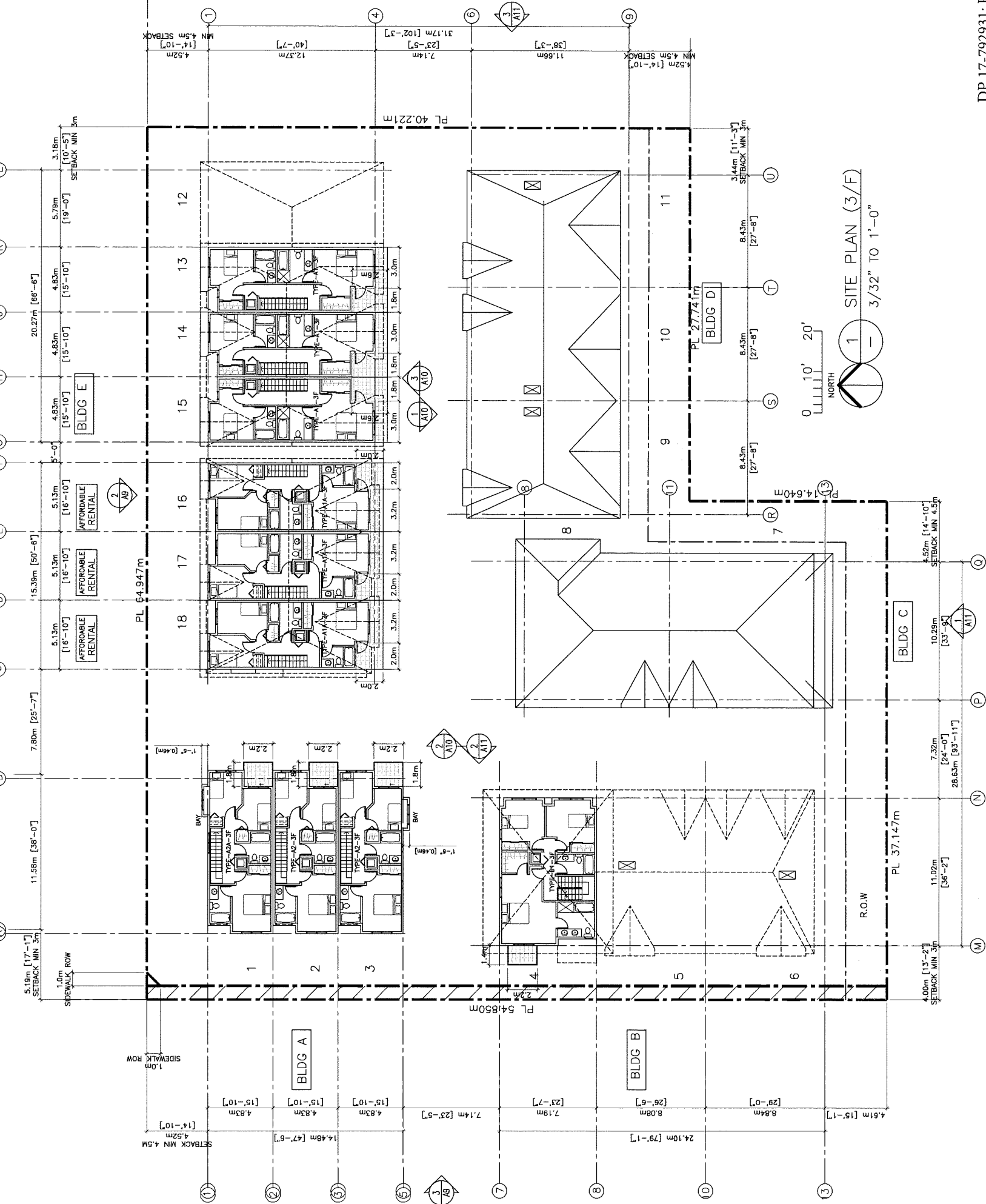
A3

DEVELOPMENT PERMIT

DP 17-792931: Plan 4







ERIC LAW  
ARCHITECT

4100 228 W 4TH AVENUE VANCOUVER BC  
V6C 5K2  
TEL: (604) 545-2098  
FAX: (604) 599-2897

CORPORATE: 12-25-2021  
DESIGN: 12-25-2021  
ARCHITECT: 12-25-2021  
ENGINEER: 12-25-2021  
CHECKED: 12-25-2021  
FILENAME: 12-25-NWR\_210217-DPP.DWG

1. 2017.12.01 FOR DP SUBMISSION  
2. 2018.02.28 FOR CITY DP REVIEW  
3. 2018.04.10 FOR CITY DP REVIEW  
4. 2018.04.17 FOR CITY DP REVIEW  
5. 2018.04.23 FOR CITY DP REVIEW  
6. 2018.05.01 FOR CITY DP REVIEW  
7. 2018.05.08 FOR CITY DP REVIEW  
8. 2018.05.15 FOR CITY DP REVIEW  
9. 2018.05.22 FOR CITY DP REVIEW  
10. 2018.05.29 FOR CITY DP REVIEW  
11. 2018.06.05 FOR CITY DP REVIEW  
12. 2018.06.12 FOR CITY DP REVIEW  
13. 2018.06.19 FOR CITY DP REVIEW  
14. 2018.06.26 FOR CITY DP REVIEW  
15. 2018.07.03 FOR CITY DP REVIEW  
16. 2018.07.10 FOR CITY DP REVIEW  
17. 2018.07.17 FOR CITY DP REVIEW  
18. 2018.07.24 FOR CITY DP REVIEW  
19. 2018.07.31 FOR CITY DP REVIEW  
20. 2018.08.07 FOR CITY DP REVIEW  
21. 2018.08.14 FOR CITY DP REVIEW  
22. 2018.08.21 FOR CITY DP REVIEW  
23. 2018.08.28 FOR CITY DP REVIEW  
24. 2018.09.04 FOR CITY DP REVIEW  
25. 2018.09.11 FOR CITY DP REVIEW  
26. 2018.09.18 FOR CITY DP REVIEW  
27. 2018.09.25 FOR CITY DP REVIEW  
28. 2018.10.02 FOR CITY DP REVIEW  
29. 2018.10.09 FOR CITY DP REVIEW  
30. 2018.10.16 FOR CITY DP REVIEW  
31. 2018.10.23 FOR CITY DP REVIEW  
32. 2018.10.30 FOR CITY DP REVIEW  
33. 2018.11.06 FOR CITY DP REVIEW  
34. 2018.11.13 FOR CITY DP REVIEW  
35. 2018.11.20 FOR CITY DP REVIEW  
36. 2018.11.27 FOR CITY DP REVIEW  
37. 2018.12.04 FOR CITY DP REVIEW  
38. 2018.12.11 FOR CITY DP REVIEW  
39. 2018.12.18 FOR CITY DP REVIEW  
40. 2018.12.25 FOR CITY DP REVIEW  
41. 2019.01.01 FOR CITY DP REVIEW  
42. 2019.01.08 FOR CITY DP REVIEW  
43. 2019.01.15 FOR CITY DP REVIEW  
44. 2019.01.22 FOR CITY DP REVIEW  
45. 2019.01.29 FOR CITY DP REVIEW  
46. 2019.02.05 FOR CITY DP REVIEW  
47. 2019.02.12 FOR CITY DP REVIEW  
48. 2019.02.19 FOR CITY DP REVIEW  
49. 2019.02.26 FOR CITY DP REVIEW  
50. 2019.03.05 FOR CITY DP REVIEW  
51. 2019.03.12 FOR CITY DP REVIEW  
52. 2019.03.19 FOR CITY DP REVIEW  
53. 2019.03.26 FOR CITY DP REVIEW  
54. 2019.04.02 FOR CITY DP REVIEW  
55. 2019.04.09 FOR CITY DP REVIEW  
56. 2019.04.16 FOR CITY DP REVIEW  
57. 2019.04.23 FOR CITY DP REVIEW  
58. 2019.04.30 FOR CITY DP REVIEW  
59. 2019.05.07 FOR CITY DP REVIEW  
60. 2019.05.14 FOR CITY DP REVIEW  
61. 2019.05.21 FOR CITY DP REVIEW  
62. 2019.05.28 FOR CITY DP REVIEW  
63. 2019.06.04 FOR CITY DP REVIEW  
64. 2019.06.11 FOR CITY DP REVIEW  
65. 2019.06.18 FOR CITY DP REVIEW  
66. 2019.06.25 FOR CITY DP REVIEW  
67. 2019.07.02 FOR CITY DP REVIEW  
68. 2019.07.09 FOR CITY DP REVIEW  
69. 2019.07.16 FOR CITY DP REVIEW  
70. 2019.07.23 FOR CITY DP REVIEW  
71. 2019.07.30 FOR CITY DP REVIEW  
72. 2019.08.06 FOR CITY DP REVIEW  
73. 2019.08.13 FOR CITY DP REVIEW  
74. 2019.08.20 FOR CITY DP REVIEW  
75. 2019.08.27 FOR CITY DP REVIEW  
76. 2019.09.03 FOR CITY DP REVIEW  
77. 2019.09.10 FOR CITY DP REVIEW  
78. 2019.09.17 FOR CITY DP REVIEW  
79. 2019.09.24 FOR CITY DP REVIEW  
80. 2019.10.01 FOR CITY DP REVIEW  
81. 2019.10.08 FOR CITY DP REVIEW  
82. 2019.10.15 FOR CITY DP REVIEW  
83. 2019.10.22 FOR CITY DP REVIEW  
84. 2019.10.29 FOR CITY DP REVIEW  
85. 2019.11.05 FOR CITY DP REVIEW  
86. 2019.11.12 FOR CITY DP REVIEW  
87. 2019.11.19 FOR CITY DP REVIEW  
88. 2019.11.26 FOR CITY DP REVIEW  
89. 2019.12.03 FOR CITY DP REVIEW  
90. 2019.12.10 FOR CITY DP REVIEW  
91. 2019.12.17 FOR CITY DP REVIEW  
92. 2019.12.24 FOR CITY DP REVIEW  
93. 2020.01.01 FOR CITY DP REVIEW  
94. 2020.01.08 FOR CITY DP REVIEW  
95. 2020.01.15 FOR CITY DP REVIEW  
96. 2020.01.22 FOR CITY DP REVIEW  
97. 2020.01.29 FOR CITY DP REVIEW  
98. 2020.02.05 FOR CITY DP REVIEW  
99. 2020.02.12 FOR CITY DP REVIEW  
100. 2020.02.19 FOR CITY DP REVIEW  
101. 2020.02.26 FOR CITY DP REVIEW  
102. 2020.03.05 FOR CITY DP REVIEW  
103. 2020.03.12 FOR CITY DP REVIEW  
104. 2020.03.19 FOR CITY DP REVIEW  
105. 2020.03.26 FOR CITY DP REVIEW  
106. 2020.04.02 FOR CITY DP REVIEW  
107. 2020.04.09 FOR CITY DP REVIEW  
108. 2020.04.16 FOR CITY DP REVIEW  
109. 2020.04.23 FOR CITY DP REVIEW  
110. 2020.04.30 FOR CITY DP REVIEW  
111. 2020.05.07 FOR CITY DP REVIEW  
112. 2020.05.14 FOR CITY DP REVIEW  
113. 2020.05.21 FOR CITY DP REVIEW  
114. 2020.05.28 FOR CITY DP REVIEW  
115. 2020.06.04 FOR CITY DP REVIEW  
116. 2020.06.11 FOR CITY DP REVIEW  
117. 2020.06.18 FOR CITY DP REVIEW  
118. 2020.06.25 FOR CITY DP REVIEW  
119. 2020.07.02 FOR CITY DP REVIEW  
120. 2020.07.09 FOR CITY DP REVIEW  
121. 2020.07.16 FOR CITY DP REVIEW  
122. 2020.07.23 FOR CITY DP REVIEW  
123. 2020.07.30 FOR CITY DP REVIEW  
124. 2020.08.06 FOR CITY DP REVIEW  
125. 2020.08.13 FOR CITY DP REVIEW  
126. 2020.08.20 FOR CITY DP REVIEW  
127. 2020.08.27 FOR CITY DP REVIEW  
128. 2020.09.03 FOR CITY DP REVIEW  
129. 2020.09.10 FOR CITY DP REVIEW  
130. 2020.09.17 FOR CITY DP REVIEW  
131. 2020.09.24 FOR CITY DP REVIEW  
132. 2020.10.01 FOR CITY DP REVIEW  
133. 2020.10.08 FOR CITY DP REVIEW  
134. 2020.10.15 FOR CITY DP REVIEW  
135. 2020.10.22 FOR CITY DP REVIEW  
136. 2020.10.29 FOR CITY DP REVIEW  
137. 2020.11.05 FOR CITY DP REVIEW  
138. 2020.11.12 FOR CITY DP REVIEW  
139. 2020.11.19 FOR CITY DP REVIEW  
140. 2020.11.26 FOR CITY DP REVIEW

ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
121115  
WITH ACHIEVE, WOODWARD & LOVINS

TDL (804) 505-2098  
FAX (804) 908-2897

COMPLIANT: THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF ERIC LAW ARCHITECT. NO PART OF THIS PLAN OR INFORMATION HEREON MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ERIC LAW ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION AND PENALTY.

ISSUED	
1	2017.12.01 FOR DP SUBMISSION
2	2018.02.28 FOR CITY DP REVIEW
3	2018.04.19 FOR CITY ADP REVIEW
4	2018.04.17 FOR CITY ADP REVIEW
5	2018.09.23 FOR CITY ADP REVIEW
6	2021.01.28 FOR CITY DPP REVIEW
7	2021.02.17 FOR CITY DPP REVIEW

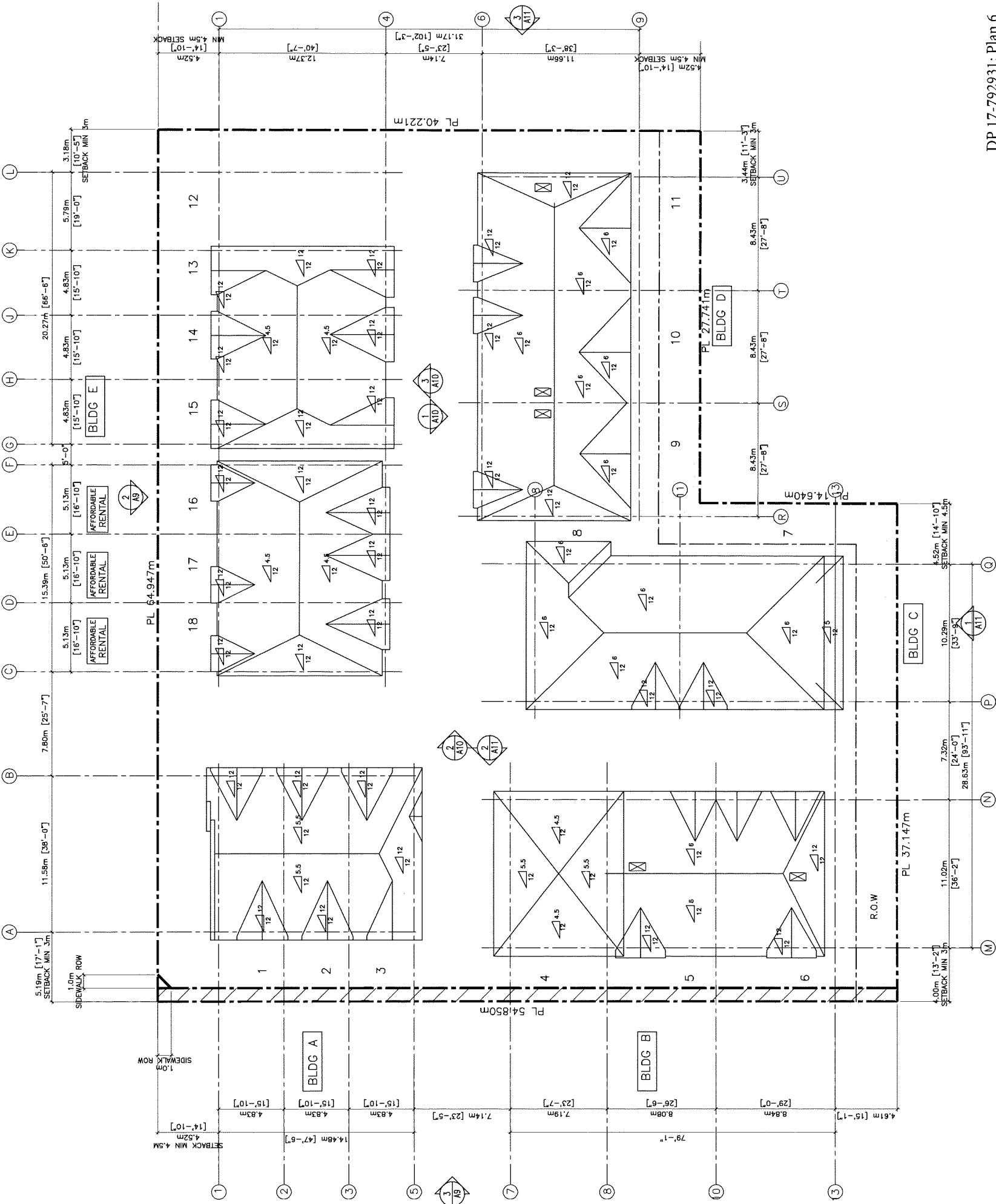
REVISION	
5	2021.02.17 REVISED AS PER CITY COMMENT
4	2020.12.08 REVISED HEIGHT AS PER CLIENT REQUEST
4	2018.06.18 REVISED AS PER ADP COMMENT
3	2018.04.17 REVISED AS PER CITY COMMENT
2	2018.04.03 REVISED AS PER CITY OF COMMENT BOOK
1	2018.02.28 ISSUED AS PER CITY OF COMMENT REVIEW

PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
SITE PLAN - ROOF


PROJECT NUMBER:	12-25
ISSUED:	2/17/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-25_NWR_210217-DPP.DWG

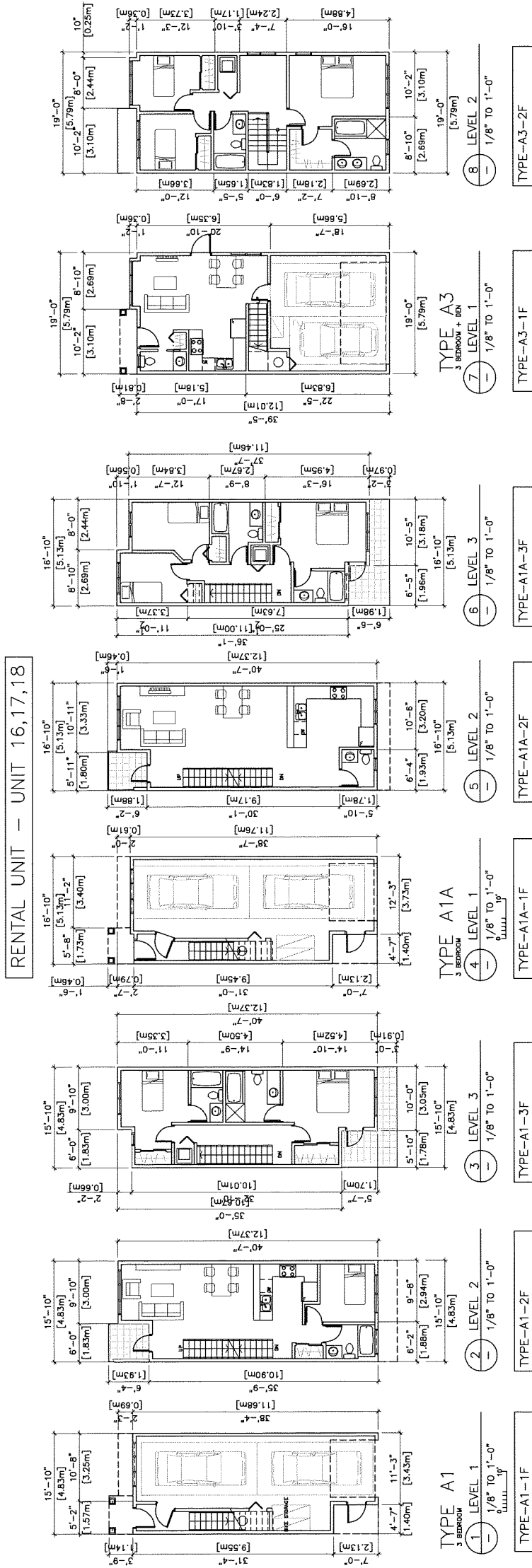
A5

DEVELOPMENT PERMIT



DP 17-792931: Plan 6

<div>  <div> <div>ERIC LAW</div> <div>ARCHITECT</div> </div> </div>	<div> <div>ericlaw.architect@gmail.com</div> <div>V0110</div> </div>	<div> <div>eric.law@erlarchitect.com</div> <div>V0110</div> </div>	<div> <div>TEL (604) 506-2098</div> <div>FAX (604) 599-2857</div> </div>	<div> <div>COMPRISE RESERVES THIS PLAN AND DESIGN FOR THE ADVANCEMENT OF PUBLIC WORKS AND PROJECTS OF THE CITY OF VANCOUVER. THE CITY OF VANCOUVER AND ITS EMPLOYEES, AGENTS, CONTRACTORS, AND SUBCONTRACTORS, AND ANY OTHER PERSONS, SHALL NOT BE HELD LIABLE FOR ANY DAMAGE, LOSS, OR INJURY TO ANY PERSON OR PROPERTY, INCLUDING BUT NOT LIMITED TO, THE CITY OF VANCOUVER, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS PLAN AND INFORMATION THEREON. THE CITY OF VANCOUVER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO ANY PERSON OR PROPERTY, INCLUDING BUT NOT LIMITED TO, THE CITY OF VANCOUVER, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS PLAN AND INFORMATION THEREON.</div> </div>
	<div> <div>2017.12.01 FOR SUBMISSION</div> <div>2019.02.28 FOR CITY OF REVIEW</div> <div>2019.04.17 FOR CITY ASPI REVIEW</div> <div>2019.09.24 FOR CITY ASPI REVIEW</div> <div>2021.01.20 FOR CITY DPF REVIEW</div> <div>2021.02.17 FOR CITY DPF REVIEW</div> </div>			

[illegible]

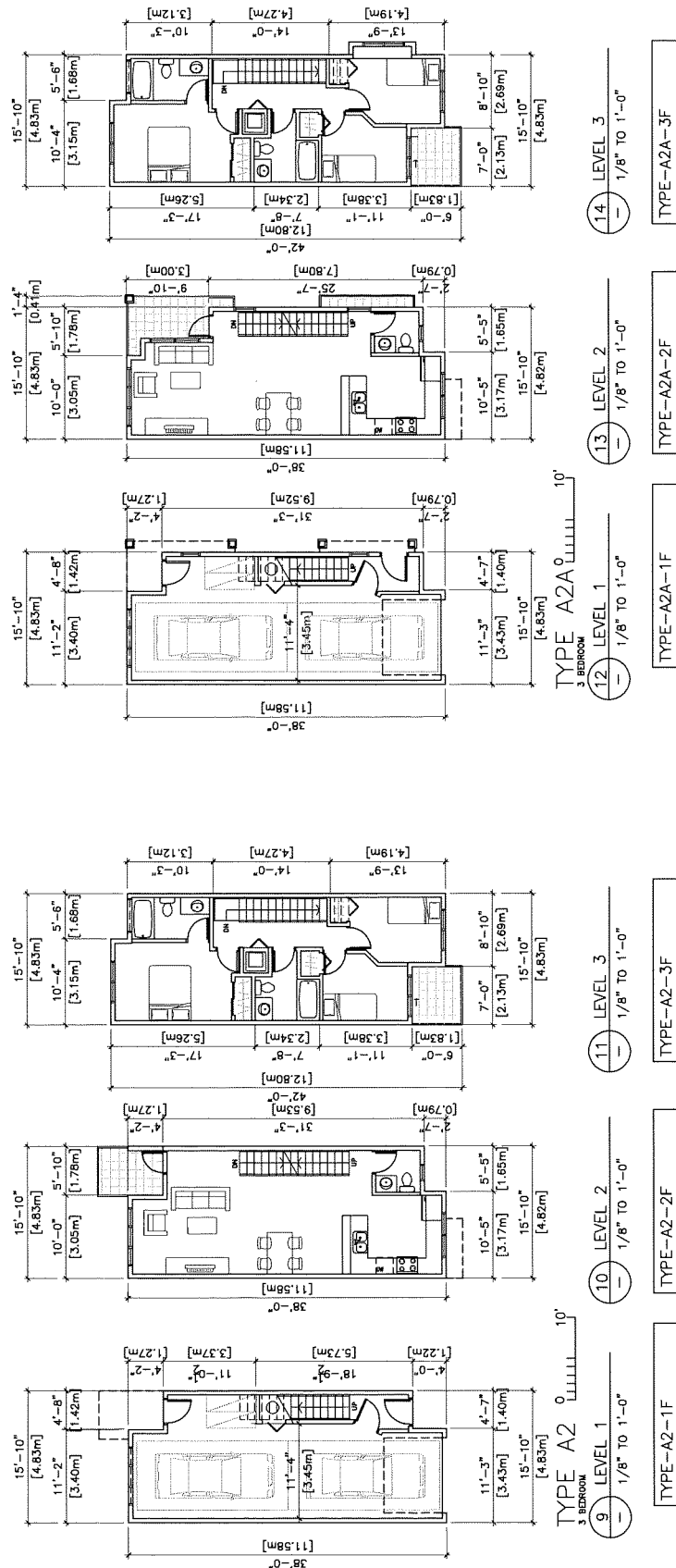
**PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND**

## UNIT PLANS

PROJECT NUMBER: 12-25
ISSUED: 2/17/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-25_NWR_210217-DPP.DWG

## A6

DEVELOPMENT PERMIT

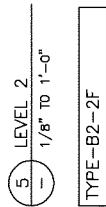
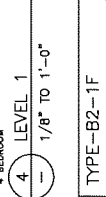
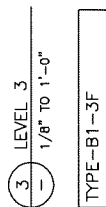
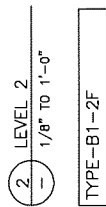
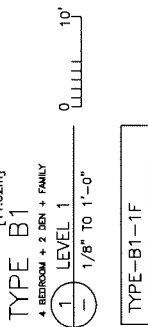
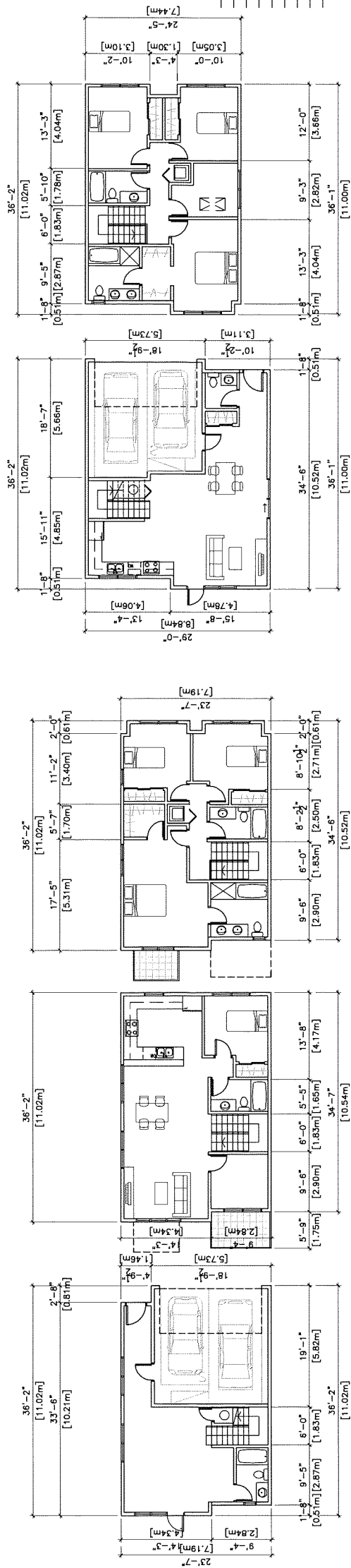


DP 17-792931: Plan 7

**ERIC LAW  
ARCHITECT**

eric.law@earthlink.net  
215 258 WEST AVENUE WILMANTON NC  
TEL: (910) 502-2099  
FAX: (910) 502-2271

COPYRIGHT RESERVED. THIS PLAN AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS SET OF PLANS IS SPECIFIC TO THE PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR OTHERWISE WITHOUT WRITTEN PERMISSION.



	ISSUED
1	2017.12.01 FOR DP SUBMISSION
2	2019.02.26 FOR CITY DP REVIEW
3	2019.04.10 FOR CITY ADP REVIEW
4	2019.04.17 FOR CITY ADP REVIEW
5	2018.09.23 FOR CITY REVIEW
6	2021.01.20 FOR CITY DPF REVIEW
7	2021.02.17 FOR CITY DPF REVIEW

**PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
UNIT PLANS**

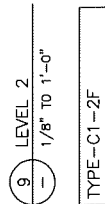
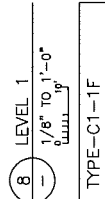
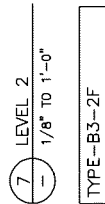
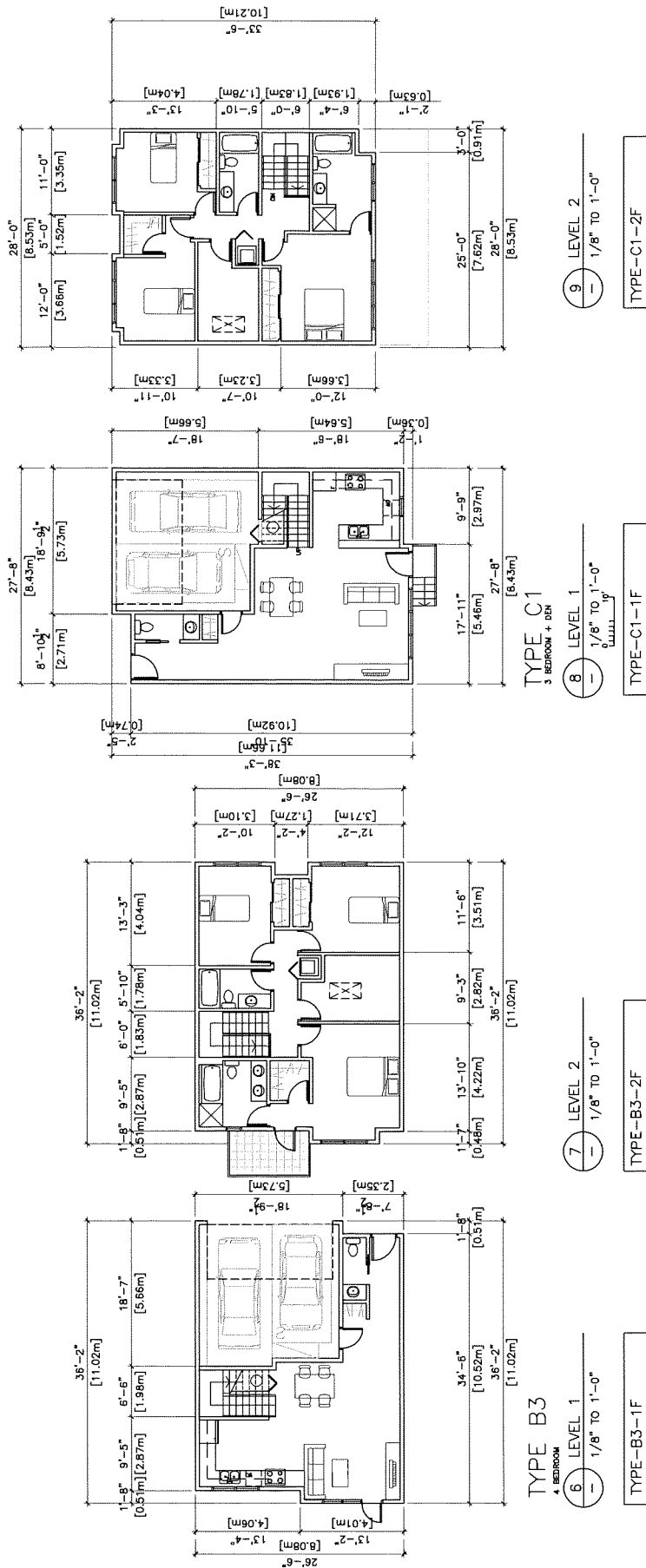
[illegible]

PROJECT NUMBER: 12-25  
ISSUED: 2/17/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 12-25\_NWR\_210217-DPP.DWG

A7

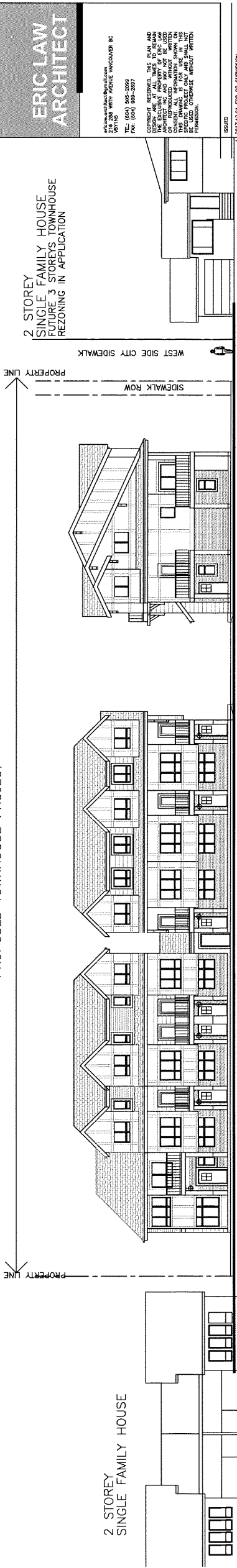
DEVELOPMENT PERMIT

DP 17-792931: Plan 8

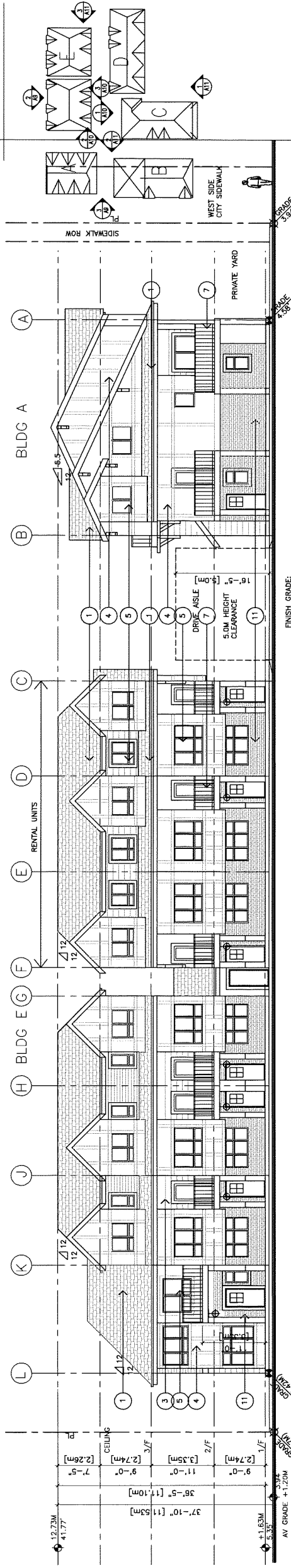




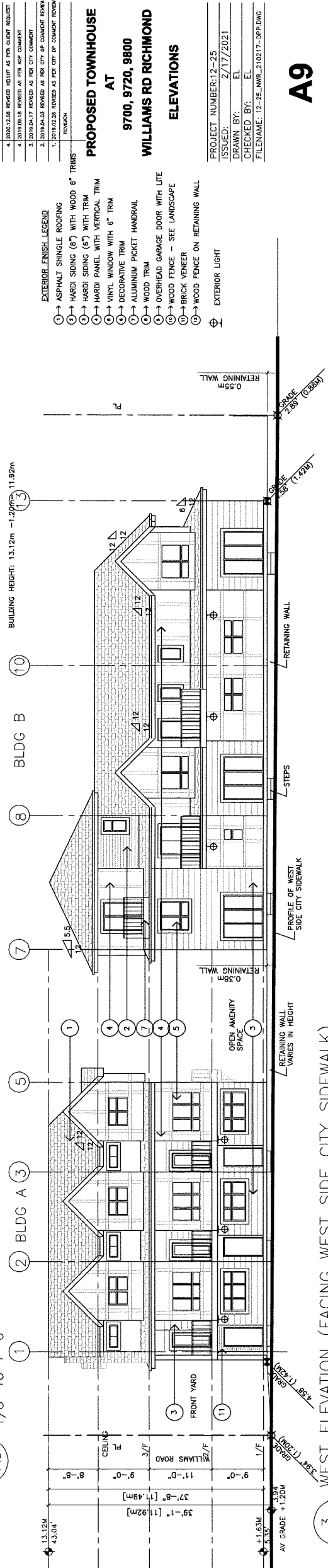
PROPOSED TOWNHOUSE PROJECT



1 CONTEXT ELEVATION (FACING WILLIAMS RD)  
A9 3/32" TO 1'-0"

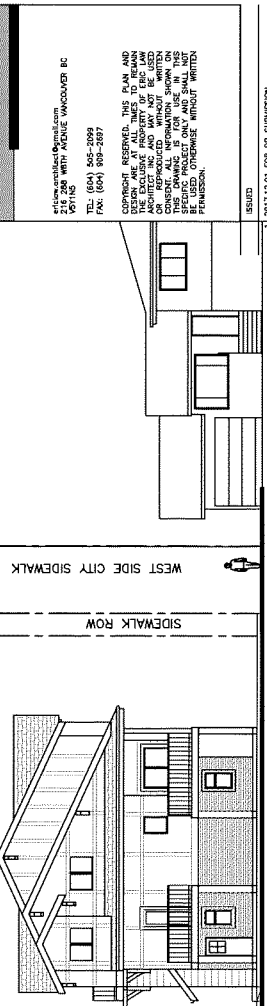


2 NORTH ELEVATION (FACING WILLIAMS RD)  
A9 1/8" TO 1'-0"



3 WEST ELEVATION (FACING WEST SIDE CITY SIDEWALK)  
A9 1/8" TO 1'-0"

2 STOREY  
SINGLE FAMILY HOUSE  
FUTURE 3 STOREY TOWNHOUSE  
REZONING IN APPLICATION

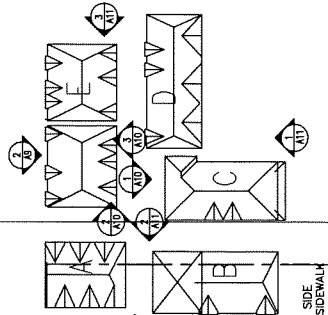


ERIC LAW  
ARCHITECT

215 WILSON AVENUE, SUITE 100  
WILSON, BC V6V 1K6  
TEL: (604) 566-2099  
FAX: (604) 566-2097

COPYRIGHT RESERVED. THIS PLAN AND  
THE DOCUMENT ARE THE PROPERTY OF ERIC LAW  
ARCHITECT. NO PART OF THIS DOCUMENT  
OR REPRODUCTION THEREOF MAY BE  
REPRODUCED OR TRANSMITTED IN ANY  
FORM OR BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEM, WITHOUT PERMISSION IN WRITING  
FROM ERIC LAW ARCHITECT. THIS  
DRAWING IS FOR USE IN THIS  
PROJECT ONLY. ANY OTHER USE  
BEFORE OR AFTER WITHOUT WRITTEN  
PERMISSION.

REVISION	1	2017.12.01 FOR DP SUBMISSION
	2	2018.02.28 FOR CITY DP REVIEW
	3	2018.04.19 FOR CITY APP REVIEW
	4	2018.04.17 FOR CITY APP REVIEW
	5	2018.06.23 FOR CITY REVIEW
	6	2021.03.28 FOR CITY DPF REVIEW
	7	2021.02.17 FOR CITY DPF REVIEW



FINISH GRADE:  
NW LOT CORNER: 1.32 NE HOUSE CORNER: 1.42  
SE LOT CORNER: 1.17 SE HOUSE CORNER: 1.42  
SW LOT CORNER: 0.99 SW HOUSE CORNER: 1.42  
SBL LOT CORNER: 0.97 SBL HOUSE CORNER: 1.42  
AVERAGE GRADE: 1.20 M (3.94')  
CROWN OF THE ROAD: 1.33

BUILDING HEIGHT: 13.12m -1.20m= 11.92m

EXTERIOR FINISH LEGEND  
① → ASPHALT SHINGLE ROOFING  
② → HARDI SIDING (8") WITH WOOD 6" TRIMS  
③ → HARDI SIDING (6") WITH TRIM  
④ → HARDI PANEL WITH VERTICAL TRIM  
⑤ → VINYL WINDOW WITH 6" TRIM  
⑥ → ALUMINUM PICKET HANDRAIL  
⑦ → WOOD TRIM  
⑧ → OVERHEAD GARAGE DOOR WITH LITE  
⑨ → WOOD FENCE - SEE LANDSCAPE  
⑩ → BRICK VENEER  
⑪ → WOOD FENCE ON RETAINING WALL  
⊕ EXTERIOR LIGHT

PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
ELEVATIONS

PROJECT NUMBER: 12-25  
ISSUED: 2/17/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 12-25\_WNR\_210217-APP.DWG

A9

DP 17-792931: Plan 10

DEVELOPMENT PERMIT



[illegible]

# A10

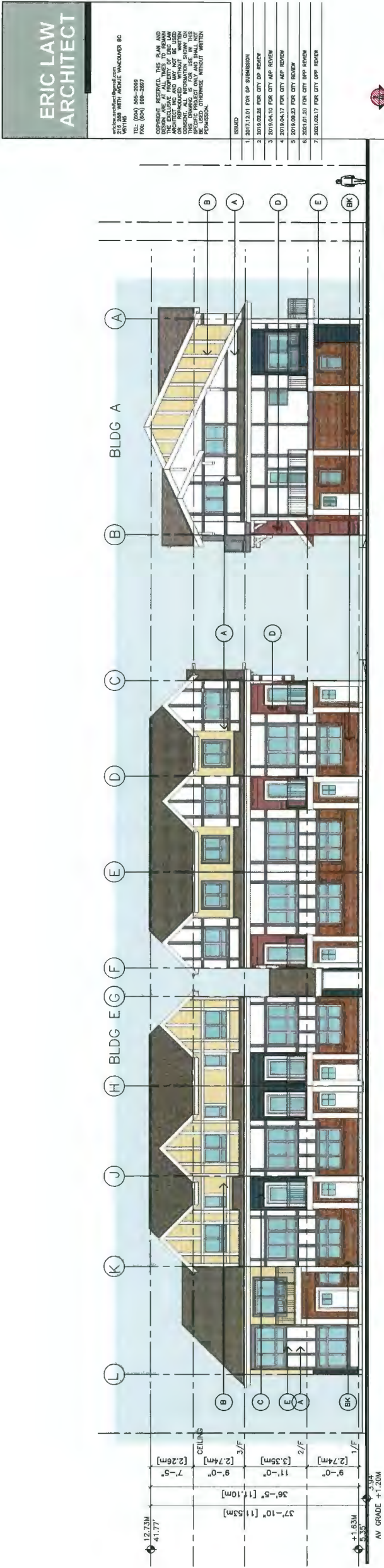
DEVELOPMENT PERMIT

DP 17-792931: Plan 11

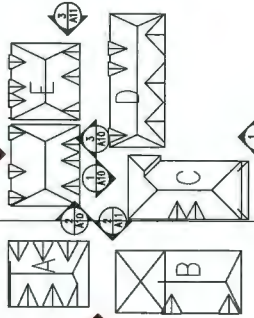
[illegible][illegible]

DEVELOPMENT PERMIT



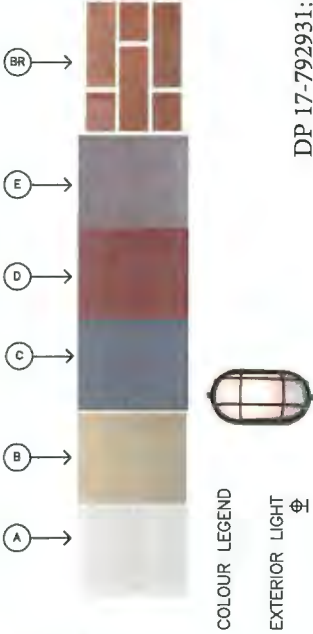


ALSO REFER TO  
2 NORTH ELEVATION (FACING WILLIAMS RD)  
A9 1/8" TO 1'-0"



ALSO REFER TO  
3 WEST ELEVATION (FACING WEST SIDE CITY SIDEWALK)  
A9 1/8" TO 1'-0"

- EXTERIOR COLOUR
- A → HARDIE COLOUR PLUS PREFINISH ARCTIC WHITE
  - B → HARDIE COLOUR PLUS PREFINISH SANDSTONE BEIGE
  - C → HARDIE COLOUR PLUS PREFINISH EVENING BLUE (TRIM COLOUR)
  - D → HARDIE COLOUR PLUS PREFINISH COUNTRYPLANE RED
  - E → HARDIE COLOUR PLUS PREFINISH GRAY SLATE
  - F → FACING BRICK INCA - MUTUAL BRICK
- ALL HARDIE TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR
- ALL WINDOW WINDOW FRAME COLOUR SHALL BE WHITE
- ALL GARAGE DOOR SHALL BE WHITE
- ALL SECONDARY DOOR SHALL BE WHITE
- ROOF ASPHALT SHINGLE TO BE BLACK



REVISION
5. 2021.02.17 REVISED AS PER CITY COMMENT
4. 2020.12.08 REVISED HEIGHT AS PER CLIENT REQUEST
4. 2019.04.18 REVISED AS PER APP COMMENT
3. 2019.04.17 REVISED AS PER CITY COMMENT
2. 2019.04.03 REVISED AS PER CITY COMMENT REVIEW
1. 2019.02.28 REVISED AS PER CITY DP COMMENT REVIEW

PROPOSED TOWNHOUSE  
AT

9700, 9720, 9800  
WILLIAMS RD RICHMOND  
ELEVATION COLOUR

PROJECT NUMBER: 12-25  
ISSUED: 2/17/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 12-25-WPL-210217-OPP.DWG

A12







NEIGHBOUR FUTURE TOWNHOUSE

WESTSIDE CITY SIDEWALK

SIDEWALK ROW

PL

PL

VARIES 0.55m

1' 0" TO 1' 8" 1/8"

ALSO REFER TO A11 SOUTH ELEVATION

1

REVISION

1	2017.12.01	FOR DP SUBMISSION
2	2018.02.26	FOR CITY DP REVIEW
3	2018.04.10	FOR CITY ADP REVIEW
4	2018.04.17	FOR CITY ADP REVIEW
5	2018.06.23	FOR CITY REVIEW
6	2021.01.20	FOR CITY DFP REVIEW
7	2021.02.17	FOR CITY DFP REVIEW

ERIC LAW ARCHITECT

eric.law.architect@gmail.com  
1111 1ST ST WITH ADJACENT VANDERBILT BC  
VANIC  
TEL: (604) 606-2089  
FAX: (604) 606-2087

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ERIC LAW ARCHITECT INC.

Architectural drawing of the East Elevation of Building 2. The drawing shows a two-story building with a gabled roof and a small porch. The elevation is divided into two parts: the left part shows the building's facade with a gabled roof and a small porch, and the right part shows the building's side elevation with a flat roof. The drawing includes dimensions and a north arrow.

Section line 1-1' and section line 2-2' are indicated. The drawing includes dimensions and a north arrow.

Also refer to Internal Bldg East Elevation A11 1/8" to 1'-0"

**PROPOSED TOWNHOUSE**  
AT  
**9700, 9720, 9800**  
**WILLIAMS RD RICHMOND**  
**ELEVATION COLOUR**

PROJECT NUMBER: 12-25  
ISSUED: 2/17/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 12-25\_NWR\_210217-DPP.DWG

ALSO REFER TO  
3 EAST ELEVATION  
A11 1/8" TO 1'-0"

REVISION

4.	2020.12.08	REVISED ROOF AS PER CLIENT REQUEST
3.	2019.09.16	REVISED AS PER ASP COMMENT
2.	2019.04.17	REVISED AS PER CITY COMMENT
2.	2019.04.03	REVISED AS PER CITY OF COMALLET REVIEW
1.	2019.02.26	REVISED AS PER CITY OF COMALLET REVIEW

BLDG C BEHIND

BLDG D

BLDG E

1 4 6 9 11 13

29'-6" (8.99m)  
9'-0"  
9'-6"  
11'-0"  
2'-0"  
1'-0"

3.14' -  
AV GRADE +1.22M

6.	2021.02.17	REVISED AS PER CITY COMMENT
5.	2020.12.08	REVISED HEIGHT AS PER CLIENT REQUEST
4.	2019.09.16	REVISED AS PER ADP COMMENT
3.	2019.04.17	REVISED AS PER CITY COMMENT
2.	2019.04.03	REVISED AS PER CITY DP COMMENT REVIEW
1.	2019.02.26	REVISED AS PER CITY DP COMMENT REVIEW
		REVISION

**PROPOSED TOWNHOUSE  
AT  
9700, 9720, 9800  
WILLIAMS RD RICHMOND  
ELEVATION COLOUR**

PROJECT NUMBER:12-25  
ISSUED: 2/17/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 12-25\_NWR\_210217-DPP.DWG

A14

DP 17-792931: Plan 15

DEVELOPMENT PERMIT

1. COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
2. COMPLIANCE, BONTA/ALBIA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BONTA/ALBIA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
3. COMPLIANCE, MWCD - ALL WORKS SHALL CONFORM TO THE LATEST MWCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
4. CONCRETE, FORMS - THE CONTRACTOR SHALL COMBARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
5. CONCRETE REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
6. GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

7. GRACING, ALLOWANCES AND TOPSOIL PLACEMENT - DEPTH OF PLACEMENT

GRASS AREAS	ON GRADE
SHRUB BEDS	- 150 mm
GROUND COVER AREAS	- 450 mm
TREES	- 450 mm
	- 300 mm ALL AROUND ROOTBALL

- 9.8. PLANT MATERIAL QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY, CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- 9.9. PLANT MATERIAL SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
10. PLANT MATERIAL - ALL PLANT MATERIAL SHALL MEET MINIMUM SIZE REQUIREMENTS AS INDICATED IN THE PLANT LIST.
11. TREE LOCATIONS - TREES SHALL NOT BE PLANTED WITHIN 9 METRES OF BUILDING FOUNDATIONS. RETAINING WALLS OR FENCES EXCEPT AS SPECIFICALLY NOTED ON THE PLANTING PLAN. TREES IN LAWN AREAS SHALL BE LOCATED WITHIN A MINIMUM 1 METRE DIAMETER MULCHED RING.
12. SODDING, BOULEVARD - CONTRACTOR SHALL INSTALL TOP SOIL AND TURF WITHIN ALL STREET BOULEVARDS. SODDING SHALL CONTINUE ALONG SIDE ALL BOULEVARDS TO THE EDGE OF DISTURBANCE OR TO THE BOUNDARY OF THE WORK AS DEFINED ON SITE BY THE LANDSCAPE ARCHITECT
13. MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEMLOCK BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.
14. IRRIGATION - AN IRRIGATION SYSTEM SHALL BE INSTALLED AS A DESIGN-BUILD BY AN ACCREDITED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE WATER REQUIREMENTS OF ALL TREES AND GRASS AS NECESSARY. A PLAN OF THE PROPOSED SYSTEM SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PLANT LIST		Symbol	Botanical Name	Common Name	Size	Spacing
Quantity	Tree					
1	A	Acacia drepanolobium	Acacia	as shown	5m x 5m	as shown
2	B	Bauhinia pinnatifida	Red Bauhinia	as shown	5m x 5m	as shown
3	C	Calliandra argentea	White Calliandra	as shown	5m x 5m	as shown
4	D	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
5	E	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
6	F	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
7	G	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
8	H	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
9	I	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
10	J	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
11	K	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
12	L	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
13	M	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
14	N	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
15	O	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
16	P	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
17	Q	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
18	R	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
19	S	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
20	T	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
21	U	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
22	V	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
23	W	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
24	X	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
25	Y	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
26	Z	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
27	AA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
28	AB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
29	AC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
30	AD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
31	AE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
32	AF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
33	AG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
34	AH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
35	AI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
36	AJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
37	AK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
38	AL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
39	AM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
40	AN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
41	AO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
42	AP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
43	AQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
44	AR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
45	AS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
46	AT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
47	AU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
48	AV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
49	AW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
50	AX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
51	AY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
52	AZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
53	BA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
54	BB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
55	BC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
56	BD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
57	BE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
58	BF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
59	BG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
60	BH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
61	BI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
62	BJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
63	BK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
64	BL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
65	BM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
66	BN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
67	BO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
68	BP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
69	BQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
70	BR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
71	BS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
72	BT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
73	BU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
74	BV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
75	BW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
76	BX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
77	BY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
78	BZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
79	CA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
80	CB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
81	CC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
82	CD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
83	CE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
84	CF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
85	CG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
86	CH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
87	CI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
88	CJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
89	CK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
90	CL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
91	CM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
92	CN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
93	CO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
94	CP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
95	CQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
96	CR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
97	CS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
98	CT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
99	CU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
100	CV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
101	CW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
102	CX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
103	CY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
104	CZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
105	DA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
106	DB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
107	DC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
108	DD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
109	DE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
110	DF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
111	DG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
112	DH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
113	DI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
114	DJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
115	DK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
116	DL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
117	DM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
118	DN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
119	DO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
120	DP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
121	DQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
122	DR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
123	DS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
124	DT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
125	DU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
126	DV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
127	DW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
128	DX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
129	DY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
130	DZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
131	EA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
132	EB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
133	EC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
134	ED	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
135	EE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
136	EF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
137	EG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
138	EH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
139	EI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
140	EJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
141	EK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
142	EL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
143	EM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
144	EN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
145	EO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
146	EP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
147	EQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
148	ER	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
149	ES	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
150	ET	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
151	EU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
152	EV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
153	EW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
154	EX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
155	EY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
156	EZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
157	FA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
158	FB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
159	FC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
160	FD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
161	FE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
162	FF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
163	FG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
164	FH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
165	FI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
166	FJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
167	FK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
168	FL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
169	FM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
170	FN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
171	FO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
172	FP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
173	FQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
174	FR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
175	FS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
176	FT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
177	FU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
178	FV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
179	FW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
180	FX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
181	FY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
182	FZ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
183	GA	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
184	GB	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
185	GC	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
186	GD	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
187	GE	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
188	GF	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
189	GG	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
190	GH	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
191	GI	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
192	GJ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
193	GK	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
194	GL	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
195	GM	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
196	GN	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
197	GO	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
198	GP	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
199	GQ	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
200	GR	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
201	GS	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
202	GT	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
203	GU	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
204	GV	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
205	GW	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
206	GX	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown
207	GY	Clusia grandifolia	Clusia	as shown	5m x 5m	as shown

REV	ISSUED FOR	DATE
0	DP RE-SUBMISSION	2019-02-16
A	DP RE-SUBMISSION	2019-04-05
B	DP RE-SUBMISSION	2019-04-17
C	DP RE-SUBMISSION	2019-05-15
D	DP RE-SUBMISSION	2019-07-12
E	DP RE-SUBMISSION	2019-09-16
E	BUILDING PERMIT	2019-12-04
F	BUILDING PERMIT	2021-01-19
G	BUILDING PERMIT	2021-02-16
H	BUILDING PERMIT	2021-02-23
J	DP RE-SUBMISSION	2021-03-23

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

<p><b>Civil:</b>  <b>Ecology:</b>  <b>Architectural:</b>  <b>Structural:</b>  <b>Mechanical:</b>  <b>Electrical:</b></p>	<p><b>Consultants</b></p> <p><b>Core Concepts Consulting Ltd.</b>  <b>Eric Law Architect Ltd.</b></p>
--	---



**DV**  
**SD**

**Donald V.S. Duncan**  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

J	Project Leader D. Duncan
	Drawn by D. Duncan

**18 UNIT TOWNHOUSE**  
@ 9800 Williams Road  
(9700 9720 9800 Williams Road)  
Richmond, British Columbia

## INFORMATION

Check Scale (may be photo reduced)

Project No. 18-0040

Drawing No.

DP 17-792931: Plan 16

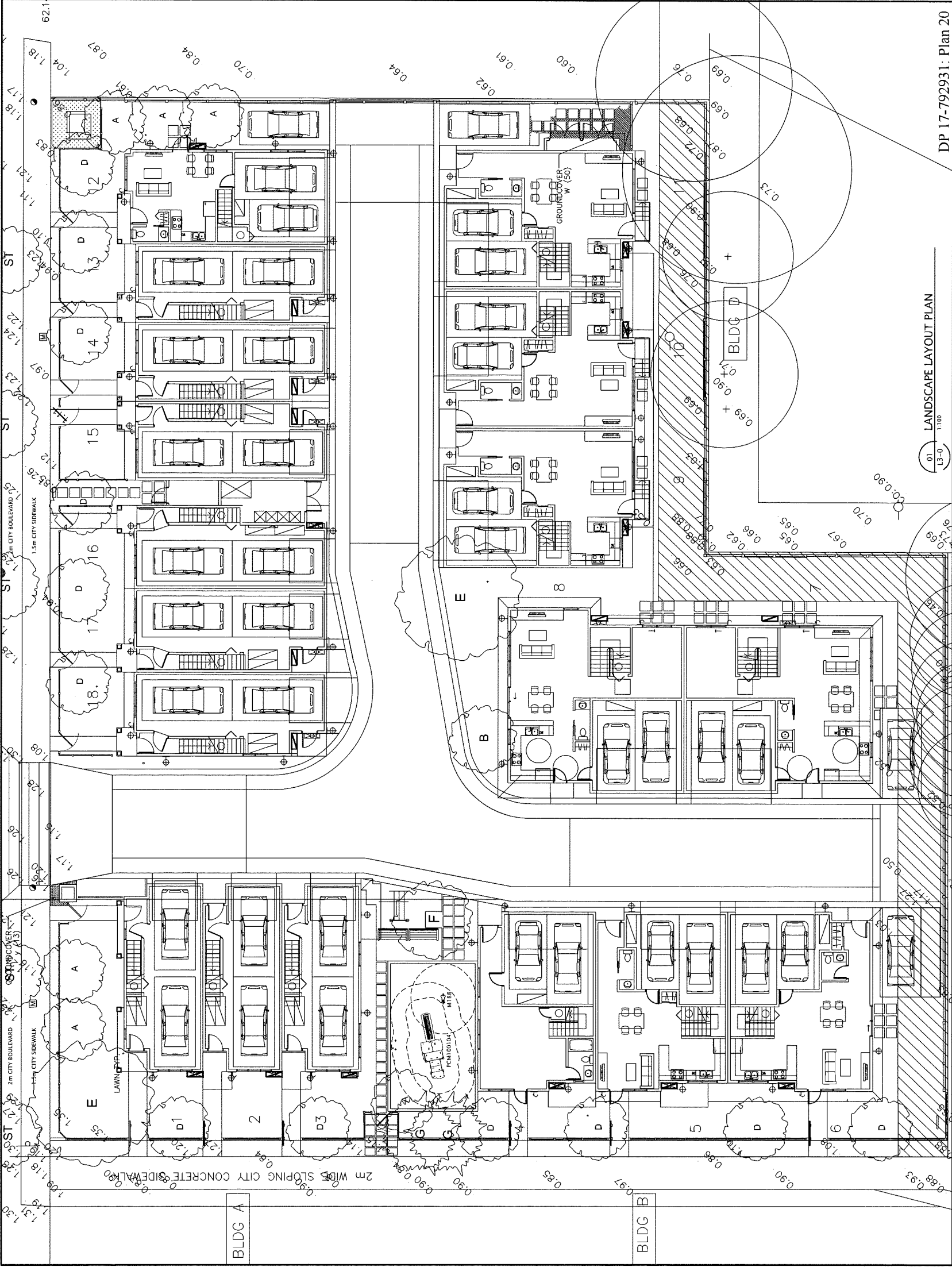












DATE	ISSUED FOR	REV
2019-02-16	DP RE-SUBMISSION	0
2019-04-05	DP RE-SUBMISSION	A
2019-04-17	DP RE-SUBMISSION	B
2019-05-15	DP RE-SUBMISSION	C
2019-07-12	DP RE-SUBMISSION	D
2019-09-16	DP RE-SUBMISSION	E
2019-12-04	BUILDING PERMIT	E
2021-01-19	BUILDING PERMIT	F
2021-02-16	BUILDING PERMIT	G
2021-02-23	BUILDING PERMIT	H
2021-03-22	DP RE-SUBMISSION	J

This drawing has been prepared solely for the use of the CLIENT and there is no representation or warranty made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design and the original design was provided to Donald V. S. Duncan by JHL Design.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

**Consultants**

Civil: Core Concepts Consulting Ltd.  
Ecology: Core Concepts Consulting Ltd.  
Structural: Eric Lee Architect Ltd.  
Mechanical: Eric Lee Architect Ltd.



**Donald V. S. Duncan**  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 228 Eleventh Street  
New Westminster BC  
V3V 2G6  
778-791-4333  
devduncan@gmail.com

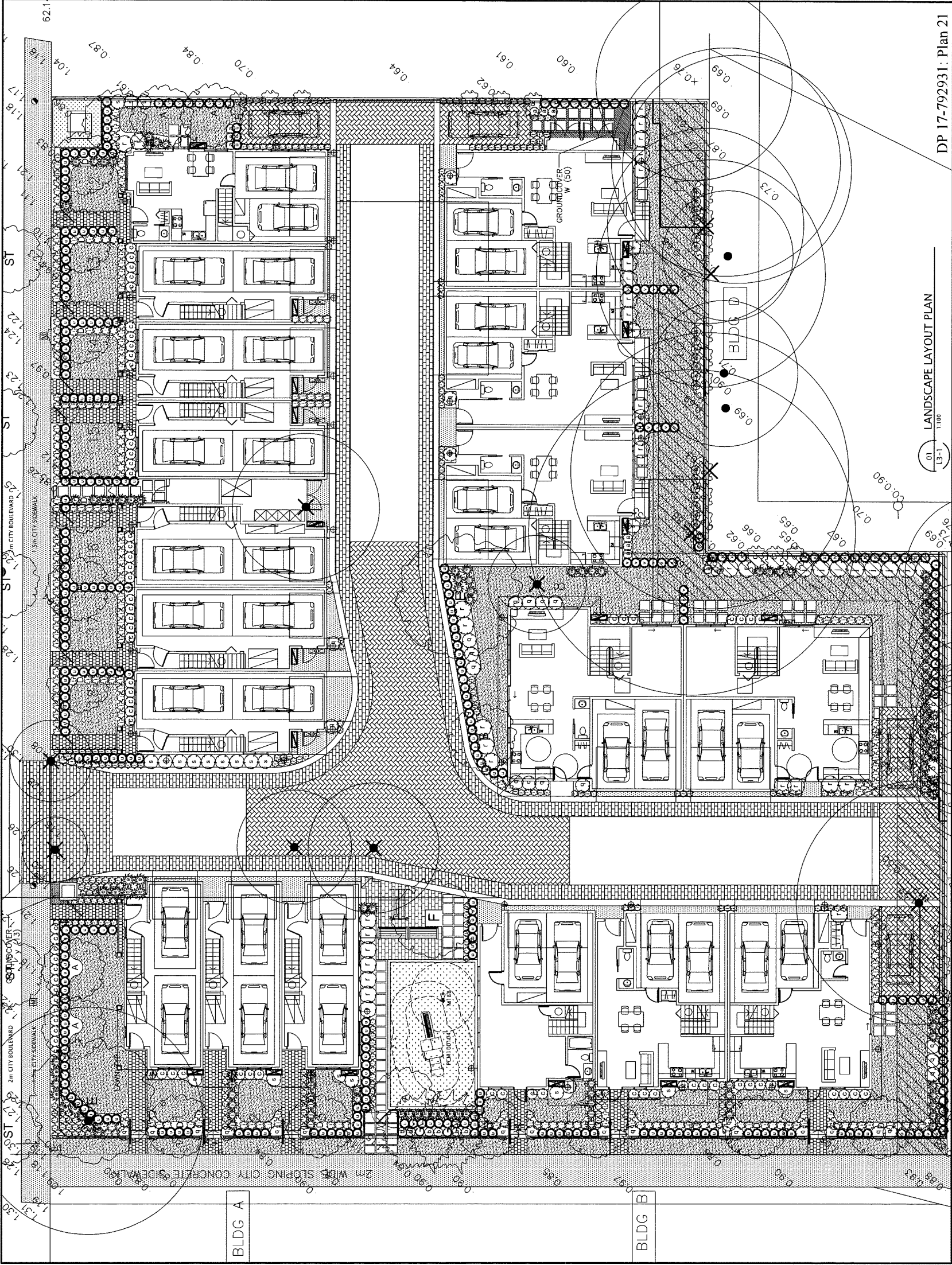
**Project leader**  
Designed By: Donald V. S. Duncan  
Drawn By: Donald V. S. Duncan  
Revision: D. Duncan

**18 UNIT TOWNHOUSE**  
@ 9600 Williams Road  
(9700 9720 9600 Williams Road)  
Richmond, British Columbia

**TREE PLAN**

Check Scale (may be photo reduced)  
Drawing No: 18-0040  
Project No: 18-0040  
Drawing No: L3-0





DATE	ISSUED FOR	REV
2019-02-16	DP RE-SUBMISSION	0
2019-04-05	DP RE-SUBMISSION	A
2019-04-17	DP RE-SUBMISSION	B
2019-05-15	DP RE-SUBMISSION	C
2019-07-12	DP RE-SUBMISSION	D
2019-09-16	DP RE-SUBMISSION	E
2019-12-04	BUILDING PERMIT	E
2021-01-19	BUILDING PERMIT	F
2021-02-16	BUILDING PERMIT	G
2021-02-23	BUILDING PERMIT	H
2021-03-22	DP RE-SUBMISSION	I

This drawing has been prepared solely for the use of the CLIENT and there are no representations or any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JKL Design Group Ltd. and is the property of JKL Design Group Ltd. All rights are reserved. Donald V. S. Duncan is a consultant to JKL Design Group Ltd. and is not responsible for the design or detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

**Consultants**

Civil: Core Concepts Consulting Ltd.  
Ecology: Core Concepts Consulting Ltd.  
Structural: Eric Law Architect Ltd.  
Mechanical: Eric Law Architect Ltd.

N

**DV Donald V. S. Duncan**  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
V3M 4K9  
778-791-4333  
dvsduncan@gmail.com

J

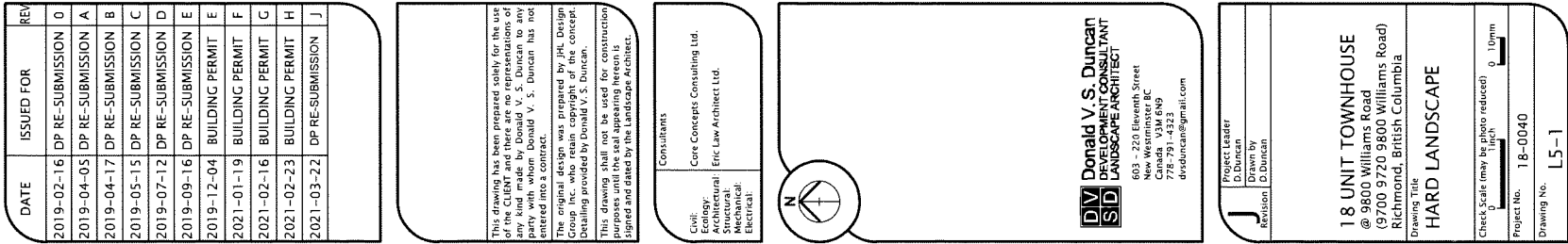
Project leader  
Designed by  
Drawn by  
Revised by

D. Duncan  
D. Duncan  
D. Duncan

**18 UNIT TOWNHOUSE**  
@ 9800 Williams Road  
(9700 5720 9800 Williams Road)  
Richmond, British Columbia

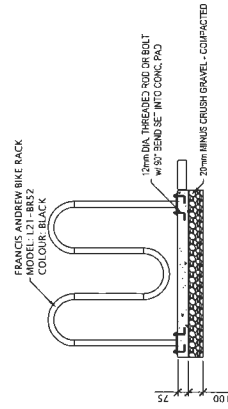
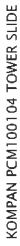
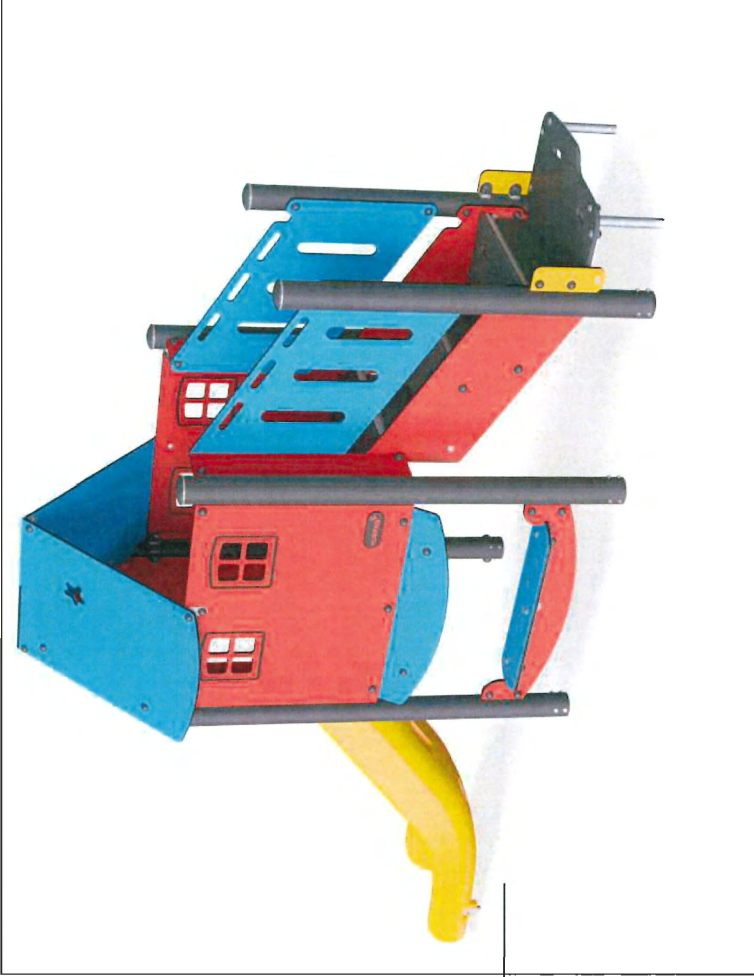
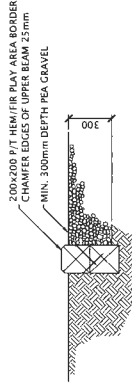
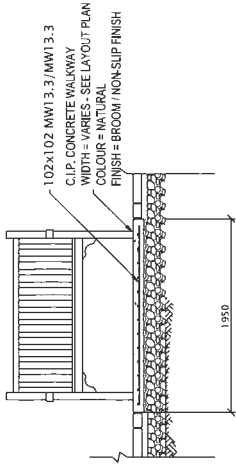
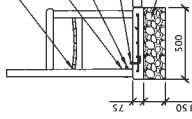
**SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
Drawing Scale: 1:100  
Project No: 18-0040  
Drawing No: L3-1









REV	ISSUED FOR	DATE
0	DP RE-SUBMISSION	2019-02-16
A	DP RE-SUBMISSION	2019-04-05
B	DP RE-SUBMISSION	2019-04-17
C	DP RE-SUBMISSION	2019-05-15
D	DP RE-SUBMISSION	2019-07-12
E	DP RE-SUBMISSION	2019-09-16
F	BUILDING PERMIT	2019-12-04
G	BUILDING PERMIT	2021-01-19
H	BUILDING PERMIT	2021-02-16
I	BUILDING PERMIT	2021-02-23
J	DP RE-SUBMISSION	2021-03-22

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

## Consultants

Civil:  
Ecology:  
Architectural:  
Structural:  
Mechanical:  
Electrical:



**DV**  
**SD**  
**Donald V. S. Duncan**  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

Revision	Drawn by D. Duncan	Project Leader D. Duncan
----------	-----------------------	-----------------------------

**18 UNIT TOWNHOUSE**  
@ 9800 Williams Road  
(9700 9720 9800 Williams Road)  
Richmond, British Columbia

## Drawing Title

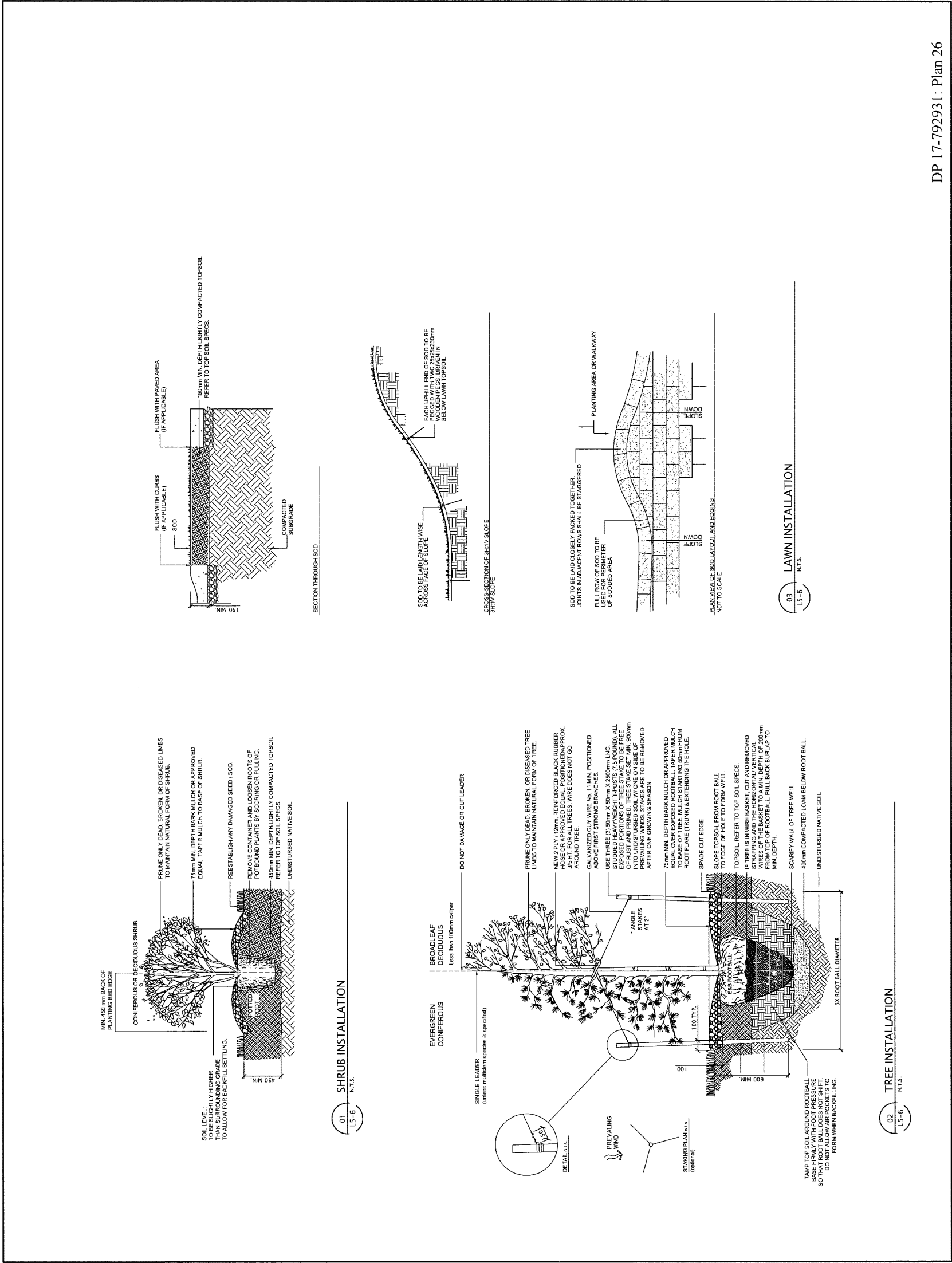
### HARD LANDSCAPE

Check Scale (may be photo reduced)

Project No. 18-0040

Drawing No. L5-5





DATE	ISSUED FOR	REV
2019-02-16	DP RE-SUBMISSION	0
2019-04-05	DP RE-SUBMISSION	A
2019-04-17	DP RE-SUBMISSION	B
2019-05-15	DP RE-SUBMISSION	C
2019-07-12	DP RE-SUBMISSION	D
2019-09-16	DP RE-SUBMISSION	E
2019-12-04	BUILDING PERMIT	E
2021-01-19	BUILDING PERMIT	F
2021-02-16	BUILDING PERMIT	G
2021-02-23	BUILDING PERMIT	H
2021-03-22	DP RE-SUBMISSION	J

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by or on behalf of V.S. Duncan and party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V.S. Duncan.

This drawing shall not be used for construction purposes until it has been approved in writing for the purpose intended by the design professional.

**Consultants**

Civil: Core Concepts Consulting Ltd.  
Ecology: Eric Law Architect Ltd.  
Architectural: JHL Design Group Inc.  
Structural: JHL Design Group Inc.  
Mechanical: JHL Design Group Inc.  
Electrical: JHL Design Group Inc.



**DV Donald V. S. Duncan**  
**DESIGN DEVELOPMENT CONSULTANT**  
**SD LANDSCAPE ARCHITECT**

609 - 230 Elsworth Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvduncan@gmail.com

**J**

Project Leader  
J. Duncan  
Drawn by  
D. Duncan  
Revision

**18 UNIT TOWNHOUSE**  
**@ 9800 Williams Road**  
**(9700 9720 9800 Williams Road)**  
**Richmond, British Columbia**

Drawing Title  
**SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
0 10mm  
0 1 inch

Project No. **18-0040**

Drawing No. **L5-6**



# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** March 23, 2021

**From:** Wayne Craig  
Director of Development

**File:** DP 17-794169

**Re:** **Application by Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. for a Development Permit at 3311 No. 3 Road and 3399 Corvette Way**

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a:

- 1) High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and
- 2) High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way,

on lands zoned "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

Wayne Craig  
Director, Development  
(604-247-4625)

WC:sch  
Att. 5

## Staff Report

### Origin

Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. (Grant Lin, President) has applied to the City of Richmond for permission to construct the second and third phases of the three-phase Viewstar development, including a:

- 1) High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and
- 2) High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way,

on lands zoned “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” (Attachments 1 and 2).

Zoning Amendment Bylaw 9594, to create the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone and rezone the subject site, was adopted on May 8, 2017 (RZ 12-603040) and later amended through Bylaw 10189, adopted on September 28, 2020 (ZT 19-872212).

A Development Permit was issued on May 8, 2017 for Viewstar’s first phase, located at 3331 No. 3 Road (DP 16-745853). That phase is under construction and will be completed in three stages, with occupancy of the final stage targeted for summer 2021.

The sites of the subject phases (Phases 2 and 3) of development are vacant. Key features of the proposal include:

- 1) At 3311 No. 3 Road (Phase 2), a 3-tower, 43,937 m<sup>2</sup> (472,934 ft<sup>2</sup>) mixed use development near the future Capstan Canada Line Station comprising:
  - 275 dwelling units, including 22 low-end-market-rental (LEMR) units secured in perpetuity with a Housing Agreement and Covenant and 253 market strata units;
  - 19,090 m<sup>2</sup> (205,485 ft<sup>2</sup>) of commercial uses, including an office tower along the site’s Sea Island Way frontage and retail/restaurant uses along No. 3 Road;
  - 3,107 m<sup>2</sup> (33,439 ft<sup>2</sup>) in the form of a City-owned community centre fronting McMyn Way (designed and constructed at the developer’s cost); and
  - A public plaza (including public art) and pocket park secured with statutory rights-of-ways (developer owned and maintained); and
- 2) At 3399 Corvette Way (Phase 3), a 2-tower, 13,050 m<sup>2</sup> (140,465 ft<sup>2</sup>) multi-family residential development fronting onto a riverfront park (including public art), secured through RZ 12-603040, and the Middle Arm of the Fraser River comprising:
  - 89 market strata units; and
  - A public plaza secured with a statutory rights-of-way (developer owned and maintained).



All engineering, transportation, and parks off-site requirements in respect to the proposed three-phase development have been resolved and agreed to by the developer through the original rezoning application (RZ 12-603040). As per legal agreements registered on title, the developer is responsible for the design and construction, at the developer's sole cost, of upgrades across the subject site's street frontages, together with various other road, utility, and park improvements. These works will be managed in three stages (on a phase-by-phase basis) through multiple Servicing Agreements. The developer entered into the Phase 1 Servicing Agreement (SA 16-748500) prior to rezoning adoption and is required to complete those works (e.g., construction of McMyn Way, improvements along Sea Island Way, No. 3 Road, Corvette Way, and Capstan Way, upgrades to the Sea Island Pump Station, and related works) prior to final occupancy of Phase 1. Legal agreements registered on title through the rezoning require that the developer enter into the remaining Servicing Agreements to complete all outstanding works prior to issuance of the subject Development Permit. This includes, for 3311 No. 3 Road (Phase 2), frontage improvements around the perimeter of the Phase 2 site and the community centre plaza, and for 3399 Corvette Way (Phase 3), frontage improvements around the perimeter of the Phase 3 site, raising of the dike, and a new City-owned riverfront park on the dike.

### **Development Information**

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 3).

### **Background**

Development near the subject site includes:

- To the North: Sea Island Way (a designated Provincial highway providing access from the airport) and a proposed high-rise, mixed hotel/office development by New Continental Properties (RZ 13-628557 / ZT 19-875774 / DP 16-754762).
- To the East: No. 3 Road, the Canada Line and future Capstan Station, a neighbourhood park, and two multi-phase, high-rise, mixed use developments (under construction) including Pinnacle Living, which contains an Early Childhood Development Hub (RZ 10-544729 / RZ 12-610011 / ZT 18-827860), and Concord Galleria, which contains a non-profit arts facility (RZ 17-769242).
- To the South: Capstan Way (a designated greenway route) and an area of low-rise automobile-oriented commercial uses designated under the City Centre Area Plan (CCAP) for medium- and high-rise mixed use development and riverfront park.
- To the West: The Middle Arm of the Fraser River and land secured through the Viewstar rezoning (RZ 12-603040) for development, at the developer's sole cost, of a new City-owned riverfront park, together with dike improvements. In addition, west of Phase 2 is an existing three-tower, mixed hotel/residential development at 3099, 3111, and 333 Corvette Way (Wall Centre) and located between Phases 1 and 3 is a vacant parcel proposed for development with a two-tower, mixed residential/hotel/retail project by Minglian Holdings (RZ 15-699647 / DP 15-699652).

## Rezoning, Zoning Text Amendment, and Public Hearing Results

During the rezoning and Zoning Text Amendment processes, staff identified the following design issues to be resolved at the Development Permit stage:

- 1) The development must address its prominent location at a key “gateway” to Richmond’s downtown, near the future Capstan Canada Line Station, and along the riverfront.
  - *Distinctive tower forms and articulated streetwalls will give definition to the street edge, while landmark features will enhance local identity and the public realm including:*
    - a) *At Phase 2, a dramatic curvilinear façade feature at the community centre, a decorative articulated metal screen along Sea Island Way, and the office building, which marks the Sea Island Way/No. 3 Road corner with a cylindrical tower form set on tall columns above a raised, landscape terrace; and*
    - b) *At Phase 3, two triangular-shaped towers linked by a sky bridge containing a swimming pool.*
- 2) The City Centre Area Plan (CCAP) encourages small tower floorplates and varied heights. Through the rezoning and Zoning Text Amendment applications, it was agreed that larger floorplates and minimal changes in height could be supported, provided that the form is varied and visually interesting.
  - *Variations in the shape and articulation of the proposed towers, balcony and cornice treatments, cladding, and fenestration provide for visual interest, while special tower features (e.g., prominent curved façade at the Sea Island/No. 3 Road corner and the riverfront towers’ sloping forms and porthole-like openings) contribute towards the development’s distinctive character.*
- 3) Potential livability impacts arising from various on- and off-site adjacencies (e.g., view blockage and noise from commercial uses) must be addressed.
  - *Steps have been taken to minimize overlook between the development’s proposed towers and their neighbours through building siting, tower separation, unit orientation, and the distribution of open space areas. In addition, prior to rezoning adoption, covenants were registered on title requiring that building designs comply with Official Community Plan indoor noise attenuation requirements with respect to potential aircraft and Canada Line noise impacts and requiring that future residents are notified of potential view and other impacts that may occur as a result of on- and off-site uses.*

Public Hearings were held for the rezoning of the site on October 17, 2016 and the subsequent Zoning Text Amendment on July 20, 2020. At the Public Hearings, concerns were expressed regarding traffic, as proximity to major arterial roads and the lack of a well-connected secondary road network can make access to the area’s existing uses difficult. Staff worked with the applicant to address these concerns in the following ways:

- 1) A traffic study has been completed and recommendations have been incorporated into the road designs, which will be constructed on a phase-by-phase basis through the City’s Servicing Agreement processes. Improvements along all existing street frontages, together with the establishment of a new street linking No. 3 Road with Corvette Way (McMyn Way) and the addition of right turning movements from Corvette Way onto Sea Island Way, will improve vehicle circulation for existing and future residents and businesses alike.

- 2) Prior to Building Permit issuance on a phase-by-phase basis, the developer must submit a Construction Parking and Traffic Management Plan that, among other things, demonstrate to the satisfaction of the Director of Transportation that the access/egress requirements of existing residents/businesses will not be compromised during construction.

### Staff Comments

The proposed scheme attached to this report satisfactorily addresses 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 with the requirements of the site-specific ZMU30 zone as amended.

- 1) Affordable Housing: Prior to adoption of the Rezoning Bylaw, as amended by the subsequent Zoning Text Amendment application, Council approved that the entirety of the development's affordable low-end-market-rental housing contribution (i.e. 5% of total residential floor area) shall be located on the Phase 1 and Phase 2 lots. The Phase 1 portion (41 units) is currently under construction. The Phase 2 portion contains 22 units and has a combined habitable floor area of 1,534 m<sup>2</sup> (16,517 ft<sup>2</sup>), including:
- The ZMU30 zone's minimum affordable housing requirement of 1,350 m<sup>2</sup> (14,526 ft<sup>2</sup>);
  - An additional voluntary developer contribution of 165 m<sup>2</sup> (1,773 ft<sup>2</sup>), secured through ZT 19-872212 to increase Phase 2's number of affordable units from 18 to 22; and
  - A further voluntary developer contribution of 20 m<sup>2</sup> (220 ft<sup>2</sup>), proposed through the subject Development Permit process to provide for improved unit designs (i.e. without any change to the previously approved number or mix of affordable housing units).

A Housing Agreement and Covenant were registered on title prior to rezoning adoption. The Covenant was subsequently modified to reflect the developer's Zoning Text Amendment contribution and, prior to Development Permit issuance, it will be further modified to reflect the additional contribution proposed through the subject application.

Phase 2 Towers	Affordable Housing (Net Habitable Floor Area)		Affordable Unit Mix**			
	Min. Permitted*	Proposed	Bach.	1-BR	2-BR	Total
F (West)	N/A	787 m <sup>2</sup> (8,475 ft <sup>2</sup> )	1	7	4	12
G (East)	N/A	747 m <sup>2</sup> (8,042 ft <sup>2</sup> )	0	3	7	10
<b>TOTAL</b>	<b>1,514 m<sup>2</sup> (16,296.6 ft<sup>2</sup>)</b>	<b>1,534 m<sup>2</sup> (16,517 ft<sup>2</sup>)</b>	<b>1</b>	<b>10</b>	<b>11</b>	<b>22</b>

\* Minimum permitted floor area is the combined total of the ZMU30 zone's minimum affordable housing requirement for Phase 2 and the additional voluntary developer contribution secured through ZT 19-872212.

\*\* 100% of affordable housing units shall comply with the City's Basic Universal Housing (BUH) standards.

- 2) Capstan Station Bonus Public Open Space: The City Centre Area Plan and ZMU30 zone provide for a residential density bonus (0.5 FAR) on the basis that the development shall contribute, at Council-approved rates, towards the Capstan Station Reserve (for station construction and mobility improvements) and publicly accessible open space. Prior to rezoning, legal agreements were registered on title to the lots to secure the developer's commitment to contribute to the Capstan Station Reserve (payable on a phase-by-phase basis prior to Building Permit issuance). The developer's public open space contribution, which

was secured through rezoning and the subsequent Zoning Text Amendment, comprises a combination of dedication, fee simple, and Statutory Right-of-Way (SRW) areas for construction on a phase-by-phase basis at the developer's sole cost. Public open space features to be constructed with respect to Phase 2 and Phase 3 include:

- Two areas that are subject to the City's standard Servicing Agreement (and letter of credit) processes, including the City-owned riverfront park next to Phase 3 and the community centre plaza secured with a SRW on the Phase 2 site; and
- Two areas secured with SRW agreements that are subject to the Development Permit (and landscape letter of credit) processes, including a plaza at the north end of Phase 3 that is contiguous with the proposed riverfront park and the McMyn Neighbourhood Pocket Park at the southwest corner of Phase 2 (i.e. a small landscaped area for socializing). Through the Development Permit review process, it was determined that minor modifications should be made to the shapes of these two SRW areas (i.e. without any change in size) to provide for more attractive public open space amenities. Prior to Development Permit issuance, the existing SRW agreements will be modified to reflect the approved public open space designs.

3) Community Centre: Prior to adoption of the Rezoning Bylaw, as amended by the subsequent Zoning Text Amendment application, Council approved that the developer shall design and construct the proposed community centre on the Phase 2 site, at the developer's cost, to the satisfaction of the City. Through the Zoning Text Amendment application, delivery of the facility was projected for December 2023. Legal agreements registered on title require that:

- Prior to issuance of the subject Development Permit for Phase 2, the community centre design shall be satisfactory to the City as the future owner with respect to the base building (e.g., floor area and layout, shell, structure, mechanical and electrical systems, future LEED Gold certification, and Building Code compliance) including the general form and character of the exterior; and
- A Building Permit shall be issued for Phase 2, including the community centre, prior to occupancy of Phase 1's last two towers (of a total of six towers).

In addition, through the Zoning Text Amendment application, the developer agreed to increase the size of the previously approved community centre plaza, improve daylighting of the facility's interior, and make minor interior changes.

As approved through the rezoning and secured with legal agreements, the proposed community centre is a 3,107 m<sup>2</sup> (33,439 ft<sup>2</sup>) facility located along the south side of Phase 2, together with parking and ancillary uses/spaces. Key features of the facility include:

- A 2-storey lobby;
- A large gymnasium with a second-floor walking/running track around its perimeter and floor-to-ceiling windows opening onto McMyn Way and a proposed seating area (subject to the Servicing Agreement);
- A children's Exploratorium, creativity/activity labs, and multi-purpose rooms;
- A kitchen;
- Wide hallways and column-free program spaces;
- Washrooms with hands-free, airport-style entrances;
- Support rooms/spaces (e.g., administration, mechanical/electrical, and storage);

- Parking including 54 spaces for exclusive community centre use (including two loading/parking spaces with a shared EV 240V charger for facility use) and 20 shared commercial spaces (secured by legal agreement for weekend/evening use);
- Class 1 bike storage (10 bikes) with EV 120V charging for community centre use; and
- A garbage holding room for exclusive community centre use, together with shared use of Phase 2's loading /waste pick-up facilities.

In compliance with the approved Zoning Text Amendment application:

- The size of the plaza at the corner of No. 3 Road and McMyn Way has been roughly doubled, from 125 m<sup>2</sup> (1,350 ft<sup>2</sup>) to 267 m<sup>2</sup> (2,877 ft<sup>2</sup>), the design of which is subject to the Servicing Agreement;
- Clerestory windows have been added to the children's Exploratorium and creativity/activity rooms to improve daylighting; and
- An open stair has been added to the lobby to improve access to the second floor, encourage people to use the stairs instead of the elevator, and provide for a more welcoming, visually appealing public space.

Legal agreements registered on title to the subject site prior to rezoning notify future residents that noise, ambient light, or other nuisances may arise due to proximity to the community centre and commercial uses and require that the development, including the community centre, is designed to mitigate these potential livability impacts. The design and siting of the proposed facility seeks to address this by reducing the adjacency of residential units and active community centre uses. Measures include:

- Locating the facility's façade close to the McMyn Way property line (while setting back the adjacent residential towers);
- Fronting the gymnasium on McMyn Way (buffered by the lobby on its east and parkade entrance on its west);
- Minimizing windows near residential units on the facility's east and west walls; and
- Not having any access to the community centre's roof (except emergency access) or windows overlooking it that could affect the privacy of the residential outdoor amenity space located there.

The community centre's exterior design incorporates a dramatic curvilinear form that swoops upward from the plaza on the facility's east side, swings gently out over the sidewalk, and tapers towards the west. The "swoop" is clad in perforated metal (i.e. ombrae) with a contrasting soffit that visually enhances the curve and the depth of the façade. Below the "swoop", frosted glass sunshades mounted on slim metal brackets dot the glass curtain wall where needed to reduce sun and glare inside. A tall colourful portal marks the facility's entrance and a metal and glass canopy enhances pedestrian access. Large glass doors at the lobby and gymnasium can open to take advantage of good weather, encourage people to participate/enter/watch, and enhance event hosting. As per the Council-approved terms of reference for the facility, prior to Building Permit issuance, the architect will continue to refine the design of the community centre, including the detailed design of its façade, in consultation with the City. This will include, among other things, design development of the metal cladding to incorporate patterns (e.g., special lettering and/or images) and decorative lighting to further enhance the appearance of this key façade feature during both the day and night.

Senior staff have reviewed and approved the base building design, which satisfies the facility's Council-approved Terms of Reference and related technical requirements. In addition, staff's review of the proposal has concluded that the form and character satisfies City objectives for a facility that is:

- Distinctive – A signature image that visually sets this important public/civic facility apart from surrounding commercial and residential buildings;
- Welcoming – A people-place that encourages passersby to enter and contributes towards community building;
- Vibrant – An animated appearance that contributes to the vitality of the streetscape and complements the facility's focus on movement and play; and
- A cohesive indoor/outdoor amenity – A place with strong visual and physical indoor/outdoor connections that expand and enhance the all-season use of the facility and its integration with the urban environment.

- 4) Community Centre Encroachment Agreement: Along the community centre's frontage, various building features encroach into the McMyn Way rights-of-way including:

- Demountable pedestrian weather protection (i.e. glass/metal canopy) with a clear height of at least 3.0 m above the grade of the fronting sidewalk; and
- Fixed (permanent) metal-clad curvilinear frame and related façade features (i.e. not habitable space) with a clear height of at least 7.5 m (25 ft.) above the fronting sidewalk.

Staff are supportive of the developer's proposal because the features do not conflict with vehicle sightlines or frontage improvements (e.g., street trees, streetlights, furnishings, utilities, and traffic control features) and will contribute towards pedestrian amenity, community centre identity, and shading of the facility's interior. Prior to Building Permit issuance, the developer shall be required to enter into an agreement to permit the proposed building encroachments. (Fees will apply.)

- 5) Public Art: Prior to adoption of the Rezoning Bylaw, legal agreements were registered on title to secure the developer's voluntary public art contributions. Public art shall be installed in association with the community centre on the Phase 2 site and in the new riverfront park in association with Phase 3, subject to Council approval in keeping with City policy.

- 6) Transportation Demand Management (TDM) Measures: The ZMU30 zone includes site-specific parking requirements for the development's three phases, based on the developer's implementation of an approved phase-by-phase suite of TDM measures. Legal agreements registered on title prior to rezoning adoption specify the TDM measures required with respect to the subject Phase 2 and Phase 3 developments. The developer's proposal satisfies the terms of the ZMU30 zone and legal agreements and provides for the following:

- Car-share facilities (i.e. 4 parking spaces with two EV 240V chargers, a letter of credit to secure the developer's future purchase of two car-share vehicles, and, prior to occupancy, the developer shall enter into a car-share service provider agreement);
- Public parking (i.e. designation of 50% of Phase 2's commercial parking, 118 spaces, for short-term/hourly use by the general public);
- Shared community centre/commercial parking (i.e. designation of 20 assignable commercial parking spaces for community centre use after 6 pm on weekdays and all day on weekends to augment the 54 spaces secured for exclusive community centre use);
- End-of-trip cycling facilities for commercial tenants (i.e. shower, washrooms, change rooms, and lockers) co-located with Class 1 secured commercial bike storage; and

- Weather-protected Class 2 bike racks for 41 bikes (i.e. within the Phase 2 parking structure) for the use of visitors to the community centre and other visitors to the site.
- 7) Residential Visitor Parking:
- Phase 2's residential visitor parking is shared with the short-term/hourly commercial parking on the lot (i.e. 118 spaces secured by legal agreement for public use), as permitted under the ZMU30 zone.
  - Phase 3's residential visitor parking includes three short-term spaces on the Phase 3 site (i.e. two drop-off/pick-up spaces and one 2-hour space), together with thirteen longer-duration spaces on the Phase 1 site. The spaces on the Phase 1 site are surplus to the needs of the Phase 1 development and will be secured with a legal agreement for the exclusive use of Phase 3 visitors. The proposed parking arrangement is consistent with the Zoning Bylaw (which requires a total of 16 visitor spaces for Phase 3 and permits parking to be located off-site if it is within 150 m of the uses it serves) and is supported by a parking study satisfactory to Transportation staff.
- 8) Sea Island Way Functional Road Design: Through the Phase 1 Servicing Agreement, it has been determined that the Sea Island Way Greenway SRW agreement registered on title prior to rezoning adoption must be amended to satisfy Ministry of Transportation and Infrastructure road design requirements. Prior to issuance of the subject Development Permit, the agreement will be modified to revise the boundaries of the SRW area and increase its size from 50 m<sup>2</sup> (538 ft<sup>2</sup>) to 176 m<sup>2</sup> (1,889 ft<sup>2</sup>).
- 9) District Energy Utility (DEU) & BC Energy Step Code: Through rezoning, legal agreements were registered on title to the Phase 2 and 3 lots requiring that all buildings are designed to facilitate future connections to a City DEU system. As DEU-ready buildings, they must be designed and constructed in compliance with BC Energy Step Code 3. The proposed Phase 2 building design satisfies this requirement. The Phase 3 design, however, prevents it from achieving Step 3, so the developer has elected to provide a low carbon energy plant on-site and design the building to comply with Step 2. Staff are supportive of the developer's proposals for both phases, as they are in keeping with City policy. (In the future, when the City is in a position to provide DEU service to the subject site, staff will bring forward a Service Area Bylaw for consideration by Council.)
- 10) Airport Zoning Regulations: The developer has submitted a letter prepared by a surveyor confirming that the height of the proposed Phase 2 and Phase 3 developments, 47 m (154 ft.) GSC, complies with Transport Canada regulations.
- 11) Flood Construction: Prior to Rezoning Bylaw adoption, the City's standard flood indemnity covenant was registered on title to the lots. The developer has submitted plans demonstrating that the designs for Phase 2 and Phase 3 comply with the covenant and Richmond's Flood Plain Designation and Protection Bylaw.
- 12) Aircraft Noise: The OCP permits residential and other aircraft noise sensitive uses in this location, subject to specific requirements. Prior to rezoning adoption, the City's standard aircraft noise covenant was registered on title requiring that an acoustic report, prepared by a certified professional and satisfactory to the City, is submitted prior to Building Permit issuance.

- 13) Canada Line: Prior to rezoning adoption, the City's standard covenant was registered on title to notify purchasers of potential development impacts and ensure that the developer incorporates appropriate noise mitigation and other measures into the design.
- 14) View Blockage and Other Development Impacts: Prior to rezoning adoption, the City's standard covenant was registered on title to notify purchasers of potential development impacts and ensure that the developer incorporates reasonable mitigation measures into the design.

### **Zoning Compliance/Variations**

No zoning variations are requested.

### **Advisory Design Panel Comments**

On August 19, 2020, the Advisory Design Panel considered the subject application and recommended that it move forward to the Development Permit Panel subject to the applicant giving consideration to the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Panel comments and is identified in '*bold italics*'. In response to the Panel's comments, the architect has confirmed that the design complies with all City requirements with respect to sustainability and accessibility. In addition, the architect has undertaken design development with respect to the proposed office building to break up its massing and provide greater visual interest along Sea Island Way.

### **Analysis**

The developer proposes to construct the final two phases of a 3-phase, high-rise, mixed use development, including a City-owned community centre, in the heart of Capstan Village, near the future Capstan Canada Line Station and a new riverfront park. The proposed form of development complies with Zoning Bylaw requirements and the objectives of the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

- 1) A strong urban concept contributing towards a high-density, high-amenity, mixed-use, transit-oriented environment, comprising pedestrian-oriented commercial, an office tower, and a variety of dwelling types (including 62% family-friendly, 2- and 3-bedroom or larger units);
- 2) An articulated building typology with distinctive features that will contribute towards local identity, streetscape interest, solar access, and views for residents and neighbours; and
- 3) An attractive public realm, including special open space amenities, around each phase.

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

The proposed development is designed to respect both existing and future surrounding development as follows.

- 1) Tower Separation: Phase 2's three towers will be separated by a distance of at least 24 m (79 ft.), as per the recommended CCAP minimum, and will be separated from existing and future towers on surrounding properties by similar or greater distances. Likewise, the two towers at Phase 3 will be separated from each other and their neighbours by at least 24 m (79 ft.). In addition, cross-site views to the river is enhanced for Phase 3's neighbours by connecting its two towers with a skybridge, rather than a conventional streetwall/podium.



- 2) Overlook: Potential on-site overlook issues are negligible because the proposed:
- Residential towers do not have inset corners (which could result in units facing one another);
  - Office tower is separated from Phase 2's residential towers by at least 24 m (79 ft.);
  - No. 3 Road retail/restaurant uses are located below residential units; and
  - Community centre design minimizes windows near residential units and amenity spaces.

Potential off-site overlook issues are largely mitigated by the development's tower spacing. In addition, with respect to existing residents at the Wall Centre (north and west of Corvette Way), overlook will be negligible because Phase 2's towers face Wall Centre's hotel tower (not its residential towers) and the north end of the Phase 3 site comes to a point (i.e. little of the Phase 3 building will face Wall Centre).

- 3) Sun and Shading: The proposed tower spacing, orientation, and massing will help to maximize sun to residential units and outdoor amenity spaces. Phase 3's outdoor amenity space faces west towards the riverfront park and will receive sun year-round. Phase 2's podium-level outdoor amenity space includes portions that will be shaded by existing and proposed towers; however, the podium is large and has been designed to ensure that it provides a variety of opportunities for residents to enjoy sunny outdoor spaces throughout the year.
- 4) Aircraft and Ambient Noise: An acoustic study was undertaken by a registered professional on behalf of the developer regarding potential noise impacts on residential uses arising from aircraft and ambient sources (e.g., traffic and existing industrial and commercial), taking into account OCP Aircraft Noise Sensitive Development policy requirements (e.g., air conditioning). The developer has agreed to fully incorporate all recommendations into the development.
- 5) Ambient Nighttime Light: As areas urbanize, ambient nighttime light increases, which can be a nuisance if not mitigated. To address this, the developer proposes to (i) provide electrical outlets in place of balcony soffit lighting so that residential tenants have direct control over their outdoor lighting, and (ii) install window blinds (e.g., horizontal louver or roller) in all units.

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

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

- 1) The two phases are designed to take advantage of their lots' irregular shapes, including:
  - At Phase 2, the long Sea Island Way frontage is complemented by the strong east-west form of the office building and podium, south of which twin towers impart a more pedestrian scale to McMyn Way and frame the community centre; and
  - At Phase 3, the site's triangular shape is mirrored in its two triangular towers.
- 2) Towers are designed to anchor key corners, enhance views, and provide for landmark features that contribute to the public realm, including:
  - At Phase 2, the office building marks the Sea Island Way/No. 3 Road "gateway" to the downtown with a distinctive bullnose tower set on tall columns above a raised, landscaped terrace; and
  - At Phase 3, the tower designs respond to the site's prominent riverfront location by:
    - i. Minimizing the building footprint (i.e. not including a conventional streetwall/podium) so that the riverfront landscape can visually stretch through and around the site; and

- ii. Presenting distinctive angular profiles, including a flatiron form towards the north (visible from the Moray Chanel Bridge) and a sloping form to the south (which will be visible from afar due to the arc of the river and the CCAP's drop in height from 45 m to 25 m south of Capstan Way).
- 3) Streetscapes provide for a visually engaging, pedestrian-scale, urban setting, including:
  - Along McMyn Way, the community centre is pulled up to the property line to frame plaza spaces to its east and west and enhance views and pedestrian access (via a new No. 3 Road crosswalk) to/from the future Capstan Canada Line Station and park east of No. 3 Road;
  - Along No. 3 Road, varied heights, articulations, weather protection, and a terraced plaza at the office building's south-facing entrance aim to enhance the street-oriented retail experience and pedestrian movement between Capstan Station and the development's office tower;
  - Along Sea Island Way, an articulated, perforated metal screen stretches along most of the frontage to create a distinct gateway experience along this important airport connector route and provide a visually engaging backdrop for proposed off-street bike path and greenway improvements (subject to the Servicing Agreement);
  - Along Corvette Way, landscaped neighbourhood-oriented corner plazas complement residential features including, at Phase 2, townhouse units with individual entrances and raised terraces and, at Phase 3, residential lobbies and a skybridge framing a small auto-court; and
  - Along Capstan Way and the riverfront park, tall grasses, hedges, and planting complement the riverfront setting, while a gently terraced landscaped area between Phase 3's two towers (instead of a conventional streetwall/podium) visually expands the City park by blurring the boundary between on-site and off-site.
- 4) Lower-level rooftops are landscaped to provide for recreation spaces and enhance upper-level views from on-site and neighbouring development;
- 5) All parking, loading, and waste handling activities are concealed within the building;
- 6) Vehicle access is limited to one driveway at Phase 2 (west of the community centre) and a small auto-court at Phase 3 to minimize streetscape and traffic impacts on existing neighbouring development and residents;
- 7) The maximum proposed building height, 47 m (154 ft.) GSC, complies with Transport Canada regulations (as confirmed by a surveyor); and
- 8) The development complies with the City's flood construction level requirements including, for commercial spaces and lobbies, a minimum elevation of 0.3 m (1 ft.) above the crown of the fronting street, and, for residential units, a minimum elevation of 2.9 m GSC (as per the standard City flood construction covenant registered on title prior to rezoning adoption).

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

The CCAP encourages the development of a mosaic of distinctive, yet cohesive, urban villages. In Capstan Village, as the area is part of the CCAP designated arts district, recently approved high-rise buildings have used colour, materials, and building articulation (e.g., patterned cladding and colourful frames, fins, and glass panels) to add visual interest. The subject development aims to complement the character of this emerging pedestrian-oriented urban area while incorporating special features that address site-specific conditions.

- 1) At Phase 2, a tower-and-podium form with a modern architectural expression contributes towards an animated public realm. Features include the following.
  - The development comprises a low base building connecting three towers with rounded corners that rise cleanly from grade to their maximum height (without stepping) and a subdued, warm grey colour palette highlighted with metal and shades of olive green. Distinctive picket balcony guards accent the residential towers, while the office tower has a lightly reflective curtain wall façade striated horizontally with eyebrow sunshades on its south side and vertically with metal fins that impart a sense of movement across its north façade.
  - The proposed tower arrangement (with the office tower along the site's north side and slimmer residential towers to its south) serves to orient the development towards Capstan Station and the village's central park. This is enhanced along No. 3 Road with pedestrian-oriented retail with large display windows, individual entrances, and glass canopies, second floor restaurants, a terraced landscaped plaza at the office lobby, and at McMyn Way, the community centre forecourt and the community centre beyond (which align with the pedestrian crosswalk leading to Capstan Station).
  - The community centre's location on McMyn Way was determined through the rezoning process. The community centre occupies roughly two-thirds of Phase 2's McMyn Way frontage and is framed on each side by a residential tower/lobby and plaza (secured with SRWs), including a neighbourhood pocket park on the west and the community centre forecourt at No. 3 Road on the east (which will include public art, subject to Council approval, and signage). The community centre is envisioned as a glassy, transparent building that allows daylight to fill the interior and encourages people to enter and participate by enabling passersby to see into the lobby, gymnasium, elevated running/walking track, and creativity labs from outdoors. In warm weather and for special events, large glass doors can be opened across the face of the lobby and gym to allow people and activities to move freely in and out of the building. The design of the McMyn Way frontage and No. 3 Road forecourt (subject to a Servicing Agreement) will include seating, trees, weather protection, and infrastructure (e.g. audio, power, water, lighting, and barbeque hook-up) to enhance event-hosting opportunities and day-to-day animation of the streetscape.
  - The community centre's façade treatment aims to enhance the facility as a community hub (distinct from surrounding commercial uses) and a place for movement and play. The facility's signature feature will be a curvilinear metal façade feature that swoops up from the No. 3 Road forecourt, bows out over the McMyn Way sidewalk, and tapers to the west. The feature will be clad in perforated (i.e. ombrae) metal that will be designed to incorporate patterns (e.g., images or words) that complement the community centre's identity. Lighting will be incorporated to ensure that the façade will be a vibrant streetscape feature both day and night (taking into account that lighting must not be a nuisance for nearby residents).
  - West of the community centre, a residential lobby and three townhouse units wrap the McMyn Way/Corvette Way corner. This will complement nearby residential uses (i.e. under construction at the developer's Phase 1 site and existing at Wall Centre) and help support use of the McMyn Way Neighbourhood Pocket Park SRW (which will include trees, planting, benches, and bike racks) as a place for locals to pause and socialize.

- Along the north side of the site, an articulated perforated metal screen will conceal above-ground parking and give the building a strong street presence along the Sea Island Way airport connector. The tower form above will extend east beyond the screen to terminate at the Sea Island Way/No. 3 Road corner where its bullnose form, tall columns, and a terraced landscape will wrap the corner to mark the gateway to the City Centre's principle retail street.
- 2) At Phase 3, twin towers make a bold statement along the riverfront. Features include the following.
- The development comprises two towers that rise cleanly from grade to their maximum height (without a streetwall-type podium base) to open up views through the site and visually extend the riverfront park into and around the towers.
  - An aqua-green colour palette, wave-like horizontal bands of white, and large porthole-like openings give the project a marine feel.
  - The tower lobbies front onto a landscaped pedestrian courtyard along the site's Corvette Way frontage that doubles as an auto-court (with access via a decorative metal gate to the site's underground parking). Overhead the courtyard is framed by a skybridge that contains a swimming pool and links the two towers. Down lighting in the underside of the skybridge will illuminate the courtyard, while porthole-type windows will provide glimpses into the glass-bottomed pool.
  - At the north and south end of the site, the building designs enhance public access to the dike with special landscaping, a weather protected area at the north, and colourful glass treatments.

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

For Capstan Village, the CCAP encourages the development of a network of neighbourhood parks, greenways, and other landscape features. In addition, Zoning Bylaw requirements with respect to the Capstan Station Bonus require that benefitting developments (including the subject Phase 2 and Phase 3 developments) provide public open space over and above basic CCAP park standards. The subject developer's Capstan Station Bonus public open space contribution includes a fee-simple riverfront park, dedicated greenways, and a plaza for the community centre (secured with a statutory rights-of-way agreement and maintained by the developer) that are subject to various Servicing Agreements (not the Development Permit). In addition, Phase 2 and Phase 3 include the following open space features:

- 1) Publicly-accessible open space secured with statutory right-of-ways (maintained by the developer) including the:
- McMyn Neighbourhood Pocket Park (Phase 2), a 180 m<sup>2</sup> (1,936 ft<sup>2</sup>) landscaped area at the McMyn Way/Corvette Way corner that is designed to provide a place for locals to relax and socialize (including trees, planting, seating and tables, special lighting, bike racks, weather protection, and related features); and
  - River Road Park Entrance Plaza (Phase 3), a 78 m<sup>2</sup> (842 ft<sup>2</sup>) landscaped plaza at the north entrance to the proposed riverfront park that is designed to enhance access to and visibility of the park (including seating, lighting, a weather protected area for resting or tai chi, trees, and a planting palette that complements the riverine landscape).

- 2) Landscaped frontages designed to enhance pedestrian amenity and visual appeal including:
  - At Phase 2:
    - i. Landscaped sidewalks and terraces along all commercial and residential frontages (including decorative paving, furnishings, special lighting, and trees/planting);
    - ii. Landscape buffers along townhouse frontages; and
    - iii. Phase 2 Servicing Agreement works including greenway/off-street bike path improvements along Sea Island Way and community centre plaza and frontage improvements along McMyn Way; and
  - At Phase 3:
    - i. Greenway improvements along Capstan Way, including special planting, lighting, and terraced benches on-site, together with Phase 3 Servicing Agreement works within the fronting road rights-of-way (e.g., off-street bike path and walkway, street trees and planting, and pedestrian lighting);
    - ii. A sidewalk and treed boulevard along Corvette Way (subject to the Phase 3 Servicing Agreement) that opens onto a plaza-like auto-court with decorative paving and lighting, trees/planting, and the project's skybridge (pool) overhead; and
    - iii. Along the riverfront, the project's low podium height allows for the park's grassy riverine landscape to merge with the on-site amenity space's complementary pallet of grasses, trees, shrubs, and landscape features, interrupted only by a shallow linear water feature that complements the river setting and demarcates the property boundary (i.e. making a fence unnecessary);
- 3) Private outdoor patios and balconies for all dwelling units;
- 4) Landscape patio space for workers in the office tower; and
- 5) Green roofs on all inaccessible roof areas (excluding tower roofs).

### ***Residential Amenity Space***

To meet the anticipated amenity needs of the City Centre residents, the CCAP requires that the subject development provide a combination of indoor and outdoor amenity space, including a variety of passive and active recreation uses and features.

- 1) Indoor Amenity Space: The CCAP directs that large developments provide indoor residential amenity space, including space for recreation, socializing, and relaxing, at a rate of 2 m<sup>2</sup> (22 ft<sup>2</sup>) per unit. The Phase 1 development (under construction), which includes an indoor swimming pool, exceeds the Phase 1 indoor amenity requirement. Prior to Development Permit issuance for Phase 1, a shared amenity agreement was registered on title to the lot to secure shared use of the pool for Phase 2's future residents (including affordable housing tenants). To fulfil Phase 2's indoor amenity space requirements, in addition to shared use of the Phase 1 pool, Phase 2 residents (including affordable housing tenants, at no extra charge or fee) will have exclusive use of 371 m<sup>2</sup> (3,992 ft<sup>2</sup>) of indoor amenity space (e.g., lounges and recreation space) at Phase 2's podium roof level, contiguous with its outdoor amenity space. Indoor amenity space provided on the Phase 3 site, which includes an indoor pool and various spaces for socializing and recreation, will be for the exclusive use of Phase 3 residents. The combined total of Phase 2's shared and exclusive indoor amenity spaces satisfies the City's requirements, 550 m<sup>2</sup> (5,920 ft<sup>2</sup>). The proposed size of Phase 3's indoor amenity space, 755 m<sup>2</sup> (8,129 ft<sup>2</sup>), exceeds the City's requirements, 178 m<sup>2</sup> (1,916 ft<sup>2</sup>).

- 2) Outdoor Amenity Space: City policy directs that outdoor residential amenity space should be provided at a rate of 6 m<sup>2</sup> (65 ft<sup>2</sup>) per unit and include a variety of spaces and features to accommodate recreation, socializing, and relaxing, including children's play (based on 50% of the amenity area, to a maximum of 600 m<sup>2</sup> / 6,458 ft<sup>2</sup>). The subject development includes 2,223 m<sup>2</sup> (23,925 ft<sup>2</sup>) of outdoor amenity space on the Phase 2 site and 448 m<sup>2</sup> (4,819 ft<sup>2</sup>) on the Phase 3 site. On both sites, this takes the form of a landscaped, multi-use, outdoor space at the podium roof level, co-located with required indoor residential amenity space. Features include space for children's play, games, tai chi, socializing, relaxing, and outdoor dining, together with special landscape features (e.g., water features and glass-roofed pavilions) and, at the Phase 2 site, raised garden plots, tool storage, hose bibs, and related features. The proposed outdoor amenity spaces are well designed, take full advantage of sun exposure, and provide for all-season use (e.g., weather protection and fire pits). Phase 3's outdoor amenity space is smaller than the City standard (i.e. 448 m<sup>2</sup>/4,819 ft<sup>2</sup> versus 534 m<sup>2</sup>/5,748 ft<sup>2</sup>); however, this is supported by staff on the basis that Phase 3 fronts the new riverfront park (to be constructed by the developer) and it significantly exceeds the City's indoor amenity space requirements.

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

Measures are proposed to enhance safety and personal security including, but not limited to, the following measures.

- 1) Casual surveillance by minimizing blind corners, creating prominent residential and commercial lobby entrances, co-locating end-of-trip facilities, car-share, and drop-off/pick-up uses on the main floor of Phase 2's parkade and locating Phase 3's visitor parking at its parkade entrance, and providing clear sightlines to exits within the parkade, glazed vestibules, street-oriented residential, retail, and community centre spaces, and pedestrian scale lighting;
- 2) Territoriality through the use of landscape buffers, water features, and grade changes to help define the interface of public and private spaces; and
- 3) Target hardening with special security features at all residential, commercial, and parkade entrances.

### ***Accessible Housing***

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide the following.

- 1) Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
- 2) Aging in place features in all dwellings (e.g., stairwell hand rails, lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers); and
- 3) 54 Basic Universal Housing (BUH) units (i.e. 15% of total units) designed to satisfy all applicable Zoning Bylaw requirements, including 45 in Phase 2 (including 23 market units and all 22 affordable housing units) and 9 market units in Phase 3. (There are no affordable housing units in Phase 3.)

***Sustainability Measures***

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards. In brief, among other things the development will include:

- 1) Bird-friendly acid-etched glass is included in the architect's design of the office tower to minimize potential bird strikes;
- 2) Design and construction of the community centre to achieve LEED Gold certification, as required by Richmond's policy for new City facilities;
- 3) BC Energy Step Code compliant building designs, including Step 3 for the Phase 2 site and Step 2 (with a low carbon energy plant) for the Phase 3 site;
- 4) District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City utility;
- 5) A full building energy simulation to optimize energy efficiency measures and an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed;
- 6) Energized electric vehicle (EV) 240V charging equipment, including charging stations for 12 commercial (assignable) parking spaces and 100% of resident parking (market and affordable housing tenants), and chargers (in addition to charging stations) for one community centre parking space and two car share parking spaces;
- 7) Energized electric bicycle 120V charging outlets for Class 1 secure bike storage (one outlet for shared use by each 10 bikes) for residents, commercial tenants, and community centre use;
- 8) End-of-trip cycling facilities for commercial tenants and employees;
- 9) Green roofs and vegetated outdoor areas incorporating drought tolerant plants to reduce reliance on irrigation;
- 10) Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage; and
- 11) Best practices to optimize air quality and provide a clean and healthy building for occupants.

***Occupancy Staging Plan for 3311 No. 3 Road (Phase 2)***

In light of the large size and complex mix of uses on the Phase 2 site, the developer has requested that occupancy of the Phase 2 development may proceed in stages. Staff are supportive of the developer's proposal. To facilitate this, prior to issuance of the subject Development Permit, the developer shall be required to register the Lot B Occupancy Staging Plan agreement on title, details of which are included in the Development Permit Considerations (Attachment 5). The purpose of the agreement is to ensure that the gradual completion and occupancy of various residential and commercial spaces will not compromise City objectives with respect to the developer's timely delivery of the community centre, affordable housing, residential amenity space, off-site improvements, or other features. In brief:

- 1) Phase 2 may comprise a maximum of four occupancy stages including the Community Centre Stage, Commercial Stage, Residential Tower F Stage, and Residential Tower G Stage;

- 2) The Community Centre Stage must be completed first; including the community centre and its associated outdoor space, parking, public art, and other features (as per legal agreements registered on title prior to rezoning adoption), together with all off-site improvements and DEU requirements; and
- 3) The order in which the remaining three stages are completed and occupied is at the discretion of the developer provided that the developer completes all of the specified prior-to-occupancy requirements, on a stage-by-stage basis, to the satisfaction of the City. This shall include, but is not limited to:
  - For the Commercial Stage, all car-share facilities, end-of-trip and commercial bike storage facilities, all public (short-term) parking, and a proportional share of other commercial parking, loading, and waster management facilities;
  - For the Residential Tower F Stage, all Tower F affordable housing units (12 units) and a proportional share of residential indoor/outdoor amenity space, parking for residents and visitors, loading, and waster management facilities; and
  - For the Residential Tower G Stage, all Tower G affordable housing units (10 units) and a proportional share of residential indoor/outdoor amenity space, parking for residents and visitors, loading, and waster management facilities.

### Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village as set out in the OCP, City Centre Area Plan (CCAP), and Zoning Bylaw. The project's distinctive form, pedestrian-oriented streetscapes, affordable and accessible housing, public art, landscaping, and sustainable development measures, together with the developer's construction of a new City-owned community centre (at the developer's cost) and off-site improvements secured through rezoning, will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.



Suzanne Carter-Huffman  
Senior Planner/Urban Design

SCH:cas

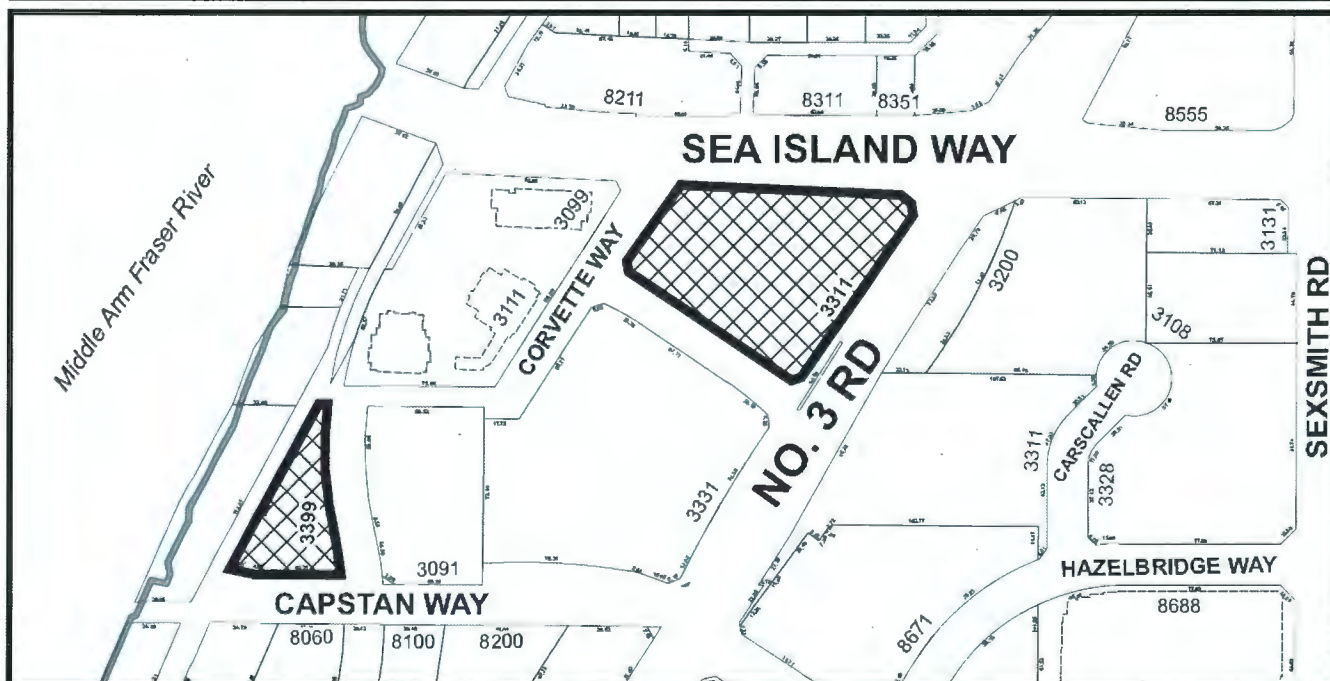
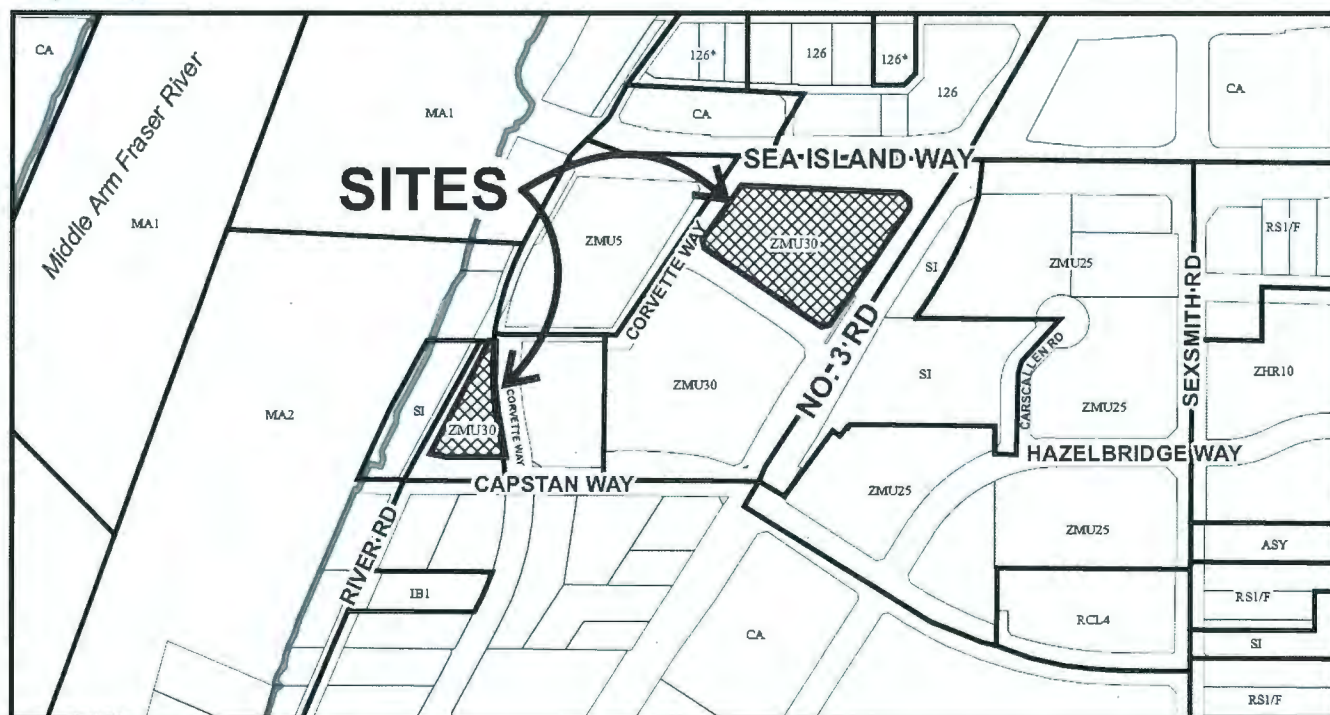
### Attachments:

1. Location Map
2. Phasing Key Plan
3. Development Application Data Sheet
4. Advisory Design Panel – Excerpt of Meeting Minutes, August 19, 2020
5. Development Permit Considerations





City of  
Richmond



DP 17-794169

Original Date: 01/05/18

Revision Date: 03/01/21

Note: Dimensions are in METRES

## Phasing Key Plan

- 1**     **Phase 1 (Lot A)**  
8199 Capstan Way @ No 3 Road (DP 16-745853) – Under construction
- 2**     **Phase 2 (Lot B)**  
3311 No 3 Road @ Sea Island Way (DP 17-794169) – Subject DP
- 3**     **Phase 3 (Lot C)**  
3399 Corvette Way @ Capstan Way (DP 17-794169) – Subject DP





# Development Application Data Sheet

Development Applications Department

**DP 17-794169**

Address:	3311 No. 3 Road ( <b>Phase 2</b> ) and 3399 Corvette Way ( <b>Phase 3</b> )		
Applicant/Owner:	Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.		
Planning Area(s):	City Centre (Capstan Village)		
<b>Phase 2:</b> Floor Area Gross:	46,429.4 m <sup>2</sup>	Floor Area Net:	43,937.0 m <sup>2</sup>
<b>Phase 3:</b> Floor Area Gross:	14,660.1 m <sup>2</sup>	Floor Area Net:	13,049.6 m <sup>2</sup>

	Existing	Proposed			
Site Area	<ul style="list-style-type: none"> <li>Phase 2: 9,177 m<sup>2</sup></li> <li>Phase 3: 2,264 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>			
Land Uses	<ul style="list-style-type: none"> <li>Phases 2 &amp; 3: Vacant</li> </ul> <b>NOTE:</b> Phase 1 is under construction	<ul style="list-style-type: none"> <li>Phase 2: Residential, office, retail, restaurant &amp; community centre</li> <li>Phase 3: Residential only</li> </ul>			
OCP	<ul style="list-style-type: none"> <li>Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>			
CCAP Designation	<ul style="list-style-type: none"> <li>Institution, Urban Centre (T5), and Capstan Station Bonus</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>			
Zoning	<ul style="list-style-type: none"> <li>Residential/Limited Commercial &amp; Community Amenity (ZMU30)</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>			
Number of Units TOTAL	<ul style="list-style-type: none"> <li>Nil</li> </ul>		<b>Market</b>	<b>Affordable Housing</b>	<b>Total</b>
		<ul style="list-style-type: none"> <li>Phase 2</li> </ul>	253	22	275
		<ul style="list-style-type: none"> <li>Phase 3</li> </ul>	89	Nil	89
		Total	342	22	364
Unit Mix Market Housing	<ul style="list-style-type: none"> <li>Nil</li> </ul>	<b>MARKET</b>	<b>1-BR</b>	<b>2-BR + 3+ BR</b>	<b>Total</b>
		<ul style="list-style-type: none"> <li>Phase 2</li> </ul>	128 (51%)	115 + 10 = 125 (49%)	128 + 125 = 253
		<ul style="list-style-type: none"> <li>Phase 3</li> </ul>	Nil	35 + 54 = 89 (100%)	Nil + 89 = 89
		Total	128 (37%)	150 + 64 = 214 (63%)	128 + 214 = 342
Unit Mix Affordable Housing	<ul style="list-style-type: none"> <li>Nil</li> </ul>	<b>AFFORDABLE</b>	<b>Studio + 1-BR</b>	<b>2-BR</b>	<b>Total</b>
		<ul style="list-style-type: none"> <li>Phase 2</li> </ul>	1 + 10 = 11 (50%)	11 (50%)	11 + 11 = 22
		<ul style="list-style-type: none"> <li>Phase 3</li> </ul>	Nil	Nil	Nil
Basic Universal Housing (BUH) Units	<ul style="list-style-type: none"> <li>Nil</li> </ul>	<b>BUH UNITS</b>	<b>Market</b>	<b>Affordable Housing</b>	<b>Total</b>
		<ul style="list-style-type: none"> <li>Phase 2</li> </ul>	23	22	45
		<ul style="list-style-type: none"> <li>Phase 3</li> </ul>	9	N/A	9
		Total	32 (9%)	22 (100%)	54 (15%)
	<b>ZMU30 Bylaw Requirement</b>	<b>PHASES 2 &amp; 3 - Proposed</b>			
Net Floor Area Total	<ul style="list-style-type: none"> <li>Phase 2: 43,937.0 m<sup>2</sup></li> <li>Phase 3: 13,049.6 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Phase 2: 43,937.0 m<sup>2</sup></li> <li>Phase 3: 13,049.6 m<sup>2</sup></li> </ul>			
Net Floor Area Residential	<ul style="list-style-type: none"> <li>Phase 2: 21,740.2 m<sup>2</sup></li> <li>Phase 3: 13,049.6 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Phase 2: 21,740.2 m<sup>2</sup> including 1,534.4 m<sup>2</sup> affordable housing</li> <li>Phase 3: 13,049.6 m<sup>2</sup></li> </ul>			
Net Floor Area Non-Residential	<ul style="list-style-type: none"> <li>Phase 2: 22,196.8 m<sup>2</sup></li> <li>Phase 3: Nil</li> </ul>	<ul style="list-style-type: none"> <li>Phase 2: 22,196.8 m<sup>2</sup> including 3,106.6 m<sup>2</sup> community centre</li> <li>Phase 3: Nil</li> </ul>			
Height	Max 47 m GSC	47 m GSC			
Lot Coverage	Max 90%	90%			
Parking	<ul style="list-style-type: none"> <li>Phase 2: 557</li> <li>Phase 3: 105</li> </ul>	<ul style="list-style-type: none"> <li>Phase 2: 591 (including 22 extra tandem for market housing)</li> <li>Phase 3: 170 (including 21 extra tandem for market housing)</li> </ul>			

PHASE 2 (Lot B)	PHASE 2 - Bylaw Requirements	PHASE 2 - Proposed	Variance
Net Floor Area Total	<ul style="list-style-type: none"> <li>Max 43,937.0 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>43,937.0 m<sup>2</sup></li> </ul>	None permitted
Net Floor Area Residential	<ul style="list-style-type: none"> <li>Max 21,740.2 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Market: 20,226.2 m<sup>2</sup> (max)</li> <li>b) Affordable: 1,514.0 m<sup>2</sup> (min), including:                   <ul style="list-style-type: none"> <li>ZMU30 requirement: 1,349.3 m<sup>2</sup></li> <li>Additional voluntary developer contribution: 164.7 m<sup>2</sup></li> </ul> </li> </ul> </li> </ul> <p><b>NOTE:</b> The City secured the developer's commitment to the additional 164.7 m<sup>2</sup> Affordable Housing contribution through ZT 19-872212.</p>	<ul style="list-style-type: none"> <li>21,740.2 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Market: 20,205.8 m<sup>2</sup></li> <li>b) Affordable: 1,534.4 m<sup>2</sup> (min), including:                   <ul style="list-style-type: none"> <li>ZMU30 requirement: 1,349.3 m<sup>2</sup></li> <li>Additional voluntary developer contribution: 185.1 m<sup>2</sup></li> </ul> </li> </ul> </li> </ul> <p><b>NOTE:</b> The additional Affordable Housing contribution includes 164.7 m<sup>2</sup> secured through ZT 19-872212 plus 20.4 m<sup>2</sup> proposed through the subject DP design. <u>The area of the Market Housing has been reduced accordingly.</u> Prior to adoption of the ZT 19-872212 bylaw, the entire 1,534.4 m<sup>2</sup> Affordable Housing contribution was secured with a Housing Agreement &amp; Covenant registered on title.</p>	None permitted
Net Floor Area Non-Residential	<ul style="list-style-type: none"> <li>Max 22,196.8 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Community Centre: 3,106.6 m<sup>2</sup> (min)</li> <li>b) Commercial: 19,090.2 m<sup>2</sup> (max)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>22,196.8 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Community Centre: 3,106.6 m<sup>2</sup></li> <li>b) Commercial: 19,090.2 m<sup>2</sup> including:                   <ul style="list-style-type: none"> <li>Mixed commercial (Levels 1 &amp; 2): 1,962.2 m<sup>2</sup> GLA</li> <li>Office (Level 3+): 14,382.2 m<sup>2</sup> GLA</li> <li>Non-leasable area: 2,745.8 m<sup>2</sup></li> </ul> </li> </ul> </li> </ul>	None permitted
Number of Units	<ul style="list-style-type: none"> <li>Max 275 (secured by a covenant on title)</li> </ul>	<ul style="list-style-type: none"> <li>275, including 253 Market &amp; 22 Affordable</li> </ul>	None
Height	Max 47 m GSC	47 m GSC	None
Lot Coverage	Max 90%	90%	None
Setbacks	<ul style="list-style-type: none"> <li>Road &amp; park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided</li> <li>Underground parking structure: 0.0 m</li> </ul>	<ul style="list-style-type: none"> <li>No. 3 Road:               <ul style="list-style-type: none"> <li>a) Retail: 2.4 m min.</li> <li>b) Office: 5.3 m min</li> </ul> </li> <li>McMyn Way:               <ul style="list-style-type: none"> <li>a) Residential: 4.9 m min</li> <li>b) Community Centre: 0.0 m</li> </ul> </li> </ul> <p><b>NOTE:</b> Prior to BP issuance, an encroachment agreement is required to permit the Community Centre's demountable canopies &amp; fixed façade features to project over the property line.</p> <ul style="list-style-type: none"> <li>Corvette Way: 1.7 m min</li> <li>Sea Island Way: 1.0 m min</li> <li>Underground parking structure: 0.0 m</li> </ul>	None
Parking	<ul style="list-style-type: none"> <li>557 spaces, including:               <ul style="list-style-type: none"> <li>a) Residential: 271, including:                   <ul style="list-style-type: none"> <li>Market @ 1.0/unit: 253</li> <li>Affordable Housing @ 0.81/unit: 18</li> <li>Visitor: Nil (ZMU30 permitted 100% to be shared with commercial Public Parking)</li> </ul> </li> <li>b) Non-residential: 286, including:                   <ul style="list-style-type: none"> <li>Community Centre: 54, including 2 parking/loading spaces</li> <li>Commercial: 232, including:                       <ul style="list-style-type: none"> <li>i. Mixed commercial (Levels 1 &amp; 2) @ 3,375/100 m<sup>2</sup> GLA: 67</li> <li>ii. Office (Level 3+) @ 1.1475/100 m<sup>2</sup> GLA: 165</li> </ul> </li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>591 spaces, including:               <ul style="list-style-type: none"> <li>a) Residential: 302, including:                   <ul style="list-style-type: none"> <li>Market: 284, including 22 tandem spaces</li> <li>Affordable Housing: 18 (exclusively for Affordable Housing tenants)</li> </ul> </li> <li>b) Non-residential: 289, including:                   <ul style="list-style-type: none"> <li>Community Centre: 54 (exclusively for Community Centre use)</li> <li>Commercial: 235, including:                       <ul style="list-style-type: none"> <li>i. 118 (50%) Public Parking (i.e. short-term), including 4 Car-Share spaces</li> <li>ii. 117 (50%) Assignable, including 20 secured for evening/weekend use by the Community Centre</li> </ul> </li> </ul> </li> </ul> </li> </ul>	None

PHASE 2 (Lot B)	PHASE 2 - Bylaw Requirements	PHASE 2 - Proposed	Variance
Bike Storage Class 1 (Secure rooms/lockers)	<ul style="list-style-type: none"> <li>399 bikes, including:               <ul style="list-style-type: none"> <li>a) Residential @ 1.25/unit: 345, including:                   <ul style="list-style-type: none"> <li>Market Housing: 317</li> <li>Affordable Housing: 28 (for exclusive Affordable Housing tenant use)</li> </ul> </li> <li>b) Commercial @ 0.27/100 m<sup>2</sup>: 45</li> <li>c) Community Centre @ 0.27/100 m<sup>2</sup> GLA: 9 (for exclusive Community Centre use)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>473 bikes, including:               <ul style="list-style-type: none"> <li>a) Residential: 419, including:                   <ul style="list-style-type: none"> <li>Market Housing: 391</li> <li>Affordable Housing: 28</li> </ul> </li> <li>b) Commercial: 45</li> <li>c) Community Centre: 9</li> </ul> </li> </ul>	None
Bike Storage Class 2	<ul style="list-style-type: none"> <li>145 bikes, based on:               <ul style="list-style-type: none"> <li>a) Residential @ 0.2/unit: 55</li> <li>b) Commercial @ 0.4/100 m<sup>2</sup> GLA: 66</li> <li>c) Community Ctre @ 0.78/100 m<sup>2</sup> GLA: 24</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>145 bikes, including:               <ul style="list-style-type: none"> <li>a) 104 outdoors around the lot's perimeter</li> <li>b) 41 indoors on the ground floor of the parkade</li> </ul> </li> </ul>	None
EV Charging	<ul style="list-style-type: none"> <li>Vehicle parking spaces equipped with energized 240V equipment shall include:               <ul style="list-style-type: none"> <li>a) 100% Market Housing parking (excluding tandem spaces)</li> <li>b) 100% Affordable Housing parking</li> <li>c) 1 for Community Centre (EV charger)</li> <li>d) 2 for Car Share (EV chargers)</li> <li>e) 5% of Commercial parking (which may be Assignable Parking spaces)</li> </ul> </li> <li>Class 1 bikes storage equipped with energized 120V duplex outlets @ 1/10 bikes shall include:               <ul style="list-style-type: none"> <li>a) 100% of residential bikes</li> <li>b) 100% of non-residential bikes (including 100% Community Centre bikes)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Vehicle parking spaces equipped with energized 240V equipment includes at least:               <ul style="list-style-type: none"> <li>a) 262 for Market Housing parking (excludes tandem spaces)</li> <li>b) 18 for Affordable Housing parking</li> <li>c) 1 for Community Centre (EV charger)</li> <li>d) 2 for Car Share (EV chargers)</li> <li>e) 12 for Commercial Assignable parking</li> </ul> </li> <li>Class 1 bikes storage equipped with energized 120V duplex outlets includes at least:               <ul style="list-style-type: none"> <li>a) 32 for residential bikes</li> <li>b) 15 for non-residential bikes (including 1 for Community Centre bikes)</li> </ul> </li> </ul>	None
OCP/CCAP Residential Amenity Space	<ul style="list-style-type: none"> <li>CCAP Indoor @ 2.0 m<sup>2</sup>/unit: 550.0 m<sup>2</sup> min, <i>EXCEPT</i> this may be reduced based on a Shared Amenity Agreement that gives Phase 2 tenants the right to use indoor amenities (e.g., pool) on Phase 1 (secured via RZ 12-603040)</li> <li>OCP Outdoor @ 6.0 m<sup>2</sup>/unit: 1,650.0 m<sup>2</sup> min including 600.0 m<sup>2</sup> of children's play space</li> </ul>	<ul style="list-style-type: none"> <li>CCAP Indoor: 370.9 m<sup>2</sup></li> <li>Outdoor: 2,222.7 m<sup>2</sup>, 600.0 m<sup>2</sup> of children's play space</li> </ul> <p><b>NOTE:</b> Outdoor amenity space exceeds the minimum requirement by 572.7 m<sup>2</sup></p>	N/A
CCAP Additional Landscape Area	<ul style="list-style-type: none"> <li>@ 10% Net Site Area: 917.7 m<sup>2</sup> min</li> </ul>	<ul style="list-style-type: none"> <li>600.0 m<sup>2</sup></li> </ul> <p><b>NOTE:</b> Shortfall (317.7 m<sup>2</sup>) is covered by extra outdoor amenity space (572.7 m<sup>2</sup>)</p>	N/A

PHASE 3 (Lot C)	PHASE 3 – Bylaw Requirements	PHASE 3 - Proposed	Variance
Net Floor Area Total	<ul style="list-style-type: none"> <li>Max 13,049.6 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>13,049.6 m<sup>2</sup></li> </ul>	None permitted
Net Floor Area Residential	<ul style="list-style-type: none"> <li>Max 13,049.6 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Market: 13,049.6 m<sup>2</sup> (max)</li> <li>b) Affordable: Nil</li> </ul> </li> </ul> <p><b>NOTE:</b> ZMU30 requires that all Affordable Housing is constructed in Phases 1 &amp; 2.</p>	<ul style="list-style-type: none"> <li>13,049.6 m<sup>2</sup> including:               <ul style="list-style-type: none"> <li>a) Market: 13,049.6 m<sup>2</sup></li> <li>b) Affordable: Nil</li> </ul> </li> </ul>	None permitted
Net Floor Area Non-Residential	<ul style="list-style-type: none"> <li>None permitted</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>	None permitted
Number of Units	<ul style="list-style-type: none"> <li>Max 89 (secured by a covenant on title)</li> </ul>	<ul style="list-style-type: none"> <li>89 (100% Market Housing)</li> </ul>	None
Height	Max 47 m GSC	47 m GSC	None
Lot Coverage	Max 90%	90%	None



PHASE 3 (Lot C)	PHASE 3 – Bylaw Requirements	PHASE 3 - Proposed	Variance
Setbacks	<ul style="list-style-type: none"> <li>Road &amp; park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided</li> <li>Underground parking structure: 0.0 m</li> </ul>	<ul style="list-style-type: none"> <li>Corvette Way: 1.6 m min</li> <li>Capstan Way: 2.0 m min</li> <li>Park: 0.0 m</li> <li>Underground parking structure: 0.0 m</li> </ul>	None
Parking	<ul style="list-style-type: none"> <li>105 spaces, including:               <ul style="list-style-type: none"> <li>a) Market housing @ 1.0/unit: 89</li> <li>b) Visitor @ 0.18/unit: 16</li> </ul> </li> </ul> <p><b>NOTE:</b> Requirements are based on site-specific rates set out in the ZMU30 zone</p>	<ul style="list-style-type: none"> <li>170 spaces, including:               <ul style="list-style-type: none"> <li>a) Market housing: 167 (including 21 extra tandem spaces, subject to an existing legal agreement on title to Phase 3)</li> <li>b) Visitor: 3 spaces on-site, plus 13 spaces secured for exclusive use by Phase 3 guests in the developer's Phase 1 parkade</li> </ul> </li> </ul> <p><b>NOTE:</b> Zoning Bylaw permits on-site visitor parking to be relaxed based on proximity to parking on Phase 1 (as supported by a parking study approved by the City)</p>	None
Bike Storage Class 1 (Secure)	<ul style="list-style-type: none"> <li>@ 1.25 bikes/unit: 112 bikes min</li> </ul>	<ul style="list-style-type: none"> <li>210 bikes</li> </ul>	None
Bike Storage Class 2 (Racks)	<ul style="list-style-type: none"> <li>@ 0.2/unit: 18 bikes min.</li> </ul>	<ul style="list-style-type: none"> <li>18 bikes</li> </ul>	None
EV Charging	<ul style="list-style-type: none"> <li>Resident Parking: Energized 240V charging stations for 100% of vehicles</li> <li>Class 1 Bike Storage: Energized 120V duplex outlets for 1/10 bikes min</li> </ul>	<ul style="list-style-type: none"> <li>Resident parking: At least 144 spaces equipped with energized 240V EV stations (excludes tandem spaces)</li> <li>Class 1 Bike Storage: At least 21 energized 120V duplex outlets</li> </ul>	None
OCP/CCAP Residential Amenity Space	<ul style="list-style-type: none"> <li>CCAP Indoor @ 2.0 m<sup>2</sup>/unit: 178.0 m<sup>2</sup> min</li> <li>OCP Outdoor @ 6.0 m<sup>2</sup>/unit: 534.0 m<sup>2</sup> min including 267.0 m<sup>2</sup> (50%) children's play space</li> </ul>	<ul style="list-style-type: none"> <li>CCAP Indoor: 760.0 m<sup>2</sup> (i.e. 582.0 m<sup>2</sup> greater than minimum requirement)</li> <li>Outdoor: 447.7 m<sup>2</sup> (i.e. 86.3 m<sup>2</sup> less than minimum requirement) including 267.0 m<sup>2</sup> children's play space</li> </ul> <p><b>NOTE:</b> Staff support the proposed reduction in outdoor amenity space on the basis that:</p> <ul style="list-style-type: none"> <li>The site is next to the dike/riverfront park</li> <li>Children's play space complies with the OCP</li> <li>Indoor amenity space significantly exceeds CCAP requirements &amp; includes a pool</li> </ul>	N/A
CCAP Landscape Area	<ul style="list-style-type: none"> <li>@ 10% Net Site Area: 226.4 m<sup>2</sup> min</li> </ul>	<ul style="list-style-type: none"> <li>226.4 m<sup>2</sup></li> </ul>	N/A

**Excerpt from the Minutes of the  
Advisory Design Panel (ADP) Meeting**

**Wednesday, August 19, 2020**

**1. DP 17-794169 – SECOND AND THIRD PHASES OF A 3-PHASE, HIGH-RISE, MIXED USE DEVELOPMENT IN CAPSTAN VILLAGE INCLUDING AN OFFICE TOWER, 4 RESIDENTIAL TOWERS, GROUND FLOOR RETAIL, AND A NEW COMMUNITY CENTRE**

ARCHITECT: W.T. Leung Architects Inc.

LANDSCAPE ARCHITECT: eta landscape architecture

PROPERTY LOCATION: 3399 Corvette Way and 3311 No. 3 Road

**Panel Discussion**

*Comments from Panel members were as follows:*

- the proposed mixed-use development is large and complex and there is too much information to go through given the time constraints; drawings provided in the proposal package are too small and with the background colour, the details are not legible;
- consider installing pocket doors for all washrooms, closets and powder rooms (if any) in the Basic Universal Housing (BUH) units, although swing doors meet the City's requirements;

***(WTLA) BUH plans comply with Richmond's Bylaw requirements.***

- consider installing outward opening doors for public washrooms in the proposed development;

***(WTLA) Public washrooms comply with Code clearances, including accessibility requirements.***

- the proposed 10 accessible visitor parking stalls are not adequate for Lot B; consider adding more accessible parking stalls on the three lower parkade levels by adding parking stalls next to the pedestrian walkways;

***(WTLA) Lot B accessible parking spaces have been located to satisfy Bylaw requirements and maximize convenience for users.***

- for Lot C, provision of accessible parking on site is needed for visitors using wheelchairs;

***(WTLA) On-site accessible parking has been added for Lot C visitors.***

- appreciate the presentation and comprehensive proposal package provided by the applicant;

- considering the size of the project, it would have been helpful if the applicant had provided the energy modeling preliminary results at this stage of the project to show that the project is on the right track from a sustainability perspective; also, the required sustainability measures may impact the shape and form of the buildings;

***(WTLA) The project's energy modelling complies with Richmond's Step Code requirements:***

- ***Lot B: Step Code 3***
- ***Lot C: Step Code 2 with a low carbon energy plant***

- concerned about the impact of exposed slabs at balconies on achieving targets for effective insulating values; also, extensively thick walls may be required to achieve R11 to R15 effective insulating values;

***(WTLA) Options will be explored to ensure that the required insulation values are achieved without negatively affecting the building's appearance.***

- the R4 target for the office tower in Lot B was not indicated in the submission;
- understand the lack of available energy modeling guidelines in BC; however, reconsider following the City of Vancouver Energy Modelling Guidelines;
- the domestic hot water schematic diagram and heating and cooling diagram on pages 43 and 44 of the proposal package do not include the gas fired boilers indicated in Section 4.4 of the submission (Mechanical Design Memo);

***(WTLA) The Mechanical Design Memo is correct.***

- concerned about the location of the boiler room above the high-voltage and condenser units;
- "LEED lighting" should be changed to "LED lighting" in Section 4.4 of the submission (Mechanical Design Memo, Section 3.3);

***(WTLA) Error has been corrected.***

- the applicant provided a large proposal package to the Panel; however, it lacks some needed information and illustrations;
- Lot B buildings appear coherent; appreciate the concept for the handling of the public space; however, site photos included in the proposal package are not sufficient to provide the project's site context; the missing site context information could have provided a better understanding of the design rationale for the project's interface with the public realm;
- identity of streets around the subject site are confusing; e.g., so many things are happening along McMyn Way; design rationale for the publicly-accessible landscaped area along McMyn Way at Corvette Way is difficult to understand as no information is provided on what is happening on the opposite side of McMyn Way;
- vehicle and pedestrian traffic that will be generated as a result of the publicly-accessible pocket park, public plazas, community centre, parkade access and other amenities along McMyn Way could potentially conflict with ground-oriented residential units along McMyn Way;

***(WTLA) Ground level oriented units are on a raised elevation from the sidewalk at a minimum flood plain level of EL. 9.50' (2.90m) geodetic and sidewalk is at EL.7.35' (2.24m) and is separated by extensive landscaping from the public realm.***



- appreciate the architectural and landscape design of the project and its interface with the public realm; however, it is difficult to review due to lack of site context information; applicant could have included relevant context information as neighbouring Lot A is also being developed by the same developer;
- appreciate the presentation of a large and ambitious project;
- overall, appreciate all the details in the proposal considering the mixed uses and size and scale of the project;
- appreciate the project design team for the comprehensive presentation of the project's landscape features which include, among others, the public realm, public engagement, seating opportunities, all weather and year round use of amenities, and connection to the future waterfront park;
- support the programming of the landscaped podium roof and the choice of plant materials; overall, the landscaping on the podium has been carefully designed;
- support other Panel comments regarding the difficulty of understanding the overall concept of the project due to its size; the project could have been presented in a manner that would enable the Panel to better understand the intention of the project and what is driving the decisions of the design team in terms of the proposed architecture and landscaping;
- overall, the proposal is well thought out and appreciate the information provided by the applicant; however, there were time and technical constraints in the presentation of the project;
- agree with Panel comments regarding time constraints for the presentation of the large proposal;
- note that there is no urban context yet for the subject site as the area currently consists of empty lots and parking; Lot A is the developer's first attempt to create an urban context for the subject site and Lot B is the continuation of Lot A;
- appreciate the significant amount of animation on Lot B which will enhance the pedestrian experience;
- appreciate the ground level articulation on Lot B and the design team's efforts to create a gateway to No. 3 Road;
- would have wanted to see variation of heights of Lot B buildings; however, understand the height constraints in the area;
- for Lot B, appreciate the articulation of the two residential towers which has successfully broken down the building massing;
- the office tower appears large; has a large floorplate and long façade along Sea Island Way; not as well articulated and its massing not as successfully broken down visually as the two residential towers; consider visually breaking down the massing of the office tower to mitigate its relentless façade along Sea Island Way;

***(WTLA) Along the Sea Island Way frontage, the office tower facade has been revised to include vertical fins of varying depths, at varying intervals, to break up the massing and an articulated screen composed of perforated metal panels of varying widths and depths is proposed across the façade of the podium to provide a sense of movement and visual interest.***

- appreciate the proposed materials for Lot B buildings; like the choice of picket guardrails for the balconies, which is a departure from the typical glass guardrails in other developments;
- appreciate how the podium interacts with the towers on Lot B; overall, the massing is successful on Lot B;
- appreciate the stand alone towers on Lot C; however, consider removing the amenity “bridge” that links the two towers to reinforce the notion of two separate towers;

*(WTLA) The glazed bridge is conceived as a light element with a glass bottom that, together with landscaping at the ground level, will help to animate the entry auto court.*

- like the articulation and sculptured appearance of the two towers on Lot C; however, there is too much articulation on the location of the exit stairs on the east façade of the north tower, Building N (see rendering on page 35 of the proposal package); consider less articulation on this façade;

*(WTLA) The façade treatment has been refined to take into consideration the Panel’s comment.*

- overall, appreciate the bold design of the project;
- appreciate the applicant giving priority to public experience in the project including the provision of parks and plazas and the high visibility locations identified for public art; agree that the project will make a significant difference in the area;
- appreciate the large project and its interface with the public realm, including the future waterfront park adjacent to the river;
- the project would be a nice addition to the area; and
- appreciate the amount of details provided by the applicant considering the time and technical constraints for the presentation of the large project.

#### **Panel Decision**

It was moved and seconded

*That DP 17-794169 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



**Address:** 3311 No. 3 Road and 3399 Corvette Way

**File No.:** DP 17-794169

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

1. Existing Legal Agreements: Completion, to the City's satisfaction, of the terms of all applicable legal agreements registered on title to Lot B and Lot C prior to rezoning and/or Zoning Text Amendment. This may include the discharge of existing agreements and the registration of modifications, replacements, and/or new legal agreement, as determined by the City, and may require the developer's submission of security (Letters of Credit), cash payments, letters of assurance, and/or other items, as applicable. Requirements shall include, but may not be limited to the following:
  - 1.1. View and Other Development Impacts Covenant (CA5970448 – CA5970449 for Lot B and CA5970450 – CA5970451 for Lot C): For Lot B and Lot C, submitting a letter of assurance from the architect confirming that the buildings are designed in accordance with the agreement and attached Report.
  - 1.2. End-of-Trip Commercial Cycling Facilities Covenant (CA5970468 – CA5970469): For Lot B, including the required facilities, including Class 1 bike storage and electric vehicle charging, in the DP drawings to the satisfaction of the Director of Transportation.
  - 1.3. Car Share Facilities Covenant (CA5970470 – CA5970473): For Lot B:
    - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Transportation;
    - b) Submitting a Letter of Credit (\$50,000) to the City to secure the developer's commitment to provide two car-share vehicles, based on \$25,000 per car; and
    - c) As determined to the satisfaction of the Director of Transportation, registering modifications to or the replacement of the existing legal agreement registered on title to Lot B to require that prior to first occupancy of the Lot B building, in whole or in part (unless otherwise provided for through the Lot B Occupancy Staging Plan), the developer/owner shall enter into a Car-Share Service Provider Agreement and secure the car-share parking spaces and related access requirements with a Statutory Rights-of-Way registered on title.
  - 1.4. Commercial Parking Covenant (CA5970476 – CA5970477): For Lot B, including the required facilities in the DP drawings for Lot B to the satisfaction of the Director of Transportation.
  - 1.5. Electric Vehicle (EV) Charging Equipment for Vehicles and Class "1" Bike Storage Covenant (CA5970480 – CA5970481 for Lot B and CA5970482 – CA5970483 for Lot C): For Lot B and Lot C:
    - a) Including the required energized EV equipment in the DP drawings, in compliance with the existing EV Covenants registered on Lot B and Lot C and current City Bylaw requirements, to the satisfaction of the Director of Transportation; and
    - b) Registering modifications to or the replacement of the existing EV Covenants registered on Lot B and Lot C to accurately reflect the approved Development Permit, which shall include, but may not be limited to, revised rates for the provision of energized EV equipment required for residential and commercial parking spaces and plans and summary tables describing the locations, types, and numbers of required EV equipment.
  - 1.6. Affordable Housing Covenant and Rent Charge (CA5970492 – CA5970495, Modified By No. CA8442697 to CA8442698): For Lot B, as determined to the satisfaction of the Director of Development and Director of Community Social Development:
    - a) Including the required affordable housing units and related features (e.g., parking) in the DP drawings; and

- b) Registering modifications to or the replacement of the existing Housing Covenant & Rent Charge agreement registered on title to Lot B to reflect accurately the approved Lot B Development Permit, which shall include, but may not be limited to final floor plans and summary tables describing the location, type, and size of each Housing Unit.

Tower	Affordable Housing (Net Habitable Floor Area)		Affordable Unit Mix**			
	Min. Permitted*	Proposed	Bach.	1-BR	2-BR	Total
F (West)	N/A	787.3 m <sup>2</sup> (8,474.5 ft <sup>2</sup> )	1	7	4	12
G (East)	N/A	747.1 m <sup>2</sup> (8,042.0 ft <sup>2</sup> )	0	3	7	10
TOTAL	1,514.0 m <sup>2</sup> (16,296.6 ft <sup>2</sup> )	1,534.4 m <sup>2</sup> (16,516.5 ft <sup>2</sup> )	1	10	11	22

\* Minimum permitted floor area shall be the combined total of the ZMU30 zone's minimum affordable housing requirement for Lot B (1,349.3 m<sup>2</sup> / 14,523.7 ft<sup>2</sup>) and the voluntary developer contribution secured through ZT 19-872212 (164.7 m<sup>2</sup> / 1,772.8 ft<sup>2</sup>).

\*\* 100% of affordable housing units shall comply with the City's Basic Universal Housing (BUH) standards.

- 1.7. Community Centre Covenant (CA8442663 – CA8442670): For Lot B, including the required facilities in the DP drawings to the satisfaction of the Directors of Development, Facilities and Project Development, Recreation and Sport Services, and Real Estate Services, which design is required to achieve LEED Gold certification.
- 1.8. Public Art Covenant:
- a) For Lot B (CA5970506 – CA5970507):
- Registering a Replacement Agreement on title for the purpose of attaching the Area Specified Public Art Plan approved for Phase 2 (Lot B) and setting out the Council process, which shall include Council review and approval of the Public Art Terms of Reference and recommended concept prior to fabrication and installation of the selected artwork; and
  - Submitting the Phase 2 (Lot B) Public Art Contribution (\$290,168), including 95% in the form of a Letter of Credit to secure the developer's obligation (\$275,659.60) and 5% as a cash payment for City administration costs (\$14,508.40).

Phase (Lot)	Use	Floor Area			Rate per m <sup>2</sup>	Public Art Contribution
		Max.	Exemptions*	Applicable		
2 (B)	Residential	21,740.2 m <sup>2</sup>	1,534.4 m <sup>2</sup>	20,205.8 m <sup>2</sup>	\$9.58	\$193,571.56
	Non-residential	22,196.8 m <sup>2</sup>	3,106.6 m <sup>2</sup>	19,090.2 m <sup>2</sup>	\$5.06	\$96,596.41
TOTAL	N/A	43,937.0 m <sup>2</sup>	4,641.0 m <sup>2</sup>	39,296.0 m <sup>2</sup>	N/A	\$290,168

\* Permitted exemption are limited to, for non-residential floor area, the community centre (Phase 2 only), and for residential floor area, affordable housing (Phase 2 only).

- b) For Lot C (CA5970508 – CA5970509):
- Registering a Replacement Agreement on title for the purpose of attaching the Area Specified Public Art Plan approved for Phase 3 (Lot C) and setting out the Council process, which shall include Council review and approval of the Public Art Terms of Reference and recommended concept prior to fabrication and installation of the selected artwork; and
  - Submitting the Phase 3 (Lot C) Public Art Contribution (\$125,015.00), including 95% in the form of a Letter of Credit to secure the developer's obligation (\$118,764.25) and 5% as a cash payment for City administration costs (\$6,250.75).

Phase (Lot)	Use	Floor Area			Rate per m <sup>2</sup>	Public Art Contribution
		Max.	Exemptions*	Applicable		
3 (C)	Residential	13,049.6 m <sup>2</sup>	Nil	13,049.6 m <sup>2</sup>	\$9.58	\$125,015
	Non-residential	Nil	Nil	Nil	N/A	Nil
TOTAL	N/A	13,049.6 m <sup>2</sup>	Nil	13,049.6 m <sup>2</sup>	\$9.58	\$125,015

\* Permitted exemption are limited to, for non-residential floor area, the community centre (Phase 2 only), and for residential floor area, affordable housing (Phase 2 only).

- 1.9. Shared Amenity Space Covenant (CA5970514 – CA5970527): For Lot B, including the Lot B Amenity Space (i.e. at least 246.8 m<sup>2</sup> of common indoor amenity space on Lot B) in the DP drawings to the satisfaction of the Director of Development.
- 1.10. McMyn Neighbourhood Pocket Park SRW and Covenant (CA8442672 – CA8442675): For Lot B:
  - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Development and Director of Parks Services; and
  - b) As determined to the satisfaction of the Director of Development and Director of Parks Services, registering modifications to or the replacement of the existing legal agreement registered on title to amend the boundaries of the SRW area to accurately reflect the approved Development Permit design
- 1.11. River Road Park Entrance Statutory Rights-of-Way (CA8442682 – CA8442685): For Lot C:
  - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Development and Director of Parks Services; and
  - b) As determined to the satisfaction of the Director of Development and Director of Parks Services, registering modifications to or the replacement of the existing legal agreement registered on title to amend the boundaries of the SRW area to accurately reflect the approved Development Permit design.
- 1.12. Sea Island Way Greenway Statutory Rights-of-Way (CA5970411 – CA5970414): For Lot B, registering modifications to or the replacement of the existing legal agreement registered on title to Lot B, as determined to the satisfaction of the City, to:
  - a) Amend the boundaries of the SRW area (as generally shown in EPP101483), as generally needed to accommodate Ministry of Transportation and Infrastructure (MOTI) road design requirements; and
  - b) Permit pedestrian weather protection and architectural appurtenances to project over the SRW area, as approved through a Development Permit, provided that the City's access to any City-maintained works within the SRW area are not compromised.
- 1.13. Servicing Agreements\* (SA):
  - a) Entering into the Lot B Servicing Agreement\* (SA 16-748501) and submit the Lot B Servicing Agreement\* letter of credit, which for clarity shall include the Sea Island Way Greenway SRW area (Plan EPP101483) and Community Centre Plaza - North (Lot B) SRW area (Plan EPP105458); and
  - b) Entering into the Lot C Servicing Agreements\* (SA 16-748502/civil; SA 18-837987/dike; SA 18-837985/park) and submit the Lot C Servicing Agreement\* letters of credit.
2. Lot B Occupancy Staging Plan: For Lot B, registering a restrictive covenant and/or alternative legal agreement on title to secure that, should the developer request that the occupancy of the Lot B building proceeds in stages, "no occupancy" shall be permitted of any portion of the Lot B building, in whole or in part, unless the developer complies with the following to the satisfaction of the City.

NOTE: For clarity:

- For the purpose of this legal agreement, occupancy restrictions shall not apply to parking intended as an ancillary use to non-parking uses and occupancy shall not include provisional occupancy permitted exclusively for construction and/or tenant improvement purposes;

- No Building Permit\* shall be issued for a building on Lot B unless the permit, which may be issued in parts (e.g., partial permit issuance for foundation works), includes the entirety of the Lot B development, as determined to the satisfaction of the City; and
- The Community Centre Stage must be completed in advance of or concurrently with all other stages. The order in which one, some or all of the Commercial Stage, Residential Tower F Stage, and Residential Tower G Stage may proceed may be determined at the discretion of the developer.

- 2.1. Community Centre Stage: Prior to first occupancy of the Lot B building, in whole or in part, the developer shall complete all prior-to-first-occupancy requirements and submit a letter of assurance from the architect confirming that all prior-to-first-occupancy requirements are complete, including:
- a) All community centre uses and spaces, including all required interior and exterior spaces, architectural and landscape features, associated parking (exclusive and shared), bike storage, and waste facilities, and related features, as provided in CA8442663 – CA8442670;
  - b) Lot B (Phase 2) public art, as provided in CA5970506 – CA5970507 as replaced by section 1.8(a) of these Development Permit Considerations;
  - c) All District Energy Utility requirements, as provided in CA5970456 – CA5970457;
  - d) All engineering, transportation, and parks works subject to the Lot B Servicing Agreement\*, except that frontage works located behind the curb along No. 3 Road (north of the Community Centre Plaza SRW area), Sea Island Way, and Corvette Way may be temporary (e.g., asphalt sidewalk) if such temporary works have been approved by the City through the Lot B Servicing Agreement\*; and
  - e) Other spaces, uses, and/or features necessary to the operation of the Community Centre Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For off-site works and improvements within SRW areas, completion to the City's satisfaction shall mean, among other things, that the works have received a Certificate of Completion, final Building Permit\* inspection granting occupancy, or alternative City approval(s), as determined to be applicable at the sole discretion of the City.

- 2.2. Commercial Stage: Prior to occupancy of any commercial uses (e.g., office, retail, restaurant) on Lot B, in whole or in part, the developer shall complete all prior-to-commercial-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-commercial-occupancy requirements are complete, including:
- a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
  - b) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement\* to the City's satisfaction;
  - c) 100% of the End-of-Trip Facilities and Class 1 Bike Storage for Non-Residential Uses, as provided in CA5970468 – CA5970469;
  - d) 100% of the Car-Share measures (e.g., Car-Share Service Provider Agreement and Statutory Rights-of-Way to secure parking spaces), as provided in CA5970470 – CA5970473;
  - e) 100% of the Public Parking portion of Lot B's required Commercial Parking spaces, as provided in CA5970476 – CA5970477;
  - f) A proportional share of the Assignable Parking portion of Lot B's required Commercial Parking spaces, as provided in CA5970476 – CA5970477;
  - g) A proportional share of electric vehicle (EV) charging infrastructure for Commercial Parking and Class 1 Bike Storage for Non-Residential Uses, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
  - h) A proportional share of non-residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit\*; and

- i) Other spaces, uses, and/or features necessary to the operation of the Commercial Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Commercial Stage, “proportional share” shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City’s satisfaction, with respect to the floor area of commercial uses for which the developer is seeking occupancy.

- 2.3. Residential Tower F Stage: Prior to occupancy of any residential uses in the “Tower F” portion of the Lot B development (including the townhouse units fronting Corvette Way), in whole or in part, the developer shall complete all prior-to-Tower F-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-Tower F-occupancy requirements are complete, including:
  - a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
  - b) 100% of the Affordable Housing units located in Tower F and all related features (e.g., parking), as provided in CA5970492 – CA5970495, Modified by CA8442697 – CA8442698, as modified or replaced by section 1.6(b) of these Development Permit Considerations;
  - c) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement\* to the City’s satisfaction;
  - d) A proportional share of residential parking spaces, residential Class 1 bike storage, and related electric vehicle (EV) charging facilities for cars and bikes, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
  - e) A share of the Public Parking portion of Lot B’s required Commercial Parking spaces to accommodate residential visitors, as provided in CA5970476 – CA5970477, as determined to the satisfaction of the Director of Transportation;
  - f) A proportional share of residential indoor and outdoor amenity space to satisfy Official Community Plan and City Centre Area Plan requirements;
  - g) A proportional share of residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit\*; and
  - h) Other spaces, uses, and/or features necessary to the operation of the Residential Tower F Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Residential Tower F Stage, “proportional share” shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City’s satisfaction, with respect to 100% of Tower F’s residential floor area (regardless of whether the developer is seeking occupancy of Tower F in whole or in part).

- 2.4. Residential Tower G Stage: Prior to occupancy of any residential uses in the “Tower G” portion of the Lot B development, in whole or in part, the developer shall complete all prior-to-Tower G-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-Tower G-occupancy requirements are complete, including:
  - a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
  - b) 100% of the Affordable Housing units located in Tower G and all related features (e.g., parking), as provided in CA5970492 – CA5970495, Modified by CA8442697 – CA8442698, as modified or replaced by section 1.6(b) of these Development Permit Considerations;

- c) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement\* to the City's satisfaction;
- d) A proportional share of residential parking spaces, residential Class 1 bike storage, and related electric vehicle (EV) charging facilities for cars and bikes, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
- e) A share of the Public Parking portion of Lot B's required Commercial Parking spaces to accommodate residential visitors, as provided in CA5970476 – CA5970477, as determined to the satisfaction of the Director of Transportation;
- f) A proportional share of residential indoor and outdoor amenity space to satisfy Official Community Plan and City Centre Area Plan requirements;
- g) A proportional share of residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit\*; and
- h) Other spaces, uses, and/or features necessary to the operation of the Residential Tower G Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Residential Tower G Stage, "proportional share" shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City's satisfaction, with respect to 100% of Tower G's residential floor area (regardless of whether the developer is seeking occupancy of Tower G in whole or in part).

- 3. Lot C Visitor Parking: Registering a restrictive covenant and easement and/or alternative legal agreement on title to Lot C and Lot A, restricting development/occupancy of Lot C and occupancy of a portion of Lot A unless parking is provided for visitors to Lot C in compliance with the Zoning Bylaw, as approved through DP 17-794169, to the satisfaction of the City and granting Lot C the right to access and use those visitor parking spaces required to be provided to Lot C within the Lot A parkade. More specifically, Lot C Visitor Parking requirements for the lots shall include the following:
  - 3.1. The Lot C building shall include three visitor parking spaces on the ground floor level of the building's parking structure for the exclusive use of Lot C visitors, including:
    - a) Two Accessible-size parking spaces and one Standard-size parking space;
    - b) Signage indicating that the following maximum parking durations shall apply, unless otherwise approved by the Director of Transportation:
      - i. Five minutes maximum for one Accessible-size parking space and one Standard-size parking space (to accommodate passenger loading, restaurant delivery, and similar short-term parking needs); and
      - ii. Two hours maximum for one Accessible-size parking space.
  - 3.2. The Lot A building shall include 13 visitor parking spaces on the ground floor level of the building's parking structure for the exclusive use of Lot C visitors, which parking shall:
    - a) Comprise part of Lot A's commercial parking located on the ground-floor level of the building's parkade, but will not include any Public Commercial Parking or Assignable Commercial Parking spaces secured by the Commercial Parking covenant registered on title to Lot A (CA5970474 – CA5970475);
    - b) Include at least one Accessible-size parking space and no more than six Small-Car-size parking spaces;
    - c) Be marked with signage indicating that they are for the exclusive use of Lot C visitors; and
    - d) Permit Lot C visitors to have 24/7 access to enter/exit and park within the parkade; and
    - e) Permit Lot C visitors to park overnight.
  - 3.3. No Building Permit\* shall be issued for a building on Lot C, in whole or in part, until the Lot C Visitor Parking required on Lot C is included in the Lot C Building Permit, to the satisfaction of the City, and the



architect submits a Letter of Assurance confirming the facilities comply with the approved Development Permit and this legal agreement.

3.4. “No occupancy” shall be permitted of:

- a) Any building on Lot C, in whole or in part, until the required Lot C Visitor Parking requirements on both Lot C and Lot A are complete to the satisfaction of the City and the parking facilities have received final Building Permit\* inspection granting occupancy; and
- b) The final two of six residential towers on Lot A, in whole or in part, until the required Lot C Visitor Parking requirements on Lot A are complete to the satisfaction of the City and the parking facilities have received final Building Permit\* inspection granting occupancy. For clarity, if the developer completes the Lot C Visitor Parking requirements on Lot A to the City’s satisfaction and the required parking facilities receive final Building Permit\* inspection granting occupancy before any building on Lot C is granted occupancy, in whole or in part, the interim use of the Lot C Visitor Parking facilities on Lot A shall be determined to the discretion of the developer (i.e. until Lot C is granted occupancy, in whole or part), which may entail the suspension of the Lot C Visitor Parking requirements on Lot A set out in sections 3.2 c), d) and e) until any building on Lot C is granted occupancy, in whole or in part.

4. Landscape Security: Submission of Letter of Credits for landscaping, based on the costs estimate provided by a CSLA registered landscape architect (including 10% contingency), excluding landscape works that are subject to a Servicing Agreement\* (i.e. off-site works and works within the Sea Island Way Greenway SRW and Community Centre Plaza - North / Lot B SRW), as follows:

- 4.1. For Lot B: \$1,516,218.25; and
- 4.2. For Lot C: \$592,474.58.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

1. Existing Legal Agreements: Completion, to the City’s satisfaction, of the terms of all applicable legal agreements registered on title to Lot B and Lot C prior to rezoning, Zoning Text Amendment, and/or Development Permit issuance. This may include the discharge of existing agreements and the registration of modifications, replacements, and/or new legal agreement, as determined by the City, and may require the developer’s submission of security (Letters of Credit), cash payments, reports or letters of assurance, or other items, as applicable.
2. Community Centre (Lot B) Encroachment Agreement: Registration of a legal agreement on title to Lot B, setting out the terms and conditions under which architectural features comprising part of the Community Centre façade shall be permitted to project across Lot B’s south property line and overhang the McMyn Way sidewalk. The permitted encroachments must not conflict with vehicle sightlines or frontage improvements (e.g., street trees, streetlights, furnishings, utilities, or traffic control features) and shall be limited to the following, as determined to the satisfaction of the Director of Engineering and Director of Facilities and Project Development:
  - 2.1. Demountable pedestrian weather protection (which may include Community Centre signage) with a minimum clear height of at least 3.0 m above the grade of the fronting sidewalk, designed and constructed to be readily taken down by the owner (at the owner’s cost) to facilitate maintenance and repair of works within the McMyn Way rights-of-way by or on behalf of the City and private utilities; and
  - 2.2. Fixed (permanent) curvilinear frame and related façade features (i.e. not habitable space) with a minimum clear height of at least 7.5 m above the grade of the fronting sidewalk.
3. Capstan Station Bonus: Payment of the Capstan Station Reserve contributions for each of Lot B (CA5970460) and Lot C (CA5970462).
4. Construction Parking and Traffic Management Plan: Submission of a Plan to the Transportation Department. The Plan shall include locations for parking for services, deliveries, and workers, loading, applications for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Accessibility: Incorporation of accessibility measures in Building Permit\* plans as determined via the Development Permit.

6. BC Energy Step Code & District Energy Utility (DEU): Incorporation of measures in Building Permit\* plans, as determined to the City's satisfaction, to:
  - 6.1. Facilitate the future connection of both lots to a City DEU system; and
  - 6.2. Provide for the Lot B development to achieve Step 3 and the Lot C development, which shall include a low carbon energy plan, to achieve Step 2.
7. Construction Hoarding: Obtain a Building Permit\* (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit\*. For additional information, contact the Building Approvals Department at 604-276-4285.

**NOTE:**

- *Items marked with an asterisk (\*) require separate applications.*
- *Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.*

*All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.*

*The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.*
- *Additional legal agreements, as determined via the subject development's Servicing Agreement\*(s) and/or Building Permit\*(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.*
- *Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities comply with all relevant legislation.*

**Signed copy on file**

---

Signed

---

Date



# City of Richmond

## Development Permit

**No. DP 17-794169**

To the Holder: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

Property Address: 3311 No. 3 Road and 3399 Corvette Way

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

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #C-19 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 security in the amount of:
  - For 3311 No. 3 Road: \$1,516,218.25; and
  - For 3399 Corvette Way: \$592,474.58,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 17-794169

To the Holder: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

Property Address: 3311 No. 3 Road and 3399 Corvette Way

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

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

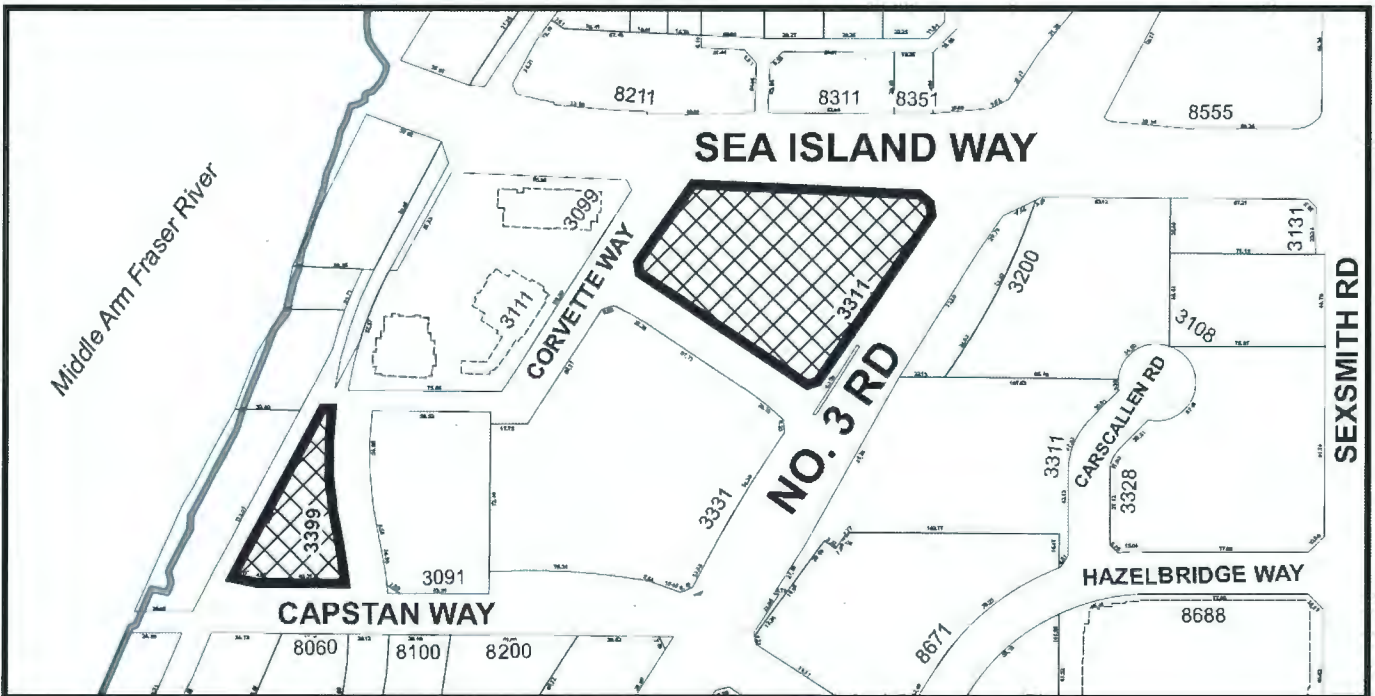
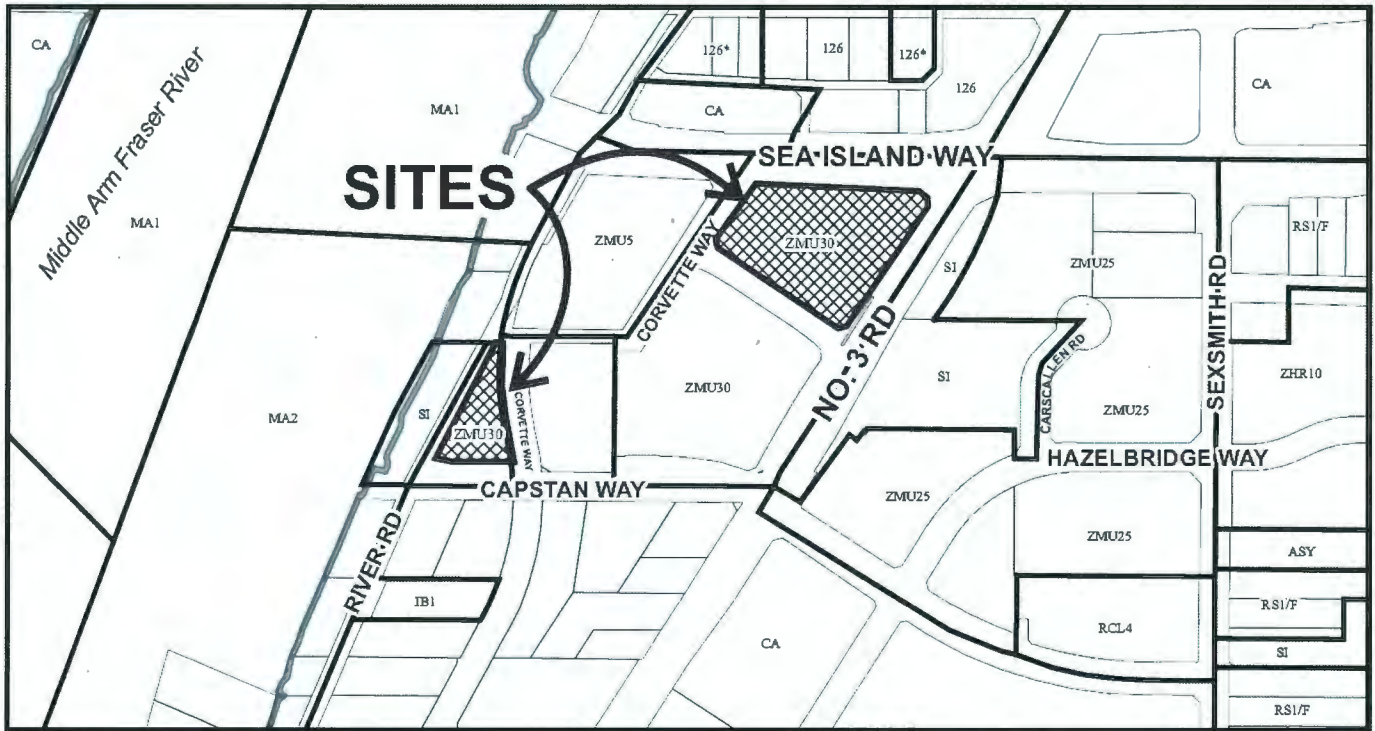
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond



DP 17-794169  
SCHEDULE "A"

Original Date: 01/05/18

Revision Date: 03/01/21

Note: Dimensions are in METRES



DP

Address: 3311 No. 3 Road **(Phase 2)** and 3399 Corvette Way **(Phase 3)**

Applicant/Owner: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

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

**Phase 2:** Floor Area Gross: 46,429.4 m<sup>2</sup> Floor Area Net: 43,937.0 m<sup>2</sup>

**Phase 3:** Floor Area Gross: 14,660.1 m<sup>2</sup> Floor Area Net: 13,049.6 m<sup>2</sup>

	Existing	Proposed																																
Site Area	<ul style="list-style-type: none"><li>Phase 2: 9,177 m<sup>2</sup></li><li>Phase 3: 2,264 m<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>No change</li></ul>																																
Land Uses	<ul style="list-style-type: none"><li>Phases 2 &amp; 3: Vacant</li></ul>	<ul style="list-style-type: none"><li>Phase 2: Residential, office, retail, restaurant &amp; community centre</li><li>Phase 3: Residential only</li></ul>																																
OCp	<ul style="list-style-type: none"><li>Mixed Use</li></ul>	<ul style="list-style-type: none"><li>No change</li></ul>																																
CCAP Designation	<ul style="list-style-type: none"><li>Institution, Urban Centre (T5), and Capstan Station Bonus</li></ul>	<ul style="list-style-type: none"><li>No change</li></ul>																																
Zoning	<ul style="list-style-type: none"><li>Residential/Limited Commercial &amp; Community Amenity (ZMU30)</li></ul>	<ul style="list-style-type: none"><li>No change</li></ul>																																
Number of Units TOTAL	<ul style="list-style-type: none"><li>Nil</li></ul>	<table><thead><tr><th></th><th>Market</th><th>Affordable Housing</th><th>Total</th></tr></thead><tbody><tr><td>Phase 2</td><td>253</td><td>22</td><td>275</td></tr><tr><td>Phase 3</td><td>89</td><td>Nil</td><td>89</td></tr><tr><td>Total</td><td>342</td><td>22</td><td>364</td></tr><tr><td>MARKET</td><td>1-BR</td><td>2-BR + 3+ BR</td><td>Total</td></tr><tr><td>Phase 2</td><td>128 (51%)</td><td>115 + 10 = 125 (49%)</td><td>128 + 125 = 253</td></tr><tr><td>Phase 3</td><td>Nil</td><td>35 + 54 = 89 (100%)</td><td>Nil + 89 = 89</td></tr><tr><td>Total</td><td>128 (37%)</td><td>150 + 64 = 214 (63%)</td><td>128 + 214 = 342</td></tr></tbody></table>		Market	Affordable Housing	Total	Phase 2	253	22	275	Phase 3	89	Nil	89	Total	342	22	364	MARKET	1-BR	2-BR + 3+ BR	Total	Phase 2	128 (51%)	115 + 10 = 125 (49%)	128 + 125 = 253	Phase 3	Nil	35 + 54 = 89 (100%)	Nil + 89 = 89	Total	128 (37%)	150 + 64 = 214 (63%)	128 + 214 = 342
	Market	Affordable Housing	Total																															
Phase 2	253	22	275																															
Phase 3	89	Nil	89																															
Total	342	22	364																															
MARKET	1-BR	2-BR + 3+ BR	Total																															
Phase 2	128 (51%)	115 + 10 = 125 (49%)	128 + 125 = 253																															
Phase 3	Nil	35 + 54 = 89 (100%)	Nil + 89 = 89																															
Total	128 (37%)	150 + 64 = 214 (63%)	128 + 214 = 342																															
Unit Mix Market Housing	<ul style="list-style-type: none"><li>Nil</li></ul>																																	
Unit Mix Affordable Housing	<ul style="list-style-type: none"><li>Nil</li></ul>	<table><thead><tr><th></th><th>Studio + 1-BR</th><th>2-BR</th><th>Total</th></tr></thead><tbody><tr><td>Phase 2</td><td>1 + 10 = 11 (50%)</td><td>11 (50%)</td><td>11 + 11 = 22</td></tr><tr><td>Phase 3</td><td>Nil</td><td>Nil</td><td>Nil</td></tr><tr><td>BUH UNITS</td><td>Market</td><td>Affordable Housing</td><td>Total</td></tr><tr><td>Phase 2</td><td>23</td><td>22</td><td>45</td></tr><tr><td>Phase 3</td><td>9</td><td>N/A</td><td>9</td></tr><tr><td>Total</td><td>32 (9%)</td><td>22 (100%)</td><td>54 (15%)</td></tr></tbody></table>		Studio + 1-BR	2-BR	Total	Phase 2	1 + 10 = 11 (50%)	11 (50%)	11 + 11 = 22	Phase 3	Nil	Nil	Nil	BUH UNITS	Market	Affordable Housing	Total	Phase 2	23	22	45	Phase 3	9	N/A	9	Total	32 (9%)	22 (100%)	54 (15%)				
	Studio + 1-BR	2-BR	Total																															
Phase 2	1 + 10 = 11 (50%)	11 (50%)	11 + 11 = 22																															
Phase 3	Nil	Nil	Nil																															
BUH UNITS	Market	Affordable Housing	Total																															
Phase 2	23	22	45																															
Phase 3	9	N/A	9																															
Total	32 (9%)	22 (100%)	54 (15%)																															
Basic Universal Housing (BUH) Units	<ul style="list-style-type: none"><li>Nil</li></ul>																																	
ZMU30 Bylaw Requirement																																		
Net Floor Area Total	<ul style="list-style-type: none"><li>Phase 2: 43,937.0 m<sup>2</sup></li><li>Phase 3: 13,049.6 m<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>Phase 2: 43,937.0 m<sup>2</sup></li><li>Phase 3: 13,049.6 m<sup>2</sup></li></ul>																																
Net Floor Area Residential	<ul style="list-style-type: none"><li>Phase 2: 21,740.2 m<sup>2</sup></li><li>Phase 3: 13,049.6 m<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>Phase 2: 21,740.2 m<sup>2</sup> including 1,534.5 m<sup>2</sup> affordable housing</li><li>Phase 3: 13,049.6 m<sup>2</sup></li></ul>																																
Net Floor Area Non-Residential	<ul style="list-style-type: none"><li>Phase 2: 22,196.8 m<sup>2</sup></li><li>Phase 3: Nil</li></ul>	<ul style="list-style-type: none"><li>Phase 2: 22,196.8 m<sup>2</sup> including 3,106.6 m<sup>2</sup> community centre</li><li>Phase 3: Nil</li></ul>																																
Height	Max 47 m GSC	47 m GSC																																
Lot Coverage	Max 90%	90%																																
Parking	<ul style="list-style-type: none"><li>Phase 2: 557</li><li>Phase 3: 105</li></ul>	<ul style="list-style-type: none"><li>Phase 2: 591 (including 22 residential extra Tandem)</li><li>Phase 3: 170 (including 21 extra Tandem)</li></ul>																																



CITY OF RICHMOND NOTES:

Variances: There are NO variances proposed.

Statutory Right-of-Ways (SRWs):

- Shown on the Phase 2/Lot B Site Plan (PLAN #B-2) and the Phase 3/Lot C Site Plan (PLAN #C-3).
- Community Centre Plaza SRW, Sea Island Way SRW & No. 3 Road SRW are subject to a Servicing Agreement.
- McMyn Neighbourhood Pocket Park SRW is subject to this DP & included in the DP Landscape LOC.

Community Centre @ Phase 2/Lot B:

- This will be a City owned & operated facility (secured through RZ 12-603040 & ZT 19-472212) and will be designed and constructed by the developer, at the developer's sole cost, to a turnkey level of finish.
- The facility occupies a 2-storey space (future Air Space Parcel) fronting onto the north side of McMyn Way.
- City Senior Management approval is required prior to Building Permit (BP) issuance. (NOTE: The legal agreements specify a Tenant Improvement budget and the City must be satisfied that the budget is satisfactorily allocated.)
- For more information, see the Community Centre Plan. (PLAN #B-18d-1 to #B-18d-12)

LEED for City Facilities: Community Centre requires LEED Gold certification, as per Richmond's policy

BC Energy Step Code:

- Phase 2/Lot B: Step 3
- Phase 3/Lot C: Step 2 & install a low carbon energy plant at the developer's cost

Affordable Housing (AH) @ Phase 2/Lot B:

- Affordable Housing is ONLY located on Phase 2/Lot B: Tower F (west) Levels 1/2/3 and Tower G (east) on Levels 3/4
- Housing Agreement & Covenant are registered on title to the lot. (This was completed through ZT 19-472212.)
- 100% of the Affordable Housing units are required to be BUH units & must satisfy Zoning Bylaw requirements.
- For more information, see the Affordable Housing Plan. (PLAN #B-18e.1 to #B-18e.7)

Capstan Station Reserve: The developer's contribution with respect to the Capstan Station (density) Bonus is payable prior to BP issuance

DRAWINGS ARE ORGANIZED AS FOLLOWS:

	Both lots	Statistics
1. PLAN #1	Phase 2/Lot B	Site Plan (SRWs & above ground utilities are shown.)
2. PLAN #B-2	Phase 3/Lot C	Site Plan (SRWs & above ground utilities are shown.)
3. PLAN #C-3	Statistics	Statistics
4. PLAN #B-4	Phase 2/Lot B	Floor Plans (Affordable Housing units are shown)
5. PLAN #B-5a to #B-5r	Phase 2/Lot B	Sections
6. PLAN #B-6a to #B-6b	Phase 2/Lot B	Sections/Elevations
7. PLAN #B-7a to #B-7d	Phase 2/Lot B	Elevation
8. PLAN #B-8a to #B-8d	Phase 2/Lot B	Materials (Excluding the Community Centre)
9. PLAN #B-9.1 to #B-9.2	Phase 2/Lot B	Streetscape (3D drawings & details of key frontages)
10. PLAN #B-10a to #10c	Phase 3/Lot C	Statistics
11. PLAN #C-11	Phase 3/Lot C	Floor Plans
12. PLAN #C-12a to #C-12j	Phase 3/Lot C	Section
13. PLAN #C-13	Phase 3/Lot C	Sections
14. PLAN #C-14a to #C-14b	Phase 3/Lot C	Elevations
15. PLAN #C-15a to #C-15c	Phase 3/Lot C	Materials
16. PLAN #C-16	Phase 3/Lot C	Streetscape (3D drawings & details of key frontages)
17. PLAN #C-17a to #C-17d	Phase 3/Lot C	Landscape
18. PLAN #18a-1 to #18a-9	Both lots	Landscape (Plans & sections)
19. PLAN #B-18b-1 to #B-18b-24	Phase 2/Lot B	Landscape (Plans & sections)
20. PLAN #C-18c-1 to #C-18c-19	Phase 3/Lot C	Community Centre (Plans, sections, elevations & materials)
21. PLAN #B-18d to #B-18d-12	Phase 2/Lot B	Affordable Housing (Stats/plans as per the existing Housing Covenant)
22. PLAN #B-18e.1 to #B-18e.7	Phase 2/Lot B	BUH & Aging-in-Place (Notes)
23. PLAN #18f	Both lots	Residential Amenity (Indoor/outdoor. Full use by AH tenants. Extra outdoor area for office.)
24. PLAN #B-18g	Phase 2/Lot B	Residential Amenity (Indoor/outdoor)
25. PLAN #C-18h	Phase 3/Lot C	Parking/EV Summary (Includes Community Centre, Car-Share & 'Public Parking'.)
26. PLAN #B-18i to #B-18j	Phase 2/Lot B	Parking/EV Summary
27. PLAN #C-18k	Phase 3/Lot C	Bike Storage & End-of-Trip Facilities (EV required for Class 1 @ 1/10 bikes as per Bylaw)
28. PLAN #B-18l to #B-18m	Phase 2/Lot B	Bike Storage (EV required for Class 1 @ 1/10 bikes as per Bylaw)
29. PLAN #C-18n	Phase 3/Lot C	Waste Facilities (Includes truck turning templates. Clear over-height space required.)
30. PLAN #B-18n-1 to #B-18n-2	Phase 2/Lot B	Waste Facilities (Includes truck turning templates. Clear over-height space required.)
31. PLAN #C-18n-1 to #C-18n-3	Phase 3/Lot C	DEU Key Plan (DEU-ready design required.)
32. PLAN #B-18o & #C-18o	Both lots	Fire Access (Plan has been approved by RFD.)
33. PLAN #B-18p & #C-18p	Both lots	Flood Construction (Plan has been approved by Building Approvals.)
34. PLAN #B-18q & #C-18q	Both lots	Signage (Illustrative concept. City Signage Permits required.)
35. PLAN #B-19 & #C-19	Both lots	

JOB NO.	11-03
DRAWN	
DATE	February 12, 2021
SCALE	NTS
CHECKED	
© Copyright reserved. This plan and design is and all show means is the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of the owner.	
DRAWING NO. 1	





DP 17-794169  
March 24, 2021  
Plan #B-2

ViewStar  
Lot B

**3311 No. 3 Road  
Richmond, BC**

**Lots B  
Site Plan**

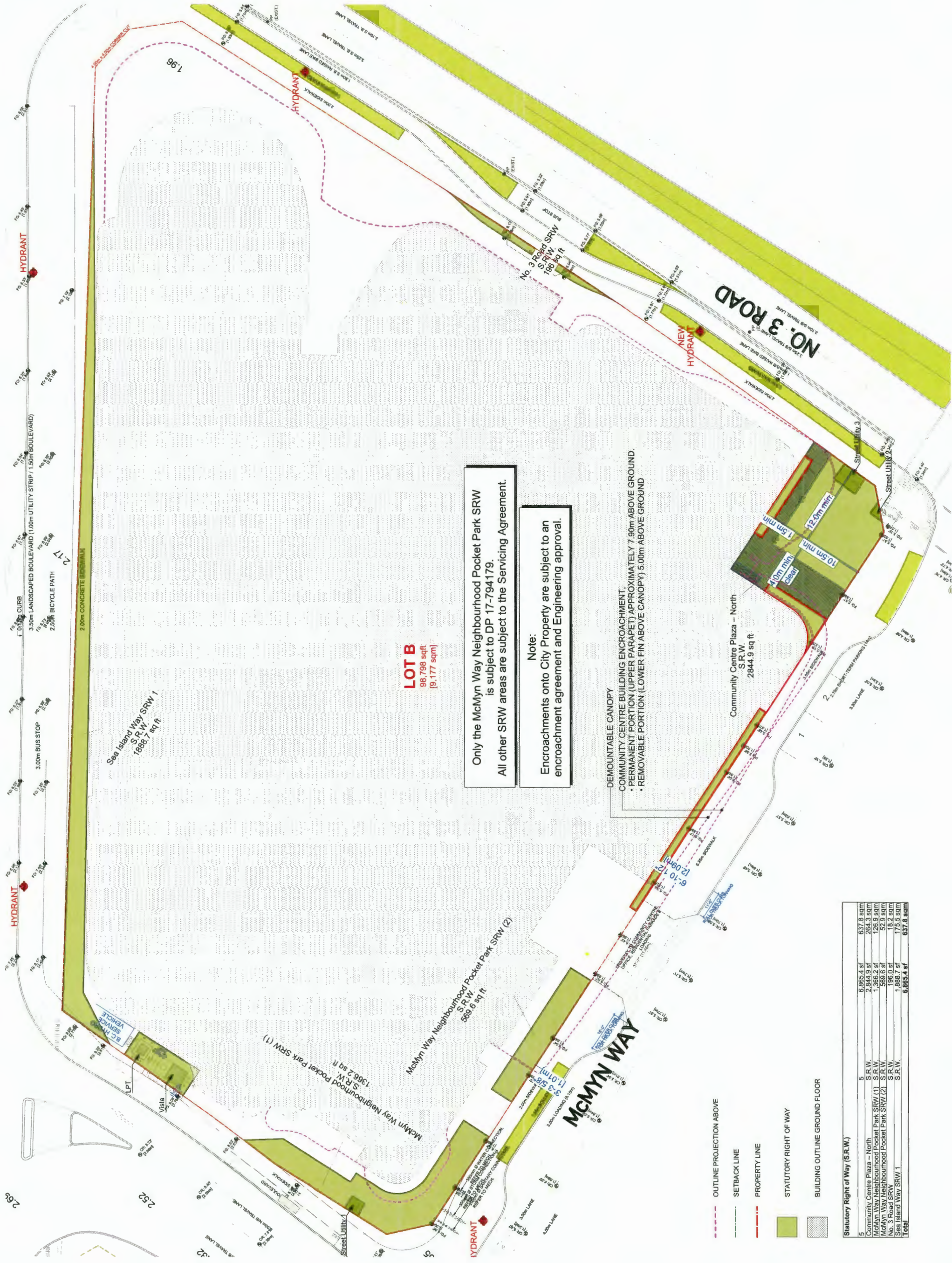
JOB NO.	11-03
DRAWN	SV/VK
DATE	February 12, 2021
SCALE	1/16" = 1'-0"

CHECKED \_\_\_\_\_

© Copyright reserved. This film and design is and at all times remains the exclusive property of W. T. Ljung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. \_\_\_\_\_

## Plan #B-2







REVISION  
A 2024-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-3

PROJECT

ViewStar  
Lot B

3311 No. 3 Road  
Richmond, BC

Lots C  
Site Plan

JOB NO. 11-03

DRAWN SV

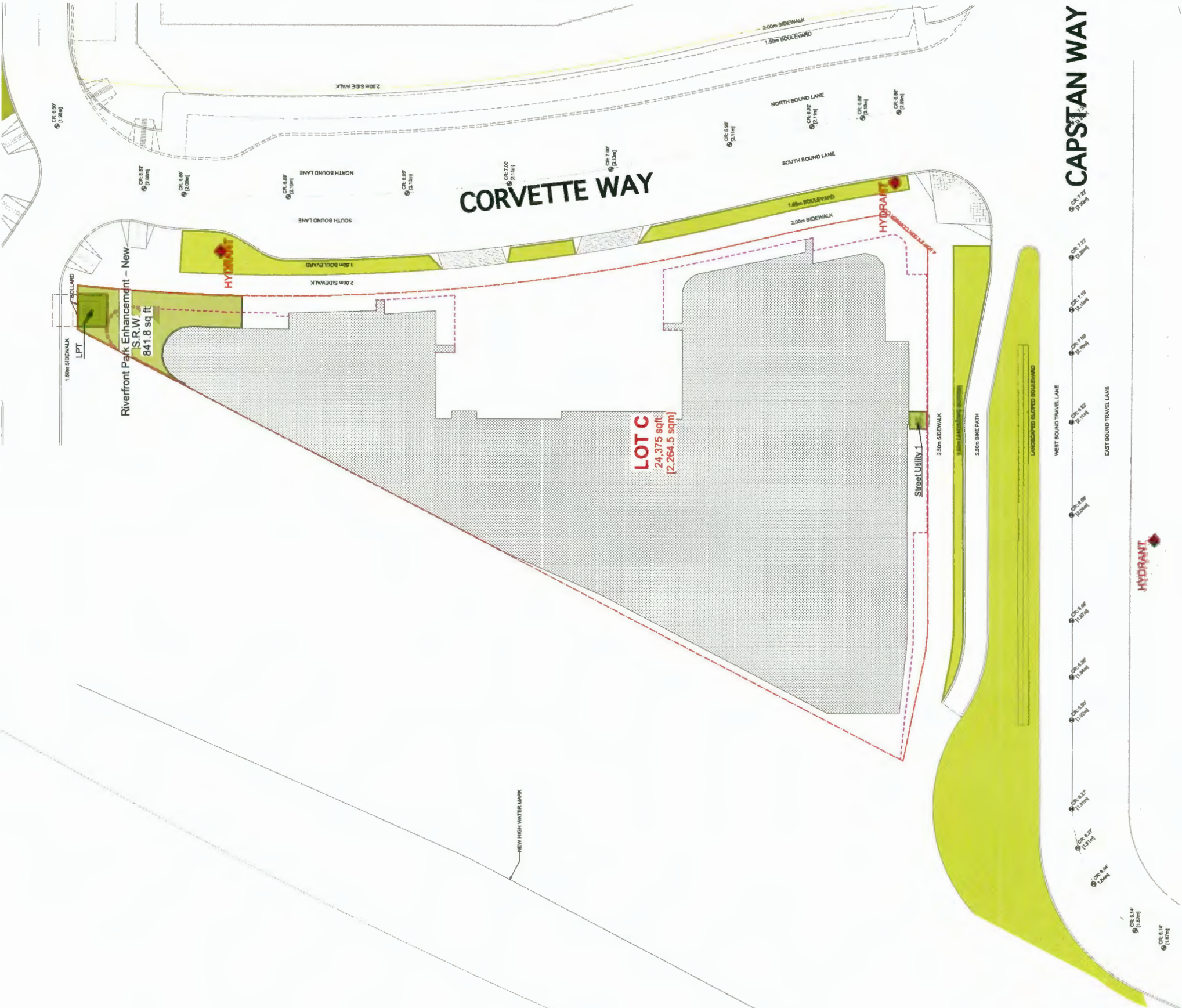
DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED  
© Copyright reserved. This plan and design is used as all other matters are the property of the architect. No part of this plan may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

DRAWING NO.

Plan #C-3



- OUTLINE PROJECTION ABOVE
- SETBACK LINE
- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- BUILDING OUTLINE GROUND FLOOR

Statutory Right of Way (S.R.W.)			
Riverfront Park Enhancement - New	S.R.W.	841.8 sf	76.2 sqm
Total		841.8 sf	76.2 sqm



PHASE 2 (Lot B)	Phase 2 Bylaw Requirements	Phase 2 Proposed	Variance
Net Floor Area Total	<ul style="list-style-type: none"><li>Max 43,937.0 m<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>43,937.0 m<sup>2</sup></li></ul>	None permitted
Net Floor Area Residential	<ul style="list-style-type: none"><li>Max 21,740.2 m<sup>2</sup> including:<ul style="list-style-type: none"><li>Market: 20,226.2 m<sup>2</sup> (max)</li></ul></li><li>Affordable: 1,514.0 m<sup>2</sup> (min), including:<ul style="list-style-type: none"><li>ZMU30 requirement: 1,349.3 m<sup>2</sup></li><li>Additional voluntary developer contribution: 164.7 m<sup>2</sup></li></ul></li></ul> <p><b>NOTE:</b> The City secured the developer's commitment to the additional 164.7 m<sup>2</sup> Affordable Housing contribution through ZT 19-872212.</p>	<ul style="list-style-type: none"><li>21,740.2 m<sup>2</sup> including:<ul style="list-style-type: none"><li>Market: 20,205.8 m<sup>2</sup></li><li>Affordable: 1,534.4 m<sup>2</sup> (min), including:<ul style="list-style-type: none"><li>ZMU30 requirement: 1,349.3 m<sup>2</sup></li><li>Additional voluntary developer contribution: 185.1 m<sup>2</sup></li></ul></li></ul></li></ul> <p><b>NOTE:</b> The additional Affordable Housing contribution includes 164.7 m<sup>2</sup> secured through ZT 19-872212 plus 20.4 m<sup>2</sup> proposed through the subject DP design. The area of the Market Housing has been reduced accordingly. Prior to adoption of the ZT 19-872212 bylaw, the entire 1,534.4 m<sup>2</sup> Affordable Housing contribution was secured with a Housing Agreement &amp; Covenant registered on title.</p>	None permitted
Net Floor Area Non-Residential	<ul style="list-style-type: none"><li>Max 22,196.8 m<sup>2</sup> including:<ul style="list-style-type: none"><li>Community Centre: 3,106.6 m<sup>2</sup> (min)</li><li>Commercial: 19,090.2 m<sup>2</sup> (max)</li></ul></li></ul>	<ul style="list-style-type: none"><li>22,196.8 m<sup>2</sup> including:<ul style="list-style-type: none"><li>Community Centre: 3,106.6 m<sup>2</sup></li><li>Commercial: 19,090.2 m<sup>2</sup> including:<ul style="list-style-type: none"><li>Mixed commercial (Levels 1 &amp; 2): 1,962.2 m<sup>2</sup> GLA</li><li>Office (Level 3+): 14,382.2 m<sup>2</sup> GLA</li><li>Non-feasible area: 2,745.8 m<sup>2</sup></li></ul></li></ul></li></ul>	None permitted
Number of Units	<ul style="list-style-type: none"><li>Max 275 (secured by a covenant on title)</li></ul>	<ul style="list-style-type: none"><li>275, including 253 Market &amp; 22 Affordable</li></ul>	None
Unit Mix Market Housing	<ul style="list-style-type: none"><li>OCP encourages 40% 2-BR &amp; 3-BR family-friendly units</li></ul>	<ul style="list-style-type: none"><li>1 BR: 128 (51%)</li><li>2 BR: 115 (45%)</li><li>3+ BR: 10 (4%)</li></ul>	None
Unit Mix Affordable Housing	<ul style="list-style-type: none"><li>As approved through ZT 19-872212, 60% of the Phase 1 &amp; 2 Affordable Housing units shall be 2- &amp; 3-BR units, including 11 2-BR units in Phase 2</li></ul>	<ul style="list-style-type: none"><li>Studio: 1 (5%)</li><li>1 BR: 10 (45%)</li><li>2 BR: 11 (50%)</li></ul>	None
Basic Universal Housing (BUH)	<ul style="list-style-type: none"><li>N/A</li></ul>	<ul style="list-style-type: none"><li>Market Housing: 23 units (9%)</li><li>Affordable Housing: 22 units (100%)</li></ul>	None
Energy & Sustainability	<ul style="list-style-type: none"><li>BC Energy Step Code</li><li>LEED Gold for new City facilities</li></ul>	<ul style="list-style-type: none"><li>Step 3</li><li>Community Centre: LEED Gold certification</li></ul>	None
Height	<ul style="list-style-type: none"><li>Max 47 m GSC</li></ul>	<ul style="list-style-type: none"><li>47 m GSC</li></ul>	None
Lot Coverage	<ul style="list-style-type: none"><li>Max 90%</li></ul>	<ul style="list-style-type: none"><li>90%</li></ul>	None
Setbacks	<ul style="list-style-type: none"><li>Road &amp; park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided</li><li>Underground parking structure: 0.0 m</li></ul>	<ul style="list-style-type: none"><li>No. 3 Road:<ul style="list-style-type: none"><li>Retail: 2.4 m min.</li><li>Office: 5.3 m min</li></ul></li><li>McMyn Way:<ul style="list-style-type: none"><li>Residential: 4.89 m min</li><li>Community Centre: 0.0 m</li></ul></li></ul> <p><b>NOTE:</b> Prior to BP issuance, an encroachment agreement will be required to permit the Community Centre's proposed demountable canopies &amp; fixed façade features to project over the property line.</p> <ul style="list-style-type: none"><li>Corvette Way: 1.7 m min</li><li>Sea Island Way: 0.97 m min</li><li>Underground parking structure: 0.0 m</li></ul>	None

Parking	<ul style="list-style-type: none"><li>557 spaces, including:<ul style="list-style-type: none"><li>Market @ 1.0/unit: 253</li><li>Affordable Housing @ 0.81/unit: 18</li><li>Visitor: Nil (ZMU30 permitted 100% to be shared with commercial Public Parking)</li></ul></li><li>Non-residential: 286, including:<ul style="list-style-type: none"><li>Community Centre: 54, including 2 parking/loading spaces</li><li>Commercial: 232, including:<ul style="list-style-type: none"><li>Mixed commercial (Levels 1 &amp; 2) @ 3.375/100 m<sup>2</sup> GLA: 67</li><li>Office (Level 3+) @ 1.1475/100 m<sup>2</sup> GLA: 165</li></ul></li></ul></li></ul>	<ul style="list-style-type: none"><li>591 spaces, including:<ul style="list-style-type: none"><li>Residential: 302, including:<ul style="list-style-type: none"><li>Market: 284, including 22 tandem spaces</li><li>Affordable Housing: 18 (exclusively for Affordable Housing tenants)</li></ul></li><li>Non-residential: 289, including:<ul style="list-style-type: none"><li>Community Centre: 54 (exclusively for Community Centre use)</li><li>Commercial: 235, including:<ul style="list-style-type: none"><li>118 (50%) Public Parking (i.e. short-term), including 4 Car-Share spaces</li><li>117(50%) Assignable, including 20 secured for evening &amp; weekend use by the Community Centre</li></ul></li></ul></li></ul></li></ul>	None
Bike Storage Class 1 (Rooms & lockers)	<ul style="list-style-type: none"><li>399 bikes, including:<ul style="list-style-type: none"><li>Residential @ 1.25/unit: 345, including:<ul style="list-style-type: none"><li>Market Housing: 317</li><li>Affordable Housing: 28 (for exclusive Affordable Housing tenant use)</li></ul></li><li>Commercial @ 0.27/100 m<sup>2</sup>: 45</li><li>Community Centre @ 0.27/100 m2 GLA: 9 (for exclusive Community Centre use)</li></ul></li></ul>	<ul style="list-style-type: none"><li>473 bikes, including:<ul style="list-style-type: none"><li>Residential: 419, including:<ul style="list-style-type: none"><li>Market Housing: 391</li><li>Affordable Housing: 28</li></ul></li><li>Commercial: 45</li><li>Community Centre: 9</li></ul></li></ul>	None
Bike Storage Class 2 (Racks)	<ul style="list-style-type: none"><li>145 bikes, based on:<ul style="list-style-type: none"><li>Residential @ 0.2/unit: 55</li><li>Commercial @ 0.4/100 m2 GLA: 66</li><li>Community Centre @ 0.78/100 m2 GLA: 24</li></ul></li><li>As secured via RZ 12-603040 (legal agreement on title): Washrooms, change rooms, showers, and lockers shall be co-located with Commercial Class 1 bike storage</li></ul>	<ul style="list-style-type: none"><li>145 bikes, including:<ul style="list-style-type: none"><li>104 outdoors around the lot's perimeter</li><li>41 indoors on the ground floor of the parkade</li></ul></li></ul>	None
End-of-Trip Facilities		<ul style="list-style-type: none"><li>The required facilities are co-located with the Commercial Class 1 bike storage on the parkade's ground floor</li></ul>	None
EV Charging	<ul style="list-style-type: none"><li>Vehicle parking spaces equipped with energized 240V equipment shall include:<ul style="list-style-type: none"><li>100% Market Housing parking (excluding tandem spaces)</li><li>100% Affordable Housing parking</li><li>1 Community Centre parking/loading</li><li>2 (of 4) Car Share parking</li><li>5% of Commercial parking (which may be Assignable Parking spaces)</li></ul></li><li>Class 1 bikes storage equipped with energized 120V duplex outlets @ 1/10 bikes shall include:<ul style="list-style-type: none"><li>100% of residential bikes</li><li>100% of non-residential bikes (including 100% Community Centre bikes)</li></ul></li></ul>	<ul style="list-style-type: none"><li>Vehicle parking spaces equipped with energized 240V equipment includes at least:<ul style="list-style-type: none"><li>262 for Market Housing (excluding tandem spaces)</li><li>18 for Affordable Housing</li><li>1 for Community Centre parking/loading</li><li>2 for Car Share</li><li>12 for Commercial (which may be Assignable Parking spaces)</li></ul></li><li>Class 1 bikes storage equipped with energized 120V duplex outlets includes at least:<ul style="list-style-type: none"><li>32 for residential bikes</li><li>15 for non-residential bikes (including 1 for Community Centre bikes)</li></ul></li></ul>	None
OCP/CCAP Residential Amenity Space	<ul style="list-style-type: none"><li>CCAP Indoor @ 2.0 m<sup>2</sup>/unit: 550.0 m<sup>2</sup> min, <b>EXCEPT</b> this may be reduced based on a Shared Amenity Agreement that gives Phase 2 tenants the right to use indoor amenities (e.g., pool) on Phase 1 (secured via RZ 12-603040)</li><li>OCP Outdoor @ 6.0 m<sup>2</sup>/unit: 1,650.0 m<sup>2</sup> min including 600.0 m<sup>2</sup> of children's play space</li></ul>	<ul style="list-style-type: none"><li>CCAP Indoor: 370.9 m<sup>2</sup></li><li>Outdoor: 2,222.7 m<sup>2</sup> 600.0 m<sup>2</sup> of children's play space. <b>NOTE:</b> Proposal exceeds min. requirements by 572.7 m<sup>2</sup></li></ul>	N/A
CCAP Additional Landscape Area	<ul style="list-style-type: none"><li>@ 10% Net Site Area: 917.9 m<sup>2</sup> min</li></ul>	<ul style="list-style-type: none"><li>CCAP Additional Landscape: 600 m<sup>2</sup>, including podium-level outdoor amenity space for office tenants. <b>NOTE:</b> 317.7 m<sup>2</sup> shortfall covered by 572.7 m<sup>2</sup> extra outdoor amenity space.</li></ul>	N/A

ISSUE/REVISION

A 2021-02-12

RE-DESIGNED FOR DP

DP 17-794169

March 24, 2021

Plan #B-4.1

PROJECT

ViewStar

LOT B

3311 No. 3 Road

Statistics

JOB NO.	11-03
DESIGN	
DATE	February 12, 2021
SCALE	NTS
CHECKED	
© Copyright reserved. This plan and design is and as all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of the owner.	
DRAWING NO.	

Plan #B-4.1







ISSUED FOR D.P.  
A 2020-11-09  
B 2021-02-12  
RE: 584 FOR L.P.

DP 17-794169  
March 24, 2021  
Plan #B-5a

PROJECT

ViewStar  
LOT B

3311 No. 3 Road

Parking PL-2  
Key Plan

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is part of all other drawings for the same project and shall be used in conjunction with the same. No part of this plan may be reproduced without the written consent of W. T. Leung Architects Inc. and dated the same date as the original drawing.

DRAWING NO.:

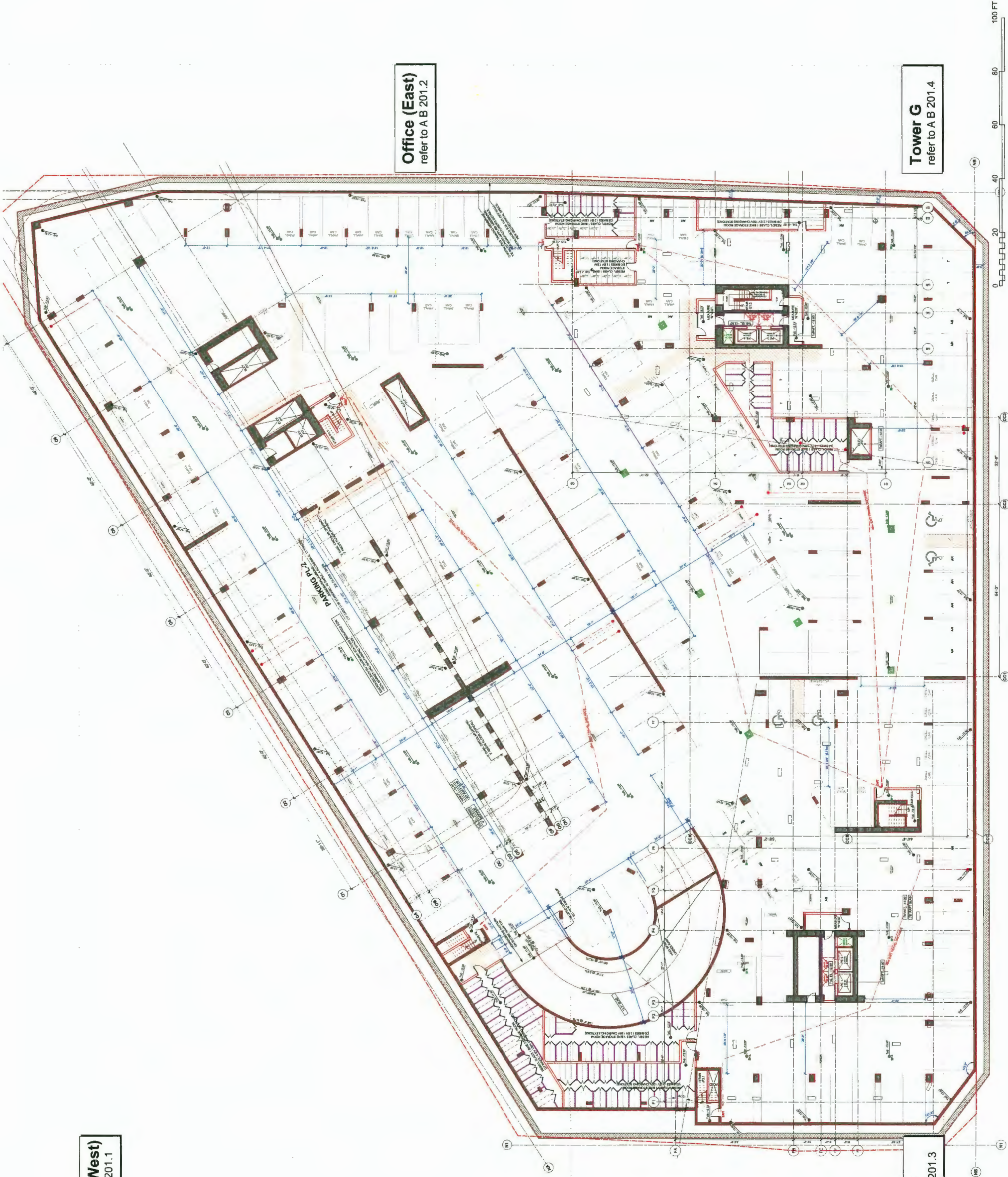
Plan #B-5a

Office (West)  
refer to A B 201.1

Office (East)  
refer to A B 201.2

Tower F  
refer to A B 201.3

Tower G  
refer to A B 201.4







ISSUED FOR D.P.  
A 2023-11-08  
B 2023-02-12  
RE-DESIGN FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5b

ViewStar  
LOT B

3311 No. 3 Road

Parking PL-1  
Key Plan

JOB NO.	11-03
DESIGN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is and all of them reserved the  
exclusive property of W. T. Leung Architects Inc. and cannot be used without  
the written consent of the architect.

DRAWING NO. 1

Plan #B-5b

Office (West)  
refer to A B 202.1

Office (East)  
refer to A B 202.2

Tower G  
refer to A B 202.4

Tower F  
refer to A B 202.3



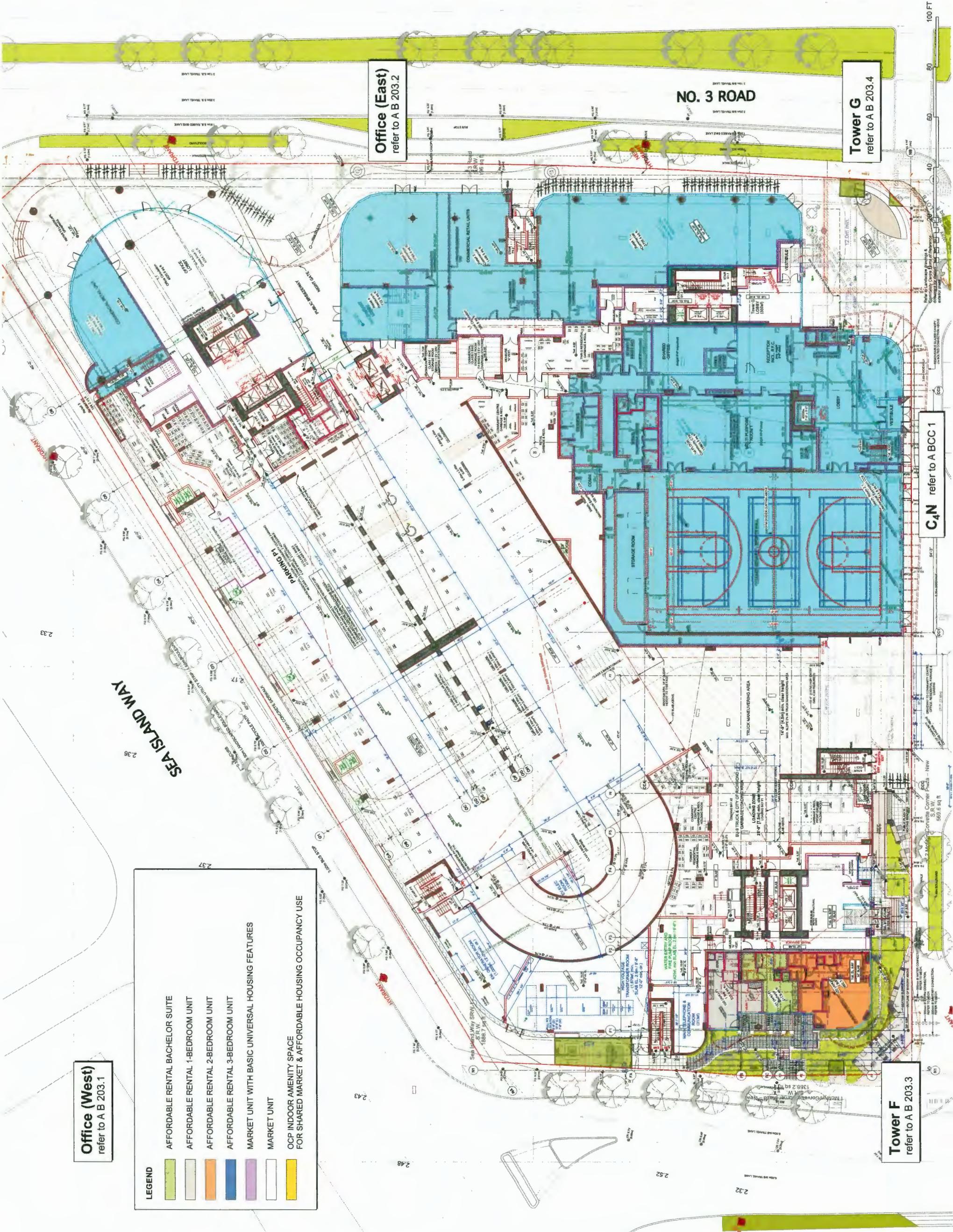


ISSUED FOR D.P.  
A 2020-11-08  
B 2021-02-12  
RE-DESIGN FOR D.P.

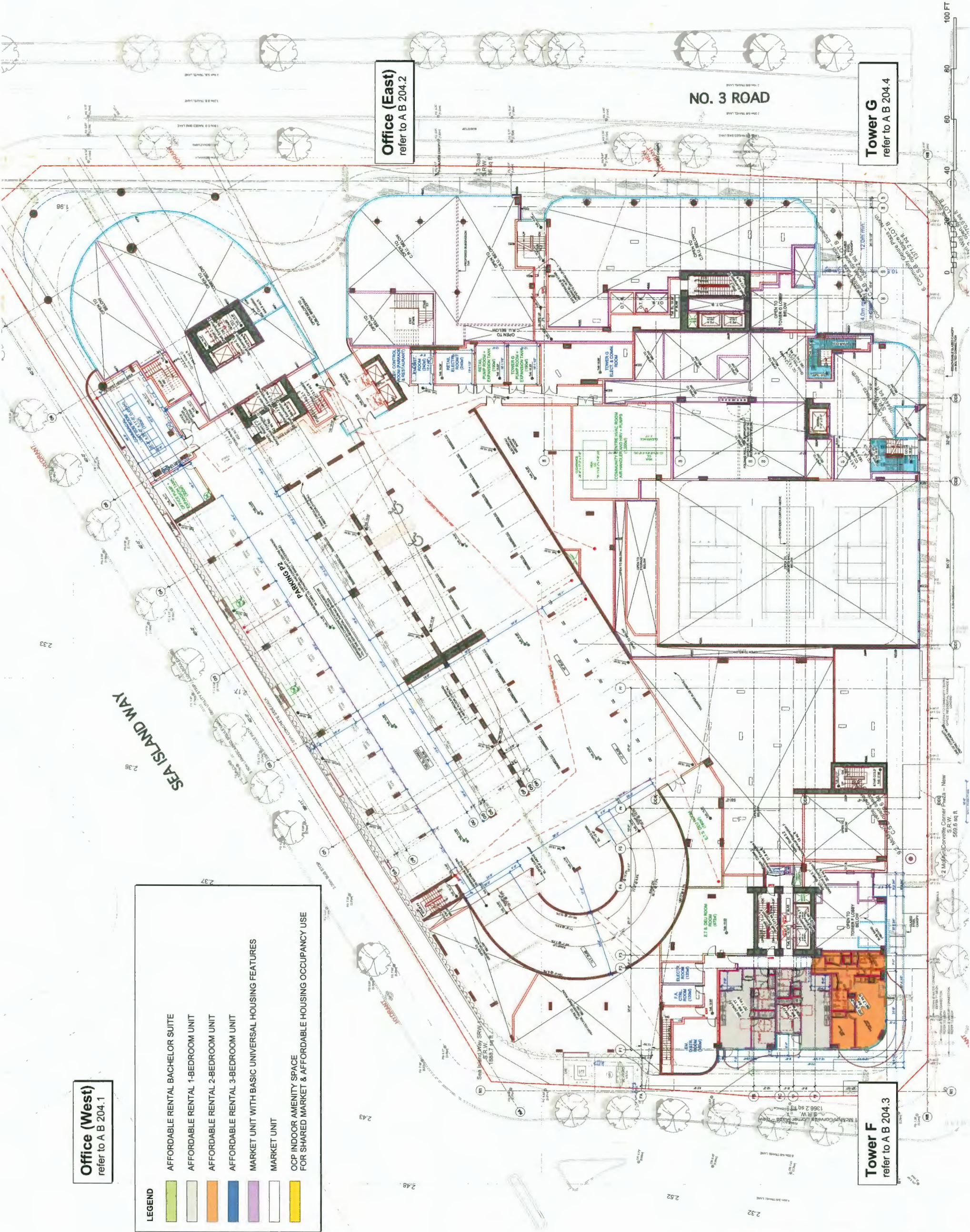
DP 17-794169  
March 24, 2021  
Plan #B-5c

PROJECT  
ViewStar  
LOT B  
3311 No. 3 Road  
Level 1  
Key Plan  
JOB NO. 11-03  
DRAWN LL, SV  
DATE February 12, 2021  
SCALE 1/16" = 1'-0"  
CHECKED WTL  
1. I, the undersigned, being a duly qualified and licensed architect, do hereby certify that I am the author of the design and content of the drawings herein, and that I am not aware of any other person who has contributed to the design and content of the drawings herein.

Plan #B-5c









LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

Office (West)  
refer to A B 205.1

Office (East)  
refer to A B 205.2

Tower F  
refer to A B 205.3

Tower G  
refer to A B 205.4

C<sub>4</sub>N refer to A BCC 2

DP 17-794169  
March 24, 2021  
Plan #B-5e

ViewStar  
LOT B

3311 No. 3 Road

Level 3  
Key Plan

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as it is and does not constitute the architect's responsibility. The architect is not responsible for the construction of the building.

Plan #B-5e





REVISIONS  
A 2021-11-09 ISSUED FOR D.P.  
B 2021-02-12 RE-308 FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5f

ViewStar  
LOT B

3311 No. 3 Road

Level 4  
Key Plan

JOB NO. 11-03  
DRAWN LL, SV  
DATE February 12, 2021  
SCALE 1/16" = 1'-0"  
CHECKED WTL  
© Copyright reserved. This plan and design is and as all they involve the  
work of the architect and are the property of the architect and shall remain  
the confidential property of the architect.  
DRAWING NO.:

Plan #B-5f

Office (West)  
refer to A B 206.1

- LEGEND
- AFFORDABLE RENTAL BACHELOR SUITE
  - AFFORDABLE RENTAL 1-BEDROOM UNIT
  - AFFORDABLE RENTAL 2-BEDROOM UNIT
  - AFFORDABLE RENTAL 3-BEDROOM UNIT
  - MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

Office (East)  
refer to A B 206.2

Tower F  
refer to A B 206.3

Tower G  
refer to A B 206.4

C<sub>4</sub>N refer to A BCC 3

100 FT





ISSUED FOR D.P.  
A 2020-11-09  
B 2021-02-12  
RE-SSS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5g

PROJECT

ViewStar  
LOT B

3311 No. 3 Road

Level 5  
Key Plan

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the written consent.

DRAWING NO.:

Plan #B-5g





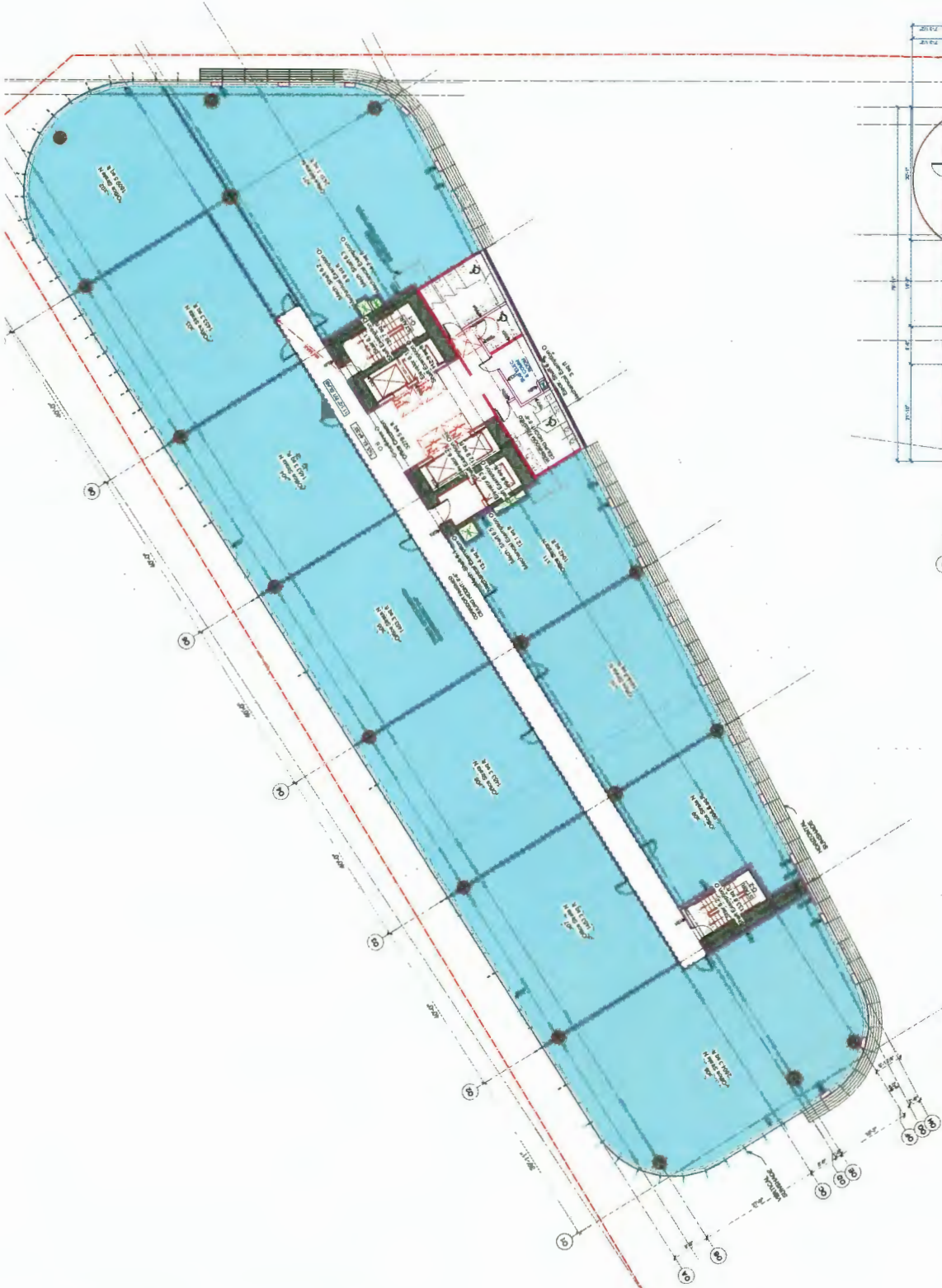


DATE/REVISED  
A 2020-11-08  
B 2021-06-12  
ISSUED FOR D.P.  
RE-SS FOR D.P.

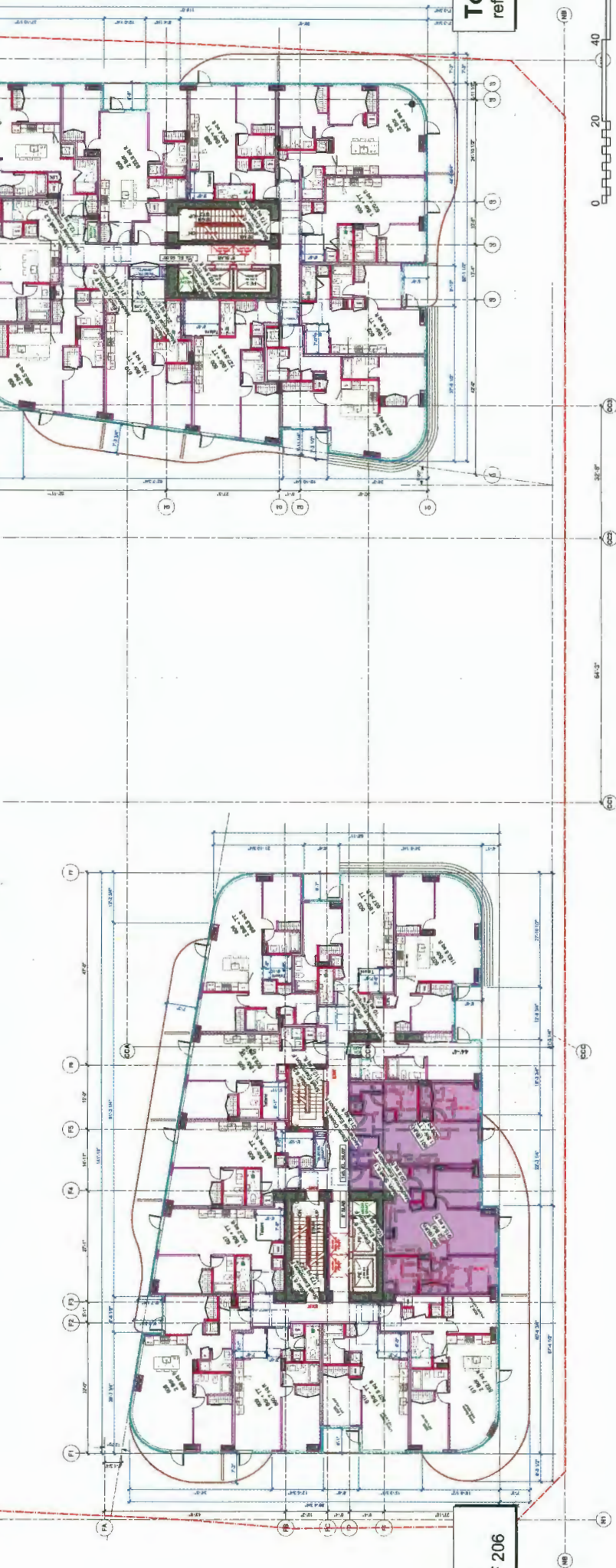
DP 17-794169  
March 24, 2021  
Plan #B-5h

PROJECT	ViewStar LOT B
	3311 No. 3 Road
	Level 6 Key Plan
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is used at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the written permission of the architect.	
DRAWING NO.:	

Plan #B-5h



Office  
refer to A BO 206



Tower F  
refer to A BF 206

Tower G  
refer to A BG 206

LEGEND	
	AFFORDABLE RENTAL BACHELOR SUITE
	AFFORDABLE RENTAL 1-BEDROOM UNIT
	AFFORDABLE RENTAL 2-BEDROOM UNIT
	AFFORDABLE RENTAL 3-BEDROOM UNIT
	MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
	MARKET UNIT
	OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





ISSUED FOR D.P.  
A 2020-11-08  
B 2021-02-12  
REVISION FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5i

ViewStar  
LOT B

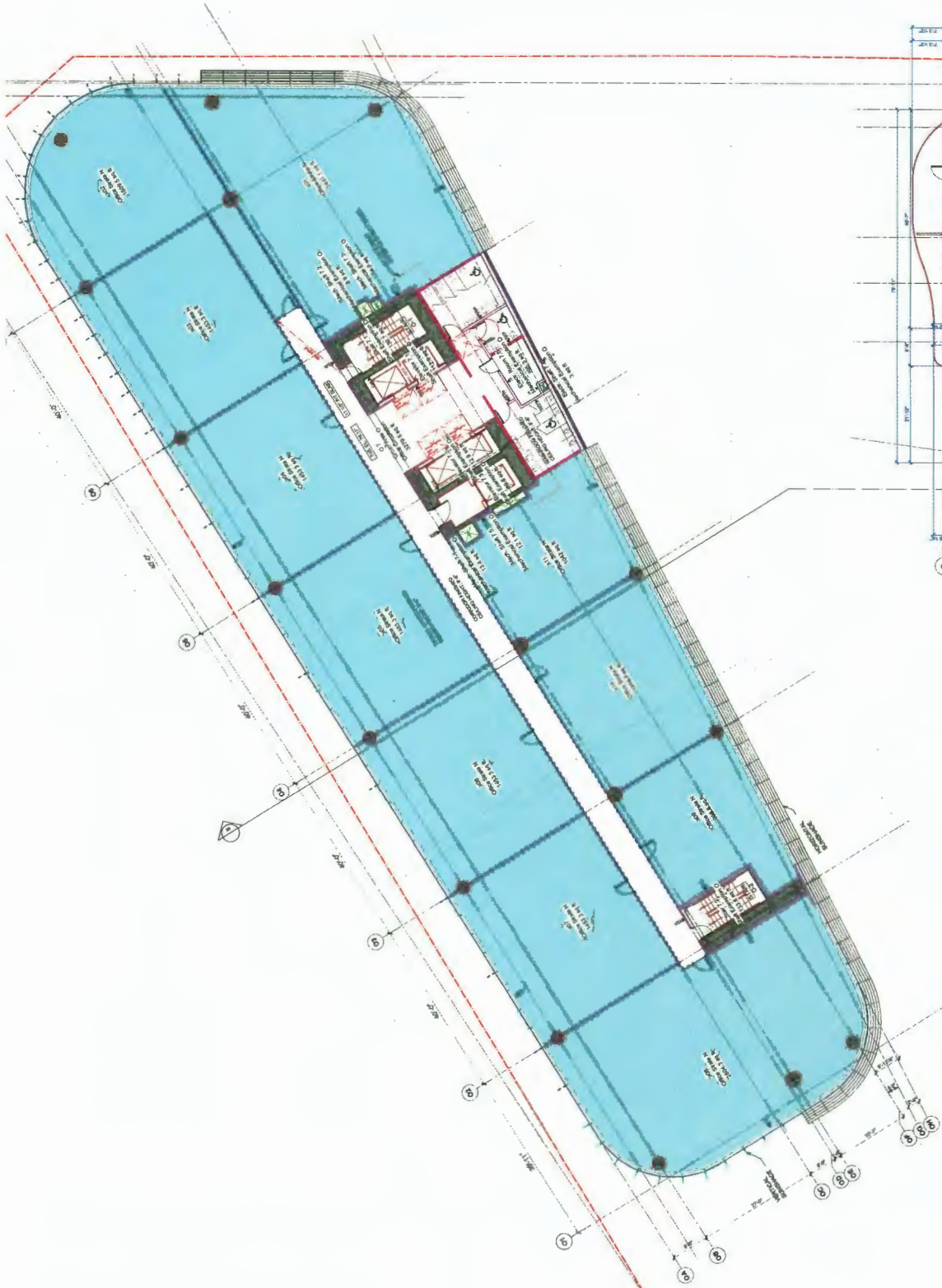
3311 No. 3 Road

Level 7  
Key Plan

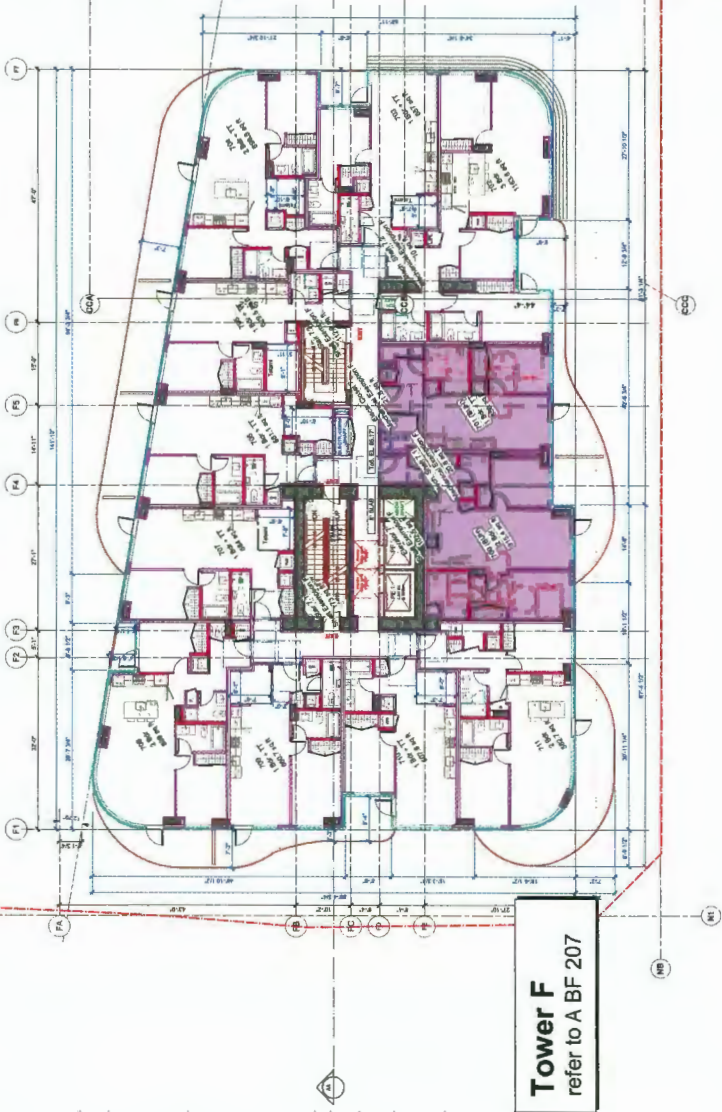
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all time measure the  
work shown herein is for the use of the client only. No part of this plan  
may be reproduced or transmitted in any form or by any means  
electronic, mechanical, photocopying, recording, or by any information  
storage and retrieval system, without permission in writing from the  
architect.

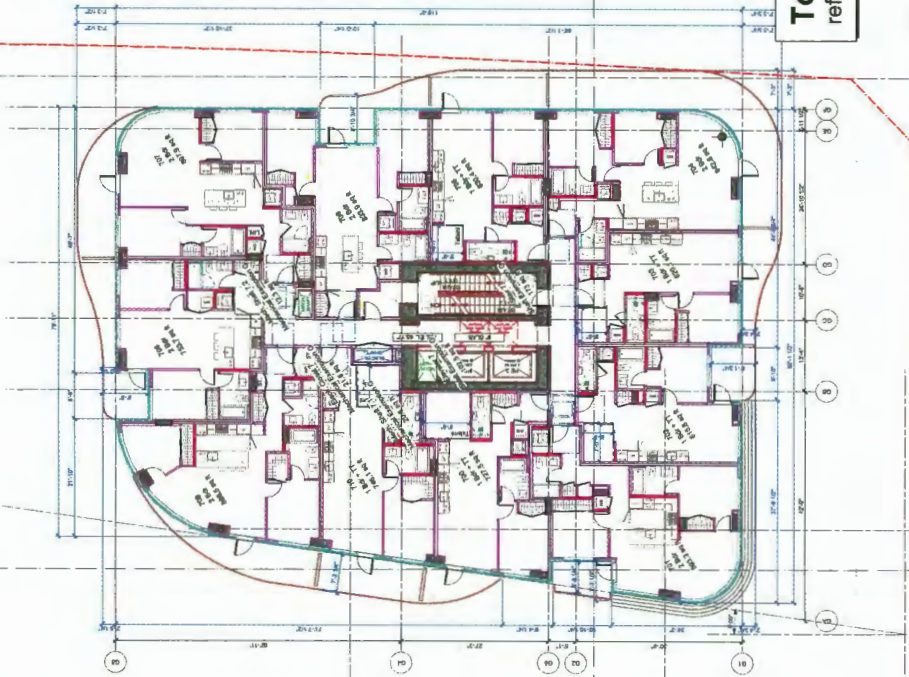
Plan #B-5i



Office  
refer to A BO 207



Tower F  
refer to A BF 207



Tower G  
refer to A BG 207

- LEGEND
- AFFORDABLE RENTAL BACHELOR SUITE
  - AFFORDABLE RENTAL 1-BEDROOM UNIT
  - AFFORDABLE RENTAL 2-BEDROOM UNIT
  - AFFORDABLE RENTAL 3-BEDROOM UNIT
  - MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

100 FT





REVISION	
A	2020-11-28 ISSUED FOR D.P.
B	2021-02-12 RE-408 FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5j

PROJECT

ViewStar  
LOT B

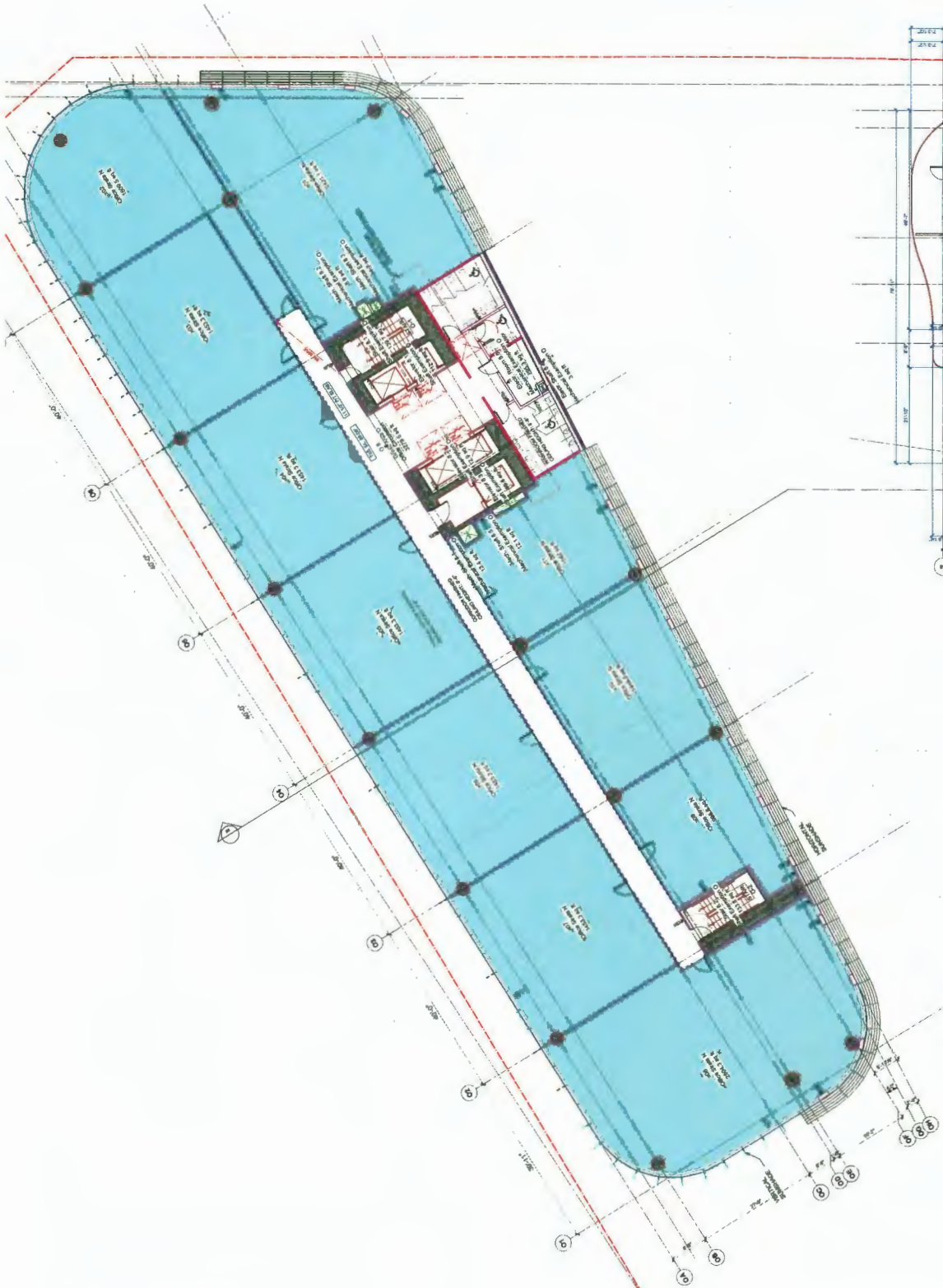
3311 No. 3 Road

Level 8  
Key Plan

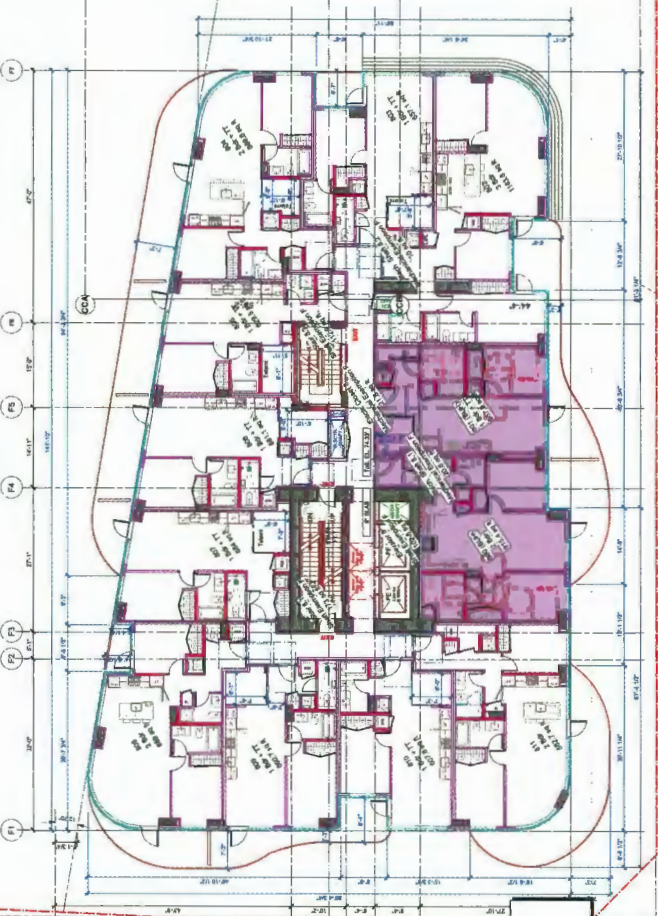
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is and is all other matters the  
property of W. T. Leung Architects Inc. No part of this plan and design may be  
reproduced or transmitted in any form or by any means, electronic, mechanical,  
photocopying, recording, or by any information storage and retrieval system,  
without the prior written permission of W. T. Leung Architects Inc. and subject to such  
DRAWING NO.

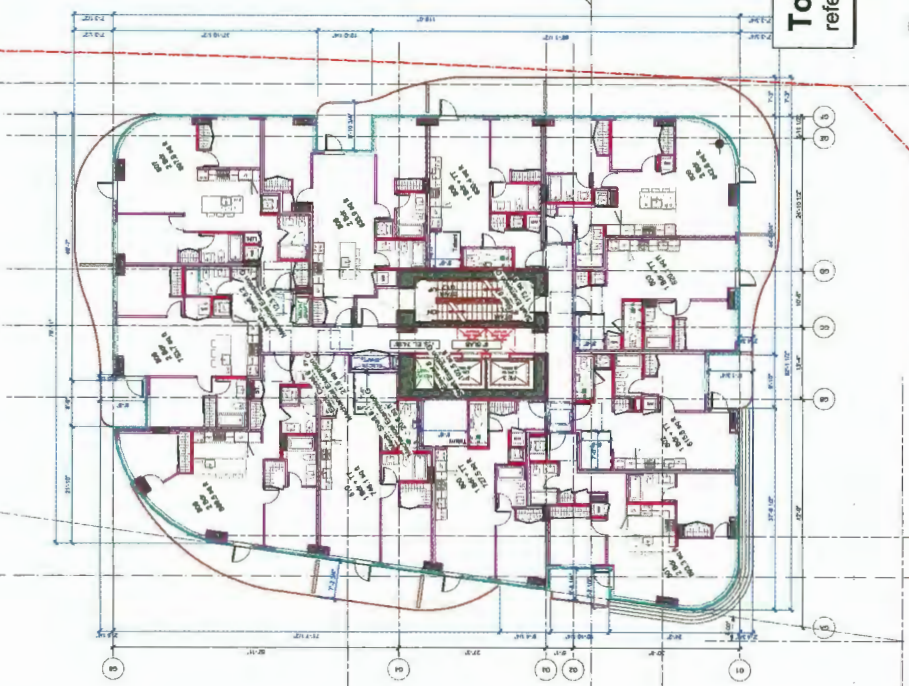
Plan #B-5j



Office  
refer to A BO 208



Tower F  
refer to A BF 208



Tower G  
refer to A BG 208

- LEGEND
- AFFORDABLE RENTAL BACHELOR SUITE
  - AFFORDABLE RENTAL 1-BEDROOM UNIT
  - AFFORDABLE RENTAL 2-BEDROOM UNIT
  - AFFORDABLE RENTAL 3-BEDROOM UNIT
  - MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





ISSUED FOR D.P.  
A 2020-11-08  
B 2021-02-12  
RE-ASS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5k

ViewStar  
LOT B

3311 No. 3 Road

Level 9  
Key Plan

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright Reserved. This plan and design is used at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.	
DRAWING NO. 1	

Plan #B-5k



Tower G  
refer to A BG 209

Tower F  
refer to A BF 209





ISSUE/REVISION	
A	2020-11-09 ISSUED FOR D.P.
B	2021-02-12 RE-508 FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-5I

PROJECT	
ViewStar LOT B	
3311 No. 3 Road	
Level 10 Key Plan	
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is the work of the architect and is not to be used for any other project without the written consent of the architect.	
DRAWING NO. 1	

Plan #B-5I







ISSUED FOR D.P.  
A 2021-11-08  
B 2021-02-12  
REVISED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5m

PROJECT

ViewStar  
LOT B

3311 No. 3 Road

Level 11  
Key Plan

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. 1

Plan #B-5m







ISSUED FOR D.P.  
A 2020-11-08  
B 2021-03-12

DP 17-794169  
March 24, 2021  
Plan #B-5n

PROJECT

ViewStar  
LOT B

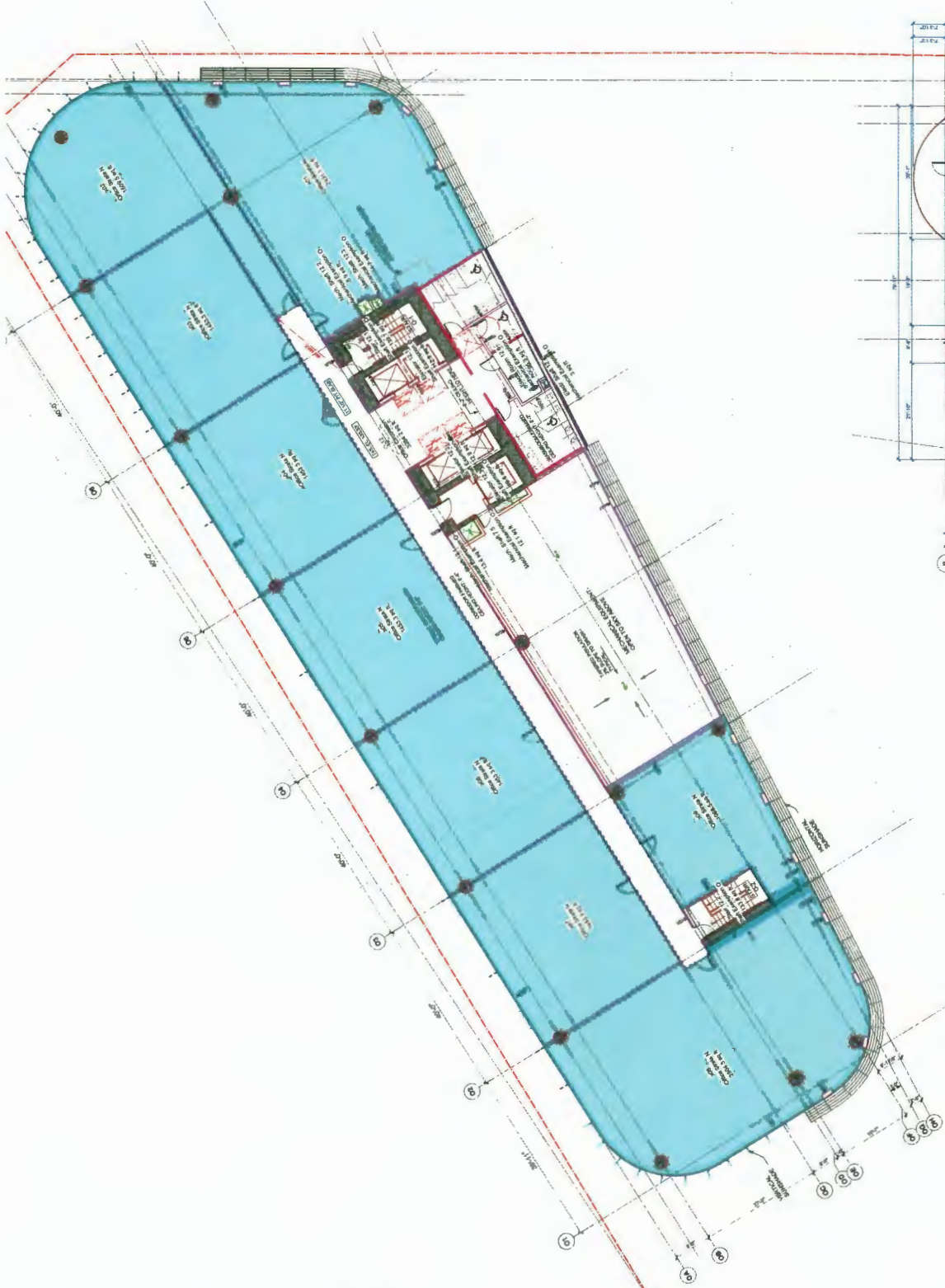
3311 No. 3 Road

Level 12  
Key Plan

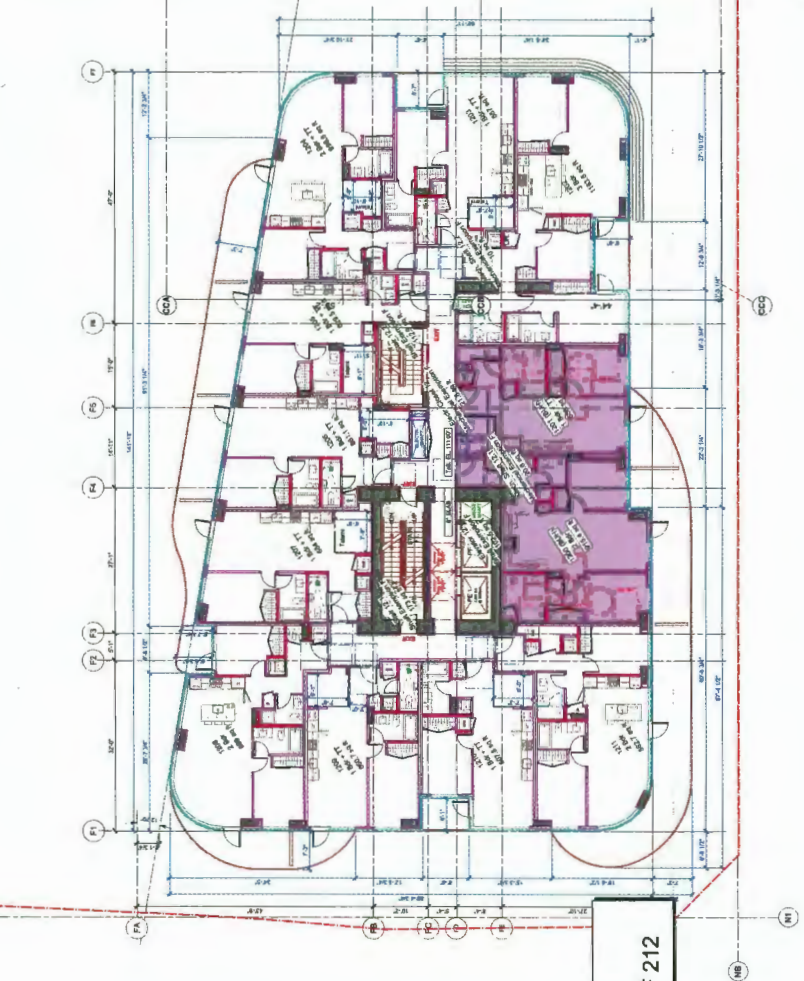
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all these matters the  
architect's property and it is not to be used without the  
written consent of W. T. Leung Architects Inc. and dated as used without  
DRAWING NO. 1

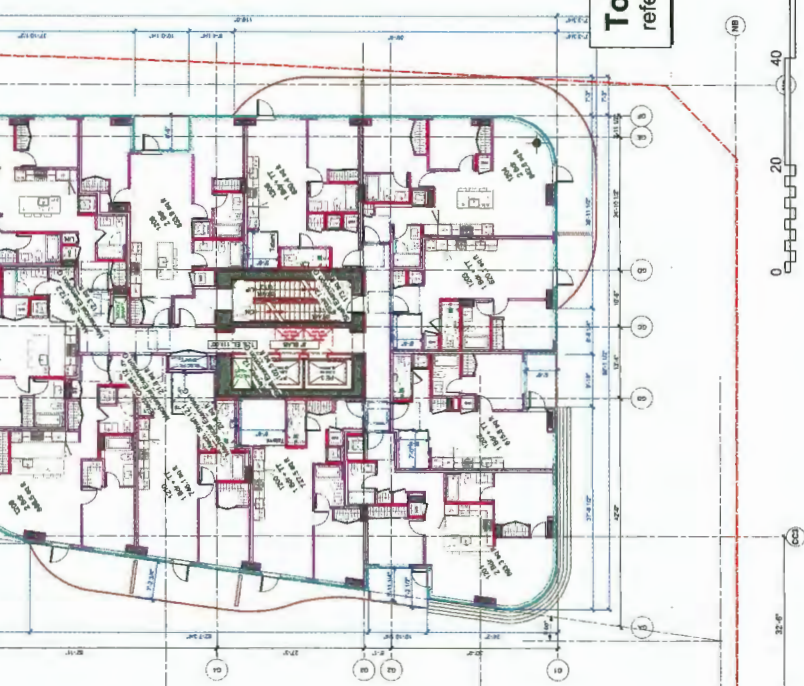
Plan #B-5n



Office  
refer to A Bo 212



Tower F  
refer to A BF 212



Tower G  
refer to A BG 212

- LEGEND
- AFFORDABLE RENTAL BACHELOR SUITE
  - AFFORDABLE RENTAL 1-BEDROOM UNIT
  - AFFORDABLE RENTAL 2-BEDROOM UNIT
  - AFFORDABLE RENTAL 3-BEDROOM UNIT
  - MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

0 20 40 60 80 100 FT





ISSUE/REVISION  
A 2020-11-09 ISSUED FOR D.P.  
B 2021-02-12 RE-DES FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-50

ViewStar  
LOT B

3311 No. 3 Road

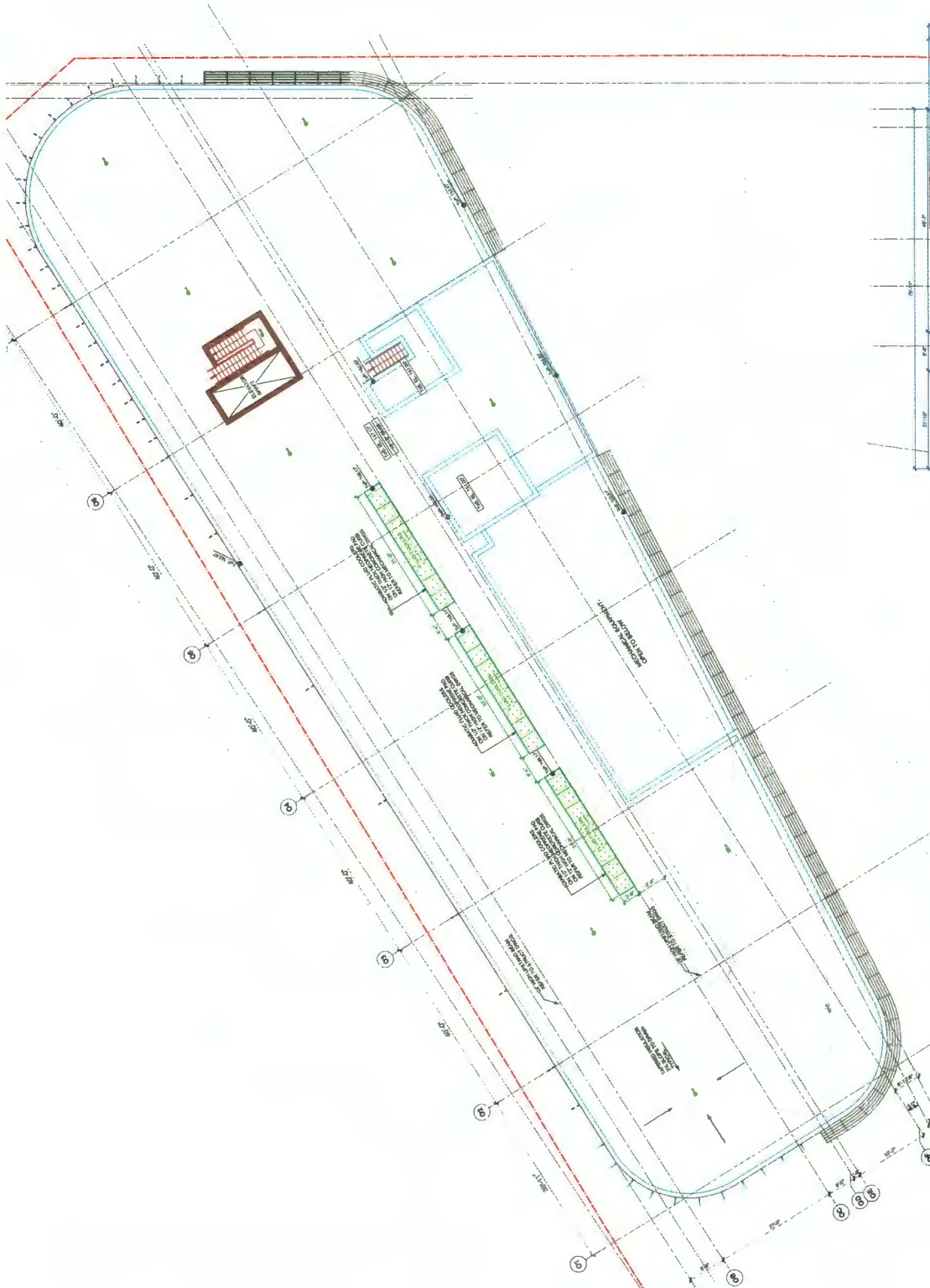
Level 13  
Key Plan

JOB NO. 11-03  
DRAWN LL, SV  
DATE February 12, 2021  
SCALE 1/16" = 1'-0"  
CHECKED WTL

© Copyright reserved. This plan and design is used as it appears hereafter. No part of this plan and design may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

DRAWING NO.:

Plan #B-50



Office  
refer to A BO 213

LEGEND

AFFORDABLE RENTAL BACHELOR SUITE

AFFORDABLE RENTAL 1-BEDROOM UNIT

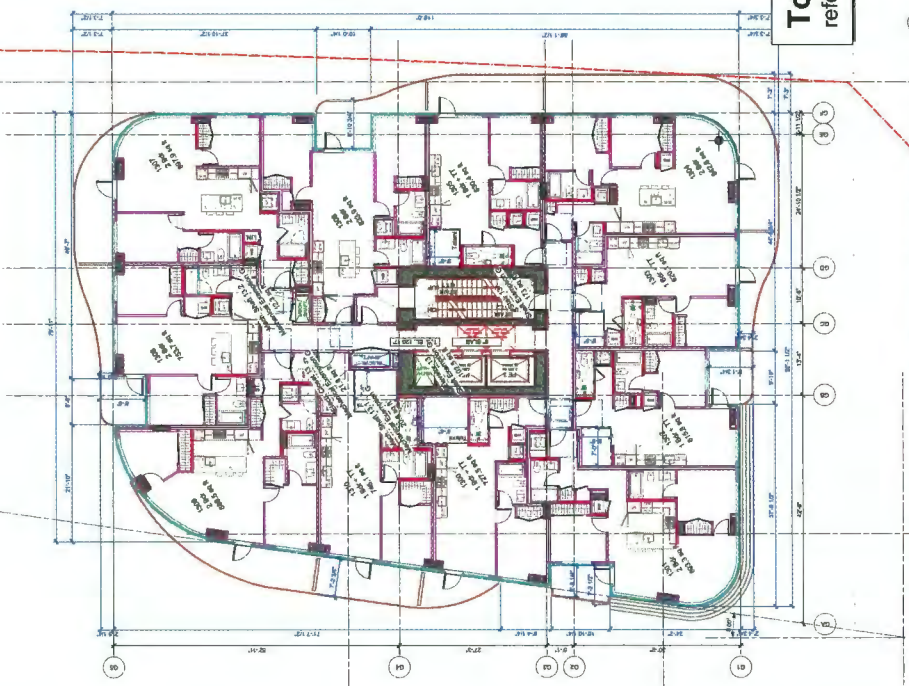
AFFORDABLE RENTAL 2-BEDROOM UNIT

AFFORDABLE RENTAL 3-BEDROOM UNIT

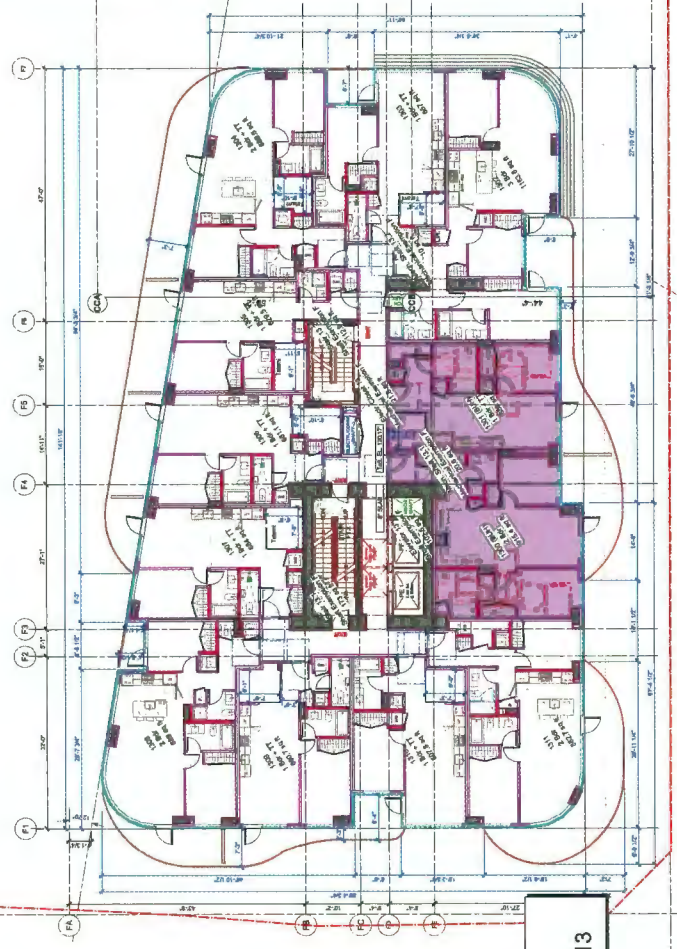
MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Tower G  
refer to A BG 213



Tower F  
refer to A BF 213

100 FT

80

60

40

20

0

38'-0"

64'-3"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"

60'-0"





ISSUED FOR D.P.  
A 2020-11-09  
B 2021-02-12  
RE-AS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5p

ViewStar  
LOT B

3311 No. 3 Road

Level 14  
Key Plan

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright Reserved. This plan and design is the property of W. T. Leung Architects Inc. and cannot be used without the architect's consent. DRAWING NO. 1	

Plan #B-5p



Office  
refer to A BO 213

LEGEND

AFFORDABLE RENTAL BACHELOR SUITE

AFFORDABLE RENTAL 1-BEDROOM UNIT

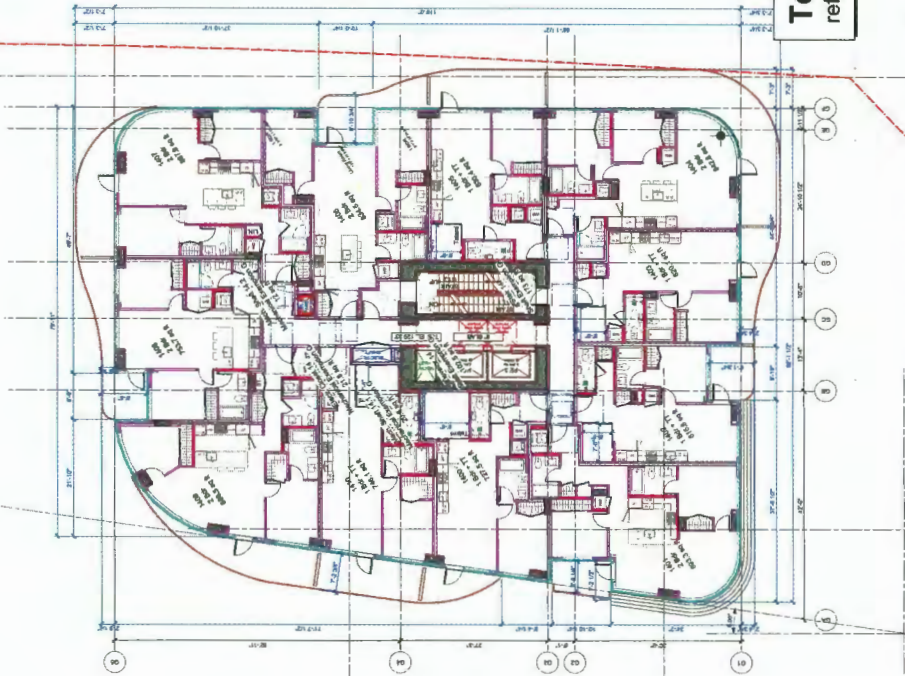
AFFORDABLE RENTAL 2-BEDROOM UNIT

AFFORDABLE RENTAL 3-BEDROOM UNIT

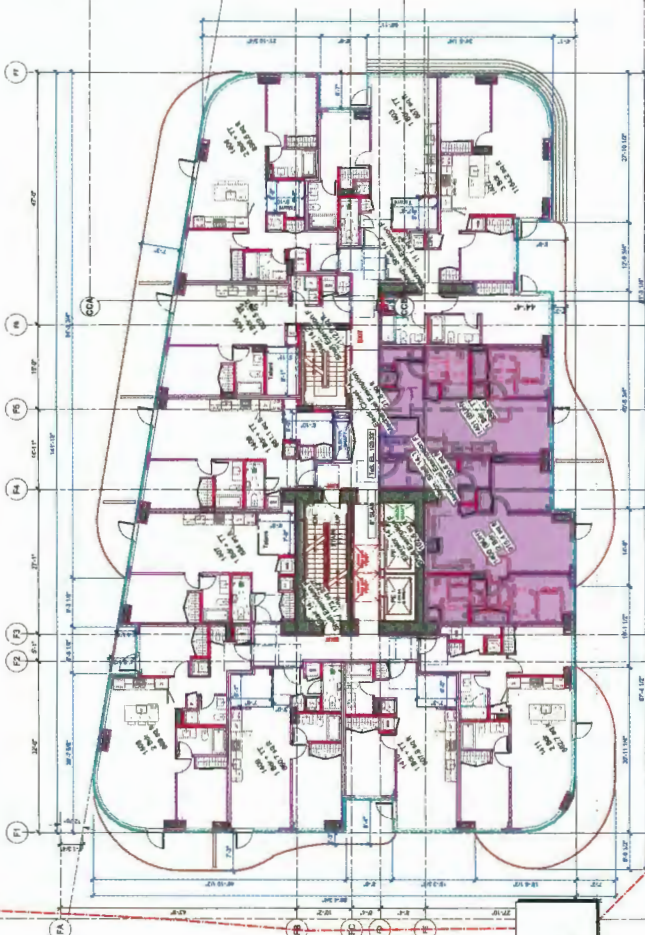
MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE  
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Tower G  
refer to A BG 214



Tower F  
refer to A BF 214

100 FT

80

60

40

20

0

0

0

0

0

0

0

0

0

0

0

0

0





REVISION  
A 2021.11.03 ISSUED FOR D.P.  
B 2021.02.12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-5q

ViewStar  
LOT B

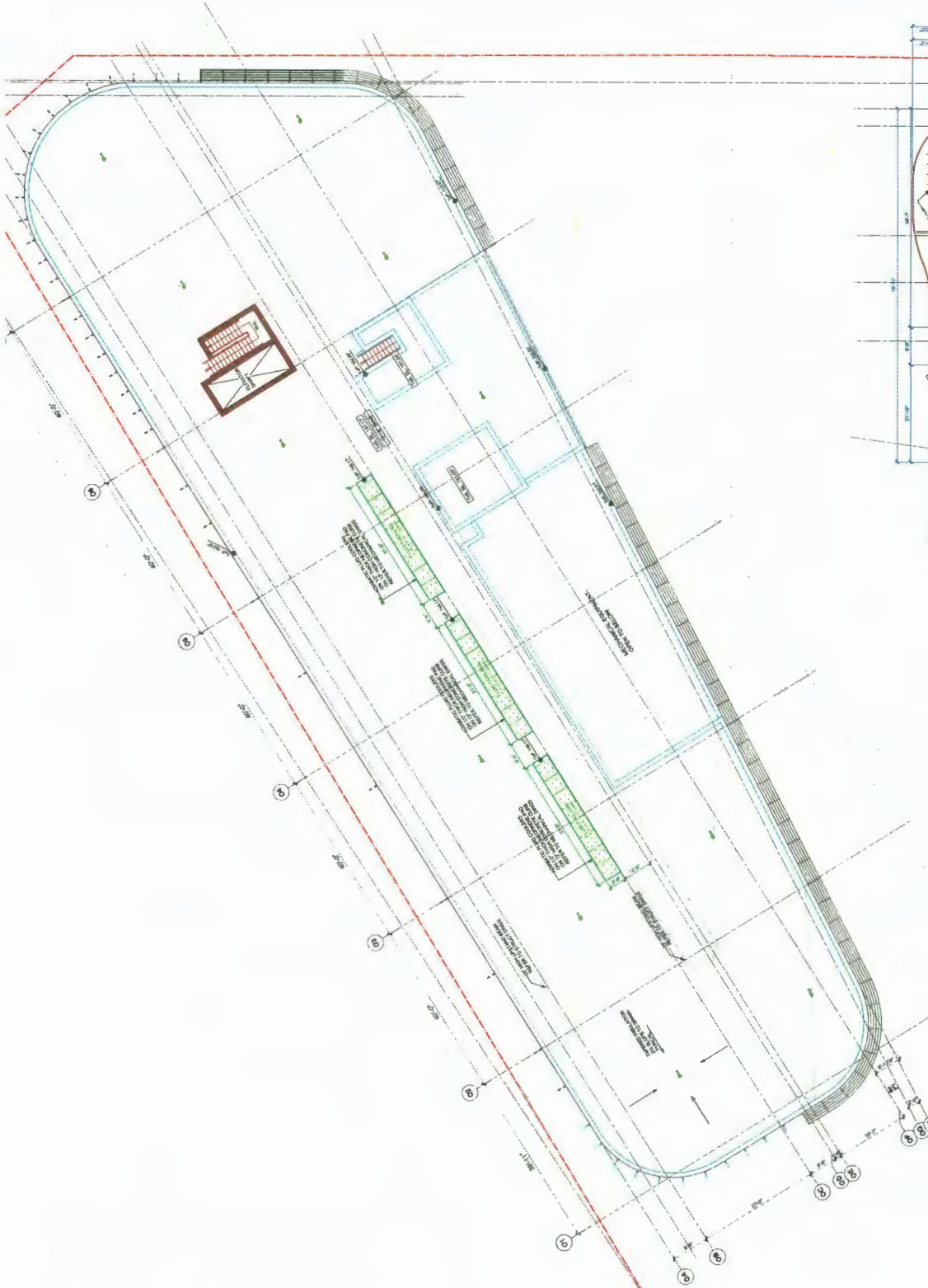
3311 No. 3 Road

Level 15  
Key Plan

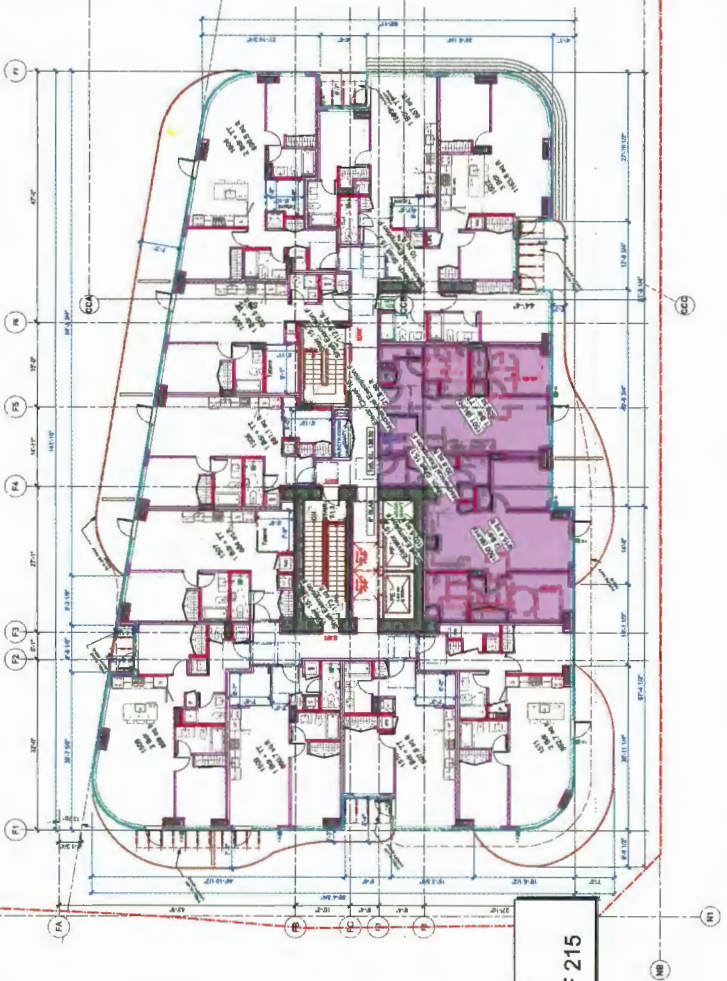
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is and all other materials are the property of W. T. Leung Architects Inc. and cannot be used without the written consent of W. T. Leung Architects Inc.

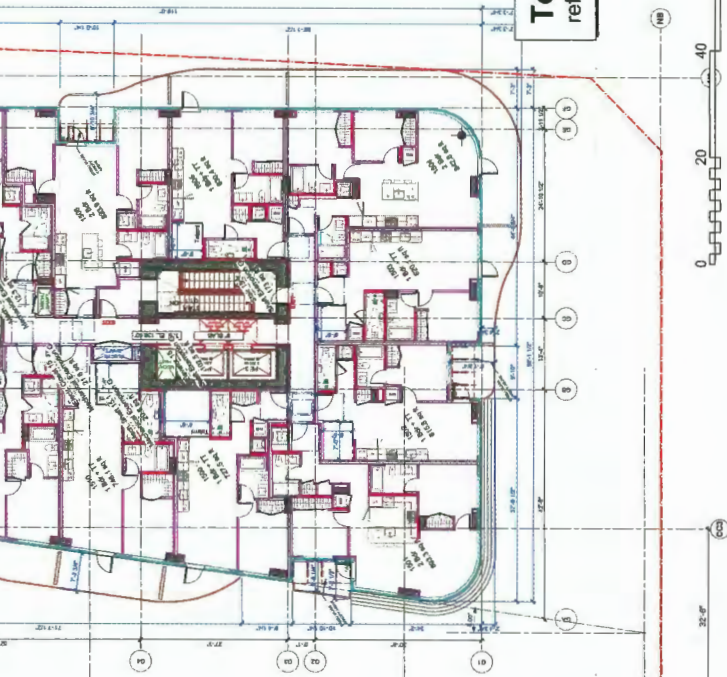
Plan #B-5q



Office  
refer to A BO 213



Tower F  
refer to A BF 215



Tower G  
refer to A BG 215

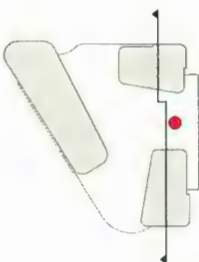
- LEGEND
- AFFORDABLE RENTAL BACHELOR SUITE
  - AFFORDABLE RENTAL 1-BEDROOM UNIT
  - AFFORDABLE RENTAL 2-BEDROOM UNIT
  - AFFORDABLE RENTAL 3-BEDROOM UNIT
  - MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCF INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE







Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V5Z 1K3  
Telephone 604 736-9711, Facsimile 604 736-7991



DP 17-794169  
March 24, 2021  
Plan #B-6a

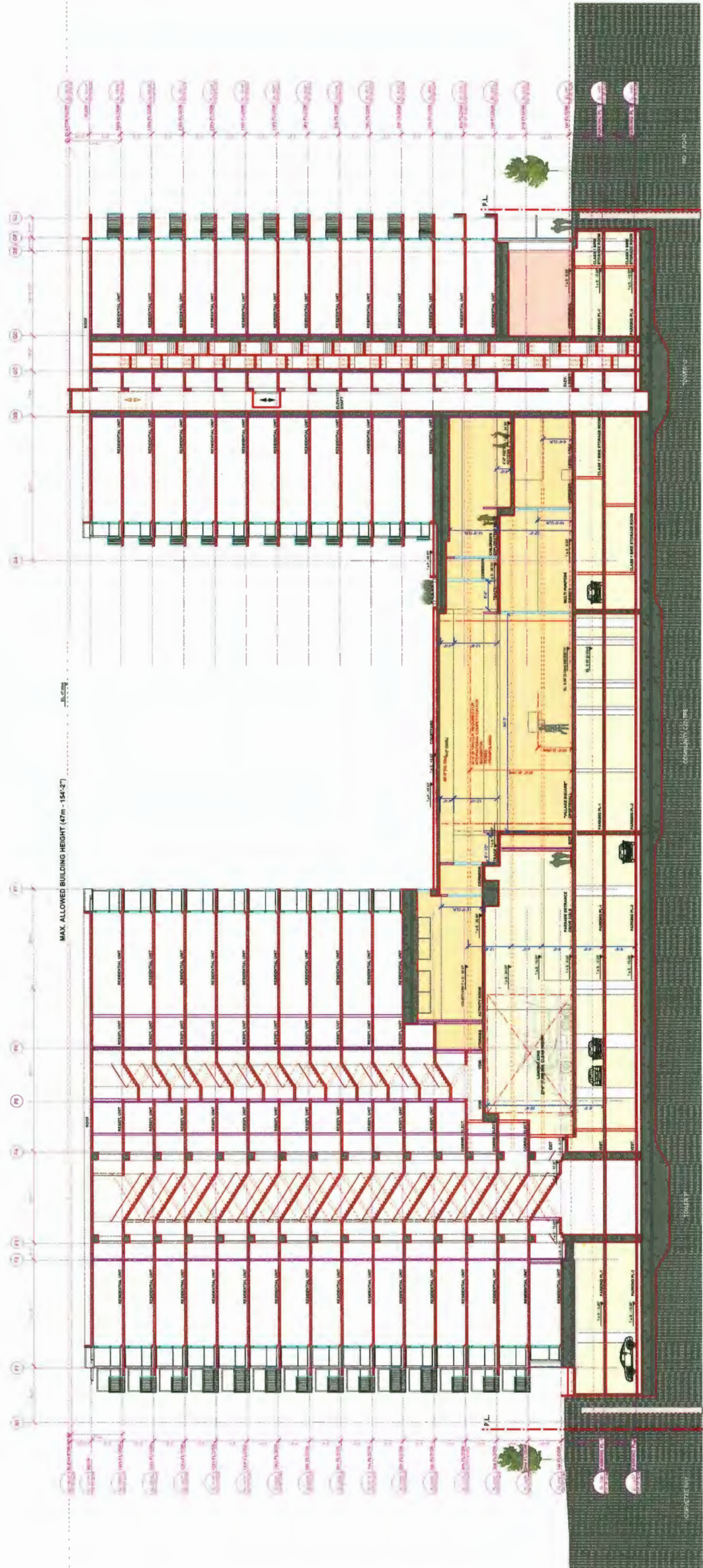
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

## Section A - A

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
<small>© Copyright reserved. This plan and design is used as all known complete the exclusive property of W. T. Loring Architects Inc. and cannot be used without the Architect's consent.</small>	
DRAWING NO.:	

# Plan #B-6a



**SECTION SPACE-USE LEGEND:**

	COMMUNITY CENTRE
	RETAIL - OFFICE
	PARKING
	SERVICE ROOMS
	RESIDENTIAL

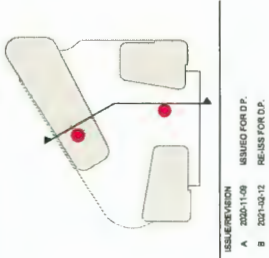
**MECHANICAL NOTES:**

- A** FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
  - WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B** FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C** EMERGENCY GENERATOR ROOM
  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D** PARKING GARAGE EXHAUST VENTILATION
  - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
  - VENTILATION SYSTEM OPERATES 'ON DEMAND'
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

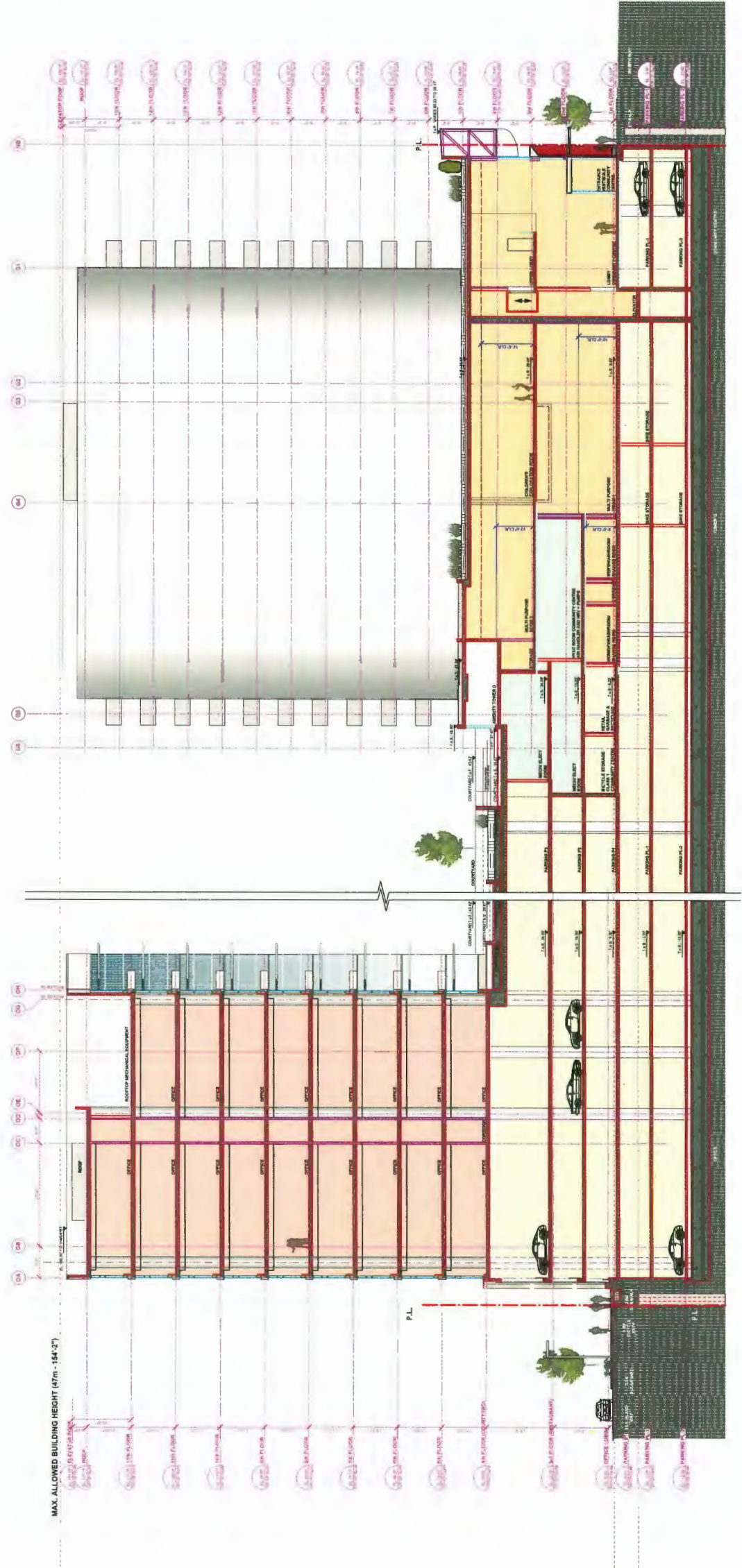
ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.





DP 17-794169  
March 24, 2021  
Plan #B-6b



SECTION SPACE-USE LEGEND:

	COMMUNITY CENTRE
	RETAIL • OFFICE
	PARKING
	SERVICE ROOMS
	RESIDENTIAL

MECHANICAL NOTES:

- (A) FLUID COOLERS AND AIR HANDLING UNITS  
• CONCEALED BEHIND PARAPET  
• ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- (B) FLUID COOLERS AND AIR HANDLING UNITS  
• CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES  
• ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- (C) EMERGENCY GENERATOR ROOM  
• GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- (D) PARKING GARAGE EXHAUST VENTILATION  
• PARKADE FANS WITH VARIABLE FREQUENCY DRIVES  
• VENTILATION SYSTEM OPERATES 'ON DEMAND'  
• FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

- OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Section B - B

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
COPYRIGHT © 2021 W. T. Leung Architects Inc. All rights reserved. No reproduction or transmission in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from W. T. Leung Architects Inc. and its consent is required.	
DRAWING NO. 1	

Plan #B-6b



FINISH MATERIAL LEGEND

- 1A

CONCRETE PAINTED - WHITE
- 1B

CONCRETE PAINTED - GREY
- 1C

CONCRETE PAINTED - TRAFFIC MEMBRANE
- 2

ARCHITECTURAL CONCRETE SEALED
- 3

GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20
- 4A

GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED
- 4B

STRUCTURAL SILICONE GLAZED CURTAIN WALL
- 4C

ALUMINUM MULLION - CASHMERE MICA
- 4D

INSULATED SHADOW BOX
- 4E

CERAMIC FRITTED GLASS
- 5A

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"
- 5B

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"

SECTION SPACE-USE LEGEND	
<div></div>	COMMUNITY CENTRE
<div></div>	RETAIL - OFFICE
<div></div>	PARKING
<div></div>	SERVICE ROOMS
<div></div>	RESIDENTIAL

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS  
• CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES  
• ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS  
• CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES  
• ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

EMERGENCY GENERATOR ROOM  
• GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

PARKING GARAGE EXHAUST VENTILATION  
• PARKAGE FANS WITH VARIABLE FREQUENCY DRIVES  
• VENTILATION SYSTEM OPERATES ON DEMAND  
• FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

- 6A

SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY" AC-28"
- 6B

SPANDREL GLASS - OPAQUE BACK PAINTED "TEQUILA LIME" BM 537
- 6C

SPANDREL GLASS - OPAQUE BACK PAINTED "TEQUILA LIME" BM 537
- 6D

SPANDREL GLASS - OPAQUE BACK PAINTED "VINE GREEN" 2034-20
- 7

TRANSPARENT GLASS - WINDOWS
- 8A

FC PANEL - EQUITONE LTB0 (ground)
- 8B

FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032
- 8C

ALUMINUM PANEL SYSTEM - CASHMERE MICA

- 9B

ALUMINUM PANEL SYSTEM - SILVER
- 9C

PERFORATED ALUMINUM PANEL SYSTEM - CLEAR ANODIZED
- 9D

METAL PROFILE - "CHILI PEPPER" BM 2004-20
- 9E

ALUMINUM LONGBOARD TAG WOOD GRAIN

- 10A

ALUMINUM GUARDRAILS, BALUSTRADES - PANELS - CW TRANSPARENT GLASS
- 10B

ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
- 10C

STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" CW OPAQUE GLASS PANELS
- 10D

STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" CW OPAQUE GLASS PANELS

- 12

ALUMINUM CAP FLASHINGS
- 13A

ALUMINUM SUN SCREEN "SILVER"
- 13B

ALUMINUM SUN SCREEN "CASHMERE MICA"
- 13C

VERTICAL SUN SCREEN
- 13D

HORIZONTAL GLAZED SUN SCREEN

- 14

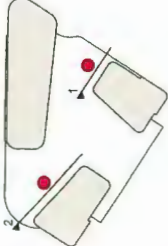
STEEL GLASS CANOPIES, METAL MULLION COLOUR, TRANSPARENT GLASS INFILL
- 15

METAL FINIS "CASHMERE MICA"
- 16

ARCHITECTURAL METAL SCREEN
- 17

PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA

Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V5Z 1K3  
Telephone (604) 736-9711 • Facsimile (604) 736-7951



DATE: 2021-03-12  
ISSUED FOR: R.P.P.  
REVISION: R.E. J.B. FOR R.P.P.

DP 17-794169  
March 24, 2021  
Plan #B-7a

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Courtyard Elev./Sect.  
•North Elevation  
Towers F & G

JOB NO. 11-03  
DRAWN WTLA  
DATE February 12, 2021  
SCALE 1/16" = 1'-0"  
CHECKED WTL

© Copyright reserved. This plan and design is used in full under the terms of the Professional Engineers Act. No part of this plan may be reproduced without the written consent of W.T. Leung Architects Inc. and cannot be used without the written consent of W.T. Leung Architects Inc.

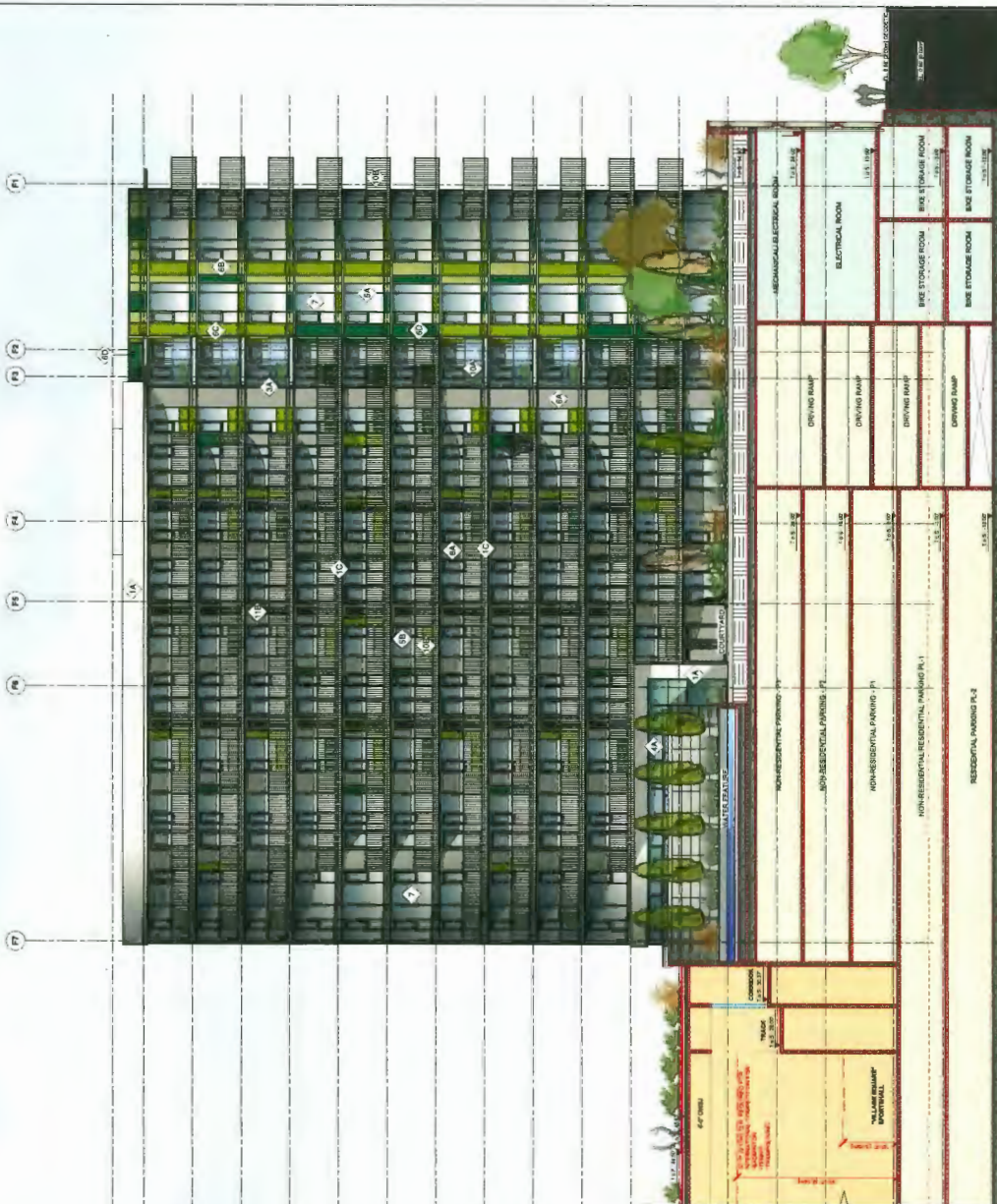
DRAWING NO.

Plan #B-7a

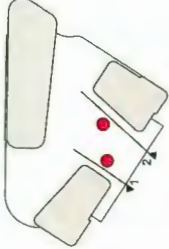
1 Tower G North Elevation  
1/16" = 1'-0"



2 Tower F North Elevation  
1/16" = 1'-0"







ISSUE/REVISION

A 2020-11-09 ISSUED FOR D.P.

B 2021-02-12 RE-458 FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-7b

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Courtyard Elev./Sect.  
Tower F East Elev.  
Tower G West Elev.

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is used as all other systems the exclusive property of W. T. Leung Architects Inc. and cannot be used without the written consent.	
DRAWING NO. 1	

Plan #B-7b

FINISH MATERIAL LEGEND

- 1

CONCRETE PAINTED - WHITE
- 2

CONCRETE PAINTED - GREY
- 3

CONCRETE PAINTED - TRAFFIC MEMBRANE
- 4

ARCHITECTURAL CONCRETE SEALED
- 5

GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20
- 6

GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOZED
- 7

STRUCTURAL SILICONE GLAZED CURTAIN WALL
- 8

ALUMINUM MULLION - CASHMERE MICA
- 9

INSULATED SHADOW BOX
- 10

CERAMIC FRITTED GLASS
- 11

SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"
- 12

SPANDREL GLASS - OPAQUE BACK PAINTED "SHADES OF SPRING" BM 537
- 13

SPANDREL GLASS - OPAQUE BACK PAINTED "TEQUILA LIME" 5028-30
- 14

SPANDREL GLASS - OPAQUE BACK PAINTED "VINE GREEN" 2034-20
- 15

TRANSPARENT GLASS - WINDOWS
- 16

FC PANEL - EQUITONE T80
- 17

FC PANEL - EQUITONE LT80 (ground)
- 18

FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032
- 19

ALUMINUM PANEL SYSTEM - CASHMERE MICA
- 20

ALUMINUM PANEL SYSTEM - SILVER
- 21

PERFORATED ALUMINUM PANEL SYSTEM - SILVER
- 22

CLEAR ANNOZED
- 23

METAL PROFILE - "CHILI PEPPER" BM 2004-20
- 24

ALUMINUM LONGBOARD TAG WOOD GRAIN
- 25

ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" OR TRANSPARENT GLASS PANELS
- 26

ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
- 27

STEEL OR ALUMINUM PRIVACY SCREENS SILVER OR OPAQUE GLASS PANELS
- 28

STEEL OR ALUMINUM PRIVACY SCREENS STEEL OR ALUMINUM VELVET OR OPAQUE GLASS PANELS
- 29

ALUMINUM CAP FLASHINGS
- 30

ALUMINUM SUN SCREEN "SILVER"
- 31

ALUMINUM SUN SCREEN CASHMERE MICA
- 32

VERTICAL SUN SCREEN
- 33

HORIZONTAL GLAZED SUN SCREEN
- 34

STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT GLASS INFL.
- 35

METAL FINIS "CASHMERE MICA"
- 36

ARCHITECTURAL METAL SCREEN
- 37

PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS

- CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS

- CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

EMERGENCY GENERATOR ROOM

- GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

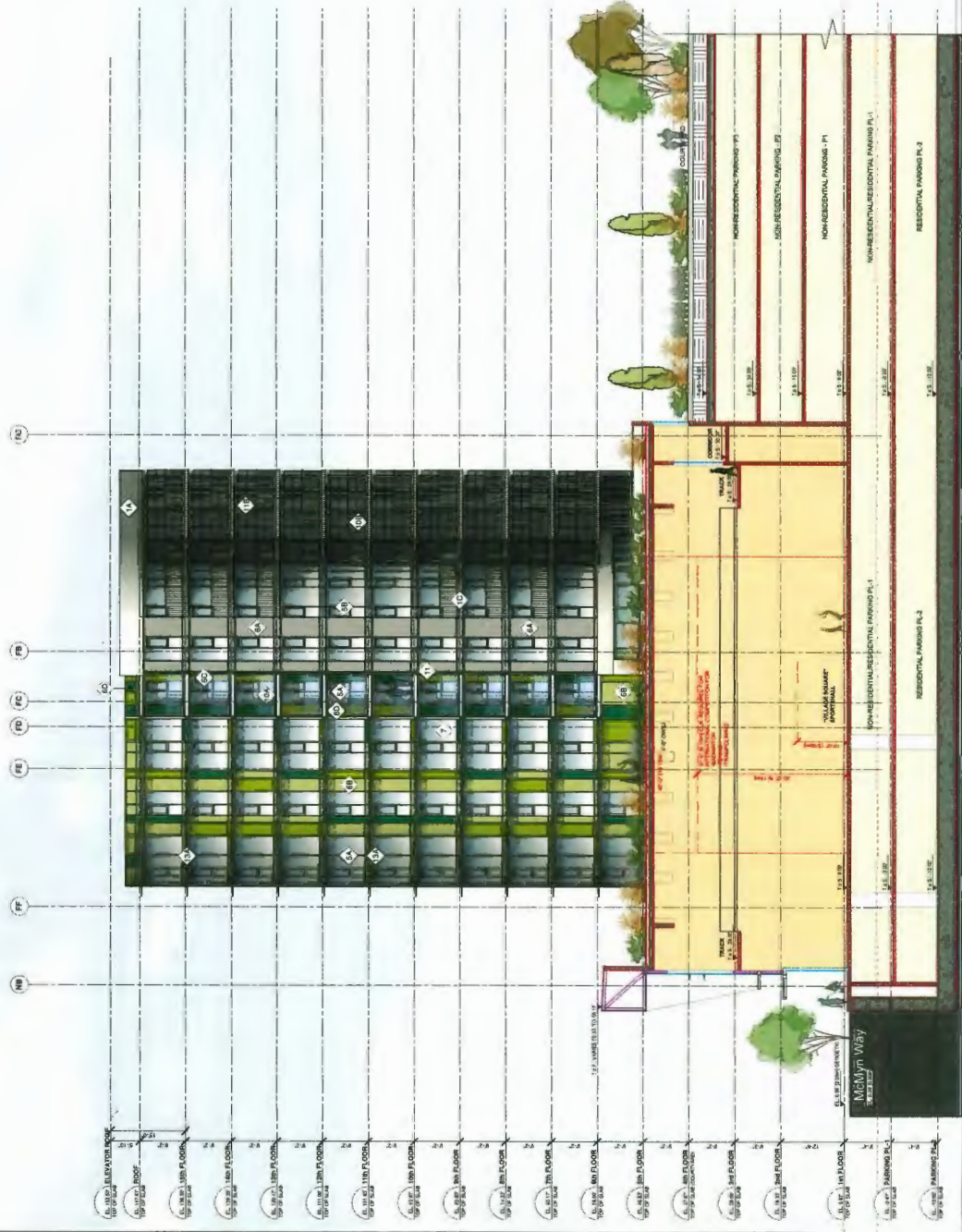
PARKING GARAGE EXHAUST VENTILATION

- PARKAGE FANS WITH VARIABLE FREQUENCY DRIVES
  - FAN SPEEDS TO BE DETERMINED BY MECHANICAL ENGINEER
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

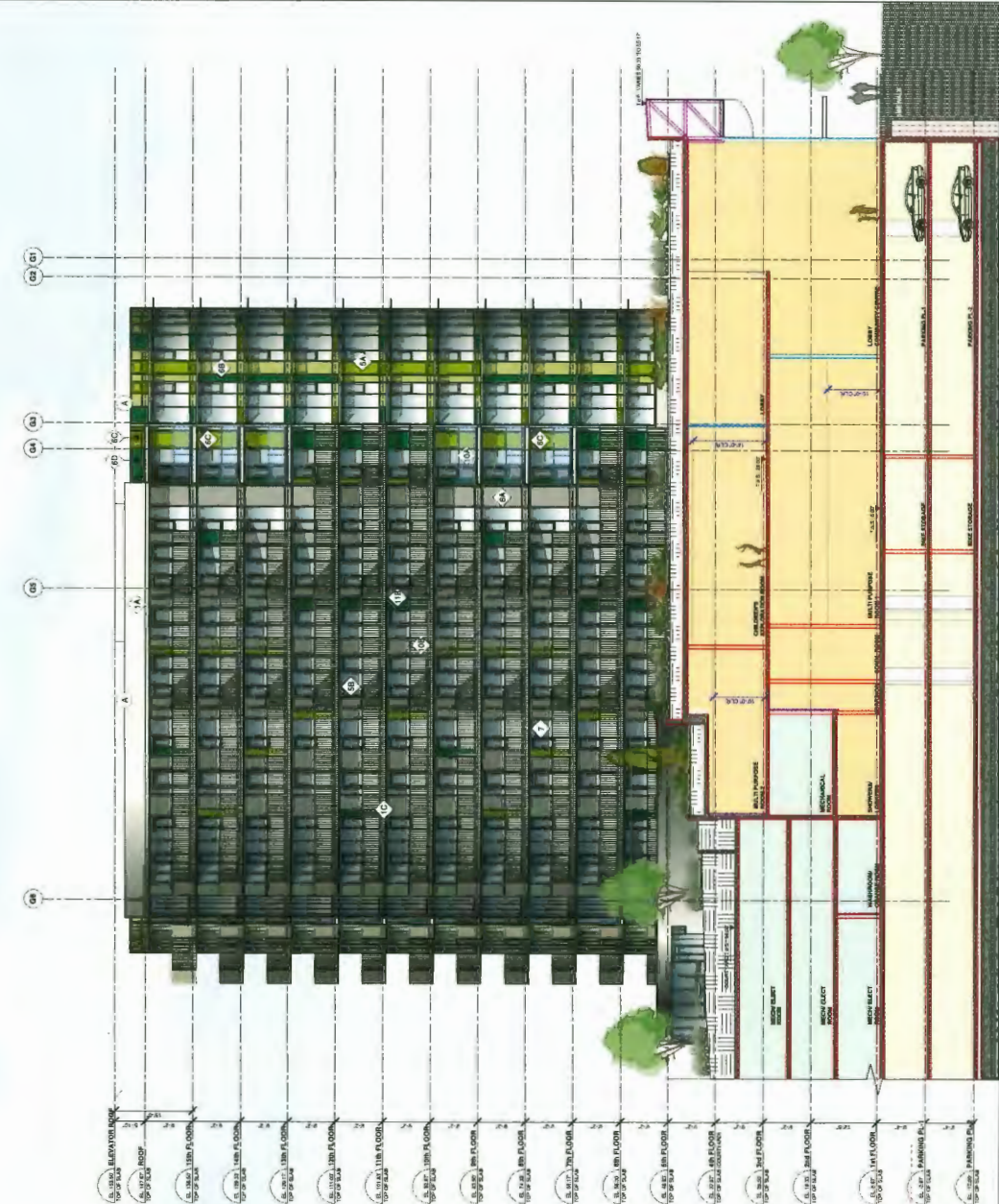
SECTION SPACE-USE LEGEND

- COMMUNITY CENTRE
- RETAIL - OFFICE
- PARKING
- SERVICE ROOMS
- RESIDENTIAL

1 Tower F East Elevation  
1/16" = 1'-0"



2 Tower G West Elevation  
1/16" = 1'-0"





FINISH MATERIAL LEGEND

- 1A

CONCRETE PAINTED - WHITE

1B

CONCRETE PAINTED - GREY

1C

CONCRETE PAINTED - TRAFFIC MEMBRANE

1D

ARCHITECTURAL CONCRETE SEALED

1E

GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20
- 2A

GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED

2B

STRUCTURAL SILICONE GLAZED CURTAIN WALL

2C

ALUMINUM MULLION - CASHMERE MICA

2D

INSULATED SHADOW BOX

2E

CERAMIC FRITTED GLASS

SECTION SPACE-USE LEGEND

- COMMUNITY CENTRE
- RETAIL • OFFICE
- PARKING
- SERVICE ROOMS
- RESIDENTIAL

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND PARAPET
  - ACQUISITION OF MECHANICAL REQUIREMENTS TO BE INCORPORATED AT BP STAGE
  - WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE

B

FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE

C

EMERGENCY GENERATOR ROOM
  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE

D

PARKING GARAGE EXHAUST VENTILATION
  - EXHAUST SYSTEM OPERATES ON DEMAND
  - VENTILATION SYSTEM OPERATES ON DEMAND
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.

3A

SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY" AC-28"

3B

SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537

3C

SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30

3D

SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20

4A

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"

4B

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"

5A

TRANSPARENT GLASS - WINDOWS

5B

FC PANEL - EQUITONE TE90

5C

FC PANEL - EQUITONE LT90 (ground)

5D

FC PANEL - SWISS PEARL LARGO CABAT CORAL 7030, 7031, 7032

5E

ALUMINUM PANEL SYSTEM - CASHMERE MICA

6A

ALUMINUM PANEL SYSTEM - SILVER

6B

PERFORATED ALUMINUM PANEL SYSTEM - SILVER

6C

OPERA METAL PANEL SYSTEM - CLEAR ANNOXIDIZED

6D

METAL PROFILE - "CHILI PEPPER" BM 2004-20

6E

ALUMINUM LONGBOARD TAG WOOD GRAIN

7A

ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" ON TRANSPARENT GLASS PANELS

7B

ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"

7C

STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" ON OPAQUE GLASS PANELS

7D

STEEL OR ALUMINUM PRIVACY SCREENS "SILVER VELVET" ON OPAQUE GLASS PANELS

8A

ALUMINUM CAP FLASHINGS

8B

ALUMINUM SUN SCREEN "SILVER"

8C

ALUMINUM SUN SCREEN "CASHMERE MICA"

8D

VERTICAL SUN SCREEN

8E

HORIZONTAL GLAZED SUN SCREEN

9A

STEEL/GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL

9B

METAL FINIS "CASHMERE MICA"

9C

ARCHITECTURAL METAL SCREEN

9D

PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA

W. T. LEUNG

ARCHITECTS INC.

Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V6Z 1K3  
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION  
A 2020-11-08 ISSUED FOR D.P.  
B 2021-02-12 RE-ISSUED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-7c

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Courtyard Elev./Sect.  
Office South  
Elevation

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and drawing is used as all items remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.	
DRAWING NO. 1	

Plan #B-7c

2021, February 11 5:58:05 PM NTR LOT B Plot 400 Elevations (L.W.)



FINISH MATERIAL LEGEND

- 1

CONCRETE PAINTED - WHITE

2

CONCRETE PAINTED - GREY

3

CONCRETE PAINTED - TRAFFIC MEMBRANE

4

ARCHITECTURAL CONCRETE SEALED

5

GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20
- 6

GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED

7

STRUCTURAL SILICONE GLAZED CURTAIN WALL

8

ALUMINUM MULLION - CASHMERE MICA

9

INSULATED SHADOW BOX

10

CERAMIC FRITTED GLASS
- 11

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"

12

GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"
- 13

SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"

14

SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537

15

SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 5225-50

16

SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2004-25
- 17

TRANSPARENT GLASS - WINDOWS

18

FC PANEL - EQUITONE L780 (ground)

19

FC PANEL - SWISS PEARL LARGO CARAT CORAL 1633, 1651, 1652

20

ALUMINUM PANEL SYSTEM - CASHMERE MICA
- 21

ALUMINUM PANEL SYSTEM - SILVER

22

PERFORATED ALUMINUM PANEL - OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED

23

METAL PROFILE - "CHILI PEPPER" BM 2004-20

24

ALUMINUM LONGBOARD TAG WOOD GRAIN
- 25

ALUMINUM GUARDRAILS, BALLSTRADES - SILVER CW TRANSPARENT GLASS PANELS

26

ALUMINUM PICKET GUARDRAILS, BALLSTRADES - "SILVER"

27

STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" CW OPAQUE GLASS PANELS

28

STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" CW OPAQUE GLASS PANELS
- 29

ALUMINUM CAP FLASHINGS

30

ALUMINUM SUN SCREEN "SILVER"

31

ALUMINUM SUN SCREEN "CASHMERE MICA"

32

VERTICAL SUN SCREEN

33

HORIZONTAL GLAZED SUN SCREEN
- 34

STEEL / GLASS CANOPIES, PERFORATED METAL SCREEN, MULLION COLOUR, TRANSPARENT GLASS INFILL

35

METAL FINS "CASHMERE MICA"

36

ARCHITECTURAL METAL SCREEN

37

PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA

SECTION SPACE-USE LEGEND

- COMMUNITY CENTRE
- RETAIL • OFFICE
- PARKING
- SERVICE ROOMS
- RESIDENTIAL

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS  
• ACUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE  
• WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS  
• CONCEALED BEHIND METAL SCREENS WITH ACUSTIC PROPERTIES  
• ACUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

EMERGENCY GENERATOR ROOM  
• GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

PARKING GARAGE EXHAUST VENTILATION  
• PARKADE FANS WITH VARIABLE FREQUENCY DRIVES  
• VENTILATION SYSTEM OPERATES "ON DEMAND"  
• FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

- OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.

- 34

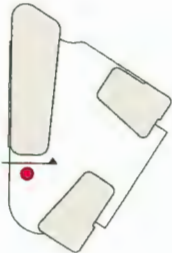
STEEL / GLASS CANOPIES, PERFORATED METAL SCREEN, MULLION COLOUR, TRANSPARENT GLASS INFILL
- 35

METAL FINS "CASHMERE MICA"
- 36

ARCHITECTURAL METAL SCREEN
- 37

PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA

Suite 300, 973 West Broadway,  
Vancouver British Columbia • Canada V5Z 1K3  
Telephone 604 736-9711, Fax 604 736-1951



ISSUED FOR D.P.  
A 2020-11-09  
B 2021-02-12  
RE-308 FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-7d

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Courtyard Elev./Sect.  
Office West  
Elevation

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	3/32" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is, and all of them remain the property of W.T. Leung Architects Inc. and shall be used solely for the purposes intended.	
DRAWING NO. 1	

Plan #B-7d





FINISH MATERIAL LEGEND

- 1

CONCRETE PAINTED - WHITE
- 2

CONCRETE PAINTED - GREY
- 3

CONCRETE PAINTED - TRAFFIC MEMBRANE
- 4

ARCHITECTURAL CONCRETE SEALED
- 5

GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20
- 6

GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED
- 7

STRUCTURAL SILICONE GLAZED CURTAIN WALL
- 8

ALUMINUM MULLION - CASHMERE MICA
- 9

INSULATED SHADOW BOX
- 10

CERAMIC FRITTED GLASS

- 11

SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"
- 12

SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537
- 13

SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30
- 14

SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20

- 15

TRANSPARENT GLASS - WINDOWS
- 16

FC PANEL - EQUITONE T90
- 17

FC PANEL - EQUITONE LT90 (ground)
- 18

FC PANEL - SWISS PEARL LARGO CABAT CORAL 7030, 7031, 7032
- 19

ALUMINUM PANEL SYSTEM - CASHMERE MICA

- 20

ALUMINUM PANEL SYSTEM - SILVER
- 21

PERFORATED ALUMINUM PANEL SYSTEM - SILVER
- 22

CLEAR ANODIZED
- 23

METAL PROFILE - "CHILI PEPPER" BM 2004-20
- 24

ALUMINUM LONGBOARD TAG WOOD GRAIN

- 25

ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS
- 26

ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
- 27

STEEL OR ALUMINUM PRIVACY SCREENS - "SILVER" c/w OPAQUE GLASS PANELS
- 28

STEEL OR ALUMINUM PRIVACY SCREENS - "SILVER VELVET" c/w OPAQUE GLASS PANELS

- 29

ALUMINUM CAP FLASHINGS
- 30

ALUMINUM SUN SCREEN "SILVER"
- 31

ALUMINUM SUN SCREEN "CASHMERE MICA"
- 32

VERTICAL SUN SCREEN
- 33

HORIZONTAL GLAZED SUN SCREEN

- 34

STEEL/GLASS CANOPIES, STEEL TO MATCH ADJACENT BUILDING COLOUR, TRANSPARENT GLASS INFILL
- 35

METAL FINIS "CASHMERE MICA"
- 36

ARCHITECTURAL METAL SCREEN
- 37

PERFORATED, CURVED SHEET METAL PANEL, CASHMERE MICA

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

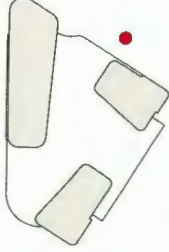
EMERGENCY GENERATOR ROOM
  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

PARKING GARAGE EXHAUST VENTILATION
  - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
  - VENTILATION SYSTEM OPERATES ON DEMAND
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.

1	CONCRETE PAINTED - WHITE	11	TRANSPARENT GLASS - WINDOWS	21	PERFORATED ALUMINUM PANEL SYSTEM - SILVER	31	ALUMINUM SUN SCREEN "SILVER"	41	STEEL/GLASS CANOPIES, STEEL TO MATCH ADJACENT BUILDING COLOUR, TRANSPARENT GLASS INFILL
2	CONCRETE PAINTED - GREY	12	FC PANEL - EQUITONE T90	22	CLEAR ANODIZED	32	ALUMINUM SUN SCREEN "CASHMERE MICA"	35	METAL FINIS "CASHMERE MICA"
3	CONCRETE PAINTED - TRAFFIC MEMBRANE	13	FC PANEL - EQUITONE LT90 (ground)	23	METAL PROFILE - "CHILI PEPPER" BM 2004-20	33	VERTICAL SUN SCREEN	36	ARCHITECTURAL METAL SCREEN
4	ARCHITECTURAL CONCRETE SEALED	14	FC PANEL - SWISS PEARL LARGO CABAT CORAL 7030, 7031, 7032	24	ALUMINUM LONGBOARD TAG WOOD GRAIN	34	HORIZONTAL GLAZED SUN SCREEN	37	PERFORATED, CURVED SHEET METAL PANEL, CASHMERE MICA
5	GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20	15	ALUMINUM PANEL SYSTEM - CASHMERE MICA	25	ALUMINUM PANEL SYSTEM - SILVER	35	ALUMINUM CAP FLASHINGS		
		16	SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"	26	PERFORATED ALUMINUM PANEL SYSTEM - SILVER				
		17	SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	27	CLEAR ANODIZED				
		18	SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30	28	METAL PROFILE - "CHILI PEPPER" BM 2004-20				
		19	SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20	29	ALUMINUM LONGBOARD TAG WOOD GRAIN				
		20	ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"	30	ALUMINUM SUN SCREEN "SILVER"				
			POWDER COATED "GRAY VELVET"						



Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V6Z 1K3  
Telephone: 604 736-9711, Facsimile: 604 736-7991

ISSUED FOR D.P.  
A 2020-11-08  
B 2021-02-12  
RE-SSS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-8a

PROJECT

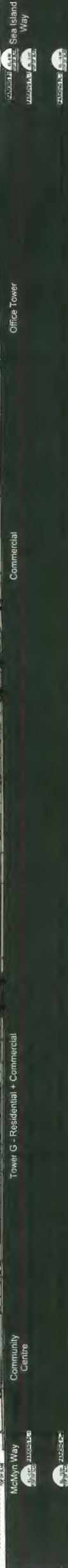
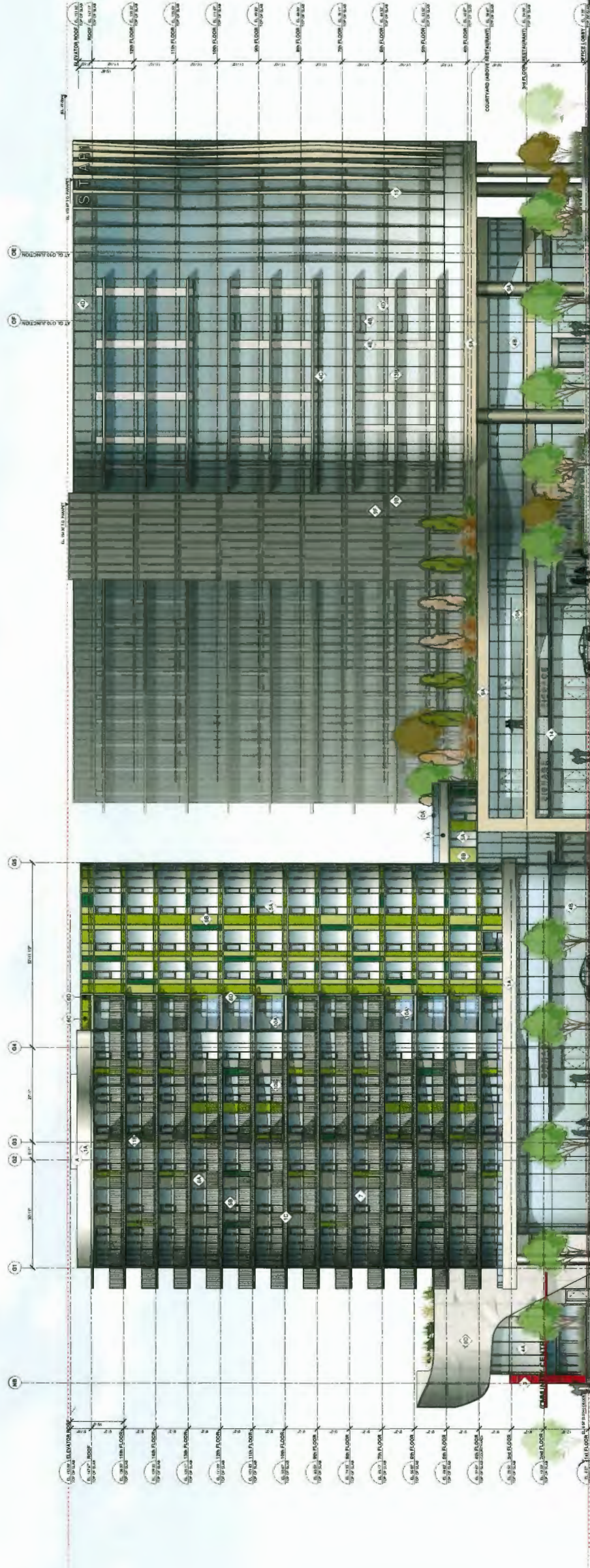
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

ELEVATIONS  
• No. 3 Road

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is that of all items prepared for the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.	
DRAWING NO. 1	

Plan #B-8a





FINISH MATERIAL LEGEND

1. CONCRETE PAINTED - WHITE	2. GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED	3. SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"	4. TRANSPARENT GLASS - WINDOWS	5. ALUMINUM PANEL SYSTEM - SILVER	6. ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" CW TRANSPARENT GLASS PANELS	7. ALUMINUM CAP FLASHINGS	8. STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL
2. CONCRETE PAINTED - GREY	3. STRUCTURAL SILICONE GLAZED CURTAIN WALL	4. SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	5. FC PANEL - EQUITONE TE80	6. PERFORATED ALUMINUM PANEL SYSTEM - SILVER	7. ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"	8. ALUMINUM SUN SCREEN "SILVER"	9. METAL FINIS "CASHMERE MICA"
3. CONCRETE PAINTED - TRAFFIC MEMBRANE	4. ALUMINUM MULLION - CASHMERE MICA	5. SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30	6. FC PANEL - EQUITONE LT90 (ground)	7. OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED	8. STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" CW OPAQUE GLASS PANELS	9. ALUMINUM SUN SCREEN "CASHMERE MICA"	10. ARCHITECTURAL METAL SCREEN
4. ARCHITECTURAL CONCRETE SEALED	5. INSULATED SHADOW BOX	6. SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20	7. CORAL 7030, 7031, 7032	8. METAL PROFILE - "CHILI PEPPER" BM 2004-20	9. STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" CW OPAQUE GLASS PANELS	10. VERTICAL SUN SCREEN	11. PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA
5. GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20	6. CERAMIC FRITTED GLASS		7. ALUMINUM PANEL SYSTEM - CASHMERE MICA	8. WOOD GRAIN		11. HORIZONTAL GLAZED SUN SCREEN	

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS

  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS

  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

EMERGENCY GENERATOR ROOM

  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

PARKING GARAGE EXHAUST VENTILATION

  - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
  - VENTILATION SYSTEM OPERATES "ON DEMAND"
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

DP 17-794169  
March 24, 2021  
Plan #B-8b

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

ELEVATIONS  
• McMyn Way

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and details are the work of all those persons for whom the property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.	
DRAWING NO.	

Plan #B-8b









FINISH MATERIAL LEGEND

1A	CONCRETE PAINTED - WHITE	1A	GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOIDIZED	1A	SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-28"	1A	TRANSPARENT GLASS - WINDOWS	1A	ALUMINUM PANEL SYSTEM - SILVER	1A	ALUMINUM GUARDRAILS, BALUSTRADES - ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"	1A	ALUMINUM CAP FLASHINGS	1A	STEEL GLASS CANOPIES, STEEL GLASS CANOPIES, MULLION COLOUR, TRANSPARENT GLASS INFILL
1B	CONCRETE PAINTED - GREY	1B	STRUCTURAL SILICONE GLAZED CURTAIN WALL	1B	SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	1B	FC PANEL - EQUITONE T80	1B	PERFORATED ALUMINUM PANEL SYSTEM - SILVER	1B	STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" CW OPAQUE GLASS PANELS	1B	ALUMINUM SUN SCREEN "CASHMERE MICA"	1B	METAL FINS "CASHMERE MICA"
1C	CONCRETE PAINTED - TRAFFIC MEMBRANE	1C	ALUMINUM MULLION - CASHMERE MICA	1C	SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME 2025-50"	1C	FC PANEL - SWISS PEARL LARGO CARAT CORAL 7050, 7051, 7052	1C	METAL PROFILE - "CHILI PEPPER" BM 2004-20	1C	"SILVER" CW OPAQUE GLASS PANELS	1C	VERTICAL SUN SCREEN	1C	ARCHITECTURAL METAL SCREEN
2	ARCHITECTURAL CONCRETE SEALED	2	INSULATED SHADOW BOX	2	SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN 2004-20"	2	ALUMINUM PANEL SYSTEM - CASHMERE MICA	2	WOOD GRAIN	2	STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" CW OPAQUE GLASS PANELS	2	HORIZONTAL GLAZED SUN SCREEN	2	PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA
3	GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20	3	CERAMIC FRITTED GLASS												

MECHANICAL NOTES:

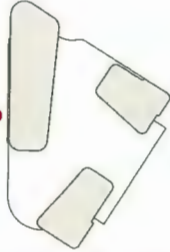
- A
- FLUID COOLERS AND AIR HANDLING UNITS
- CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B
- FLUID COOLERS AND AIR HANDLING UNITS
- CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C
- EMERGENCY GENERATOR ROOM
- GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D
- PARKING GARAGE EXHAUST VENTILATION
- PARKING FANS WITH VARIABLE FREQUENCY DRIVES
  - EXHAUST AIRS TO BE EXHAUSTED TO CLEARLY IDENTIFIED PARKING GARAGE
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.

Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V5Z 1K3  
Telephone 604 736-9711, Facsimile 604 736-1991

W. T. LEUNG  
ARCHITECTS  
I N C.



ISSUED FOR D.P.  
A 2020-11-09  
B 2021-02-12  
RE-308 FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-8d

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

ELEVATIONS  
• Sea Island Way

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

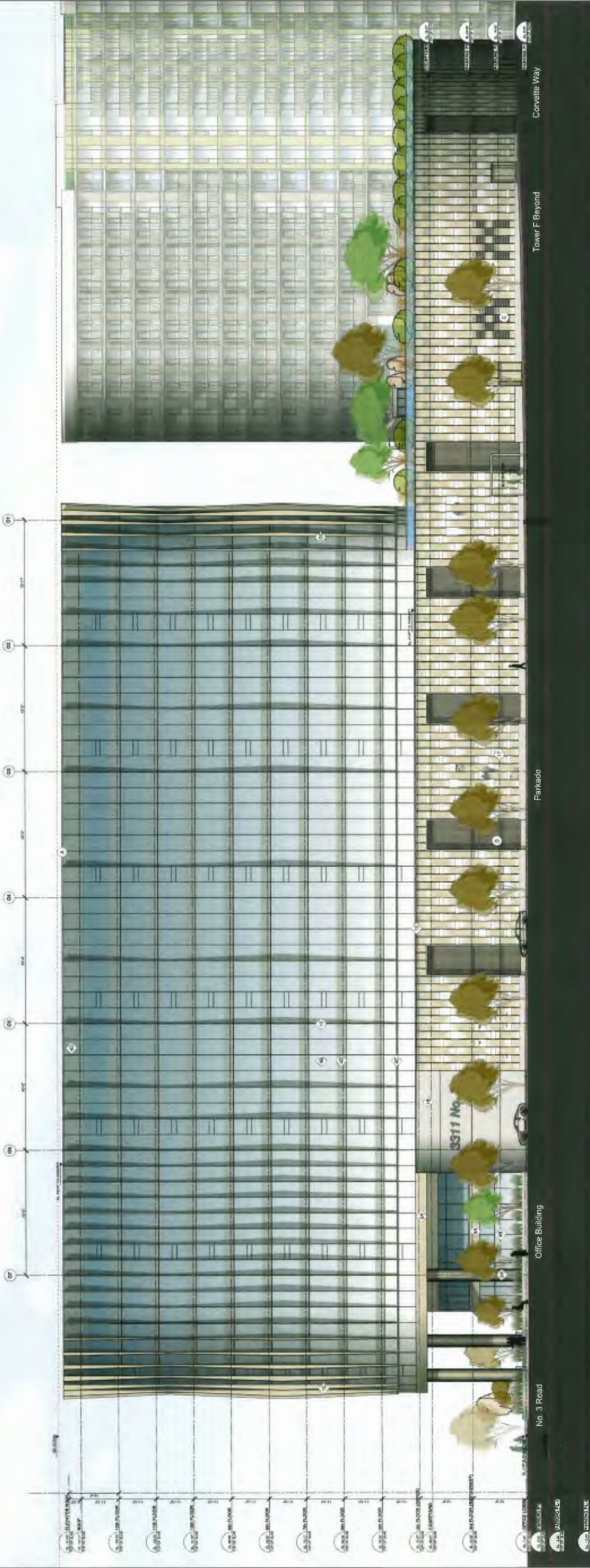
SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and is all those require the  
the architect's consent.

DRAWING NO. :

Plan #B-8d



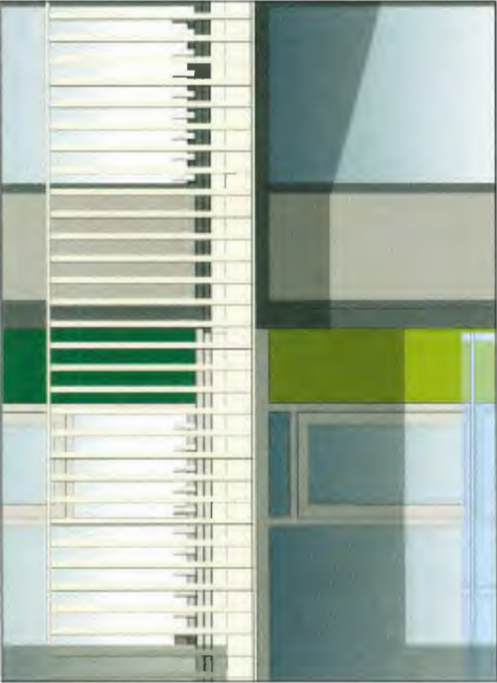




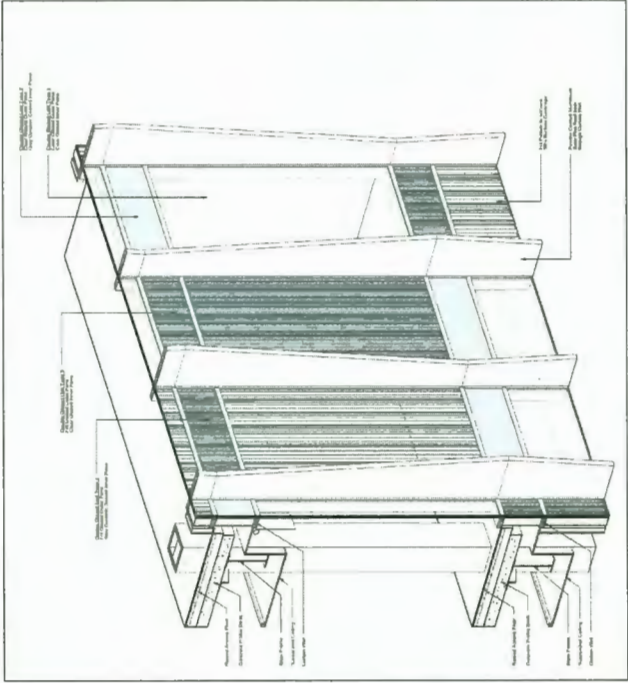
EXAMPLE PICTURE METAL FIN OFFICE BUILDING



EXAMPLE PICTURE METAL FIN FACADE OFFICE BUILDING



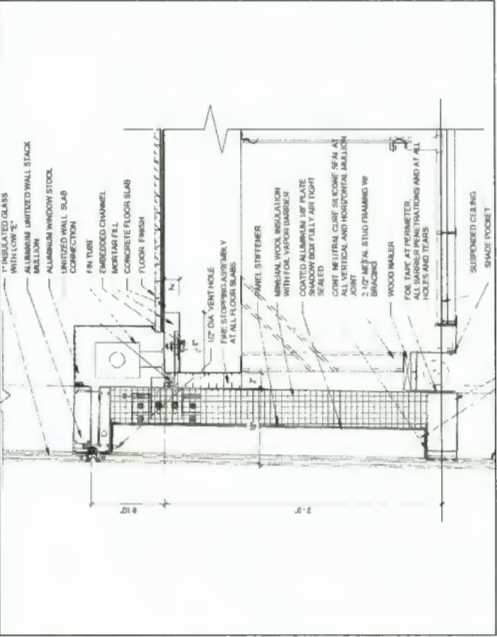
RESIDENTIAL



EXAMPLE DETAIL METAL FIN OFFICE BUILDING



OFFICE



DETAIL SHADOW BOX



SHADOW BOX EXAMPLE

W. T. LEUNG  
ARCHITECTS  
INC.

Suite 300, 973 West Broadway,  
Vancouver, British Columbia,  
Canada, V6Z 1K3  
Telephone 604 736-9711  
Facsimile 604 736-7991

ISSUE/REVISION

A 2021-02 RE-ISS FOR D.P.

-12

DP 17-794169  
March 24, 2021  
Plan #B-9.1

RESID'L TOWER SPANDREL PANEL  
COLOUR 1 BM-AC-29 SAN ANTONIO GRAY



RESID'L WINDOW  
MULLION COLOUR  
STARLINE WINDOWS  
GREY VELVET



RESID'L WINDOW  
MULLION COLOUR  
STARLINE WINDOWS  
STANDARD SILVER



PROJECT

ViewStar LOT B

3311 No. 3 Road  
Richmond, B.C.

METAL VERTICAL FIN  
ON OFFICE BUILDING

OFFICE BUILDING ALUCOBOND  
PANEL - COLOUR CASHMERE MICA

MATERIAL  
+ COLOURS  
RESID'L +OFFICE

JOB NO. 11-03

DRAWN SVN/K

DATE February 12, 2021

SCALE NTS

CHECKED

© Copyright reserved. This plan and  
design is and at all times remains  
the property of W.T. Leung Architects  
W.T. Leung Architects Inc. and  
cannot be used without the  
Architects' consent.

DRAWING NO.:

PLAN B #9.1

RESID'L TOWER SPANDREL PANEL  
COLOUR 4 BM-CC-537 SHADES OF SPRING



RESID'L TOWER SPANDREL PANEL  
COLOUR 3 BM-2028-30 TEQUILA LIME



RESID'L TOWER SPANDREL PANEL  
COLOUR 2 BM-2034-20 VINE GREEN











DATE PREPARED  
A 2020-12-14  
B 2021-02-12

ISSUED FOR D.P.  
RE-608 FOR D.P.



No. 3 Rd • Looking towards West



No. 3 Rd • Looking towards North



Corner of No. 3 Rd & Sea Island Way • Looking South



No. 3 Rd • Looking towards South

DP 17-794169

March 24, 2021

Plan #B-10a

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Streetscape  
• No. 3 Road

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

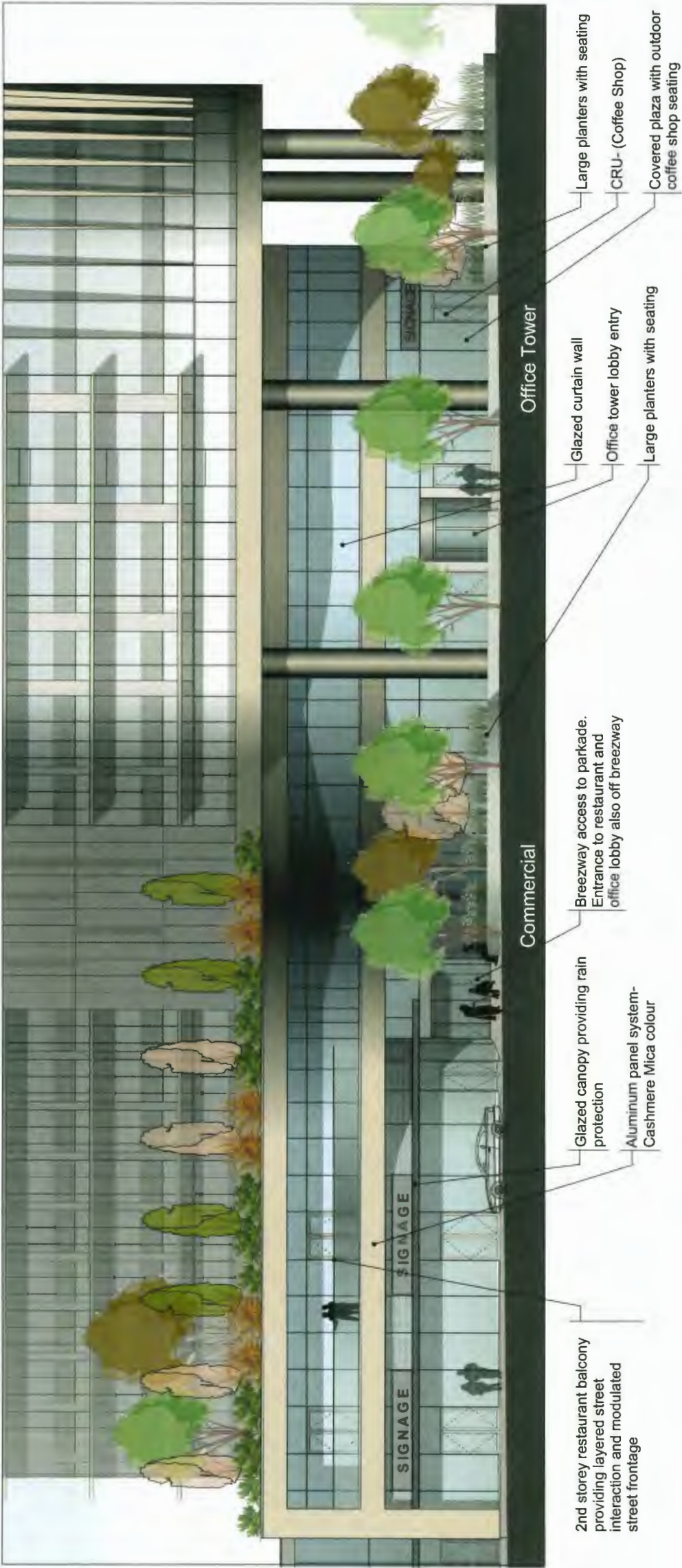
SCALE 1/8" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is that of all items prepared by  
various property of W. T. Leung Architects Inc. and cannot be used without  
the permission of the owner.

DRAWING NO. 1

Plan #B-10a







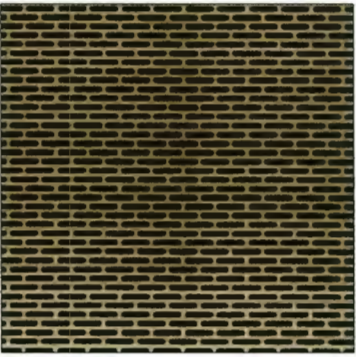
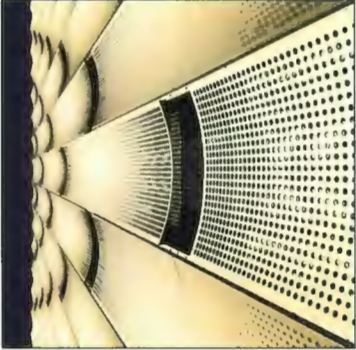
Sea Island Way • Mechanical & Electrical corner of podium



Sea Island Way & Corvette Way • Mechanical & Electrical corner of podium



Reference picture detail of curved perforated panels



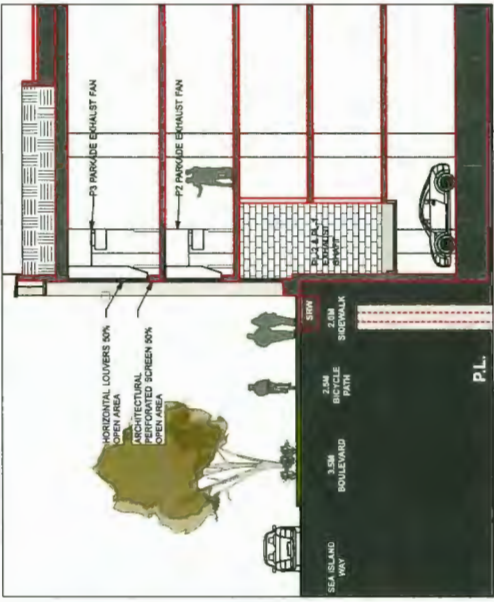
Reference picture detail of architectural screen at mechanical exhaust



Sea Island Way & No. 3 Road • CRU Frontage, Parking and Office Building above (Looking West)



Section through curved perforated panels next to parking



Section through mechanical exhaust behind architectural screens next to parking



Covered plaza with outdoor coffee shop seating

Office Building Entry

CRU- (Coffee Shop)

Large planters with seating

Painted concrete with reveals

3 levels of parking behind architectural screens. Cashmere Mica coloured screening elements reflect cladding treatment on the Community Centre

Curved perforated metal panels alternating with openings to the parkade behind. Provides interaction between spaces, visual interest and movement. The curved panels reflect the changing daylight and at night the perforations emit changing light patterns from the parkade and car lights.

Parkade mechanical exhaust behind architectural screens  
Sidewalk and bicycle path next to planted boulevard

Bus Shelter

Mechanical and electrical rooms with similar screening and metal panels





Corvette Way • Pocket park in front of Tower F townhouse units



Corvette Way & McMyn Way • Pocket park in front of Tower F (Looking North)



Pocket park along McMyn Way



Corvette Way Elevation

Townhome units accessed from exterior stair or ramp.

Pocket park with raised planters providing separation and privacy for residential unit beyond.

Seating and benches



McMyn Way Elevation

Tower F residential lobby entrance marked with exterior stair, contrasting portal and glazed canopy for rain protection

Seating and tables  
Community Centre above providing rain protection

White toned fibre cement panel cladding serves as bright backdrop to pocket park

Parkade vehicle entrance





PHASE 3 (Lot C)	Phase 3 Bylaw Requirements	Phase 3 Proposed	Variance
Net Floor Area Total	<ul style="list-style-type: none"><li>Max 13,049.6 m<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>13,049.6 m<sup>2</sup></li></ul>	None permitted
Net Floor Area Residential	<ul style="list-style-type: none"><li>Max 13,049.6 m<sup>2</sup> including:<ul style="list-style-type: none"><li>a) Market: 13,049.6 m<sup>2</sup> (max)</li><li>b) Affordable: Nil</li></ul></li></ul> <p>NOTE: ZMU30 requires that all Affordable Housing is constructed in Phases 1 &amp; 2. None is required in Phase 3.</p>	<ul style="list-style-type: none"><li>13,049.6 m<sup>2</sup> including:<ul style="list-style-type: none"><li>a) Market: 13,049.6 m<sup>2</sup></li><li>b) Affordable: Nil</li></ul></li></ul>	None permitted
Net Floor Area Non-Residential	<ul style="list-style-type: none"><li>None permitted</li></ul>	<ul style="list-style-type: none"><li>Nil</li></ul>	None permitted
Number of Units	<ul style="list-style-type: none"><li>Max 89 (secured by a covenant on title)</li></ul>	<ul style="list-style-type: none"><li>89 (100% Market Housing)</li></ul>	None
Unit Mix	<ul style="list-style-type: none"><li>OCp encourages 40% 2-BR &amp; 3-BR family-friendly units</li></ul>	<ul style="list-style-type: none"><li>Studio &amp; 1-BR: Nil</li><li>2 BR: 35 (39%)</li><li>3+ BR: 54 (61%)</li></ul>	None
Basic Universal Housing (BUH)	<ul style="list-style-type: none"><li>N/A</li></ul>	<ul style="list-style-type: none"><li>9 units (10%)</li></ul>	None
Energy & Sustainability	<ul style="list-style-type: none"><li>BC Energy Step Code</li></ul>	<ul style="list-style-type: none"><li>Step 2 &amp; install a low carbon energy plant at the developer's cost</li></ul>	None
Height	<ul style="list-style-type: none"><li>Max 47 m GSC</li></ul>	<ul style="list-style-type: none"><li>47 m GSC</li></ul>	None
Lot Coverage	<ul style="list-style-type: none"><li>Max 90%</li></ul>	<ul style="list-style-type: none"><li>90%</li></ul>	None
Setbacks	<ul style="list-style-type: none"><li>Road &amp; park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided</li><li>Underground parking structure: 0.0 m</li></ul>	<ul style="list-style-type: none"><li>Corvette Way: 1.6 m min</li><li>Capstan Way: 2.0 m min</li><li>Park: 0.0 m</li><li>Underground parking structure: 0.0 m</li></ul>	None
Parking	<ul style="list-style-type: none"><li>105 spaces, including:<ul style="list-style-type: none"><li>a) Market housing @ 1.0/unit: 89</li><li>b) Visitor @ 0.18/unit: 16</li></ul></li></ul> <p>NOTE: Requirements are based on site-specific rates set out in the ZMU30 zone</p>	<ul style="list-style-type: none"><li>170 spaces, including:<ul style="list-style-type: none"><li>a) Market housing: 167 (including 21 extra tandem spaces, subject to an existing legal agreement on title to Phase 3)</li><li>b) Visitor: 3 spaces on-site, plus 13 spaces on Phase 1/Lot A (secured with a legal agreement)</li></ul></li></ul> <p>NOTE: Zoning Bylaw permits on-site visitor parking to be relaxed based on proximity to Public Parking on Phase 1 (as supported by a parking study approved by the City)</p>	None
Bike Storage Class 1 (Rooms & lockers)	<ul style="list-style-type: none"><li>@ 1.25/unit: 112 min</li></ul>	<ul style="list-style-type: none"><li>210</li></ul>	None
Bike Storage Class 2 (Racks)	<ul style="list-style-type: none"><li>@ 0.2/unit: 18 min.</li></ul>	<ul style="list-style-type: none"><li>18</li></ul>	None
EV Charging	<ul style="list-style-type: none"><li>Resident Parking: Energized 240V charging for 100% of vehicles</li><li>Class 1 Bike Storage: Energized 120V duplex outlets for 1/10 bikes min</li></ul>	<ul style="list-style-type: none"><li>Resident parking: At least 144 spaces equipped with energized 240V equipment (excludes tandem spaces)</li><li>Class 1 Bike Storage: At least 21 energized 120V duplex outlets</li></ul>	None
OCp/CCAP Residential Amenity Space	<ul style="list-style-type: none"><li>CCAP Indoor @ 2.0 m<sup>2</sup>/unit: 178.0 m<sup>2</sup> min</li><li>OCp Outdoor @ 6.0 m<sup>2</sup>/unit: 534.0 m<sup>2</sup> min including 267.0 m<sup>2</sup> (50%) children's play space</li></ul>	<ul style="list-style-type: none"><li>CCAP Indoor: 760.0 m<sup>2</sup> (i.e. 582.0 m<sup>2</sup> greater than minimum requirement)</li><li>Outdoor: 447.7 m<sup>2</sup> (i.e. 86.3 m<sup>2</sup> less than minimum requirement) including 267.0 m<sup>2</sup> children's play space</li></ul> <p>NOTE: Staff support the proposed reduction in outdoor amenity space on the basis that:</p> <ul style="list-style-type: none"><li>The site is next to the dike/riverfront park</li><li>Children's play space complies with the OCp</li><li>Indoor amenity space significantly exceeds CCAP requirements &amp; includes a pool</li></ul>	N/A
CCAP Additional Landscape Area	<ul style="list-style-type: none"><li>@ 10% Net Site Area: 226.4 m<sup>2</sup> min</li></ul>	<ul style="list-style-type: none"><li>CCAP Additional Landscape: 226.4 m<sup>2</sup></li></ul>	N/A

Tower S - RESIDENTIAL SUMMARY

Unit Mix	7	76 Units
2 BDR	7 Units	
2 BDR (BUH)	4 Units	
2 BDR + TT	19 Units	
2 BDR + TT (BUH)	5 Units	
3 BDR	25 Units	
3 BDR + TT	13 Units	
4 BDR	3 Units	
<b>Total (incl. BUH)</b>	<b>76 Units</b>	
<b>BUH</b>	<b>9 Units</b>	
<b>Basic Universal Housing (BUH) Unit Area</b>		
g	9	8,910.5 sf
500	2 BDR (BUH)	941.2 sf
600	2 BDR (BUH)	937.4 sf
700	2 BDR (BUH)	932.5 sf
800	2 BDR (BUH)	927.2 sf
1102	2 BDR + TT (BUH)	1,062.4 sf
1102	2 BDR + TT (BUH)	1,062.4 sf
1202	2 BDR + TT (BUH)	992.5 sf
1302	2 BDR + TT (BUH)	992.5 sf
<b>Total</b>		<b>8,910.5 sf</b>
<b>Residential Gross Floor Area</b>		
15	15	110,355.2 sf
S1	Gross Area S	2,887.2 sf
S2	Gross Area S	6,633.8 sf
S3	Gross Area S	7,556.7 sf
S4	Gross Area S	11,882.7 sf
S5	Gross Area S	8,769.9 sf
S6	Gross Area S	8,626.5 sf
S7	Gross Area S	8,483.1 sf
S8	Gross Area S	8,339.6 sf
S9	Gross Area S	8,196.2 sf
S10	Gross Area S	8,052.8 sf
S11	Gross Area S	7,909.4 sf
S12	Gross Area S	7,766.0 sf
S13	Gross Area S	7,622.5 sf
S14	Gross Area S	7,479.1 sf
S14 Mez.	Gross Area S	149.7 sf
<b>Total</b>		<b>110,355.2 sf</b>
<b>Amenity Exemption</b>		
4	4	7717.2 sf
L1 Amenity	Amenity S	1101.5 sf
L2 Multi Purpose	Amenity S	742.9 sf
L2 Tea House	Amenity S	1496.2 sf
L4 - Swimming Pool	Amenity S	4376.6 sf
<b>Total</b>		<b>7,717.2 sf</b>
<b>Stairwell and Elevator Shaft Exemption</b>		
27	27	3,909.5 sf
Elevator 2	Shaft Exemption S	118.9 sf
Elevator 3	Shaft Exemption S	118.9 sf
Elevator 4	Shaft Exemption S	118.9 sf
Elevator 5	Shaft Exemption S	118.9 sf
Elevator 6	Shaft Exemption S	118.9 sf
Elevator 7	Shaft Exemption S	118.9 sf
Elevator 8	Shaft Exemption S	118.9 sf
Elevator 9	Shaft Exemption S	118.9 sf
Elevator 10	Shaft Exemption S	118.9 sf
Elevator 11	Shaft Exemption S	118.9 sf
Elevator 12	Shaft Exemption S	118.9 sf
Elevator 13	Shaft Exemption S	118.9 sf
Elevator 14	Shaft Exemption S	118.9 sf
Stair 2	Shaft Exemption S	177.6 sf
Stair 3	Shaft Exemption S	177.6 sf
Stair 4	Shaft Exemption S	177.6 sf
Stair 5	Shaft Exemption S	177.6 sf
Stair 6	Shaft Exemption S	177.6 sf
Stair 7	Shaft Exemption S	177.6 sf
Stair 8	Shaft Exemption S	177.6 sf
Stair 9	Shaft Exemption S	177.6 sf
Stair 10	Shaft Exemption S	177.6 sf
Stair 11	Shaft Exemption S	177.6 sf
Stair 12	Shaft Exemption S	177.6 sf
Stair 13	Shaft Exemption S	177.6 sf
Stair 14	Shaft Exemption S	177.6 sf
Stair 14 Mez.	Shaft Exemption S	55.0 sf
<b>Total</b>		<b>3,909.5 sf</b>

Tower N - RESIDENTIAL SUMMARY

Unit Mix	3	13 Units
L1 Amenity	3 BDR	1 Units
4 BDR + STUDY	4 BDR + STUDY	1 Units
5 BDR + STUDY	5 BDR + STUDY	11 Units
<b>Total</b>		<b>13 Units</b>
<b>Residential Gross Floor Area</b>		
15	15	47,444.4 sf
N1	Gross Area N	1,817.5 sf
N2	Gross Area N	2,917.8 sf
N3	Gross Area N	3,555.9 sf
N4	Gross Area N	3,375.4 sf
N5	Gross Area N	3,555.9 sf
N6	Gross Area N	3,555.9 sf
N7	Gross Area N	3,555.9 sf
N8	Gross Area N	3,555.9 sf
N9	Gross Area N	3,555.9 sf
N10	Gross Area N	3,555.9 sf
N11	Gross Area N	3,555.9 sf
N12	Gross Area N	3,555.9 sf
N13	Gross Area N	3,555.9 sf
N14	Gross Area N	3,555.9 sf
N14 Mezzanine	Gross Area N	218.8 sf
<b>Total</b>		<b>47,444.4 sf</b>

DP 17-794169  
March 24, 2021  
Plan #C-11.2

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Lot C Statistics

JOB NO	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	N.T.S.
CHECKED	WTL
© Copyright reserved. This plan and design is and is all there remains the the intellectual property of W. T. Leung Architects Inc. and shall be used without the written consent of W. T. Leung Architects Inc.	
DRAWING NO.	

Plan #C-11.2

LOT C - RESIDENTIAL SUMMARY

TOWERS	GROSS RESIDENTIAL FLOOR AREA		GENERAL		EXEMPTIONS			NET RESIDENTIAL FLOOR AREA	# UNITS	OUTDOOR AMENITY
	BUH (1)	HEAT PUMPS (2)	INDOOR AMENITY	INDOOR AMENITY	INDOOR AMENITY	INDOOR AMENITY	INDOOR AMENITY			
N	4,408 m2 (47,444 ft2)	337 m2 (3,633 ft2)	0 m2 (0 ft2)	13 m2 (140 ft2)	46 m2 (496 ft2)	4,011 m2 (43,176 ft2)	13			
S	10,252 m2 (110,355 ft2)	407 m2 (4,382 ft2)	17 m2 (180 ft2)	76 m2 (818 ft2)	714 m2 (7,688 ft2)	9,038 m2 (97,288 ft2)	76			
TOTAL	14,660 m2 (157,800 ft2)	745 m2 (8,014 ft2)	17 m2 (180 ft2)	89 m2 (958 ft2)	760 m2 (8,184 ft2)	13,050 m2 (140,464 ft2)	89	448 m2 (4,819 ft2)		
(1) Basic Universal Housing (BUH) floor area exemption, based on 1.86 sqm per market residential unit that includes BUH features [20.0 sqft / unit] (2) District Energy Utility (DEU) floor area exemption based on 1.00 sqm per residential unit [10.76 sqft / unit]										

Parking	Min. Rate	Lot C - Proposed
Resident - Market	1.0/unit x 89 units = 89 min.	167 (including 21 additional tandem spaces provided at the developer's discretion)
Resident - Visitors	0.18/unit x 89 units = 16 min.	3 (3 spaces on-site - 2 accessible & 1 standard - plus 13 spaces on Phase 1 / Lot A (secured with a legal agreement for the exclusive use of Lot C visitors))
Total	min. 105	170
<b>EV Charging - Energized 240V EV chargers shall be installed to serve 100% of Resident - Market parking.</b>		
<b>Bike Storage</b>		
Class 1 - Total	1.25/unit x 89 units = 112 min.	210
Class 2 - Total	0.2/unit x 89 units = 18 min.	18
<b>EV Charging - Energized 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes.</b>		



REVISIONS

- |   |            |                    |
|---|------------|--------------------|
| A | 2019-11-09 | RE-ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISSUED FOR D.P. |

DP 17-794169  
March 24, 2021  
Plan #C-12a

ViewStar  
LOT C

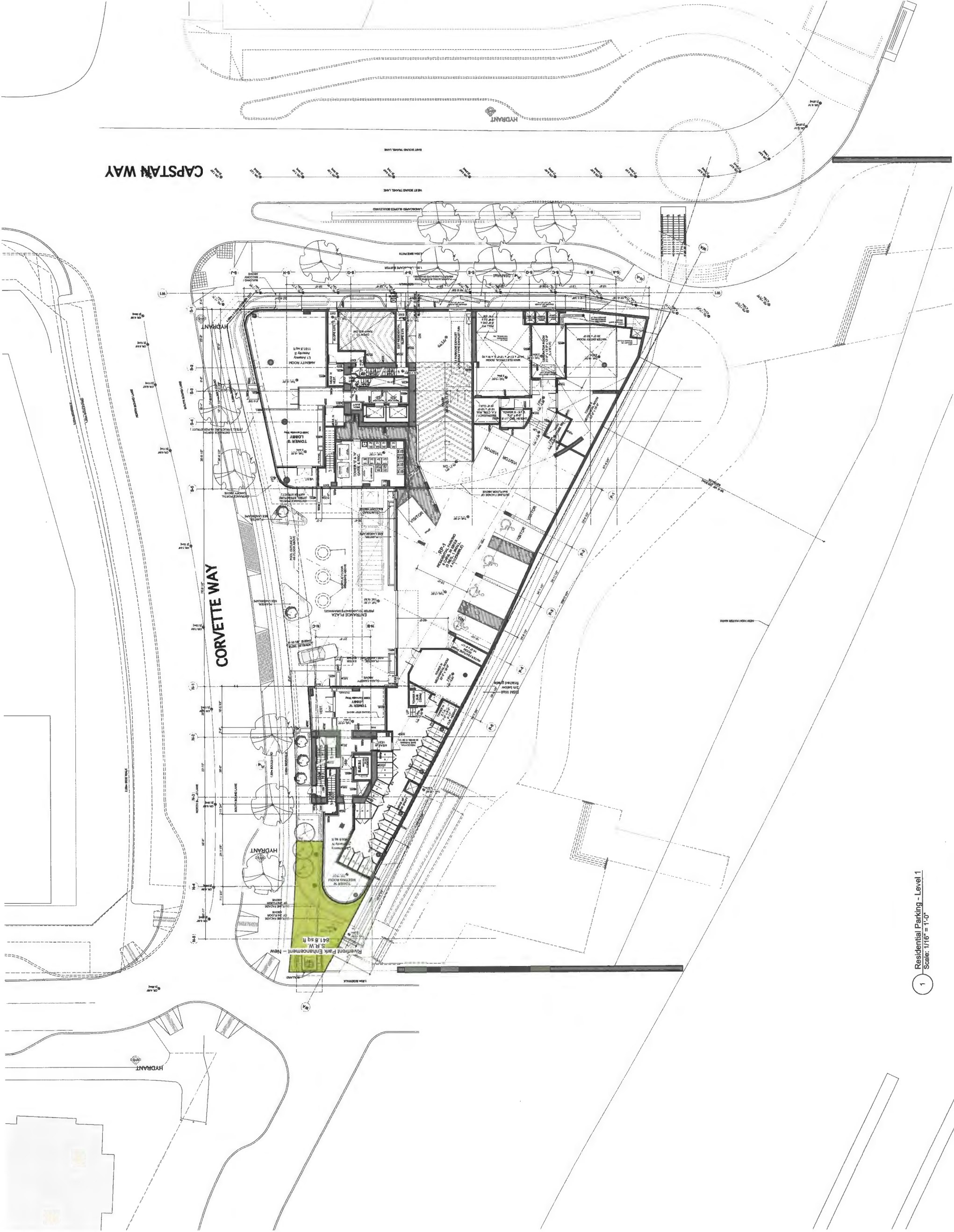
3399 Corvette Way  
Richmond, BC

Site Plan

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is for the use of the client only. It is not to be used for any other purpose without the written consent of the Architect. The Architect's liability is limited to the professional services rendered.

Plan #C-12a







REVISIONS  
A 2018-11-09 RE-DESIGNED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR DP

DP 17-794169  
March 24, 2021  
Plan #C-12b

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Parking Level  
UG3 / UG2

JOB NO. 11-03

DRAWN HM

DATE February 12, 2021

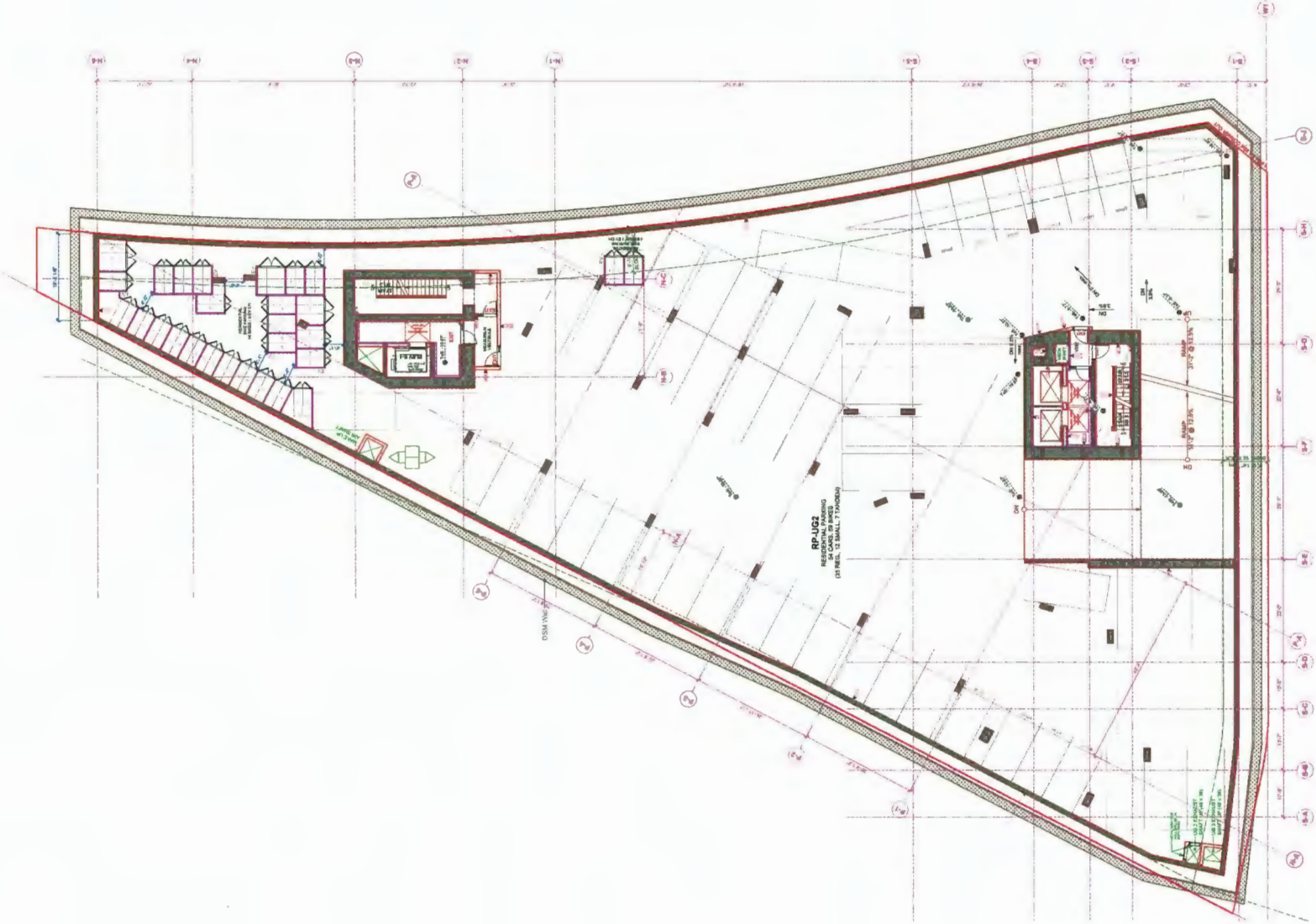
SCALE 1/16" = 1'-0"

CHECKED WTL

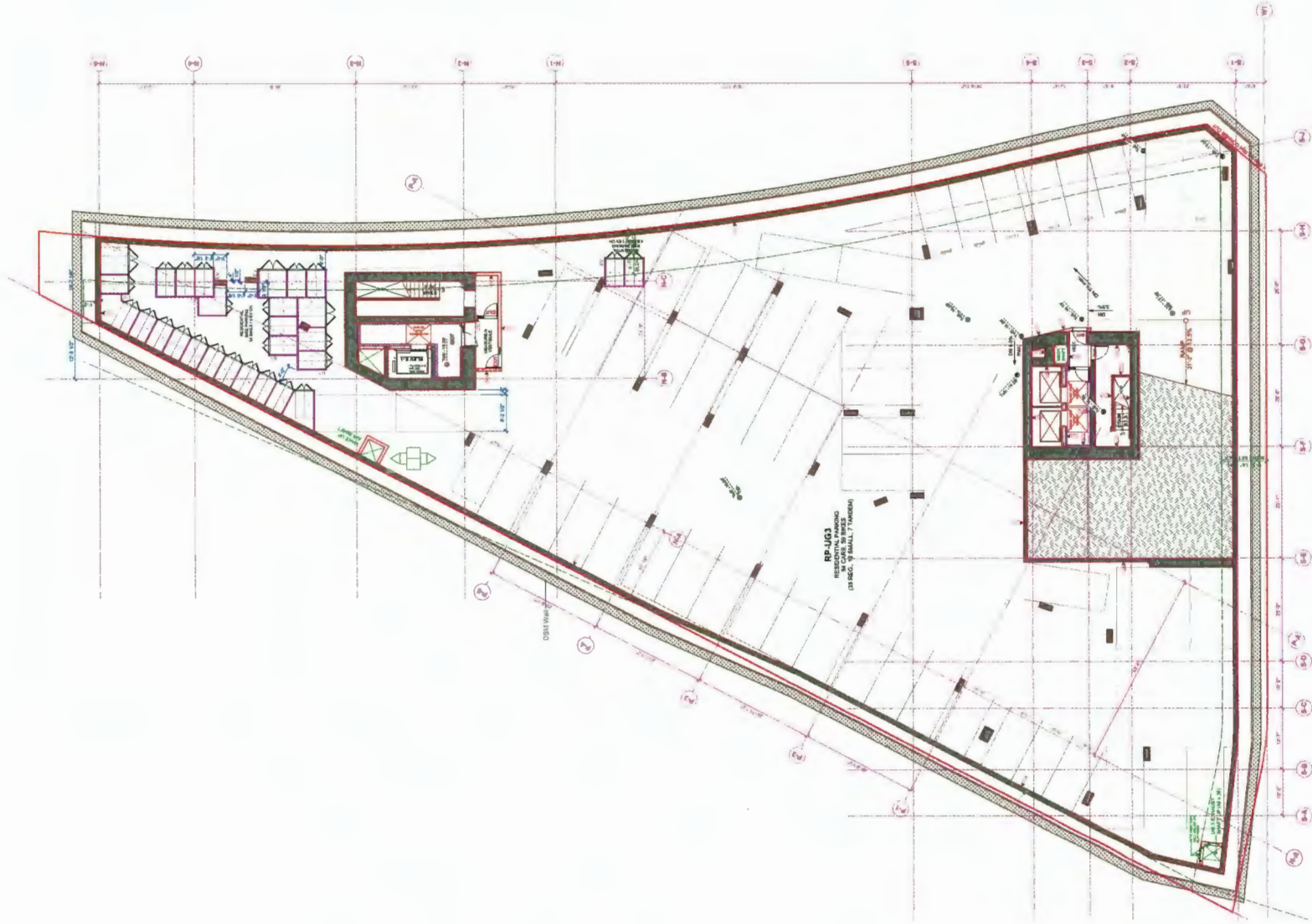
© Copyright reserved. This plan and design is and all of them remain the property of W. T. Leung Architects Inc. and cannot be used without the written consent of the firm.

DRAWING NO. :

Plan #C-12b



2 Residential Parking - Level UG2  
Scale: 1/16" = 1'-0"



1 Residential Parking - Level UG3  
Scale: 1/16" = 1'-0"





REVISION  
A 2019-11-09 RE-DESIGNED FOR U.P.  
B 2021-02-12 RE-DESIGNED FOR U.P.

DP 17-794169  
March 24, 2021  
Plan #C-12c

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Parking Level  
UG1 / Level 1

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is and all other operations the  
exclusive property of W. T. Leung Architects Inc. and cannot be used without  
their written permission.  
DRAWINGS NO. 1

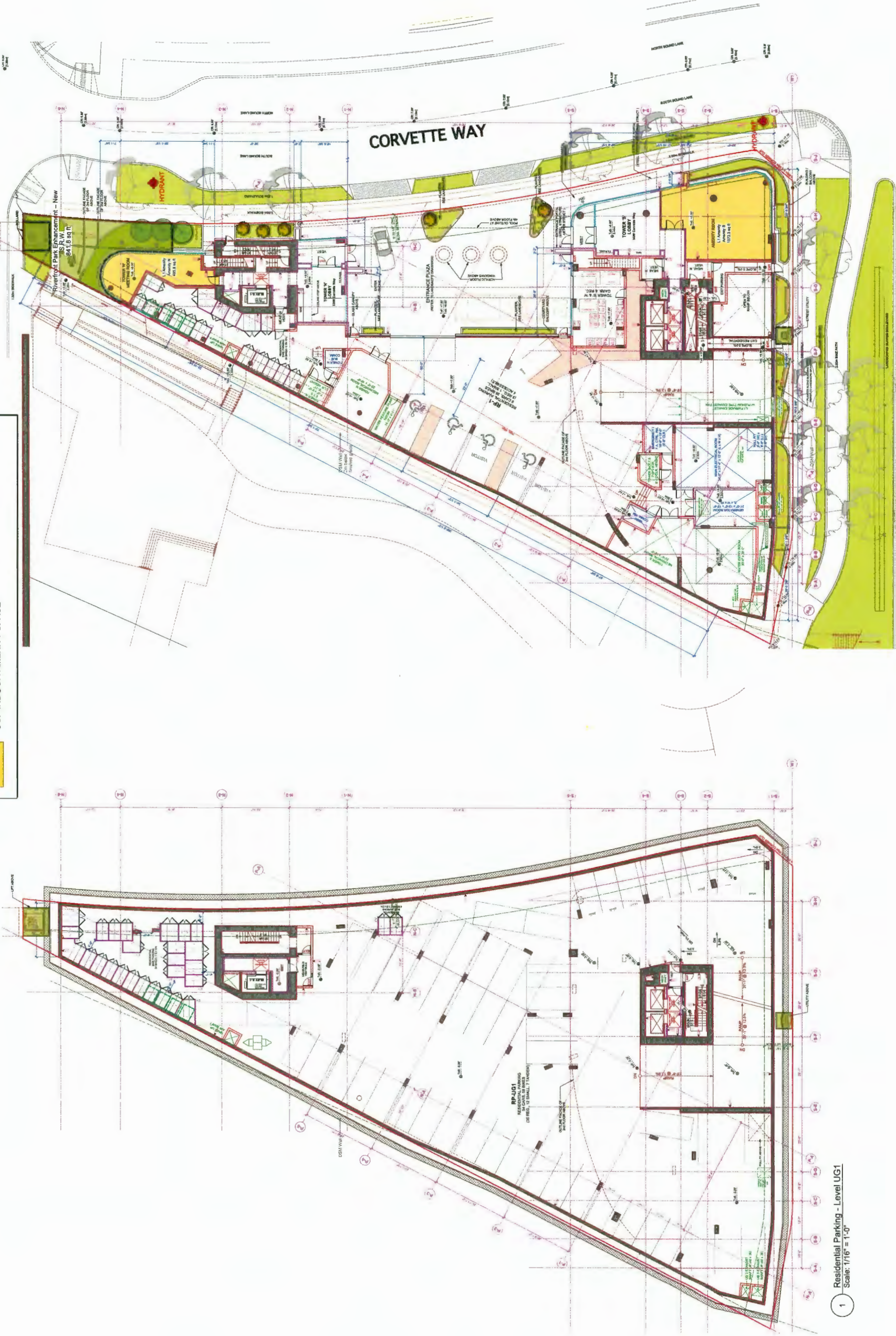
Plan #C-12c

LEGEND

MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCF INDOOR AMENITY SPACE



1 Residential Parking - Level UG1  
Scale: 1/16" = 1'-0"

2 Residential Parking - Level 1  
Scale: 1/16" = 1'-0"





DATE/REVISION  
A 2020-11-09 RE-SUBMITTED FOR D.P.  
B 2021-02-12 RE-SUBMITTED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-12d

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Level 2 / Level 3

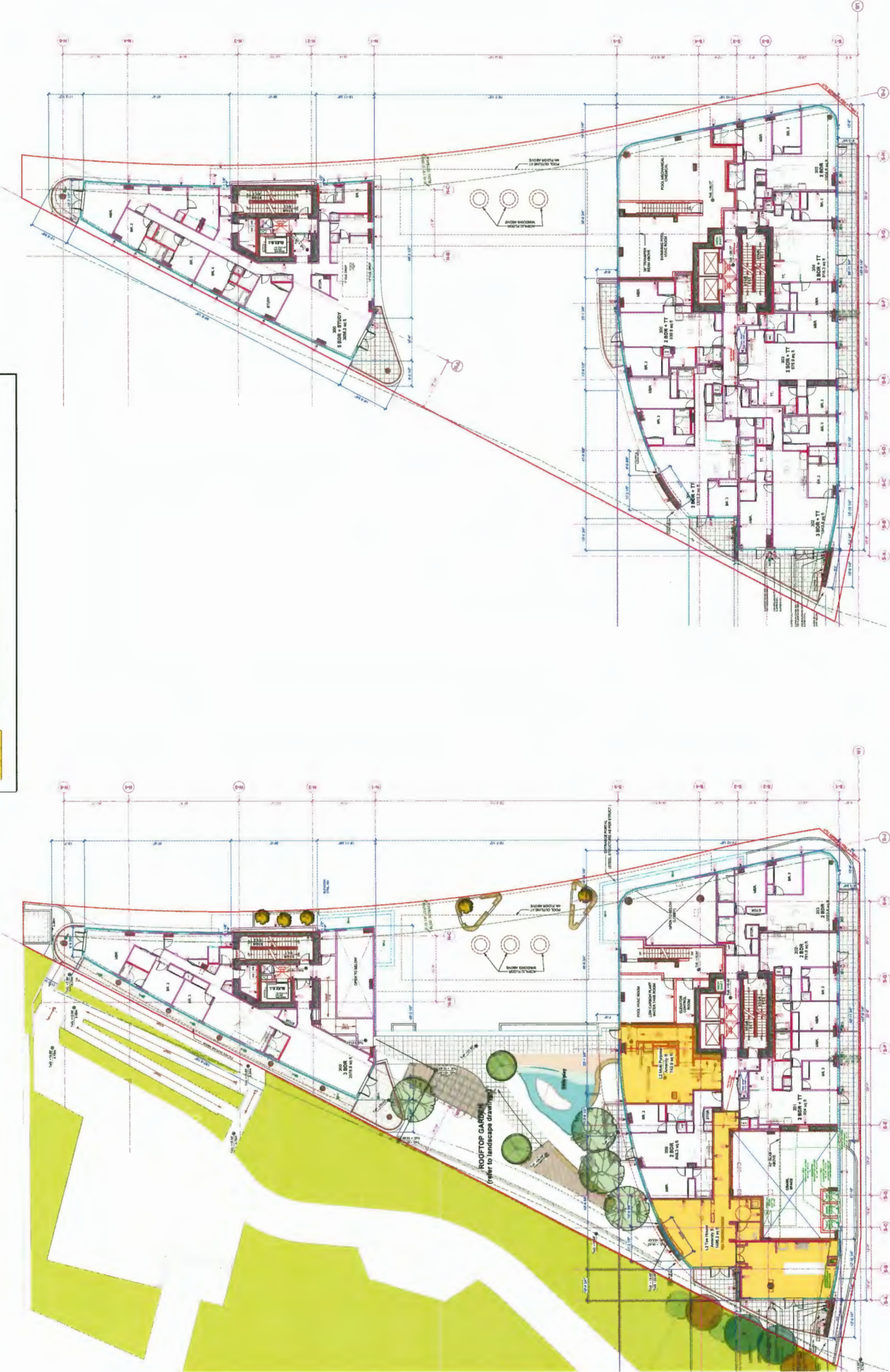
JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright Reserved. This plan and design is and as all other matters the  
exclusive property of W. T. Leung Architects Inc. and cannot be used without  
the written consent of the architect.

DRAWING NO. 1

Plan #C-12d

- LEGEND
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCF INDOOR AMENITY SPACE



1 2nd Floor  
Scale: 1/16" = 1'-0"

2 3rd Floor  
Scale: 1/16" = 1'-0"





REVISIONS  
A 2020-11-09 RE-DESIGNED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-12e

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Level 4 / Level 5

JOB NO. 11-03

DRAWN HM

DATE February 12, 2021

SCALE 1/16" = 1'-0"

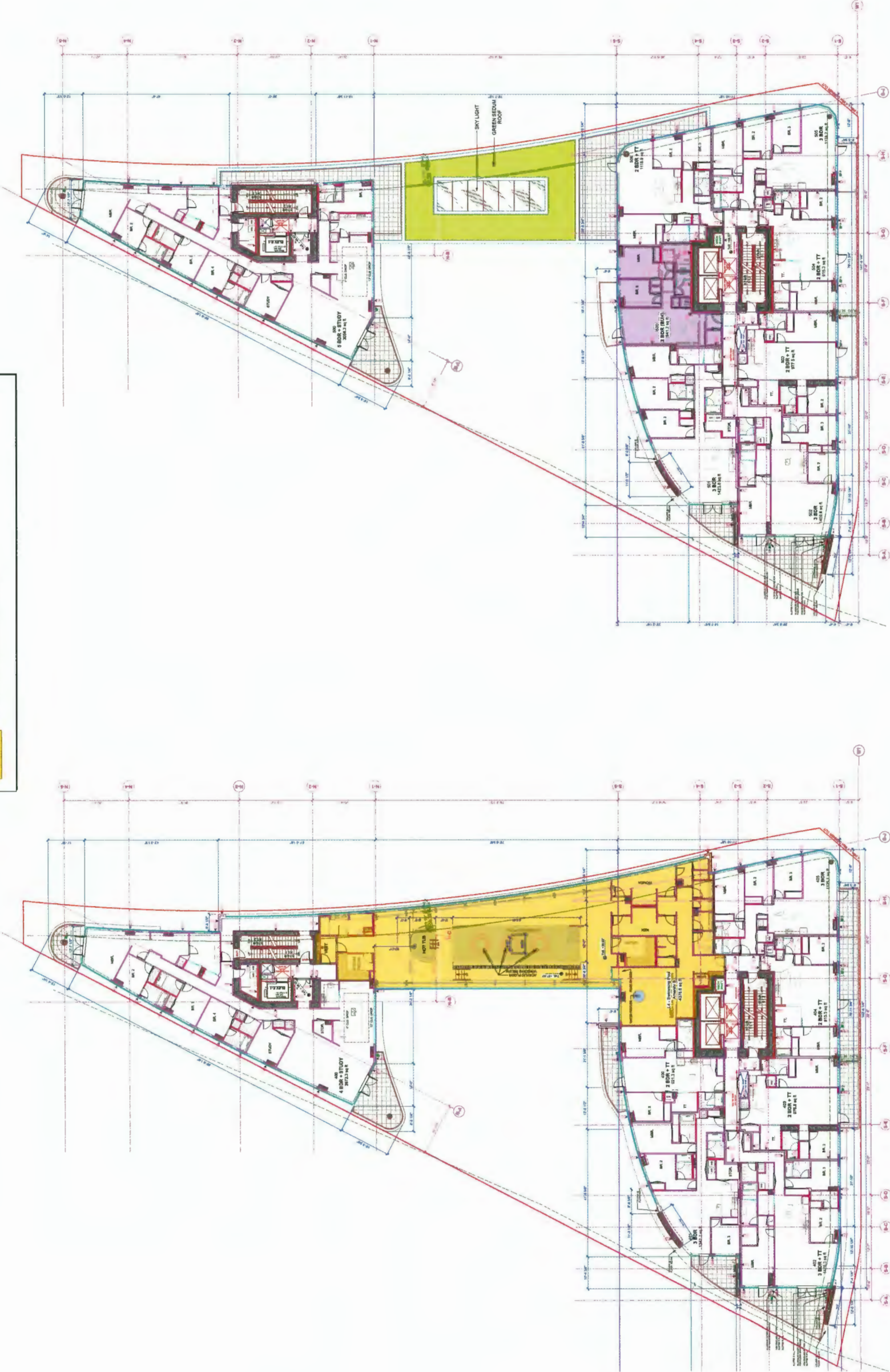
CHECKED WTL

© Copyright reserved. This plan and design is and all other materials are  
the property of W. T. Leung Architects Inc. and shall remain the  
property of W. T. Leung Architects Inc. and shall remain the  
property of W. T. Leung Architects Inc.

DRAWING NO. 1

Plan #C-12e

- LEGEND
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE



1 4th Floor  
Scale: 1/16" = 1'-0"

2 5th Floor  
Scale: 1/16" = 1'-0"





ISSUE/REVISION  
A 2020-11-09 RE-ISSUED FOR O.P.  
B 2021-02-12 RE-ISSUED FOR O.P.

DP 17-794169  
March 24, 2021  
Plan #C-12f

PROJECT  
ViewStar  
LOT C  
3399 Corveta Way  
Richmond, BC

Level 6 / Level 7

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all have remained the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of W. T. Leung Architects Inc.

DRAWING NO.: 1

Plan #C-12f

LEGEND

MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE







ISSUE/REVISION  
A 2020-11-09 RE-SUBMITTED FOR D.P.  
B 2021-02-12 RE-SUBMITTED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-12g

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Level 8 / Level 9

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is used as all show remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of the architect.	
DRAWING NO. :	

Plan #C-12g

LEGEND

MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE



1 8th Floor  
Scale: 1/16" = 1'-0"

2 9th Floor  
Scale: 1/16" = 1'-0"





DESIGNED FOR D.P.  
A 2020-11-09  
B 2021-02-12

DP 17-794169  
March 24, 2021  
Plan #C-12h

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Level 10 / Level 11

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all other notices the  
respective property in "1" Leung Architects Inc. and dated this date without  
any other notices.

DRAWING NO. 1

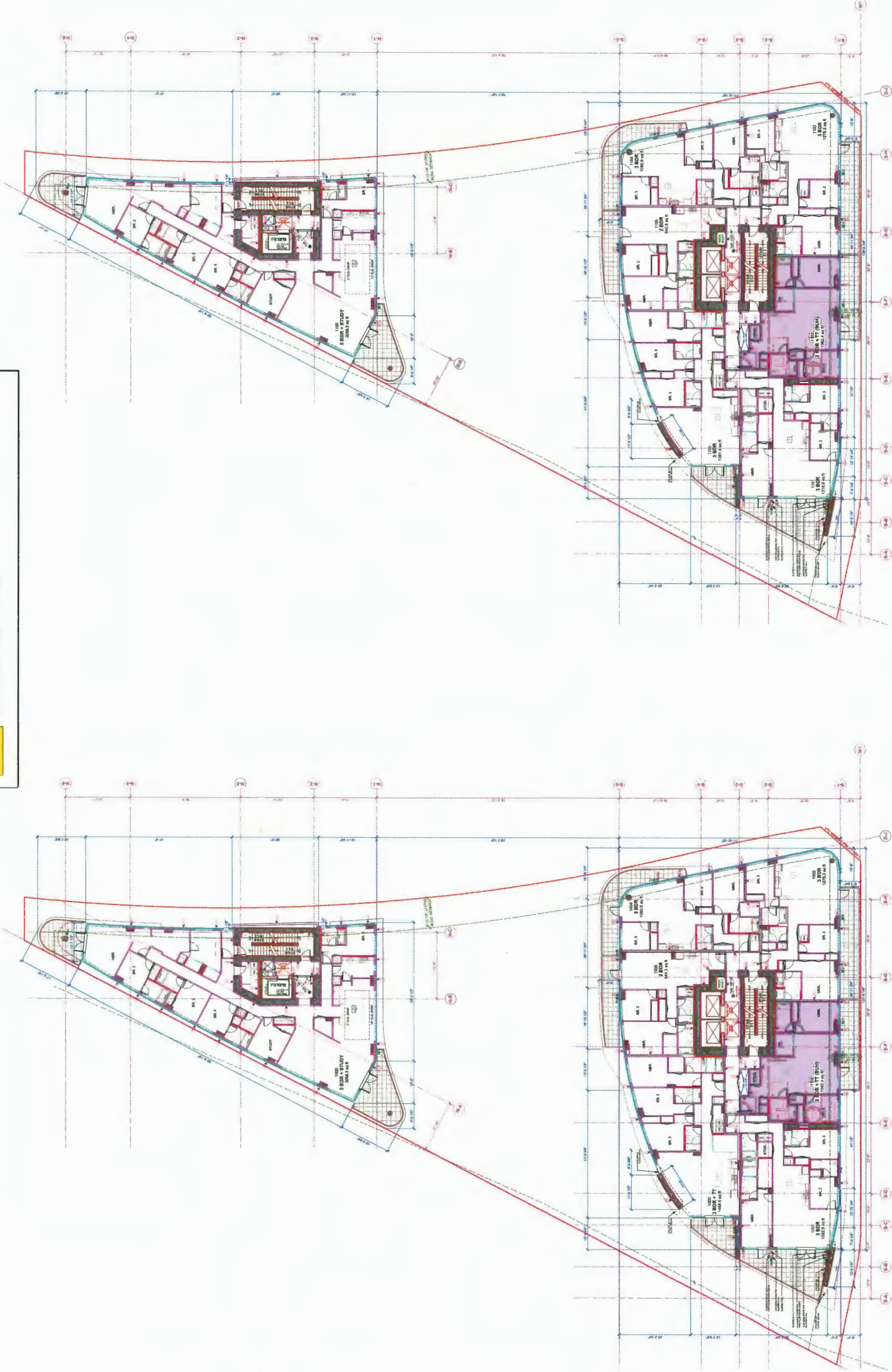
Plan #C-12h

LEGEND

MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE



1 10th Floor  
Scale: 1/16" = 1'-0"

2 11th Floor  
Scale: 1/16" = 1'-0"





REVISION  
A 2021-11-09 RE-DESIGNED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-12i

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

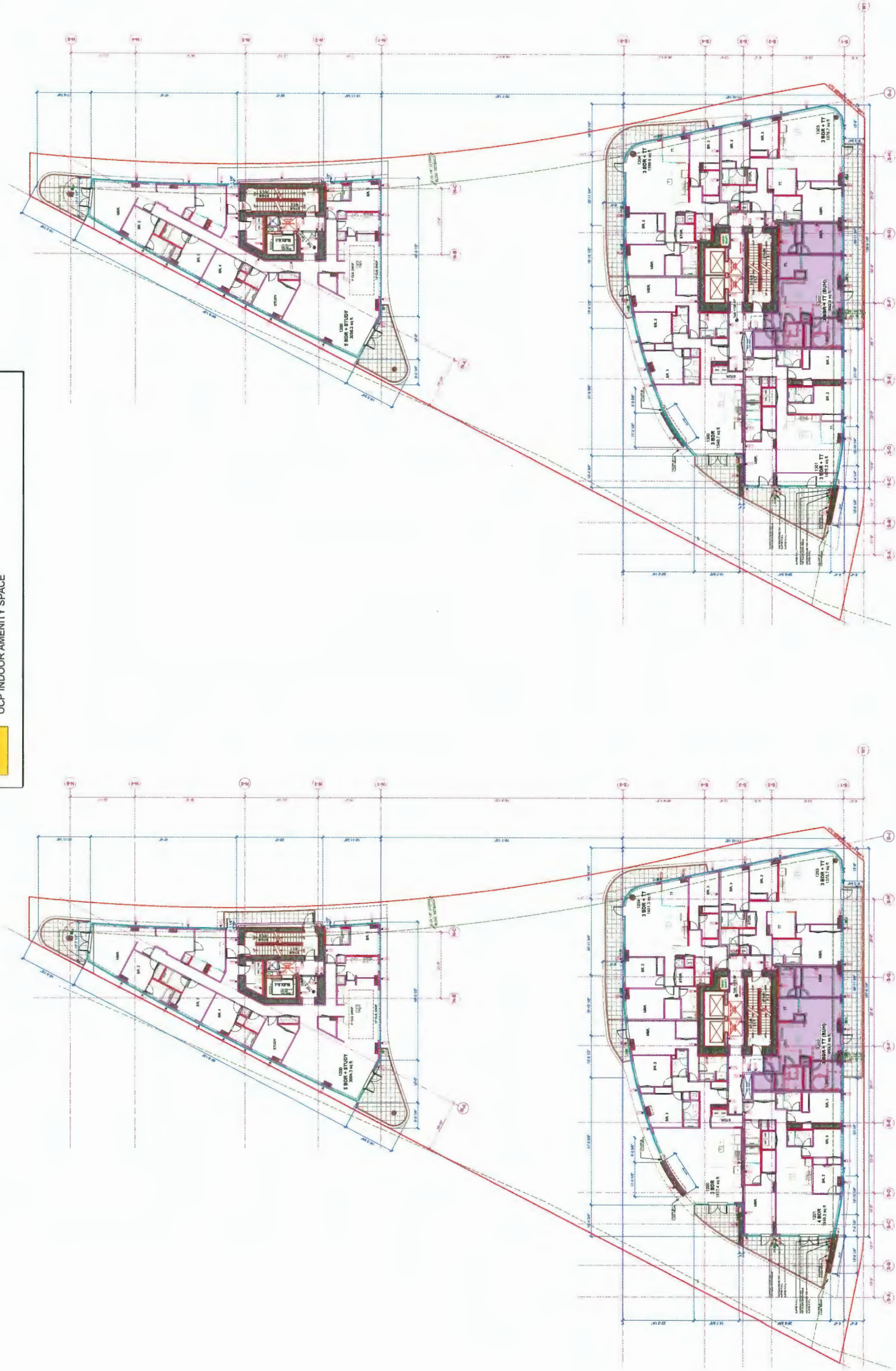
Level 12 / Level 13

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all other similar work.  
The Architect's responsibility is to provide the design and construction documents.  
The Architect's responsibility is to provide the design and construction documents.  
DRAWING NO. 1

Plan #C-12i

- LEGEND
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE



1 12th Floor  
Scale: 1/16" = 1'-0"

2 13th Floor  
Scale: 1/16" = 1'-0"





ISSUE/REVISION  
B 2020-11-09 RE-DESIGNED FOR D.P.  
C 2021-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-12j

PROJECT

ViewStar  
LOT C

3399 Corveta Way  
Richmond, BC

Level 14 / Roof

DP NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is sold as all other materials are  
understand property of W. T. Leung Architects Inc. and cannot be used without  
the architect's consent.

DRAWING NO. 1

Plan #C-12j

- LEGEND
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
  - MARKET UNIT
  - OCP INDOOR AMENITY SPACE



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

1B 14th Floor - Mezzanine Tower N  
Scale: 1/16" = 1'-0"

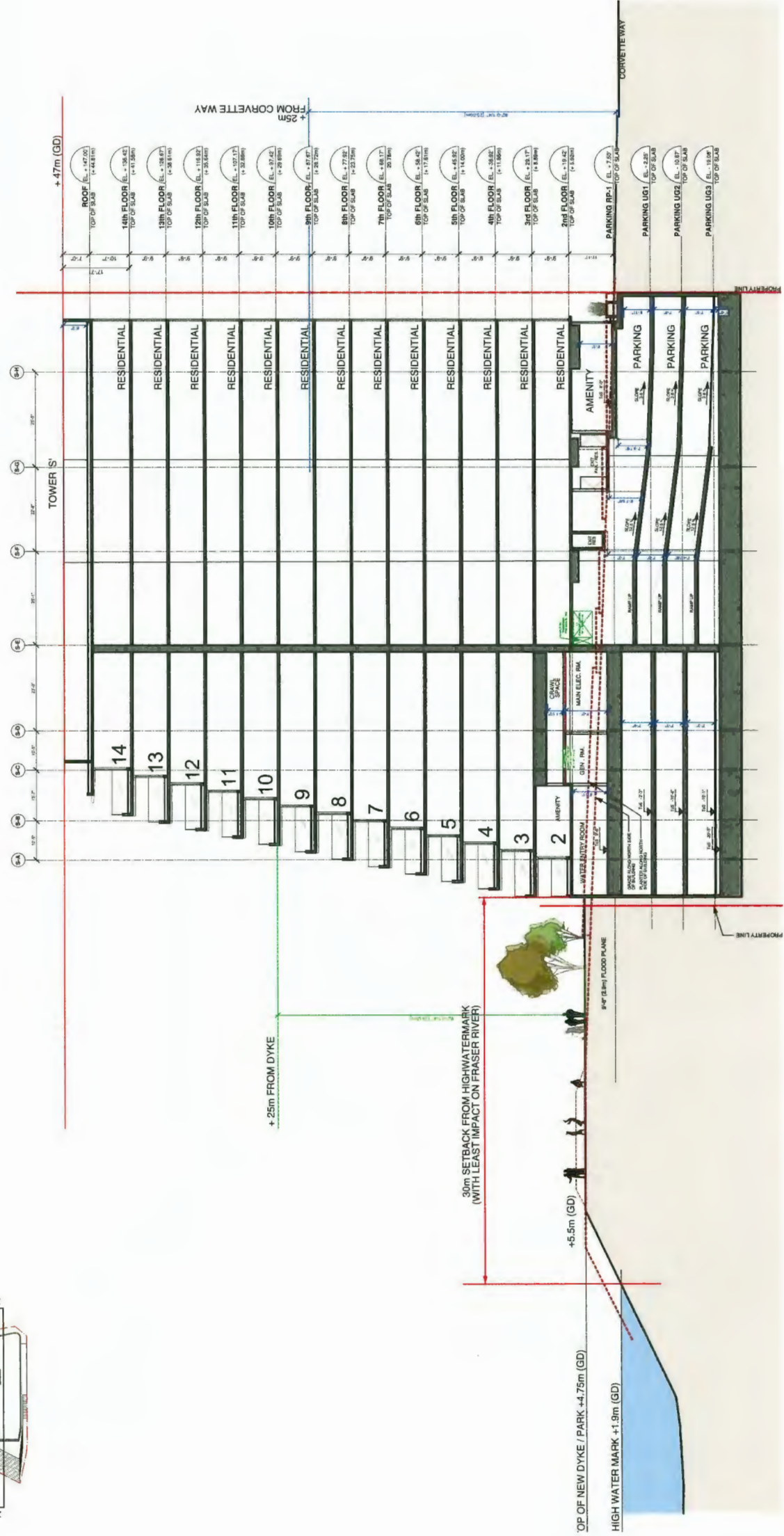
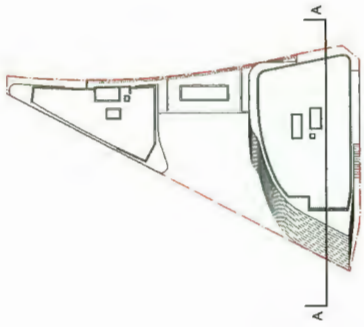
MEZZANINE LEVEL IS ACCESSIBLE VIA STAIRS ONLY

1A 14th Floor - Mezzanine Tower S  
Scale: 1/16" = 1'-0"

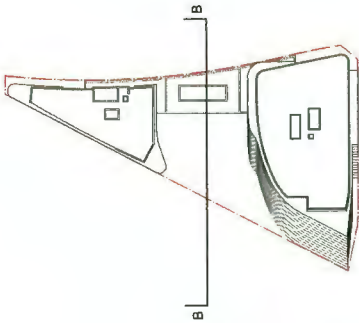
MEZZANINE LEVEL IS ACCESSIBLE VIA STAIRS ONLY

1 14th Floor  
Scale: 1/16" = 1'-0"









ISSUED FOR D.P.  
A 2025-11-08 RE-ISSUED FOR D.P.  
B 2025-02-12 RE-ISSUED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-14a

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Section B - B

JOB NO. 11-03

DRAWN HM

DATE February 12, 2021

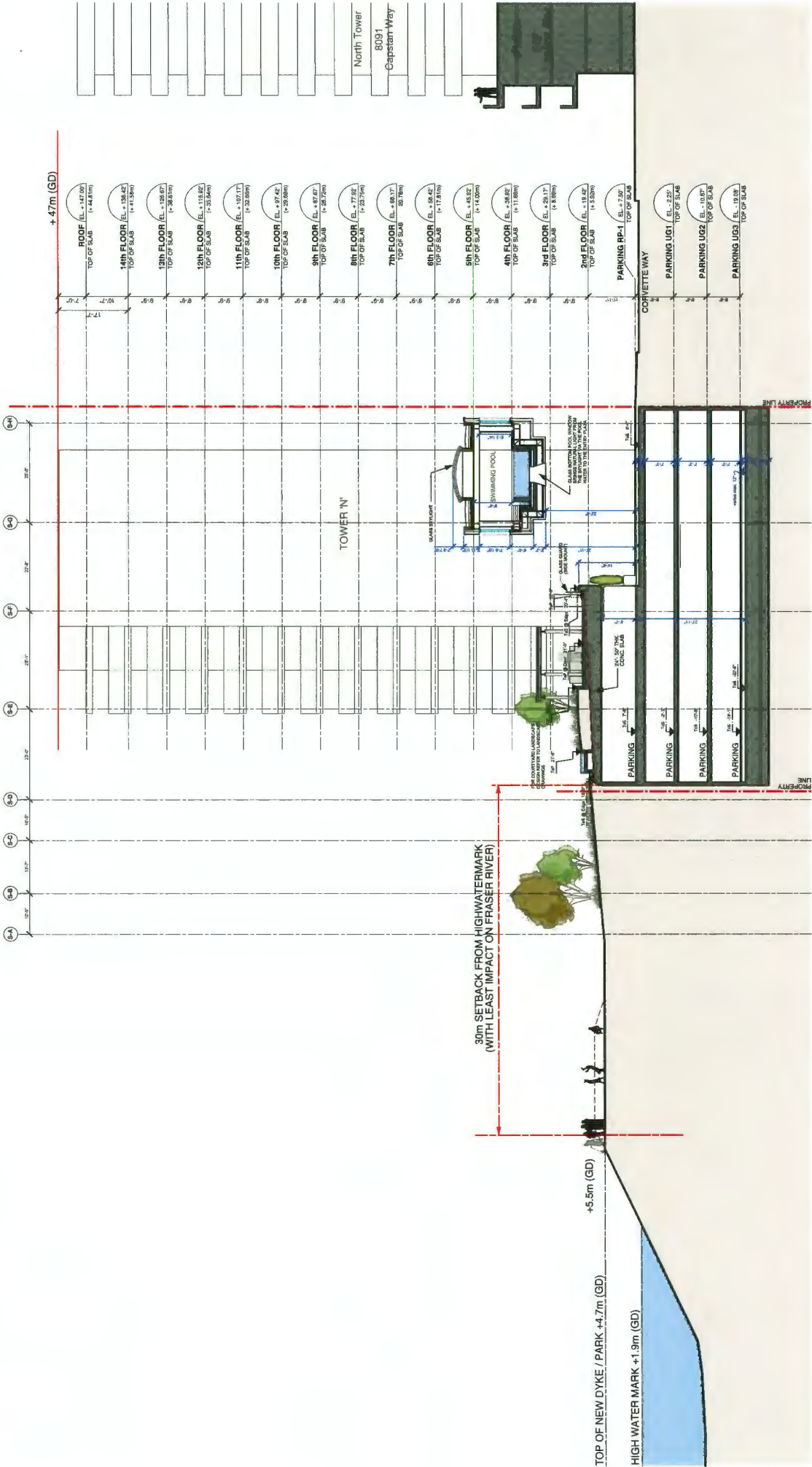
SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and as all those reserves the  
architectural copyright and shall not be reproduced or used for any other  
purpose without the written consent of the architect.

DRAWING NO. :

Plan #C-14a











DATE: 2023-11-08  
REVISION: 11-08  
FOR: DP

DATE: 2023-09-12  
REVISION: 09-12  
FOR: DP

DP 17-794169

March 24, 2021

Plan #C-15b

ViewStar

LOT C

3399 Corvette Way

Richmond, BC

Elevations

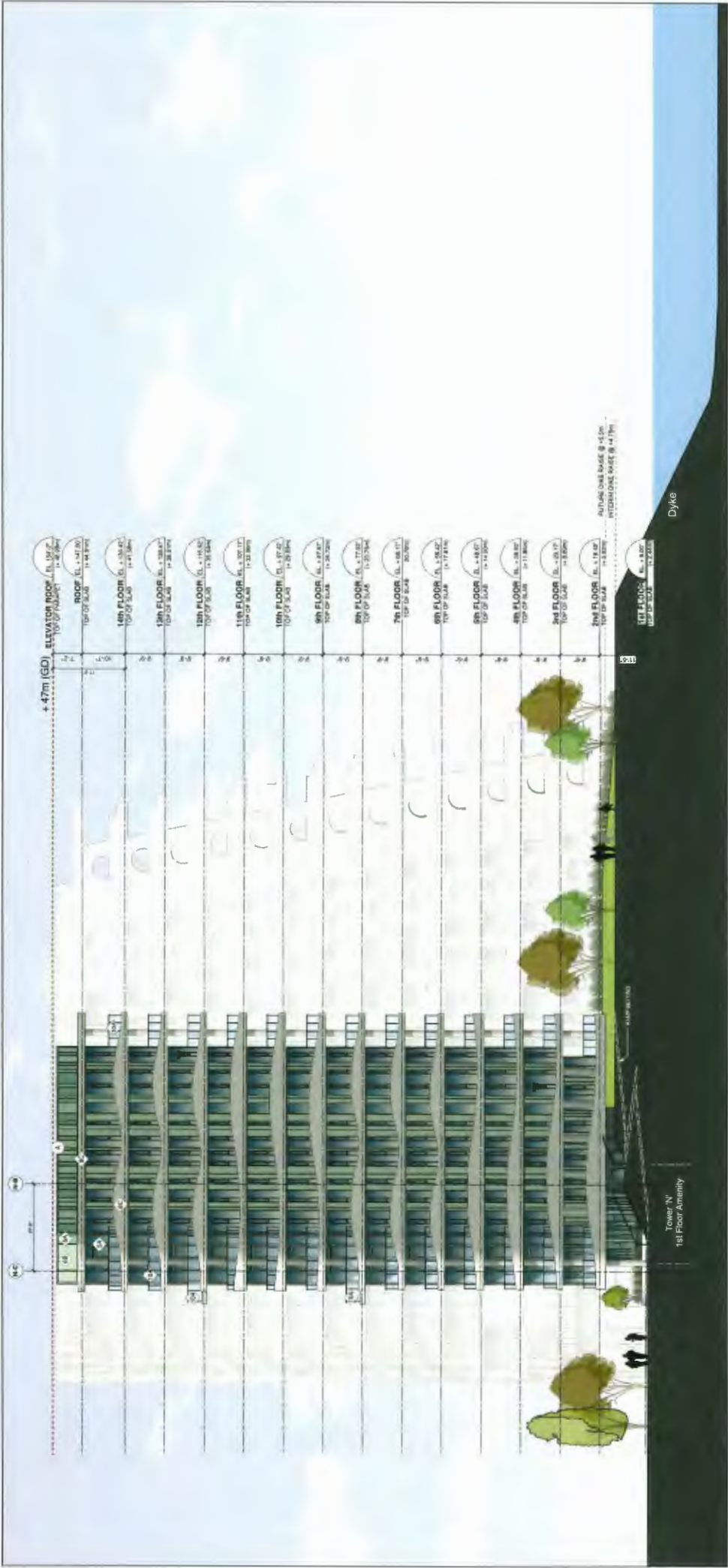
North and West

JOB NO.	11-03
DRAWN	RB
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is a full time service to the client and is not to be used for any other project without the written consent of the architect.

DRAWING NO.: 1

Plan #C-15b



FINISH MATERIAL LEGEND	
1	CONCRETE PAINTED - WHITE
2	CONCRETE PAINTED - GREY
3	CONCRETE PAINTED - TRAFFIC MEMBRANE
4	ARCHITECTURAL CONCRETE SEALED
5	GLAZED ALUMINUM CURTAIN WALL - POWDER COATED 'GREY VELVET'
6	STRUCTURAL SILICONE GLAZED CURTAIN WALL
7	ALUMINUM MULLION - CLEAR ANNOXIDIZED
8	INSULATED SHADOW BOX
9	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED 'SILVER'
10	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED 'GRAY VELVET'
11	SPANDREL GLASS - OPAQUE BACK PAINTED 'DREAMCATCHER 940'
12	SPANDREL GLASS - OPAQUE BACK PAINTED - 'FEATHER GREEN' BM 625
13	SPANDREL GLASS - OPAQUE BACK PAINTED - 'SEASPEARL' OC-15
14	TRANSPARENT GLASS - WINDOWS
15	FC PANEL - EQUITONE LT-20
16	FC PANEL - EQUITONE TE-20
17	FC PANEL - EQUITONE TE-90 / CONCRETE PAINTED
18	ALUMINUM PANEL SYSTEM - WHITE
19	ALUMINUM PANEL SYSTEM - BEIGE
20	PERFORATED, FOLDED SHEET METAL PANEL SYSTEM - BRONZE
21	FOLDED SHEET METAL PANEL SYSTEM - BRONZE
22	METAL BAGUETTES - BRONZE
23	ALUMINUM GUARDRAILS, BALUSTRADES - 'SILVER' OR TRANSPARENT GLASS PANELS
24	ALUMINUM PICKET GUARDRAILS, BALUSTRADES - 'SILVER'
25	STEEL OR ALUMINUM PRIVACY SCREENS - SILVER OR OPAQUE GLASS PANELS
26	STEEL OR ALUMINUM PRIVACY SCREENS - 'GRAY VELVET' OR OPAQUE GLASS
27	ALUMINUM CAP FLASHINGS
28	ALUMINUM SUN SCREEN - 'SILVER'
29	ALUMINUM SUN SCREEN - 'GRAY VELVET'
30	VERTICAL SUN SCREEN
31	STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT BUILDING MATERIAL, TRANSPARENT GLASS INFILL
32	METAL SCREEN SUPPORTING VEGETATION
33	PERFORATED METAL SCREEN

MECHANICAL NOTES:

- A

FLUID COOLERS AND AIR HANDLING UNITS

  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B

FLUID COOLERS AND AIR HANDLING UNITS

  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C

EMERGENCY GENERATOR ROOM

  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D

PARKING GARAGE EXHAUST VENTILATION

  - PARKAGE FANS WITH VARIABLE FREQUENCY DRIVES
  - VENTILATION SYSTEM OPERATES 'ON DEMAND'
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE



ISSUED FOR PERMIT  
A 2025-11-08 RE-DESIGNED FOR DP  
B 2025-02-12 RE-DESIGNED FOR DP

DP 17-794169  
March 24, 2021  
Plan #C-15c

ViewStar  
LOT C

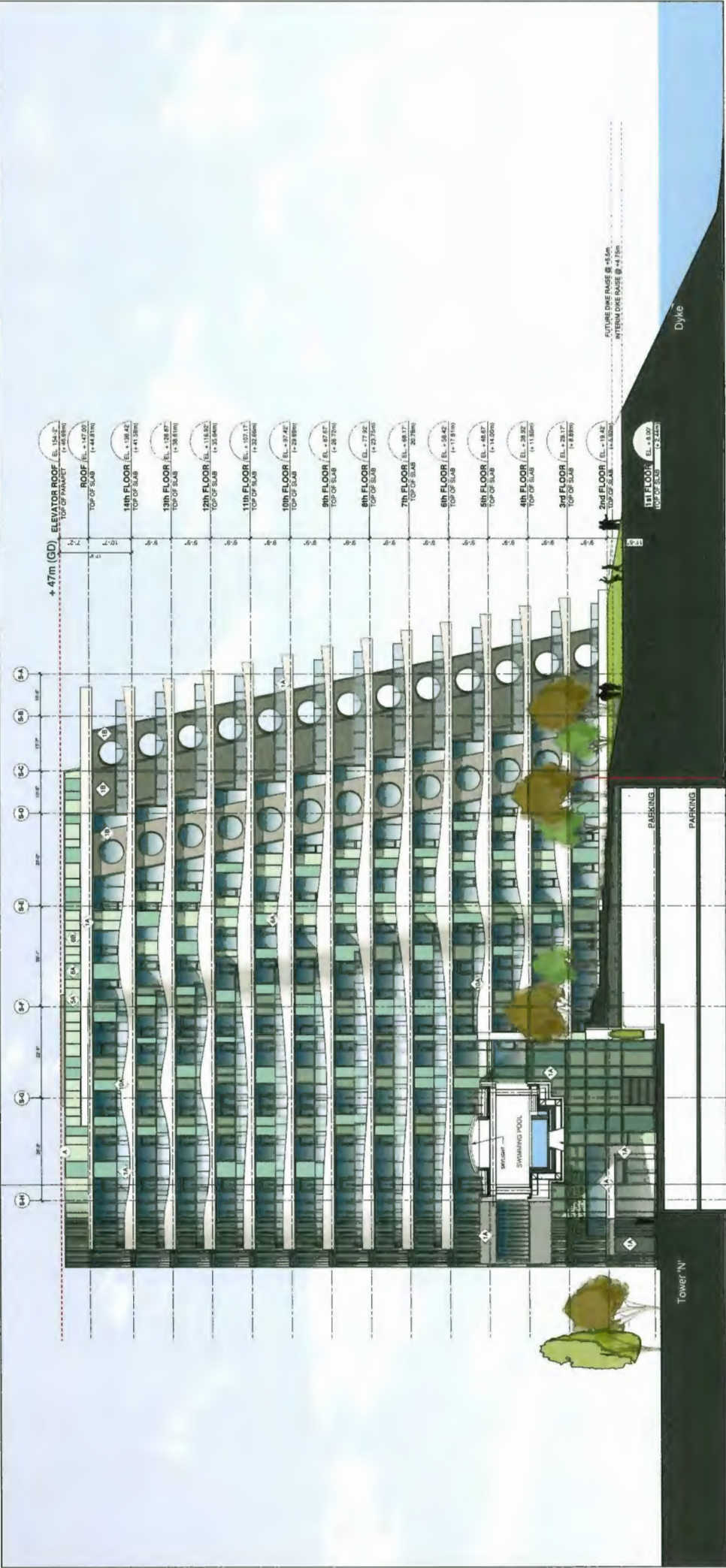
3399 Corvette Way  
Richmond, BC

Elevations  
Courtyard  
North and South

JOB NO.	11-03
DRAWN	RB
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright Reserved. This plan and design is, and all of them together are, the property of W. T. Leung Architects Inc. and shall be kept confidential and not be used for any other project without the written consent of W. T. Leung Architects Inc.

Plan #C-15c



FINISH MATERIAL LEGEND	
1	CONCRETE PAINTED - WHITE
2	CONCRETE PAINTED - GREY
3	CONCRETE PAINTED - TRAFFIC MEMBRANE
4	ARCHITECTURAL CONCRETE SEALED
5	GLAZED ALUMINUM CURTAIN WALL - POWDER COATED 'GREY VELVET'
6	STRUCTURAL SILICONE GLAZED CURTAIN WALL
7	ALUMINUM MULLION - CLEAR ANODIZED
8	INSULATED SHADOW BOX
9	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED 'SILVER'
10	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED 'GRAY VELVET'
11	SPANDREL GLASS - OPAQUE BACK PAINTED 'DREAMCATCHER 840'
12	SPANDREL GLASS - OPAQUE BACK PAINTED - 'FEATHER GREEN' BM 825
13	SPANDREL GLASS - OPAQUE BACK PAINTED - 'SEAPEARL' CC-19
14	TRANSPARENT GLASS - WINDOWS
15	FC PANEL - EQUITONE LT-20
16	FC PANEL - EQUITONE TE-20
17	FC PANEL - EQUITONE TE-90 / CONCRETE PAINTED
18	ALUMINUM PANEL SYSTEM - WHITE
19	ALUMINUM PANEL SYSTEM - BEIGE
20	PERFORATED FOLDED SHEET METAL PANEL SYSTEM - BRONZE
21	FOLDED SHEET METAL PANEL SYSTEM - BRONZE
22	METAL BAGUETTES - BRONZE
23	ALUMINUM GUARDRAILS, BALUSTRADES - 'SILVER' OR TRANSPARENT GLASS PANELS
24	ALUMINUM PICKET GUARDRAILS, BALUSTRADES - 'SILVER'
25	STEEL OR ALUMINUM PRIVACY SCREENS 'SILVER' OR OPAQUE GLASS PANELS
26	STEEL OR ALUMINUM PRIVACY SCREENS 'GRAY VELVET' OR OPAQUE GLASS
27	ALUMINUM CAP FLASHINGS
28	ALUMINUM SUN SCREEN 'SILVER'
29	ALUMINUM SUN SCREEN 'GRAY VELVET'
30	VERTICAL SUN SCREEN
31	STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT BUILDING EXTERIOR, TRANSPARENT GLASS INFILL
32	METAL SCREEN SUPPORTING VEGETATION
33	PERFORATED METAL SCREEN

MECHANICAL NOTES:

- (A) FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- (B) FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- (C) EMERGENCY GENERATOR ROOM
  - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- (D) PARKING GARAGE EXHAUST VENTILATION
  - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
  - VENTILATION SYSTEM OPERATES 'ON DEMAND'
  - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE



REVISION		
1	2021-11-09	REVISED FOR D.P.
2	2021-02-12	REVISED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-16

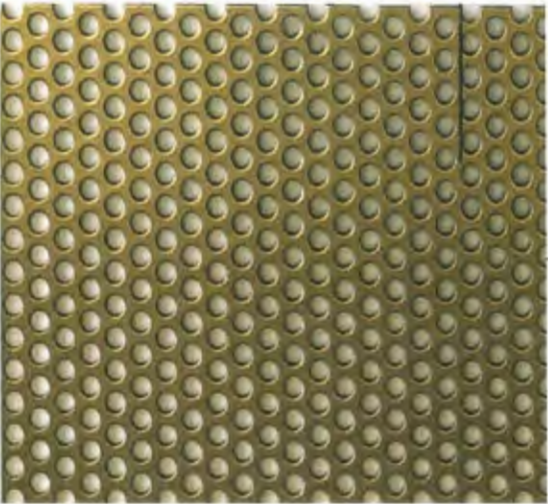
ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Materials

JOB NO.	11-43
DRAWN	WTLA
DATE	February 12, 2021
SCALE	N.T.S
CHECKED	WTL
© Copyright reserved. This plan and design is and is all these remain the property of W.T. Leung Architects Inc. and are not to be reproduced without the Architect's consent.	
DRAWING NO.	

Plan #C-16



PERFORATED METAL SCREEN  
(CASHMERE MICA COLOUR)



Parkade Gate with  
perforated metal screen

PARTIAL ELEVATION OF PARKADE GATE



HORIZONTAL BANDS  
FIBRE CEMENT PANEL / PAINTED CONCRETE TO MATCH



CONCRETE PAINTED GREY  
BM AC-29 SAN ANTONIO GRAY



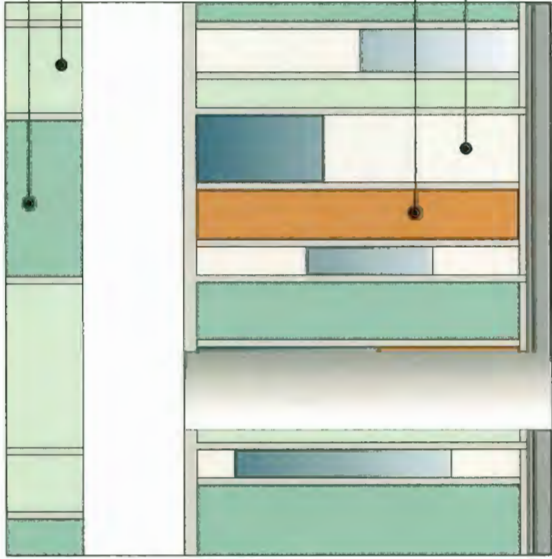
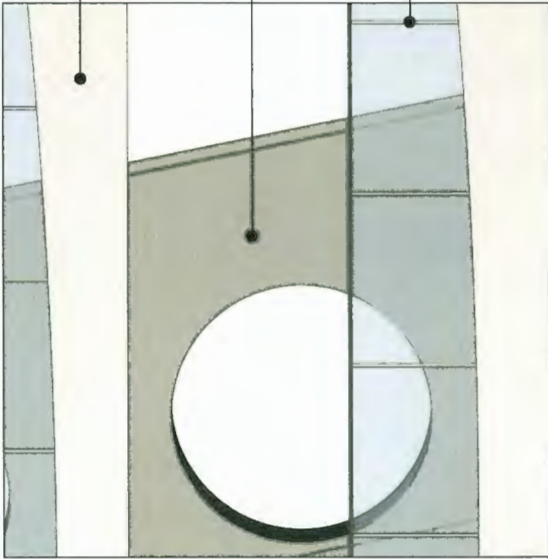
ALUMINUM GUARDRAIL  
SILVER (MATCH MULLIONS)



WINDOW MULLION COLOUR  
STARLINE WINDOWS STANDARD SILVER



FIBRE CEMENT PANEL  
EQUITONE TECTIVA TE20 / LINEA LT20



FIBRE CEMENT PANEL  
EQUITONE LINEA LT20



SPANDEL COLOUR 3  
BM 11-06 HARVEST BRONZE



SPANDEL COLOUR 1  
BM 625 FEATHER GREEN



SPANDEL COLOUR 2  
BM 640 DREAMCATCHER

SPANDEL COLOUR 4  
BM 00-22 CALM



ISSUE/REVISION  
A 2020-11-06 RE-ISSUED FOR DP  
B 2021-02-12 RE-ISSUED FOR DP

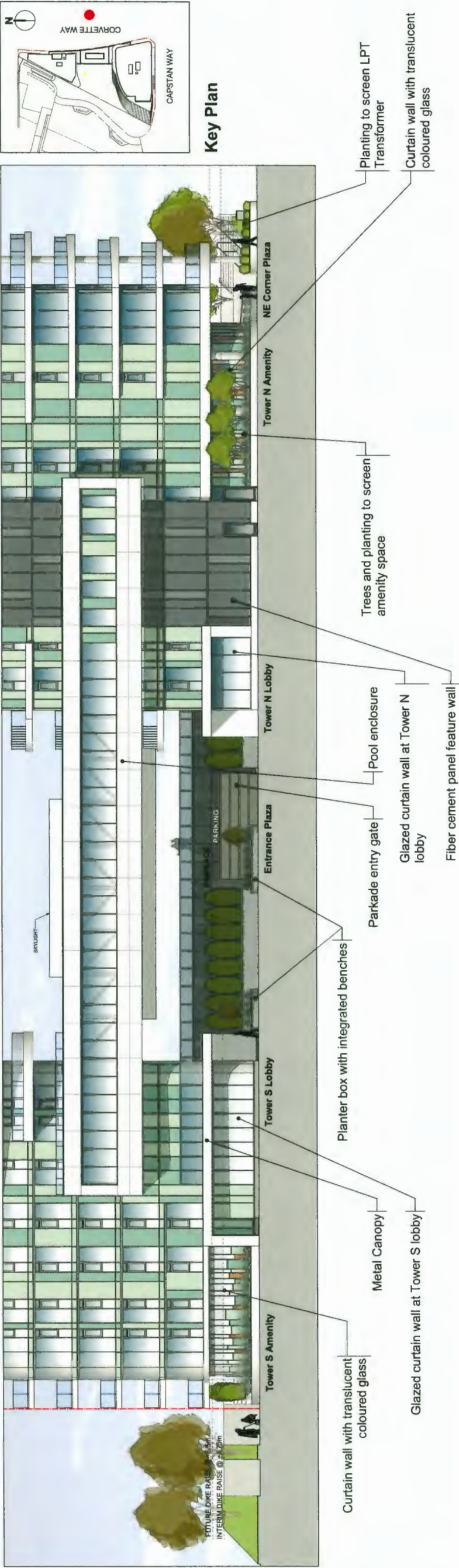


Entrance Plaza • Corvette Way



Tower N • North East Corner Plaza

DP 17-794169  
March 24, 2021  
Plan #C-17a



Lot C East Elevation • Corvette Way

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Streetscape  
East

JOB NO.	11-03
DRAWN	RB
DATE	February 12, 2021
SCALE	NTS
CHECKED	WTL
© Copyright reserved. This plan and design is and all other materials the exclusive property of W. T. Leung Architects Inc. and cannot be used without the written consent.	
DRAWING NO. 1	

Plan #C-17a

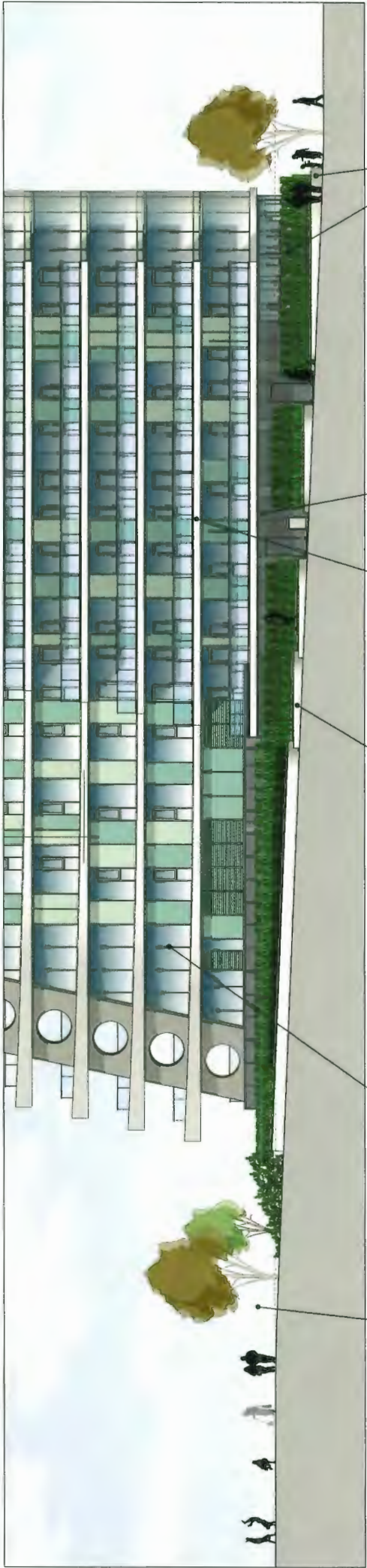




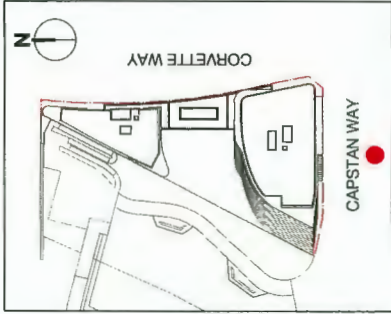
Lot C Tower S • SE corner Capstan Way and Corvette Way



Precedence - Coloured translucent glass



Lot C South Elevation • Capstan Way



Key Plan

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Streetscape  
South

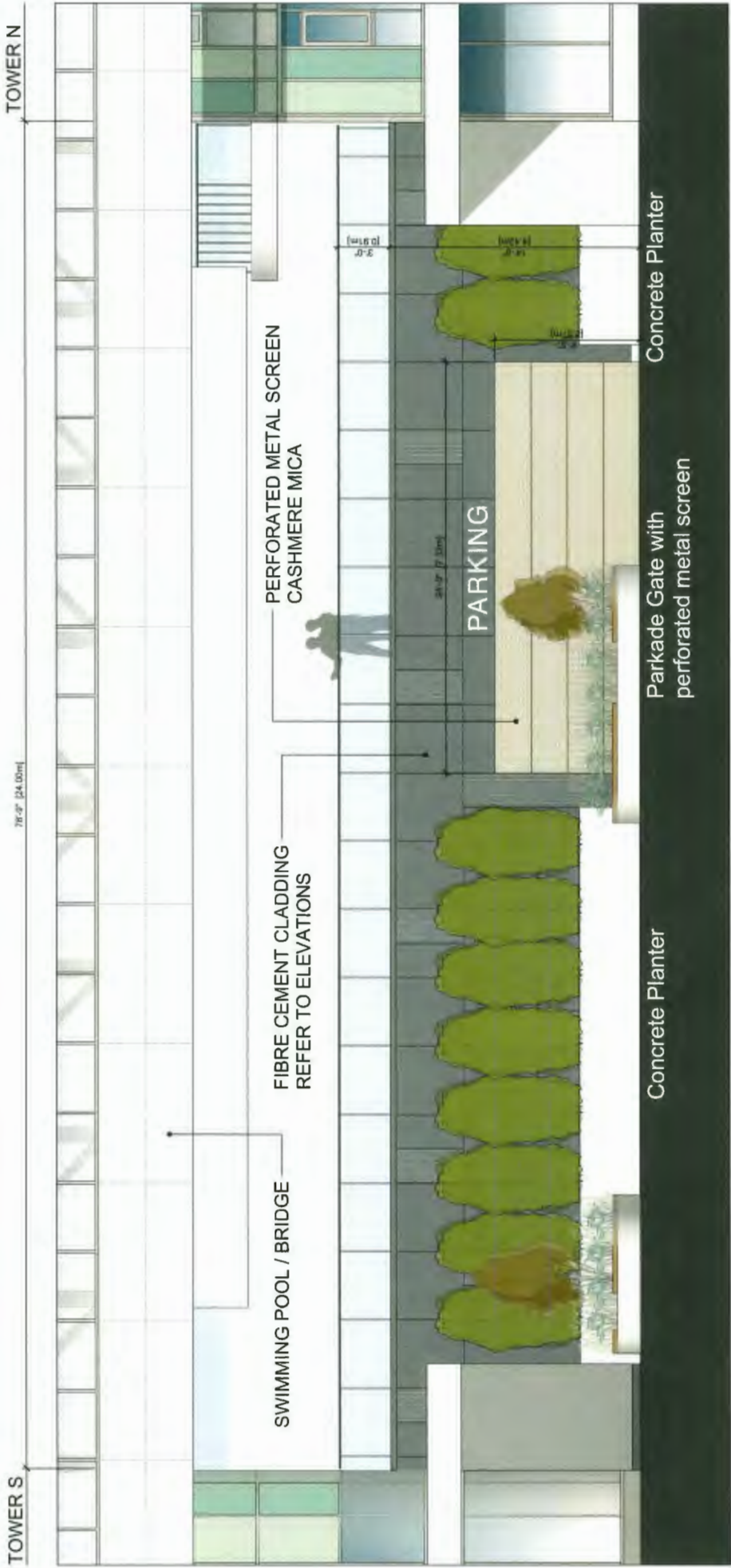
JOB NO.	11-03
DESIGN	RB
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is used as all time remains the  
exclusive property of W. T. Leung Architects Inc. and cannot be used without  
written permission.

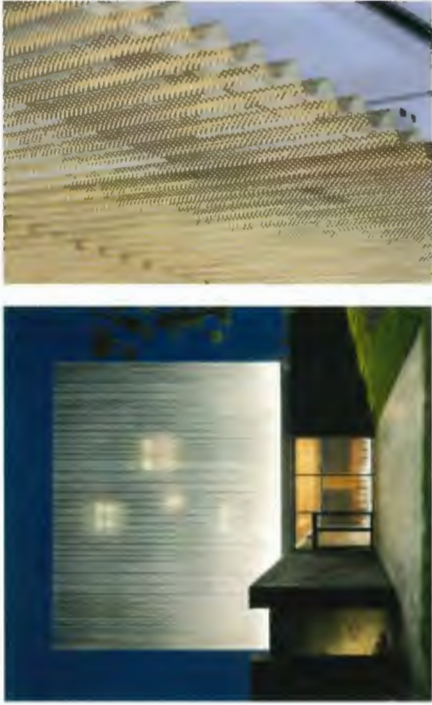
DRAWING NO. 1

Plan #C-17b





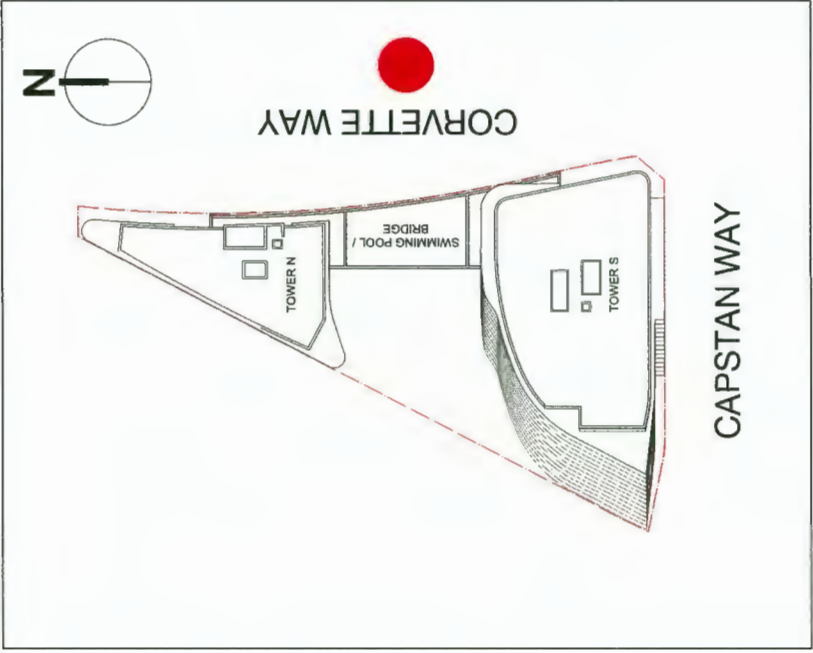
1 East Elevation - Corvette Way  
Scale: 1/4" = 1'-0"



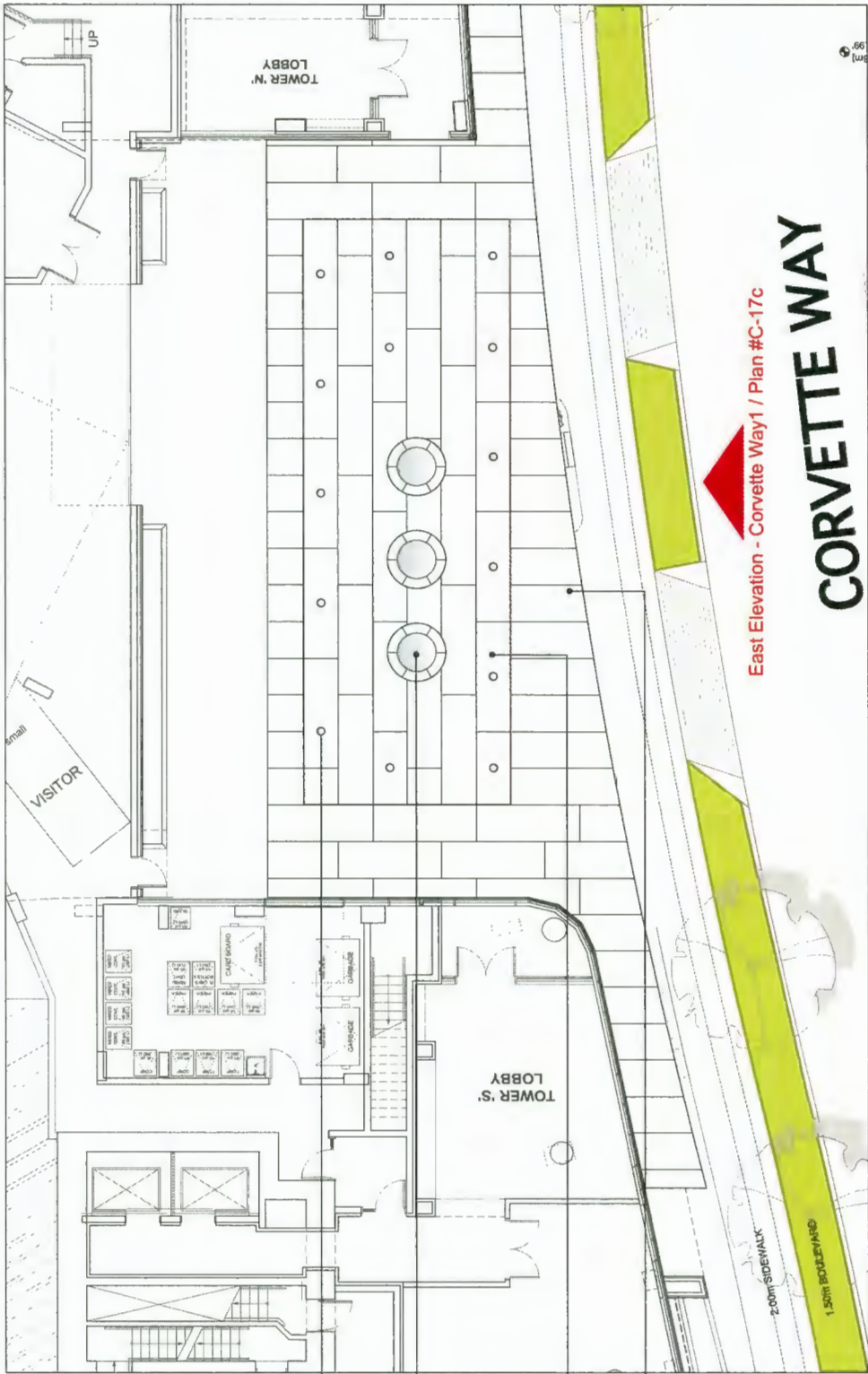
Perforated metal screen - precedent photos



Perforated metal screen - material sample



Key Plan



2 Pool Bridge - Reflected Soffit Plan  
Scale: 1/8" = 1'-0"

East Elevation - Corvette Way1 / Plan #C-17c

CORVETTE WAY





Lot C Riverfront - Dyke Path Looking NE Towards Water Feature and Courtyard



Lot C Riverfront - Overview of Courtyard and Water Feature



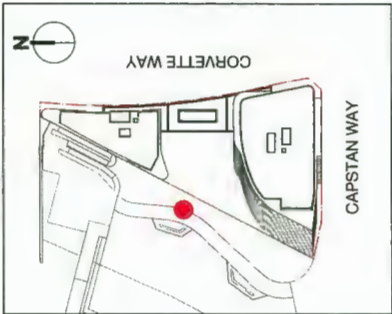
Lot C Riverfront - View From Pier Looking SE Towards Courtyard



Lot C Riverfront - View From Dyke Path of Water Feature and Courtyard



Lot C West Elevation • Riverfront



Key Plan







ALL PLANTS TO BE PLANTED IN THE CURRENT EDITION OF THE BCLN/BCSLA STANDARDS.

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

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL, ROCKS, LIMESTONE, GLASS, AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOWNS, 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 CURRENT EDITION BCLN/BCSLA STANDARDS.

GROWING MEDIA SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IL IN TABLE 7-8.5.5.1 OF THE CURRENT EDITION OF THE BCLN/BCSLA STANDARDS).

IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE: COARSE GRAVEL LARGER THAN 19mm AND SMALLER THAN 40mm: 0-1%
- "COARSE" 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 6.3.5.5 OF THE CURRENT EDITION BCLN/BCSLA STANDARDS:

Over prepared subgrade where the subsoil drains rapidly

Over structures or subgrade where the subsoil drains rapidly

TREES (10m2 PER TREE)

LARGE SHRUBS

GROUNDCOVERS

LAWN-IRRIGATED

LAWN-NOT IRRIGATED

610 MM (24")

610 MM (24")

300 MM (12")

150 MM (6")

150 MM (6")

750 MM (30")

610 MM (24")

225 MM (9")

225 MM (9")

225 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE VERATEC STANDARD FOR SOIL QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 50MM (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 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN IABC CERTIFIED 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 AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

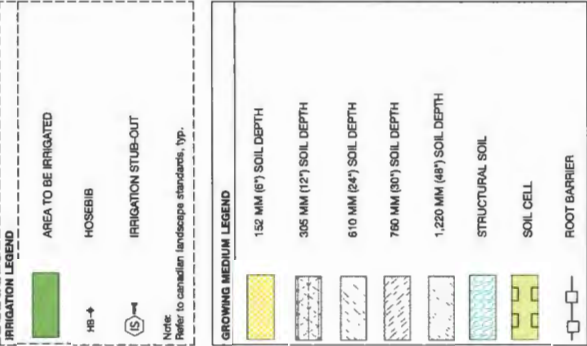
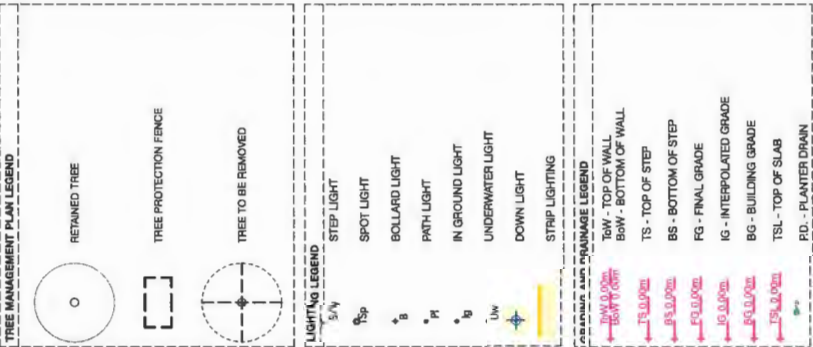
ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLN/BCSLA STANDARDS CURRENT EDITION.

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.

BIRD FRIENDLY PLANTING

PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.L.Z. Test Amendment
C	2020-05-28	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #18a-2

eta

1590 West 2nd Avenue  
Vancouver - BC - Canada - V6J 1H4

1 | 604.683.1468  
1 | 604.683.1468  
1 | www.eta.ca

All Rights Reserved for eta's landscaping professionals. eta's information contained on these documents is part of eta's Confidentiality Agreement. eta's information shall not be used for any purpose other than that for which it was provided. eta's information shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of eta's Confidentiality Agreement.

Project  
Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Notes and Schedules

Legal

Project Name	Project ID
VG	21609
Drawn By	VG
Reviewed By	VG
Reviewed Date	08/30/19
PLAN# 18a-2	
Page	52
PGI Date	



LOT B - PLANT LIST

LOT B - GROUND FLOOR							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
TREES							
Ac	6	Acer circinnatum	vine maple	as shown	3m ht.	full, bushy plants	
For	1	Fraxinus oxycarpa 'Raywood'	Raywood ash	as shown	6cm cal/B&B	2m standard	
Fsd	2	Fagus sylvatica dawryck gold	golden beech	as shown	4m ht. B&B	Full, bushy plants	
Gt	3	Gledisia triacanthos	honey locust	as shown	7cm/b&b	full, bushy plants	
Pxy	2	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	as shown	6cm cal.	full, bushy plants	
Qh	1	Quercus hypoleucoides	Silverleaf Oak	as shown	6 cm B&B/ 2m standard	matched crowns	
Sal	2	Sorbus aria 'Lutescens'	Whitebeam	as shown	1.2m Stake		
Stl	1	Styrax japonicus	Japanese Snowbell Tree	as shown	4m ht/ B&B	full/ dense crown	
LOT B - GROUND FLOOR							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Apo	214	Acorus gramineus 'Oton'	Golden Variegated Sweet Flag	3" #1 cont.		full/ bushy plants/ heavy	
Alp	26	Azalea japonica 'purple splendor'	evergreen azalea	9 1/8" #2 cont.		full/ bushy plants	
Co	77	Centaurea cyaneus	Bachelor Button, Garden Cot	3" #2 cont		full, bushy plants	
Cc	126	Chasmanthium latifolium*	Northern Sea Oats	4 3/8" #2 cont.		full/ bushy plants	
Gs*	29	Gaultheria shallon*	saila	7 3/8" #2 plants		full/ bushy plants	
Hs	35	Helictotrichon sempervirens	Blue Oat Grass	5 1/2" #2 cont.		full/ bushy plants	
Lm	235	Liriodpa muscari	Big Blue Lily Turf	2 3/4" #2 cont.		full, bushy plants	
Mis*	12	Miscanthus sinensis 'Morning Light**'	morning light maiden grass	7 3/8" #3 cont.		full, bushy plants	
Pah	54	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	5 1/2" #1 cont.-heavy		full/ bushy plants	
Pm	111	Polystichum munium	Sword Fern	7 3/8" #3 cont.		full/ bushy plants	
Ppo	41	Polystichum pohliapharum	Tassel Fern	5 1/8" #3 cont.		full/ bushy plants	
Rig	131	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	4 7/8" #2 cont.		full/ bushy plants	
Ris*	34	Rosa nutkana*	Nootka rose	10 7/8" #2 cont.		full/ bushy plants	
Ris*	46	Ribes sanguineum 'King Edward**'	flowering currant	10 7/8" #5 cont		full/ bushy plants	
Sa	95	Seelera autumnalis	Autumn Moor Grass	3 5/8"		full/ bushy plants	
Sca	82	Soldago canadensis	Goldenrod	3 5/8" #1 cont.		full/ bushy plants	
Sh	52	Sarcococca hookeriana var. Humilis	sweet box	5 1/2" #2 cont.		Full, bushy plants	
Spd*	12	Spiraea douglasii*	hardhack	9 1/8" #2 cont.		full/ bushy plants	
Sr	10	Sarcococca nuscifolia	fragrant sarcococca	9 1/8" #3 cont.		full/ bushy plants	
Slg	15	Stipa gigantea	Giant Needle Grass	10 7/8" #2 cont.		full/ bushy plants	
Ts	80	Thymus serpyllum	Creeping Thyme	3" SP#4		full/ bushy plants	
	0			0"			
LOT B - PODIUM LEVEL (Level 4 and 5)							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
TREES							
Ac	14	Acer circinnatum	vine maple	as shown	3m ht.	full, bushy plants	
Al	9	Albizia julibrissin	silk tree	as shown	6cm cal.	staked plants	
Apa	29	Acer palmatum 'Sailryu'	Sailryu Japanese maple	as shown	6cm cal. B&B	full/ bushy plants	
Cc*	16	Cercis canadensis forest pansy	Eastern redbud	as shown	6cm cal/ B&B	2m standard/ full crown	
Gt	10	Gledisia triacanthos	honey locust	as shown	7cm/b&b	full, bushy plants	
Hmo	4	Hamelis mollis	Chinese witch hazel	as shown	#7 cont.	full/ bushy plants	
Pxy	10	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	as shown	6cm cal.	full, bushy plants	
LOT B - PODIUM LEVEL (Level 4 and 5)							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Alp	243	Azalea laeonica 'purple splendor'	evergreen azalea	9 1/8" #2 cont.		full/ bushy plants	
Auc	55	Arbutus unedo compacta	strawberry madrone	10 7/8" #10 cont.		full/ bushy plants	
Aui	229	Arctostachyos uva-ursi	kinikinnick	3 5/8" #1 cont.		full/ bushy plants/ heavy	
Ceb	411	Carex elata 'Bowles Golden	'Bowles Golden' Gold Sedg	7 3/8" #1 cont.		full/ bushy plants	
Cf	1	Carex filiccia	Blue Sedg	4 3/8" #2 cont.		full/ bushy plants	
Cf	215	Chasmanthium latifolium*	Northern Sea Oats	4 3/8" #2 cont.		full/ bushy plants	
Ct	32	Choisya ternata	Mexican mock orange	10 7/8" #3 cont.		full/ bushy plants	
Cv	100	Calluna vulgaris 'Spring Torch'	Spring Torch Scotch Heather	5 1/2" #2 cont.		full/ bushy plants	
Fa	25	Fragaris x ananassa	strawberry	5 1/2" SP4		full/ bushy plants	
Gs*	277	Gaultheria shallon*	saila	7 3/8" #2 cont.		full/ bushy plants	
Haa	59	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	12 5/8" #3 cont.		full/ bushy plants	
Hqs	18	Hydrangea quercifolia 'snow queen'	oakleaf hydrangea	12 5/8" #3 cont.		full/ bushy plants	
It	43	Iris tenax	western blue iris	5 1/2" #1 cont.		full/ bushy plants	
Jue	303	Juncus effusus	common rush	4 1/2" #1 cont.		intermixed in groups	
La	319	Lavandula angustifolia	English Lavander	4 3/8" #2 cont.		full/ bushy plants	
Mis	401	Miscanthus sinensis 'Morning Light'	morning light maiden grass	7 3/8" #3 cont.		full/ bushy plants	
Nat	120	Nassella tenuissima	Mexican feather grass	5 1/2" #1 cont.-heavy		full/ bushy plants	
Pbh	273	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	5 1/2" #1 cont.		full/ bushy plants	
Pm	118	Polystichum munium	Sword Fern	7 3/8" #3 cont.		full/ bushy plants	
Rig	184	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	4 7/8" #2 cont.		full/ bushy plants	
Ron*	124	Rosa nutkana*	Nootka rose	10 7/8" #2 cont.		full/ bushy plants	
Pra-1	183	Rhododendron 'Hemabo'	purple rhododendron	9 1/8" #5 cont.		full/ bushy plants	
Ris*	64	Ribes sanguineum 'King Edward**'	flowering currant	10 7/8" #5 cont.		full/ bushy plants	
Sai	272	Sedum 'Autumn Joy'	autumn stonecrop	5 1/2" #1 cont.		full, bushy plants	
Sew	923	Sedum ewersii	pink Mongolian stonecrop	2 3/4" #1 cont.		full, bushy plants	
Sh	42	Sarcococca hookeriana var. Humilis	sweet box	5 1/2" #2 cont.		Full, bushy plants	
Sns	193	Sedum nevii 'Silver Frost'	southern stonecrop	4 3/4" #1 cont.			
Sp	27	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	2" 1/2" #5 cont.			
Spa	358	Sedum 'Purple Emperor'	autumn stonecrop	5 1/2" #1 cont.		full, bushy plants	
Sr	88	Sarcococca nucifolia	fragrant sarcococca	9 1/8" #3 cont.		full/ bushy plants	
Sep	493	Sedum spuriom 'Green Mantle'	two-row stonecrop	4 3/4" #1 cont.		full, bushy plants	
Tdr	116	Taxus baccata repandens	dwarf English Yew	10 7/8" #5 cont.		full/ bushy plants	
Trh	14	Taxus media 'Hicksii'	Yew	5 1/2" 1.2m/B&B		full, bushy plants	
Ts	326	Thymus serpyllum	Creeping Thyme	3" SP#4		full/ bushy plants	
Vo	267	Varicthum ovatum	evergreen huckleberry	9 1/8" #3 cont.		full/ bushy plants	
	0			0"			
LAWN							
			Non-Netted, grown on sand				

NOTES:

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

2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

LOT C - PLANT LIST

LOT C - GROUND FLOOR							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
TREES							
Ac	8	Acer circinnatum	vine maple	as shown	3m ht.	full, bushy plants	
Fsd	5	Fagus sylvatica 'Dawryck Gold'	golden beech	as shown	4m ht. B&B	Full, bushy plants	
LOT C - GROUND FLOOR							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Apo	82	Acorus gramineus 'Oton'	Golden Variegated Sweet Flag	3" #1 cont.		full/ bushy plants/ heavy	
Aui	52	Arctostachyos uva-ursi	kinikinnick	7 3/8" #1 cont.		full/ bushy plants/ heavy	
Lm	82	Liriodpa muscari	Big Blue Lily Turf	2 3/4" #2 cont.		full, bushy plants	
Lp	93	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	4 1/2" #1 pot		full, bushy plants	
Pm	91	Polystichum munium	Sword Fern	10 7/8" #3 cont.		full/ bushy plants	
Ron*	8	Rosa nutkana*	Nootka rose	10 7/8" #2 cont.		full/ bushy plants	
Ris*	9	Ribes sanguineum 'King Edward**'	flowering currant	10 7/8" #5 cont.		full/ bushy plants	
Sa	51	Seelera autumnalis	Autumn Moor Grass	3 5/8"		full/ bushy plants	
Sca	63	Soldago canadensis	Goldenrod	3 5/8" #1 cont.		full/ bushy plants	
Sp	46	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	8 3/8" #5 cont.		full, bushy plants	
Trmh	48	Taxus media 'Hicksii'	Yew	5 1/2" 1.2m/B&B		full, bushy plants	
	0			0"			
LOT C - PODIUM LEVEL							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
TREES							
Ac	2	Acer circinnatum	vine maple	as shown	3m ht.	full, bushy plants	
Bnc	4	Betula nigra 'Cully'	Heritage river birch	as shown	3m/ B&B		
LOT C - PODIUM LEVEL							
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Apo	614	Acorus gramineus 'Oton'	Golden Variegated Sweet Flag	3" #1 cont.		full/ bushy plants/ heavy	
Am	121	Achillea millefolium	'Yarrow	4 1/4" #4 cont.		full/ bushy plants	
Cr	27	Chionochloa rubra	Red Tussock Grass	7 3/8" #1 cont.		full/ bushy plants	
Ep	68	Echinacea purpurea	purple coneflower	5 1/2" #2 cont.		full/ bushy plants	
Hs	123	Helictotrichon sempervirens	Blue Oat Grass	5 1/2" #2 cont.		full/ bushy plants	
Lmo	37	Leymus mollis	Dune Grass	7 3/8" #1 cont.		full/ bushy plants	
Lp	130	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	4 1/2" #1 pot		full/ bushy plants	
Pa	32	Pennisetum alopecuroides	Fountain Grass	7 3/8" #2 cont.		full/ bushy plants	
Pm	17	Polystichum munium	Sword Fern	7 3/8" #3 cont.		full/ bushy plants	
Sp	189	Seelera autumnalis	Autumn Moor Grass	3 5/8"		full/ bushy plants	
Sa	62	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	8 3/8" #5 cont.			
Slg	28	Stipa dipentaea	Giant Needle Grass	10 7/8" #2 cont.			
	0			0"			
NOTES:							
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							

Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
C	2019-08-30	Issued for P.L.2, Day Archwork
F	2020-08-28	Issued for PDP
G	2020-07-31	Issued for ADP
O	2020-10-27	Issued for Programs
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for PDP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #18a-3

eta

WORLDWIDE ARCHITECTURE

1690 West 2nd Avenue  
Vancouver, BC, Canada, V6L 1H4

1 | 604.683.1456  
1 | 504.683.1459  
www.etalife.ca

All Rights Reserved by eta landscape architecture inc.  
This drawing is the property of eta landscape architecture inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of eta landscape architecture inc. Any other use, made in whole or in part, without the prior written consent of eta landscape architecture inc. is prohibited and will be at the user's sole risk and without liability to eta landscape architecture inc.

Project  
**Yuanheng Development**  
**Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

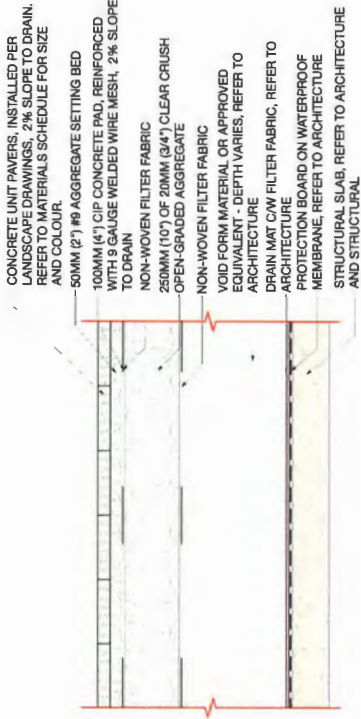
Notes and Schedules

Legal

Project Manager	Project ID
VG	21069
Client	Client Name
VG	
Reviewed By	Checked By
Date	PLAN# 18a-3
09/30/19	
Page	52
Plot Date	



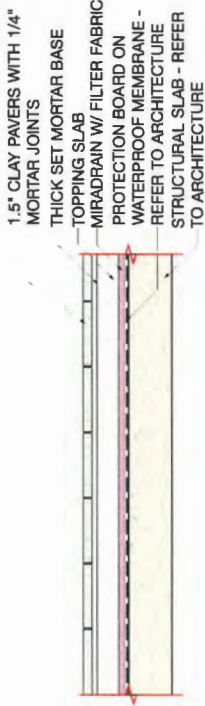




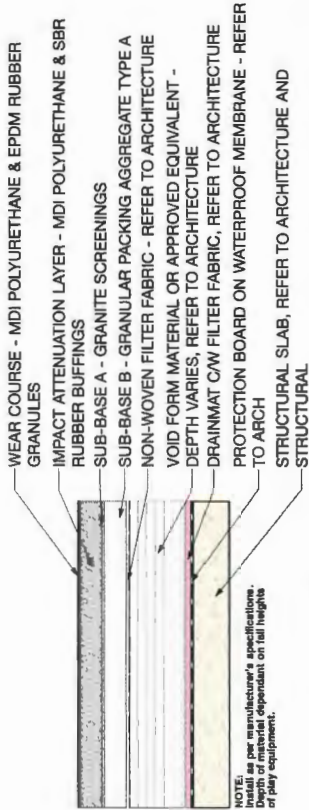
2 CONCRETE UNIT PAVERS ON SLAB  
Scale: 3/4" = 1'-0"



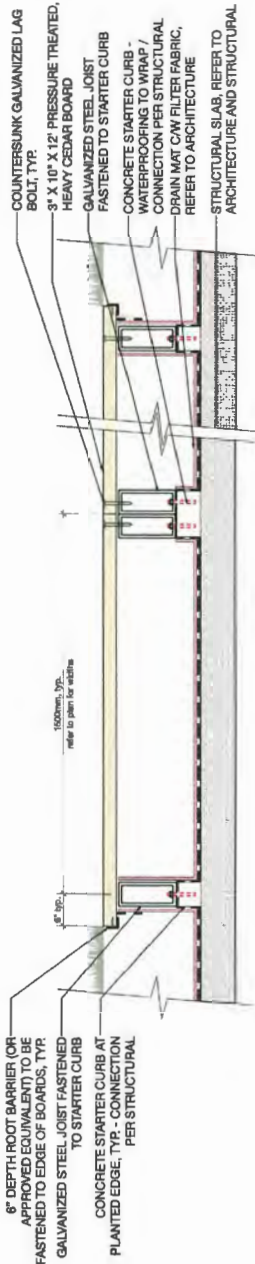
4 CONCRETE STEPPING STONES  
Scale: 3/4" = 1'-0"



1 CLAY PAVERS ON SLAB  
Scale: 3/4" = 1'-0"



3 PIP RUBBER SURFACE  
Scale: 3/4" = 1'-0"



5 TIMBER DECK AND BOARDWALK  
Scale: 3/4" = 1'-0"

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2016-06-30	Issued for P.2, Test Amendment
C	2020-05-28	Issued for DP
F	2020-07-31	Issued for ACP
G	2020-10-27	Issued for Programs
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #18a-5

eta

1560 West 2nd Avenue  
Vancouver, BC, Canada, V6J 1H4

T | 604.683.1456  
F | 604.683.1459  
W | www.eta.ca

All Rights Reserved for eta landscape architecture Inc.  
This drawing is the property of eta landscape architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta landscape architecture Inc. Any other use, reproduction or distribution of this information is prohibited. eta landscape architecture Inc. is not responsible for the construction of the information provided. Any other use, reproduction or distribution of this information is prohibited. eta landscape architecture Inc. is not responsible for the construction of the information provided. eta landscape architecture Inc. is not responsible for the construction of the information provided.

Project

Yuanheng Development  
Lots B and C

3311 No. 3 Road

8033 Capstan Way, Richmond, BC

Drawing Title

Hardscape Details

Legal

Project Manager	Project No.
VG	21839
Contract No.	Year
VG	85 rolled
Reviewed By	Checked By
08/03/19	PLAN# 18a-5
Date	Page
	52
Plot Date:	

[illegible]

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.Z. Text Amendment
C	2020-03-28	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #18a-6



1690 West 2nd Avenue  
Vancouver, BC, Canada, V6J 1H4

604.683.1456  
604.683.1459  
www.eta.ca

All Rights Reserved by its landscape architecture firm. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the consideration of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the respondent's sole risk and without liability or legal recourse to the Consultant.

Project

**Yuanheng Development  
Lots B and C**

3311 No. 3 Road

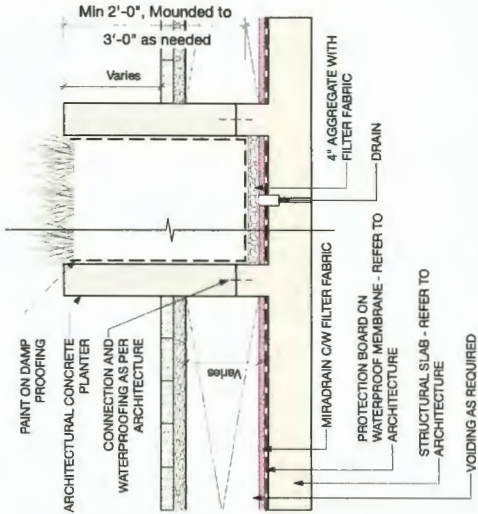
8033 Capstan Way, Richmond, BC

## Drowning Tide

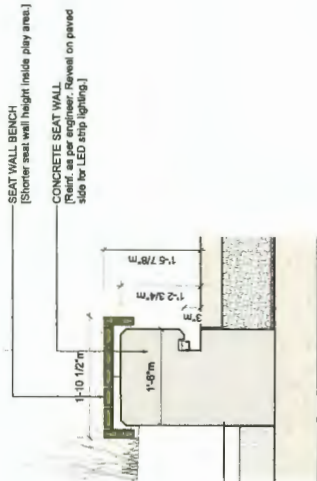
## Hardscape Details

proctor

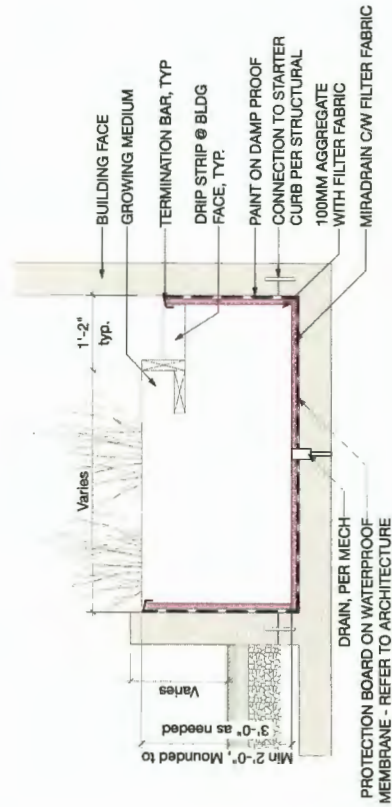
Project ID	21609	as noted	PLAN# 18a-6
Project Manager	G	Drawn By	8/30/19
	G	Reviewed By	
		Checked No.	52



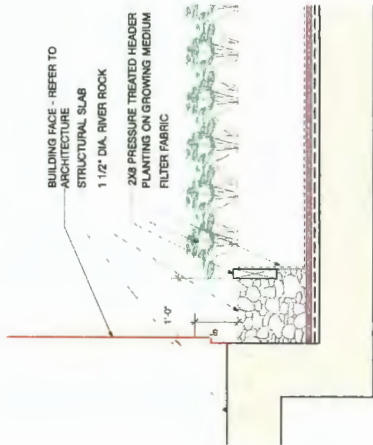
1 } CONCRETE PLANTER, TYP.  
Scale: 3/4" = 1'-0"



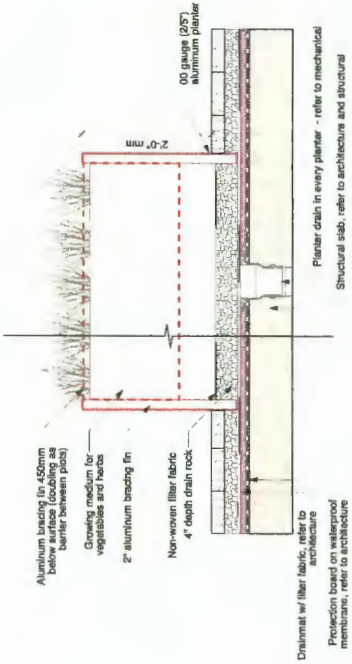
5 CEDAR BENCH ON WALL  
Scale: 3/4" = 1'-0"



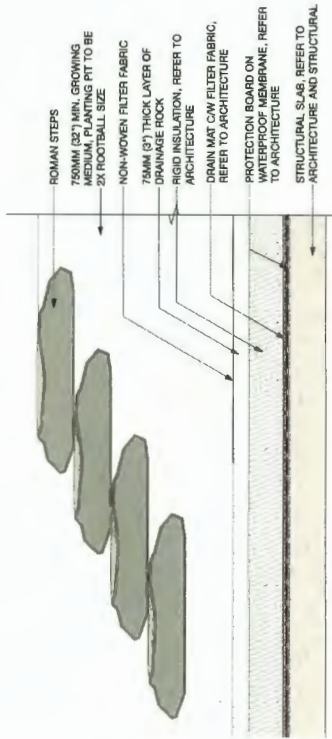
6 CIP CONCRETE PLANTER AT BUILDING FACE  
Scale: 3/4" = 1'-0"



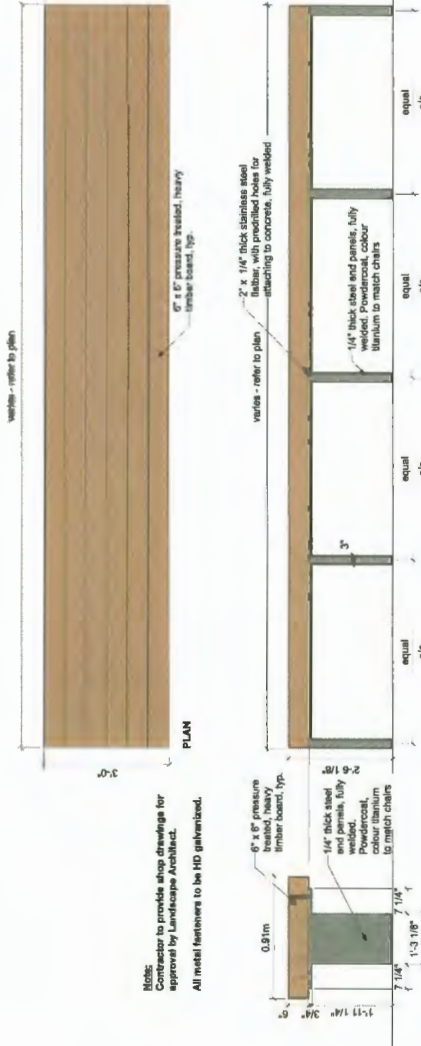
3 DRIP STRIP, TYP.  
Scale: 3/4" = 1'-0"



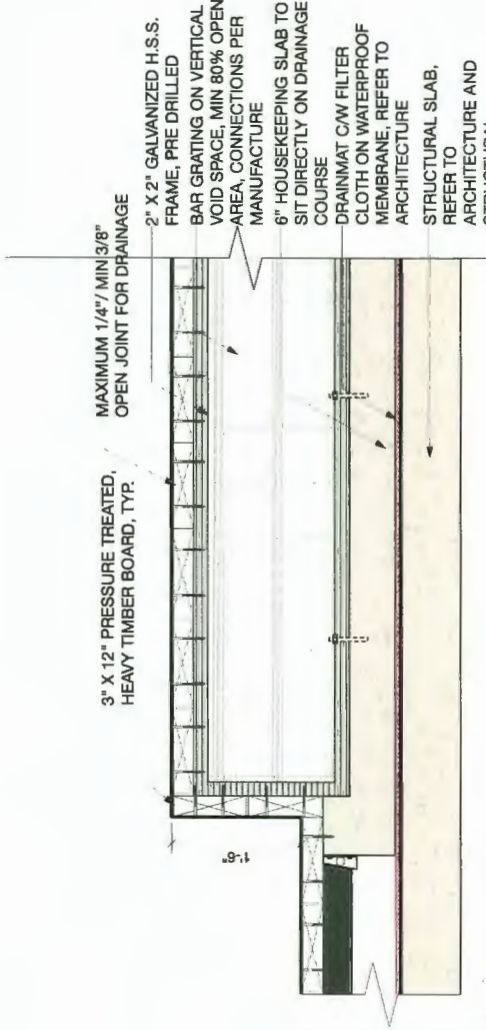
2 METAL PLANTER, TYP.  
Scale: 3/4" = 1'-0"



7 ROMAN STEPS  
Scale:  $3/4" = 1'-0"$



9 COMMUNITY TABLE  
Scale: 1:25



8 | **TIMBER PLATFORM**  
Scale: 1" = 1'-0"





Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.L. Title Amendments
C	2020-05-26	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169

March 24, 2021

Plan #18a-8

eta

1890 West 2nd Avenue  
Vancouver, BC, Canada, V6J 1H4

604.683.1455  
604.683.1459  
www.eta.ca

All Rights Reserved by eta Landscape Architecture Inc.  
This drawing is the property of eta Landscape Architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta Landscape Architecture Inc. This drawing is for the use of the client only and is not to be used for any other purpose. Any other use, reproduction, or distribution of this drawing without the prior written permission of eta Landscape Architecture Inc. is strictly prohibited.

Project  
**Yuanheng Development  
Lots B and C**

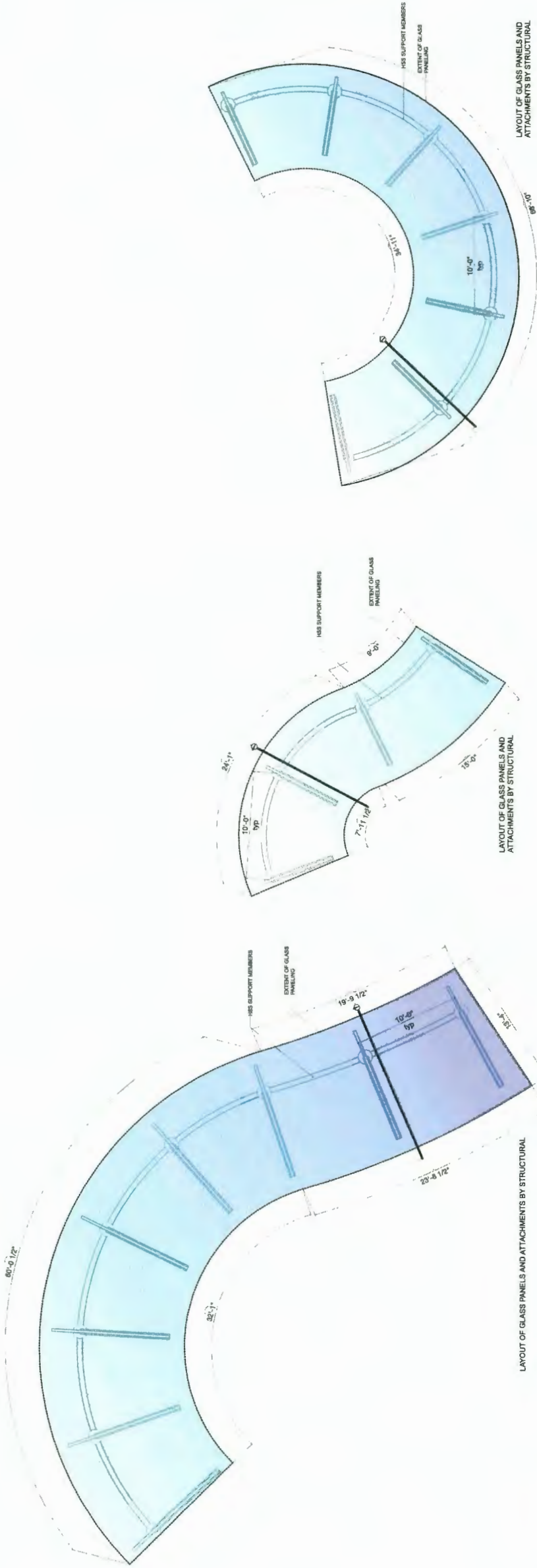
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Hardscape Details  
Arbours**

Legal

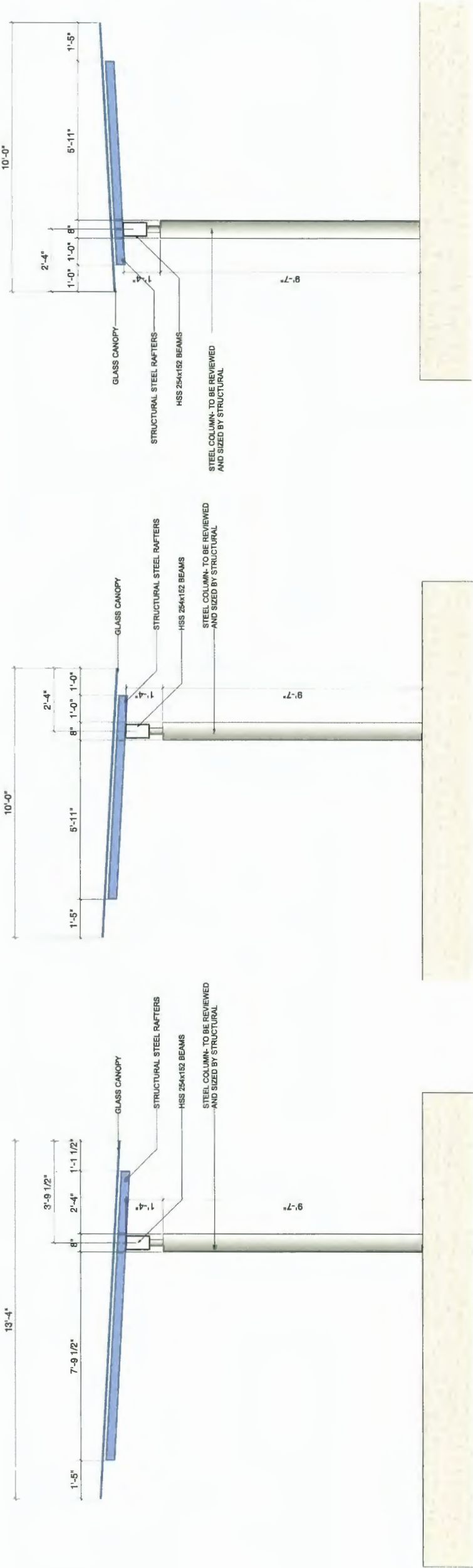
Project Manager	Project ID
VG	21003
Drawn By	Scale
VG	as noted
Reviewed By	Drawing No.
Reviewed By	<b>PLAN# 18a-8</b>
Date	08/30/19
Page	52
Plot Date	



1 LOT B: ARBOUR 1  
Scale: 3/16" = 1'-0"

2 LOT B: ARBOUR 2  
Scale: 3/16" = 1'-0"

3 LOT B: ARBOUR 3  
Scale: 3/16" = 1'-0"



4 SECTION CUT: ARBOUR 1  
Scale: 1/2" = 1'-0"

5 SECTION CUT: ARBOUR 2  
Scale: 1/2" = 1'-0"

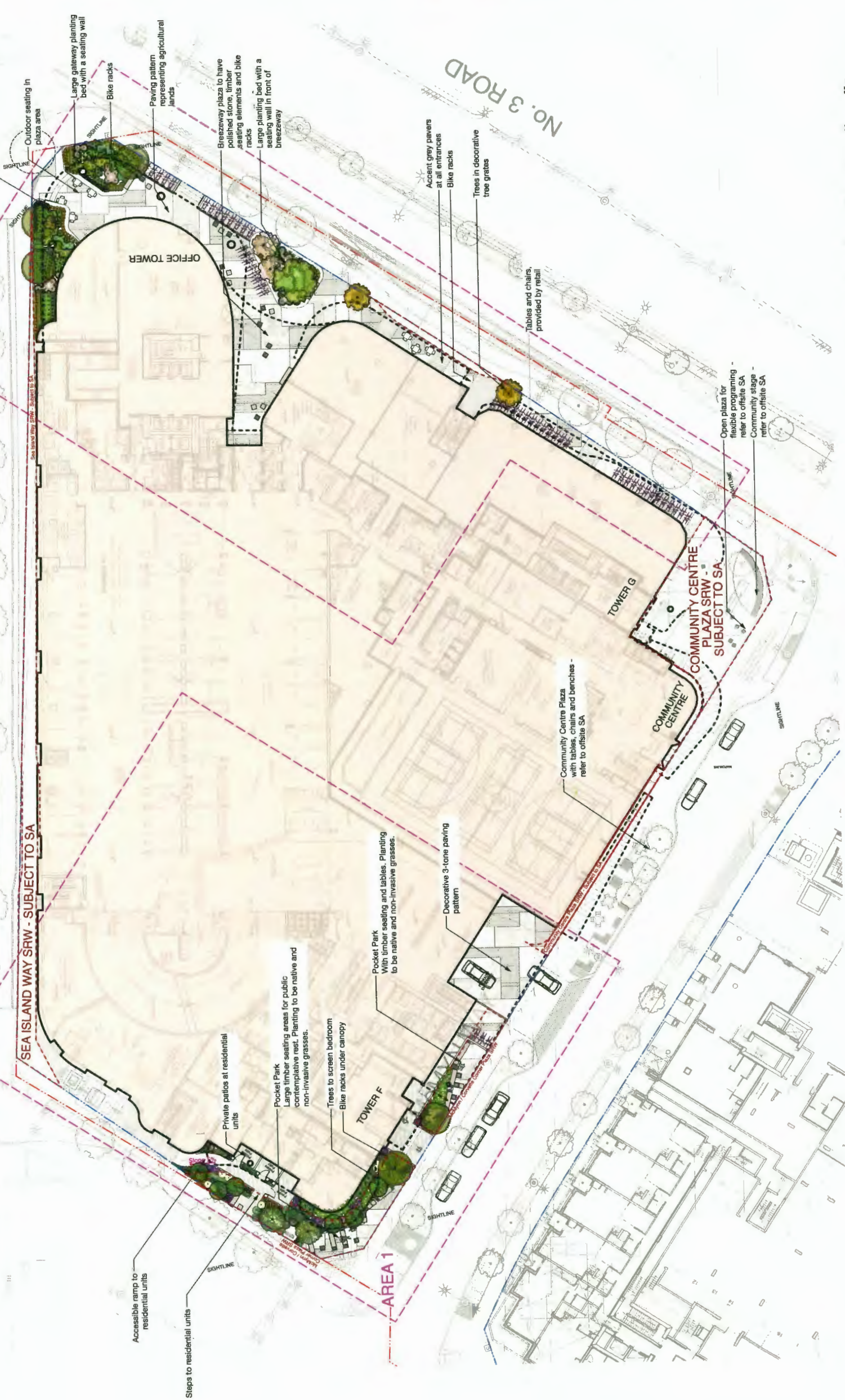
6 SECTION CUT: ARBOUR 3  
Scale: 1/2" = 1'-0"







Large planting at bed at corner to act as a green gateway to Number 3 Road and Capstan and to screen pedestrians from car traffic.



Issue No.	Date	Issue Notes
A	2019-08-30	Issued for R.C. Part Amendment.
B	2020-03-25	Issued for Comment
C	2020-03-25	Issued for DP
E	2020-06-22	Issued for Model Major
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Programming
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
J	2020-11-14	Issued for Planning Review
K	2020-11-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

DP 17-794169  
March 24, 2021  
Plan #B-18b-1

Professional Seal

eta

LANDSCAPE ARCHITECTURE

1680 West 2nd Avenue

Vancouver, BC, Canada, V6J 1H4

1 604.683.1458

1 604.683.1458

1 604.683.1458

All Rights Reserved by eta landscape architecture inc.  
Information contained on these documents is the property of eta landscape architecture inc. and is to be used for the project and site only. eta landscape architecture inc. is not responsible for the use of the information contained on these documents for any other purpose. eta landscape architecture inc. is not responsible for the use of the information contained on these documents for any other purpose. eta landscape architecture inc. is not responsible for the use of the information contained on these documents for any other purpose.

Project:  
Yuanheng Development  
Lots B and C

3311 No. 3 Road

8033 Capstan Way, Richmond, BC

Drawing Title

Illustrative Plan - Lot B  
Ground Floor

Legal



Note:  
1. Community Centre Plaza SRW is subject to the SA  
2. Sea Island Greenway SRW is subject to the SA

LEGEND  
SRW Boundary

Project Number	Project ID
VG	21009
Drawn By	Scale
VG	1:250
Reviewed By	Drawing No.
Reviewed By	PLAN# B-18b-1
Date	Date
08/03/19	08/03/19
PG# 01 of 02	PG# 01 of 02







Revision Notes

No.	Date	Issue Notes
A	2019-06-30	Issued for P.L. Text Amendment
D	2020-06-25	Issued for Comment
F	2020-07-31	Issued for AQP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-3



1690 West 2nd Avenue  
Vancouver, BC, Canada. V6J 1H4

**t** | 604.683.1458  
**f** | 604.683.1459  
**w** | [www.mtala.ca](http://www.mtala.ca)

All Rights Reserved by eta landscape architecture inc.  
Information contained on these documents is part of the Consultant's  
instruments of service, and the Consultant shall retain ownership  
thereof. Such information shall not be used for any purpose other than  
for the construction of the referenced project. Any other use, reuse or  
modification of the documents without the Consultant's prior written  
consent will be at the recipient's sole risk and without liability or legal  
obligation to the Consultant.

Project  
**Yuanheng Development**  
**Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Time

**Material Plan - Lot B**  
**Ground Floor - Area 2**

Legend

Project Manager	WG	Project ID	21609
Drawn By	WG	Scale	1:100
Reviewed By		Drawing No.	
Date	08/30/19	<b>PLAN# B-18b-3</b> 	

Plot Date: 06/20/06







Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L. Test Amendment
C	2020-05-26	Issued for DP
E	2020-05-22	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-4

etalandscapearchitecture

1650 West 2nd Avenue  
Vancouver, BC, Canada - V6J 1H4  
1 604 653 1456  
1 604 653 1455  
www.etalandscapearchitecture.com

All Rights Reserved for this landscape architecture. No. 3 Road  
This drawing is the property of etalandscapearchitecture Inc. and is to be used for the project and site only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of etalandscapearchitecture Inc. The user of this drawing is responsible for the accuracy of the information and the user's liability for any errors or omissions in the drawing is not limited by this disclaimer.

Project  
Yuanheng Development  
Lots B and C  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Illustrative Plan - Lot B  
Podium Level

Legal

Project Manager	Project ID
VG	21008
Drawn By	Scale
VG	1:250
Reviewed By	Drawing No.
Reviewed By	PLAN# B-18b-4
Date	Date
08/03/19	08/03/19

File Date







Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P2, Test Amendment
C	2020-03-26	Issued for DP
E	2020-06-24	Issued for Model Alter
F	2020-06-24	Issued for ADP
G	2020-07-13	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
J	2020-12-14	Issued for Planning Review
K	2021-01-11	Issued for Planning Review
L	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-6

eta

1630 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T: 604.683.1456

F: 604.683.1459

W: www.eta.ca

All Rights Reserved for this information is subject to the Copyright of eta. eta is not responsible for any errors or omissions in this information. eta is not responsible for any damages or losses resulting from the use of this information. eta is not responsible for any damages or losses resulting from the use of this information. eta is not responsible for any damages or losses resulting from the use of this information.

Project  
Yuanheng Development

Lots B and C

3311 No. 3 Road

8033 Capstan Way, Richmond, BC

Drawing Title

Material Plan - Lot B  
Podium Level - Area 2

Legend

Project Manager	Project ID
VG	21600
Client	Scale
KS	1:100
Drawn By	Drawing No.
Reviewed By	PLAN# B-18b-6
Date	08/03/19
Page	52

Plot Date









Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for RZ, Tied Amendment
B	2020-05-25	Issued for Comment
C	2020-03-25	Issued for DP
E	2020-05-22	Issued for JACOBI Major
F	2020-07-31	Issued for JACOBI
G	2020-07-27	Issued for JACOBI
H	2020-07-27	Issued for JACOBI
I	2020-07-27	Issued for JACOBI
J	2020-07-27	Issued for JACOBI
K	2020-07-27	Issued for JACOBI
L	2020-07-27	Issued for JACOBI
M	2020-07-27	Issued for JACOBI

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-8

eta  
INDUSTRIAL ARCHITECTURE

1590 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T: 604.683.1458  
F: 604.683.1459  
www.eta.ca

All Rights Reserved for eta Architecture Inc.  
Information contained on these documents is part of eta's confidential information and is not to be disclosed to any third party without the written consent of eta Architecture Inc. This document is the property of eta Architecture Inc. and is to be used for the purpose of the project only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta Architecture Inc.

Project  
Yuanheng Development  
Lots B and C

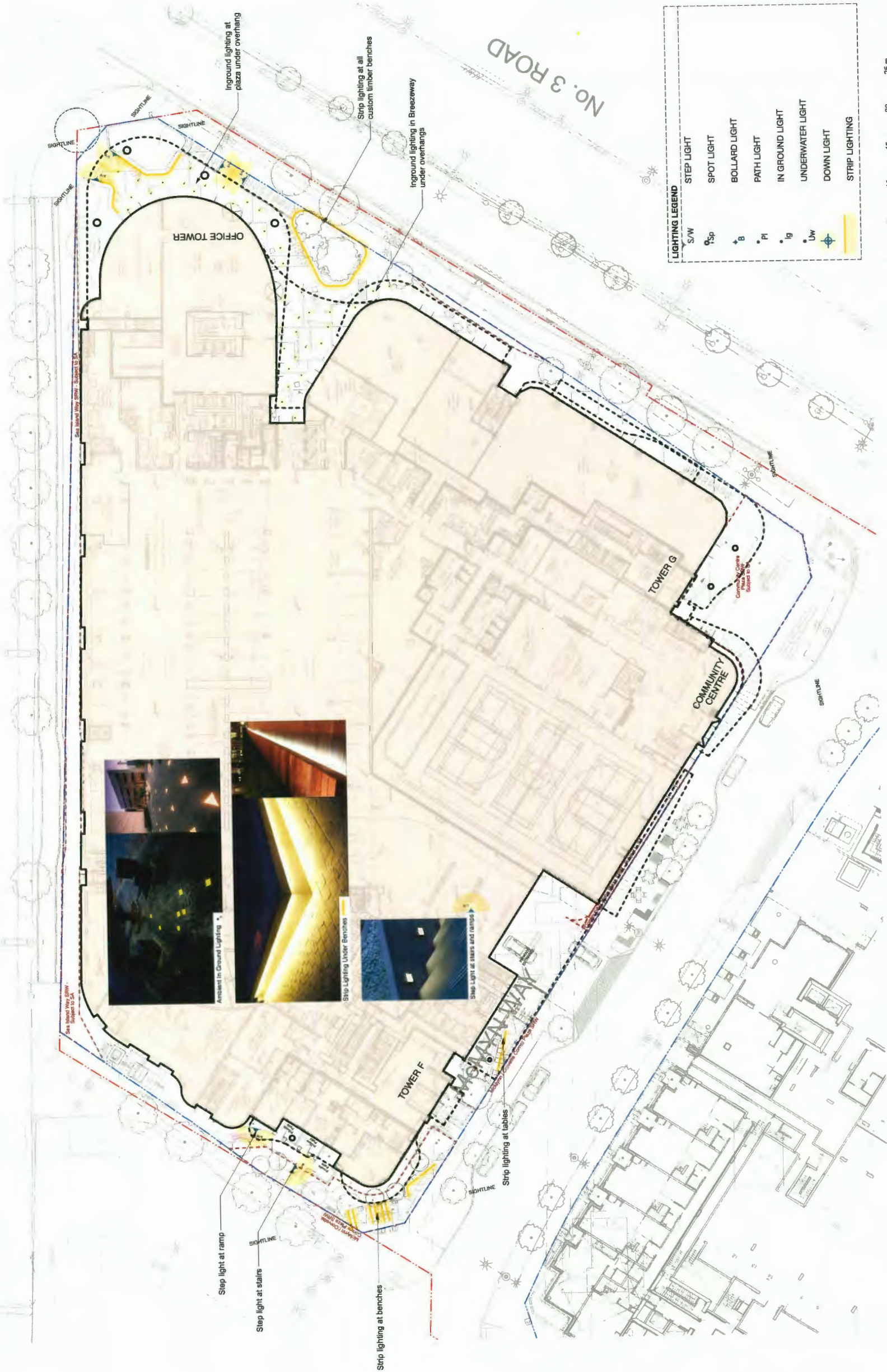
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

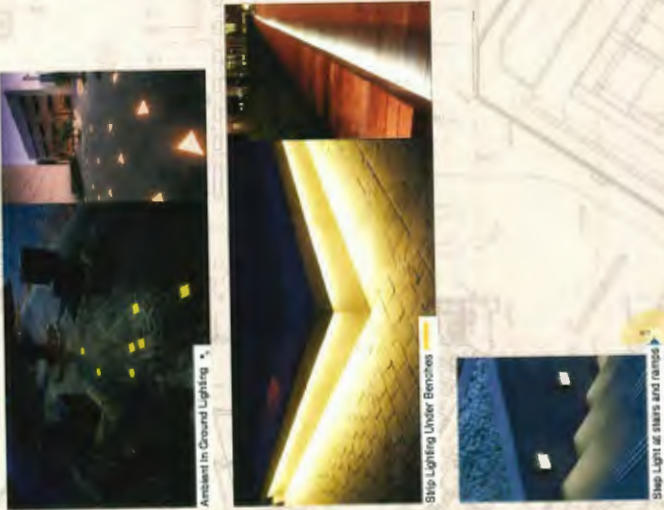
Lighting Plan - Lot B  
Ground Floor

Legend

Project Manager	Project ID
VG	21030
Drawn By	Date
VG	1/25/20
Reviewed By	Checked By
VG	VG
Approved By	Project No.
VG	17-794169
Drawn Date	Project Name
03/03/19	PLAN# B-18b-8
Project Date	Project Name
03/03/19	PLAN# B-18b-8



LIGHTING LEGEND	
S/W	STEP LIGHT
Sp	SPOT LIGHT
B	BOLLARD LIGHT
Pl	PATH LIGHT
lg	IN GROUND LIGHT
Uw	UNDERWATER LIGHT
Down	DOWN LIGHT
Strip	STRIP LIGHTING





Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.Z. Test Amendment
C	2020-05-26	Issued for DP
E	2020-05-22	Issued for Model Major
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Program
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-9

eta  
landscape architecture

1650 West 2nd Avenue  
Vancouver, BC, Canada • V6J 1H4

T | 604.583.1456  
F | 604.583.1459  
www.eta.ca

All Rights Reserved for the following architecture firm:  
Yuanheng Development Ltd. is a registered company in the Province of British Columbia. The information contained on these documents is part of the Company's confidential information and is not to be disclosed to any third party without the written consent of the Company. The information contained on these documents is not to be used for any purpose other than that for which it was prepared. The information contained on these documents is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written consent of the Company.

Project

Yuanheng Development  
Lots B and C

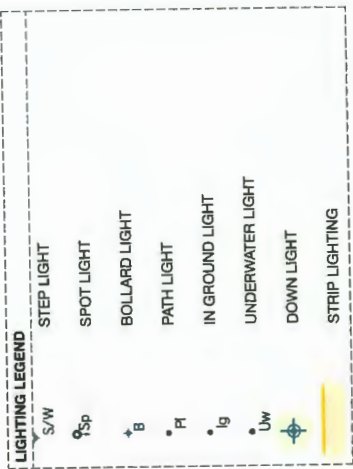
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Lighting Plan - Lot B  
Podium Level

Legal

Project Manager	Project No.	Project Title
VG	21809	
Drawn By	Scale	
VG	1:250	
Reviewed By	Drawing No.	
Reviewed By	PLAN# B-18b-9	
Date	08/30/19	
Page	52	





Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.L. 73rd Amendment
B	2020-05-25	Issued for Comment
B	2020-05-25	Issued for DP
C	2020-05-25	Issued for Model Maker
E	2020-06-22	Issued for ADP
F	2020-07-31	Issued for Progress
G	2020-10-27	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Goal

DP 17-794169  
March 24, 2021  
Plan #B-18b-10



1690 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

**T** | 604.683.1456  
**F** | 604.683.1458  
**W** | [www.etalia.ca](http://www.etalia.ca)

All Rights Reserved by the landscape architecture firm. The information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any other use, reuse or reproduction without the prior written consent of the Consultant. The Consultant shall not be liable for the consultant's sale and without liability or legal recourse to the Consultant.

Project  
**Yuanheng Development  
Lots B and C**

3311 No. 3 Road  
8033 Caopstan Way, Richmond, BC

Drawing Table

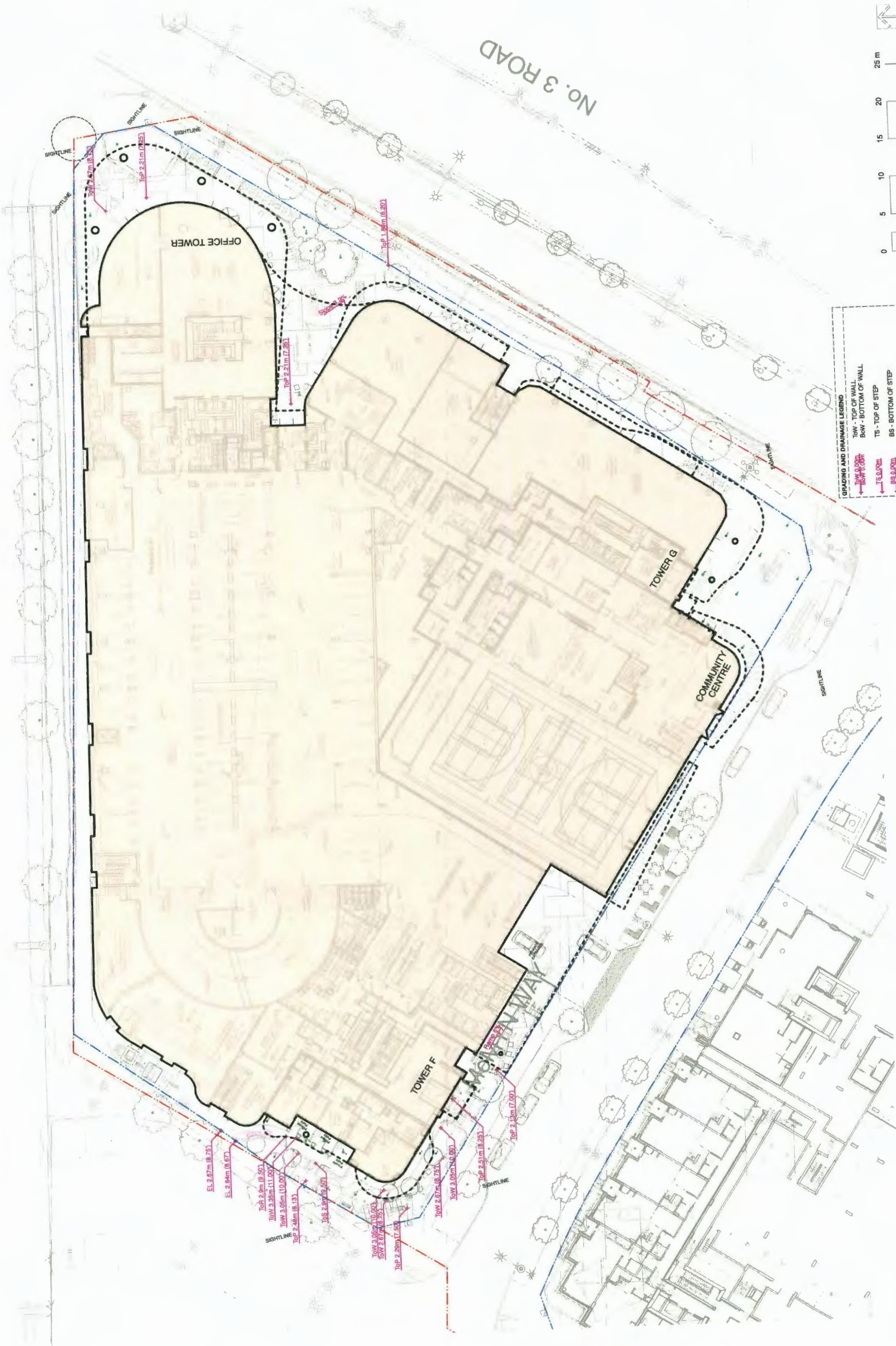
## Grading and Drainage

**Lot B**

### Ground Floor

Legal

Project Manager	WG	Project ID	21009
Drawn By	VG	Scale	1:250
Reviewed By		Drawing No.	
Date	08/30/19	<b>PLAN# B-18b-10</b> of _____	
Plot Date:		52	



**GRADING AND DRAINAGE LEGEND**

TSW - TOP OF WALL  
BOW - BOTTOM OF WALL

TS - TOP OF STEP  
BS - BOTTOM OF STEP

FG - FINAL GRADE  
IG - INTERPOLATED GRADE

BG - BUILDING GRADE  
TSL - TOP OF SLAB

P.D. - PLANTER DRAIN





Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.Z. Text Amendment
C	2020-05-26	Issued for DP
E	2020-05-26	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-11

eta  
landscape architecture

1590 West 2nd Avenue  
Vancouver, BC, Canada - V6J 1H4

T 1 604.683.1458  
F 1 604.683.1459  
www.eta.ca

All Rights Reserved for eta landscape architecture Inc.  
Information contained on these documents is part of the Confidentiality Agreement between eta landscape architecture Inc. and the Client. It is to be used solely for the project and site identified herein. No information shall be used for any purpose other than that intended. The use of this information for any other purpose without the written consent of eta landscape architecture Inc. is strictly prohibited. eta landscape architecture Inc. does not warrant the accuracy or completeness of the information contained on these documents without the Standard Order Agreement for eta landscape architecture Inc. and the Client. eta landscape architecture Inc. is not responsible for any errors or omissions that may appear in these documents.

Project  
Yuanheng Development

Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Grading and Drainage

Lot B

Podium Level

Legal

Project Manager	Project ID
VG	21009
Drawn By	Scale
VG	1:250

Reviewed By	Checked By
Reviewed By	Checked By
Date	Date
08/03/19	08/03/19

PLAN# B-18b-11

Page 52 of 52



GRADING AND DRAINAGE LEGEND	
TSW - TOP OF WALL	TS - TOP OF STEP
BW - BOTTOM OF WALL	BS - BOTTOM OF STEP
FG - FINAL GRADE	IG - INTERPOLATED GRADE
BG - BUILDING GRADE	TSL - TOP OF SLAB
PD - PLANTER DRAIN	



Revision No.	Date	Revision Notes
--------------	------	----------------

Large planting at bed at corner to act as a green gateway to Number 3 Road and Capstan and to screen pedestrians from car traffic.



LOT B - GROUND FLOOR						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	Acer circinatum	vine maple	as shown	3m ht.	full, bushy plants
For	1	Fraxinus oxycarpa 'Raywood'	Raywood ash	as shown	6cm cal/B&B	2m standard
Fed	2	Fagus sylvatica dawnyck gold	golden beech	as shown	4m ht. B&B	Full, bushy plants
Gl	3	Gleditsia triacanthos	honey locust	as shown	7cm/dbb	full, bushy plants
Prv	2	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	as shown	6cm cal	full, bushy plants
Oh	1	Quercus hypoleucoides	Silverleaf Oak	as shown	6 cm B&B/ 2m standard	matched crowns
Sil	2	Sorbus aria 'Lutescens'	Whitebeam	as shown	4m ht/ B&B	1.2m Stake
Sil	1	Styrax japonicus	Japanese Snowbell Tree	as shown	full/ dense crown	



Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L. Test Amendment
B	2020-03-25	Issued for Comment
C	2020-03-25	Issued for DP
E	2020-06-22	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Programs
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-12

eta

landscape architecture

1550 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

1 | (604) 683.1458  
7 | (604) 683.1459  
www.eta.ca

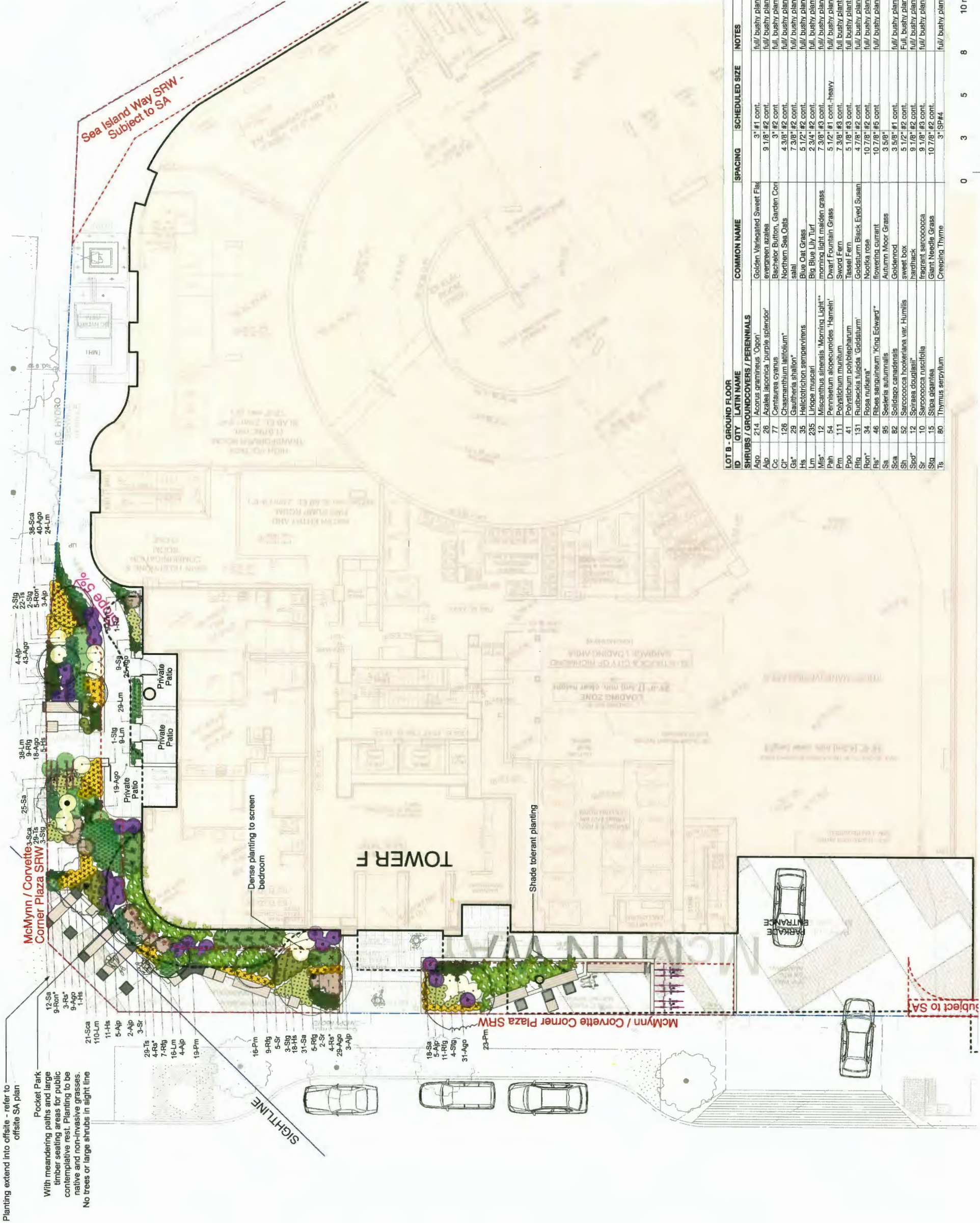
All Rights Reserved by eta landscape architecture Inc.  
This drawing is the property of eta landscape architecture Inc. and is to be used only for the project and site for which it was prepared. eta landscape architecture Inc. is not responsible for the construction of the proposed project. eta landscape architecture Inc. is not responsible for the construction of the proposed project. eta landscape architecture Inc. is not responsible for the construction of the proposed project. eta landscape architecture Inc. is not responsible for the construction of the proposed project.

Project  
**Yuanheng Development  
Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title  
**Tree Plan - Lot B  
Ground Floor**

Client Manager	Project ID
VG	21603
Client Rep	Scale
VG	1:250
Prepared By	Drawing No.
Reviewed By	PLAN# B-18b-12
Date	09/03/19
File Name	52





Revision No.	Date	Revision Notes
A	2019-08-30	Issued for P2, Text Amendments
D	2020-05-25	Issued for Comment
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-08	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P2, Text Amendments
D	2020-05-25	Issued for Comment
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-08	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-13

landscape rich inc. **eta**

1690 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T 604.683.1456  
F 604.683.1459  
www.eta.ca

All Rights Reserved for eta landscape architects inc.  
This drawing is the property of eta landscape architects inc.  
and is not to be reproduced, stored in a retrieval system,  
transmitted in any form or by any means, electronic,  
mechanical, photocopying, recording, or by any information  
storage and retrieval system, without the prior written  
consent of eta landscape architects inc. Any other use, reuse or  
modification of this drawing without the prior written  
consent will be at the user's own risk and without liability or  
warranty to eta landscape architects inc.

Project  
Yuanheng Development  
Lots B and C  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title  
Planting Plan - Lot B  
Ground Floor - Area 1

Scale	1:100
Author	21/03/19
Check By	1:100
Drawn By	1:100
Reviewed By	PLAN# B-18b-13
Date	08/03/19
File Date	52

LOT B - GROUND FLOOR				COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
ID	QTY	LATIN NAME	PERENNIALS				
Apr	214	Aconitum napellus 'Opus'	Golden Variegated Sweet Flag		3' #1 cont.		full/ bushy plants/ heavy
Apr	26	Azalea indica 'Purple Splendor'	evergreen azalea		9 1/8" #2 cont.		full/ bushy plants
Cc	77	Centaurea cyanus	Bachelor Button, Garden Cor		3' #2 cont.		full/ bushy plants
Cl	126	Chamaenerion luteolum	Northern Sea Oats		4 3/8" #2 cont.		full/ bushy plants
Gr	29	Gaultheria procumbens	saili		7 3/8" #2 cont.		full/ bushy plants
Ha	39	Helictotrichon sempervirens	Blue Oak Grass		5 1/2" #2 cont.		full/ bushy plants
Lm	235	Liriodendron tulipifera	Big Blue Lily Turf		2 3/4" #2 cont.		full/ bushy plants
Mis	12	Miscanthus sinensis 'Morning Light'	morning light maiden grass		7 3/8" #3 cont.		full/ bushy plants
Pah	54	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		5 1/2" #1 cont. - heavy		full/ bushy plants
Pm	111	Polystichum munitum	Sword Fern		7 3/8" #3 cont.		full/ bushy plants
Ppo	41	Polystichum polydorphum	Tassel Fern		5 1/8" #3 cont.		full/ bushy plants
Rtg	131	Rubus cuneatus 'Goldsturm'	Goldsturm Black Eyed Susan		4 7/8" #2 cont.		full/ bushy plants
Ron	34	Rosa rugosa	Norfolk rose		10 7/8" #2 cont.		full/ bushy plants
Rsa	46	Ribes sanguineum 'Kind Edward'	flowering currant		10 7/8" #5 cont.		full/ bushy plants
Sa	95	Saxifraga autumnalis	Autumn Moor Grass		3 5/8" #1 cont.		full/ bushy plants
Sca	82	Solidago canadensis	Goldenrod		3 5/8" #1 cont.		full/ bushy plants
Sh	52	Sarcococca hookeriana var. humilis	sweet box		5 1/2" #2 cont.		Full/ bushy plants
Shd	12	Shorea robusta	hardhack		9 1/8" #2 cont.		Full/ bushy plants
Sr	10	Sarcococca nuscifolia	fragrant sarcococca		9 1/8" #3 cont.		full/ bushy plants
Stg	15	Stipa gigantea	Giant Needle Grass		10 7/8" #2 cont.		full/ bushy plants
Ts	80	Thymus serpyllum	Creeping Thyme		3" SPI#4		full/ bushy plants













LOT B - PODIUM LEVEL (Level 4 and 5)					
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE
Alp	243	Azalea japonica 'purple splendor'	evergreen azalea	9 1/8" #2 cont.	full/ bushy plants
auc	55	Arbutus unedo compacta	strawberry madrone	1'0 7/8" #10 cont.	full/ bushy plants/ heavy
Auu	229	Arctostaphylos uva-ursi	kinliknick	3 5/8" #1 cont.	full/ bushy plants
Ceb	411	Carex elata 'Bowles Golden'	'Bowles Golden' Gold Sedge	7 3/8" #1 cont.	full/ bushy plants
Cf	1	Carex flacca	Blue Sedge	4 3/8" #2 cont.	full, bushy plants
Cl*	215	Chasmanthium latifolium*	Northern Sea Oats	4 3/8" #2 cont.	full/ bushy plants
Cl	32	Chiovia ternata	Mexican mock orange	1'0 7/8" #3 cont.	full/ bushy plants
Cv	100	Calluna vulgaris 'Spring Torch'	Spring Torch Scotch Heather	5 1/2" #2 cont.	full/ bushy plants
Fa	25	Fragaria x ananassa	strawberry	5 1/2" SPA	full/ bushy plants
Ge*	277	Gaillardia x shalton	salal	7 3/8" #2 cont.	full/ bushy plants
Hea	59	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1'2 3/8" #3 cont.	full/ bushy plants
Hqs	18	Hydrangea quercifolia 'snow queen'	oakleaf hydrangea	1'2 3/8" #3 cont.	full/ bushy plants
It	43	Iris tenax	western blue iris	5 1/2" #1 cont.	full/ bushy plants
Jue	303	Juncus effusus	common rush	4 1/2" #1 cont.	intermixed in groups
La	319	Lavandula angustifolia	English Lavender	4 3/8" #2 cont.	full/ bushy plants
Mis	401	Miscanthus sinensis 'Morning Light'	morning light maiden grass	7 3/8" #3 cont.	full/ bushy plants
Nat	120	Nassella tenuissima	Mexican feather grass	4 3/8" #2 cont.	full/ bushy plants
Pah	273	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	5 1/2" #1 cont.-heavy	full/ bushy plants
Pm	118	Polystichum munlithum	Sword Fern	7 3/8" #3 cont.	full/ bushy plants
Rfq	184	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	4 7/8" #2 cont.	full/ bushy plants
Ron*	124	Rosa nutkana*	Nootka rose	10 7/8" #2 cont.	full/ bushy plants
Rs*	183	Rhododendron 'Ramapo'	purple rhododendron	9 1/8" #5 cont.	full/ bushy plants
Ra*	64	Ribes sanguineum 'King Edward'	flowering currant	10 7/8" #5 cont.	full/ bushy plants
Sil	272	Sedum autumn joy	autumn stonecrop	5 1/2" #1 cont.	full, bushy plants
Sew	929	Sedum ewersii	pink Mongolian stonecrop	2 3/4" #1 cont.	full, bushy plants
Sh	42	Sarcococca hookeriana var. Humilis	sweet box	5 1/2" #2 cont.	Full, bushy plants
Srs	193	Sedum nevil 'Silver Frost'	southern stonecrop	4 3/4" #1 cont.	Full, bushy plants
Sp	27	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	2'1 1/2" #5 cont.	full, bushy plants
Spo	358	Sedum 'Purple Emperor'	autumn stonecrop	5 1/2" #1 cont.	full, bushy plants
Sr	88	Sarcococca nuscifolia	fragrant sarcococca	9 1/8" #3 cont.	full, bushy plants
Ssp	493	Sedum spurium 'Green Mantle'	two-row stonecrop	4 3/4" #1 cont.	full, bushy plants
Tbr	116	Taxus baccata rependens	dwarf English Yew	10 7/8" #5 cont.	full, bushy plants
Tmh	14	Taxus media 'Hicksii'	Yew	5 1/2" 1.2m/B&B	full/ bushy plants
Ts	326	Thymus serpyllum	Creeping Thyme	3" SP#4	full/ bushy plants
Vo	267	Vaccinium ovatum	evergreen huckleberry	9 1/8" #3 cont.	full/ bushy plants
	0			0"	
LAWN		Non-Netted, grown on sand			

NOTES:  
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.  
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-06-20	Issued for P2 Test Amendments
B	2020-02-26	Issued for P2 Test Amendments
E	2020-06-22	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-16

eta

INDIGENOUS ARCHITECTURE

1650 West 2nd Avenue  
Vancouver, BC, Canada V6L 1H4

T 604.683.1459  
F 604.683.1459  
W www.eta.ca

All Rights Reserved for eta landscape architecture inc.  
This drawing is the property of eta landscape architecture inc.  
and is not to be reproduced, stored in a retrieval system,  
or transmitted in any form or by any means, electronic,  
mechanical, photocopying, recording, or by any information  
storage and retrieval system, without the prior written  
consent of eta landscape architecture inc. Any other use, reuse or  
modification of this drawing without the prior written consent  
of eta landscape architecture inc. is prohibited and may result in  
liability to eta landscape architecture inc.

Project  
Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Planting Plan - Lot B  
Podium Level - Area 1

Legal

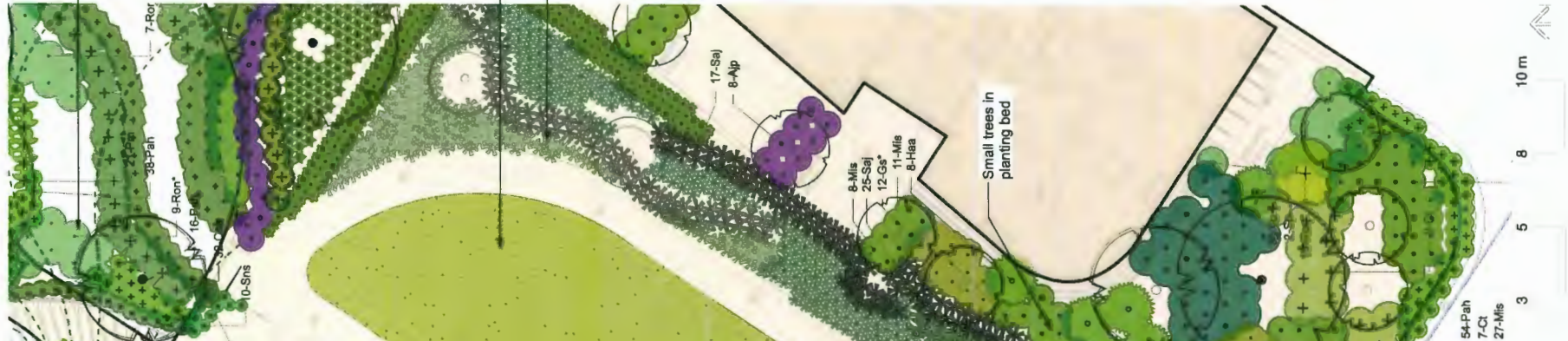
Project Designer	Project ID
VG	21069
Drawn By	Scale
VS	1:100
Reviewed By	Checked By
VS	VS
Reviewed By	Checked By
VS	VS
Date	09/20/19
Plan	PLAN# B-18b-16
Sheet	of 62
Plot Date	







— Sodded play area



LOT B - PODIUM LEVEL (Level 4 and 5)			COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
ID	QTY	LATIN NAME				
<b>SHRUBS / GROUNDCOVERS / PERENNIALS</b>						
Aip	243	Azalea japonica 'purple splendor'	evergreen azalea	9' 1/8" '42 cont.	full/ bushy plants	
Au	55	Arbutus undedo compacta	strawberry madrone	1'0' 7/8" '10 cont.	full/ bushy plants	heavy
Aub	229	Arctostaphylos uva-ursi	kinrickinck	3' 5/8" '41 cont.	full/ bushy plants	
Ceb	411	Carex elata 'Bowles Golden	'Bowles Golden' Gold Sedge	7' 3/8" '41 cont.	full/ bushy plants	
Cf	1	Carex flacca	Blue Sedge	4' 3/8" '42 cont.	full/ bushy plants	
Cl	215	Chamaethamnium latifolium*	Northern Sea Oats	4' 3/8" '42 cont.	full/ bushy plants	
Ct	32	Choisya ternata	Mexican mock orange	1'0' 7/8" '43 cont.	full/ bushy plants	
Ct	100	Calluna vulgaris 'Spring Torch'	Spring Torch Scotch Heather	5' 1/2" '42 cont.	full/ bushy plants	
Fa	25	Fragaria x ananassa	strawberry	5' 1/2" 'SP4	full/ bushy plants	
Gs*	277	Gaultheria shallon*	salal	7' 3/8" '42 cont.	full/ bushy plants	
Hia	59	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1'2' 5/8" '43 cont.	full/ bushy plants	
Hgs	18	Hydrangea quercifolia 'snow queen'	oakleaf hydrangea	1'2' 5/8" '43 cont.	full/ bushy plants	
I	43	Iris tenax	western blue iris	5' 1/2" '41 cont.	intermixed in groups	
Ja	303	Juncus effusus	common rush	4' 1/2" '41 cont.	3m o.c.	
La	319	Lavendula angustifolia	English Lavender	4' 3/8" '42 cont.	full/ bushy plants	
Mis	401	Miscanthus sinensis 'Morning Light'	morning light maiden grass	7' 3/8" '43 cont.	full/ bushy plants	
Nat	120	Nassella tenuissima	Mexican leather grass	4' 3/8" '42 cont.	full/ bushy plants	
Pah	273	Pennisetum alopecuroides 'Harmel'	Dwarf Fountain Grass	5' 1/2" '41 cont. -heavy	full/ bushy plants	
Pn	118	Polystichum munitum	Sword Fern	7' 3/8" '43 cont.	full/ bushy plants	
Rf*	184	Rubuscula fulvida 'Goldsturm'	Goldsturm Black Eyed Susan	4' 7/8" '42 cont.	full/ bushy plants	
Rig	124	Rosa nutkana*	Nootka rose	10' 7/8" '42 cont.	full/ bushy plants	
Ra-1	63	Rhododendron 'Rampago'	purple rhododendron	9' 1/8" '45 cont.	full/ bushy plants	
Rs*	183	Ribes sanguineum 'King Edward'	flowering currant	10' 7/8" '45 cont.	full/ bushy plants	
Sd	272	Sedum 'Autumn Joy'	autumn stonecrop	5' 1/2" '41 cont.	full/ bushy plants	
Saw	929	Sedum ewersii	pink Monopodium stonecrop	2' 3/4" '41 cont.	full/ bushy plants	
Sh	42	Sarcococca hookeriana var. Humilis	sweet box	5' 1/2" '42 cont.	Full, bushy plants	
Sns	193	Sarcococca hookeriana var. Humilis	southern stonecrop	4' 3/4" '41 cont.		
Sp	27	Saxifraga nivalis 'Silver Frost'	Dwarf Arctic Blue Leaf Willow	2'1' 1/2" '45 cont.	full/ bushy plants	
Sr	358	Sedum 'Purple Emperor'	autumn stonecrop	5' 1/2" '41 cont.	full/ bushy plants	
Sr	88	Sarcococca ruscifolia	fragrant sarcococca	9' 1/8" '43 cont.	full/ bushy plants	
Ssp	493	Sedum spuriolum 'Green Mantle'	two-row stonecrop	4' 3/4" '41 cont.	full/ bushy plants	
Tbr	116	Thymus baccata rependens	Dwarf English Yew	10' 7/8" '45 cont.	full/ bushy plants	
Tm	14	Taxus media 'Hicksii'	Yew	5' 1/2" '11 2m/B&B	full/ bushy plants	
Ts	326	Thymus serpyllum	Creeping Thyme	3" SP#4	full/ bushy plants	
Vo	267	Vaccinium ovatum	evergreen huckleberry	9' 1/8" '43 cont.	full/ bushy plants	
	0			0"		
<b>LAWN</b>						
		Non-Netted, grown on sand				

NOTES:

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

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON



Issued No.	Date	Issue Notes
A	2019-06-30	Issued for R.Z. Test Amendment
B	2020-03-25	Issued for Comment
C	2020-05-26	Issued for DP
E	2020-06-22	Issued for Model Matrix
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-19



1690 West 2nd Avenue  
Vancouver, BC, Canada. V6J 1H4

**T** | 604.683.1456  
**F** | 604.683.1459  
**W** | [www.etaie.ca](http://www.etaie.ca)

All Rights Reserved by elite landscape architecture Inc.  
Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the relevant project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal consequence to the Consultant.

Project  
Yuanheng Development

### Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Tools

### Soil Depth Plan

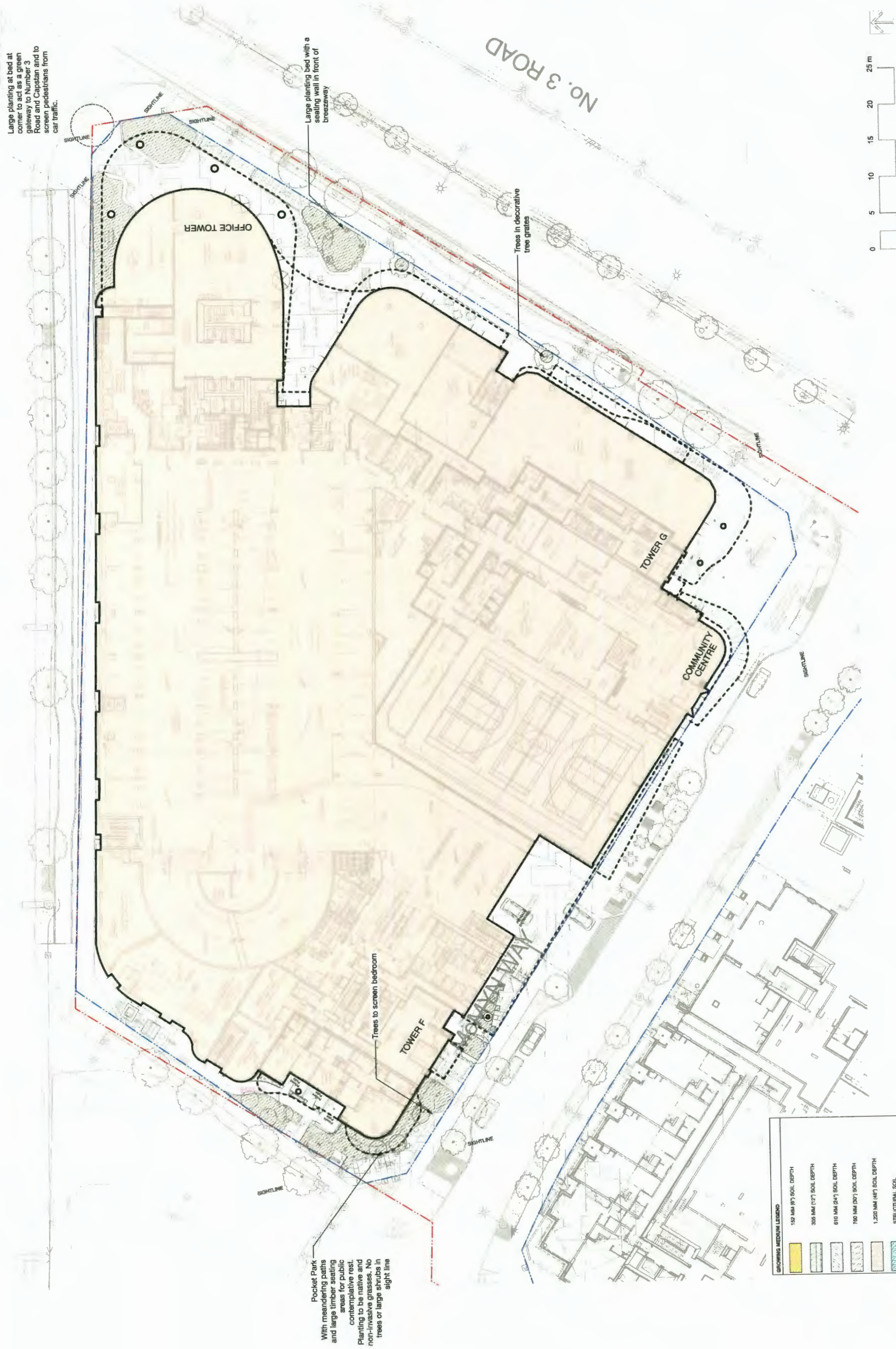
**Lot B**









## Ground Floor

Local

Project Manager	Project ID	<b>PLAN# B-18b-19</b>
VG	21609	
Drawn By	Scale	
VG	1:250	
Reviewed By	Drawing No.	
Date		09/30/19

Plot Duration:



GROWING MEDIUM LEGEND	
	153 MM (6") SOIL DEPTH
	305 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	760 MM (30") SOIL DEPTH
	1,220 MM (48") SOIL DEPTH
	STRUCTURAL SOIL
	SOIL CELL
	ROOT BARRIER



Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.L. Test Amendment
C	2020-03-26	Issued for DP
E	2020-06-22	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-20

landscape architects  
**eta**

1650 West 2nd Avenue  
Vancouver, BC - Canada - V6J 1H4

T | 604.683.1456  
F | 604.683.1459  
www.eta.ca

All Rights Reserved for eta landscape architects Inc.  
Information represented on these documents is part of the Contract Documents and shall not be used for any purpose other than that intended. eta landscape architects Inc. and its employees shall not be liable for any damages or losses resulting from the use of the information on these documents without the Client's prior written consent. eta landscape architects Inc. does not warrant the accuracy or completeness of the information on these documents.

Project  
**Yuanheng Development**

**Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Soil Depth Plan**

**Lot B**

**Podium Level**

Legal

Project Manager	Project ID
VG	21609
Drawn By	Scale
VG	1:250
Reviewed By	Checked By
Reviewed By	PLAN# B-18b-20
Date	08/03/19

P&C Date:

52



GROWING MEDIUM LEGEND	
	152 MM (6") SOIL DEPTH
	305 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	760 MM (30") SOIL DEPTH
	1,220 MM (48") SOIL DEPTH
	STRUCTURAL SOIL
	SOIL CELL
	ROOT BARRIER







Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L.2, Test Amendment
C	2020-03-26	Issued for CP
E	2020-05-22	Issued for Model Major
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-05-12	Issued for CP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-22

eta  
landscape architecture

1550 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

1 604.853.1458  
f 604.853.1459  
www.eta.ca

All Rights Reserved for the landscape architecture firm.  
This drawing is the property of eta landscape architecture and is not to be reproduced, copied, or used in any way without the written consent of eta landscape architecture. The design and construction of this landscape architecture firm is the property of eta landscape architecture and is not to be reproduced, copied, or used in any way without the written consent of eta landscape architecture.

Project  
**Yuanheng Development  
Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Irrigated Areas Plan  
Lot B  
Podium Level**

Legal

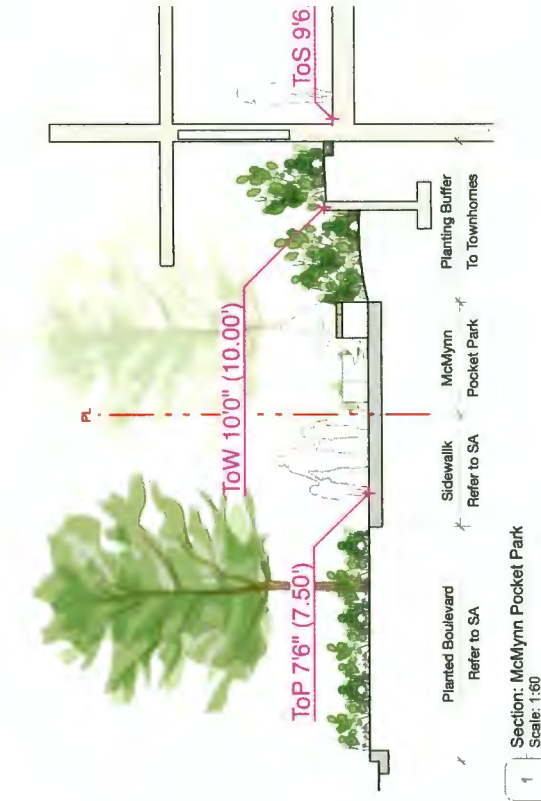
Project No.	21809
Drawn By	VG
Reviewed By	VG
Checked By	VG
Scale	1:250
Drawn Date	08/30/19
Reviewed Date	09/03/19
Project Name	PLAN# B-18b-22
Page No.	52



IRRIGATION LEGEND	
[Green Box]	AREA TO BE IRRIGATED
[Line with 'H']	HOSEBIB
[Line with 'S']	IRRIGATION STUB-OUT
Note: Refer to Canadian Landscape Standards, Inc.	







Revision No.	Date	Revision Notes
A	2019-06-30	Issued for P.Z. Text Amendment
C	2020-05-26	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-08	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-07-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Issue No.	Date	Issue Notes
A	2019-06-30	Issued for P.Z. Text Amendment
C	2020-05-26	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-08	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-07-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-23

**eta** landscape architects

1650 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T | 604.683.1456  
F | 604.683.1459  
W | www.eta.ca

All Rights Reserved for eta landscape architects Inc.  
This drawing is the property of eta landscape architects Inc.  
and is to be used only for the project and site specified herein.  
No part of this drawing may be reproduced, stored in a retrieval  
system, or transmitted in any form or by any means, electronic,  
mechanical, photocopying, recording, or by any information  
storage and retrieval system, without the prior written consent  
of eta landscape architects Inc. Any other use, reuse or  
modification of this drawing without the prior written consent  
will be at the user's sole risk and without liability of eta  
landscape architects Inc.

Project

**Yuanheng Development  
Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Landscape Sections  
Lot B - Ground Floor**

Legal

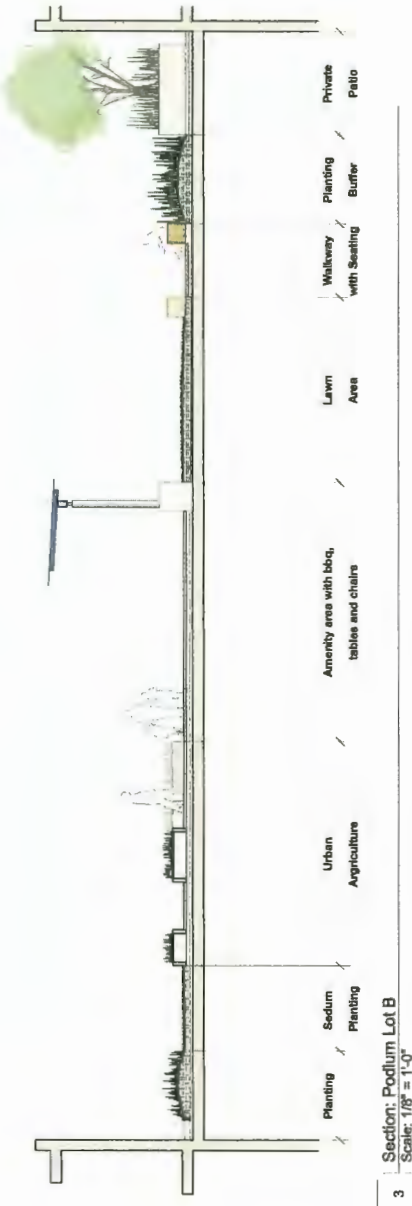
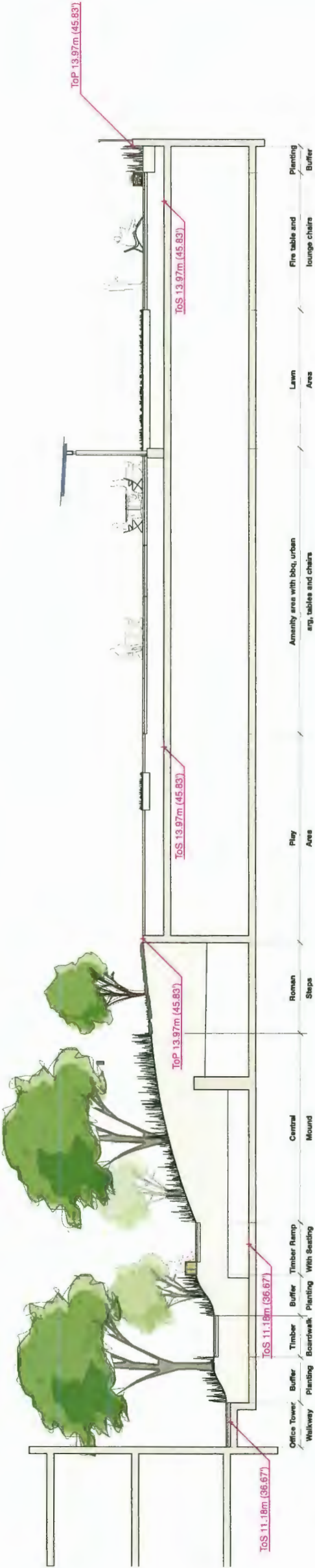
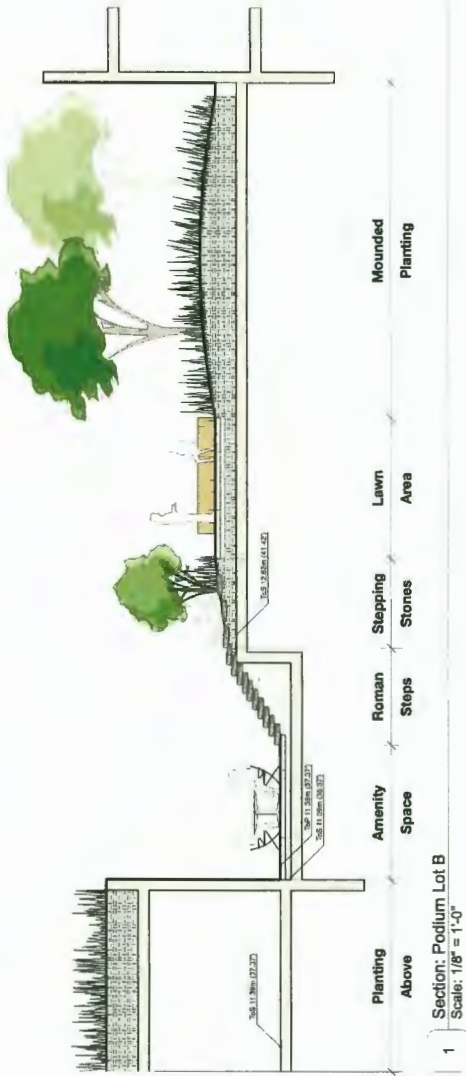
Project Number	Project No.
VG	21619
Drawn By	Scale
VG	AS NOTED
Reviewed By	Checked By
08/03/19	<b>PLAN# B-18b-23</b>
Date	of

Per Client: 52





Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L.Z. Text Amendment
C	2020-08-26	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-10-30	Issued for Planning Review
J	2020-10-30	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-09-12	Issued for DP



Revision No.	Date	Revision Notes
--------------	------	----------------

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #B-18b-24

eta

1590 West 2nd Avenue  
Vancouver, BC, Canada V6L 1H4

T 604.663.1458  
F 604.663.1459  
W www.eta.ca

All Rights Reserved by eta Architecture Inc.  
Information contained on these documents is part of the Confidential Information of eta Architecture Inc. and is not to be used for any purpose other than that intended. eta Architecture Inc. is not responsible for the accuracy or completeness of the information contained on these documents. eta Architecture Inc. is not responsible for the accuracy or completeness of the information contained on these documents. eta Architecture Inc. is not responsible for the accuracy or completeness of the information contained on these documents.

Project

Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

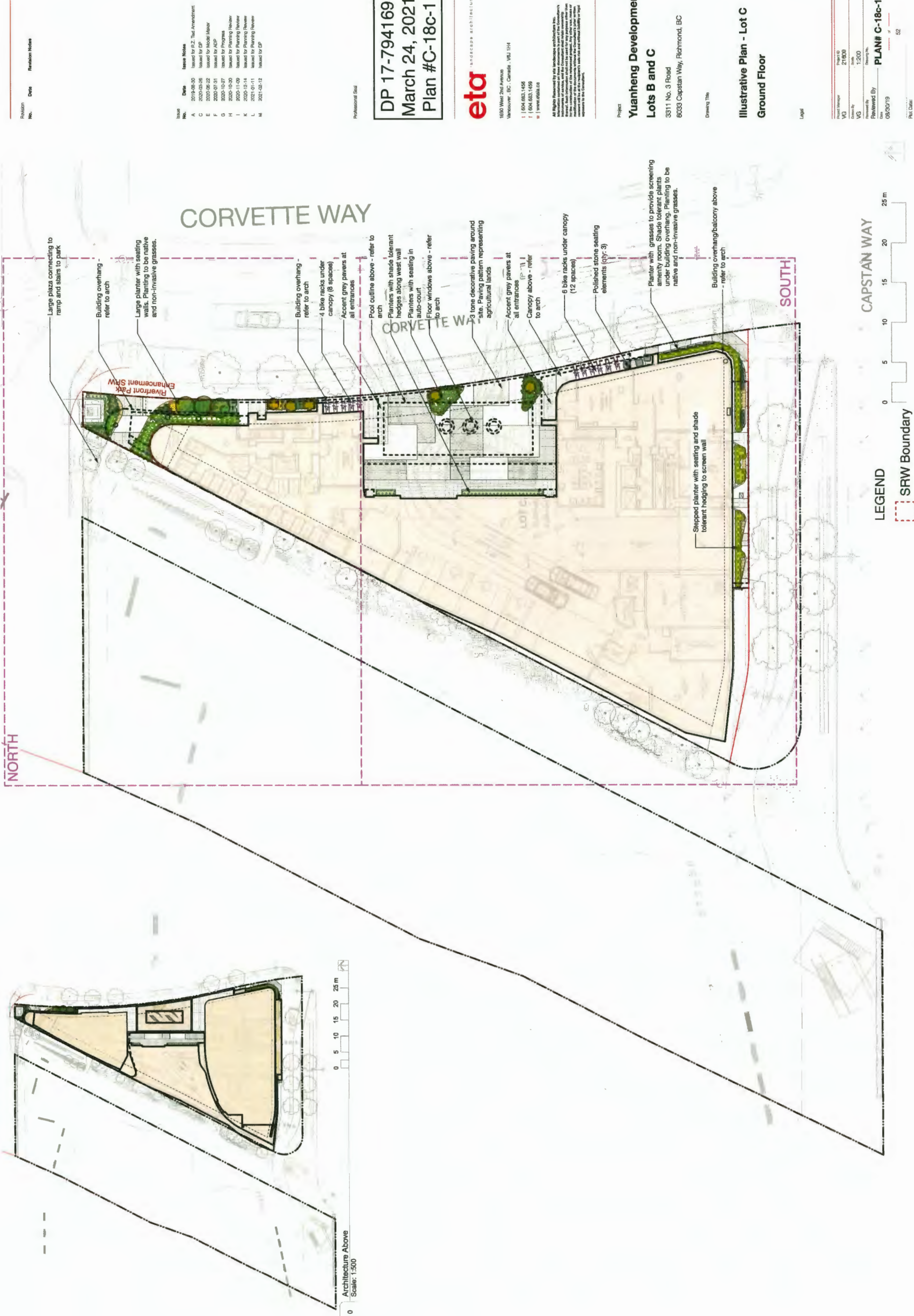
Drawing Title

Landscape Sections  
Lot B - Podium

Legend

Project Manager	Project ID
VG	21009
Drawn By	Scale
VG	BC 10/10
Reviewed By	Checked By
08/03/19	
Reviewed By	PLAN# B-18b-24
08/03/19	
Not Coded	52





Revision No.

Date

Revision Notes

Issue No.

Date

Issue Notes

DP 17-794169

March 24, 2021

Plan #C-18c-1

Professional Seal

eta

LANDSCAPE ARCHITECTURE

1650 West 2nd Avenue

Vancouver, BC, Canada, V6J 1H4

T: (604) 683.1456

F: (604) 683.1459

www.eta.ca

All Rights Reserved by eta landscape architecture inc.

eta landscape architecture inc. is a registered professional landscape architect and is not responsible for the design or construction of any landscape project. eta landscape architecture inc. is not responsible for the design or construction of any landscape project. eta landscape architecture inc. is not responsible for the design or construction of any landscape project.

Project

Yuanheng Development

Lots B and C

3311 No. 3 Road

8033 Capstan Way, Richmond, BC

Drawing Title

Illustrative Plan - Lot C

Ground Floor

Legal

Project ID: YH-21008

Project Name: Yuanheng Development

Project Location: 3311 No. 3 Road, Richmond, BC

Project Date: 1-2020

Project Status: Approved By: [Signature]

Project Review: [Signature]

Project Date: 09/20/19

Project Status: PLAN# C-18c-1

Project Date: 09/20/19

Project Status: 52



Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.2. Text Amendment
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-11-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-09-12	Issued for DP

DP 17-794169  
March 24, 2021  
Plan #C-18c-2



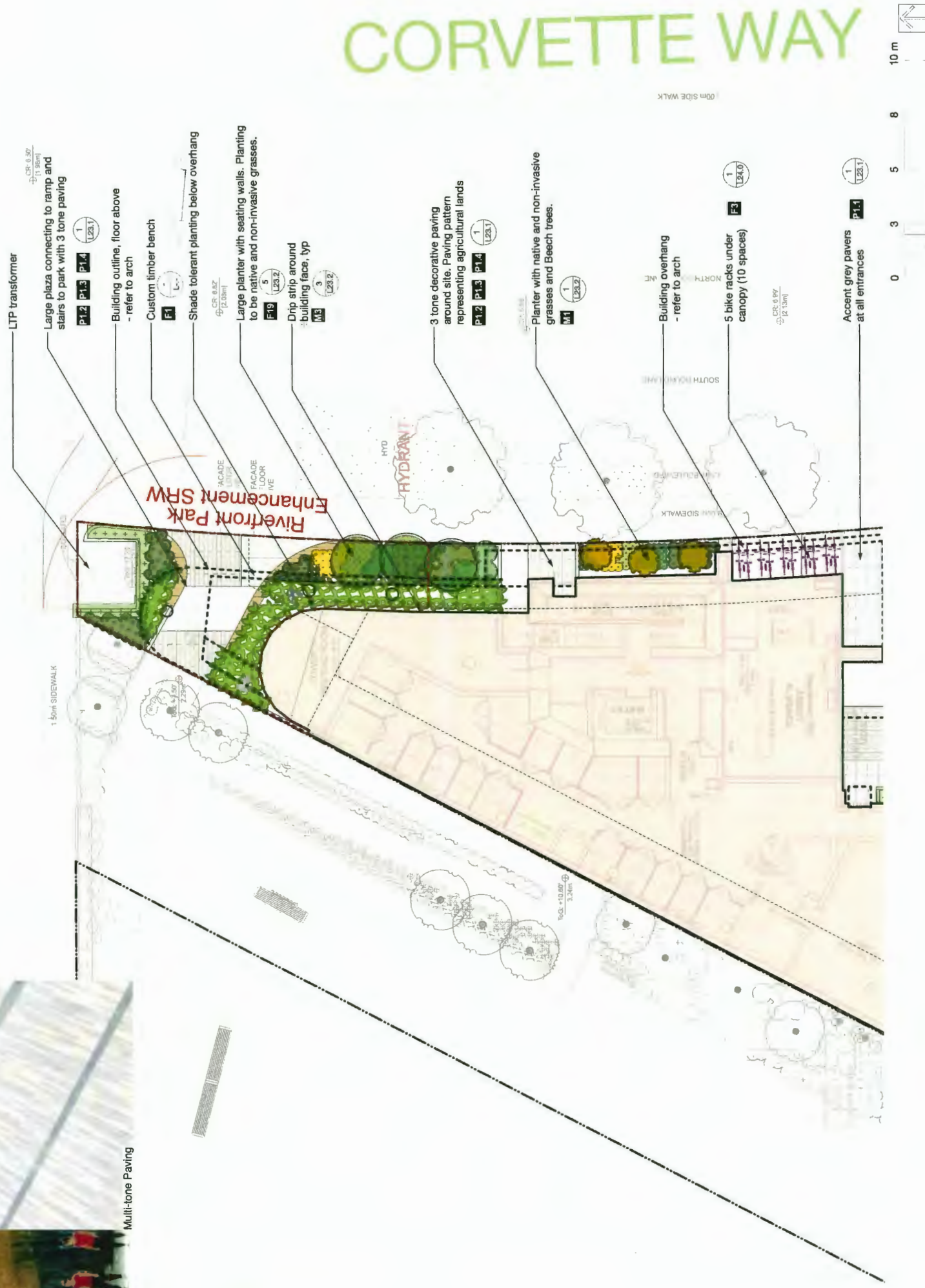
Project  
**Yuanheng Development**  
**Lots B and C**

Drawing Time

Legend

Project Manager	Project ID	<b>PLAN# C-18c-2</b> 08/30/19
VG	21608	
Drawn By	Buile	
VG	1:100	
Reviewed By	Drawing No.	
Date		

1000









Revision	Date	Revision Notes
No.		

Issue No.	Date	Issue Notes
A	2019-05-30	Issued for R.Z. Test Amendment
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-4

eta  
Instituto de Estudios de la Mujer

1690 West 2nd Avenue  
Vancouver BC, Canada, V6J 1H4

604.883.1456

604.883.1456

604.883.1456

604.883.1456

**All Rights Reserved by eia landscape architecture inc.**  
Information contained on these documents is part of the Consultant's instruments of service, and the Consultants shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project  
**Yuanheng Development  
Lots B and C**

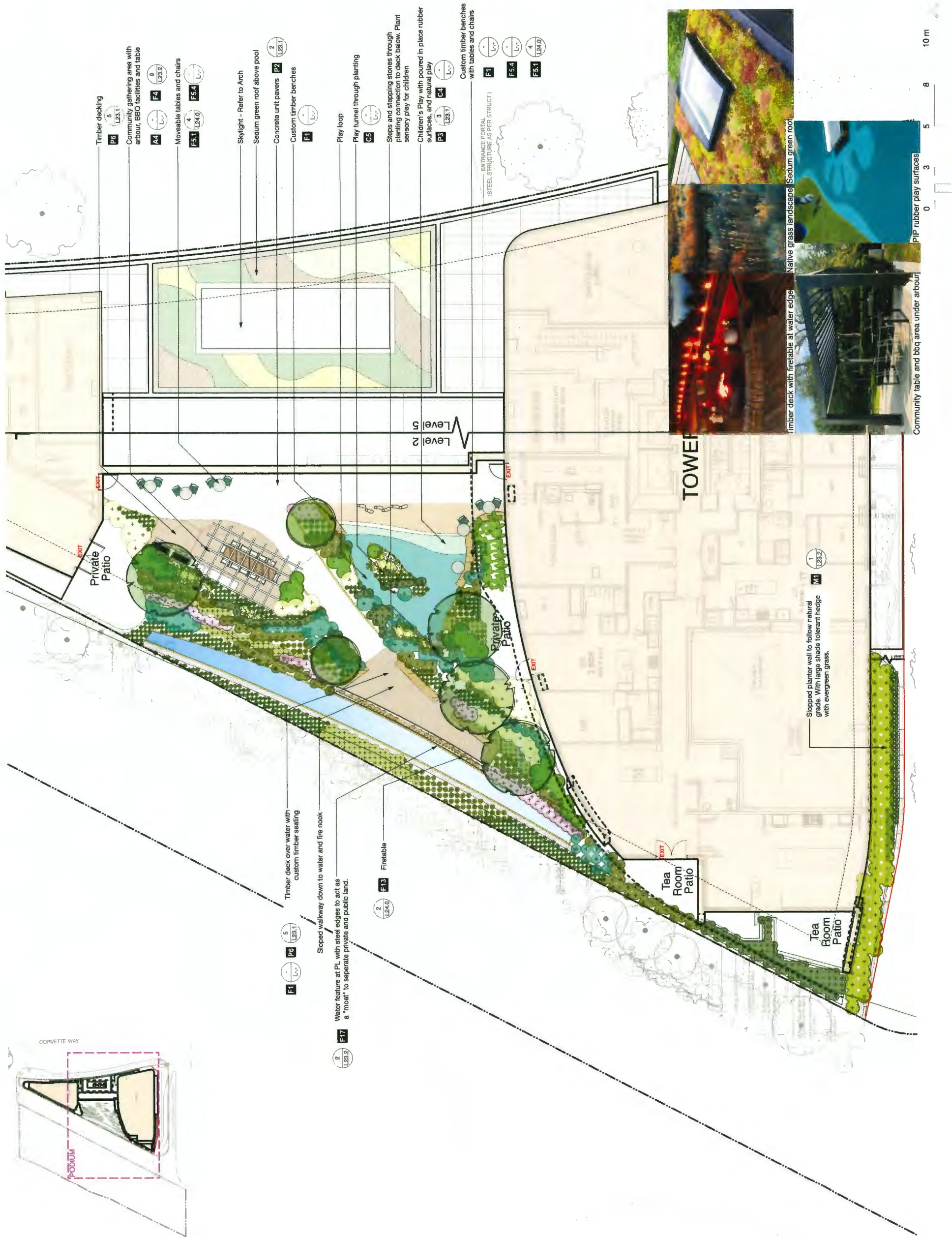
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Tube

**Material Plan - Lot C**

Logos

Project Manager VG	Printed At 21608
Drawn By VG	Date 1:00
Reviewed By	Drawing No 52
Date 08/30/19	







Ambient in Ground Lighting



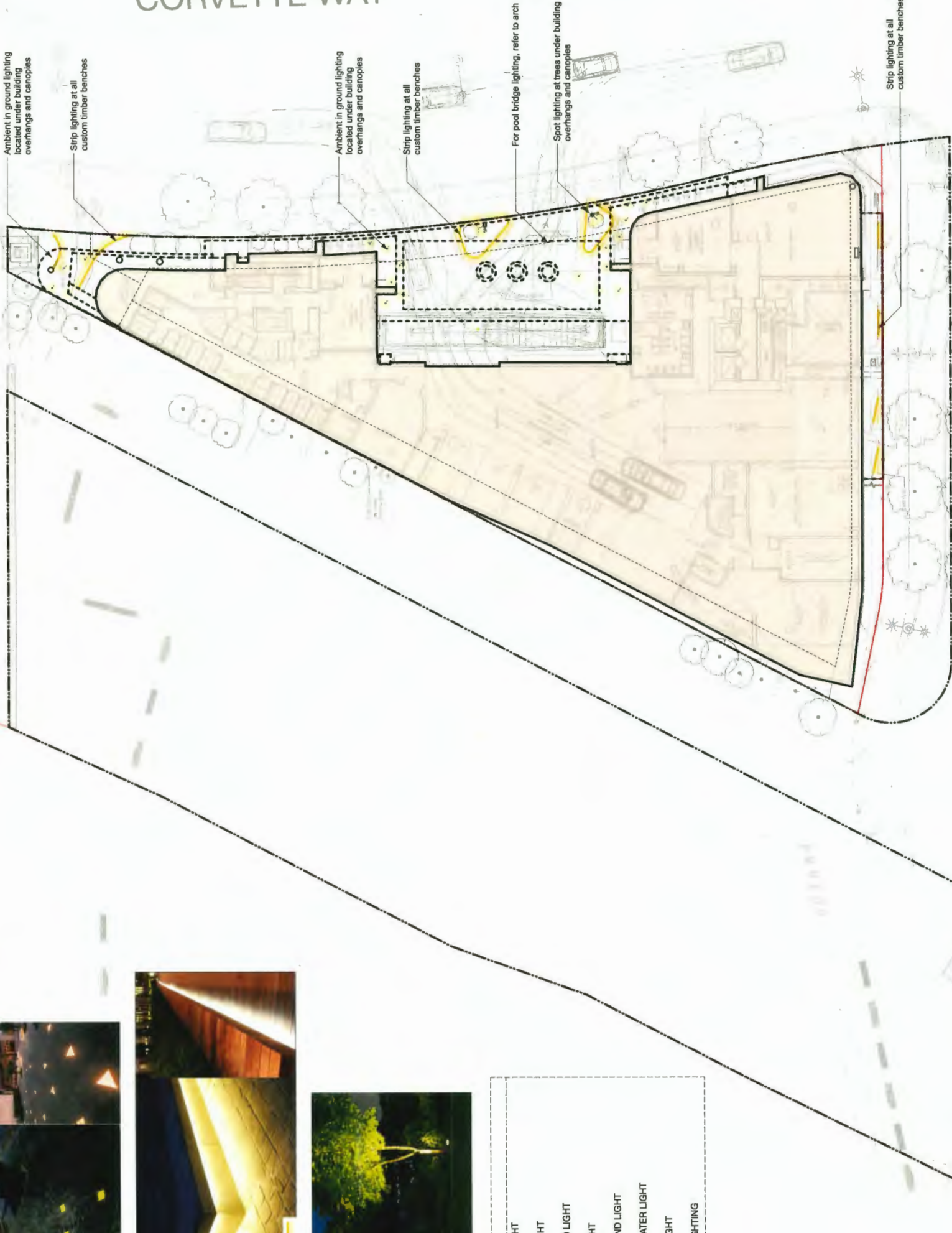
Strip Lighting Under Benches



Spot Light on Trees

LIGHTING LEGEND	
S/W	STEP LIGHT
Sp	SPOT LIGHT
B	BOLLARD LIGHT
Pl	PATH LIGHT
Ig	IN GROUND LIGHT
Uw	UNDERWATER LIGHT
Down	DOWN LIGHT
Strip	STRIP LIGHTING

CORVETTE WAY



Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for R.Z. Text Amendment
C	2020-05-26	Issued for DP
E	2020-06-22	Issued for Model Minor
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-5

eta  
landscape architecture

1590 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T (604) 683-1458  
F (604) 683-1459  
www.eta.ca

All Rights Reserved by the landscape architecture firm. All other rights reserved. This drawing is the property of eta landscape architecture and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta landscape architecture. Any other use, without the prior written permission of eta landscape architecture, is strictly prohibited. eta landscape architecture is not responsible for the accuracy or completeness of the information provided in this drawing. eta landscape architecture is not responsible for the accuracy or completeness of the information provided in this drawing.

Project  
**Yuanheng Development**  
**Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Lighting Plan - Lot C**  
**Ground Floor**

Legal

Project Name	Project ID
VG	21809
Owner	Scale
VG	1:200
Quantity No.	Quantity No.
Reviewed By	Reviewed By
09/03/19	PLAN# C-18c-5
of	of
52	52
Per Date:	





Strip Lighting Under Benches and Waterwall



Path lighting on sloped walkway

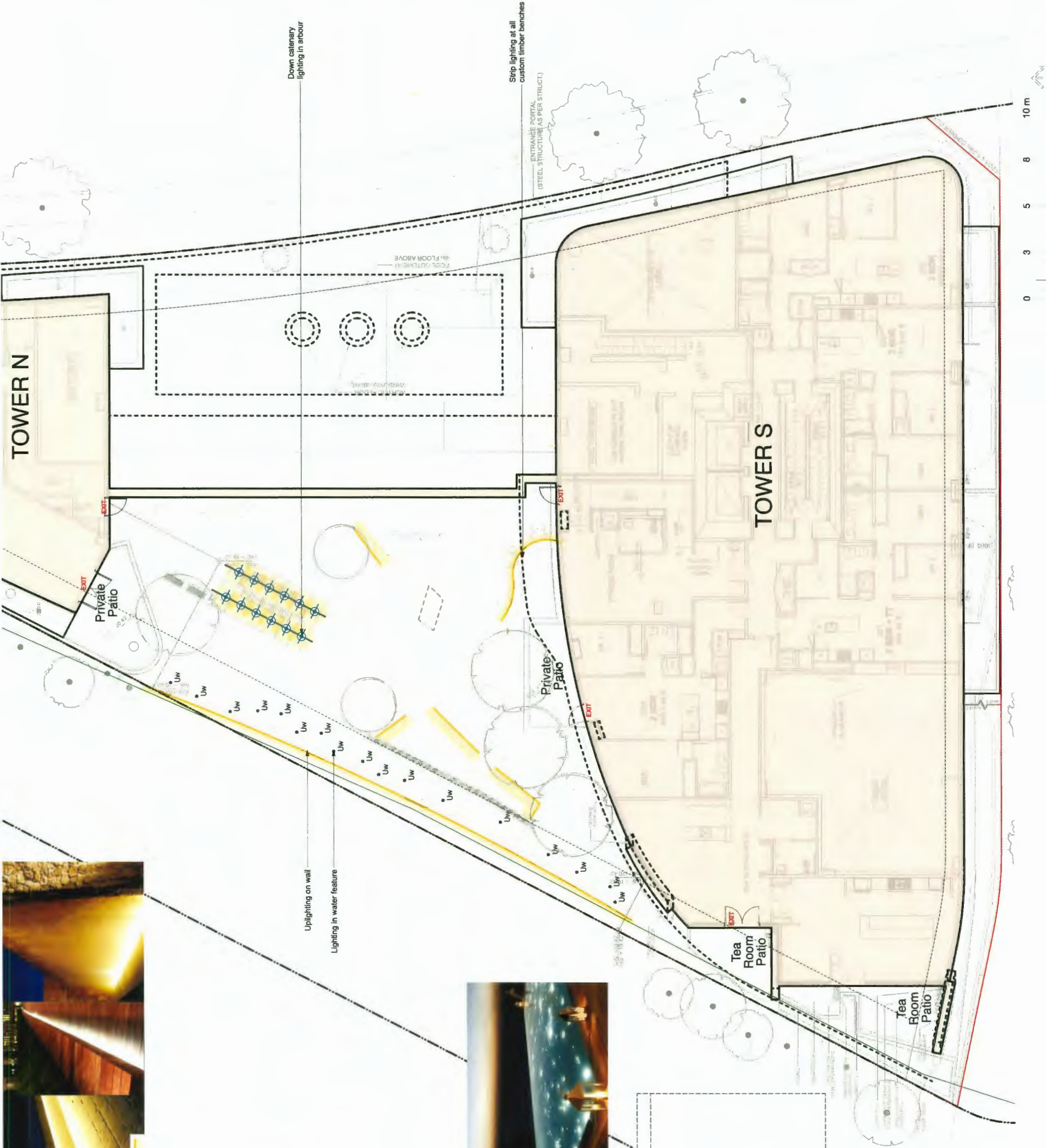


Down catenary lighting in arbour



Underwater lighting

LIGHTING LEGEND	
S/W	STEP LIGHT
Sp	SPOT LIGHT
B	BOLLARD LIGHT
Pl	PATH LIGHT
lg	IN GROUND LIGHT
Uw	UNDERWATER LIGHT
Down	DOWN LIGHT
Strip	STRIP LIGHTING



Revision No.      Date      Revision Notes

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for R2, Test Amendment
B	2020-02-25	Issued for Comment
C	2020-02-25	Issued for DP
D	2020-02-25	Issued for DP
E	2020-02-25	Issued for DP
F	2020-02-25	Issued for DP
G	2020-02-25	Issued for DP
H	2020-02-25	Issued for DP
I	2020-02-25	Issued for DP
J	2020-02-25	Issued for DP
K	2020-02-25	Issued for DP
L	2020-02-25	Issued for DP
M	2020-02-25	Issued for DP

DP 17-794169  
March 24, 2021  
Plan #C-18c-6

Professional Seal

etac

1850 West 2nd Avenue  
Vancouver, BC, Canada V6J 1N4  
1 | 604.683.1456  
1 | 604.683.1459  
1 | www.etac.ca

Project

Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Project ID

21808

Scale

1:100

Drawn By

VG

Checked By

VG

Project No.

PLAN# C-18c-6

Revision No.

08/20/19

Plot Date

52

Lighting

Lighting Plan - Lot C  
Podium Level

Project

Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Project ID

21808

Scale

1:100

Drawn By

VG

Checked By

VG

Project No.

PLAN# C-18c-6

Revision No.

08/20/19

Plot Date

52



Revision Notes

A	2019-08-30	Issued for R.Z. Text Amendment
B	2020-03-26	Issued for DP
C	2020-05-22	Issued for Model Major
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Prognosis
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-7



Vancouver, BC, Canada, V6J 1H4

**T** | 604.683.1456  
**F** | 604.683.1459  
**W** | [www.ofata.ca](http://www.ofata.ca)

All Rights Reserved by eta landscape architecture inc.  
Information contained on these documents is part of the Consultant's intellectual property. The Consultant shall retain ownership of all information, data, drawings, and documents created or prepared. Such information shall not be used for any purpose other than that for the convenience of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project  
**Yuanheng Development**  
**Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Grading and Drainage**

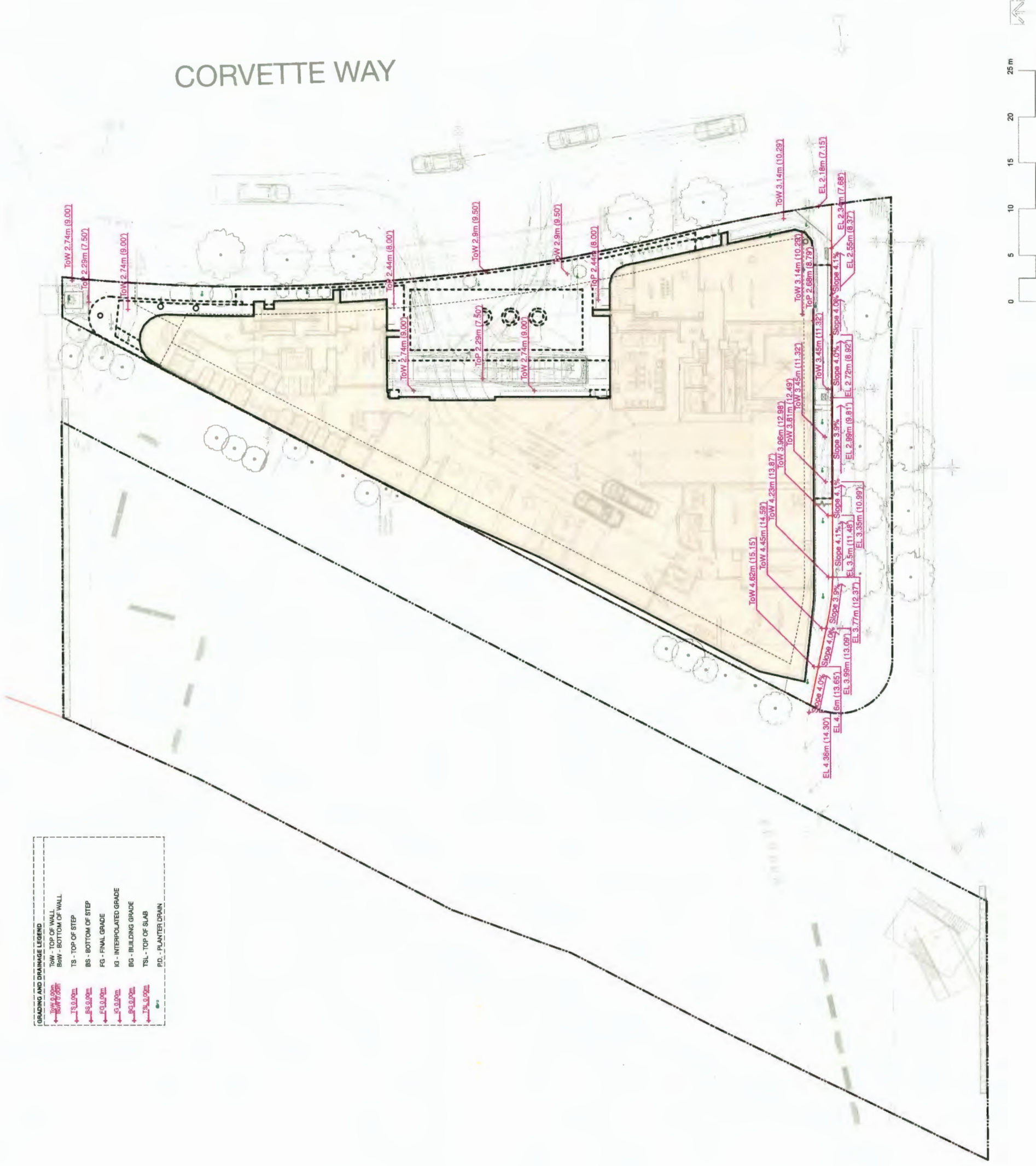
**Lot C**

**Ground Floor**

Legal

Project Manager	Project ID	
VG	21609	
Created By	Date	
VG	1/200	
Reviewed By	Checked By	
Date	<b>PLAN# C-18c-7</b>	
08/30/19		

Plot Date:













DE

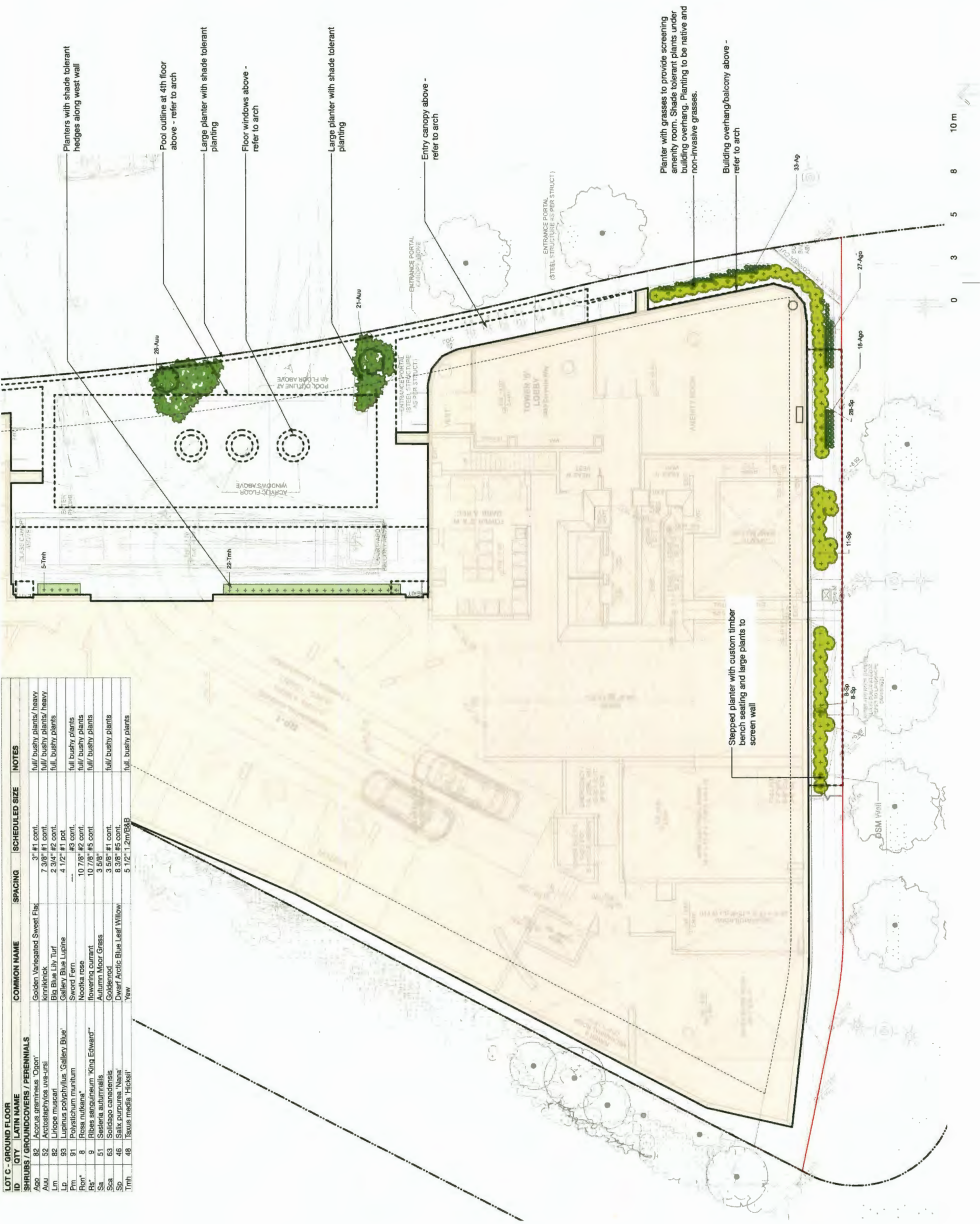
LOT C - GROUND FLOOR				
ID	QTY	LATIN NAME	COMMON NAME	SPACING
SHRUBS / GROUNDCOVERS / PERENNIALS				
Ago	82	Acrois gramineus 'Oson'	Golden Variegated Sweet Flag	3'1" #1 cont.
Auo	52	Acrostachyos uva-ursi	Kinnikinnick	7'3/8" #1 cont.
Lm	82	Liriope muscari	Big Blue Lily Turf	2'3/4" #2 cont.
Lp	93	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	4'1/2" #1 pot
Pm	91	Polystichum munitum	Sword Fern	#3 cont.
Rn*	8	Rosa nutkana*	Nootka rose	10'7/8" #2 cont.
Rs*	9	Ribes sanguineum 'King Edward'	flowering currant	10'7/8" #5 cont.
Sa	51	Sesleria autumnalis	Autumn Moor Grass	3'5/8"
Sca	63	Solidago canadensis	Goldenrod	3'5/8" #1 cont.
Sp	46	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	8'3/8" #5 cont.
Tmh	48	Taxus media 'Hicksii'	Yew	5'1/2" 1.2m/B&B



Revision No.	Date	Revision Notes
A	2019-08-30	Issued for P2, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T120, T121, T122, T123, T124, T125, T126, T127, T128, T129, T130, T131, T132, T133, T134, T135, T136, T137, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, T159, T160, T161, T162, T163, T164, T165, T166, T167, T168, T169, T170, T171, T172, T173, T174, T175, T176, T177, T178, T179, T180, T181, T182, T183, T184, T185, T186, T187, T188, T189, T190, T191, T192, T193, T194, T195, T196, T197, T198, T199, T200, T201, T202, T203, T204, T205, T206, T207, T208, T209, T210, T211, T212, T213, T214, T215, T216, T217, T218, T219, T220, T221, T222, T223, T224, T225, T226, T227, T228, T229, T230, T231, T232, T233, T234, T235, T236, T237, T238, T239, T240, T241, T242, T243, T244, T245, T246, T247, T248, T249, T250, T251, T252, T253, T254, T255, T256, T257, T258, T259, T260, T261, T262, T263, T264, T265, T266, T267, T268, T269, T270, T271, T272, T273, T274, T275, T276, T277, T278, T279, T280, T281, T282, T283, T284, T285, T286, T287, T288, T289, T290, T291, T292, T293, T294, T295, T296, T297, T298, T299, T300, T301, T302, T303, T304, T305, T306, T307, T308, T309, T310, T311, T312, T313, T314, T315, T316, T317, T318, T319, T320, T321, T322, T323, T324, T325, T326, T327, T328, T329, T330, T331, T332, T333, T334, T335, T336, T337, T338, T339, T340, T341, T342, T343, T344, T345, T346, T347, T348, T349, T350, T351, T352, T353, T354, T355, T356, T357, T358, T359, T360, T361, T362, T363, T364, T365, T366, T367, T368, T369, T370, T371, T372, T373, T374, T375, T376, T377, T378, T379, T380, T381, T382, T383, T384, T385, T386, T387, T388, T389, T390, T391, T392, T393, T394, T395, T396, T397, T398, T399, T400, T401, T402, T403, T404, T405, T406, T407, T408, T409, T410, T411, T412, T413, T414, T415, T416, T417, T418, T419, T420, T421, T422, T423, T424, T425, T426, T427, T428, T429, T430, T431, T432, T433, T434, T435, T436, T437, T438, T439, T440, T441, T442, T443, T444, T445, T446, T447, T448, T449, T450, T451, T452, T453, T454, T455, T456, T457, T458, T459, T460, T461, T462, T463, T464, T465, T466, T467, T468, T469, T470, T471, T472, T473, T474, T475, T476, T477, T478, T479, T480, T481, T482, T483, T484, T485, T486, T487, T488, T489, T490, T491, T492, T493, T494, T495, T496, T497, T498, T499, T500, T501, T502, T503, T504, T505, T506, T507, T508, T509, T510, T511, T512, T513, T514, T515, T516, T517, T518, T519, T520, T521, T522, T523, T524, T525, T526, T527, T528, T529, T530, T531, T532, T533, T534, T535, T536, T537, T538, T539, T540, T541, T542, T543, T544, T545, T546, T547, T548, T549, T550, T551, T552, T553, T554, T555, T556, T557, T558, T559, T560, T561, T562, T563, T564, T565, T566, T567, T568, T569, T570, T571, T572, T573, T574, T575, T576, T577, T578, T579, T580, T581, T582, T583, T584, T585, T586, T587, T588, T589, T590, T591, T592, T593, T594, T595, T596, T597, T598, T599, T600, T601, T602, T603, T604, T605, T606, T607, T608, T609, T610, T611, T612, T613, T614, T615, T616, T617, T618, T619, T620, T621, T622, T623, T624, T625, T626, T627, T628, T629, T630, T631, T632, T633, T634, T635, T636, T637, T638, T639, T640, T641, T642, T643, T644, T645, T646, T647, T648, T649, T650, T651, T652, T653, T654, T655, T656, T657, T658, T659, T660, T661, T662, T663, T664, T665, T666, T667, T668, T669, T670, T671, T672, T673, T674, T675, T676, T677, T678, T679, T680, T681, T682, T683, T684, T685, T686, T687, T688, T689, T690, T691, T692, T693, T694, T695, T696, T697, T698, T699, T700, T701, T702, T703, T704, T705, T706, T707, T708, T709, T710, T711, T712, T713, T714, T715, T716, T717, T718, T719, T720, T721, T722, T723, T724, T725, T726, T727, T728, T729, T730, T731, T732, T733, T734, T735, T736, T737, T738, T739, T740, T741, T742, T743, T744, T745, T746, T747, T748, T749, T750, T751, T752, T753, T754, T755, T756, T757, T758, T759, T760, T761, T762, T763, T764, T765, T766, T767, T768, T769, T770, T771, T772, T773, T774, T775, T776, T777, T778, T779, T780, T781, T782, T783, T784, T785, T786, T787, T788, T789, T790, T791, T792, T793, T794, T795, T796, T797, T798, T799, T800, T801, T802, T803, T804, T805, T806, T807, T808, T809, T810, T811, T812, T813, T814, T815, T816, T817, T818, T819, T820, T821, T822, T823, T824, T825, T826, T827, T828, T829, T830, T831, T832, T833, T834, T835, T836, T837, T838, T839, T840, T841, T842, T843, T844, T845, T846, T847, T848, T849, T850, T851, T852, T853, T854, T855, T856, T857, T858, T859, T860, T861, T862, T863, T864, T865, T866, T867, T868, T869, T870, T871, T872, T873, T874, T875, T876, T877, T878, T879, T880, T881, T882, T883, T884, T885, T886, T887, T888, T889, T890, T891, T892, T893, T894, T895, T896, T897, T898, T899, T900, T901, T902, T903, T904, T905, T906, T907, T908, T909, T910, T911, T912, T913, T914, T915, T916, T917, T918, T919, T920, T921, T922, T923, T924, T925, T926, T927, T928, T929, T930, T931, T932, T933, T934, T935, T936, T937, T938, T939, T940, T941, T942, T943, T944, T945, T946, T947, T948, T949, T950, T951, T952, T953, T954, T955, T956, T957, T958, T959, T960, T961, T962, T963, T964, T965, T966, T967, T968, T969, T970, T971, T972, T973, T974, T975, T976, T977, T978, T979, T980, T981, T982, T983, T984, T985, T986, T987, T988, T989, T990, T991, T992, T993, T994, T995, T996, T997, T998, T999, T1000, T1001, T1002, T1003, T1004, T1005, T1006, T1007, T1008, T1009, T1010, T1011, T1012, T1013, T1014, T1015, T1016, T1017, T1018, T1019, T1020, T1021, T1022, T1023, T1024, T1025, T1026, T1027, T1028, T1029, T1030, T1031, T1032, T1033, T1034, T1035, T1036, T1037, T1038, T1039, T1040, T1041, T1042, T1043, T1044, T1045, T1046, T1047, T1048, T1049, T1050, T1051, T1052, T1053, T1054, T1055, T1056, T1057, T1058, T1059, T1060, T1061, T1062, T1063, T1064, T1065, T1066, T1067, T1068, T1069, T1070, T1071, T1072, T1073, T1074, T1075, T1076, T1077, T1078, T1079, T1080, T1081, T1082, T1083, T1084, T1085, T1086, T1087, T1088, T1089, T1090, T1091, T1092, T1093, T1094, T1095, T1096, T1097, T1098, T1099, T1100, T1101, T1102, T1103, T1104, T1105, T1106, T1107, T1108, T1109, T1110, T1111, T1112, T1113, T1114, T1115, T1116, T1117, T1118, T1119, T1120, T1121, T1122, T1123, T1124, T1125, T1126, T1127, T1128, T1129, T1130, T1131, T1132, T1133, T1134, T1135, T1136, T1137, T1138, T1139, T1140, T1141, T1142, T1143, T1144, T1145, T1146, T1147, T1148, T1149, T1150, T1151, T1152, T1153, T1154, T1155, T1156, T1157, T1158, T1159, T1160, T1161, T1162, T1163, T1164, T1165, T1166, T1167, T1168, T1169, T1170, T1171, T1172, T1173, T1174, T1175, T1176, T1177, T1178, T1179, T1180, T1181, T1182, T1183, T1184, T1185, T1186, T1187, T1188, T1189, T1190, T1191, T1192, T1193, T1194, T1195, T1196, T1197, T1198, T1199, T1200, T1201, T1202, T1203, T1204, T1205, T1206, T1207, T1208, T1209, T1210, T1211, T1212, T1213, T1214, T1215, T1216, T1217, T1218, T1219, T1220, T1221, T1222, T1223, T1224, T1225, T1226, T1227, T1228, T1229, T1230, T1231, T1232, T1233, T1234, T1235, T1236, T1237, T1238, T1239, T1240, T1241, T1242, T1243, T1244, T1245, T1246, T1247, T1248, T1249, T1250, T1251, T1252, T1253, T1254, T1255, T1256, T1257, T1258, T1259, T1260, T1261, T1262, T1263, T1264, T1265, T1266, T1267, T1268, T1269, T1270, T1271, T1272, T1273, T1274, T1275, T1276, T1277, T1278, T1279, T1280, T1281, T1282, T1283, T1284, T1285, T1286, T1287, T1288, T1289, T1290, T1291, T1292, T1293, T1294, T1295, T1296, T1297, T1298, T1299, T1300, T1301, T1302, T1303, T1304, T1305, T1306, T1307, T1308, T1309, T1310, T1311, T1312, T1313, T1314, T1315, T1316, T1317, T1318, T1319, T1320, T1321, T1322, T1323, T1324, T1325, T1326, T1327, T1328, T1329, T1330, T1331, T1332, T1333, T1334, T1335, T1336, T1337, T1338, T1339, T1340, T1341, T1342, T1343, T1344, T1345, T1346, T1347, T1348, T1349, T1350, T1351, T1352, T1353, T1354, T1355, T1356, T1357, T1358, T1359, T1360, T1361, T1362, T1363, T1364, T1365, T1366, T1367, T1368, T1369, T1370, T1371, T1372, T1373, T1374, T1375, T1376, T1377, T1378, T1379, T1380, T1381, T1382, T1383, T1384, T1385, T1386, T1387, T1388, T1389, T1390, T1391, T1392, T1393, T1394, T1395, T1396, T1397, T1398, T1399, T1400, T1401, T1402, T1403, T1404, T1405, T1406, T1407, T1408, T1409, T1410, T1411, T1412, T1413, T1414, T1415, T1416, T1417, T1418, T1419, T1420, T1421, T1422, T1423, T1424, T1425, T1426, T1427, T1428, T1429, T1430, T1431, T1432, T1433, T1434, T1435, T1436, T1437, T1438, T1439, T1440, T1441, T1442, T1443, T1444, T1445, T1446, T1447, T1448, T1449, T1450, T1451, T1452, T1453, T1454, T1455, T1456, T1457, T1458, T1459, T1460, T1461, T1462, T1463, T1464, T1465, T1466, T1467, T1468, T1469, T1470, T1471, T1472, T1473, T1474, T1475, T1476, T1477, T1478, T1479, T1480, T1481, T1482, T1483, T1484, T1485, T1486, T1487, T1488, T1489, T1490, T1491, T1492, T1493, T1494, T1495, T1496, T1497, T1498, T1499, T1500, T1501, T1502, T1503, T1504, T1505, T1506, T1507, T1508, T1509, T1510, T1511, T1512, T1513, T1514, T1515, T1516, T1517, T1518, T1519, T1520, T1521, T1522, T1523, T1524, T1525, T1526, T1527, T1528, T1529, T1530, T1531, T1532, T1533, T1534, T1535, T1536, T1537, T1538, T1539, T1540, T1541, T1542, T1543, T1544, T1545, T1546, T1547, T1548, T1549, T1550, T1551, T1552, T1553, T1554, T1555, T1556, T1557, T1558, T1559, T1560, T1561, T1562, T1563, T1564, T1565, T1566, T1567, T1568, T1569, T1570, T1571, T1572, T1573, T1574, T1575, T1576, T1577, T1578, T1579, T1580, T1581, T1582, T1583, T1584, T1585, T1586, T1587, T1588, T1589, T1590, T1591, T1592, T1593, T1594, T1595, T1596, T1597, T1598, T1599, T1600, T1601, T1602, T1603, T1604, T1605, T1606, T1607, T1608, T1609, T1610, T1611, T1612, T1613, T1614, T1615, T1616, T1617, T1618, T1619, T1620, T1621, T1622, T1623, T1624, T1625, T1626, T1627, T1628, T1629, T1630, T1631, T1632, T1633, T1634, T1635, T1636, T1637, T1638, T1639, T1640, T1641, T1642, T1643, T1644, T1645, T1646, T1647, T1648, T1649, T1650, T1651, T1652, T1653, T1654, T1655, T1656, T1657, T1658, T1659, T1660, T1661, T1662, T1663, T1664, T1665, T1666, T1667, T1668, T1669, T1670, T1671, T1672, T1673, T1674, T1675, T1676, T1677, T1678, T1679, T1680, T1681, T1682, T1683, T1684, T1685, T1686, T1687, T1688, T1689, T1690, T1691, T1692, T1693, T1694, T1695, T1696, T1697, T1698, T1699, T1700, T1701, T1702, T1703, T1704, T1705, T1706, T1707, T1708, T1709, T1710, T1711, T1712, T1713, T1714, T1715, T1716, T1717, T1718, T1719, T1720, T1721, T1722, T1723, T1724, T1725, T1726, T1727, T1728, T1729, T1730, T1731, T1732, T1733, T1734, T1735, T1736, T1737, T1738, T1739, T1740, T1741, T1742, T1743, T1744, T1745, T1746, T1747, T1748, T1749, T1750, T1751, T1752, T1753, T1754, T1755, T1756, T1757, T1758, T1759, T1760, T1761, T1762, T1763, T1764, T1765, T1766, T1767, T1768, T1769, T1770, T1771, T1772, T1773, T1774, T1775, T1776, T1777, T1778, T1779, T1780, T1781, T1782, T1783, T1784, T1785, T1786, T1787, T1788, T1789, T1790, T1791, T1792, T1793, T1794, T1795, T1796, T1797, T1798, T1799, T1800, T1801, T1802, T1803, T1804, T1805, T1806, T1807, T1808, T1809, T1810, T1811, T1812, T1813, T1814, T1815, T1816, T1817, T1818, T1819, T1820, T1821, T1822, T1823, T1824, T1825, T1826, T1827, T1828, T1829, T1830, T1831, T1832, T1833, T1834, T1835, T1836, T1837, T1838, T1839, T1840, T1841, T1842, T1843, T1844, T1845, T1846, T1847, T1848, T1849, T1850, T1851, T1852, T1853, T1854, T1855, T1856, T1857, T1858, T1859, T1860, T1861, T1862, T1863, T1864, T1865, T1866, T1867, T1868, T1869, T1870, T1871, T1872, T1873, T1874, T1875, T1876, T1877, T1878, T1879, T1880, T1881, T1882, T1883, T1884, T1885, T1886, T1887, T1888, T1889, T1890, T1891, T1892, T1893, T1894, T1895, T1896, T1897, T1898, T1899, T1900, T1901, T1902, T1903, T1904, T1905, T1906, T1907, T1908, T1909, T1910, T1911, T1912, T1913, T1914, T1915, T1916, T1917, T1918, T1919, T1920, T1921, T1922, T1923, T1924, T1925, T1926, T1927, T1928, T1929, T1930, T1931, T1932, T1933, T1934, T1935, T1936, T1937, T1938, T1939, T1940, T1941, T1942, T1943, T1944, T1945, T1946, T1947, T1948, T1949, T1950, T1951, T1952, T1953, T1954, T1955, T1956, T1957, T1958, T1959, T1960, T1961, T1962, T1963, T1964, T1965, T1966, T1967, T1968, T1969, T1970, T1971, T1972, T1973, T1974, T1975, T1976, T1977, T1978, T1979, T1980, T1981, T1982, T1983, T1984, T1985, T1986, T1987, T1988, T1989, T1990, T1991, T1992, T1993, T1994, T1995, T1996, T1997, T1998, T1999, T2000, T2001, T2002, T2003, T2004, T2005, T2006, T2007, T2008, T2009, T2010, T2011, T2012, T2013, T2014, T2015, T2016, T2017, T2018, T2019, T2020, T2021, T2022, T2023, T2024, T2025, T2026, T2027, T2028, T2029, T2030, T2031, T2032, T2033, T2034, T2035, T2036, T2037, T2038, T2039, T2040, T2041, T2042, T2043, T2044, T2045, T2046, T2047, T2048, T2049, T2050, T2051, T2052, T2053, T2054, T2055, T2056, T2057, T2058, T2059, T2060, T2061, T2062, T2063, T2064, T2065, T2066, T20



LOT C - GROUND FLOOR				
ID	QTY	LATIN NAME	COMMON NAME	SPACING
SHRUBS / GROUNDCOVERS / PERENNIALS				
Aro	82	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	3" #1 cont.
Auu	52	Arctostaphylos uva-ursi	kinikinnick	7.3/8" #1 cont.
Lm	82	Liriodendron tulipifera	Big Blue Lily Tulip	2.3/4" #2 cont.
Lp	93	Lupinus polyphyllos 'Gallien Blue'	Gallien Blue Lupine	4.1/2" #1 pot
Pm	91	Polystichum munitum	Sword Fern	#5 cont.
Ron*	8	Rosa nutkana*	Nootka rose	10.7/8" #2 cont.
Rs*	9	Ribes sanguineum 'King Edward'	flowering currant	10.7/8" #5 cont.
Sa	51	Saxifraga autumnalis	Autumn Moor Grass	3.5/8"
Sca	63	Solidago canadensis	Goldenrod	3.5/8" #1 cont.
Sp	46	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	8.3/8" #5 cont.
Tmh	48	Taxus media 'Hicksii'	Yew	5.1/2" 1.2m/B&B



Revision No.	Date	Revision Notes
A	2019-08-30	Issued for P.Z. Twp. Amendment
F	2020-07-31	Issued for ACP
G	2020-10-27	Issued for Program
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for CP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-11

etalandscapearchitecture

1650 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T | 604.883.1458  
F | 604.883.1459  
www.eta.ca

All Rights Reserved for eta landscape architecture Inc.  
This drawing is the property of eta landscape architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta landscape architecture Inc. Any other use, without the prior written permission of eta landscape architecture Inc., is strictly prohibited.

Project

Yuanheng Development  
Lots B and C

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Planting Plan - Lot C  
Ground Floor - South

Legal

Author	VG	Project No.	21069
Checker	VG	Scale	1:100
Reviewed By		Drawn By	
Date	08/03/19	PLAN# C-18c-11	

Plot Detail: 52



Revision	Date	Revision Notes
No.		

Issue No.	Date	Issue Notices
A	2019-06-30	Issued for R.Z. Title Amendment
B	2020-03-25	Issued for Comment
C	2020-03-25	Issued for DP
E	2020-06-22	Issued for Model Review
F	2020-07-31	Issued for AGP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-12



1690 West 2nd Avenue  
Vancouver, BC, Canada, V6J 1H4

1 | 604.683.1458  
1 | 604.683.1459  
www.etai.ca

All Rights Reserved by eta landscape architecture inc.  
Information contained on these documents is part of the Consultant's  
Intellectual Property and the Consultant shall retain ownership  
thereof. Such information shall not be used for any purpose other than  
for the construction of the referenced project. Any other use, reuse or  
modification of the documents without the Consultant's prior written  
consent will be at the recipient's sole risk and without liability or legal  
recourse to the Consultant.

Product

**Yuanheng Development  
Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Tests

**Tree Plan - Lot C**  
**Podium Level**

Lacort

Project Manager	Project ID
VG	21609
Drawn By	Scale
VG	1:100
Reviewed By	Drawing No.
Date	
08/30/19	

PLAN# C-18c-12

52

Print Date:





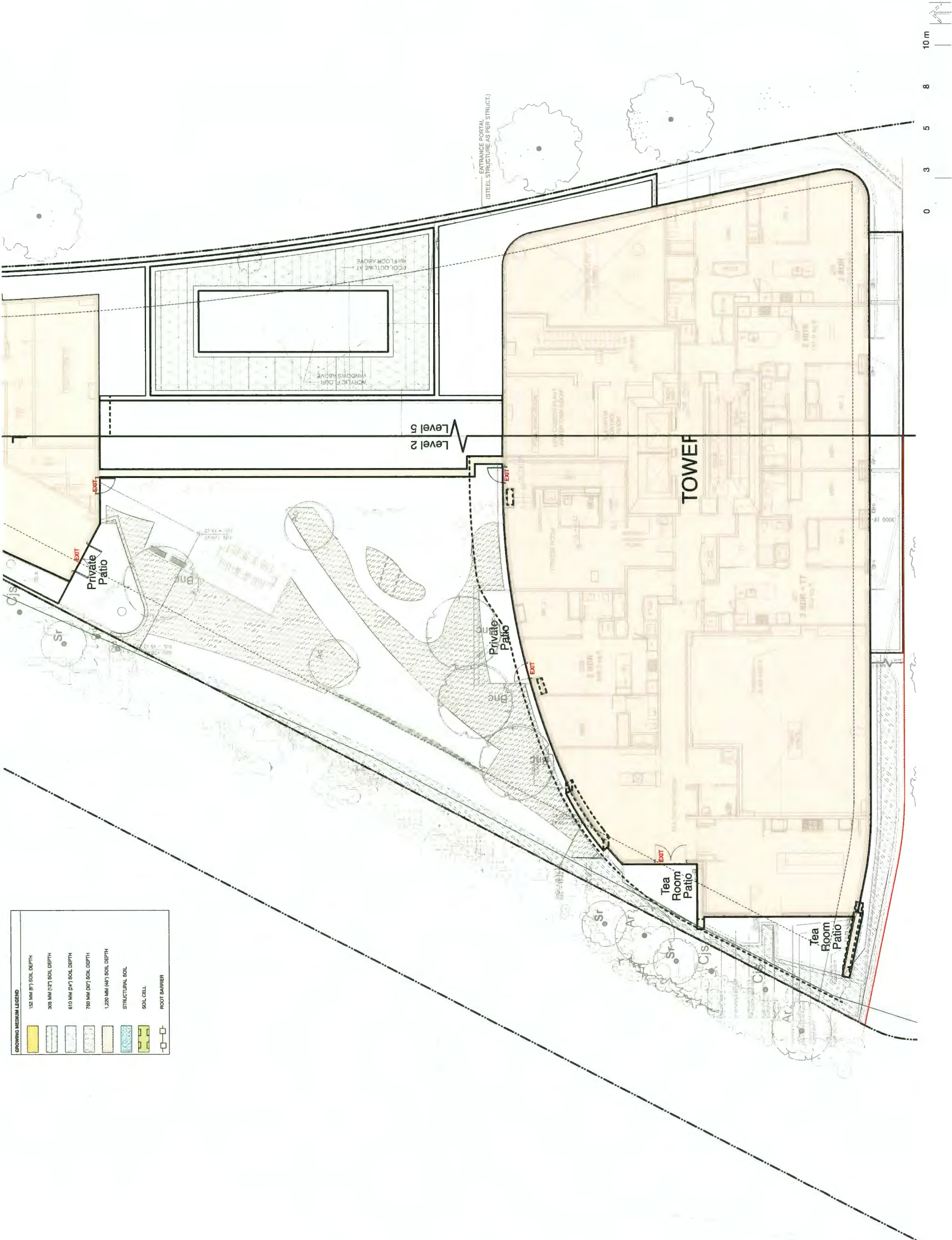








GROWING MEDIUM LEGEND	
	152 MM (6") SOIL DEPTH
	305 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	760 MM (30") SOIL DEPTH
	1,220 MM (48") SOIL DEPTH
	STRUCTURAL SOIL
	SOIL CELL
	ROOT BARRIER



Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2016-06-30	Issued for P.Z. Test Amendment
B	2020-05-25	Issued for Comment
C	2020-02-25	Issued for DP
E	2020-09-22	Issued for Model Makers
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-15

**eta** landscape architecture  
1690 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4  
1 | 604.683.1456  
f | 604.683.1459  
w | www.etalda.ca

All Rights Reserved by eta landscape architecture Inc.  
This drawing is the property of eta landscape architecture Inc.  
and is not to be reproduced, stored in a retrieval system, or  
transmitted in any form or by any means, electronic, mechanical,  
photocopying, recording, or by any information storage or  
retrieval system, without the prior written permission of eta  
landscape architecture Inc. Any unauthorized use or  
reproduction of this drawing is strictly prohibited and may  
result in legal action against the user.

Project  
**Yuanheng Development**  
**Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title  
**Soil Depth Plan**  
**Lot C**  
**Podium Level**

Legal

Project Manager	Yuanheng
VP	21608
Designer	Yuanheng
VG	12250
Drawn By	Yuanheng
Reviewed By	Yuanheng
Date	08/30/19
Plan #	PLAN# C-18c-15
Sheet #	52

Per Date:



IRRIGATION LEGEND

AREA TO BE IRRIGATED

HB→

HOSEBIB

(S)

IRRIGATION STUB-OUT

Note:

Refer to canadian landscape standards, typ.

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L. Text Amendment
C	2020-08-28	Issued for DP
E	2020-08-22	Issued for Model Meter
F	2020-08-22	Issued for Model Meter
G	2020-07-31	Issued for ADP
H	2020-10-27	Issued for Progress
I	2020-10-30	Issued for Planning Review
J	2020-11-09	Issued for Planning Review
K	2020-11-11	Issued for Planning Review
L	2020-11-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-16

eta

LANDSCAPE ARCHITECTS

1880 West 2nd Avenue  
Vancouver, BC, Canada - V6J 1H4

(604) 883-1458

(604) 883-1459

www.eta.ca

All Rights Reserved for eta landscape architecture inc.  
Information contained in these documents is part of eta's confidential  
information and is not to be distributed or used for any purpose other than  
that intended. eta is not responsible for any errors or omissions in these  
documents. eta is not responsible for any damages or losses resulting from  
the use of these documents without eta's consent. eta is not responsible for  
any damages or losses resulting from the use of these documents without eta's  
consent to the Client/owner.

Project  
**Yuanheng Development**  
**Lots B and C**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

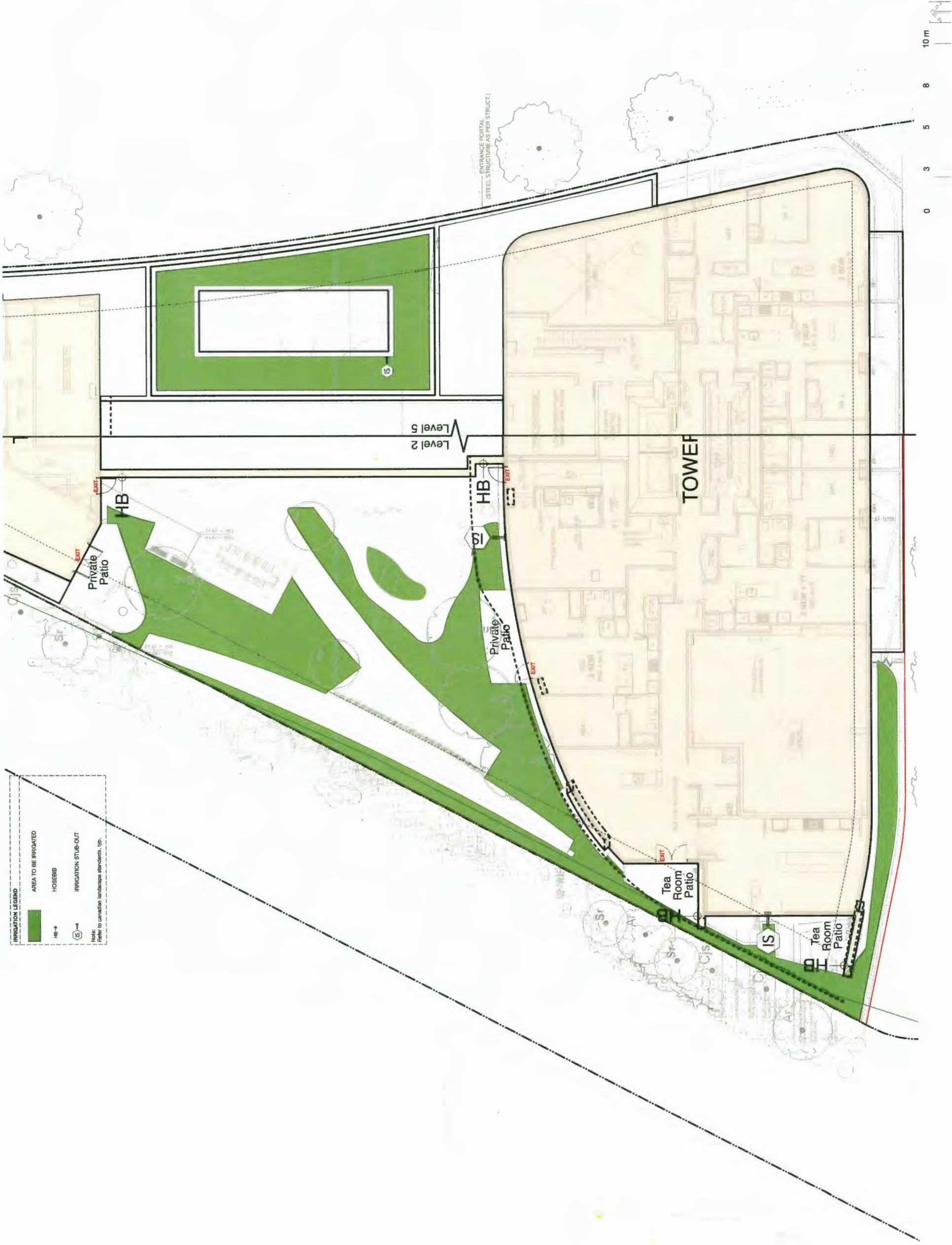
Drawing Title  
**Irrigated Areas Plan**  
**Lot C**  
**Ground Floor**

Legal

Project Manager	Project ID
VG	21800
Client By	Scale
VG	1:200
Reviewed By	Drawing No.
VG	08/20/19
PLAN# C-18c-16	
02	
Red Date	







Revision	No.	Date	Revision Notes
----------	-----	------	----------------

Issues No.	Date	Issue Notes
A	2019-08-30	Issued for R.Z. Text Amendment
B	2020-05-25	Issued for Comment
C	2020-05-25	Issued for CP
E	2020-06-22	Issued for Model Master
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for CP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-17



1590 West 2nd Avenue  
Vancouver, BC, Canada, V6J 1H4

1 | 604.683.1456  
f | 604.683.1459  
w | [www.etala.ca](http://www.etala.ca)

All Rights Reserved by its landscape architecture inc.  
 Information contained on these documents is part of the Consultant's  
 instruments of service, and the Consultant shall retain ownership  
 thereof. Such information shall not be used for any purpose other than  
 for the construction of the referenced project. Any other use, reuse or  
 modification of the documents without the Consultant prior written  
 consent will be at the recipient's sole risk and without liability or legal  
 recourse to the Consultant.

Project:

**Yuanheng Development  
Lots B and C**

3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

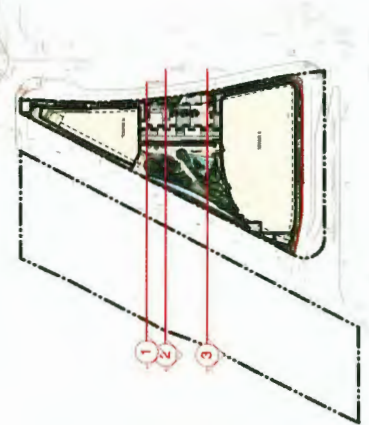
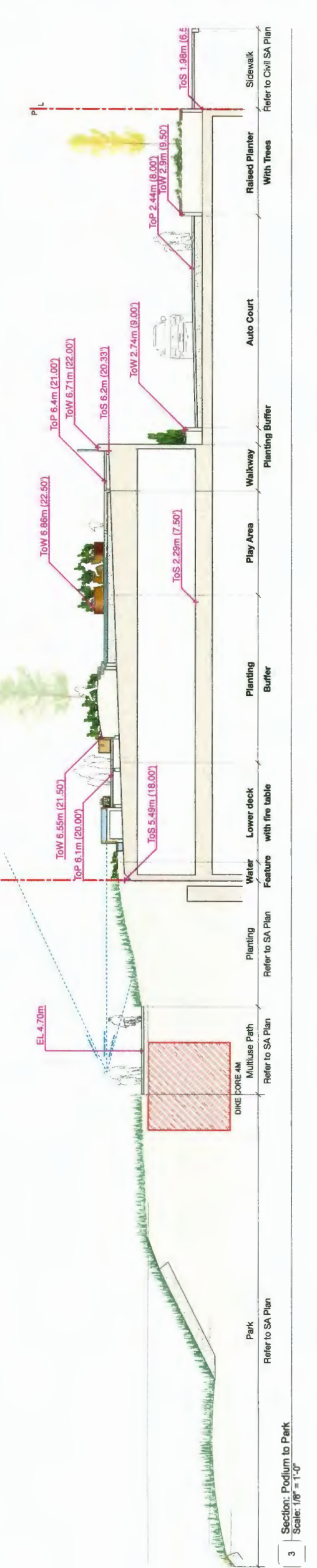
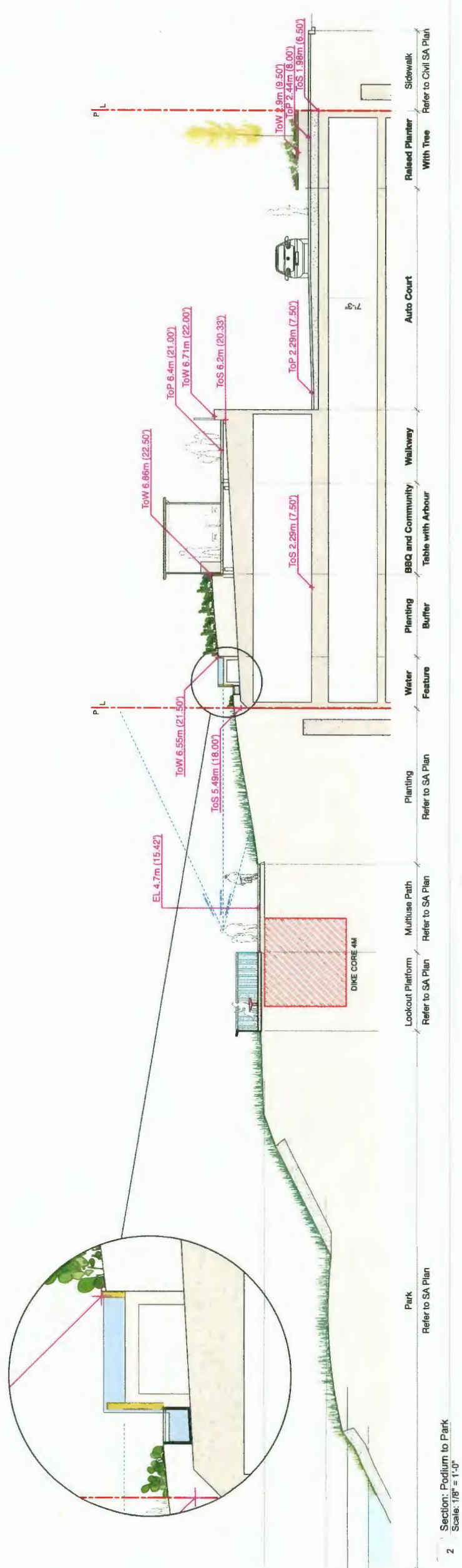
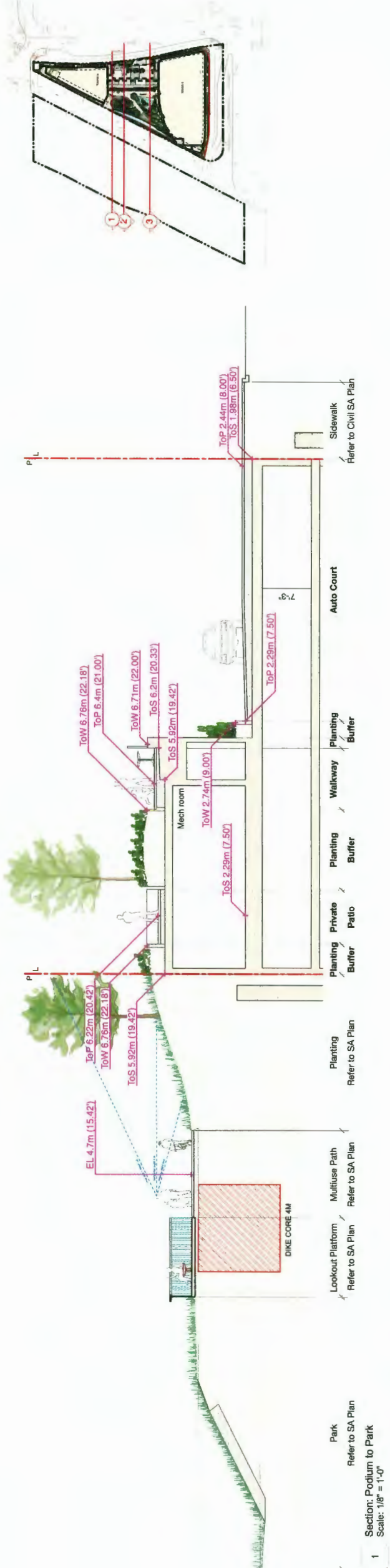
Drawing Title

**Irrigated Areas Plan**  
**Lot C**  
**Podium Level**

Lagard

Project Manager	Project ID	21609	PLAN# C-18C-17	of	52
VG	Starts	1,250			
Client Ref	Classifying No.				
VG	Revised By				
	Reviewed By				
	Date	08/30/19			





Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-05-30	Issued for P.L. Text Amendment
C	2020-05-28	Issued for DP
F	2020-07-31	Issued for ADP
G	2020-10-27	Issued for Progress
H	2020-10-30	Issued for Planning Review
I	2020-11-09	Issued for Planning Review
K	2020-12-14	Issued for Planning Review
L	2021-01-11	Issued for Planning Review
M	2021-02-12	Issued for DP

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-18

**eta** LANDSCAPE ARCHITECTURE

1590 West 2nd Avenue  
Vancouver, BC, Canada V6L 1H4

T 604.883.1458  
F 604.883.1459  
www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc.  
This drawing is the property of eta landscape architecture inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta landscape architecture inc. The user of this drawing acknowledges that eta landscape architecture inc. is not responsible for any errors or omissions in this drawing and that the user is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Project  
**Yuanheng Development  
Lots B and C**

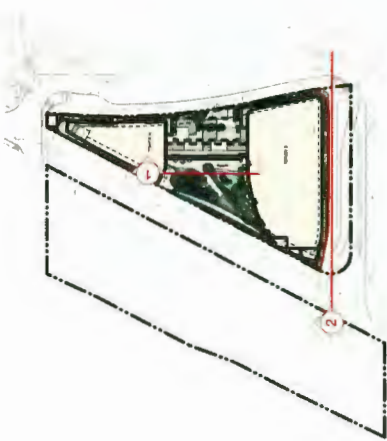
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

**Landscape Sections  
Lot C**

Legal

Project Manager	21-050
Drawn By	BS noted
Reviewed By	Drawn By
Date	09/30/19
Plan #	C-18c-18
Sheet	52





Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-08-30	Issued for P.L.2. Two Amendments
B	2020-02-05	Issued for P.L.2. One Amendment
C	2020-03-11	Issued for P.L.2. One Amendment
D	2020-03-27	Issued for P.L.2. One Amendment
E	2020-03-27	Issued for P.L.2. One Amendment
F	2020-03-27	Issued for P.L.2. One Amendment
G	2020-03-27	Issued for P.L.2. One Amendment
H	2020-03-27	Issued for P.L.2. One Amendment
I	2020-03-27	Issued for P.L.2. One Amendment
J	2020-03-27	Issued for P.L.2. One Amendment
K	2020-03-27	Issued for P.L.2. One Amendment
L	2020-03-27	Issued for P.L.2. One Amendment
M	2020-03-27	Issued for P.L.2. One Amendment

Professional Seal

DP 17-794169  
March 24, 2021  
Plan #C-18c-19

etd  
HODGSON ARCHITECTURE

1690 West 2nd Avenue  
Vancouver, BC, Canada V6J 1H4

T: 604.683.1456  
F: 604.683.1459  
W: www.etda.ca

All Rights Reserved for etd Architecture Inc. This drawing is the property of etd Architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of etd Architecture Inc. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for ensuring that the drawing is used in accordance with the terms of the license agreement. The user of this drawing is also responsible for ensuring that the drawing is used in accordance with the terms of the license agreement.

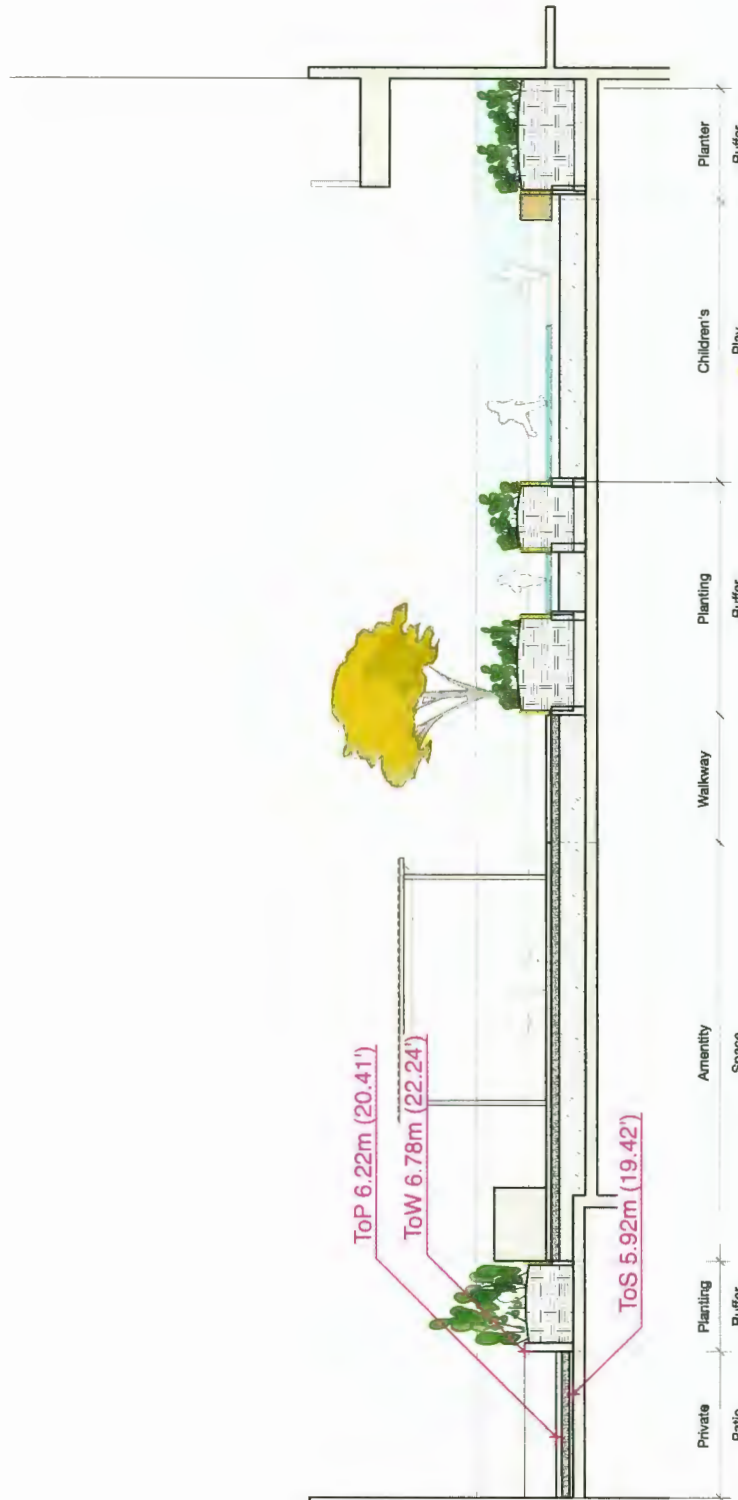
Project  
Yuanheng Development  
Lots B and C  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

Landscape Sections  
Lot C

Legal

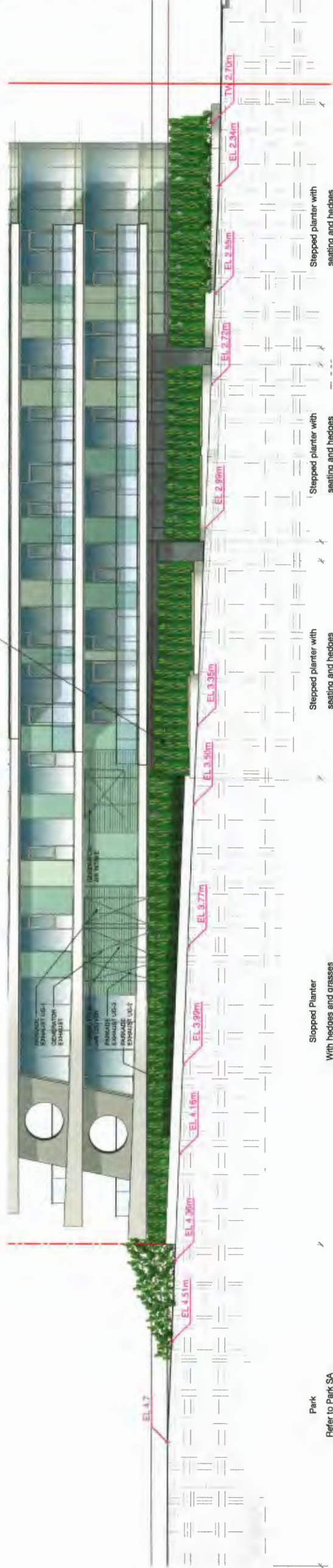
Project Manager	Project ID
VG	21009
Owner/Arch	Scale
VG	AS NOTED
Reviewed By	Reviewed By
09/30/19	09/30/19
PLAN# C-18c-19	PLAN# C-18c-19
52	52



1 Section: Podium - Lot C  
Scale: 1:80



Winter Interest  
Willow Hedge Along Wall



2 Section: Lot C South  
Scale: 1/8" = 1'-0"





ISSUE/REVISION  
A 2020-11-09 ISSUED FOR D.P.  
B 2021-02-12 RE-ISS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18d-1.1

PROJECT

ViewStar  
LOT B

3331 No. 3 Road  
Richmond, BC

Community Centre  
Level 1+1.5+2  
FAR Overlay

JOB NO. 11-03

DRAWN SVVK

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

Approved for Construction by the City of Richmond, BC, on the basis of the information provided by the Architect's consent.  
DRAWING NO. 1

Plan #B-18d-1.1

Area Summary - Non-Residential - Community Centre

Gross Floor Commercial Area	
CC 1	Gross Area CCir. 15,722.2 sf
CC 1.5.1	Gross Area CCir. 167.4 sf
CC 1.5.2	Gross Area CCir. 166.3 sf
CC 2	Gross Area CCir. 17,383.1 sf
Total	33,439.0 sf

Stairwell and Elevator Shaft Exemption	
Elevator 2.1	Shaft Exemption CCir. 66.9 sf
Stair 2.1	Shaft Exemption CCir. 113.0 sf
Stair 2.2	Shaft Exemption CCir. 153.6 sf
Total	333.5 sf

Mechanical, Electrical, HVAC Service Room Exemption	
Mech. Room	Mechanical Exemption CCir. 181.1 sf
Mech. Room	Mechanical Exemption CCir. 102.8 sf
Mech. Room 1	Mechanical Exemption CCir. 100.0 sf
Mech. Room 2.1	Mechanical Exemption CCir. 14.8 sf
Total	398.5 sf

Total Gross Area	33,439.0 sf
Total Exemptions	732.0 sf
Total Net Floor Area (FAR)	32,707.0 sf
Agreed Upon Community Cen	33,439.0 sf
Difference	0.0 sf
	3,105.6m2

LEGEND



GROSS AREA RESIDENTIAL



GROSS AREA NON-RESIDENTIAL  
(COMMERCIAL - RETAIL)



GROSS AREA NON-RESIDENTIAL  
(COMMERCIAL - OFFICE)

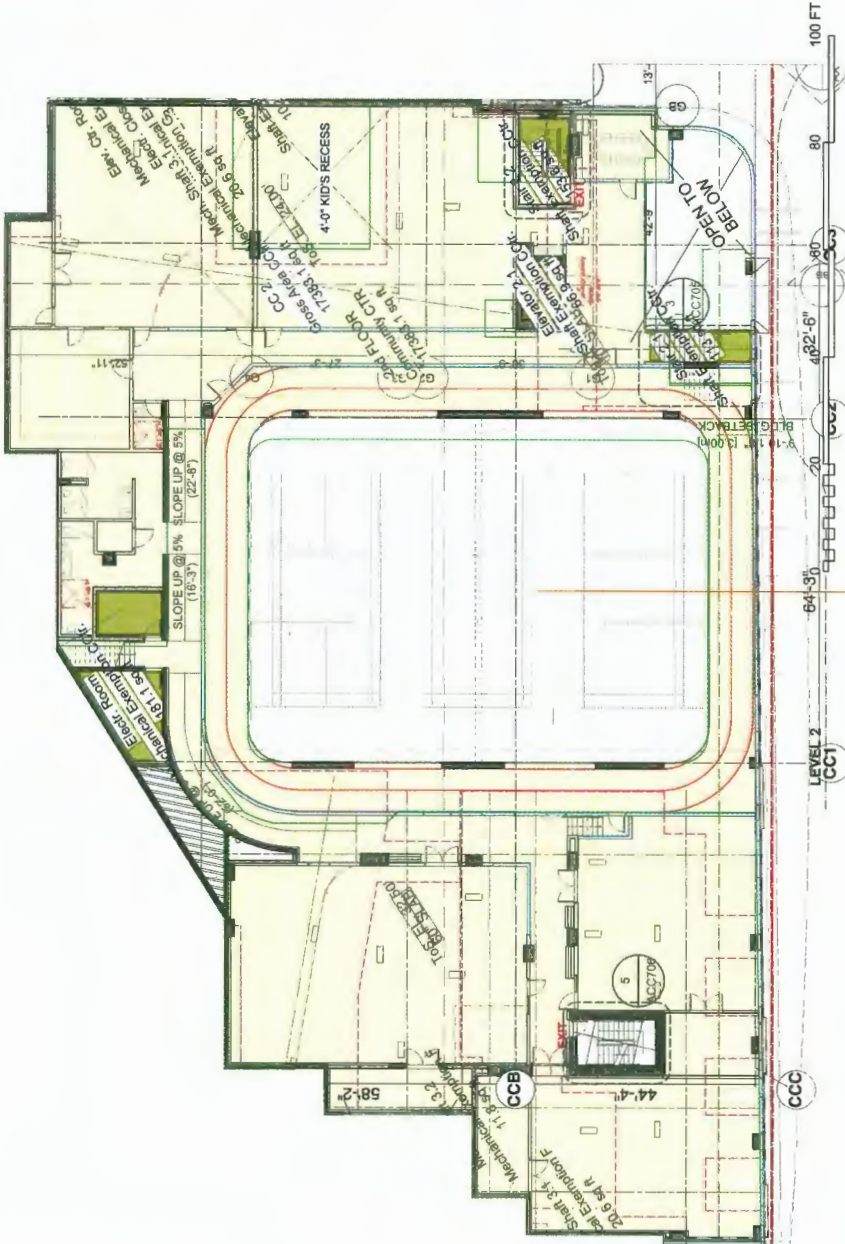
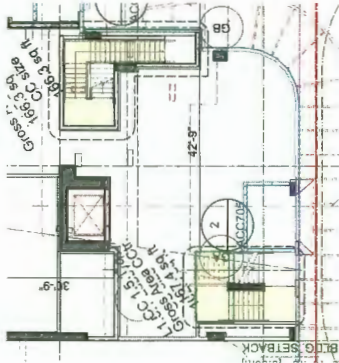
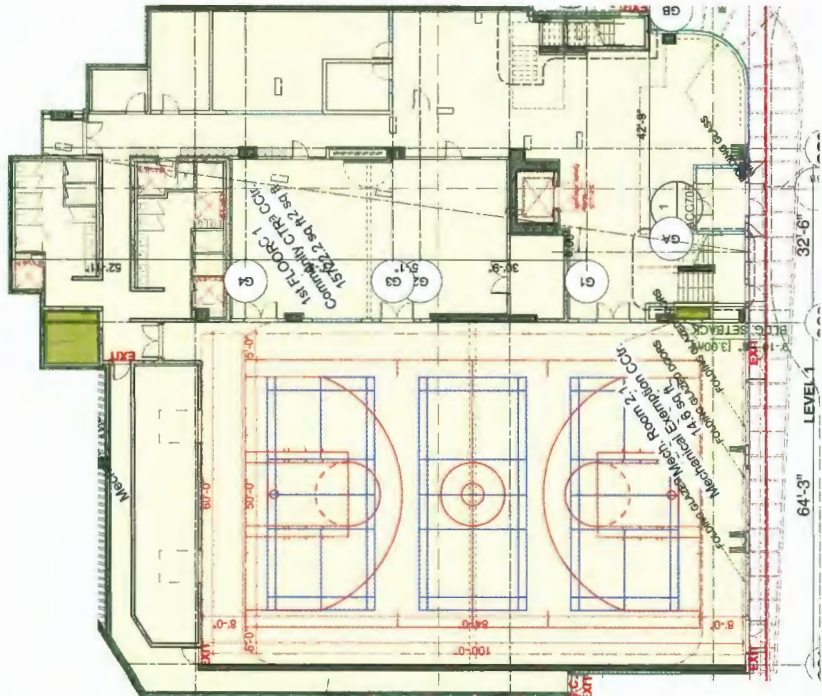


GROSS AREA NON-RESIDENTIAL  
COMMUNAL  
(COMMUNITY CENTRE)



EXEMPTION - VOIDS

SEE PAGE 'FAR A 100' FOR AREA SUMMARY TABLES







ISSUED FOR D.P.  
A 2020-11-08  
B 2021-04-12  
RE-508 FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-18d-1.2

PROJECT

ViewStar  
LOT B

3311 No. 3 Road

Community Centre  
Parking + Bikes +  
Garbage Key Plan

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is used as all three projects are separate property of W. T. Leung Architects Inc. and cannot be used without written permission.	
DRAWING NO.:	

Plan #B-18d-1.2

LEVEL 1 Community Centre  
> Garbage & Recycling Room

LEGEND Garbage & Recycling  
Community Centre

- Garbage & Recycling Room  
Community Centre
- Garbage Holding Area  
Community Centre

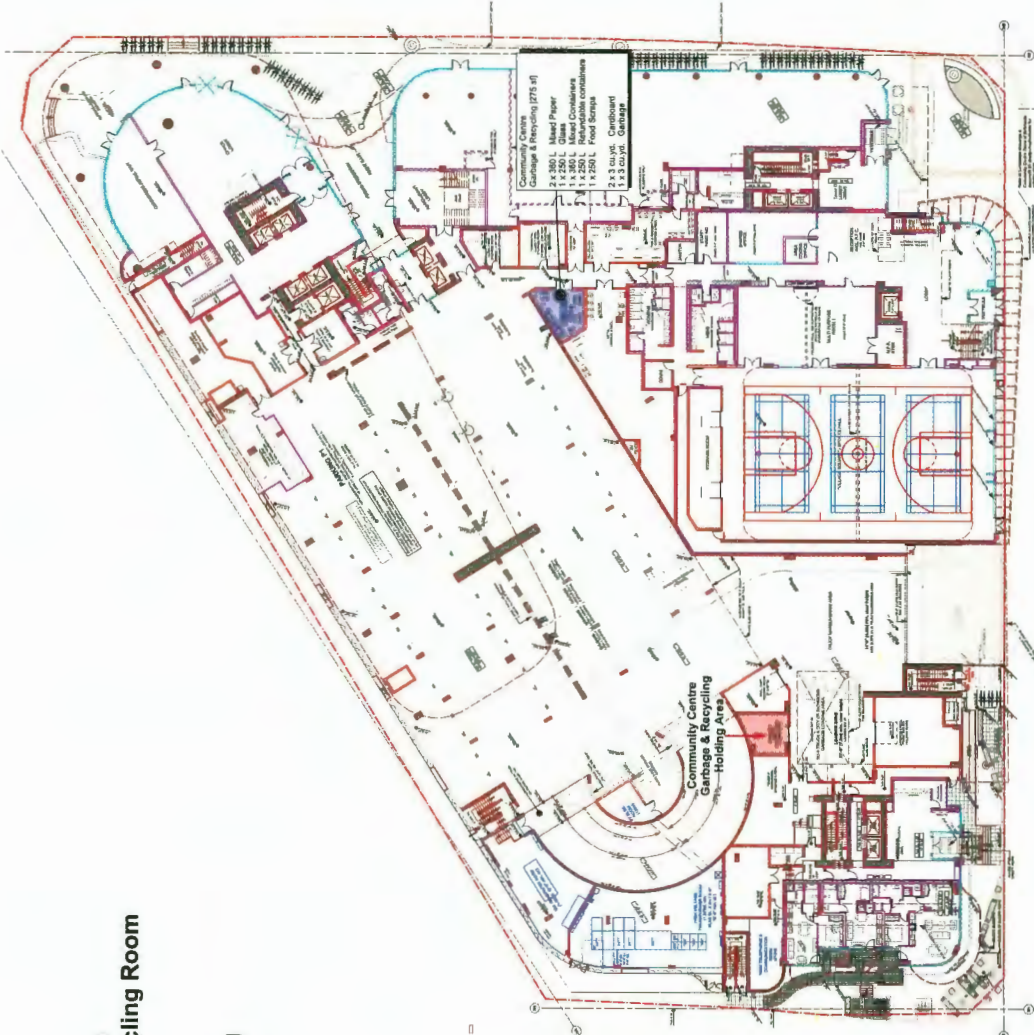
LEGEND Parking/Loading spaces  
Community Centre

- Public Parking (118 spaces,  
including 4 Car Share spaces)
- Assignable Parking (117 spaces,  
including 20 spaces shared with  
the Community Centre)
- Community Centre Parking  
(52 + 2 = 54 exclusive spaces)
- EV Charger Parking  
(Station + Charger)

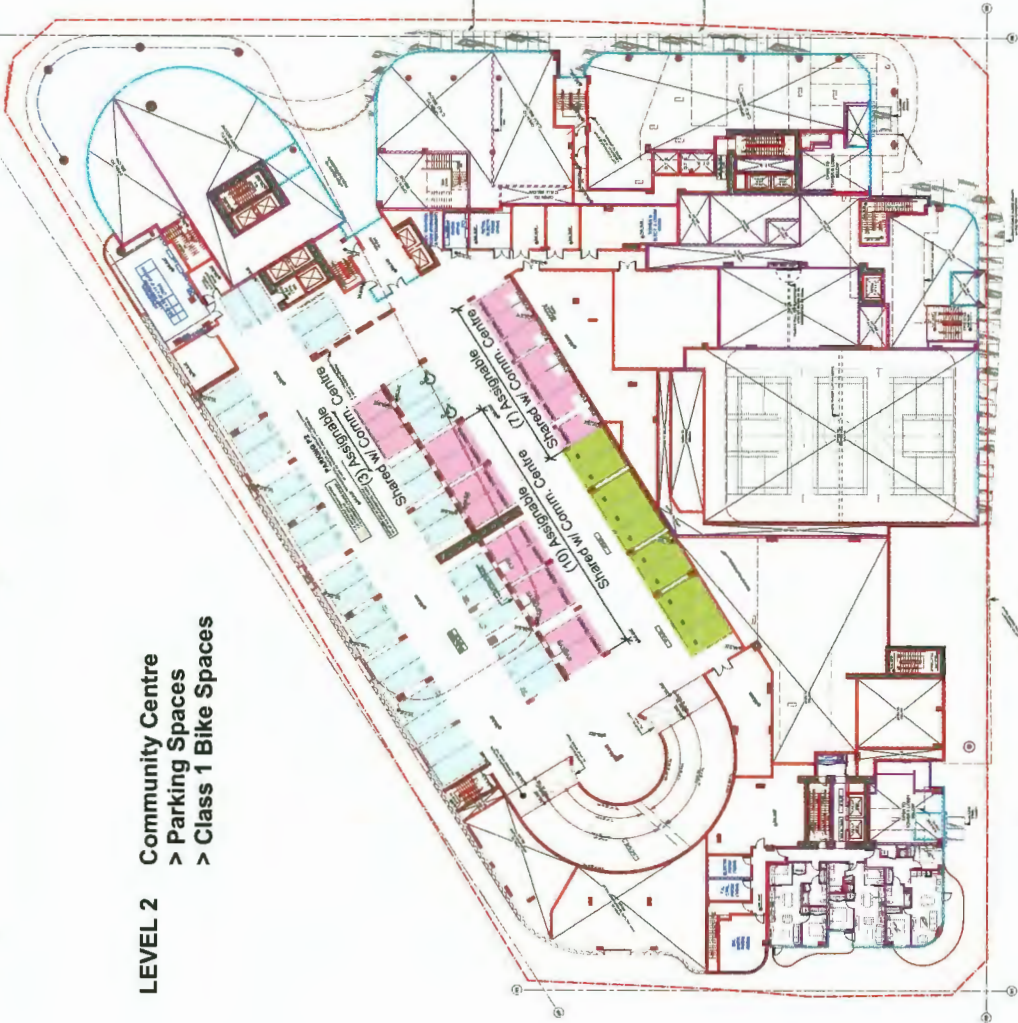
LEGEND Class 1 bicycle spaces  
Community Centre

- Community Centre  
Class 1 Bike Stalls

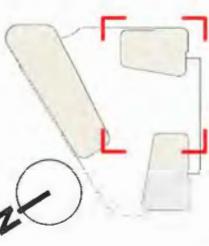
LEVEL 1 Community Centre  
> Parking Spaces  
> Class 1 Bike Spaces



LEVEL 2 Community Centre  
> Parking Spaces  
> Class 1 Bike Spaces







ISSUED FOR D.P.  
A 2020-11-08  
B 2021-02-12  
REVISED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18d-2

ViewStar  
LOT B

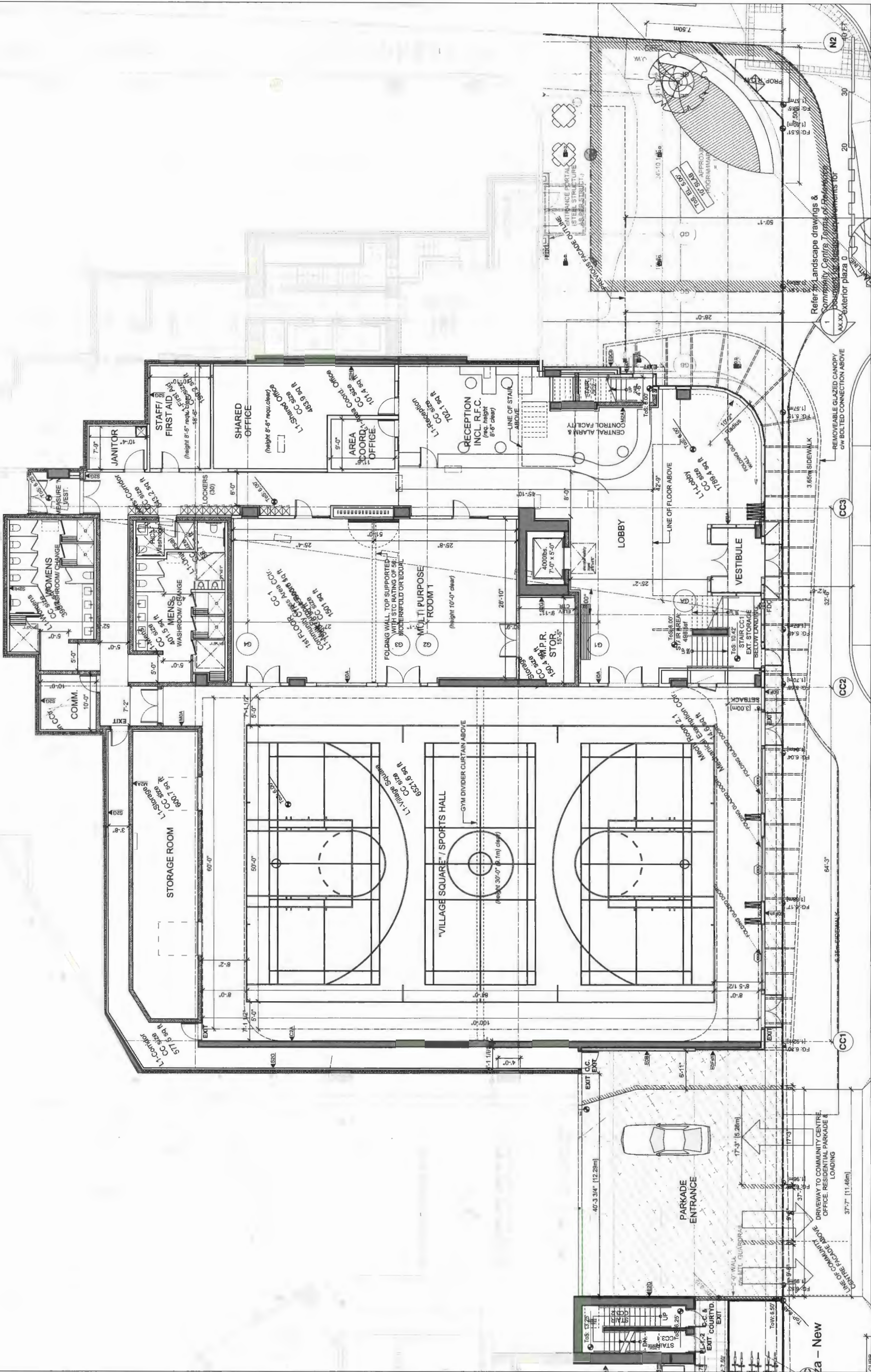
3311 No. 3 Road  
Richmond, BC

Community Centre  
Level 1

JOB NO. 11-43  
DESIGNER LL, SV, VK  
DATE February 12, 2021  
SCALE 1/8" = 1'-0"

CHECKED WTL  
© Copyright reserved. This plan and design is and all of them remain the  
exclusive property of W. T. Leung Architects Inc. and cannot be used without  
the written consent of W. T. Leung Architects Inc.

Plan #B-18d-2







REVISION  
A 2020-11-08 ISSUED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18d-3

PROJECT

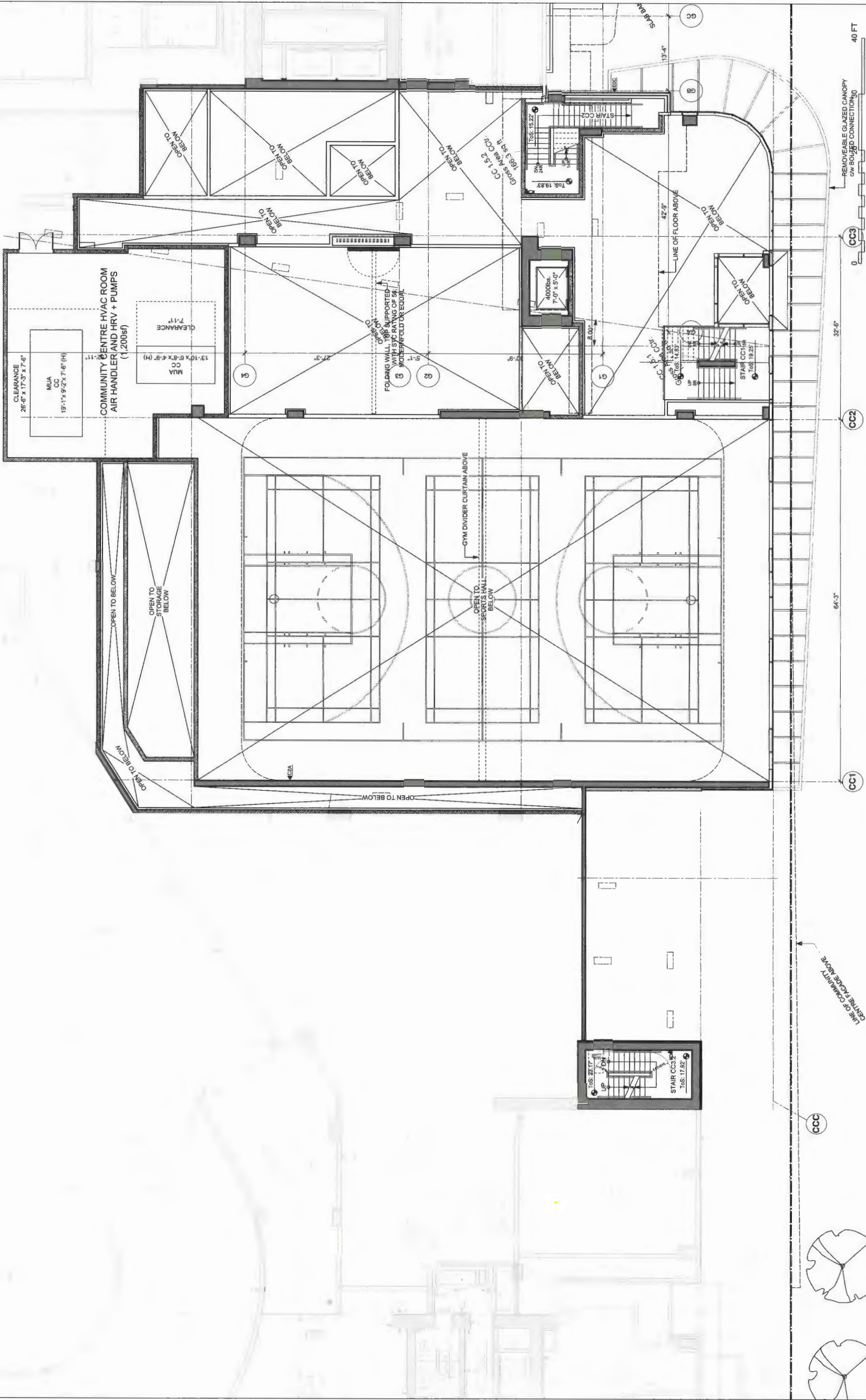
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

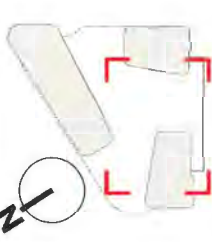
Community Centre  
(Mezzanine) Lvl. 1.5

DWG. NO.	11-03
DRAWN	LL, SV, VK
DATE	February 12, 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and details to be used for all three projects in the ViewStar development. The plan and details are to be used for all three projects in the ViewStar development. The plan and details are to be used for all three projects in the ViewStar development.	
DRAWING NO.	

Plan #B-18d-3







REVISION  
A 2020-11-09 ISSUED FOR D.P.  
B 2021-02-12 REVISED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18d-4

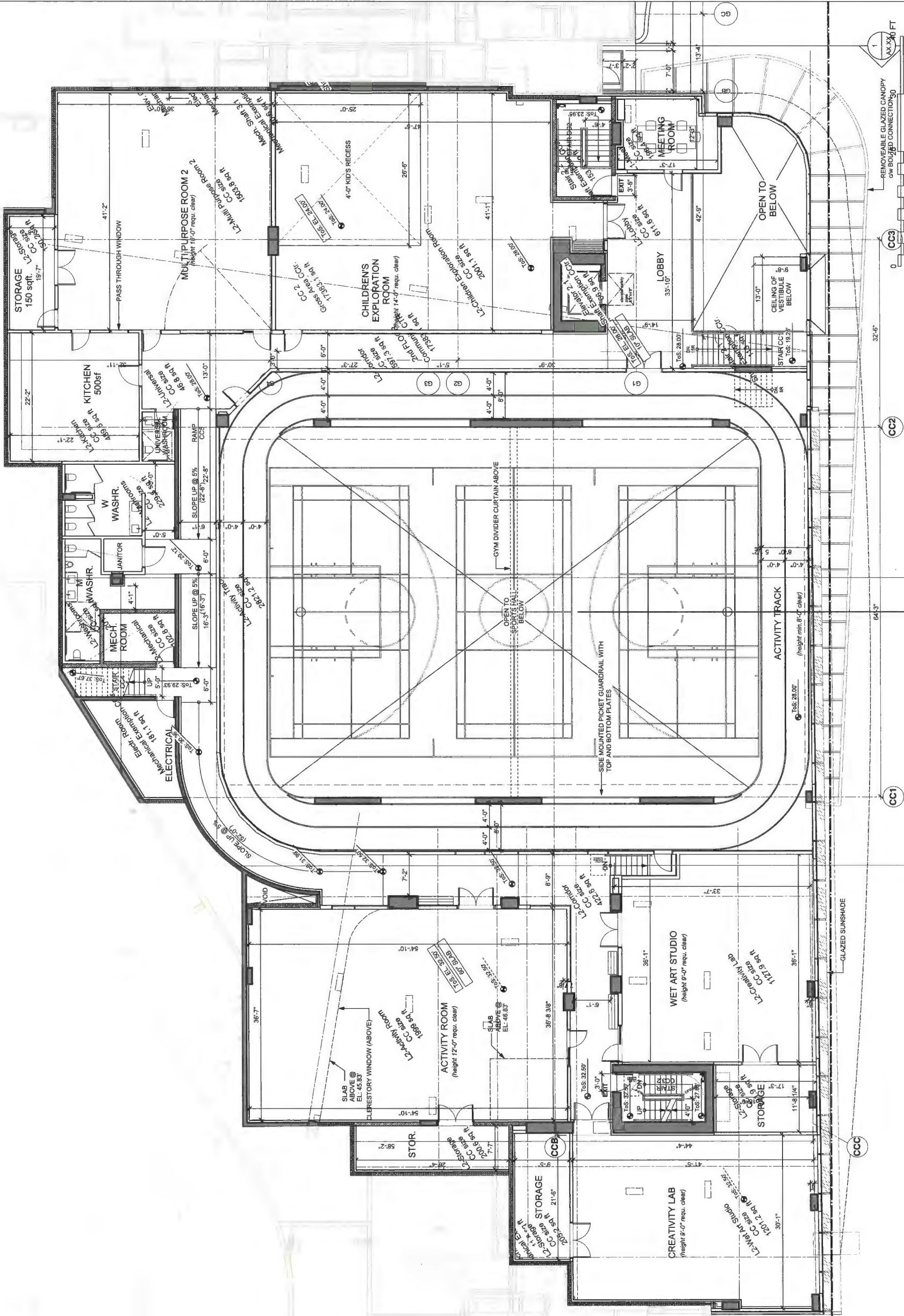
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Community Centre  
2nd Floor

JOB NO.	114-03
DRAWN	LL, SV, VK
DATE	February 12, 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is part of a set of drawings prepared by W. T. Leung Architects Inc. and shall be used in accordance with the professional seal of the architect.	
DRAWING NO.	

Plan #B-18d-4

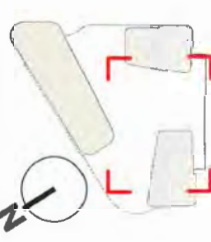








Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V5Z 1K3  
Telephone 604 736-9711, Facsimile 604 736-1991



ISSUE/REVISION	ISSUED FOR D.P.	RE-ISS FOR D.P.
A 2020-11-09		
B 2021-02-12		

DP 17-794169  
March 24, 2021  
Plan #B-18d-6

**ViewStar  
LOT B**

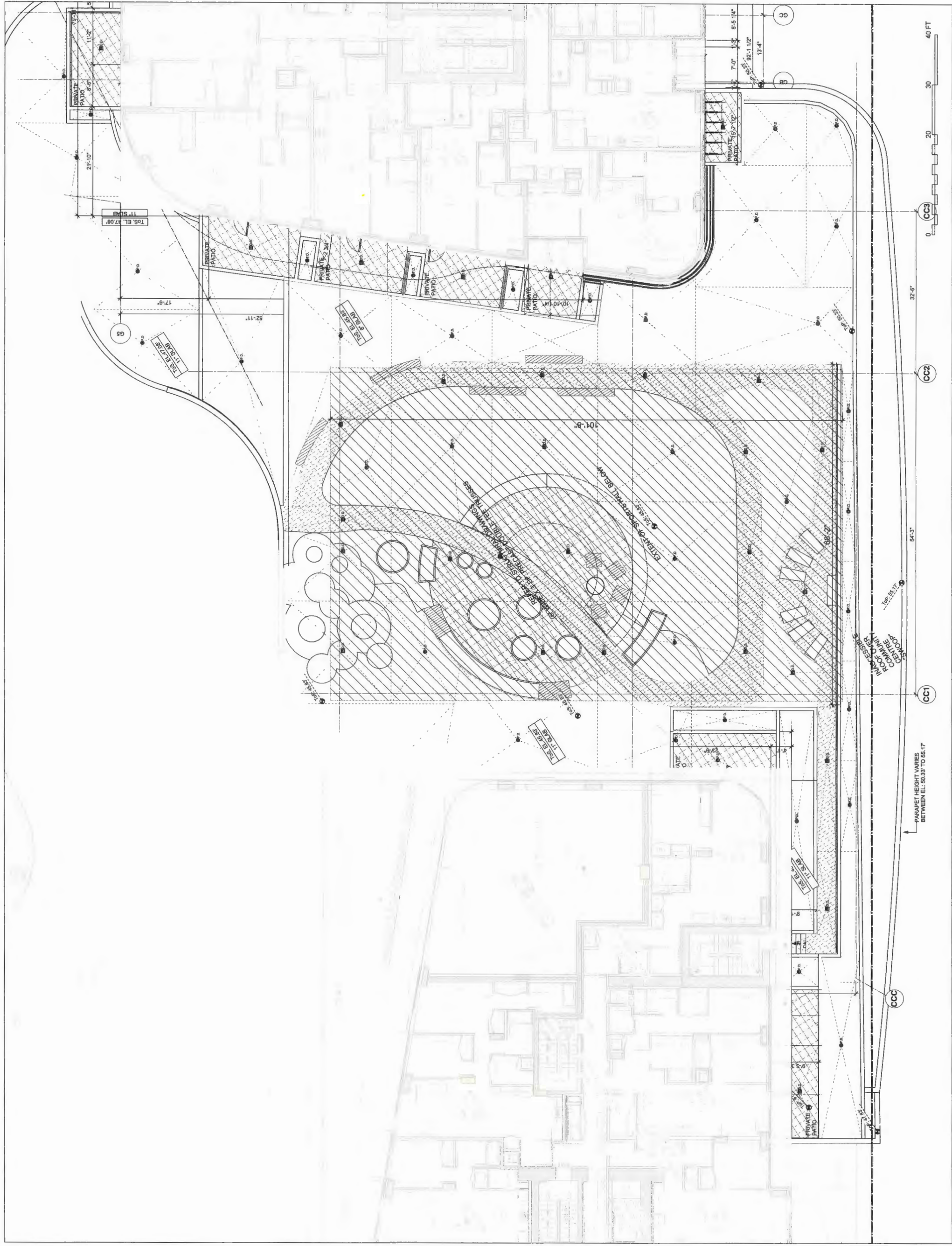
3311 No. 3 Road  
Richmond, BC

## Community Centre Roof

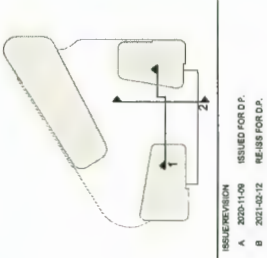
JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	February 12, 2021
SCALE	1/8" = 1'-0"

CHECKED **WTL**

**Plan #B-18d-6**







DP 17-794169  
March 24, 2021  
Plan #B-18d-7

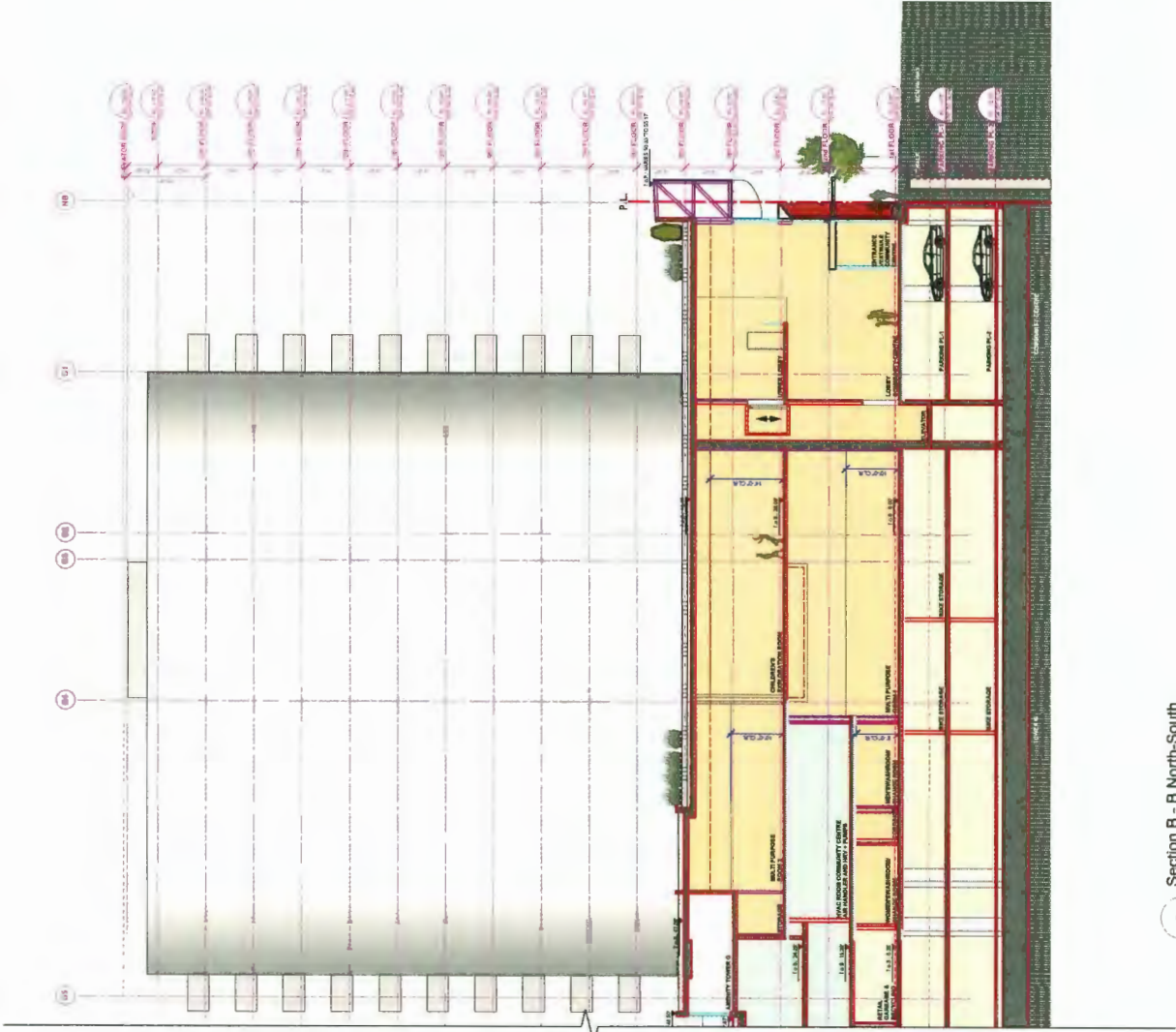
PROJECT  
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

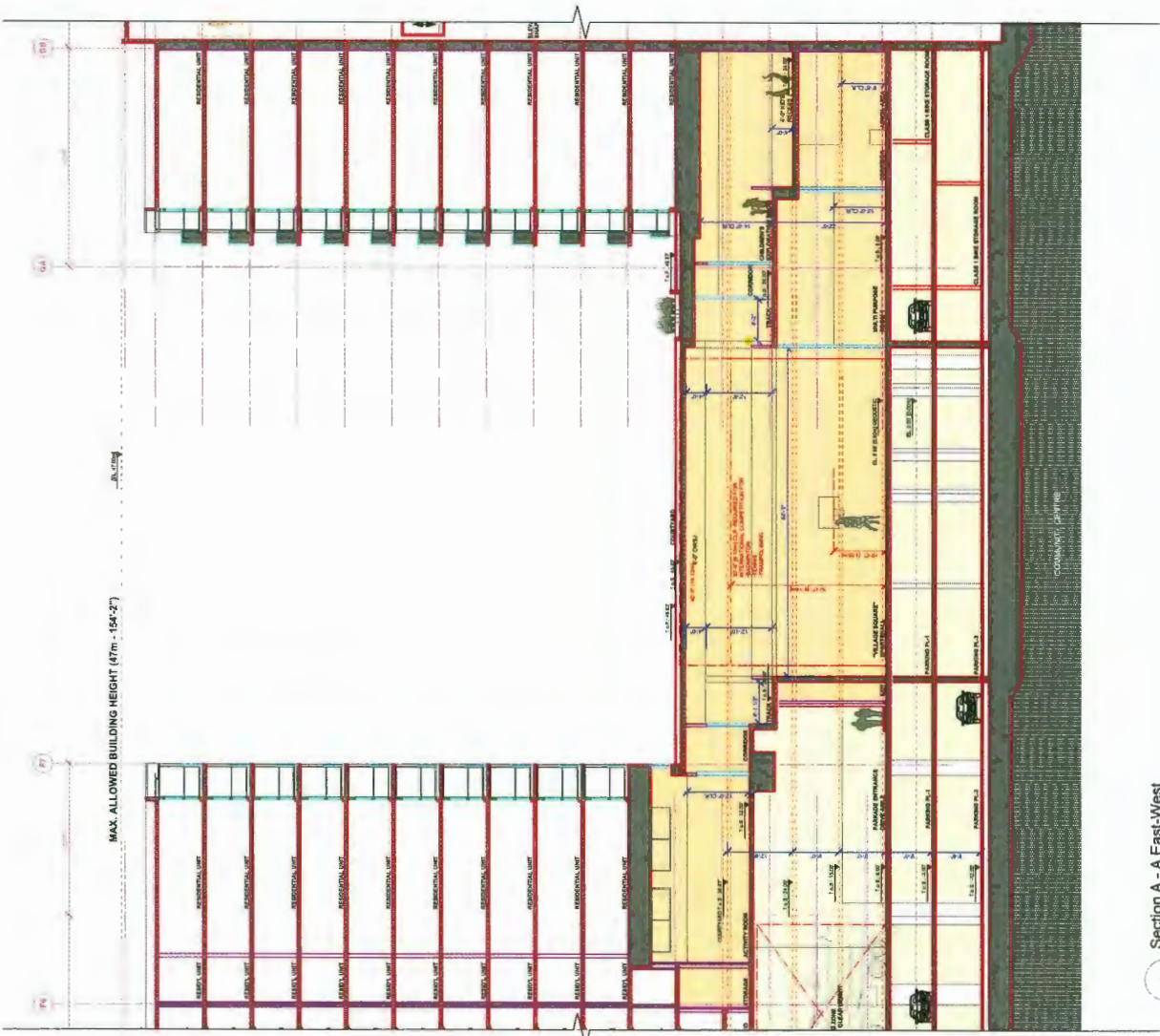
Community Centre  
Section A - A  
& Section B - B

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is part of all other services & products provided by W. T. Leung Architects Inc. and shall be used without the Architect's consent. DRAWING NO. 1	

Plan #B-18d-7



2 Section B - B North-South  
1/16" = 1'-0"



1 Section A - A East-West  
1/16" = 1'-0"

SECTION SPACE-USE LEGEND:	
	COMMUNITY CENTRE
	RETAIL-OFFICE
	PARKING
	SERVICE ROOMS
	RESIDENTIAL

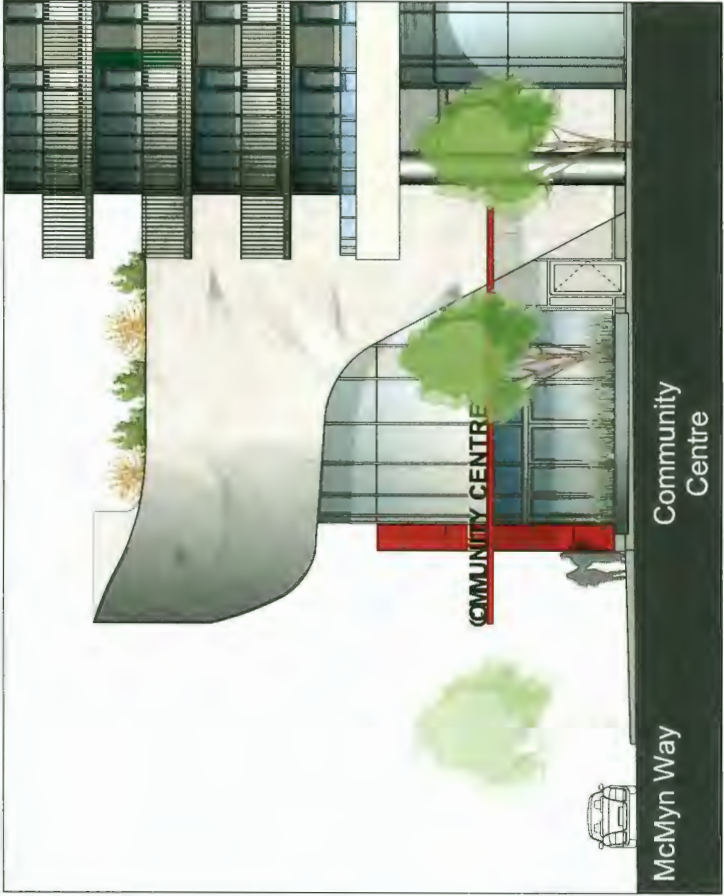




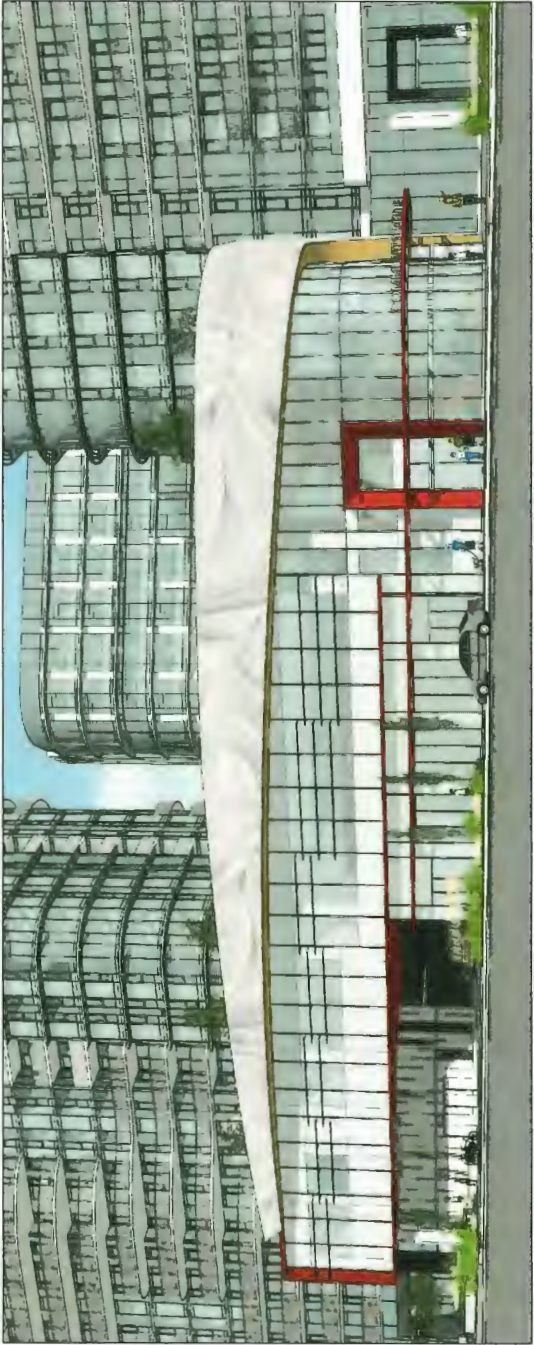




ISSUE/REVISION  
A 2020-10-14 ISSUED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR D.P.



McMyn Way • City Centre Community Centre North



McMyn Way • City Centre Community Centre North



Tower G - Residential

Community Centre

Parkade Entrance

- Pocket park  
Alternating smooth and textured fibre cement panel providing a bright, backdrop to pocket park
- Red coloured fibre cement panel along soffit above parkade entrance
- Ombræ metal panel- curves up and outward providing movement and depth.
- Shadow box
- Nana Wall folding glazed doors opening to "village square" gymnasium
- Benches and planting between sidewalk and street- refer to landscape drawings
- Frosted glazed horizontal sunshades
- Projecting frame- 'C' channel  
Glazed canopy providing rain and sun protection
- Glass wall panel framing entrance portal
- Glazed curtain wall
- Community Centre signage mounted on top edge of canopy
- Nana Wall folding glazed doors opening the full length of the glazed lobby wall to plaza
- Community Centre events plaza
- Tower G residential lobby entrance marked with contrasting portal and glazed canopy for rain protection

DP 17-794169  
March 24, 2021  
Plan #B-18d-9

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Community Centre  
Streetscape  
• McMyn Way

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is part of all time material for the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of the owner.	
DRAWING NO.:	

Plan #B-18d-9





SCALE: 1/8" = 1'-0"  
A 2020-10-14 ISSUED FOR DP  
B 2021-02-12 RE-43 FOR DP

DP 17-794169  
March 24, 2021  
Plan #B-18d-10

PROJECT

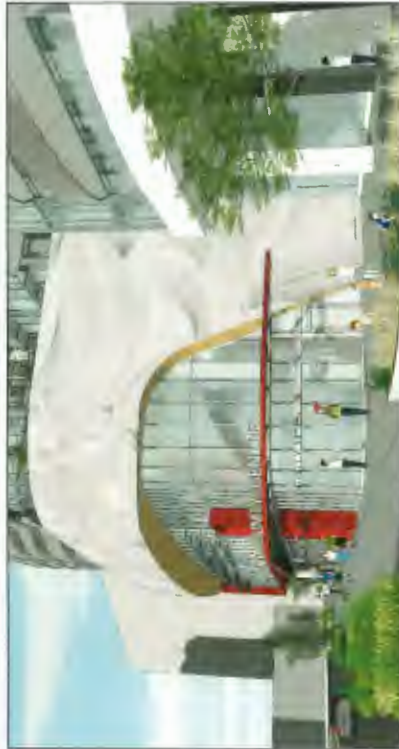
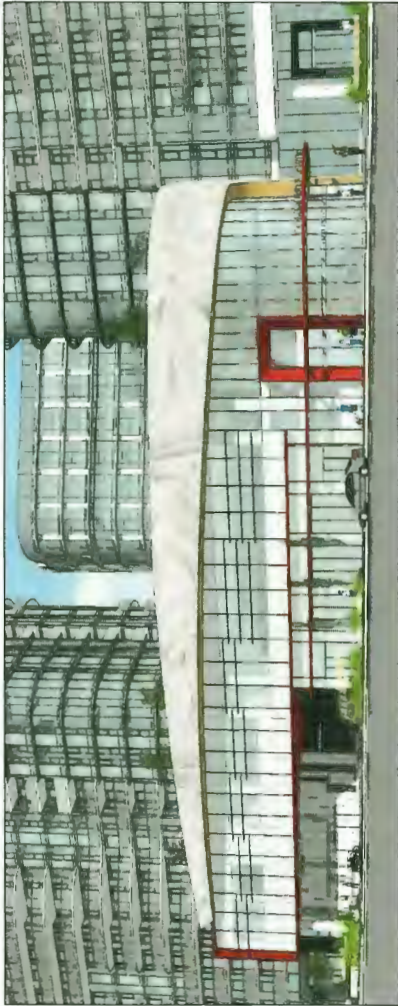
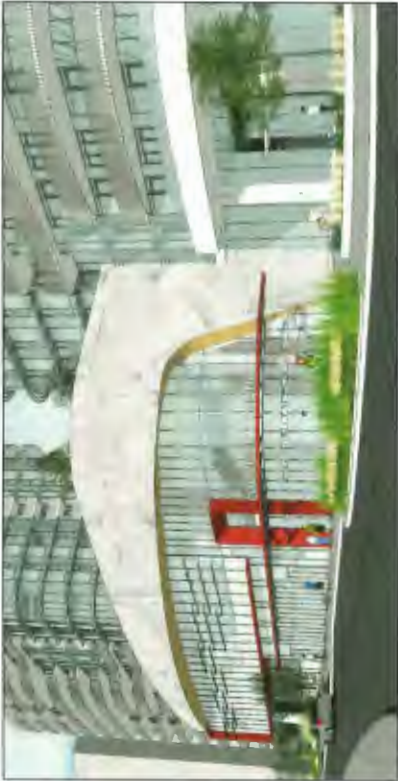
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Community Centre  
Streetscape  
• McMyn Way

JOB NO.	11-03
DRAWN	WTLA
DATE	February 12, 2021
SCALE	N/A
CHECKED	WTL
© Copyright reserved. This plan and design is and all of them remain the property of W. T. Leung Architects Inc. and cannot be used without the written permission of the firm.	
DRAWING NO. 1	

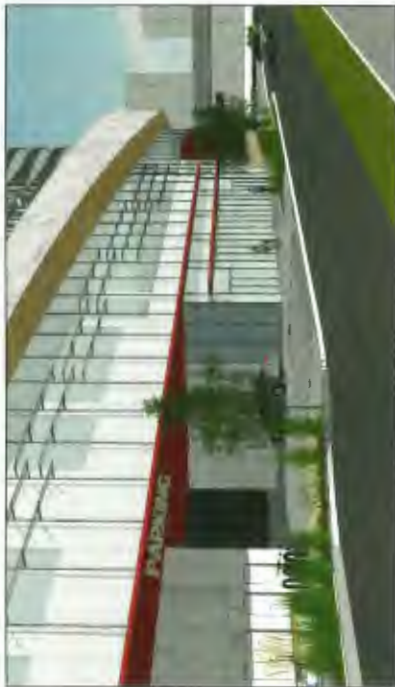
Plan #B-18d-10



Interior lobby from level 1



Interior lobby from level 2



Interior lobby from level 1



McMyn Way • City Centre Community Centre North





Reference images of Ombrae metal panel



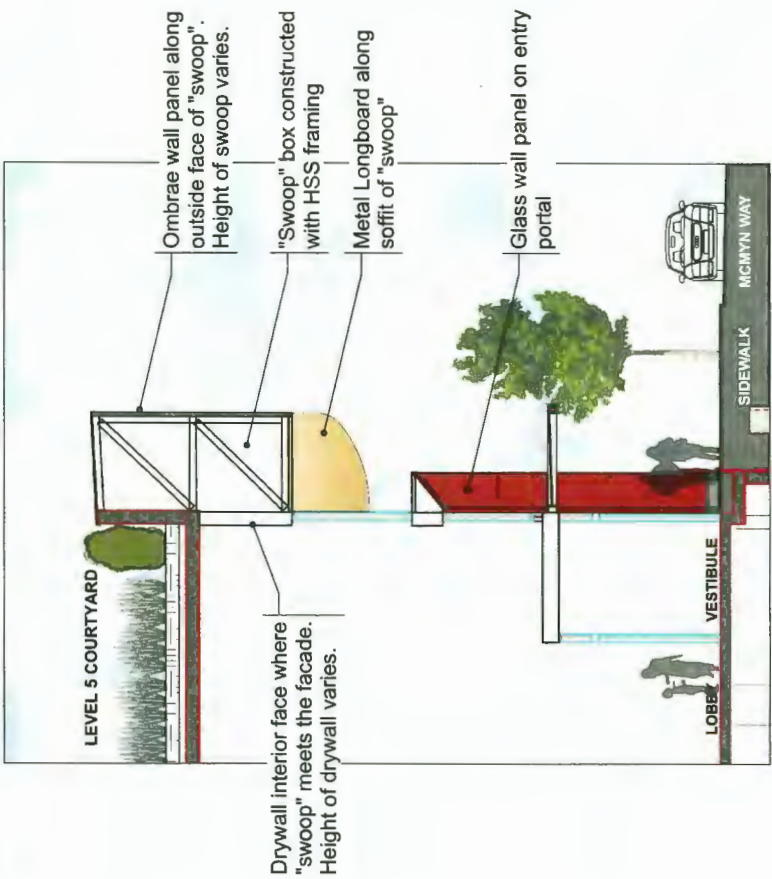
Reference image of down lights grazing facade  
(Locate similar lighting along top outside edge of "swoop")



Reference image of Soffit lighting along the  
(Locate similar lighting along the soffit of the "swoop")



Reference image of glass wall panel system



Section through lobby facade (NTS)

Drywall interior face where "swoop" meets the facade. Height of drywall varies.



Interior view from 2nd floor lobby towards exterior glazing

"Glazed box" meeting room with clear glazed clerestory windows to allow daylight to enter. South facing facade may feature clear or frosted glazing as required for daylight, privacy or interaction between spaces.

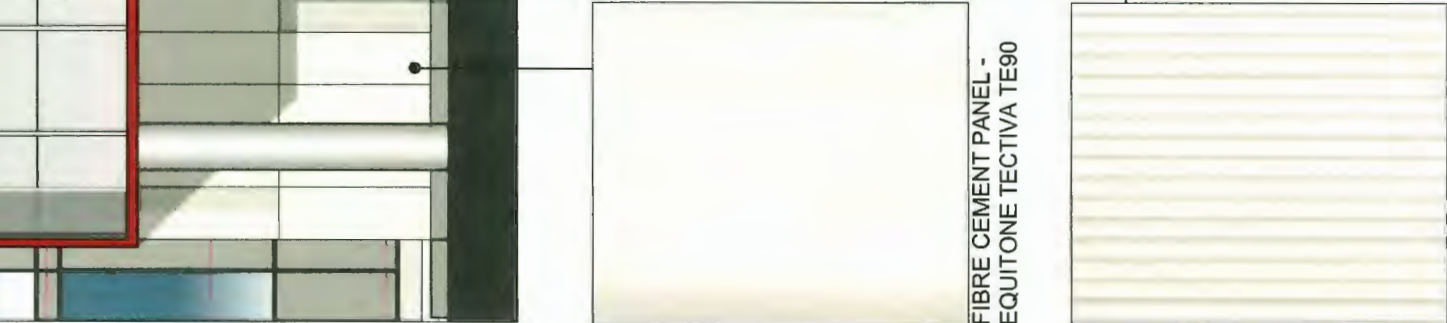




REFERENCE PICTURE - PARKADE ENTRY SOFFIT-  
FIBER CEMENT PANEL -SWISS PEARL LARGO  
CARAT - CORAL 7030, 7031, 7032



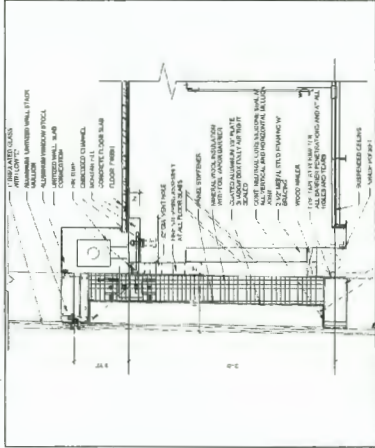
REFERENCE PICTURE OMBRAE PANEL



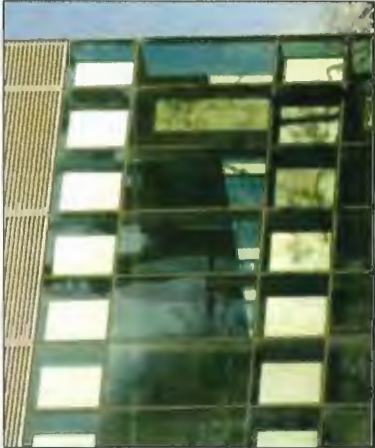
FIBRE CEMENT PANEL -  
EQUITONE TECTIVA TE90



FIBRE CEMENT PANEL -  
EQUITONE TECTIVA TE90



EXAMPLE DETAIL SHADOW BOX



SHADOW BOX EXAMPLE



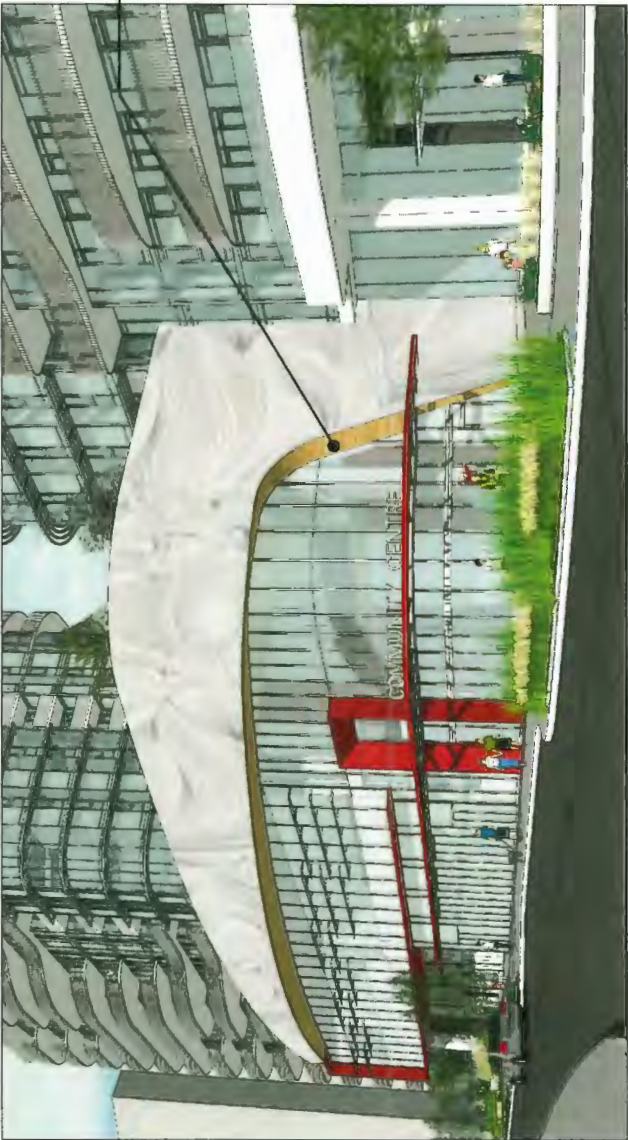
METAL 'C' CHANNEL  
BM-2004+20 CHILI PEPPER



REFERENCE PICTURE GLAZED  
WALL PANEL ON ENTRY PORTAL  
BM-2004-20 CHILI PEPPER



GLAZED CURTAIN WALL VERTICAL  
BEAUTY CAPS- CLEAR ANNOIDIZED



SOFFIT OF "SWOOP" - ALUMINUM  
LONGBOARD - BIRCHWOOD COLOUR



REFERENCE PICTURE ALUMINUM  
LONGBOARD - T&G WOOD GRAIN

W. T. LEUNG  
ARCHITECTS  
INC.

Suite 300, 973 West Broadway,  
Vancouver, British Columbia,  
Canada, V5Z 1K3  
Telephone 604 736-9711  
Facsimile 604 736-7991

ISSUE/REVISION

DP 17-794169  
March 24, 2021  
Plan #B-18d-12

PROJECT  
ViewStar LOT B

3311 No. 3 Road  
Richmond, B.C.

MATERIAL  
+ COLOURS  
COMMUNITY CENTRE

JOB NO.	11-03
DRAWN	LL
DATE	February 12, 2021
SCALE	NTS
CHECKED	

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO. :

PLAN #B-18d-12



Summary - TOWER F - Affordable Housing Units

Unit Mix Affordable Housing Units		
1 Bdr	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
Bachelor	1 Units	
Total		12 Units
Affordable Rental Net Unit Area		
100 (AHU-F)	1 Bdr	535.9 sf
101 (AHU-F)	Bachelor	411.6 sf
102 (AHU-F)	2 Bdr	892.3 sf
200 (AHU-F)	1 Bdr + TT	707.1 sf
201 (AHU-F)	1 Bdr + TT	606.6 sf
202 (AHU-F)	2 Bdr	881.2 sf
300 (AHU-F)	2 Bdr	973.4 sf
301 (AHU-F)	1 Bdr + TT	707.5 sf
302 (AHU-F)	1 Bdr + TT	606.6 sf
303 (AHU-F)	2 Bdr	882.2 sf
402 (AHU-F)	1 Bdr + TT	663.6 sf
403 (AHU-F)	1 Bdr + TT	606.6 sf
Total		8,474.6 sf
Total		8,474.6 sf

Total Gross Area8,474.6 sf

Areas are measured to the centre line of partition walls and facade outlines

Summary - TOWER G - Affordable Housing Units

Unit Mix Affordable Housing Units		
1 Bdr	1 Units	
1 Bdr + TT	1 Units	
1 Bdr + TT	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
2 Bdr	1 Units	
Total		10 Units
Affordable Rental Net Unit Area		
300 (AHU-G)	2 Bdr	880.3 sf
301 (AHU-G)	2 Bdr	852.9 sf
302 (AHU-G)	1 Bdr + TT	631.8 sf
303 (AHU-G)	2 Bdr	847.1 sf
304 (AHU-G)	1 Bdr	736.3 sf
400 (AHU-G)	2 Bdr	887.6 sf
401 (AHU-G)	2 Bdr	852.9 sf
402 (AHU-G)	1 Bdr + TT	629.9 sf
403 (AHU-G)	2 Bdr	843.2 sf
404 (AHU-G)	2 Bdr	880.0 sf
Total		8,042.0 sf
Total		8,042.0 sf

Total Gross Area	8,042.0 sf
------------------	------------

DRAWING NO.:

PLAN #B-18 e.1

2021, February 25 2:24:39 PM NTR Residential Plans VK.VWX

ISSUE/REVISION  
2021-02-12 RE-ISS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18 e.1

TITLE Affordable Housing Summary Lot B Tower F+G				
DRAWING NUMBER Plan #B-18e.1	SCALE 3/32" = 1'-0"		DRAWN VK	JOB NO. 11-03
	DATE February 12, 2021		<div>W. T. LEUNG ARCHITECTS INC.</div> <div>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</div>	
	REFERENCE DRAWING			
PROJECT ViewStar LOT B				



AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

1-BEDROOM/  
1BEDROOM+TATAMI UNIT

2-BEDROOM UNIT

Areas are measured to the centre line of partition walls and facade outlines

ISSUE/REVISION

2021-02-12

RE-ISS FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-18 e.2

DRAWING NO.:

PLAN #B-18 e.2

2021, February 25 2:24:45 PM NTR Residential Plans VK.vwx

TITLE			JOB NO. 11-03		
Affordable Housing TWR F Level 1			SCALE 1/16" = 1'-0"	DRAWN VK	
DRAWING NUMBER			DATE February 12, 2021	<div><div>N</div><div>I</div></div>	
Plan #B-18e.2			W.T. LEUNG ARCHITECTS INC.		
REFERENCE DRAWING			© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.		
PROJECT			ViewStar LOT B		

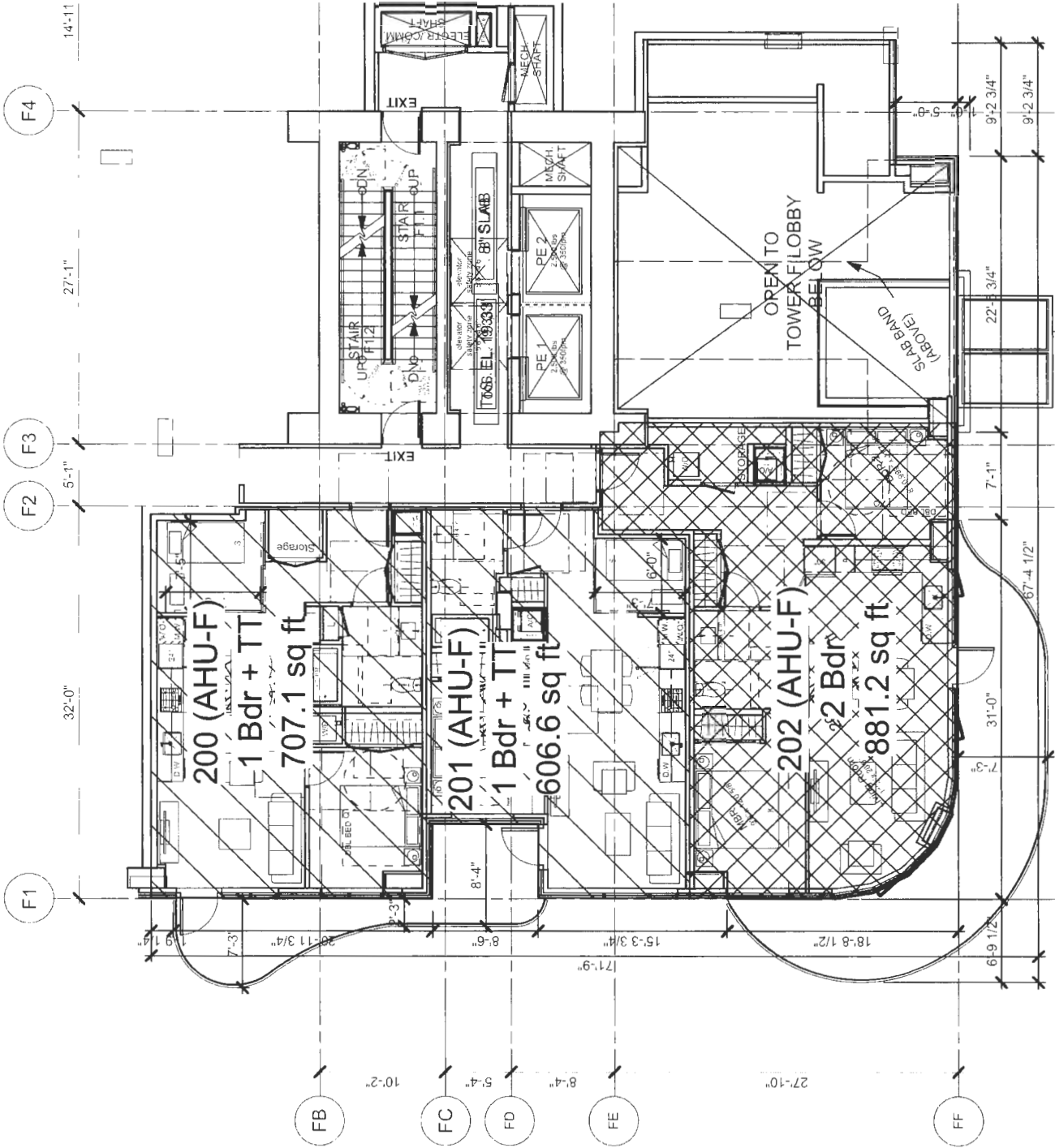
AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

1-BEDROOM/  
1BEDROOM+TATAMI UNIT

2-BEDROOM UNIT

Areas are measured to the centre line of partition walls and facade outlines



ISSUE/REVISION	RE-ISS FOR D.P.
2021-02-12	

DP 17-794169

March 24, 2021

Plan #B-18 e.3

DRAWING NO.:

PLAN #B-18 e.3

2021, February 25 2:24:52 PM NTR Residential Plans VK.VWX

TITLE			
Affordable Housing TWR F Level 2			
DRAWING NUMBER		SCALE	JOB NO.
Plan #B-18e.3		1/16" = 1'-0"	11-03
REFERENCE DRAWING		DRAWN	
		VK	
PROJECT		DATE	
ViewStar LOT B		February 12, 2021	
		W.T. LEUNG ARCHITECTS INC.	
		© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.	
		N	



AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

F5

1-BEDROOM/  
1BEDROOM+TATAMI UNIT

2-BEDROOM UNIT

Areas are measured to the centre line of partition walls and facade outlines

DP 17-794169  
March 24, 2021  
Plan #B-18 e.4

DRAWING NO.:

PLAN #B-18 e.4

2021, February 25 2:25:00 PM NTR Residential Plans VK,vwx

TITLE Affordable Housing TWR F Level 3		
DRAWING NUMBER Plan #B-18e.4  REFERENCE DRAWING  PROJECT ViewStar LOT B	SCALE 1/16" = 1'-0"	DRAWN VK
	DATE February 12, 2021	JOB NO. 11-03
	N W.T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.</small>	

AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

F5

1-BEDROOM/  
1BEDROOM+TATAMI UNIT

2-BEDROOM UNIT

Areas are measured to the centre line of partition walls and facade outlines

The floor plan illustrates the layout of Level 4, featuring two primary residential units: Unit 402 (AHU-F) and Unit 403 (AHU-F). Both units are designated as 1-bedroom units with a tatami area. Unit 402 has a total area of 663.6 sq ft, while Unit 403 has a total area of 606.6 sq ft. The plan includes detailed room divisions for living areas, bedrooms, and bathrooms, as well as common areas like the amenity kitchen and stairwells. Structural elements such as slabs, beams, and columns are clearly marked. Dimensions for various sections and overall unit footprints are provided. The plan also shows the location of an amenity kitchen, stairs, and an elevator. Grid lines F1 through F5 and FB through FF are used to reference specific locations on the plan.

ISSUE/REVISION

2021-02-12

RE-ISS FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-18 e.5

DRAWING NO.:

PLAN #B-18 e.5

2021, February 25 2:25:09 PM NTR Residential Plans VK.VWX

TITLE				
Affordable Housing TWR F Level 4				
DRAWING NUMBER		SCALE	JOB NO.	
Plan #B-18e.5		1/16" = 1'-0"	11-03	
REFERENCE DRAWING		DRAWN	VK	
		February 12, 2021		
PROJECT		DATE		
ViewStar LOT B		February 12, 2021		
		W.T. LEUNG		
		ARCHITECTS		
		INC.		
		© Copyright reserved. This plan and design is and at all times remains the exclusive property of W.T. Leung Architects Inc. and cannot be used without the Architects' consent.		
		N		

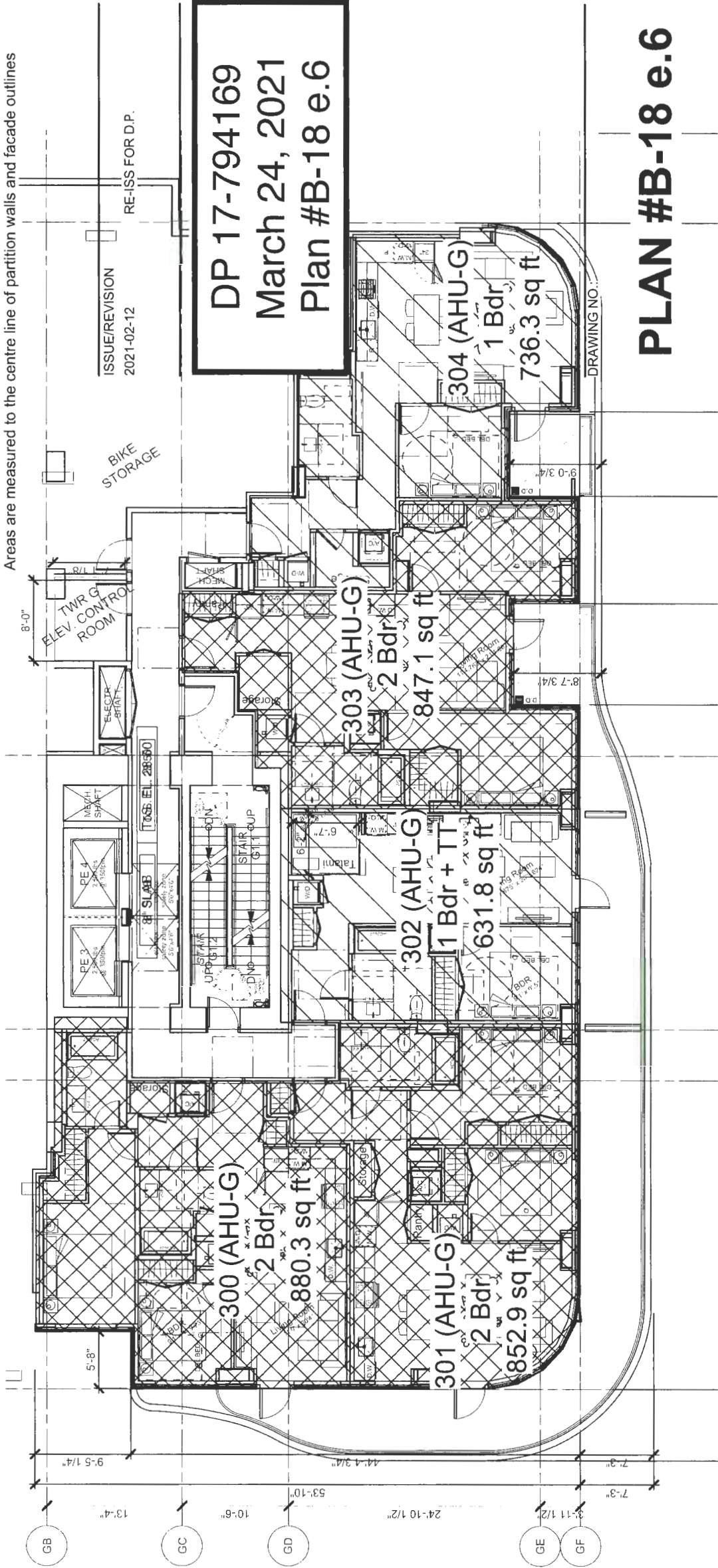


AFFORDABLE RENTAL UNIT LEGEND

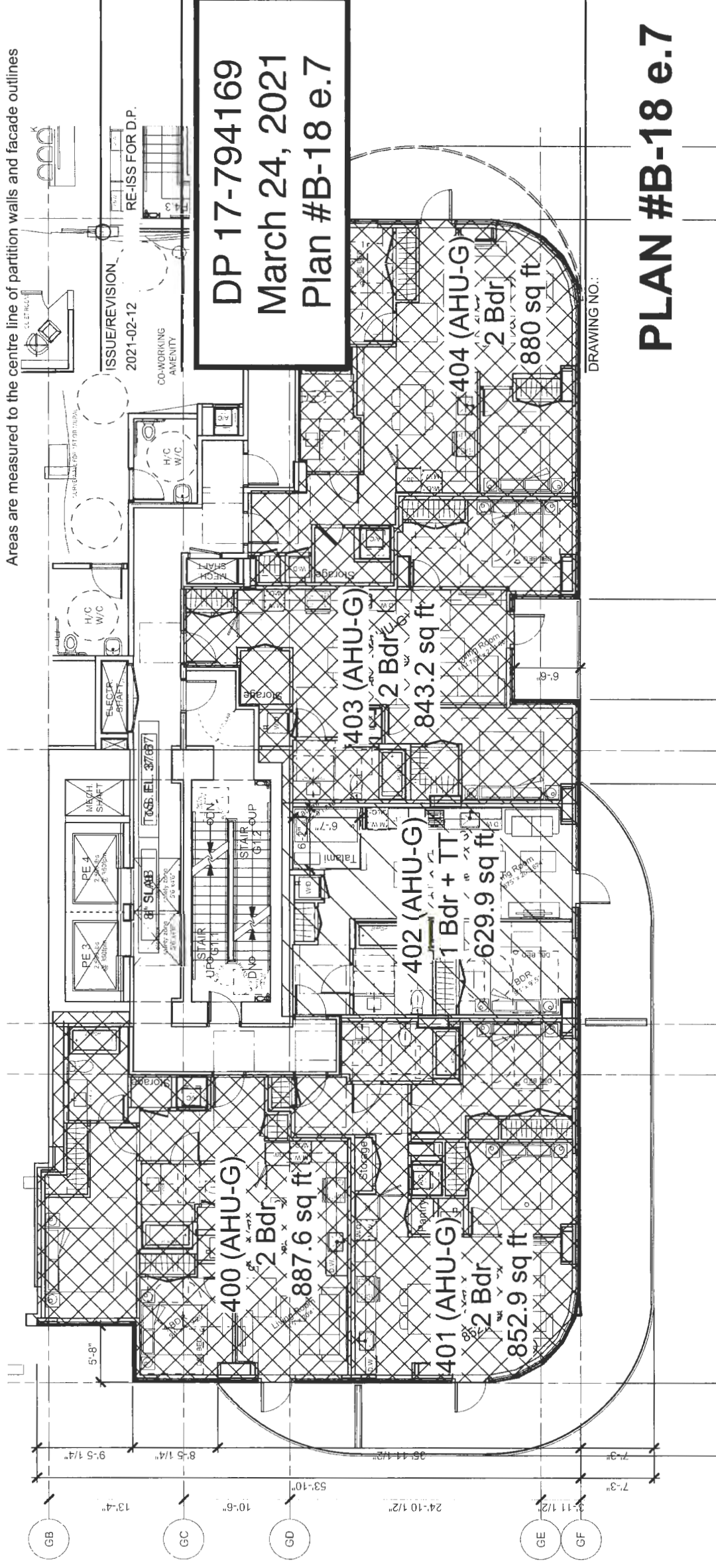
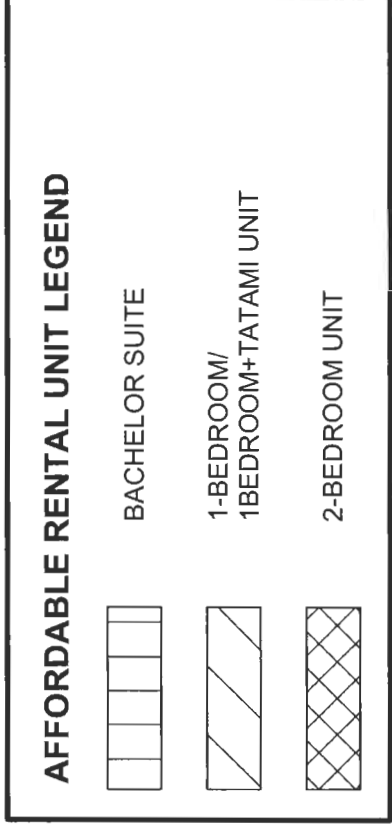
BACHELOR SUITE

1-BEDROOM/  
1BEDROOM+TATAMI UNIT

2-BEDROOM UNIT



TITLE Affordable Housing TWR G Level 3		
DRAWING NUMBER Plan #B-18e.6	SCALE 1/16" = 1'-0"	DRAWN VK
REFERENCE DRAWING	DATE	February 12, 2021
	W.T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small>	
PROJECT ViewStar LOT B	JOB NO. 11-03	











ISSUED FOR DESIGN  
A 2020-11-08 ISSUED FOR D.P.  
B 2021-06-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18g

PROJECT  
ViewStar  
LOT B  
3311 No. 3 Road

Lot B  
Amenity  
Key Plan

JOB NO. 11-03  
DRAWN LL, SV  
DATE February 12, 2021  
SCALE 1/16" = 1'-0"  
CHECKED WTL  
© Copyright reserved. This plan and design is and all other contents are  
the sole property of W. T. Leung Architects Inc. and cannot be used without  
written permission.

DRAWING NO.

Plan #B-18g

**NOTE:** Childrens outdoor play space min required at least 50% of Common/shared amenity space up to a max. of 600 m2 (6,459 SF)  
LOT B provided outdoor play space to meet 6459 SF including open lawn

**NOTE:** Green roof (not accessible) not applicable on LOT B

OCP Outdoor Amenity

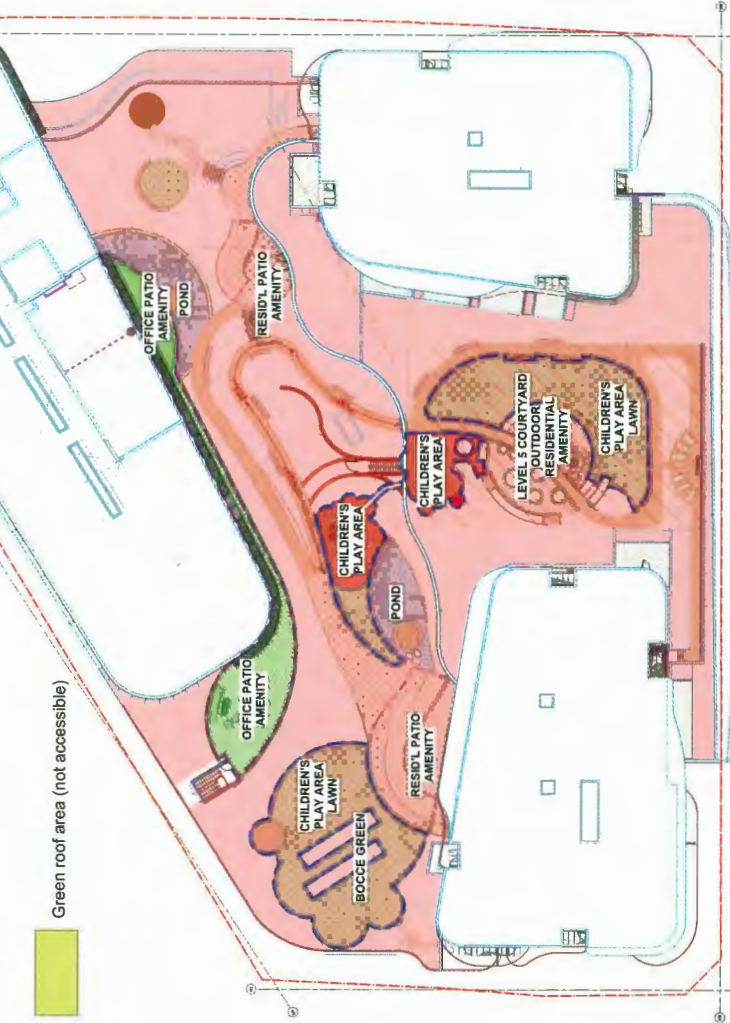
OCP Indoor Amenity

CCAP Outdoor Amenity

Childrens Play Area

Office Amenity space outdoor

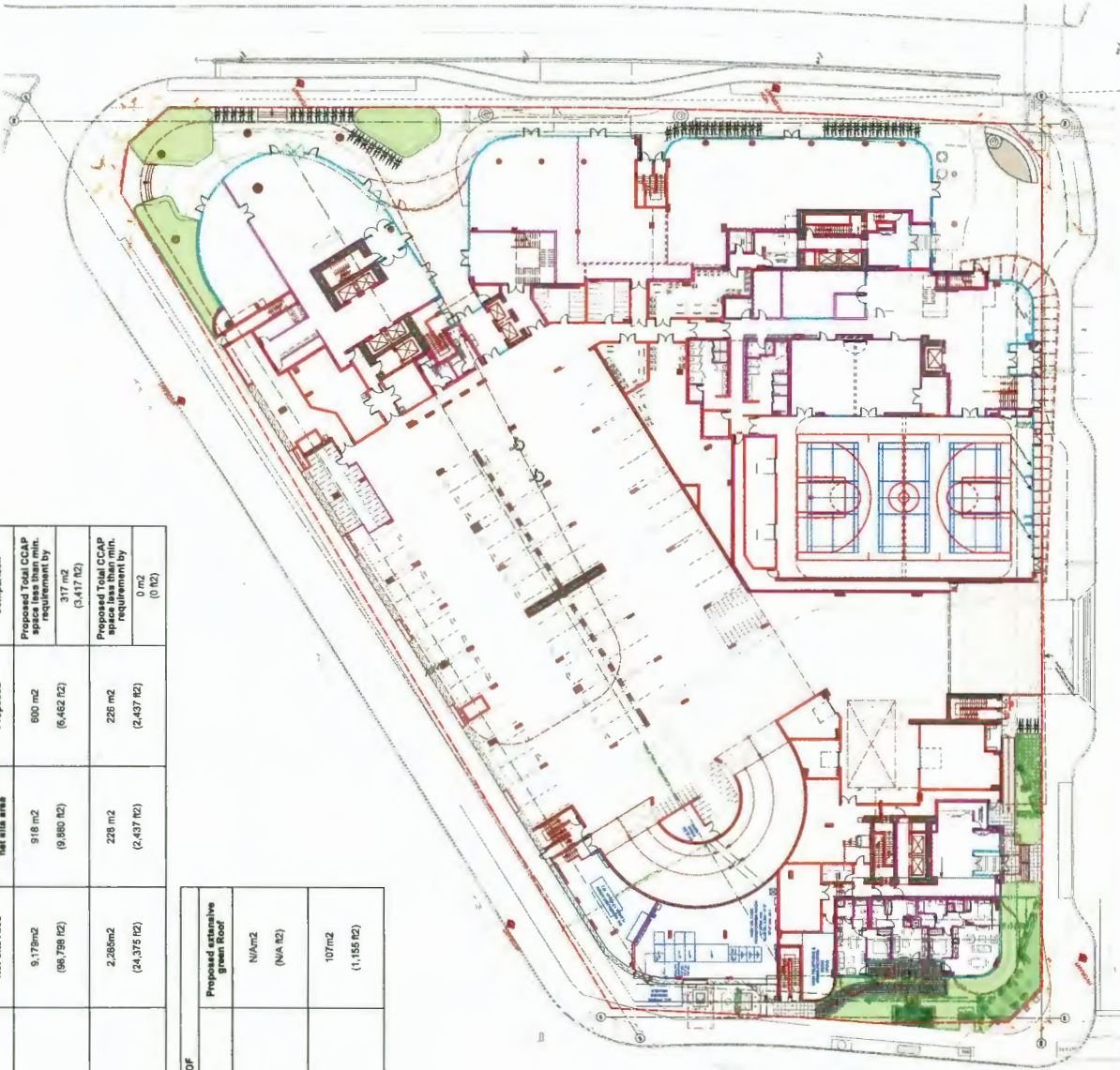
Green roof area (not accessible)



LEVEL 4 & 5 - OUTDOOR AMENITY



LEVEL 4 - INDOOR AMENITY



LEVEL 1 - OUTDOOR AMENITY CCAP

INDOOR AMENITY SPACE FOR RESIDENTS			
Combined Site Area (Lot A, B, C)		24,643.0 m2 (265,285 f2)	
Max. Indoor Amenity @ 0.1 FAR		2,464.3 m2 (26,528 f2)	
Indoor Amenity Space		Proposed Amenity	
Units	Min. Required Amenity	Comparison	
941	1,882.0 m2 (20,357.7 f2)	2,464.3 m2 (26,528.7 f2)	
Indoor Amenity - TOTAL		1,333.2 m2 (14,360.0 f2)	
* Lot A (DP 16-745853 / Bulli)		1,794.0 m2 (19,342 f2)	
- Lot A only 7,075.0 f2		370.9 m2 (3,991.8 f2)	
- Lot A,B shared 7,275.0 f2		370.9 m2 (3,991.8 f2)	
* Lot B		760 m2 (8,184 f2)	
* Lot C		582 m2 (6,255 f2)	

The 2010 30 zone permits 0.1 FAR for residential amenity spaces, which may be distributed across Lots A, B and C based on the approved Development Permit design for each lot. Based on a combined total net site area for Lots A, B & C of 24,643.0 m2, the 2010 30 zone permits a maximum of 2,464.3 m2 (26,528.7 f2) for indoor residential amenity spaces. Based on the approved Development Permit design for each lot, the 2010 30 zone permits a maximum of 1,333.2 m2 (14,360.0 f2) for indoor residential amenity spaces.

OUTDOOR AMENITY SPACE FOR RESIDENTS			
Units	Min. Space Required	Proposed Amenity	Comparison
Total f2/unit		TOTAL	Portion of the Total for Childrens Play
275		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,877.8 f2)
* Lot A		2,222.7 m2 (23,924.8 f2)	600.0 m2 (6,459.1 f2)
* Lot B		572.7 m2 (6,164.3 f2)	0.0 m2 (0.2 f2)
* Lot C		447.7 m2 (4,818.9 f2)	267.3 m2 (2,8





ISSUED FOR D.P.

A 2020-11-09

B 2021-02-12

RE-DESIGNED FOR D.P.

**NOTE:** Childrens outdoor play space min required at least 50% of Common/shared amenity space up to a max. of 600 m2 (6,459 SF)  
LOT B provided outdoor play space to meet 6'459 SF including open lawn

**NOTE:** Green roof (not accessible) not applicable on LOT B

- OCP Outdoor Amenity
- OCP Indoor Amenity
- CCAP Outdoor Amenity
- Childrens Play Area
- Office Amenity space outdoor
- Green roof area (not accessible)

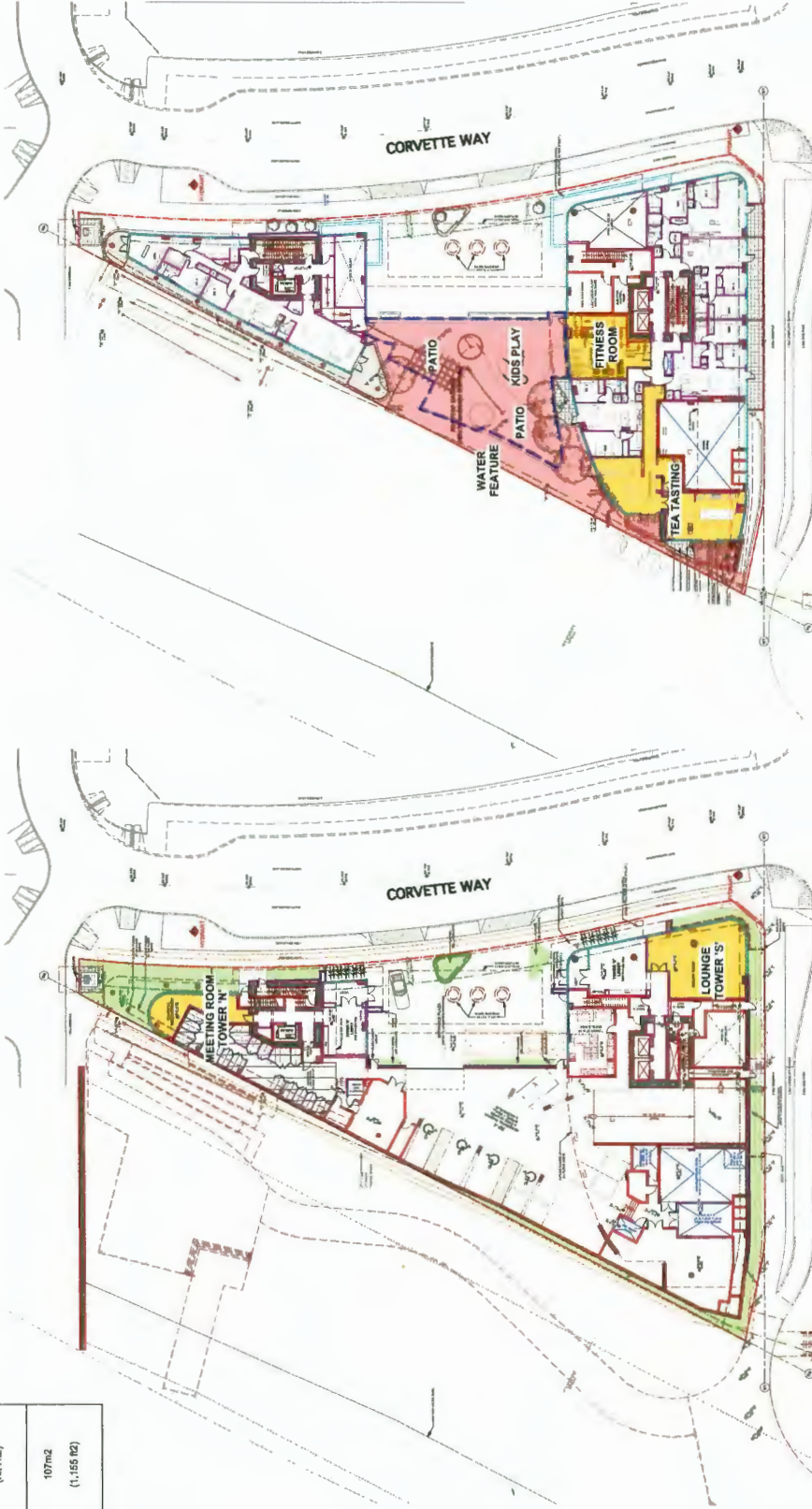


LEVEL 5 - GREEN ROOF

DP 17-794169

March 24, 2021

Plan #C-18h



LEVEL 4

INDOOR AMENITY SPACE FOR RESIDENTS			
Combined Site Area (Lot A, B, C)		24,643.0 m <sup>2</sup>	
Max. Indoor Amenity @ 0.1 FAR		2,464.3 m <sup>2</sup>	
Indoor Amenity Space		Proposed Amenity	
Units	Min. Required Amenity	Proposed Amenity	
Indoor Amenity - TOTAL	20,237.7 m <sup>2</sup>	2,464.3 m <sup>2</sup>	
• Lot A (DP 16-745853 / Bull)	1,882.0 m <sup>2</sup>	1,332.2 m <sup>2</sup>	1704 m <sup>2</sup> (18342 m <sup>2</sup> )
- Lot A only: 7,075.0 m <sup>2</sup>	1,154.0 m <sup>2</sup>	(14,350.0 m <sup>2</sup> )	
- Lot A/B shared: 7,275.0 m <sup>2</sup>	1,764.0 m <sup>2</sup>	370.9 m <sup>2</sup>	
• Lot B	550.0 m <sup>2</sup>	(5,991.8 m <sup>2</sup> )	Proposed = Min. Requirement
• Lot C	178 m <sup>2</sup>	(1916 m <sup>2</sup> )	
Proposed exceeds min requirement by		760 m <sup>2</sup>	(8184 m <sup>2</sup> )
582 m <sup>2</sup>		(6288 m <sup>2</sup> )	(4288 m <sup>2</sup> )

\* The ZMU 30 zone permits 0.1 FAR for residential amenity space, which may be distributed across Lots A, B and C based on the approved Development Permit design for each lot. Based on a combined total net site area for Lots A, B & C of 24,643 m<sup>2</sup> (265,555 m<sup>2</sup>), the ZMU30 allowance of 0.1 FAR for indoor residential amenity space equals a maximum of 2,464.3 m<sup>2</sup> (26,525.5 m<sup>2</sup>).

OUTDOOR AMENITY SPACE FOR RESIDENTS			
Units		Proposed Amenity	
Total 6m2/unit		Portion of the Total for Childrens Play	
TOTAL		TOTAL	
Proposed Total Outdoor Amenity space exceeds min. requirement by		Proposed Total Outdoor childrens play space min. required	
• Lot B	625.0 m <sup>2</sup>	2,222.7 m <sup>2</sup>	572.7 m <sup>2</sup>
(17,760.5 m <sup>2</sup> )	(6,880.2 m <sup>2</sup> )	(23,924.8 m <sup>2</sup> )	(6,164.3 m <sup>2</sup> )
Proposed Total Outdoor Amenity space is less than min. requirement		Proposed Total Outdoor Amenity space is less than min. requirement	
• Lot C	267.0 m <sup>2</sup>	447.7 m <sup>2</sup>	89.3 m <sup>2</sup>
(5,747.9 m <sup>2</sup> )	(2,874.0 m <sup>2</sup> )	(4,816.9 m <sup>2</sup> )	(523.1 m <sup>2</sup> )

\* Lot C's shortage of outdoor residential amenity space is supported by the City on the basis that (i) Lot C's indoor residential amenity exceeds its minimum requirement and (ii) Lot C includes a special amenity i.e. indoor swimming pool.

CCAP ADDITIONAL LANDSCAPE SPACE			
Units		Proposed Amenity	
Net Site Area		Proposed Total CCAP space exceeds min. requirement by	
• Lot B	9,179m <sup>2</sup>	600 m <sup>2</sup>	317 m <sup>2</sup>
(88,798 m <sup>2</sup> )	(9,850 m <sup>2</sup> )	(5,462 m <sup>2</sup> )	(3,417 m <sup>2</sup> )
• Lot C	2,285m <sup>2</sup>	228 m <sup>2</sup>	0 m <sup>2</sup>
(24,375 m <sup>2</sup> )	(2,437 m <sup>2</sup> )	(2,437 m <sup>2</sup> )	(0 m <sup>2</sup> )

EXTENSIVE INACCESSIBLE GREEN ROOF	
Proposed extensive green roof	
• Lot B	N/A m <sup>2</sup>
(N/A m <sup>2</sup> )	
• Lot C	107m <sup>2</sup>
(1,155 m <sup>2</sup> )	

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

LEVEL 7

LEVEL 8

LEVEL 9

LEVEL 10

LEVEL 11

LEVEL 12

LEVEL 13

LEVEL 14

LEVEL 15

LEVEL 16

LEVEL 17

LEVEL 18

LEVEL 19

LEVEL 20

LEVEL 21

LEVEL 22

LEVEL 23

LEVEL 24

LEVEL 25

LEVEL 26

LEVEL 27

LEVEL 28

LEVEL 29

LEVEL 30

LEVEL 31

LEVEL 32

LEVEL 33

LEVEL 34

LEVEL 35

LEVEL 36

LEVEL 37

LEVEL 38

LEVEL 39

LEVEL 40

LEVEL 41

LEVEL 42

LEVEL 43

LEVEL 44

LEVEL 45

LEVEL 46

LEVEL 47

LEVEL 48

LEVEL 49

LEVEL 50

LEVEL 51

LEVEL 52

LEVEL 53

LEVEL 54

LEVEL 55

LEVEL 56

LEVEL 57

LEVEL 58

LEVEL 59

LEVEL 60

LEVEL 61

LEVEL 62

LEVEL 63

LEVEL 64

LEVEL 65

LEVEL 66

LEVEL 67

LEVEL 68

LEVEL 69

LEVEL 70

LEVEL 71

LEVEL 72

LEVEL 73

LEVEL 74

LEVEL 75

LEVEL 76

LEVEL 77

LEVEL 78

LEVEL 79

LEVEL 80

LEVEL 81

LEVEL 82

LEVEL 83

LEVEL 84

LEVEL 85

LEVEL 86

LEVEL 87

LEVEL 88

LEVEL 89

LEVEL 90

LEVEL 91

LEVEL 92

LEVEL 93

LEVEL 94

LEVEL 95

LEVEL 96

LEVEL 97

LEVEL 98

LEVEL 99

LEVEL 100

LEVEL 101

LEVEL 102

LEVEL 103

LEVEL 104

LEVEL 105

LEVEL 106

LEVEL 107

LEVEL 108

LEVEL 109

LEVEL 110

LEVEL 111

LEVEL 112

LEVEL 113

LEVEL 114

LEVEL 115

LEVEL 116

LEVEL 117

LEVEL 118

LEVEL 119

LEVEL 120

LEVEL 121

LEVEL 122

LEVEL 123

LEVEL 124

LEVEL 125

LEVEL 126

LEVEL 127

LEVEL 128

LEVEL 129

LEVEL 130

LEVEL 131

LEVEL 132

LEVEL 133

LEVEL 134

LEVEL 135

LEVEL 136

LEVEL 137

LEVEL 138

LEVEL 139

LEVEL 140

LEVEL 141

LEVEL 142

LEVEL 143

LEVEL 144

LEVEL 145

LEVEL 146

LEVEL 147

LEVEL 148

LEVEL 149

LEVEL 150

LEVEL 151

LEVEL 152

LEVEL 153

LEVEL 154

LEVEL 155

LEVEL 156

LEVEL 157

LEVEL 158

LEVEL 159

LEVEL 160

LEVEL 161

LEVEL 162

LEVEL 163

LEVEL 164

LEVEL 165

LEVEL 166

LEVEL 167

LEVEL 168

LEVEL 169

LEVEL 170

LEVEL 171

LEVEL 172

LEVEL 173

LEVEL 174

LEVEL 175

LEVEL 176

LEVEL 177

LEVEL 178

LEVEL 179

LEVEL 180

LEVEL 181

LEVEL 182

LEVEL 183

LEVEL 184

LEVEL 185

LEVEL 186

LEVEL 187

LEVEL 188

LEVEL 189

LEVEL 190

LEVEL 191

LEVEL 192

LEVEL 193

LEVEL 194

LEVEL 195

LEVEL 196

LEVEL 197

LEVEL 198

LEVEL 199

LEVEL 200

LEVEL 201

LEVEL 202

LEVEL 203

LEVEL 204

LEVEL 205

LEVEL 206

LEVEL 207

LEVEL 208

LEVEL 209

LEVEL 210

LEVEL 211

LEVEL 212

LEVEL 213

LEVEL 214

LEVEL 215

LEVEL 216

LEVEL 217

LEVEL 218

LEVEL 219

LEVEL 220

LEVEL 221

LEVEL 222

LEVEL 223

LEVEL 224

LEVEL 225

LEVEL 226

LEVEL 227

LEVEL 228

LEVEL 229

LEVEL 230

LEVEL 231

LEVEL 232

LEVEL 233

LEVEL 234

LEVEL 235

LEVEL 236

LEVEL 237

LEVEL 238

LEVEL 239

LEVEL 240

LEVEL 241

LEVEL 242

LEVEL 243

LEVEL 244

LEVEL 245

LEVEL 246

LEVEL 247

LEVEL 248

LEVEL 249

LEVEL 250

LEVEL 251

LEVEL 252

&lt;





DESIGNED BY  
A 2020.11.08 ISSUED FOR D.P.  
B 2021.03.12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18i

PROJECT

ViewStar  
LOT B

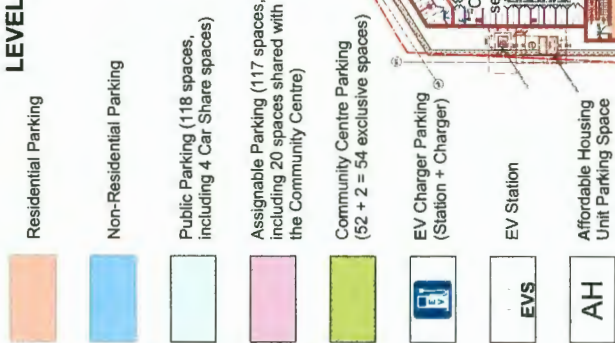
3311 No. 3 Road

Lot B  
Parking Below Grade  
Key Plan

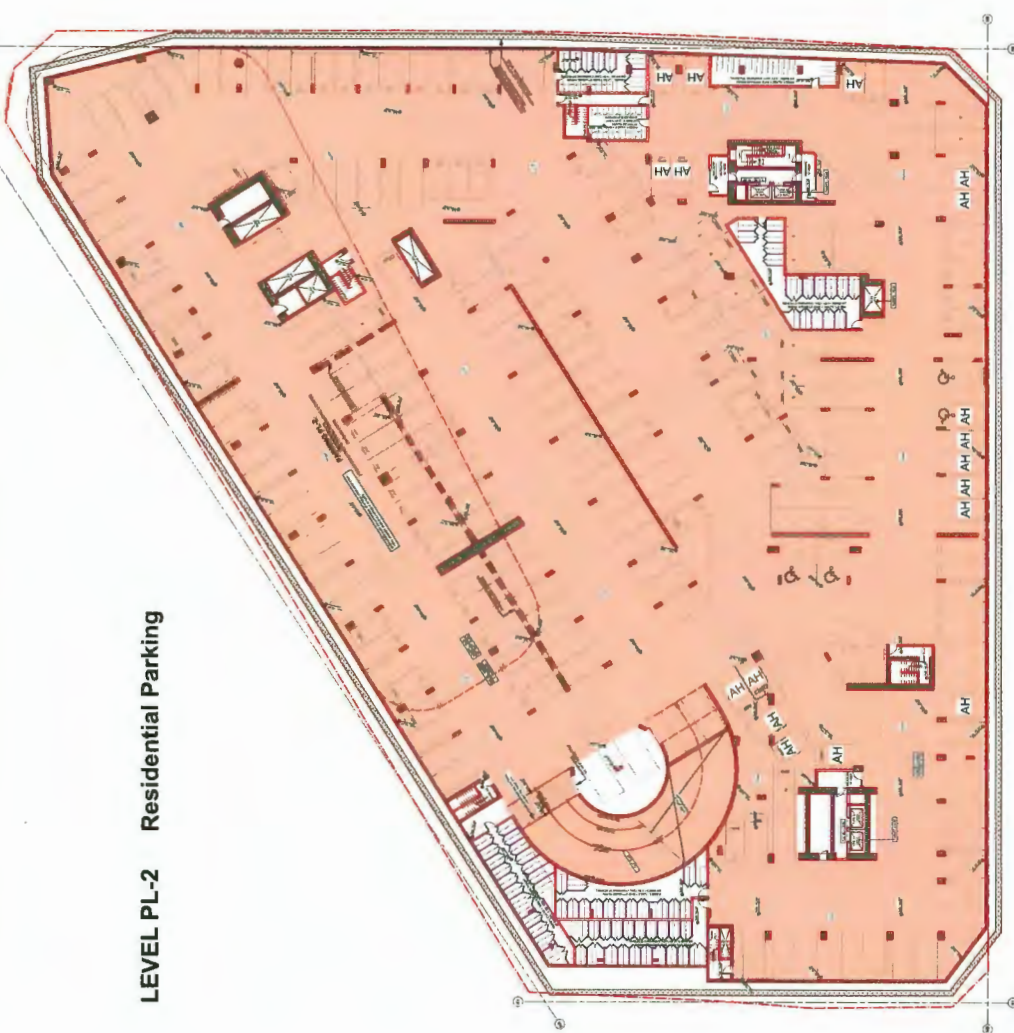
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	N/A
CHECKED	WTL
© Copyright reserved. This plan and design is and is all other matters the the intellectual property of W. T. Leung Architects Inc. and cannot be used without the written permission of W. T. Leung Architects Inc.	
DRAWING NO.	

Plan #B-18i

LEVEL PL-1  
Non-Residential/Commercial  
and Residential Parking



LEVEL PL-2  
Residential Parking



**PARKING SPACES** (as per ZMU 3047725)  
Minimum Bylaw Requirement @ Build-Out: **557 spaces**, including: 271 Total Residential [including 50% Reg. spaces (136), 2% H/C spaces (6)]  
+286 Total Non-Residential [including 50% Reg. spaces (143), 2% H/C spaces (6)]

• Market Housing:	253 units @ 1.0 space per unit	= 253 spaces (excluding Tandem)
• Affordable Housing:	22 units @ 0.81 space per unit	= 18 spaces (Tandem not permitted)
• Office (floor 3+):	14,382 m2 GLA @ 1.1475 spaces/100.0 m2 GLA	= 165 spaces
• Retail/ Restaurant (floor 1-2):	1,982 m2 GLA @ 3.375 spaces/100.0 m2 GLA	= 67 spaces
<b>Subtotal Non-Resid/Commercial Parking</b>		
• Visitors:	275 units @ 0.18 space per unit	= 50 spaces (Shared with "Public" Commercial spaces)
• Community Centre:	52	= 52 spaces (Exclusive use for Community Centre)
• Community Centre Shared Use:	20	= 20 spaces (Shared with "Assignable" Commercial spaces)
• Community Centre Parking/Loading:	2	= 2 spaces (Exclusive use for Community Centre)
• Car Share	4	= 4 spaces (Exclusive use for Car Share comprising part of the "Public" Commercial spaces)

LEVEL	RESIDENTIAL				NON-RESIDENTIAL			
	Small Car	Accessible	Standard	Sub-Total	Additional Tandem (T)	Total	Small Car	Accessible Standard
P 3	0	0	0	0	0	0	27	3
P 2	0	0	0	0	0	0	30	2
P 1	0	0	0	0	0	0	23	2
PL-1	31	4	41	76	9	85	54	2
PL-2	57	4	143	204	13	217	0	0
TOTAL	88	8	184	280	22	302	134	9
302 (Residential Total, including Additional Tandem spaces)							+ 289 (Non-Resider	
							= 591	

(1) Additional Tandem space means a Residential space provided at the discretion of the developer over & above the Minimum Requirement & configured in a tandem arrangement with a Bylaw-required Standard space

(2) Residential total includes 18 spaces for exclusive Affordable Housing use (which spaces shall not include any tandem spaces)

(3) Non-residential total includes 54 exclusive Community Centre Parking spaces and 238 commercial (office, retail & restaurant uses) parking spaces

(4) Commercial parking shall comprise 50% Public Parking (118 spaces) and 50% Assignable Parking (118 spaces)

(5) Public Parking shall include 4 spaces for exclusive Car Share use

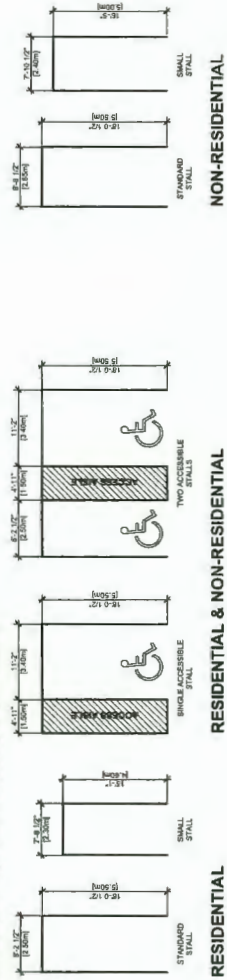
PARKING		Min. Rate	LOT B Proposed
Residential - TOTAL		= min. 271 spaces	302 (including Tandem)
Resident - Market		253 spaces	284
Resident - AHU		18 spaces	18
Resident - Visitors		(secured for exclusive AHU use)	(secured for exclusive AHU use and no tandem)
Resident - TOTAL		Nil	Nil
Non-Residential - TOTAL		(shared with public parking)	235
Non-Residential - On levels L1 & L2		= min. 232 spaces	118
Non-Residential - Office above L2		67 spaces	Public Parking (50%)
Non-Residential - Car-Share		165 spaces	117
Non-Residential - Car-Share		4	Assignable Parking (50%)
Community Centre - TOTAL		54	AND
Community Centre - Parking		(Plus shared use of 20 Assignable Parking Spaces)	Public Parking shall include 4 spaces secured for exclusive Car-Share use
Community Centre - Parking/Loading		52	54
Community Centre - Parking/Loading		2	(Plus shared use of 20 Assignable Parking Spaces)
TOTAL		min. 557 Total	591

EV CHARGING EQUIPMENT

EV Charging - Energized 240V EV Charging Stations shall be installed to serve -  
• Resident - Market parking EXCEPT tandem spaces: 100% = 280 spaces  
• Resident - Affordable (AHU) resident parking: 100% = 18 spaces  
• Residential visitor parking (none provided): N/A = 0 spaces  
• Commercial Assignable: 5% = 12 spaces

EV Charging - Energized 240V EV Charger (i.e. Station + Charger) shall be installed to serve -  
• Car-Share: 2 Chargers to be shared by 4 spaces = 2 spaces  
• Community Centre Parking / Loading: 1 Charger to be shared by 2 spaces = 1 space

MINIMUM REQUIRED PARKING STALL SIZES







ISSUED FOR DESIGN  
A 2020-11-08 ISSUED FOR P.P.  
B 2021-02-12 RE-ISSUED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18j

PROJECT

ViewStar  
LOT B

3311 No. 3 Road

Lot B  
Parking Above Grade  
Key Plan

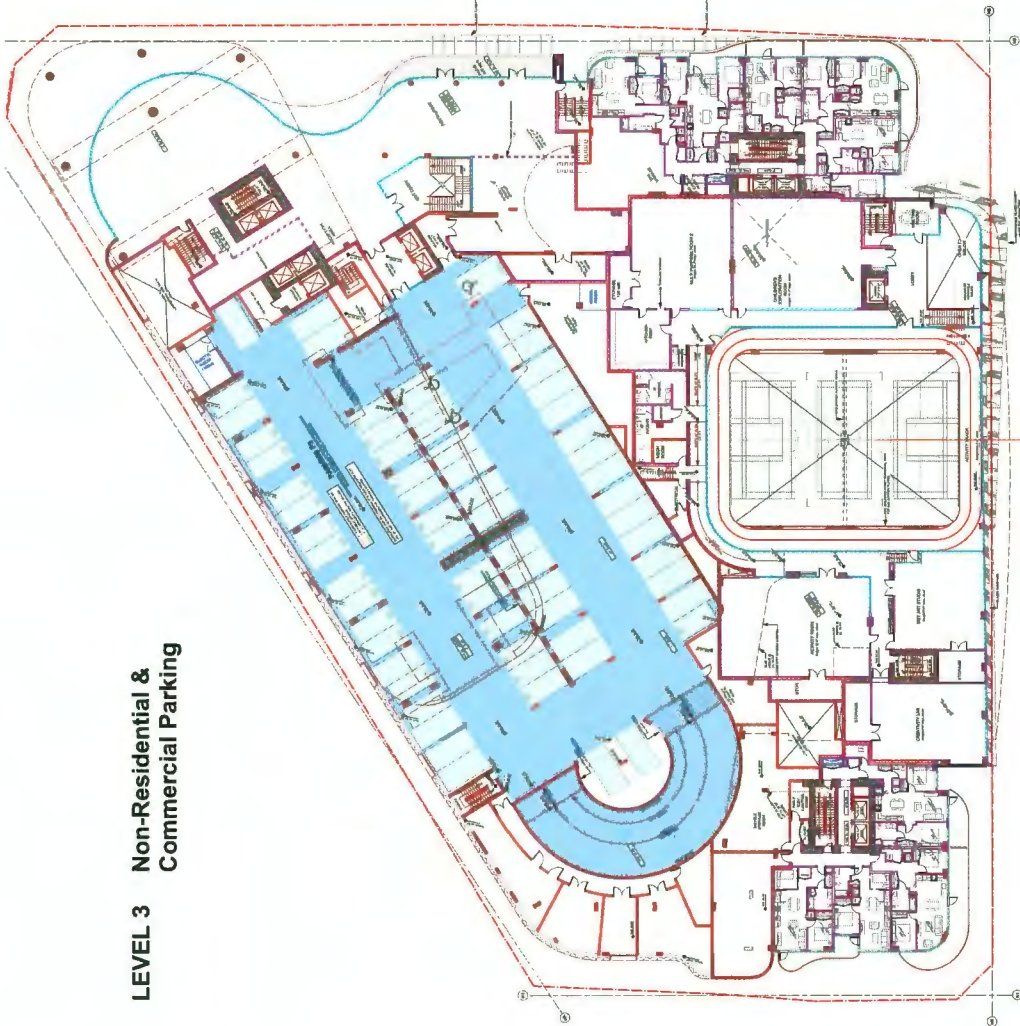
JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	N/A
CHECKED	WTL

© Copyright reserved. This plan and design is one of those prepared by the Architectural Firm of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

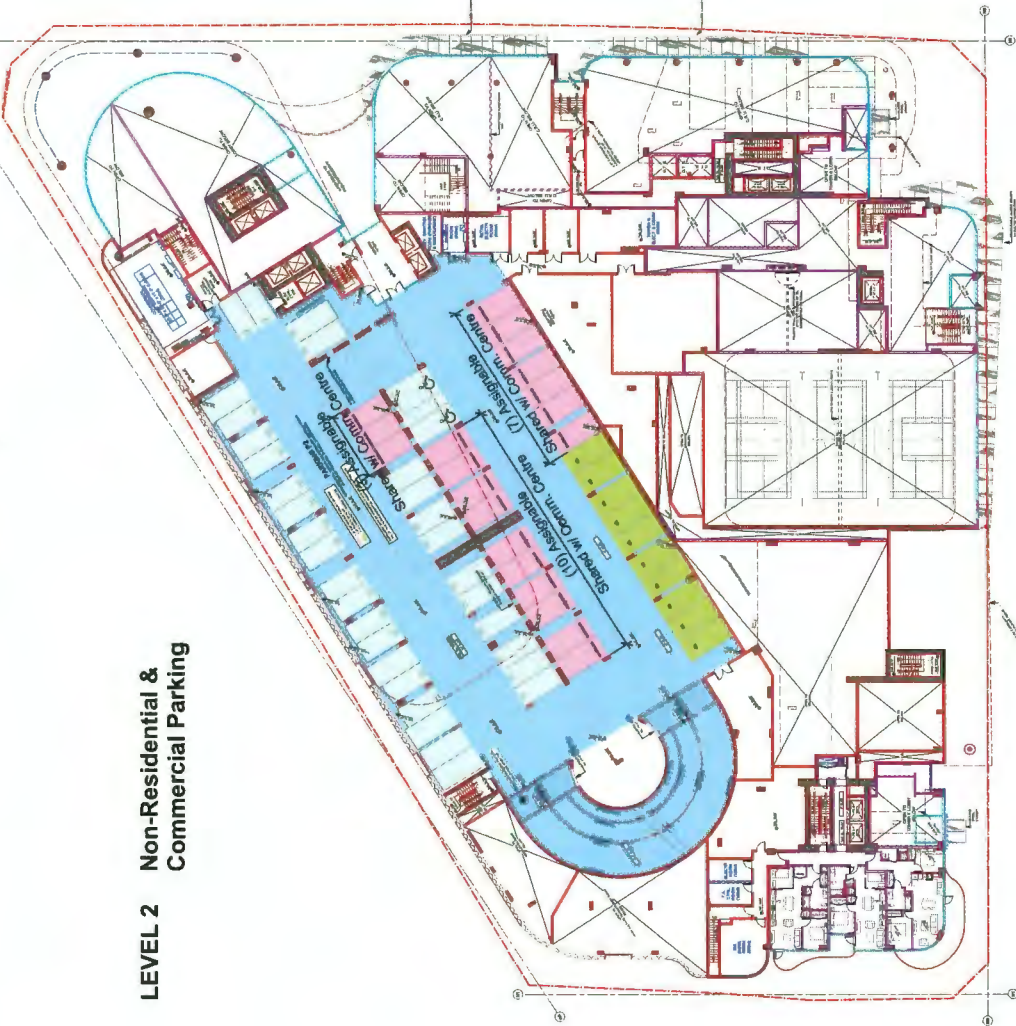
DRAWING NO.:

Plan #B-18j

LEVEL 3 Non-Residential & Commercial Parking



LEVEL 2 Non-Residential & Commercial Parking



Residential Parking



Non-Residential Parking



Public Parking (118 spaces, including 4 Car Share spaces)



Assignable Parking (117 spaces, including 20 spaces shared with the Community Centre)



Community Centre Parking (52 + 2 = 54 exclusive spaces)



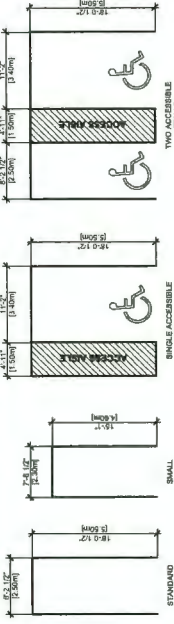
EV Charger Parking (Station + Charger)



Affordable Housing Unit Parking Space

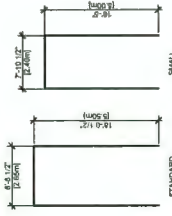


MINIMUM REQUIRED PARKING STALL SIZES



RESIDENTIAL & NON-RESIDENTIAL

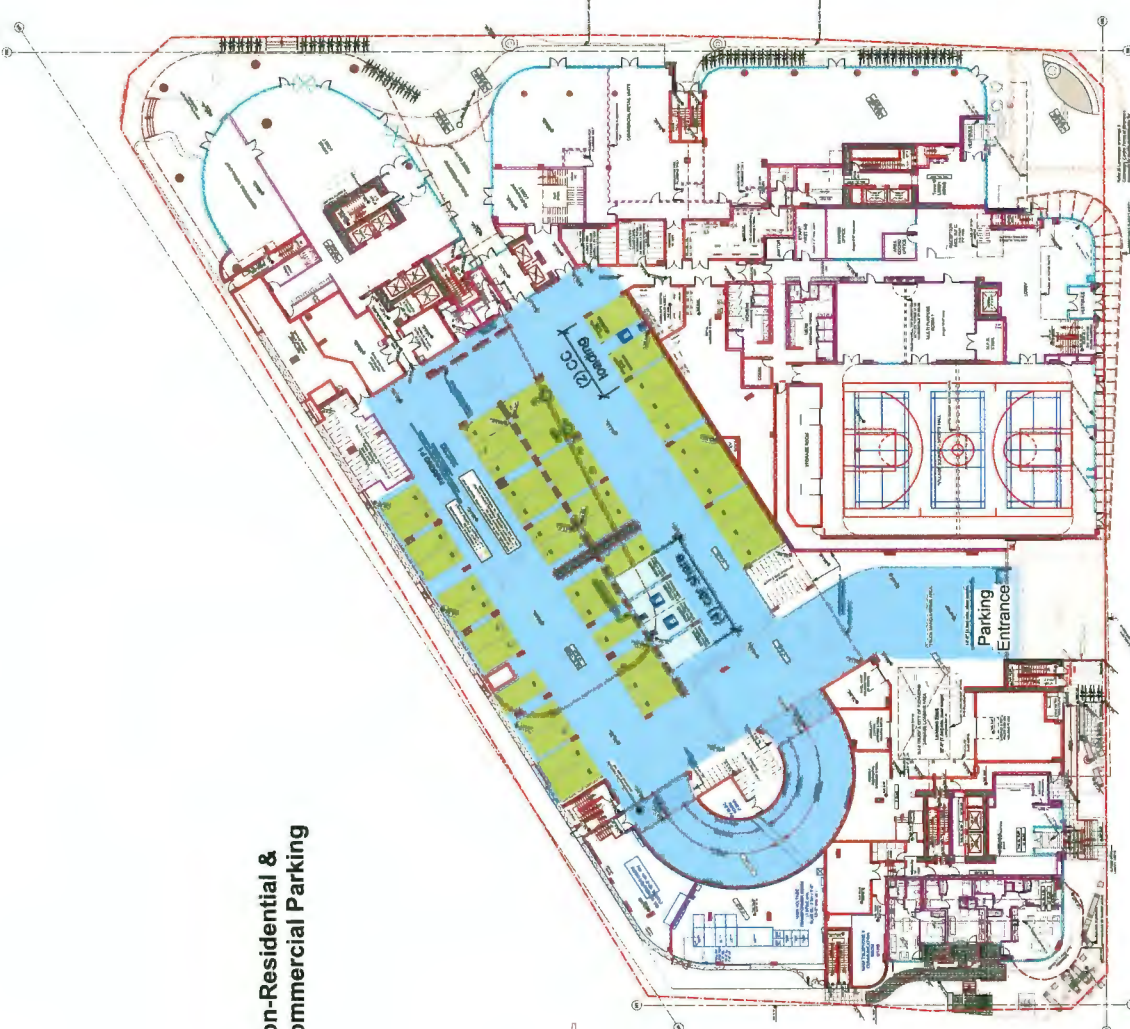
RESIDENTIAL



NON-RESIDENTIAL



LEVEL 1 Non-Residential & Commercial Parking





**PARKING SPACES** Minimum Bylaw Requirement @ Build-Out: 105 spaces, including -  
• Market Housing: 89 units @ 1.0 space per unit = 89 spaces (excluding Tandem)  
• Visitors: 89 units @ 0.18 space per unit. = 16 spaces  
(3 spaces on-site, plus 13 spaces on Phase 1 / Lot A (secured with a legal agreement))

**PARKING SUMMARY**

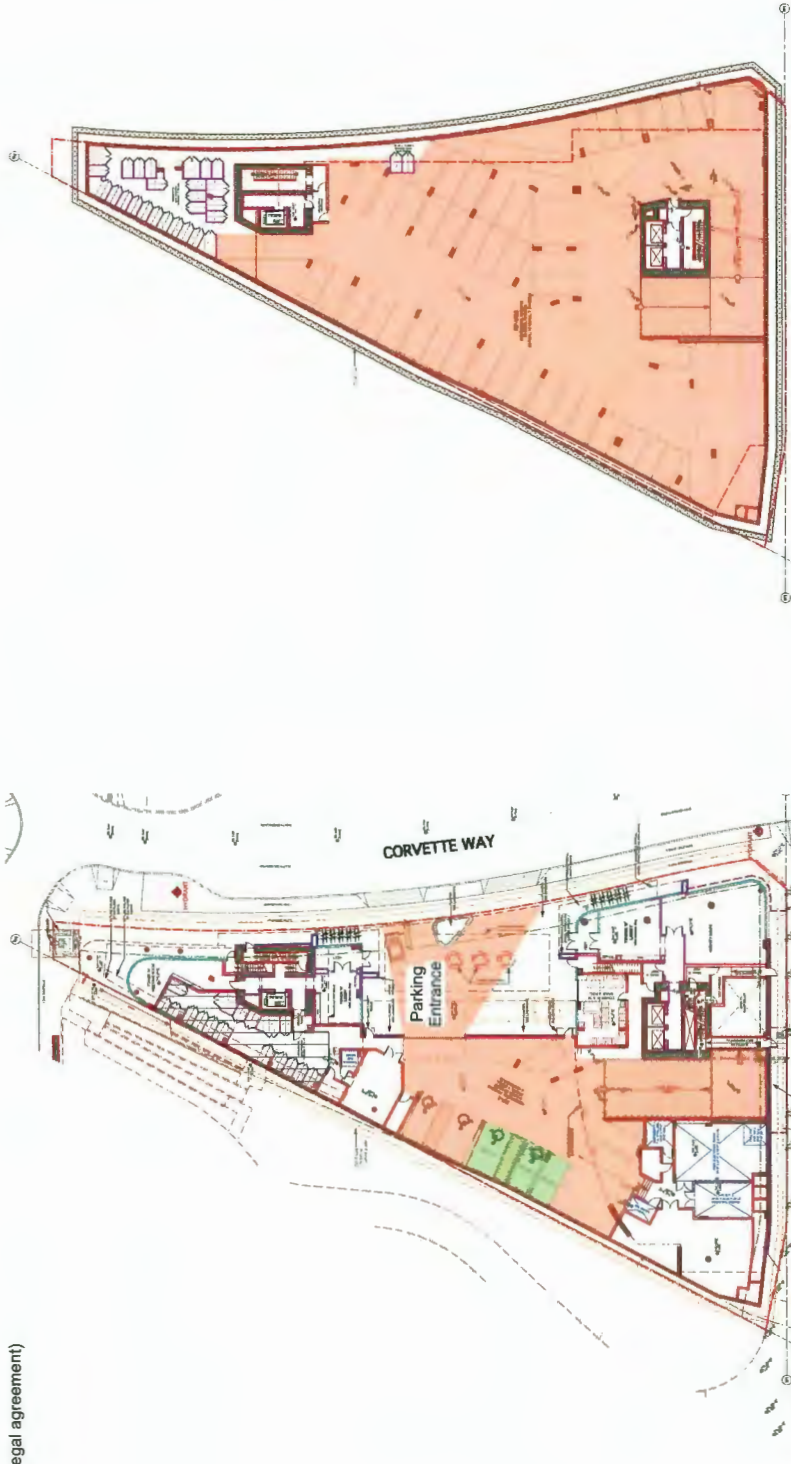
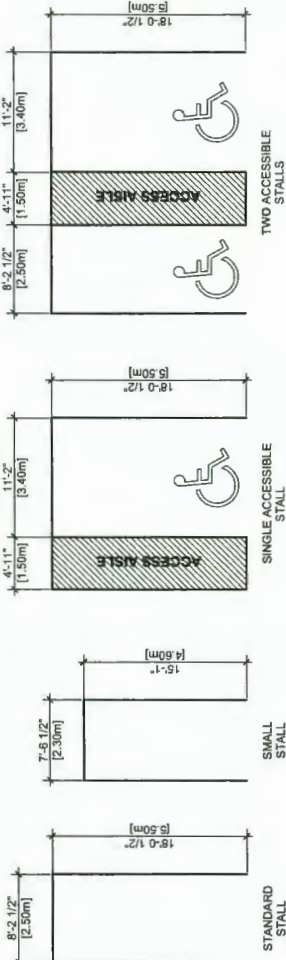
LEVEL	RESIDENTIAL				
	Small Car	Accessible	Standard	Sub-Total	Additional Tandem (1)
RP-1	1	4	3	8	0
RP-UG1	12	0	35	47	7
RP-UG2	12	0	35	47	7
RP-UG3	12	0	35	47	7
TOTAL	37	4	108	149	21
170 (Residential Total, including Additional Tandem spaces)					170
(1)	Additional Tandem space means a Residential space provided at the discretion of the developer over & above the Minimum Requirement & configured in a tandem arrangement with a Bylaw-required Standard space				

**EV CHARGING EQUIPMENT:**

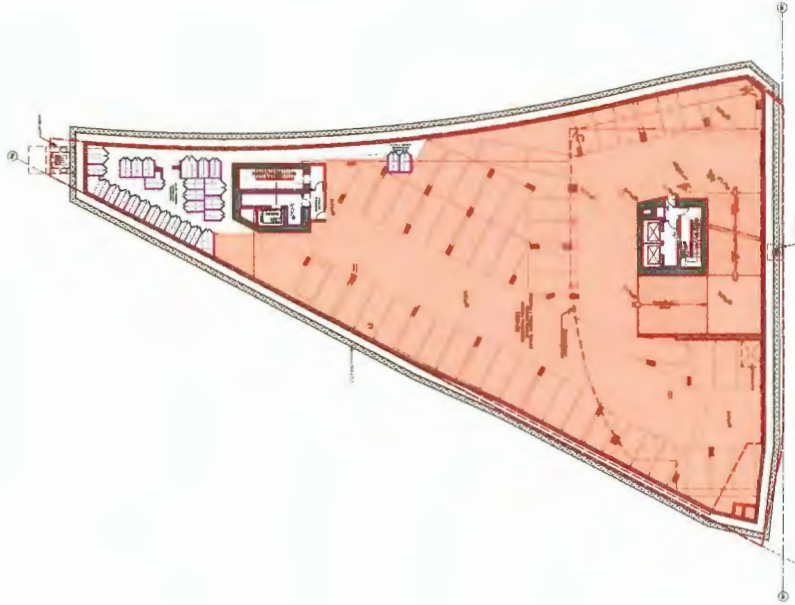
- ALL Residential Parking stalls are equipped with 240V EV Charging Stations
- Visitor Parking stalls are **NOT** equipped with EV Charging Stations
- Each Tandem space shall share one EV Charging Station



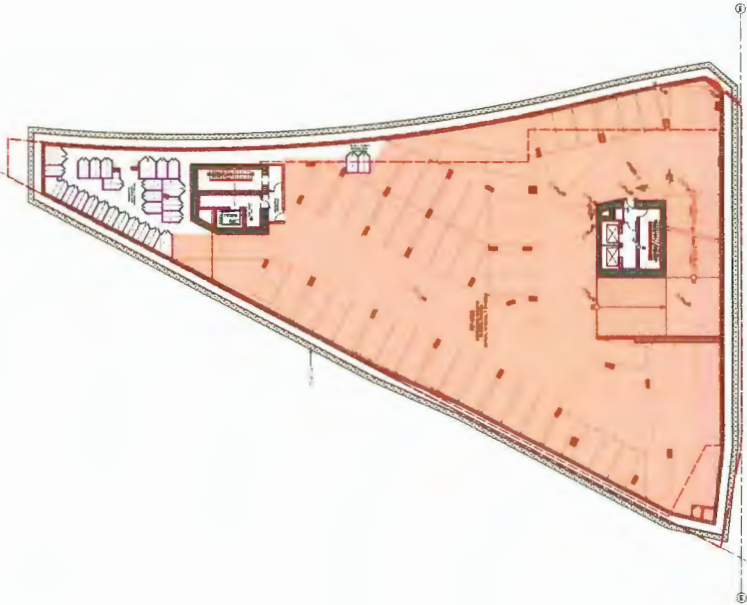
**MINIMUM REQUIRED PARKING STALL SIZES**



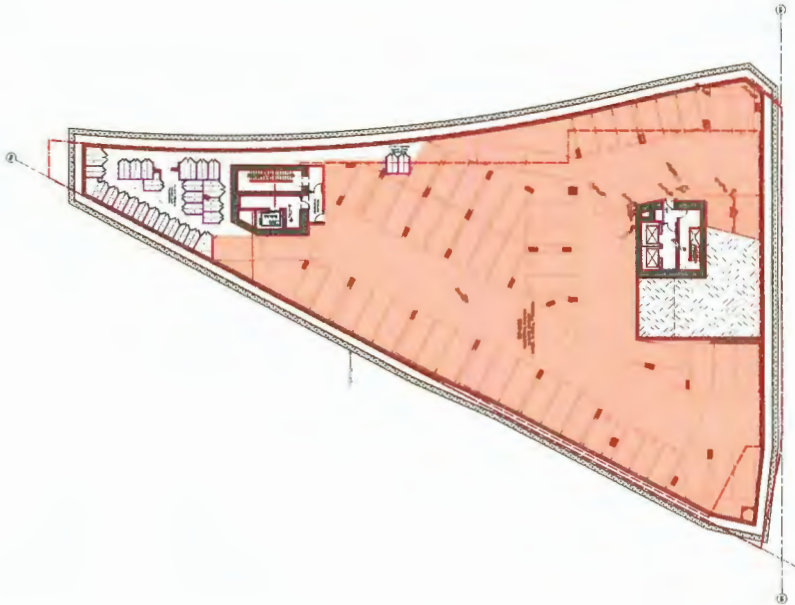
LEVEL 1 - Residential Parking



LEVEL UG1 - Residential Parking



LEVEL UG2 - Residential Parking



LEVEL UG3 - Residential Parking







ISSUE/REVISION	
A	2020-11-08 ISSUED FOR D.P.
B	2021-02-12 RE-ISS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18I

PROJECT

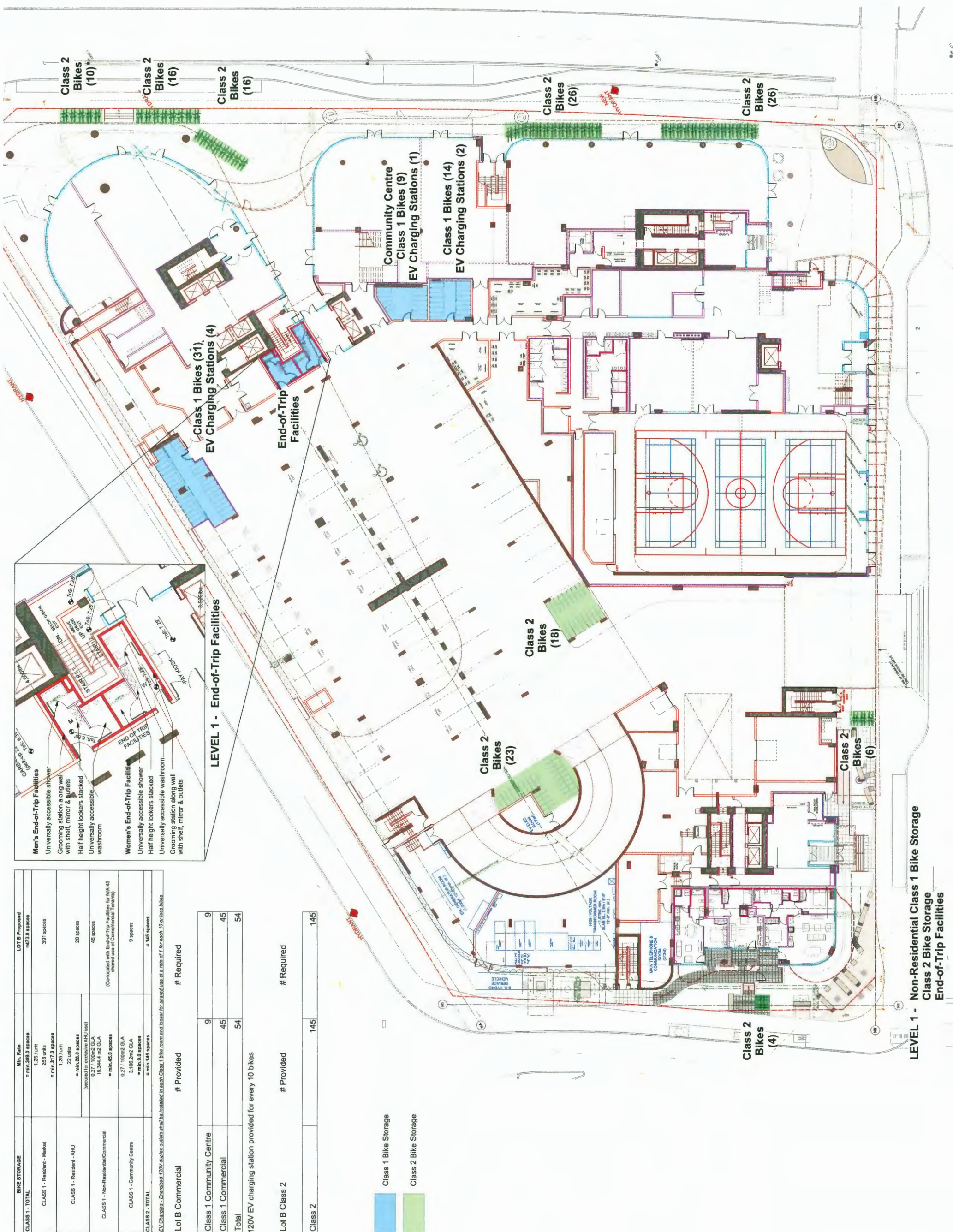
ViewStar  
LOT B

311 No. 3 Road

**Lot B Non-Resid'I  
Class 1 Bike Stor.,  
End-of-Trip Facilities  
& Class 2 Bike Stor.**

JOB NO.	11-03
RAWIN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
Copyright reserved. This plan and design is and is all final version of the exclusive property of W. J. Loring Architects Inc. and cannot be used without the written consent of W. J. Loring Architects Inc.	
DRAWING NO.:	

**Plan #B-18I**





BIKE STORAGE		Min. Rate	LOT B Proposed
CLASS 1 - TOTAL		= min.399.0 spaces	=473.0 spaces
CLASS 1 - Resident - Market		1.25 / unit 253 units = min.317.0 spaces	391 spaces
CLASS 1 - Resident - AHU		1.25 / unit 22 units = min.28.0 spaces (required for exclusive AHU use)	28 spaces
CLASS 1 - Non-Residential/Commercial		0.27 / 100m2 GLA 16,344.4 m2 GLA = min.43.9 spaces	45 spaces (Co-located with End-of-Trip Facilities for NA 45 spaces less 2 Commercial Trucks)
CLASS 1 - Community Centre		0.27 / 100m2 GLA 3,100.2m2 GLA = min.8.0 spaces	9 spaces
CLASS 2 - TOTAL		= min.143 spaces	= 145 spaces

EV Charging - Encouraged 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes.

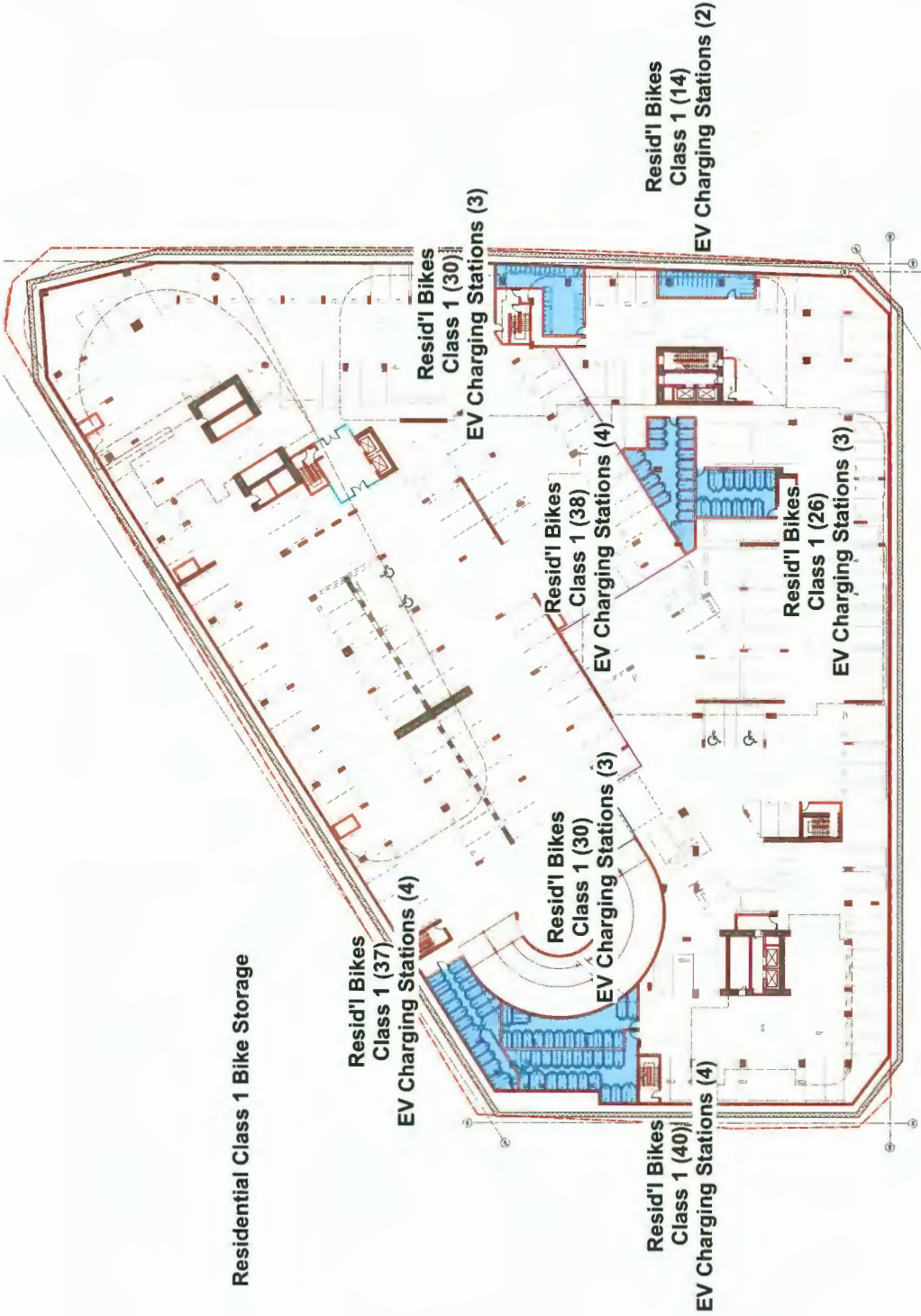
Lot B Residential

	# Provided	# Required
Class 1		
Level PL-1	215	
Level PL-2	204	
Total	419	345

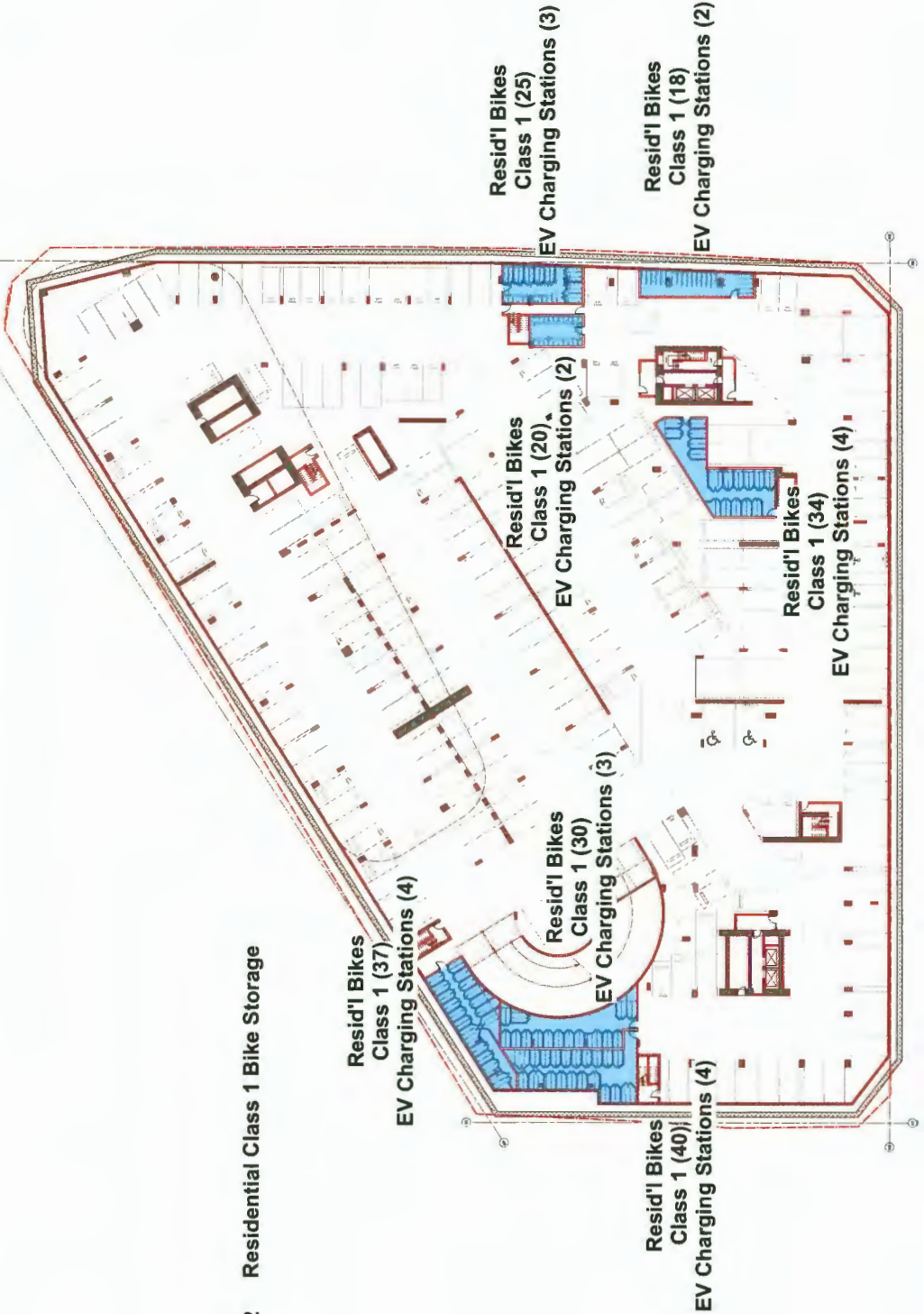
120V EV charging station provided for every 10 bikes



LEVEL PL-1 Residential Class 1 Bike Storage



LEVEL PL-2 Residential Class 1 Bike Storage







ISSUE/REVISION  
A 2020-11-08 ISSUED FOR D.P.  
B 2021-02-12 RE-335 FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-18m

PROJECT

ViewStar  
Lot C

3399 Corvette Way

Lot C - Class 1 &  
Class 2 Bikes

DES. NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/32" = 1'-0"
CHECKED	WTL
NOTES: 1. All dimensions are in feet and inches, unless otherwise specified. 2. All dimensions are to the centerline of the structure. 3. All dimensions are to the centerline of the structure. 4. All dimensions are to the centerline of the structure. 5. All dimensions are to the centerline of the structure.	

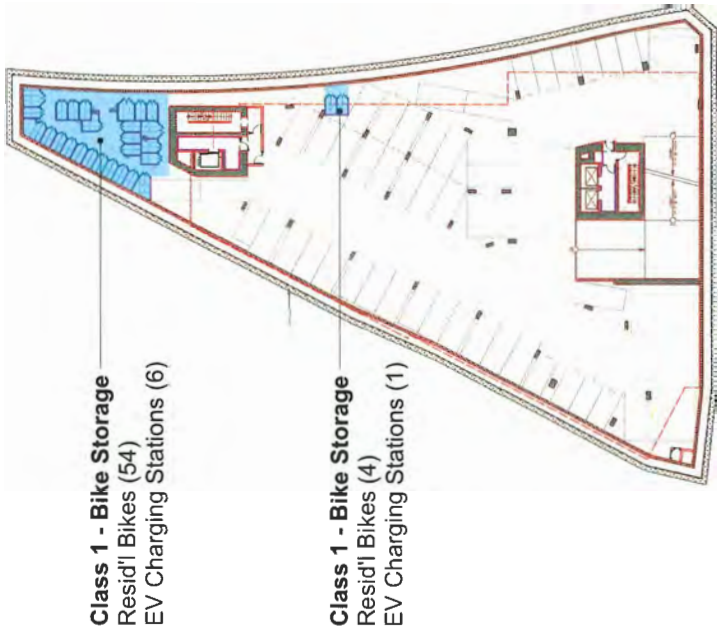
Plan #C-18m

Bike Storage		Min. Rate	Lot C - Proposed
Class 1 - Total		1.25/unit x 89 units = 112 min.	210
Class 2 - Total		0.2/unit x 89 units = 18 min.	18

**EV Charging** - Energized 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes.



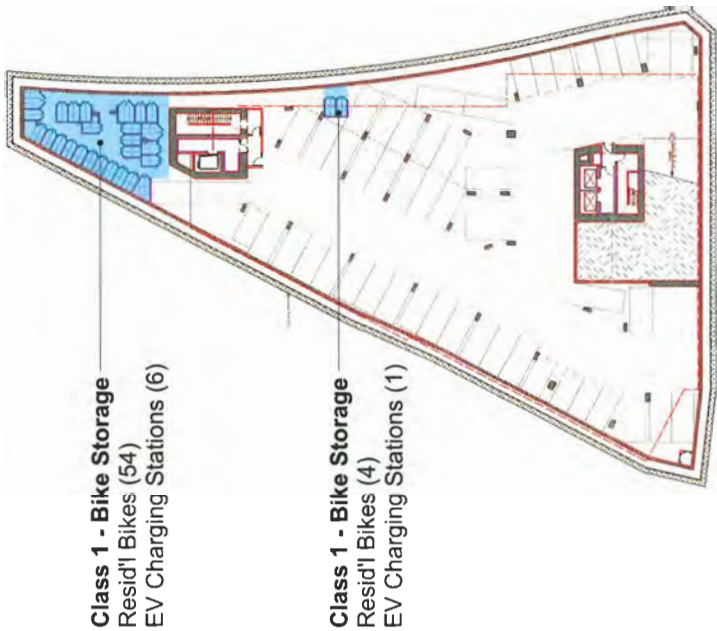
LEVEL 1 - Residential Class 1 Bike Storage



LEVEL UG2 - Residential Class 1 Bike Storage



LEVEL UG1 - Residential Class 1 Bike Storage



LEVEL UG3 - Residential Class 1 Bike Storage





REVISION  
A 2020-11-08 ISSUED FOR D.P.  
B 2021-02-12 RE-DESIGNED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18n-1

PROJECT  
ViewStar  
LOT B

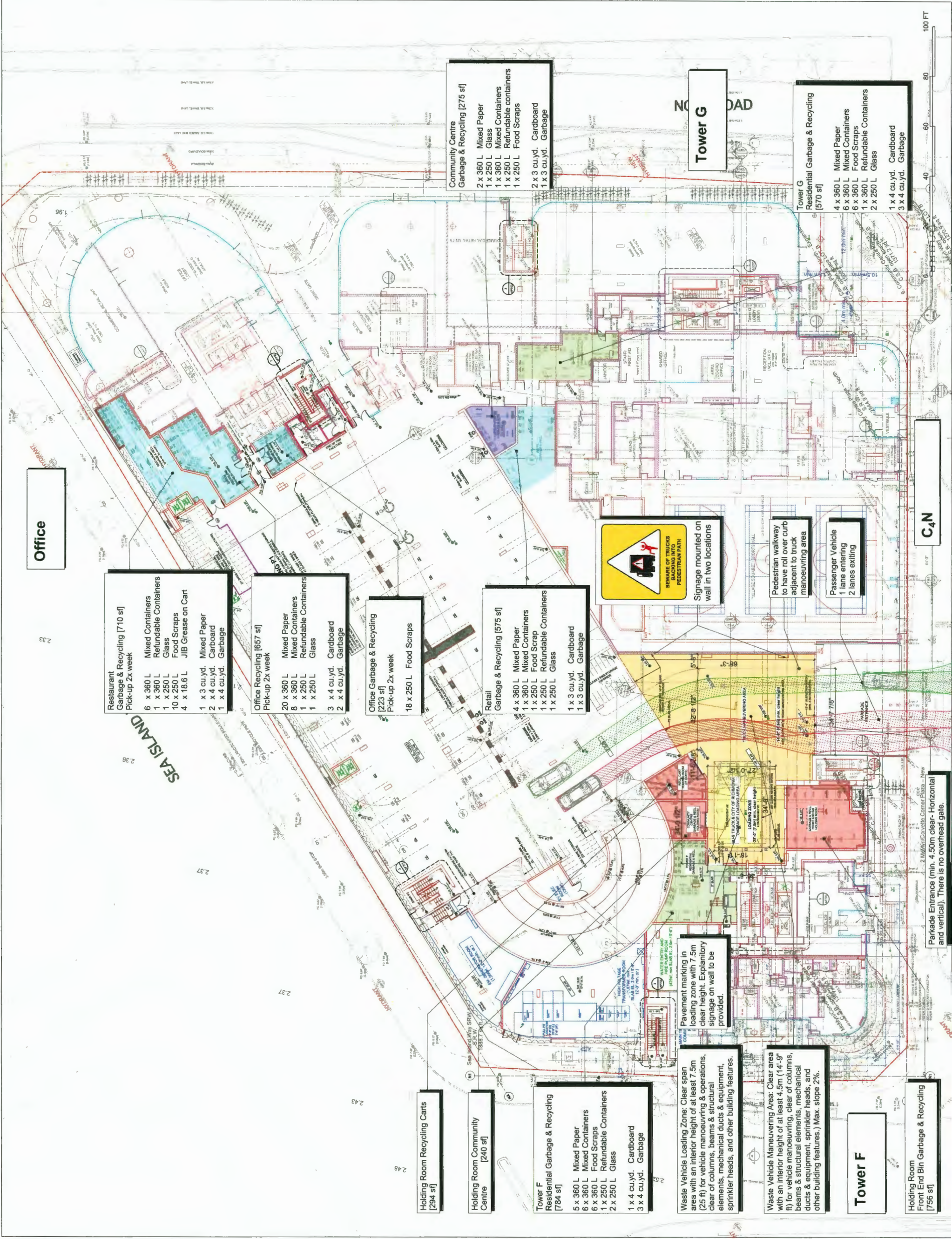
3311 No. 3 Road

Waste Management  
& Loading Plan  
(1st Floor Plan)

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

© Copyright reserved. This plan and design is that of the architect and is not to be used without the written consent of the architect.

Plan #B-18n-1







REVISION		
NO.	DATE	DESCRIPTION
A	2021-11-26	ISSUED FOR D.P.
B	2021-02-08	REVISED FOR D.P.

DP 17-794169

March 24, 2021

Plan #B-18n-2

ViewStar

LOT B

3311 No. 3 Road

Truck Manoeuvring

& Loading Plan

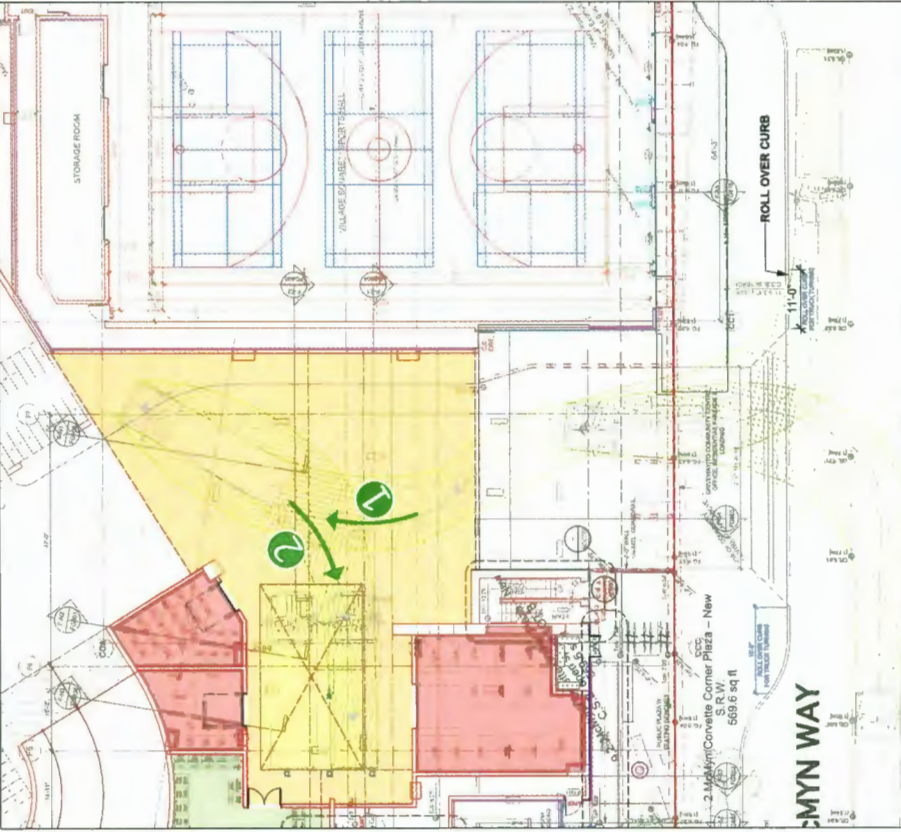
(1st Floor Plan)

JOB NO.	11-403
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

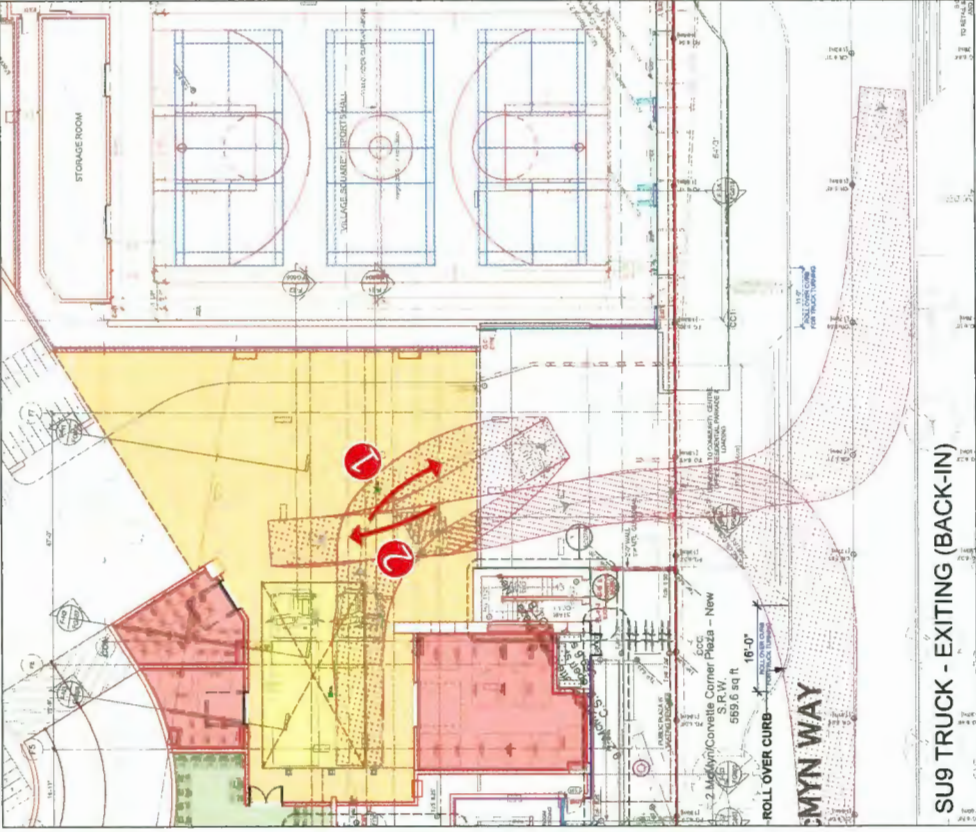
© Copyright reserved. This plan and design is part of all other materials the  
owner has purchased from W. T. Leung Architects Inc. and cannot be used without  
the written consent of W. T. Leung Architects Inc.

DRAWING NO.

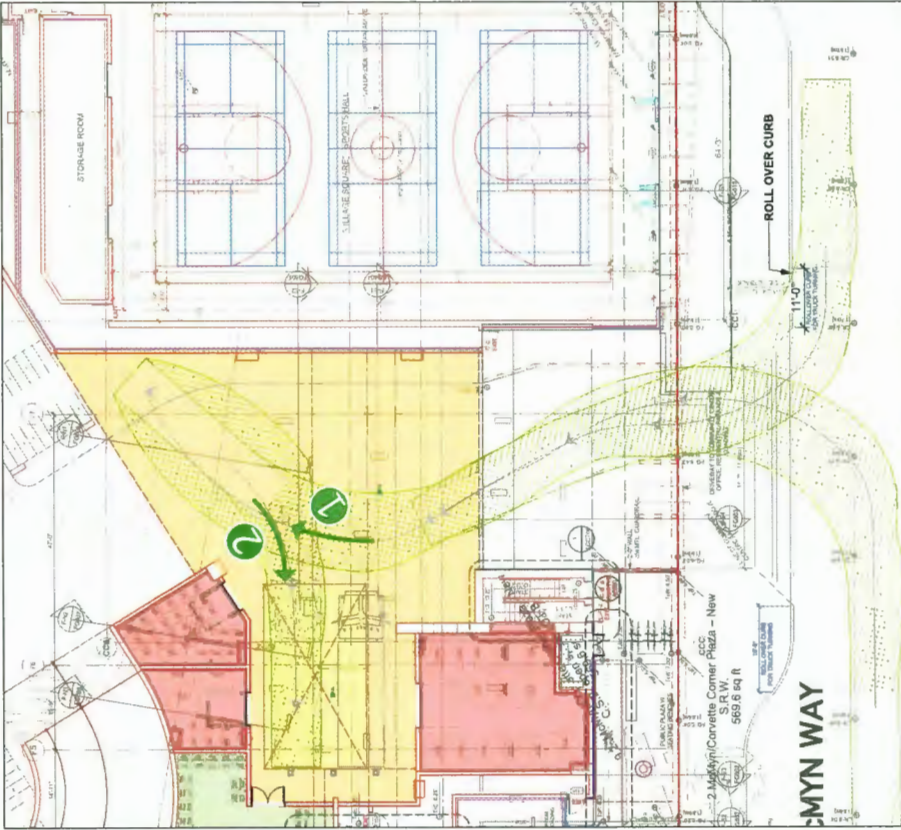
Plan #B-18n-2



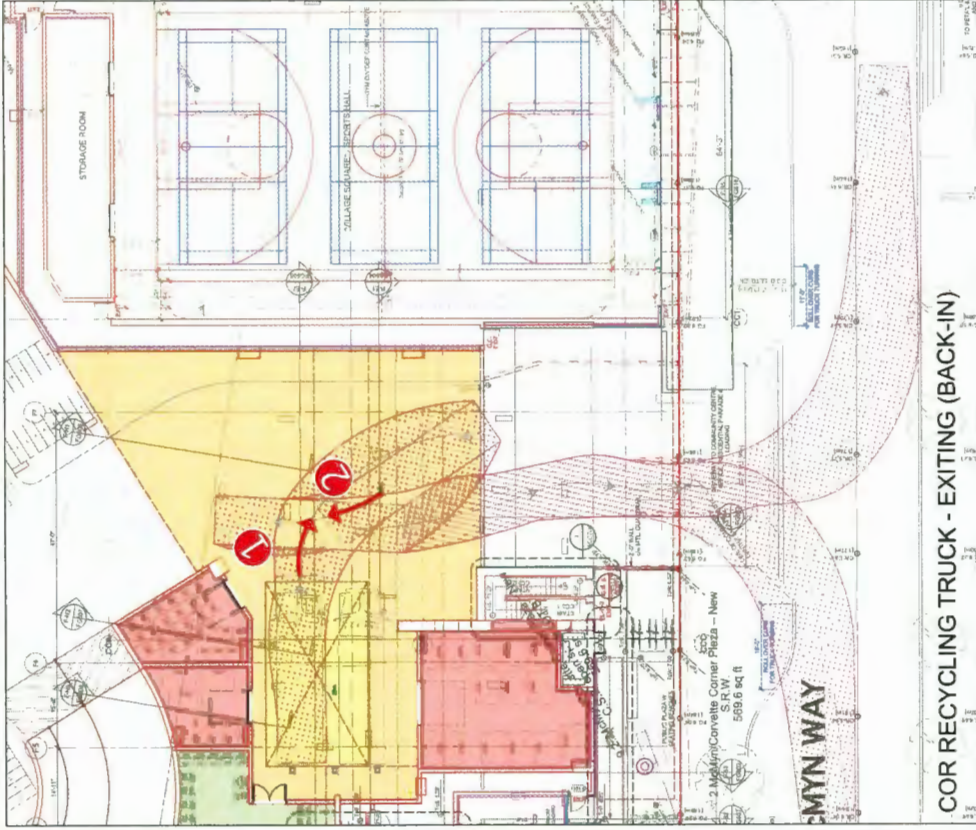
SU9 TRUCK - ENTERING (BACK-IN)



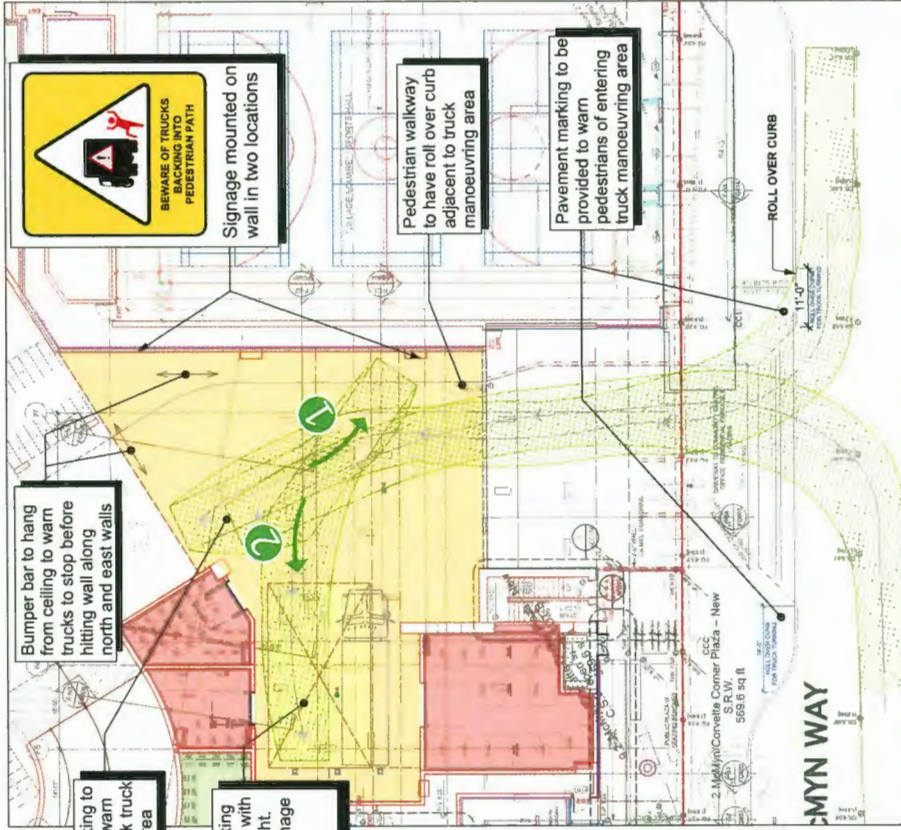
SU9 TRUCK - EXITING (BACK-IN)



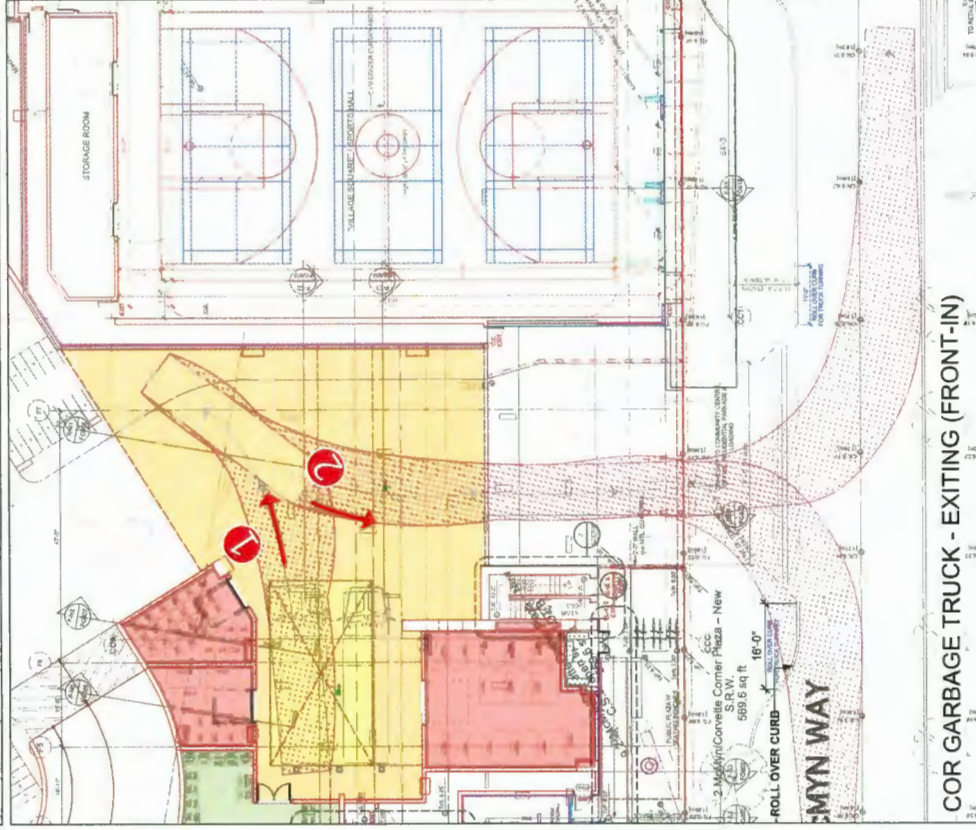
COR RECYCLING TRUCK - ENTERING (BACK-IN)



COR RECYCLING TRUCK - EXITING (BACK-IN)



COR GARBAGE TRUCK - ENTERING (FRONT-IN)



COR GARBAGE TRUCK - EXITING (FRONT-IN)



Signage mounted on wall in two locations

Bumper bar to hang from ceiling to warn trucks to stop before hitting wall along north and east walls

Pavement marking to be provided to warn cars to not block truck manoeuvring area

Pavement marking in loading zone with 7.5m clear height. Explanatory signage on wall to be provided.

Pedestrian walkway to have roll over curb adjacent to truck manoeuvring area

Pavement marking to be provided to warn pedestrians of entering truck manoeuvring area





REVISION  
A 2023-11-09 RE-SUBMITTED FOR D.P.  
B 2024-02-12 RE-SUBMITTED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-18n-1

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

Waste  
Management  
Plan

JOB NO.

11-03

DESIGN

HM

DATE

February 12, 2021

SCALE

1/16" = 1'-0"

CHECKED

WTL

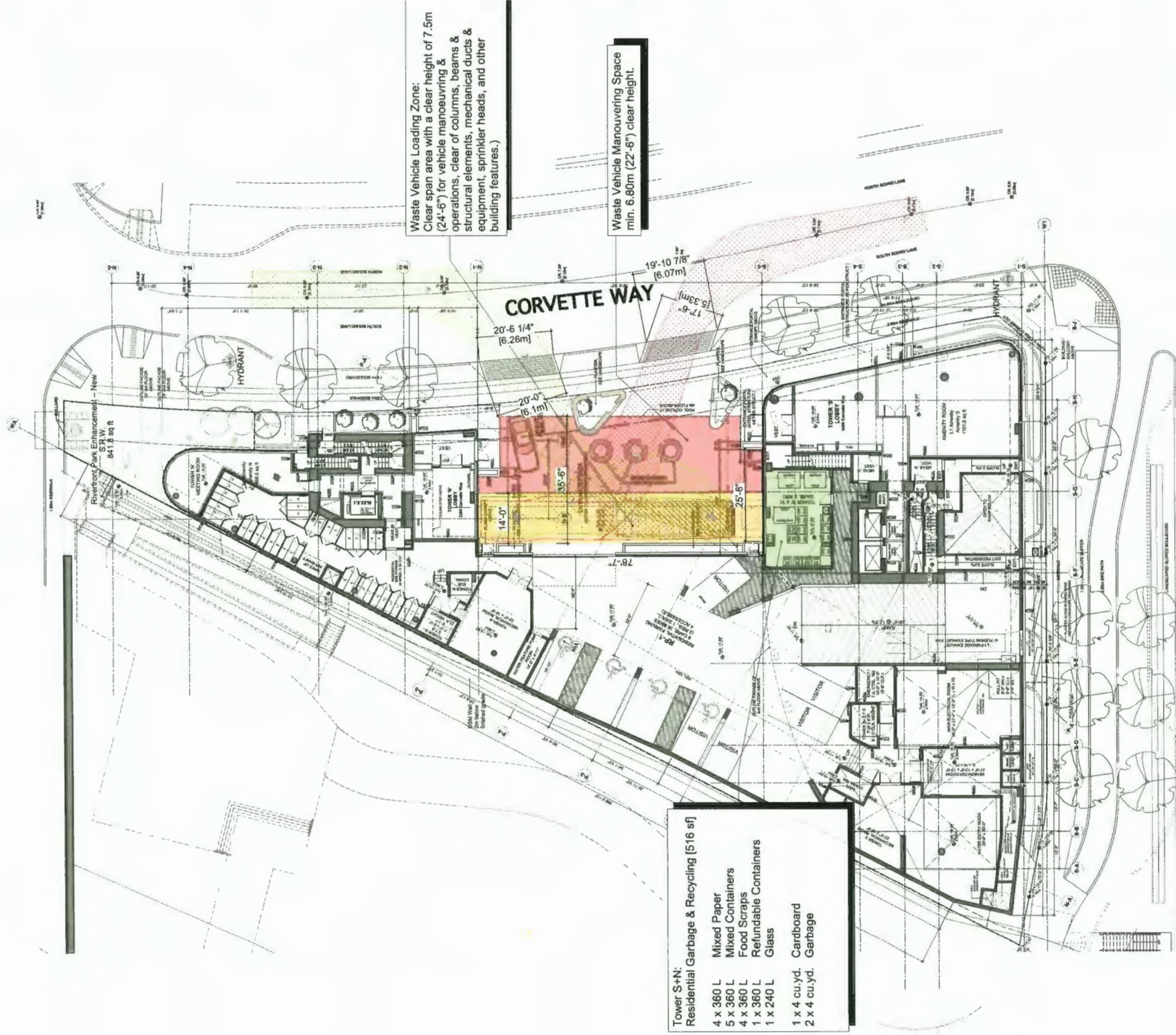
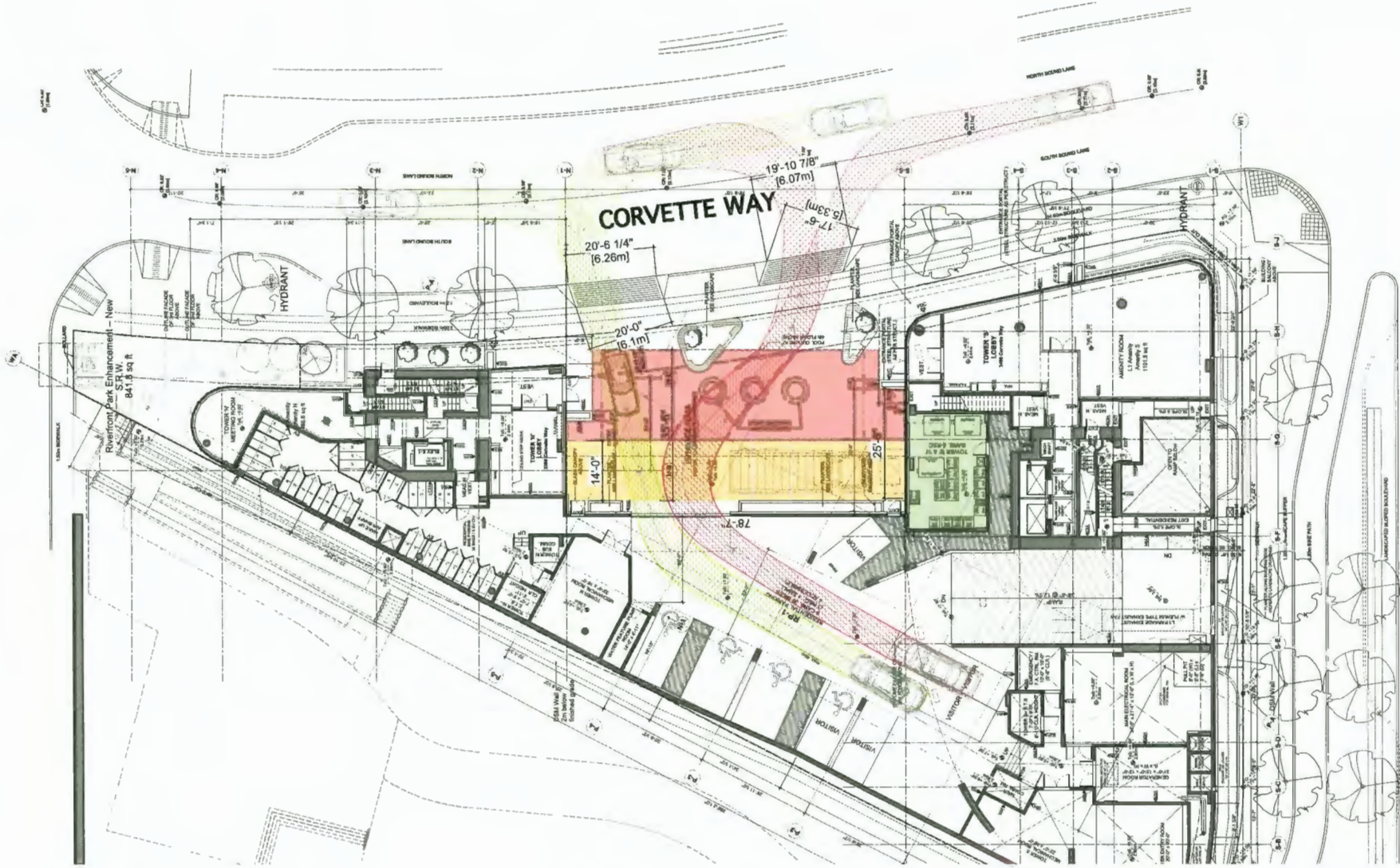
© Copyright reserved. This plan and design is valid as shown unless the  
written property of W. T. Leung Architects Inc. and cannot be used without  
the written consent.

DRAWING NO. 1

1 Car Turning Paths  
Scale: 1/16" = 1'-0"

1 Waste Management Plan  
Scale: 1/16" = 1'-0"

Plan #C-18n-1







ISSUED/REVISION  
A 2022-11-09 RE-ISSUED FOR D.P.  
B 2021-02-12 RE-ISSUED FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #C-18n-2

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

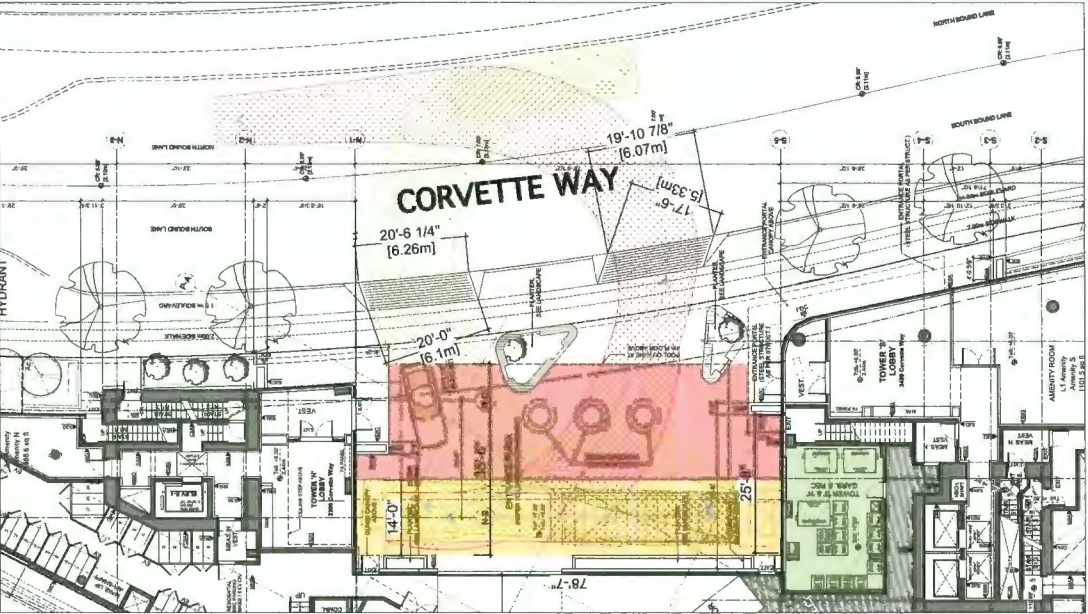
Waste Management  
Truck Turning Paths

JOB NO.	11-03
DRAWN	HM
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL

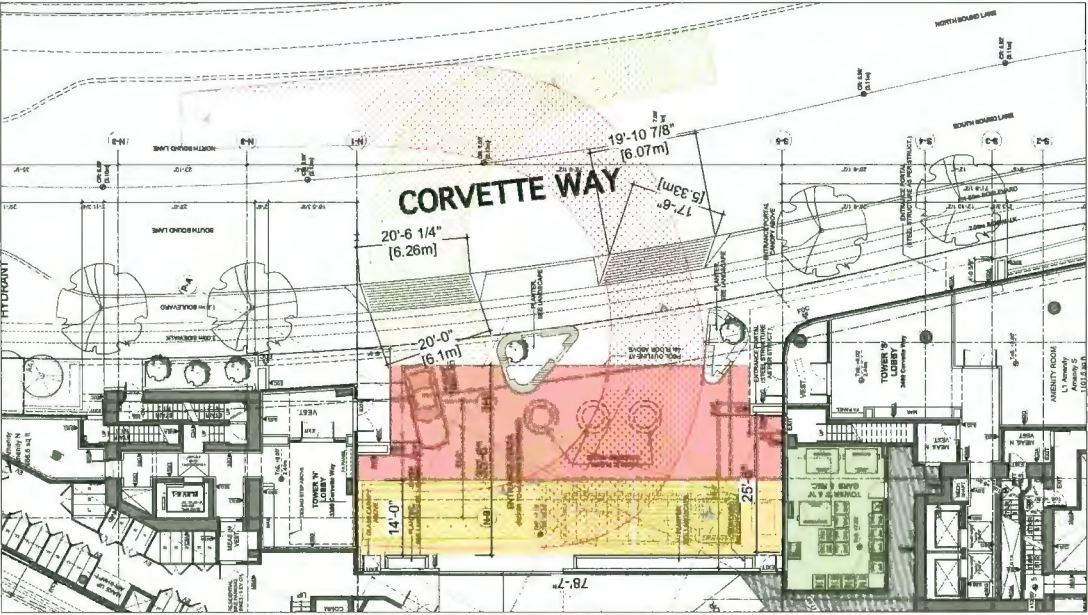
© Copyright reserved. This plan and design is and all of them involve the  
architectural services of W. T. Leung Architects Inc. and are subject to their  
architectural contract.

DRAWING NO. :

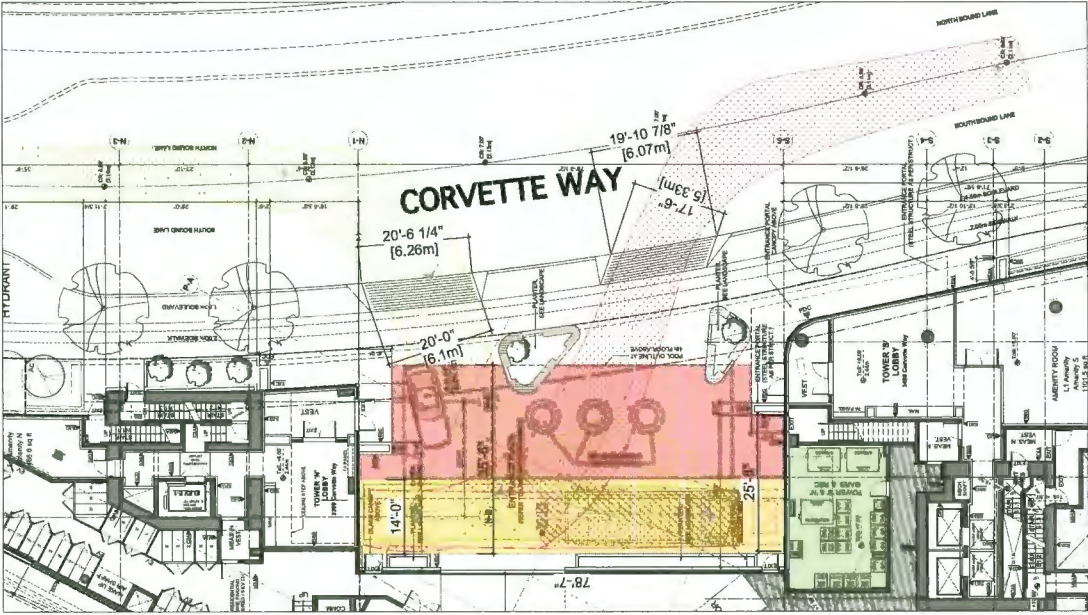
Plan #C-18n-2



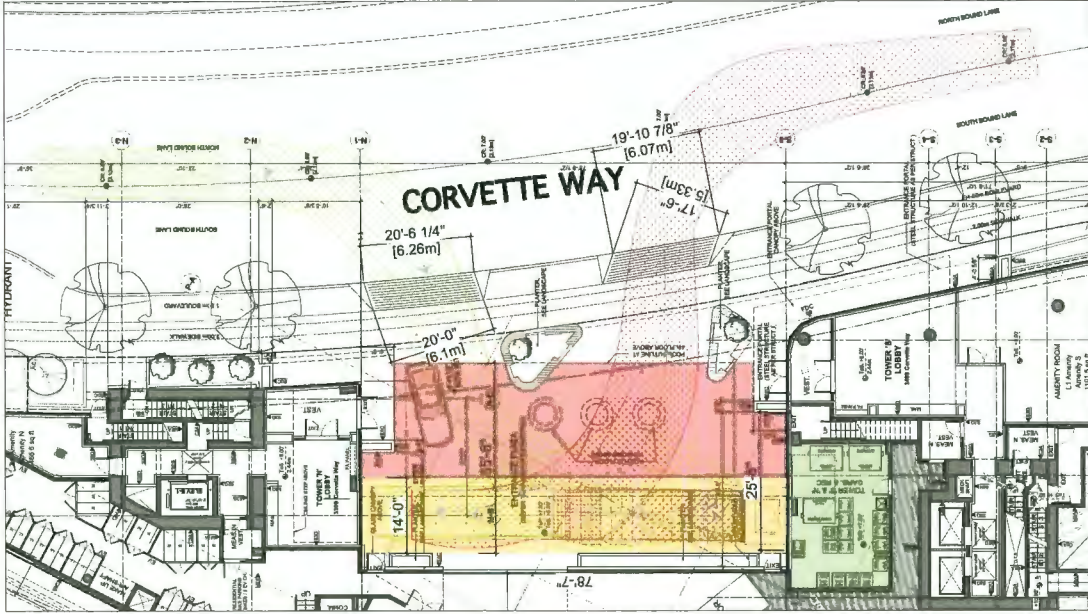
4 Side Loading Truck - North Bound  
Scale: 1/16" = 1'-0"



3 Front Loading Truck - North Bound  
Scale: 1/16" = 1'-0"



2 Side Loading Truck - South Bound  
Scale: 1/16" = 1'-0"



1 Front Loading Truck - South Bound  
Scale: 1/16" = 1'-0"













REVISION

ISSUED FOR D.P.

2020-11-08

RE-ISSUED FOR D.P.

2021-02-12

DP 17-794169

March 24, 2021

Plan #C-180

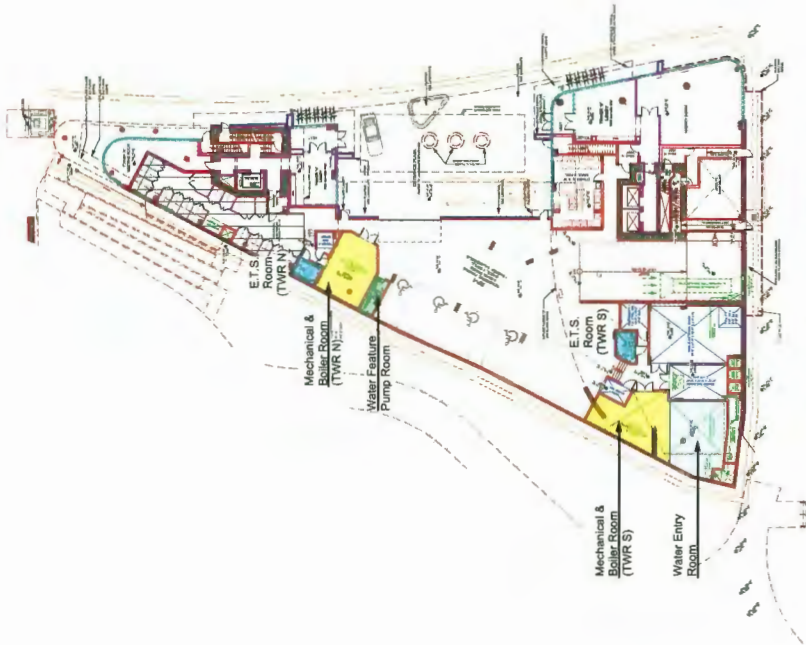
Lot C

DEU/Mechanical

Key Plan

JOB NO.	11-03
DRAWN	LL, SV
DATE	February 12, 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
© Copyright reserved. This plan and design is and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the permission of the owner.	
DRAWING NO.:	

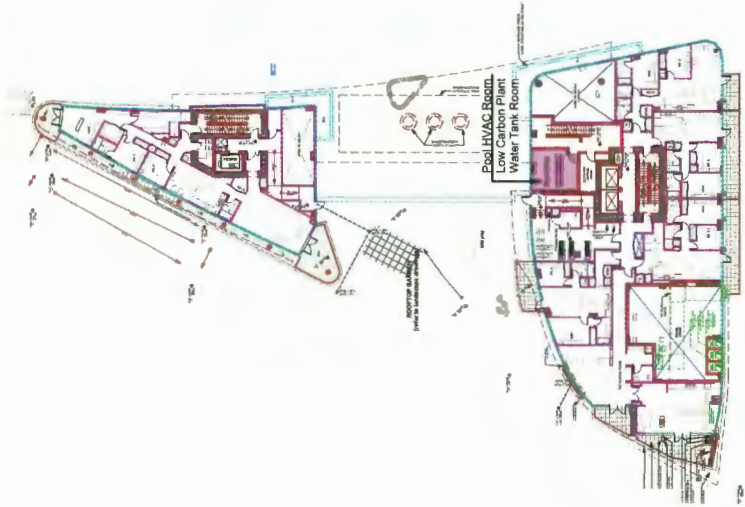
Plan #C-180



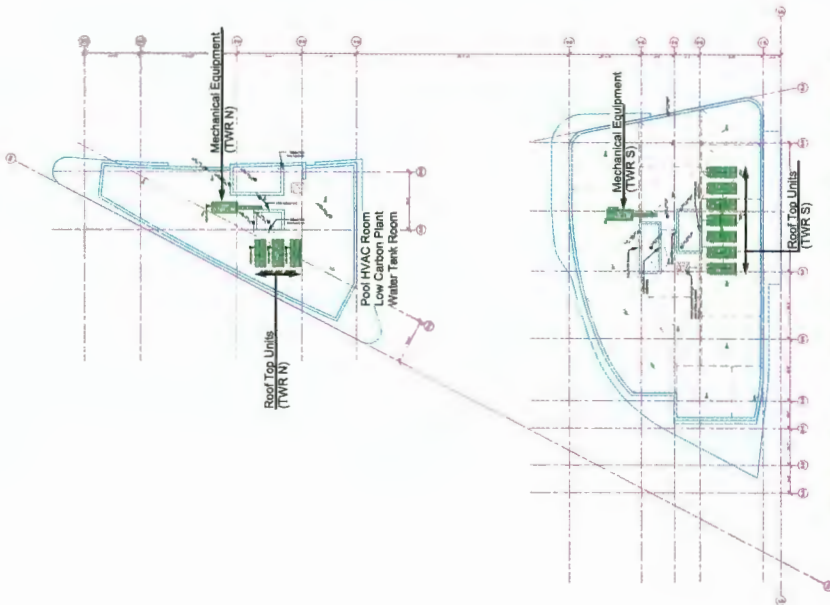
LEVEL 1 - Residential DEU/Mechanical



LEVEL 3 - Residential DEU/Mechanical



LEVEL 2 - Residential DEU/Mechanical

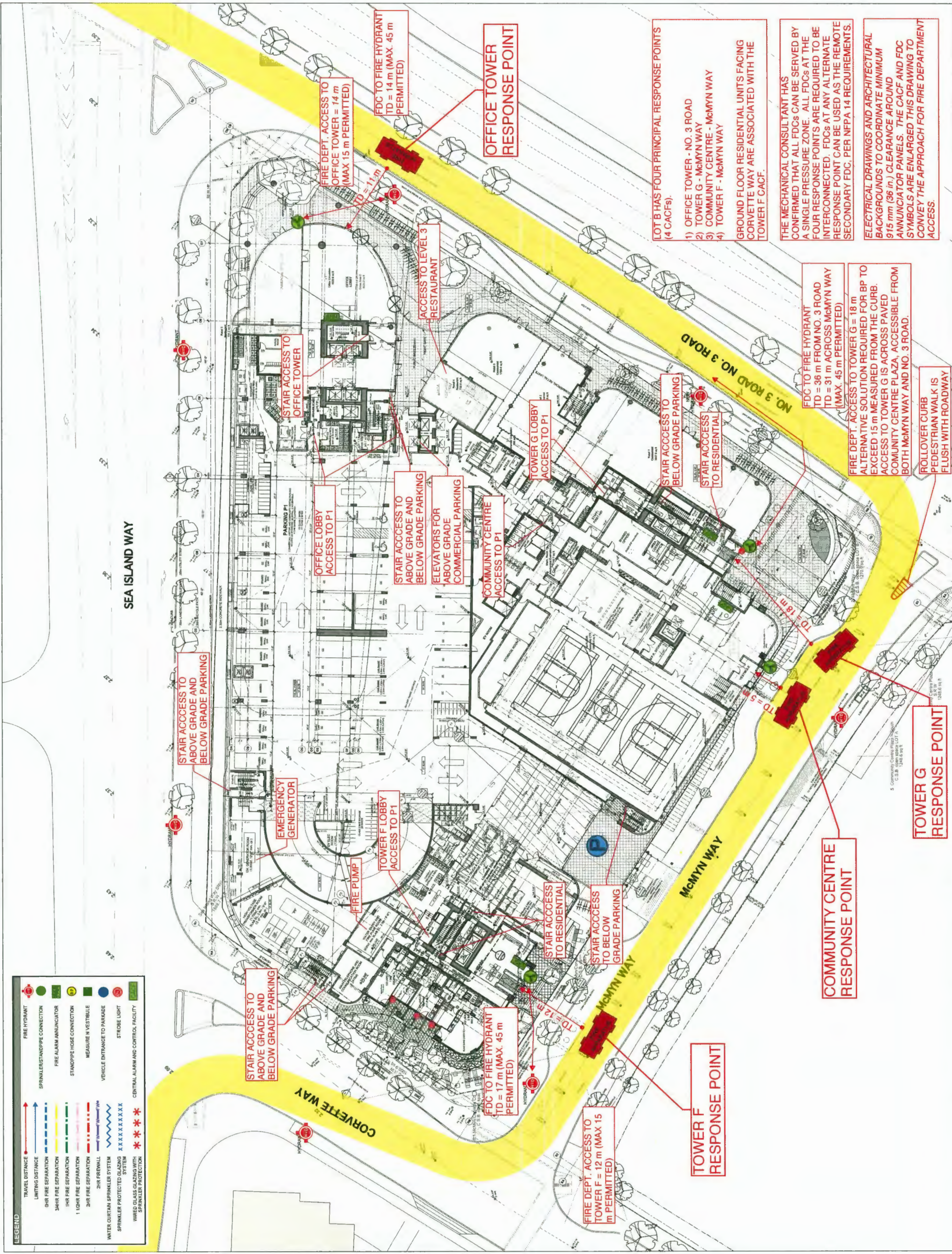


Roof LEVEL - Residential DEU/Mechanical

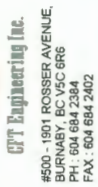
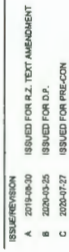
LEGEND DEU/Mechanical

- DEU/Mechanical Equipment Residential
- Pool Mechanical Room + Equipment
- E.T.S. DEU Room
- Mechanical & Boiler Room TWR N + S
- Water Entry and Fire Pump Room









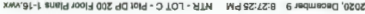
**CODE COMPLIANCE DRAWING**  
PROJECT #: C8232  
DRAWN BY: JBJC  
DATE: NOVEMBER 2, 2020  
REVISED: NOVEMBER 30, 2020  
REVISED: DECEMBER 10, 2020  
REVISED: DECEMBER 14, 2020

PROJECT

**3399 Corvette Way  
Richmond, BC**

JOB NO.	11-03
DRAWN	HM
DATE	December 09, 2020
SCALE	1 : 250
CHECKED	WTL
<small>© Copyright reserved. This plan and design is part of all terms remains the exclusive property of M. T. Leung Architectural Inc. and cannot be used without the Architect's consent.</small>	
DRAWING NO. :	

**Plan #C-18p**







ISSUE/REVISION		
A	2020-03-06	RE-ISSUE FOR R Z TEXT AMENDMENT
B	2020-03-25	ISSUED FOR D.P.
C	2020-07-27	ISSUED FOR PRE-CON
D	2021-02-12	RE-ISS FOR D.P.

DP 17-794169  
March 24, 2021  
Plan #B-18q

**ViewStar  
LOT B**

3311 No. 3 Road

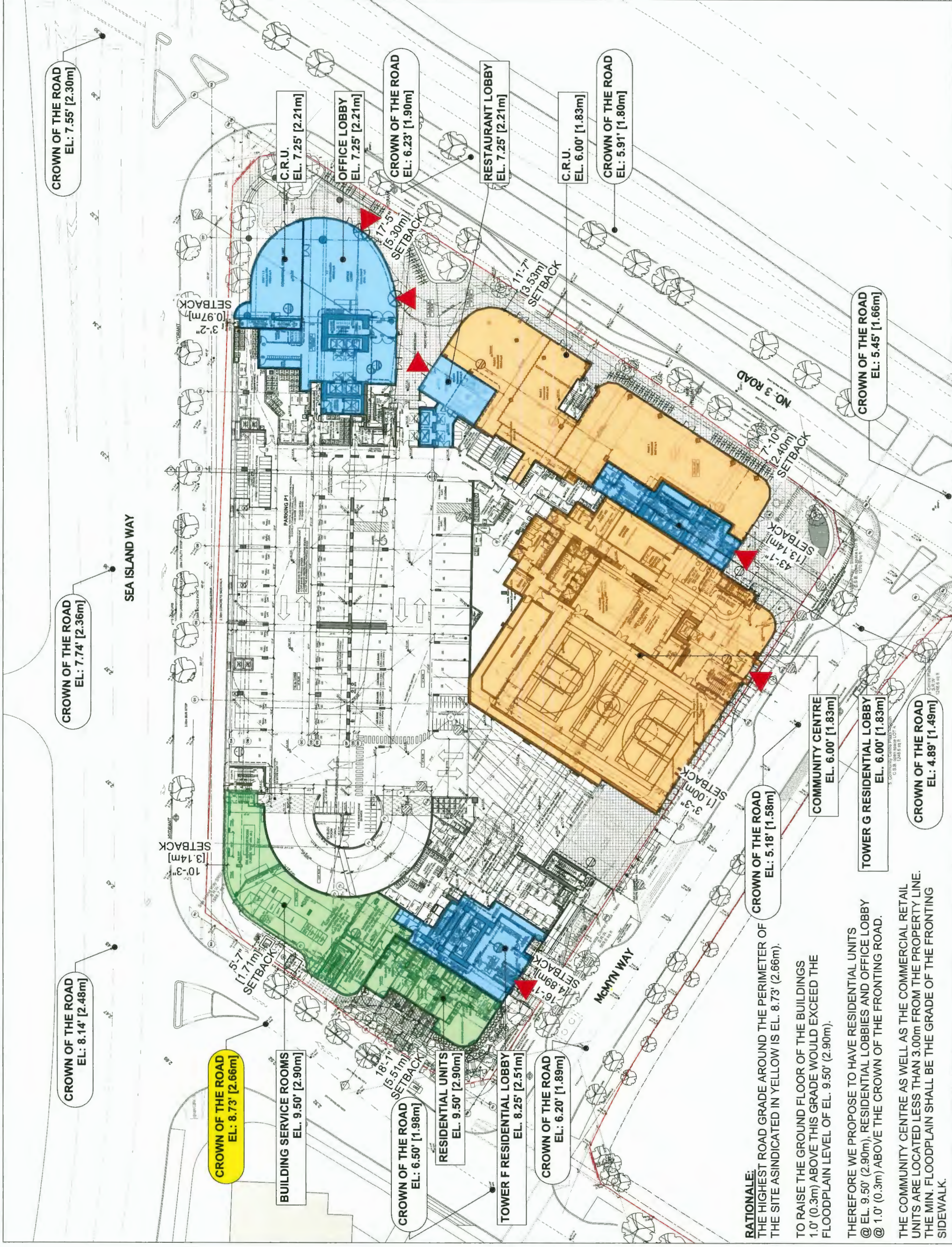
## Flood Construction Level

JOB NO.	11-03
DRAWN	SV
DATE	February 12, 2021
SCALE	1 : 250
CHECKED	WTL

© Copyright reserved. This plan and design is used as all times remains the exclusive property of W. T. Laving Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. :

Plan #B-18q







ISSUE/REVISION  
A 221-02-12 RE-ISSUED FOR DP

DP 17-794169  
March 24, 2021  
Plan #C-18q

PROJECT

ViewStar  
LOT C

3399 Corvette Way  
Richmond, BC

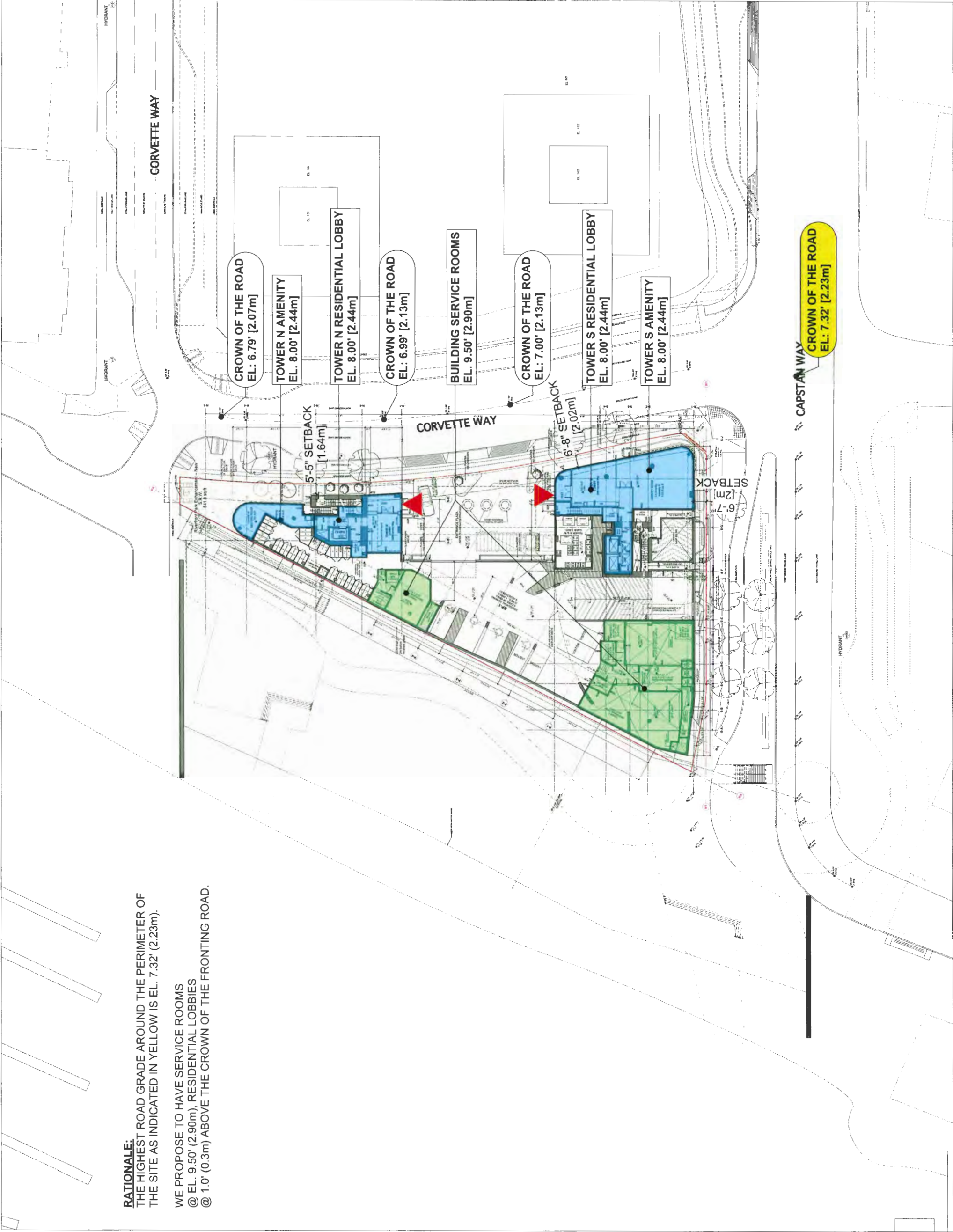
Construction  
Flood Level

JOB NO	11-03
DRAWN	SV
DATE	February 12, 2021
SCALE	1 : 250
CHECKED	WTL
Copyright Notice: This drawing is the property of W.T. Leung Architects Inc. and is not to be reproduced or used in any form without the written permission of the Architect/Owner.	
DRAWING NO.	

Plan #C-18q

**RATIONALE:**  
THE HIGHEST ROAD GRADE AROUND THE PERIMETER OF THE SITE AS INDICATED IN YELLOW IS EL. 7.32' (2.23m).

WE PROPOSE TO HAVE SERVICE ROOMS @ EL. 9.50' (2.90m), RESIDENTIAL LOBBIES @ 1.0' (0.3m) ABOVE THE CROWN OF THE FRONTING ROAD.





PROPOSED SIGNAGE POSSIBILITIES

- GRAPHICS AS PART OF EXPERIENCE OF PROJECT WITH MINIMAL IMPACT TO OVERALL PROJECT IMAGE
- RESIDENTIAL AND COMMERCIAL SIGNAGE SHALL NOT ENCROACH INTO THE CITY ROAD RIGHT OF WAY
- SIGNAGE TO BE LOCATED AT GROUND FLOOR LEVELS, NOT TO EXCEED HEIGHT OF COMMERCIAL RETAIL FRONTAGE
- 1 PARKADE ENTRANCE SIGNAGE:  
ALUMINUM CAST SIGNS - FINISHES TO COMPLEMENT BUILDING MATERIALS ALONG MCMYNN WAY AND NO 3 ROAD  
SIGNAGE BACK-LIT AT PARKADE ENTRANCE
- 2 PARKADE WAYFINDING SIGNAGE:  
ENTRY SIGNAGE AND DEFINED WAYFINDING FOR EACH TOWER ELEVATOR CORE
- 3 MC MYNN WAY COMMUNITY CENTRE NORTH NO 3 ROAD RETAIL SIGNAGE:  
LASER CUT/SCULPTURAL SIGNAGE LETTERING ON CANOPY

- 4 NO 3 ROAD SIGNAGE AT STREET:  
UTILIZING CURTAIN WALL MODULE FOR GRAPHIC CADENCE ALONG BUSY MAIN ROAD
- 5 NO 3 ROAD SIGNAGE AT CANOPY:  
HORIZONTAL OR VERTICAL SIGNAGE ABOVE OR BELOW CANOPY - DOES NOT PROJECT BEYOND PROPERTY LINE
- 6 PORTAL SIGNAGE:  
SIDE OR FACE MOUNTED SIGNAGE TO EXCENTUATE PORTAL SHAPE
- 7 OVERALL PROJECT SIGNAGE:  
FOR PROJECT WAYFINDING WITH MAPPING AND DIRECTIONAL ARROWS AT SOME CORNERS AND AT TOWER ENTRANCES - ENTRANCE ID SIGNAGE SIMILAR
- 8 PYLON SIGN COMMUNITY CENTRE



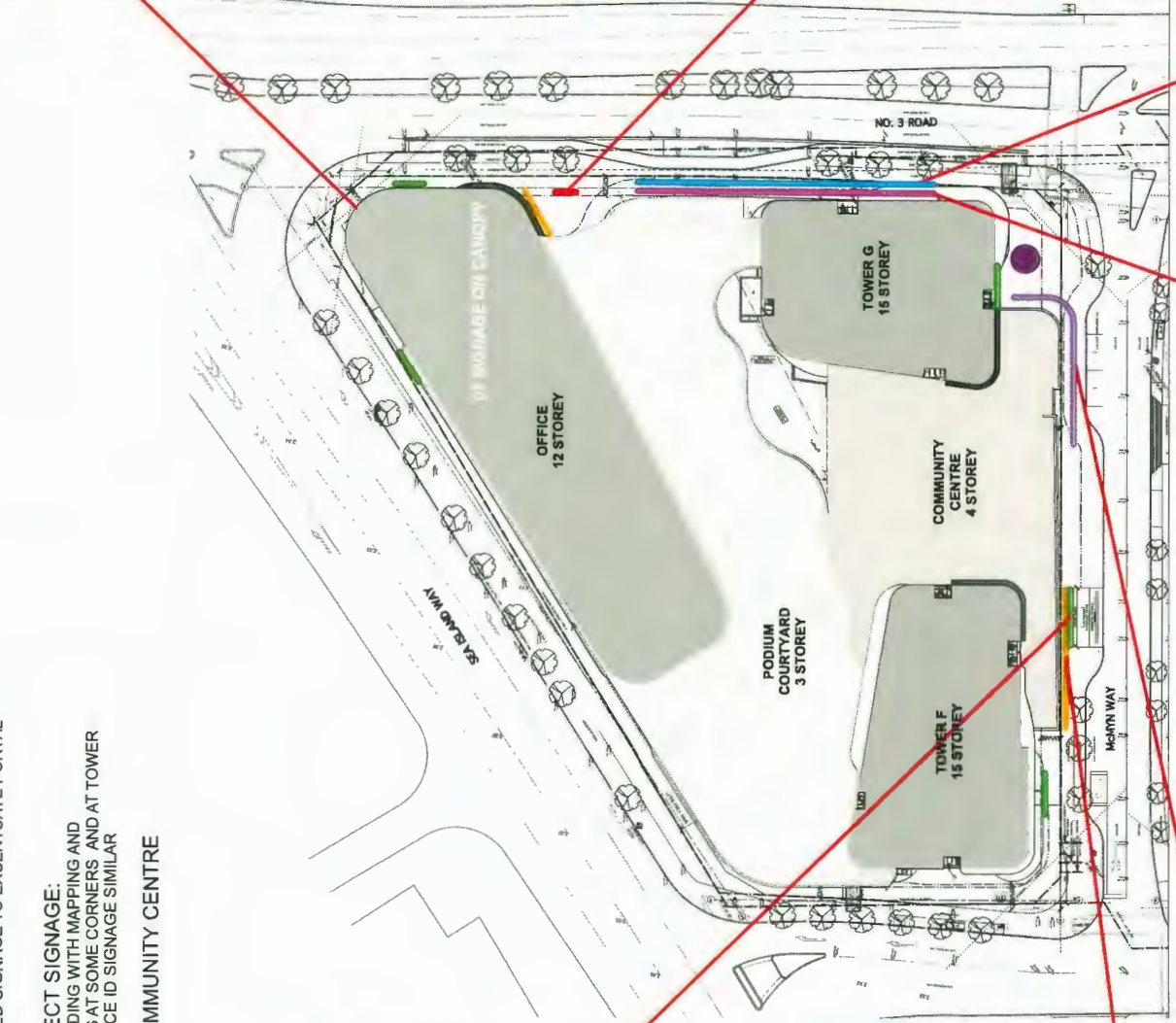
1 ADDRESSING & PARKADE SIGNAGE AS ALUMINUM CAST



2 PARKADE WAYFINDING



3 ABOVE OR BELOW CANOPY AS SCULPTURAL OBJECT



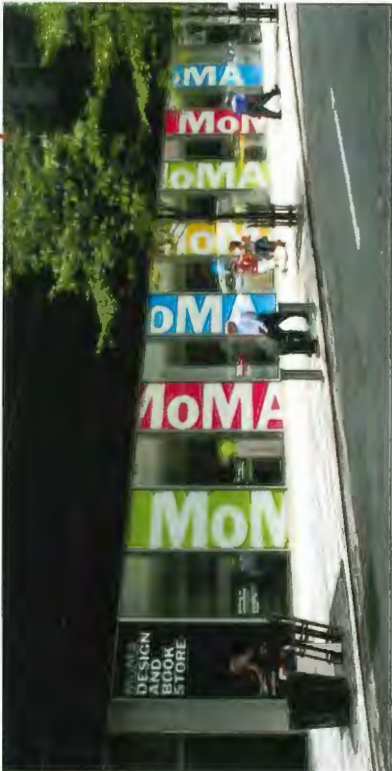
8 SIGNAGE OFFICE BUILDING



7 PROJECT WAYFINDING WITH MAP/DIAGRAM OF SITE



6 ON PORTAL FACE OR SIDEWALLS



4 SIGNAGE WITHIN CURTAIN WALL MODULE ALONG NO 3 RD



5 HORIZONTAL OR VERTICAL SIGNAGE ABOVE CANOPY



Reference Plan

PROJECT  
VIEWSTAR  
LOT B  
3331 No. 3 Road  
Richmond, BC

SIGNAGE PLAN

JOB NO.	11-03
DRAWN	SVN/K
DATE	February 12, 2021
SCALE	1 : 500
CHECKED	WTL

© Copyright 2021. The design and layout is the property of W. T. Leung Architects Inc. and is to be used for the project only. No reproduction or use of any part of this drawing is permitted without the written consent of W. T. Leung Architects Inc.

DRAWING NO. 1



PROPOSED SIGNAGE POSSIBILITIES

- GRAPHICS AS PART OF EXPERIENCE OF PROJECT WITH MINIMAL IMPACT TO OVERALL PROJECT IMAGE
- SIGNAGE SHALL NOT BE INCLUDED WHERE CANOPIES ENCROACH INTO THE CITY ROAD RIGHT OF WAY
- SIGNAGE TO BE LOCATED AT GROUND FLOOR LEVELS, NOT TO EXCEED HEIGHT OF COMMERCIAL RETAIL FRONTAGE

1 PARKADE ENTRANCE SIGNAGE:

ALUMINUM CAST SIGNS - FINISHES TO COMPLEMENT BUILDING MATERIALS ALONG MCMYNN WAY AND NO. 3 ROAD

SIGNAGE BACK-LIT AT PARKADE ENTRANCE

2 PARKADE WAYFINDING SIGNAGE:

ENTRY SIGNAGE AND DEFINED WAYFINDING FOR EACH TOWER ELEVATOR CORE

3. PORTAL SIGNAGE:

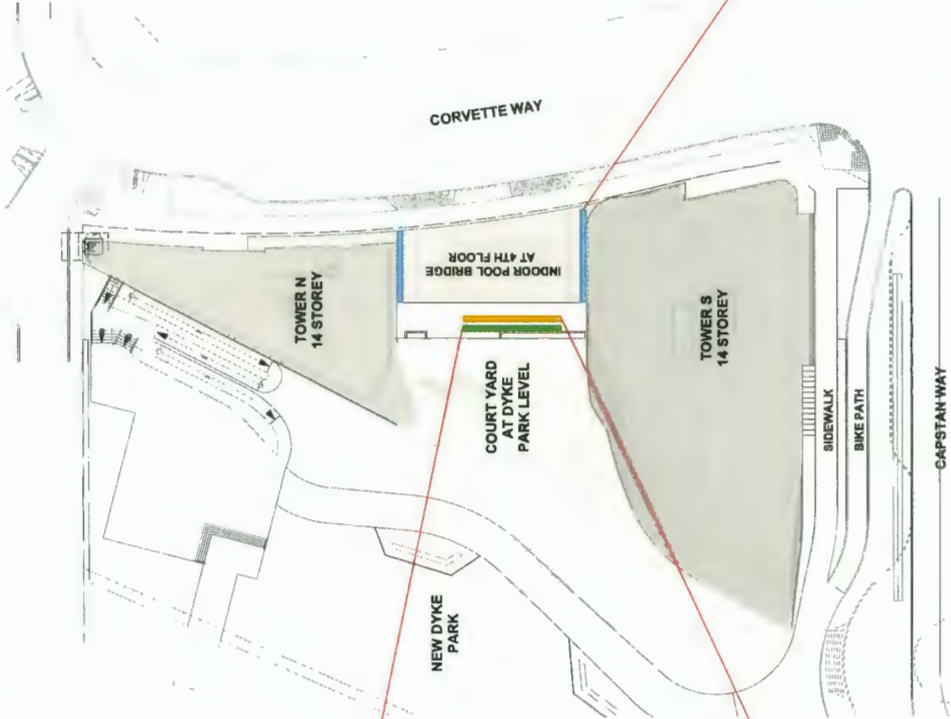
SIDE OR FACE MOUNTED SIGNAGE TO EXCENTUATE PORTAL SHAPE



1 ADDRESSING & PARKADE SIGNAGE AS ALUMINUM CAST



2 PARKADE WAYFINDING



3 ON PORTAL FACE OR SIDEWALLS



Reference Plan

Signage





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel  
**From:** Wayne Craig  
Director of Development  
**Date:** March 24, 2021  
**File:** DP 18-828900  
**Re:** **Application by 1082009 BC Ltd. for a Development Permit at 10760, 10780  
Bridgeport Road and 3033, 3091, 3111 Shell Road**

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 19 townhouse units at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road with vehicle access from Shell Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce:
  - a) the minimum lot width on major arterial road from 50.0 m to 43.3 m;
  - b) the minimum front yard setback to Bridgeport Road from 6.0 m to 3.3 m; and
  - c) the minimum exterior side yard setback to Shell Road from 6.0 m to 4.5 m.

Wayne Craig  
Director of Development

WC:el  
Att. 3



## **Staff Report**

### **Origin**

1082009 BC Ltd. (Director: Syed Khalid Hasan) has applied to the City of Richmond for permission to develop 19 townhouse units at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road. Two of the 19 townhouse units are proposed to contain a ground-level secondary suite.

The site is being rezoned from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM3)” under Bylaw 9834 (RZ 16-754158), which received Third Reading following the Public Hearing on September 4, 2018. The site is currently vacant.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 18-803580); works include but not limited to:

- pavement widening, new curb, new grass and treed boulevard, and new sidewalk along both Bridgeport Road and Shell Road frontages;
- traffic signal enhancements at the Bridgeport Road/ Shell Road intersection; and
- watermain, storm sewer and sanitary sewer upgrades.

The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

### **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 Bridgeport Road, single-family homes on lots zoned “Single Detached (RS1/D)”. Development applications for a 24 unit townhouse development at 10671, 10691 and 10751 Bridgeport Road (RZ 17-771592 and DP 18-829233) have been received. The Rezoning Bylaw has received Third Reading on December 17, 2018; the Development Permit application is under staff review and will be brought forward for consideration in a separate report to Development Permit Panel;
- To the east, across Shell Road, a railway corridor, and further east, large industrial lots zoned “Industrial Retail (IR1)”; and
- To the south and west, an 84-unit two-storey townhouse complex on a lot zoned “Town Housing (ZT17) – Bridgeport Road (Bridgeport Area)” with vehicle accesses from Airey Drive and Shell Road.

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

The Public Hearing for the rezoning of this site was held on September 4, 2018. No concern regarding the rezoning application was expressed at the Public Hearing.



**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 “Medium Density Townhouses (RTM3)” zone except for the zoning variances noted below.

**Zoning Compliance/Variations** (staff comments in ***bold italics***)

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

- 1) reduce the minimum lot width on major arterial road (i.e., Bridgeport Road) from 50.0 m to 43.3 m;

*(Staff supports this proposed variance since the subject site is an orphan lot located between Shell Road and an existing multiple-family development. The subject development would complete the development pattern established by the adjacent townhouse development to the west along Bridgeport Road. The variance was noted at time of rezoning, with no concerns identified at the Public Hearing.)*

- 2) reduce the minimum front yard setback to Bridgeport Road from 6.0 m to 3.0 m; and

*(Staff support this proposed variances recognizing that significant road dedication is required along Bridgeport Road (i.e., 3.34 m). The road dedication will enable the Bridgeport Road frontage to be improved to include a new grass and treed boulevard separating the new sidewalk from the vehicle travel lanes. The proposed building setback along Bridgeport Road is consistent to the Bridgeport Road setback provided by the existing adjacent townhouse development to the west.*

*The resulting distance from the back of curb to the building face would be approximately 6.77 m. The reduced front yard setback does not compromise tree planting opportunity along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties.*

*To address the road traffic noise from Bridgeport Road, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards. The variance was noted at time of rezoning, with no concerns identified at the Public Hearing.)*

- 3) reduce the minimum exterior side yard setback to Shell Road) from 6.0 m to 4.5 m.

*(Staff support this proposed variances recognizing that significant road dedication is required along Shell Road (i.e., 2.7 m). The road dedication will enable the Shell Road frontage to be improved to include a new grass and treed boulevard separating the new sidewalk from the vehicle travel lanes. The reduced road setback from Shell Road will also allow a larger building separation between the proposed development and existing adjacent 2-storey townhouse units to the west.*



*The resulting distance from the back of curb to the building face would be approximately 9.15 m. The livability of the proposed townhouse units along Shell Road would not be compromised as adequate landscaping opportunity will be provided in the reduced front yard setback, and additional private outdoor spaces will be provided along the internal drive aisle, on second and/or third floors.*

*To address the road traffic noise from Shell Road, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards. The variance was noted at time of rezoning, with no concerns identified at the Public Hearing.)*

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) has reviewed and supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, September 5, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

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

- The location and orientation of the proposed townhouse clusters are carefully considered to maximize building separations between existing adjacent development and townhouse clusters proposed on site.
- Building C is a three-storey townhouse cluster with yard spaces on the west side of the units. The proposed building setback to the west property line is 7.5 m, which exceeds the minimum side yard setback requirement under the "Medium Density Townhouses (RTM3)" zone.
- Building D is a two-storey townhouse cluster with yard spaces on the south side of the units. The proposed building setback to the west property line is 3.5 m. Adjacency to the neighbouring townhouse cluster to the west will be addressed by the proposed window placement on the west side elevation of Building D, where limited number of windows are proposed.
- Locations and orientations of all windows, decks and balconies have been carefully considered to minimize the opportunity of looking into the windows of existing adjacent development and units proposed on site.
- Grade changes along the west property line have been minimized to provide an appropriate interface between the subject site and the adjacent townhouse development. Various treatments including sloping planting beds and low retaining walls are proposed along the west property line to accommodate the grade changes:
  - within the first 9.5 m from the Bridgeport Road frontage, the grade difference will be accommodated by a planting bed sloping down to meet the grade of the adjacent property. The property line will be marked by a solid wood privacy fence 1.2 m in height;



- for the next 21 m along the west property line, a combination of retaining walls and sloped beds will be provided to accommodate the grade change. A retaining wall with a height of approx. 0.3 m will be installed at the edge of the proposed pathway on site and at the property line, with a sloped planting bed in between; the lower wall will be topped by a fence 1.07 m in height;
  - to the west of the proposed children's play area, a low retaining wall up to 0.5 m in height, topped with a 1.07 m tall privacy fence, will be provided;
  - to the south of the proposed children's play area, the maximum height of the retaining will be increased to approx. 1.2 m to accommodate the grade differences; topped with a 1.07 m tall privacy fence.
- Landscaping will be provided on site along the west property line to provide screening between the subject development and the adjacent townhouse development.
  - No grade changes is being proposed along the south property line.
  - The existing tall trees located on the adjacent property to the south, along the common property line, will be retained and protected as privacy screen.
  - Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring property.

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

- The proposal consists of a mix of two-storey and three-storey townhouse units in four clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Shell Road and a north-south internal manoeuvring aisle providing access to the unit garages. A hammer-head is also provided onsite to accommodate truck turnaround.
- Two blocks of three-storey clusters containing six units each are proposed along Shell Road with main unit entrances fronting onto Shell Road. One block of a three-storey cluster containing four units is proposed at the northwest corner of the site; where the units will front onto an internal walkway along the west property line. A two-storey cluster containing three units is proposed along the south property line with main unit entrances fronting onto the internal drive aisle.
- Two ground level secondary suites are proposed to be included in this development. These suites will be contained in the three-storey units proposed along Bridgeport Road. The total floor area of each of these units is approximately 153 m<sup>2</sup> (1,645 ft<sup>2</sup>) and the size of each secondary suite is approximately 25.7 m<sup>2</sup> (277 ft<sup>2</sup>) consistent with the minimum size prescribed in Zoning Bylaw 8500. A surface parking stall will be assigned to each of the secondary units.
- The proposal provides for a pedestrian-oriented streetscape fronting both Bridgeport Road and Shell Road with a landscaped edge treatment, low metal fencing, and metal gates to the street fronting units. A private pedestrian walkway from Bridgeport Road to the development site is proposed along the west property line.



- A voluntary contribution to the City's Public Art Reserve fund in the amount of \$20,867.31 has been secured at Rezoning in response to the City's Public Art Program. The City supports cash-in-lieu contribution for public art project contributions that are less than \$40,000.
- All townhouse units will have two vehicle parking spaces in a double car garage. The proposal will feature nine units with a tandem parking arrangement (47% of total residential parking spaces provided in enclosed garages), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at rezoning.
- A total of four visitor parking spaces, including an accessible visitor parking space, are proposed, which meets the minimum bylaw requirement. Both residential and visitor bicycle parking are provided in compliance with the Zoning Bylaw requirements.
- All units will have private outdoor spaces consisting of a front or rear yard and a balcony on the second and/or the third floor.
- Outdoor amenity space is proposed in the central area of the site, west of the visitor parking and hammer-head area for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. A \$19,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- A covered mailbox kiosk and short-term bicycle parking spaces will be provided by the outdoor amenity area.
- The required shared/common garbage, recycling and organic waste storage enclosures have been incorporated into the design of two townhouse clusters to minimize the visual impact of these enclosures.

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

- A contemporary architectural design is proposed in response to the industrial context to the east of Shell Road.
- The massing and architectural rhythm of the proposed townhouse clusters are compatible with the neighbouring developments.
- The proposed townhouses will have varied mono-pitched roofs, which would create an interesting roofscape.
- Individuality of dwelling units will be expressed by individual cantilevered entry canopy.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.



- The proposed building materials (modified bitumen SBS roofing, hardie panels, bricks veneer, and wood trim/brackets) are generally consistent with the Official Community Plan (OCP) Guidelines and are compatible with the architectural character existing within the neighbourhood.
- A palette of bold colours with white accents and brick veneer is proposed. Some metal and glass elements are selected to enhance the contemporary architectural design.

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

- Tree preservation was reviewed at rezoning stage; all 14 bylaw-sized trees on-site were identified for removal due to poor condition. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 28 replacement trees are required. The applicant is proposing to plant 41 replacement trees on-site, including 17 conifers and 24 deciduous trees.
- One cedar hedge on City's boulevard along the Bridgeport Road will be in conflict with the required road widening. At Rezoning, Parks Operations staff agreed to the removal of the hedgerow based on its health and condition, as well as the required frontage improvement works along Bridgeport Road. No compensation is required.
- A pedestrian-oriented streetscape along both Bridgeport Road and Shell Road is proposed; the street edge along both frontages will be defined with landscaping including various trees, shrubs and ground covers. A low transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- A private walkway from Bridgeport Road to the development site is proposed along the west property line to provide pedestrian access to the units in Building C.
- Each unit will have a private yard with landscaping and lawn area. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The north end of the drive aisle will be marked by landscaping and a trellis. An ornamental steel ring will be affixed on the drive aisle side of the horizontal rails. From the Bridgeport Road frontage, the lower portions (and eventually all) of the trellis will be screened by the proposed conifers and other landscaping.
- Landscape pockets with shrubs and grasses will be provided along the main north-south internal drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The location of outdoor amenity space provides the easy access and visual transparency and surveillance for the townhouse residents.
- Two play structures are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. Benches are also proposed near the children's play area for caregivers.



- Permeable pavers will be used at the vehicle entrance, at the ends of the internal drive aisle, hammerhead area to break up the expansive paved surface on-site. Surface parking stalls will also be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$177,195.00 in association with the Development Permit.

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

- The pedestrian entry and walkway are straight with direct sightline.
- Low level landscape path lighting is proposed along the pedestrian walkway and outdoor amenity area; wall mounted lights are provided along the building faces.
- The common public space are centralized with windows and balconies overlooking the public walkway and drive aisle.
- The private open yard spaces are defined by fence and shrubs. Fencing adjacent to the streets are low and transparent, providing visual connection over the street from the private yards.

### ***Sustainability***

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. The proposal meets the grandfathering provisions for Energy Step Code approved by Council.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The following design/features will be incorporated into the development:
  - High efficiency equipment including air source heat pump and energy star appliance; and
  - low-flow toilets.

### ***Accessible Housing***

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #14 and #15) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.



## **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee  
Planner 2

EL:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (September 5, 2019)

Attachment 3: Development Permit Considerations





DP 18-828900

Attachment 1

Address: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

Applicant: 1082009 BC Ltd.

Owner: 1082009 BC Ltd.

Planning Area(s): Bridgeport (Schedule 2.12)

Floor Area Gross: 3,386.7 m<sup>2</sup>

Floor Area Net: 2,393.3 m<sup>2</sup>

	Existing	Proposed
Site Area:	3,838 m <sup>2</sup>	3,419 m <sup>2</sup>
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Residential (Townhouse)	No Change
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTM3)
Number of Units:	5	19 townhouse units + 2 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70	none permitted
Lot Coverage – Building:	Max. 40%	38%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	57%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (north) – Bridgeport Road (m):	Min. 6.0 m	3.3 m	variance required
Setback – Exterior Side Yard (east) – Shell Road (m):	Min. 6.0 m	4.5 m	variance required
Setback – Side Yard (west) (m):	Min. 3.0 m	3.5 m	none
Setback – Rear Yard (South) (m):	Min. 3.0 m	4.6 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.22 m (3 storeys)	none
Lot Width:	Min. 50.0 m	43.38 m	variance required
Lot Depth:	Min. 30.0 m	86.1 m	none
Site Area:	Min. 1,800 m <sup>2</sup>	3,419 m <sup>2</sup>	none



Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	40 (R) and 4 (V)	40 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (38 x Max. 50% = 19)	18	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (44 x Max. 50% = 22)	13	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.52 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	24 (Class 1) and 4 (Class 2)	29 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 19 units = 114 m <sup>2</sup>	124 m <sup>2</sup>	none



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

Thursday, September 5, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. **DP 18-828900 – 19-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Eric Law Architect

LANDSCAPE ARCHITECT: Donald V. S. Duncan Landscape Architect

PROPERTY LOCATION: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

**Applicant's Presentation**

Eric Law, Eric Law Architect, and Donald Duncan, Donald Duncan Development Consultant Landscape Architect, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- applicant has explained well the intention of the project through the drawings and the model presented to the Panel;  
*noted*



- townhouse units along Bridgeport Road need further design development to better address their relationship to a busy street;  
*The elevation appearance and finishes along Bridgeport has been adjusted. The original design has a brick finish on the 1/F and 2/F of the unit. The 3/F is recessed and finished with white and grey finish Hardi panel. The revised design emphasis the presence of building corner at the intersection of the busy street. Instead of recessing 3/F, the 2/F and 3/F are projected out from the building mass and are finished with white solid. This treatment contrasts with the rest of the units in the building blocks. As a result, the white panel forms an anchor to the corner of the road intersection. The rest of the building facing Bridgeport Road has brick finishes on the 1/F and 2/F giving a solid base to the building. The 3/F hardi panel are painted in grey so that it contrast the white panels at the intersection of the road. Recessed balcony is then provided to articulate between the white panel anchor and the rest of the building.*
- consider bringing the architectural language of the façades of Units 1 and 2 at the south end of Building A adjacent to the site entrance to the townhouse units along Shell Road close to Bridgeport Road;  
*The end of building A (unit 1 and 2) has a more solid appearance with white panels on 2/F and 3/F. The finish on the 1/F is different. This treatment is brought to the Unit 12 facing Shell in which the 2/F and 3/F is now provided with the same white solid panel treatment. The 1/F has a different brick finish. This arrangement echo treatment to the both ends of the building blocks.*
- mono-pitched roofs of townhouse units appear segmented and thin and variations in roofline may not be necessary; consider simplifying the design of the roofs;  
*The mono-pitch roof is to express the individual unit from the exterior elevations.*
- overall proportions of the two-storey and three-storey units are good; however, the roofs appear heavy particularly around the corner of Shell Road and Bridgeport Road;  
*The roof fascia depth is reduced so that it is looks lighter.*
- consider relocating the balconies of the two-storey townhouse units (facing the internal drive aisle) in Building D to the opposite side (south side) facing the private gardens and the trees;  
*Addition south facing balconies are added to building D.*



- the inspiration from the design of the industrial buildings to the east of the subject site as indicated by the applicant is not apparent in the architectural design of the townhouse buildings in the proposed development;  
*This is a response to provide a modern looking townhouse rather than resembling the neighbour traditional neighbour pitch roof house form.*
- depth of fascia appears heavy relative to the expression that the architect is trying to achieve; consider minimizing the depth of the fascia;  
*The depth of roof fascia has been reduced.*
- walls of buildings A and B abutting the gap between the two buildings appear blank; consider installing windows on these walls to provide daylighting to the stairs adjacent to these walls and to provide articulation to the blank walls;  
*additional windows are added to building A and B.*
- investigate opportunities to increase the height of sloping ceilings;  
*The roof truss section is adjusted to create higher sloping ceiling inside the bedroom.*
- consider extending the paving treatment for the truck turnaround area adjacent to the outdoor amenity area across the internal drive aisle to help anchor the centre of the subject site;  
*While we understand the desire of the panel to create a central anchor, we also feel that it is important to difference the more highly used drive aisle from the truck turn around. While the turn around will rarely see vehicular use, the drive aisle will have regular traffic. We feel that it is important to visual difference these two areas if we are to encourage residents to use the turn around area as an extension of the amenity plaza in a safe manner.*
- the subject site is challenging to work on; however, the applicant has done a good job;  
*noted*
- corner units (at the intersection of Bridgeport and Shell Road) appear “busy” compared to the other units; consider simplifying the design of these units; also investigate opportunities to increase the ceiling heights of the building interior;  
*the corner unit roof is simplified and to resemble the unit 1 and 2 as commented above. Interior ceiling height is increased as indicated in the section to provide higher ceiling inside the bedrooms.*



- proposed number of conifer trees proposed to be installed on-site are too few;  
*The limited number of coniferous trees on site is a function of the limited yard area available. Given the conical habit of young conifers, it was felt that they were an unsuitable choice for most of the garden areas. However, conifers are represented in significant numbers by the Thuja and Taxus used for hedging.*
- the tree at the north east corner of the site is overhanging the sidewalk and pedestrian walkway; could pose a potential CPTED issue;  
*The tree at the north east corner of the site has been move further west. The tree and canopy is now sufficiently away from the sight triangle.*
- question the necessity for the proposed secondary pedestrian access at the end of the drive aisle dead end by Unit 12; consider removing this pedestrian access and adding a tree in this location; also consider installing a tree at the end of the access space for the accessible parking stall; landscape  
*The access has been removed.*
- review the lay-out of the children's play area; overlapping the safety zones could create more play space;  
*The children's play area has been relocated and designed with a central structure offering may play opportunities.*
- consider flipping the tower slide around to the north-east to minimize sun exposure;  
*The play structure has been relocated to an area providing shade to the slide.*
- consider rearranging the location of the two benches at the outdoor amenity area to provide more space for children to move around and play;  
*The benches and amenity area have been relocated to provide more area and better opportunities for interactions between those seated on the benches.*
- consider installing signage at the principal pedestrian entry from Bridgeport Road to the proposed townhouse development;  
*The pedestrian entry off Bridgeport has been supplied with widened paving, overhanging arbour and double gates to difference it from the private entry and create a more inviting access point. The view along the walkway makes is evident that this is not a private access to an individual unit.*
- consider making the second floor bathroom of the convertible unit accessible as it is a positive feature from an accessibility and business point of view;  
*The second floor bathroom is adjusted to be accessible.*



- ensure that there is sufficient space for the elevator door to swing out on the second floor of the convertible unit; should be indicated in the floor plans, e.g. an overlay drawing is suggested;  
***The future swing out door and turning circle are indicated on floor plan.***
- support the proposed design of the third floor of units along Bridgeport Road as it is consistent with the expression of the roof, notwithstanding Panel comments regarding the design of the roof and soffit and the massing;  
***noted***
- consider using a triple glazed window for the living room on the first floor of units facing Bridgeport Road to allow more daylight and at the same time achieve acoustical requirements;  
***Additional windows are added to provide more sunlight to the secondary suite and the addition is still within acceptable size in acoustical report***
- understand the rationale for the different design of the façades of Units 1 and 2 at the south end of Building A; however, consider integrating bricks around the corner similar to the façade treatment to the northeast corner unit;  
***Additional brick added to the end of building A and turn around the building corner along the entrance drive aisle.***
- consider relocating the electrical closet down south as its proposed location compromises the children's play area;  
***The children play area is adjusted and the location electrical closet is adjusted.***
- consider removing the fence around the children's play area as concerns for safety and security of children could be addressed by the provision of benches for parents; eliminating the fence would also help achieve the integration of the children's play area and the truck turnaround area as a large amenity space;  
***The play area has been relocated. And the amenity are redesigned.***
- the applicant has done a good job in a challenging site;  
***noted***
- concern on the potential hazard to children of the proposed wobble bridge in the children's play area that has logs swinging back and forth;  
***The wobble bridge has been eliminated.***
- appreciate the applicant contributing the City's Public Art Fund; however, the applicant is encouraged to incorporate public art into the project as it will enhance the public realm and helps identify the project in the area;  
***Client prefer to contribute to the public art fund.***



- consider incorporating unique elements at the pedestrian entries to the project to further identify and differentiate them from the rest of the project, e.g. incorporating different landscaping and lighting;  
*It is felt that the use of a gate and proximity of the building entries provide good differentiation of the entries. The entry points are likewise identified by the rhythm of the plantings that bracket each front yard.*
- support the use of different paving treatment for pedestrian circulation areas and visitor parking stalls; also consider introducing a different paving treatment for pedestrian ingress/egress to/from the garbage and recycling area;  
*The area between the recycling and refuse cabinets has been paved with broom finish concrete.*
- support the different façade for the east elevations of Units 1 and 2 at the south end of Building A as it helps break the horizontal scale of the Shell Road elevation and enhance the pedestrian experience along the street; also support the different façade treatment for the unit at the corner of Shell Road and Bridgeport Road which could be further enhanced; and  
*The unit along Bridgeport has been revised to resemble unit 1 and 2 finish as commented above.*
- reconsider the proposed paving pattern for the truck turnaround area; the paving pattern should extend into the outdoor amenity area with a focal point away from the truck turnaround area to better integrate the two outdoor spaces.  
*Elements of the amenity plaza paving design now extend out directly into the turnaround area.*

#### **Panel Decision**

It was moved and seconded

*That DP 18-828900 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel, particularly comments relating to proposed changes to the design of the outdoor amenity area.*

**CARRIED**



City of  
Richmond

## Development Permit Considerations

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

**Address:** 10760 & 10780 Bridgeport Road and 3033, 3091 & 3111 Shell Road

**File No.:** DP 18-828900

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

1. Final adoption of the Zoning Amendment Bylaw 9834.
2. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from Bridgeport Road and Shell Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
  - a) CMHC guidelines for interior noise levels as indicated in the chart below:
 

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
  - b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
3. Receipt of a Letter of Credit for landscaping in the amount of \$ 177,195.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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



- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

---

Signed

---

Date



No. DP 18-828900

---

To the Holder: 1082009 BC Ltd.

Property Address: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

Address: c/o Eric Law  
Eric Law Architect Inc.  
288 W 8th Avenue, Unit 216  
Vancouver, BC V5Y 1N5

---

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 reduce:
  - a) the minimum lot width on major arterial road from 50.0 m to 43.3 m;
  - b) the minimum front yard setback to Bridgeport Road from 6.0 m to 3.3 m; and
  - c) the minimum exterior side yard setback to Shell Road from 6.0 m to 4.5 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #33 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 \$177,195.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
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 18-828900**

To the Holder: 1082009 BC Ltd.

Property Address: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

Address: c/o Eric Law  
Eric Law Architect Inc.  
288 W 8th Avenue, Unit 216  
Vancouver, BC V5Y 1N5

---

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





PROPOSED TOWNHOUSE DEVELOPMENT AT  
3033, SHELL RD RICHMOND BC  
( 3033, 3091 & 3111 SHELL RD. AND 10760, 10780 BRIDGEPORT RD)

DEVELOPMENT DATA  
(A) CIVIC ADDRESS:

3033, 3091 AND 3111 SHELL ROAD AND 10760, 10780 BRIDGEPORT RD

(B) LEGAL DESCRIPTION:

LOT 102 PLAN 34293 AND LOT 104 TO 106 AND PARCEL "B"(682B35E) PLAN 36053  
ALL OF SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

(C) LOT AREA:

BEFORE ROAD DEDICATION 3838 SM (41311 SF)

AFTER ROAD DEDICATION ALONG BRIDGEPORT AND SHELL RD 3419SM (36,801SF)

(D) ZONING USE

CURRENT: RS1/F.

CURRENT ZONING  
(UNDER RS1/F ZONING)

PROPOSED REZONING

RTM3

PROPOSED DEVELOPMENT

(E) FLOOR AREA RATIO

0.55 TO 454.5 SM

0.7

TOTAL FAR FLOOR AREA

0.7 X3419 SM= 2393.3 SM (25761 SF)

0.7

2393.3 SM (25,759 SF) FLOOR AREA

(F) NUMBER OF UNIT:

1 PER LOT

19 UNITS

19 UNITS

(G) BUILDING COVERAGE:

MAX - 45%

MAX - 40% (1367 SM 14720 SQ FT)

SITE COVERAGE: 13993 SQ. FT. / 36801 SQ. FT = 38.0%

NON-POROUS AREA - 65% MAX

NON-POROUS AREA: 57% (SEE LANDSCAPE)

LIVE PLANT AREA - 25% MIN

LIVE PLANT AREA: 25% (SEE LANDSCAPE)

(H) BUILDING HEIGHT:

MAX HEIGHT - 9M

MAX MAIN BUILDING HEIGHT - 12M

BUILDING HEIGHT - 11.22M

(I) SETBACK:

FRONTYARD - 6M

FRONT YARD FACING BRIDGEPORT - 6.0M

FRONT YARD FACING SHELL RD - 4.5M (14'9") [VARIANCE REQUIRED]

SIDEYARD - 2M

FRONT YARD FACING SHELL - 6.0M

WEST SIDE YARD - 7.3M (23'9") AT BUILDING C

REARYARD - 6M

REAR YARD - 3.0M

- 3.5M (11'5") AT BUILDING D

- 4.6M (15'0") AT BUILDING D

SOUTH REAR YARD - 4.6M (15'0") AT BUILDING D

(J) PARKING:

2 PER DWELLING UNIT

2 PER DWELLING UNITS X19 = 38

1 PER KNOCK OFF UNIT X2 = 2

0.2 VISITOR PARKING / UNIT X19 = 4

TOTAL = 44 REQUIRED

(50% PARKING CAN BE SMALL PARKING)

RESIDENTIAL PARKING:

10 REGULAR

12 SMALL

18 REGULAR IN TANDEM ARRANGEMENT

VISITOR PARKING:

1 DISABLED

2 REGULAR

1 SMALL

TOTAL PARKING PROVIDED: 44

VISITOR BICYCLE

0.2 PER DWELLING UNIT X19= 4

RESIDENTIAL BICYCLE SPACE

1.25 PER DWELLING UNIT X19=24

VISITOR BIKE RACK

4

RESIDENTIAL BICYCLE SPACE

29

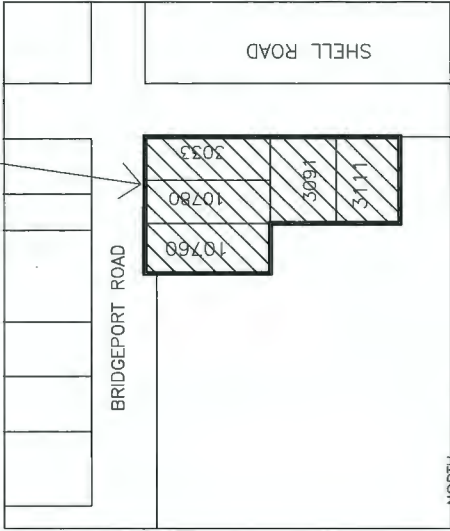
OUTDOOR AMENITY AND:

OPEN AMENITY SPACE = 6 SM PER UNIT

X19= 114 SM (1227 SF)

CHILDREN PLAYGROUND: 124.7 SM (1343 SQ. FT.)

(K) OPENING SPACE



NTS

DP 18-828900

March 24, 2021

DP 18-828900

DEVELOPMENT PERMIT

PLAN # 1



ERIC LAW ARCHITECT

ericlawarchitect@gmail.com  
1111 WEST AVENUE, VANCOUVER BC  
V6T 1V6  
TEL: (604) 502-2059  
FAX: (604) 509-2887  
DESIGNER: RESERVING THIS PLAN AND  
CONSTRUCTION PERMIT TO BE THE  
EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECT. ANY REPRODUCTION  
OR REUSE OF THIS PLAN WITHOUT  
WRITTEN PERMISSION IS PROHIBITED.  
COPYRIGHT INFORMATION SHOWN ON  
THIS PLAN IS THE PROPERTY OF ERIC  
LAW ARCHITECT. ANY REUSE OF THIS  
PLAN WITHOUT WRITTEN PERMISSION  
IS PROHIBITED.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.09.09 AS PER CITY REVIEW COMMENT
2. 2019.09.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER
REVISION

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

DEVELOPMENT SUMMARY

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

A1















SHADOW STUDY  
MARCH 21—10:00AM

SHADOW STUDY  
MARCH 21—12:00PM

SHADOW STUDY  
MARCH 21—3:00PM



SHADOW STUDY  
JUNE 22—10:00AM

SHADOW STUDY  
JUNE 22—12:00PM

SHADOW STUDY  
JUNE 22—3:00PM

ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
1018-1018 W. 4TH AVENUE, VANCOUVER BC  
V6H 1Y1S  
TEL: (604) 505-2059  
FAX: (604) 505-2857

COPYRIGHT RESERVED. THIS PLAN AND  
THE EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECT. NO PART OF THIS PLAN  
OR INFORMATION SHOWN ON THIS  
SPECIFIC PROJECT ONLY AND SHALL NOT  
BE REPRODUCED OR TRANSMITTED IN  
ANY FORM OR BY ANY MEANS, WITHOUT  
WRITTEN PERMISSION.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW
9. 2021.03.21 FOR CITY DPP REVIEW

7. 2021.03.21 ADD LANDSCAPE LIGHT AS PER CITY COMMENT
8. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.08.09 AS PER CITY REVIEW COMMENT
2. 2019.06.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER
REVISION

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
SHADOW STUDY

PROJECT NUMBER:16-25
ISSUED: 3/23/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210323-DPP.DWG

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

PLAN # 5

DP 18-828900

SHADOW







Detailed Review and Recommendations

We have calculated sound insulation according to ISO 12354 and utilized a source spectrum which is representative of the road and aircraft noise that the site is exposed to. Interior A-weighted 24-hour equivalent sound levels ( $L_{eq,24}$ ) for individual rooms were calculated based on the areas and constructions of the exterior facade elements and the size and type of the room.

The detailed review of the project design was based on the above criteria and on project drawings received. We offer the following comments to satisfy the development requirements of the City:

1. Roof Assembly

The proposed roof construction of:

- 2 ply SBS water proofing membrane
- 1/2" plywood sheathing
- strapping for cross ventilation
- roof truss or wood joist slope to fall
- R28 Batt insulation
- 6 mil poly vapour barrier
- 5/8" gypsum board ceiling

will provide adequate noise isolation to all interior spaces. Any further increase in material thickness or density is acceptable. Roof assemblies are assumed to be vented. Not installing any roof vents is also acceptable acoustically.

2. Exterior Wall

The proposed exterior wall construction of:

- Hardie panel/siding, or facing brick
- 1x3 p.t. strapping
- Tyvek membrane
- 1/2" plywood sheathing
- 2x6 wood stud at 16" o.c.
- R-22 batt insulation
- 6 mil poly vapour barrier
- 1/2" gypsum board

will not provide adequate noise isolation to all interior spaces. We recommend that specific walls for Buildings B and C be upgraded by using 2x4 staggered wood studs (SWS) and/or adding one extra layer of 5/8" Type X gypsum wall board. The appended floor plans show where exterior wall upgrades are required and which upgrades are required.

These upgrades would improve the sound insulation to an adequate level. Any further increase in material thickness or density is acceptable.

3. Exterior Windows and Balcony/Patio Doors

Windows with a standard glazing detail, assumed to be two layers of 3 mm glass separated by a 13 mm airspace (OITC 24), and sliding glass doors with a standard glazing detail, assumed to be one layer of 5 mm glass and one layer of 3 mm glass separated by a 13 mm airspace (OITC 26), will provide adequate noise isolation to all interior spaces with the exception of certain bedroom and living room windows for all buildings. The following table summarizes the required minimum Outdoor Indoor Transmission Class (OITC) ratings, including example window glazing, for all locations which require upgrading. The locations of required window upgrades have been indicated on the architectural plan as shown in Figure 6 to 10.

Minimum OITC Rating	Example Window Glazing
30	8-10-6 (one pane of 8 mm glass and one pane of 6 mm glass separated by a 10 mm airspace)
32	8-13-8 (two panes of 8 mm glass by a 13 mm airspace)

In addition, bedroom windows of the north units in Buildings B and C should have their areas reduced and limited as indicated in the appended floor plan drawings.

All of the windows should be specified to meet the A3 performance rating for Air Tightness found in the CSA standard CAN/CSA-A440-08, or latest revision. Any other windows meeting the required OITC ratings are acceptable. Note that the OITC rating varies with panel dimensions. As such, any test data or predicted OITC performance must reasonably reflect the panel dimensions adopted for this project.

Any increase in window pane thickness or separating airspace thickness beyond that shown above is also acceptable. Effective weatherstripping should be installed on the exterior doors.

4. Exterior Doors

The main exterior door that provides access to the knock-off unit on the first floor in Type B1 Unit for buildings B and C will require an acoustic door which achieves a minimum sound transmission class (STC) of STC 38. This requirement is indicated in the appended floor plan drawings.

5. Certification of Installation

There is also a requirement in Richmond's Restrictive Covenant that the building can not be occupied until a Registered Professional approved by Richmond's Planning and Development Manager certifies that the building has been constructed in accordance with the design reviewed and the recommendations of the approved acoustic report. As stated in our proposal dated February 2, 2018, it is our understanding that a registered professional has been retained for this project who will be responsible for certifying that the building has been constructed in accordance with the noise insulation measures recommended in this letter.

This report completes our work for this project. Please note that recommendations contained herein address only the acoustical requirements with respect to exterior noise ingress. Other requirements, such as wind loading on windows, should be examined for compatibility with our recommendations. Please let us know if you have any questions regarding this report.

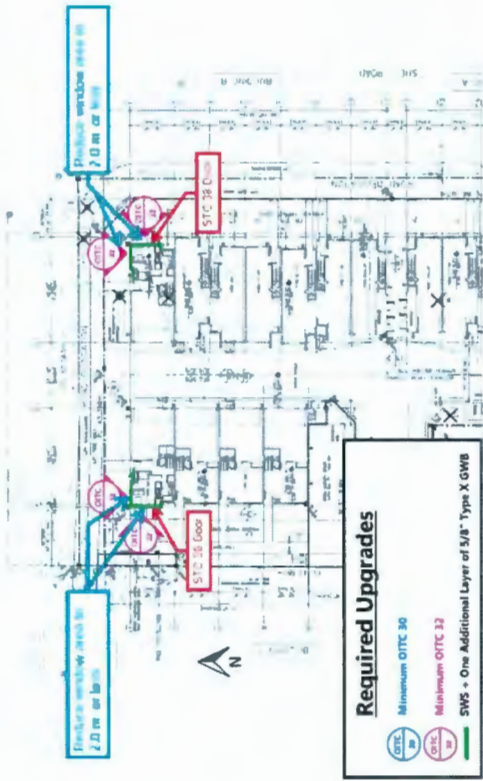


Fig. 3796-18A

Figure 6: Locations Requiring Upgrade

Date: February, 2019

File: 3796-18A

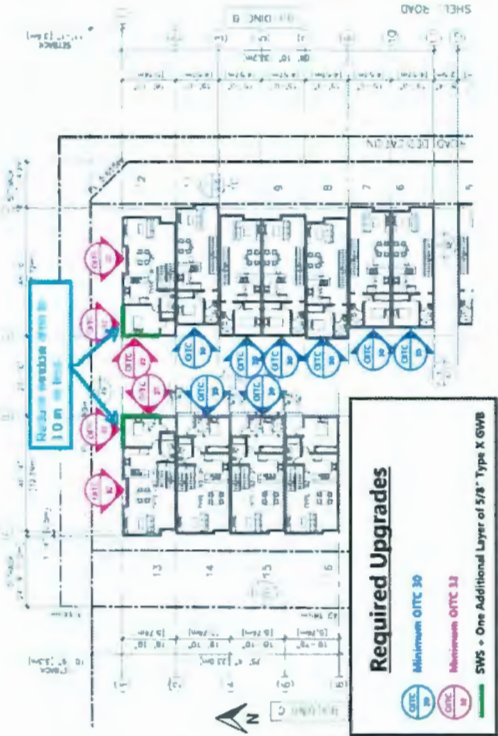


Fig. 3796-18A

Figure 7: Locations Requiring Upgrade

Date: February, 2019

File: 3796-18A

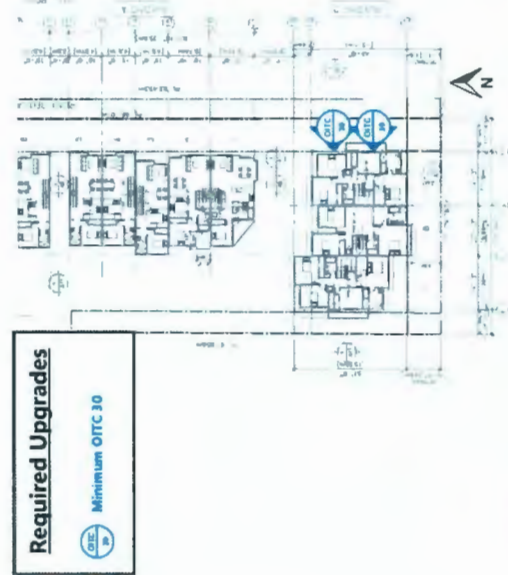


Figure 8: Locations Requiring Upgrade

Date: February, 2019

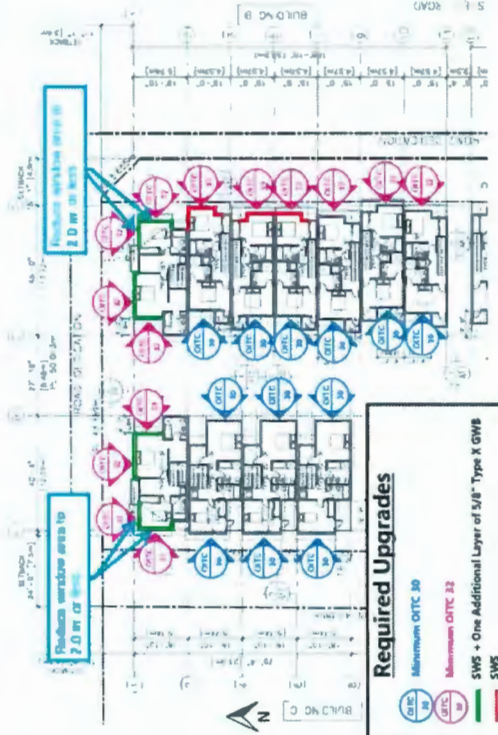


Figure 9: Locations Requiring Upgrade

Date: February, 2019

File: 3796-18A

ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com

WITH OFFICE VANCOUVER BC

TEL: (604) 503-2098

FAX: (604) 909-2897

OWNER REQUESTED THIS PLAN AND SPECIFICATIONS BE PREPARED BY THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT. ANY REPRODUCTION OR REPRODUCTION WITHOUT WRITTEN PERMISSION SHALL BE CONSIDERED A VIOLATION OF THE COPYRIGHT ACT AND SHALL NOT BE PERMITTED. WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.08.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

5. 2020.03.18 AS PER CITY COMMENT
5. 2020.03.31 INCREASE HEIGHT AS FOR CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.08.09 AS PER CITY REVIEW COMMENT
2. 2019.08.29 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER REVISION

PROPOSED TOWNHOUSE  
133, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

NOTES

PROJECT NUMBER:16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG



ERIC LAW  
ARCHITECT

2118 288 WILLOW AVENUE VANCOUVER BC  
V6M 1S5  
TEL: (604) 505-2099  
FAX: (604) 509-2897  
COPYRIGHT RESERVED THIS PLAN AND  
DESIGN ARE AT ALL TIMES TO REMAIN  
THE EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECT. NO PART OF THIS DRAWING  
OR DESIGN MAY BE REPRODUCED, COPIED,  
OR TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT WRITTEN  
PERMISSION. THIS DRAWING IS FOR USE IN THIS  
SPECIFIC PROJECT ONLY AND SHALL NOT  
BE REPRODUCED OR USED FOR ANY OTHER  
PROJECT WITHOUT WRITTEN PERMISSION.

ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.09.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW

REVISION	
6.	2020.02.18 AS PER CITY COMMENT
5.	2020.03.31 INCREASE HEIGHT AS PER CLIENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
2.	2019.09.05 AS PER CITY REVIEW COMMENT
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

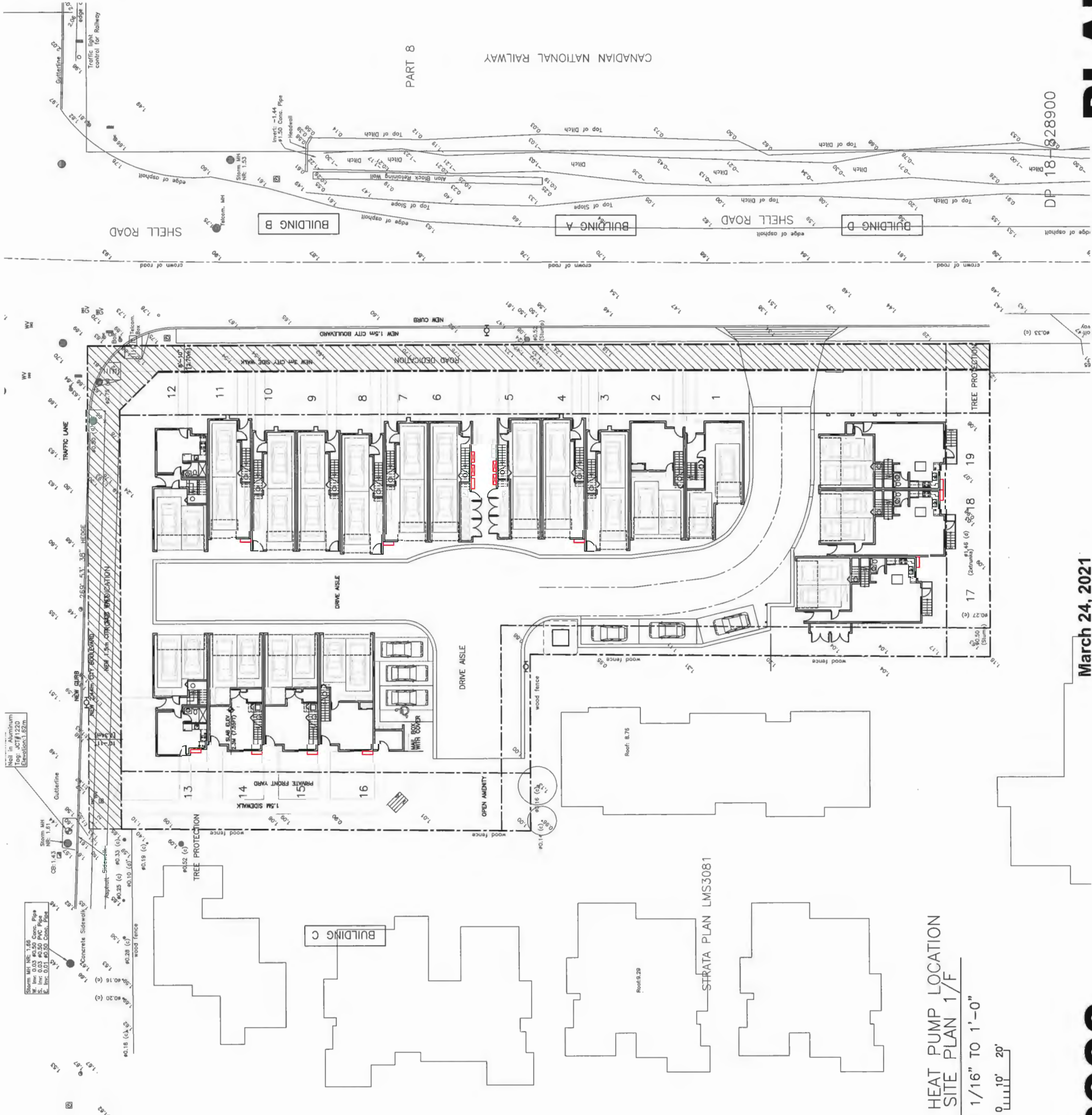
HEAT PUMP LOCATION

PROJECT NUMBER:	16-25
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG

A3.3

DEVELOPMENT PERMIT

PLAN # 8



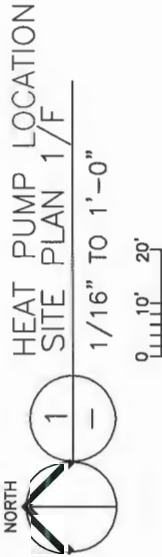
HEAT PUMP EQUIPMENT SHALL HAVE A MAXIMUM SOUND POWER LEVEL OF 60 (GBA) TO MEET THE CITY BYLAW CRITERIA

ALL HEAT PUMP SHALL BE SCREENED



- HEAT PUMP OUTDOOR UNIT COVER
- LOCATION OF HEAT PUMP OUTDOOR UNIT
- COMPLETE WITH WOOD SCREEN
- 1. UNITS VERTICALLY STACKING

HEAT PUMP SHALL HAVE A MAXIMUM SOUND POWER LEVEL OF 60 dBA REFER TO BCL LETTER DATED OCTOBER 29, 2020



DP 18-828900

March 24, 2021



A3.4

PROJECT NUMBER:16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

FIRE FIGHTING PROVISION

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

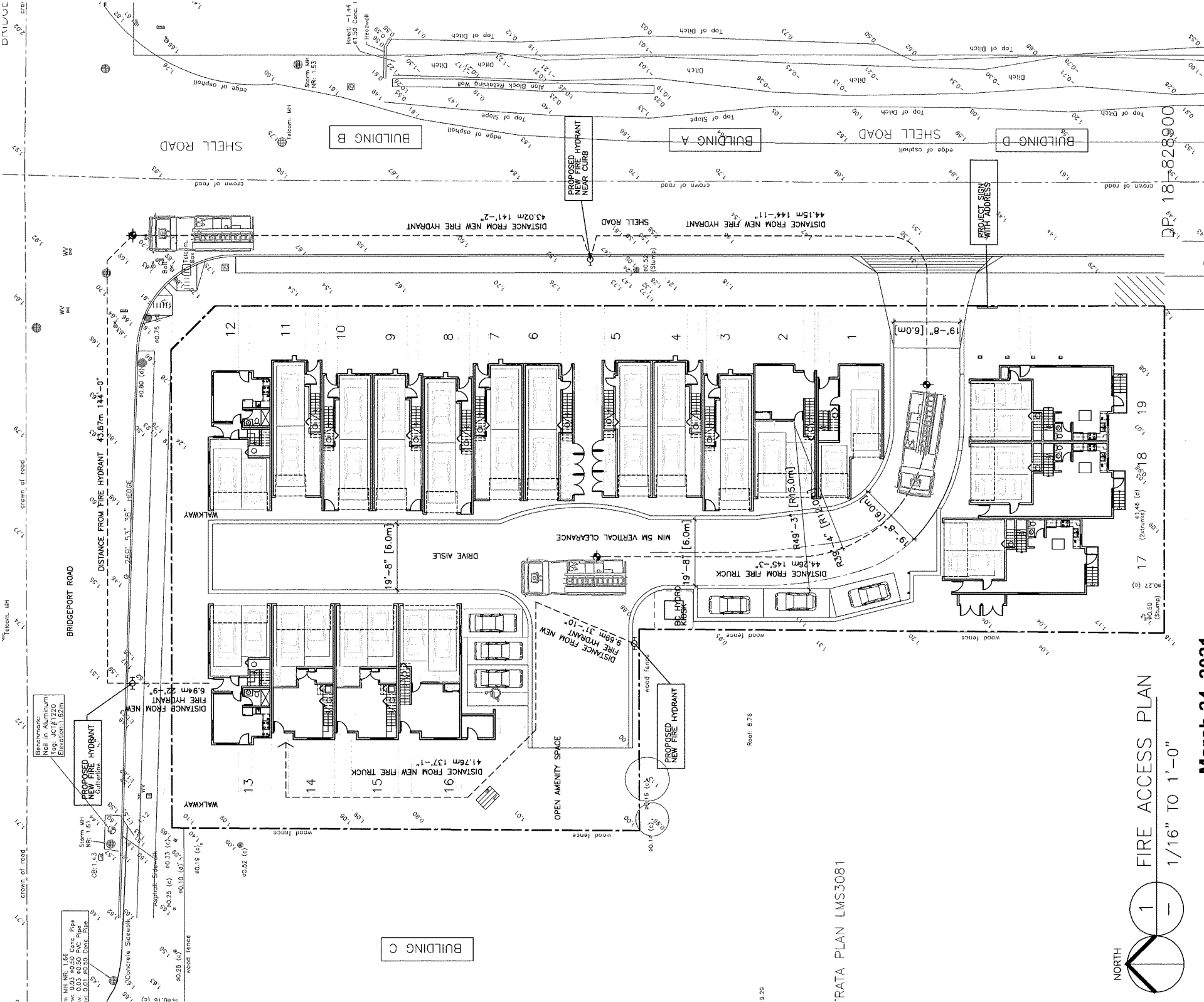
REVISION
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER
2. 2019.05.20 AS PER CITY REVIEW COMMENT
3. 2019.08.09 AS PER CITY REVIEW COMMENT
4. 2019.11.05 AS PER CITY AND APP REVIEW COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
6. 2020.02.18 AS PER CITY COMMENT

ERIC LAW  
ARCHITECT

ericlaw.architect@gmail.com  
2116 288 WEST AVENUE VANCOUVER BC  
V6T 1S6  
TEL: (604) 505-2029  
FAX: (604) 505-2197

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. NO PART OF THIS DRAWING IS TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR APP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW



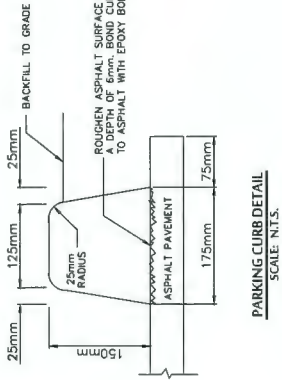
1

FIRE ACCESS PLAN

1/16" TO 1'-0"

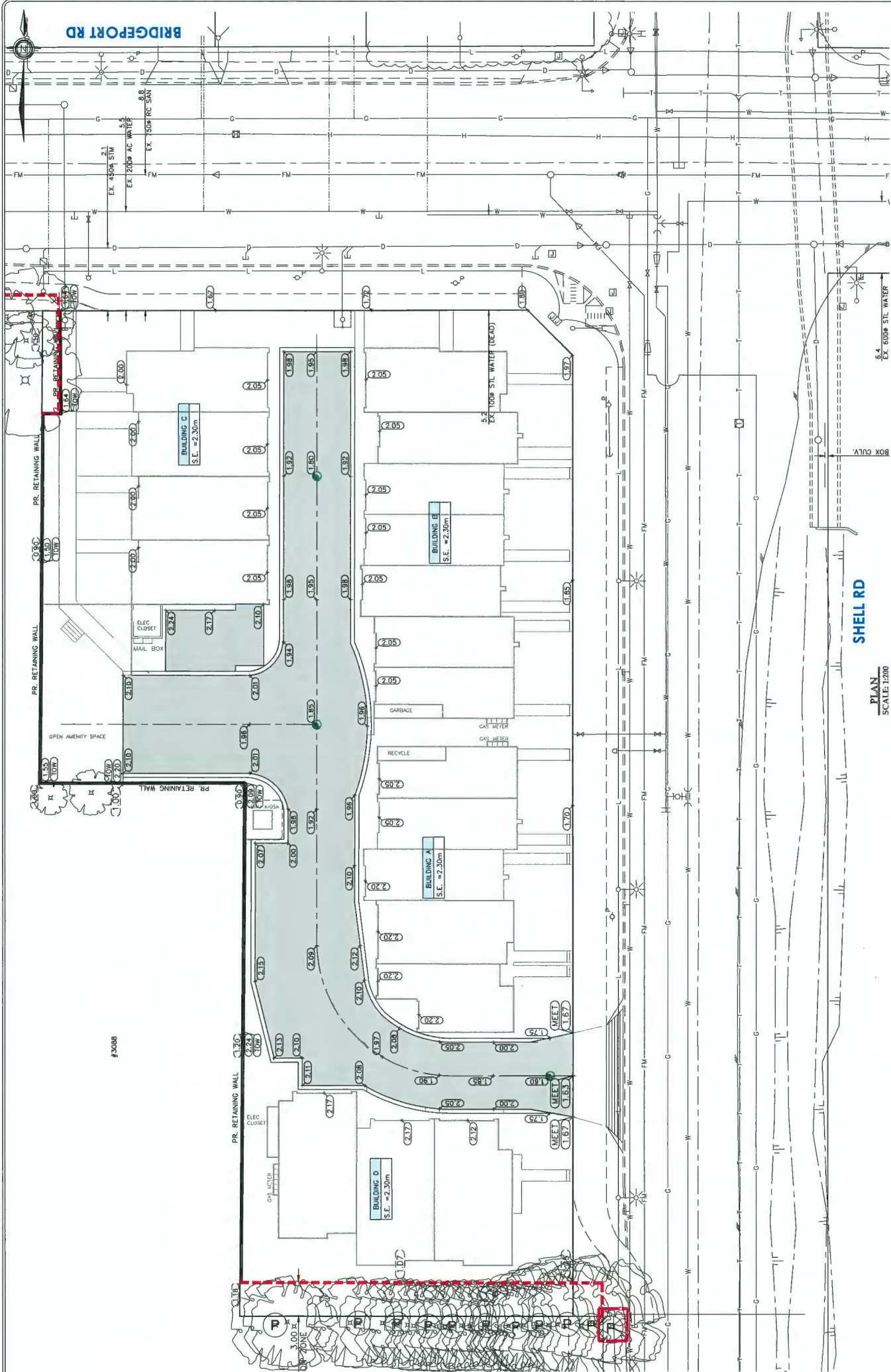
ROADWORKS NOTES:

- ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT AND ROAD STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
- SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
- ALL SUBBASE AND BASE COURSE MATERIALS TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (MIN.) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL ROAD ELEVATIONS ARE PAVEMENT AND GUTTER ELEVATIONS.
- ALL ROADWAY CURBS ARE ROLLED CURBS AS PER MASTER MUNICIPAL CONSTRUCTION DRAWING NO. C4.
- ALL PARKING CURBS ARE AS PER DETAIL THIS SHEET. WHERE PARKING CURBS CONNECT TO ROADWAY CURBS THE PARKING CURB SHALL BE ADJUSTED TO PROVIDE A SMOOTH TRANSITION.
- CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
- GEOMETRIC CURB DATA REFERS TO THE BACK OF CURB.
- FOR CONCRETE PAVING AND ROAD PAVERS LOCATIONS AND DETAILS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
- ELEVATIONS SHOWN AS THUS  $\text{1.352}$  ARE EXISTING ELEVATIONS.
- ELEVATIONS SHOWN AS THUS  $\text{1.357}$  ARE PROPOSED FINISHED SURFACE ELEVATIONS.
- ELEVATIONS SHOWN AS THUS  $\text{1.355}$  ARE PROPOSED FINISHED TOP OF RETAINING WALL ELEVATIONS.
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.

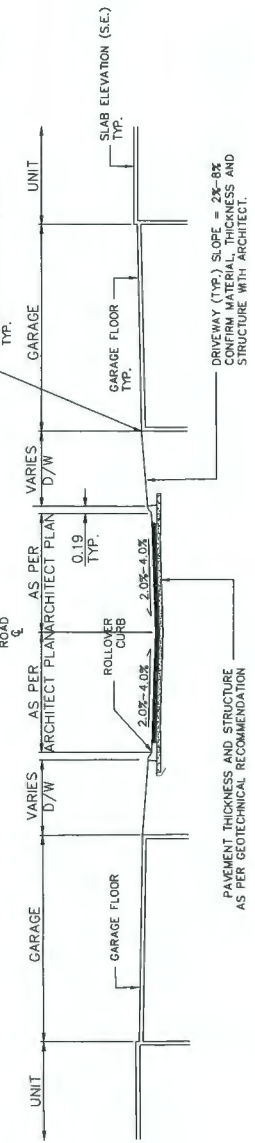


**LEGEND**

- PROPOSED STORM PVC CLEANOUT (SEE STORM NOTE 11)
- PROPOSED 150mm CONCRETE MANHOLE (UNLESS NOTED OTHERWISE)
- PROPOSED LANDSCAPE AS PER CITY RICHMOND DWG. NO. DRAWING P105 AND STORM SEWER NOTE 21
- PROPOSED 600mm CB C/W B258 FRAME AND GRATE SUITABLE FOR H20 LOADING
- PROPOSED DIRECTION OF STORM PIPE FLOW
- PROPOSED 600mm STORM BUILDING SUMP (SEE STORM SEWER NOTE 20)
- PROPOSED 150mm PERFORATED PVC PERIMETER DRAIN AS PER CITY OF RICHMOND DRAINING P105
- PROPOSED STORM SEWER MAIN (DIAMETER AND MATERIAL AS NOTED ON PLAN)
- PROPOSED WATERMAIN MAIN (DIAMETER AND MATERIAL AS NOTED ON PLAN)
- PROPOSED 250mm WATER SERVICE AND CURB STOP VALVE
- PROPOSED WATER CAP (DIAMETER AND MATERIAL AS NOTED ON PLAN)
- PROPOSED WATER METER CHAMBER (SPECIFICATION AS NOTED ON PLAN)
- PROPOSED STORM SEWER MAIN (DIAMETER AND MATERIAL AS NOTED ON PLAN)
- PROPOSED DIRECTION OF SANITARY PIPE FLOW
- PROPOSED SANITARY PVC CLEANOUT (SEE SANITARY NOTE 9)
- PROPOSED ROADWAY SURFACE FINISH AS PER LANDSCAPE ARCHITECT/ARCHITECT AS APPLICABLE
- PROPOSED PARKING STALL/DRIVEWAY SURFACE FINISH AS PER LANDSCAPE ARCHITECT/ARCHITECT AS APPLICABLE
- EXISTING TREE/SHRUB TO BE REMOVED IN EXISTING TRAIL CITY STUBS/PERMITS AND ARBORIST REPORT
- EXISTING TREE/SHRUB TO BE RETAINED. REFER TO ARBORIST REPORT
- TEMPORARY TREE PROTECTION FENCING TO BE INSTALLED DURING CONSTRUCTION



**PLAN**  
SCALE: 1:200



**TYPICAL ROADWAY CROSS-SECTION**  
SCALE: 1:100 HOR. N.T.S. VERT.

THIS DESIGN DRAWING SHOWS PROPOSED ROADS AND SERVICES WORKS BASED ON THE FOLLOWING:

- ALL OFFSITE WORKS REQUIRED UNDER SERVING AGREEMENT (S.A.)
- SITE DEVIATION AND SITE PREPARATION IS COMPLETED INCLUDING GEOTECHNICAL TREATMENT (IF REQUIRED) AND REMOVAL OF TREES, PERMITS AND ASSOCIATED GEOTECHNICAL AND ARBORIST REPORTS (IF PRESENT).

**City of Richmond**  
68.11 W. 3 ROAD RICHMOND B.C. V6V 2E1

**ROADWAY GRADING PLAN**

10760, 10780 BRIDGEPORT RD & 3033-3111 SHELL RD  
CITY FILE: -----

DESIGN: DRK	DWG. NO. 10	DATE: 2019
DRAWN: CHE	SCALE: 1:200	SHEET: 1 OF 1

REV. NO.	DATE	BY	CHK.	DESCRIPTION
0.	12 DEC 2019	DRK	TS	ISSUED FOR BUILDING PERMIT
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

**CoreConcept CONSULTING LTD.**  
#220-2659 Viking Way Richmond BC, V6V 3B7  
www.coreconceptconsulting.com

1082009 BC LTD  
March 24, 2021  
Core Concept Consulting Project No. 7022  
DWG. 2 OF 6

**NOTES:**

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBERS

HPN #106, CONTROL MONUMENT 77H4970

ELEVATION: -1.793m

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS (MMDOT) AND THE RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS (MMDOT) UNLESS OTHERWISE NOTED.

**ERIKS R. SERVICES**

THE DEVELOPER OF CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES AND STRUCTURES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

BC ONE CALL SERVICE RECORDS DEPARTMENT  
TELEPHONE: (604) 257-1000

**DP 18-828900**

**PLAN #10**





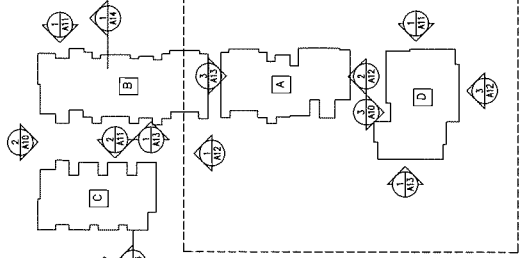
SEE DRAWING A3.1 FOR CONTINUATION

ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
1511 W 10TH AVE WITH AGNIE VANCOUVER BC  
V6P 1Y1S  
TEL: (604) 695-2998  
FAX: (604) 909-2987

COPYRIGHT RESERVED. THIS PLAN AND  
ALL INFORMATION SHOWN HEREIN ARE  
THE EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECT INC AND MAY NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE  
WRITTEN CONSENT OF ERIC LAW  
ARCHITECT INC. ALL INFORMATION SHOWN  
ON THIS PLAN IS FOR INFORMATION ONLY  
AND DOES NOT REPRESENT A SPECIFIC  
PROJECT ONLY AND SHALL NOT  
BE USED OTHERWISE WITHOUT WRITTEN  
PERMISSION.

ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.09.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW



REVISION	
6.	2020.02.18 AS PER CITY COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
2.	2019.08.20 AS PER CITY REVIEW COMMENT
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

PARKING PLAN

PROJECT NUMBER:	16-25
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG

A3.2

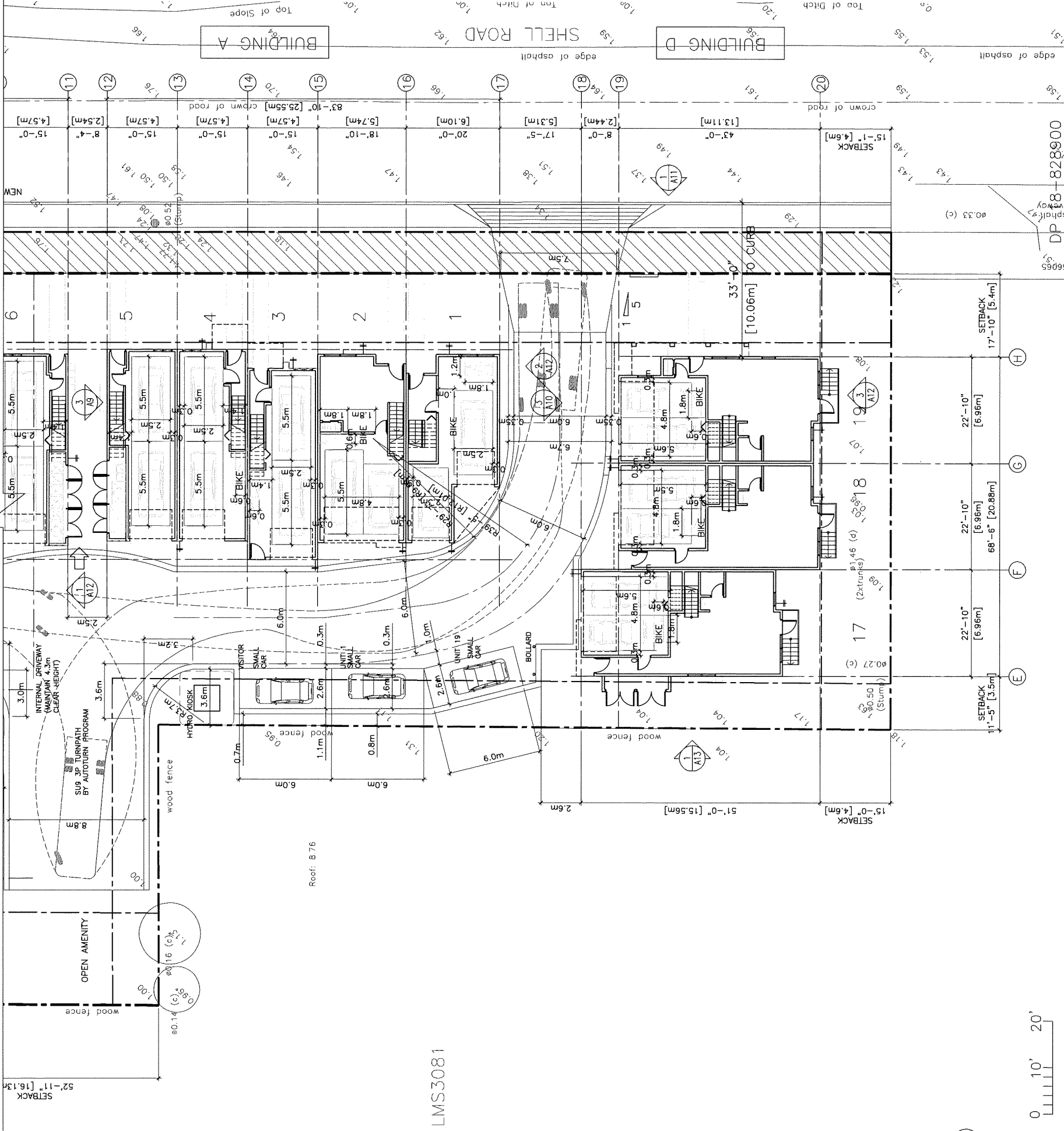
March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

PLAN #

12



1

NORTH

SITE PLAN 1/F (ENLARGED)

3/32" TO 1'-0"

SEE A2 FOR OVERALL SITE PLAN

☉ EXTERIOR LIGHT

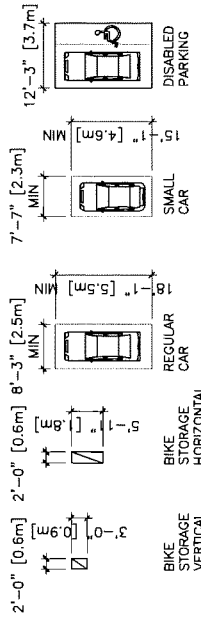
→ HOSE BIB

⬭ WINDOW UPGRADE

ALL PARKING SIZE AND NUMBER SHALL  
MEET RICHMOND CITY BYLAW REQUIREMENTS

NOTE:  
ADDITIONAL TANDEM PARKING CLEARANCE NOT  
REQUIRED FOR UNIT NOT MORE THAN  
4.57M WIDE

ALL PARKING SHALL HAVE LEVEL 2 EV CHARGING  
OUTLETS LEVEL 2 EV CHARGING (208V TO 240V AC  
AND CURRENT OF 16A TO 80A)





**GENERAL NOTES:**

1. COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.

2. COMPLIANCE, BCNTABCSLA - ALL MATERIAL SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTABCSLA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.

3. COMPLIANCE, MMCO - ALL WORKS SHALL CONFORM TO THE LATEST MMCO DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.

4. CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

5. CONCRETE, REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

6. GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

PEDESTRIAN PAVED AREAS 1%  
VEHICULAR PAVED AREAS 1%  
LAWN AREAS 2%  
PLANTED BEDS 5%

7. GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:

GRASS AREAS ON GRADE  
SHRUB BEDS - 150 mm MIN. 0.2 M3 PER SHRUB  
TREES - 450 mm MIN. 10 M3 PER TREE

N.B. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL AMEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.

8. PLANT MATERIAL QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.

9. PLANT MATERIAL SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.

10. PLANT MATERIAL - ALL PLANT MATERIAL SHALL MEET MINIMUM SIZE REQUIREMENTS AS INDICATED IN THE PLANT LIST.

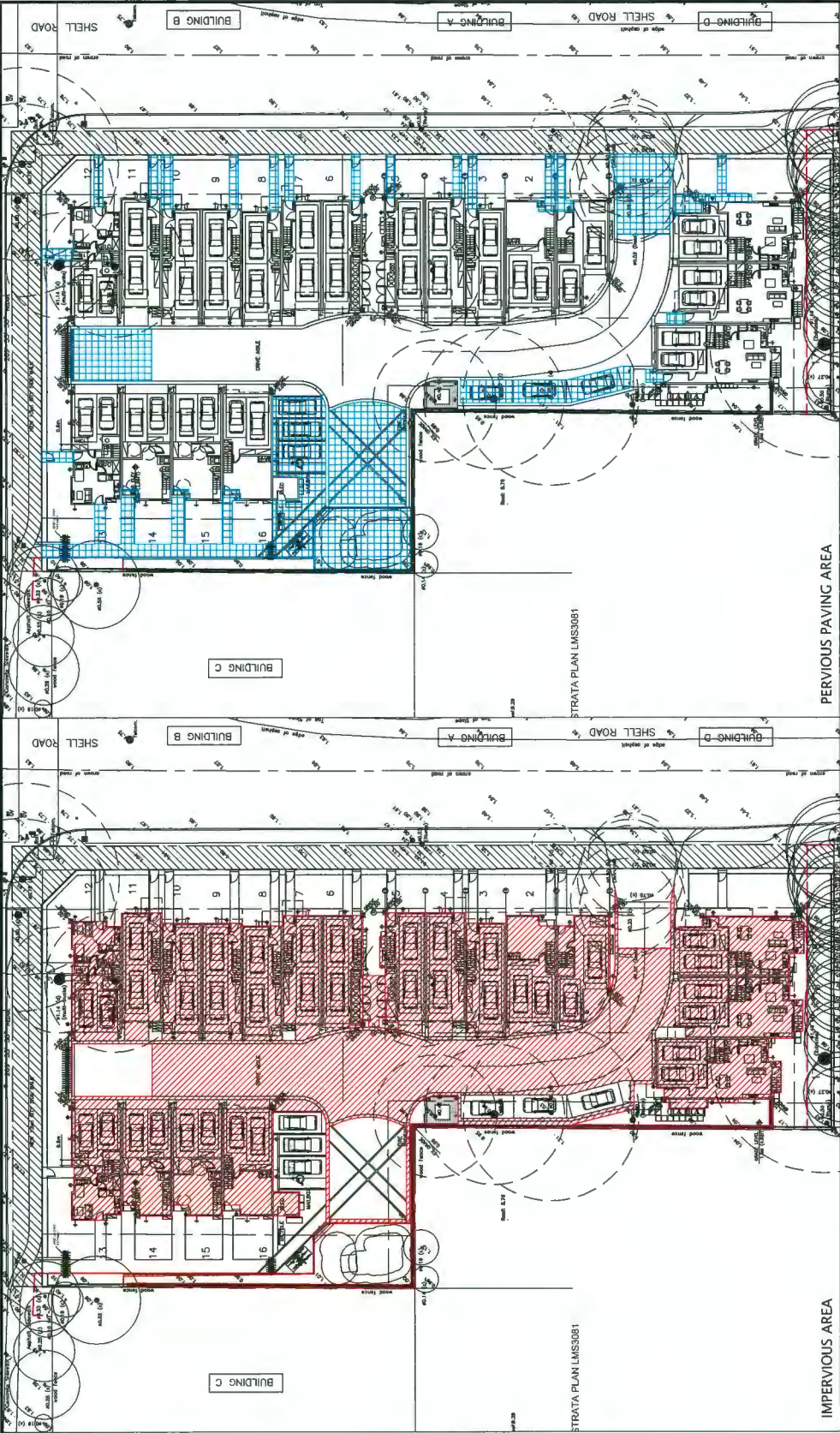
11. TREE LOCATIONS - TREES SHALL NOT BE PLANTED WITHIN 9 METRES OF BUILDING FOUNDATIONS, RETAINING WALLS OR FENCES EXCEPT AS SPECIFICALLY NOTED ON THE PLANTING PLAN. TREES IN LAWN AREAS SHALL BE LOCATED WITHIN A MINIMUM 1 METRE DIAMETER MULCHED RING.




12. SODDING, BOULEVARD - CONTRACTOR SHALL INSTALL TOP SOIL AND TURF WITHIN ALL STREET BOULEVARDS. SODDING SHALL CONTINUE ALONG SUCH BOULEVARDS TO THE EDGE OF DISTURBANCE OR TO THE BOUNDARY OF THE WORK AS DEFINED ON SITE BY THE LANDSCAPE ARCHITECT.

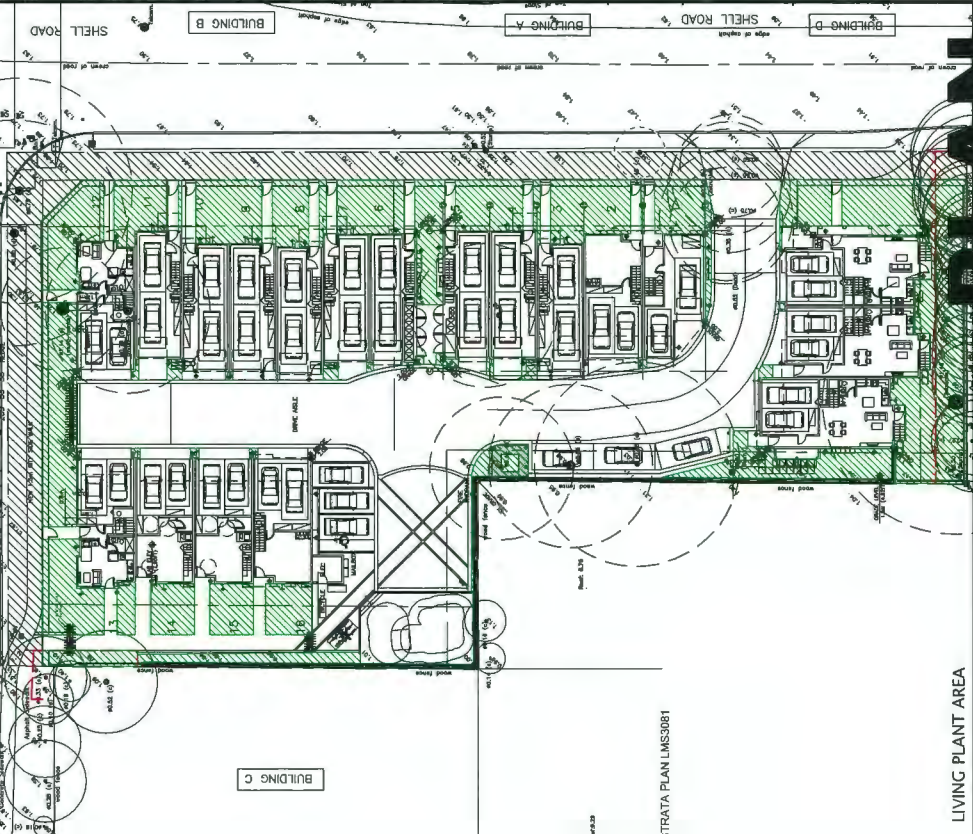
13. MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEMP FIR BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.

14. IRRIGATION - AN IRRIGATION SYSTEM SHALL BE INSTALLED AS A DESIGN/BUILD BY AN ACCREDITED IRRIGATION CONTRACTOR. THE SYSTEM SHALL PROVIDE FULL COVERAGE. THE GENERAL CONTRACTOR SHALL PROVIDE SLEEVES AND CORING AS NECESSARY. A PLAN OF THE PROPOSED SYSTEM SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PLANT LIST		Common Name	Size	Spacing
Quantity	Symbol	Botanical Name		
41B	Tree	Amelanchier	8cm cal B&B	as shown
41C	Tree	Prunus serotina 'Amanogawa'	8cm cal B&B	as shown
13D	Tree	Comelian Cherry Dogwood	8cm cal B&B	as shown
13E	Tree	Fagus sylvatica 'Dawyckii'	8cm cal B&B	as shown
14F	Tree	Robinia pseudoacacia 'Frisia'	8cm cal B&B	as shown
17F	Tree	Pinus calleryana 'Chantecœur'	8cm cal B&B	as shown
17H	Tree	Pinus nigra	3m High B&B	as shown
26	Shrubs	Perennials & Grasses		
41C	Shrubs	Evergreen Azalea	# 2 pot	500mm o.c.
41C	Shrubs	Asarum japonica 'Vander Ruy'	# 2 pot	500mm o.c.
31a	Shrubs	Forster's Reed Grass	# 3 pot	750mm o.c.
176f	Shrubs	Blue Sedge	# 1 pot	400mm o.c.
96g	Shrubs	Erica x darleyensis 'Mediteranean Pink'	# 1 pot	550mm o.c.
97h	Shrubs	Boxus microphylla 'Winter Gem'	# 3 pot	600mm o.c.
98i	Shrubs	Variegated Sedge	# 1 pot	500mm o.c.
26j	Shrubs	Donkey tail Sedge	# 1 pot	500mm o.c.
132k	Shrubs	Polystichum munitum	# 1 pot	500mm o.c.
132l	Shrubs	Heliconia tenuifolia	# 2 pot	500mm o.c.
151n	Shrubs	Stipa capensis 'Black-eyed Stella'	# 1 pot	500mm o.c.
39o	Shrubs	Colostea horizontalis	# 3 pot	600mm o.c.
39p	Shrubs	Reithing Dogwood	# 3 pot	1000mm o.c.
14q	Shrubs	Rhododendron Elizabeth	# 2 pot	1000mm o.c.
14r	Shrubs	Rhododendron Mary Fleming	# 3 pot	1000mm o.c.
35s	Shrubs	Rose medalland 'La Seilliere'	# 2 pot	800mm o.c.
151t	Shrubs	Skimmia japonica 'Reveasiana'	# 2 pot	800mm o.c.
195u	Shrubs	Yucca x media 'Hickory'	# 4 high	550mm o.c.
32v	Shrubs	Thuja occidentalis 'Smaragd'	# 1 high	550mm o.c.
151x	Shrubs	Deciduous Northern Lights Azalea	# 2 pot	750mm o.c.



LEGEND		COVER TYPE	AREA	PERCENT
	LIVING PLANT AREA	856.3 m2	25%	
	PERVIOUS PAVING AREA	619.4 m2	18%	
	IMPERVIOUS AREA	1943.7 m2	57%	
	SITE	3419.4 m2	100%	



DATE	ISSUED FOR	REV
2018-12-06	DP	0
2019-05-12	DP RE-SUBMISSION	A
2019-07-19	DP RE-SUBMISSION	B
2019-08-15	DP RE-SUBMISSION	C
2019-10-30	DP RE-SUBMISSION	D
2019-12-04	BUILDING PERMIT	E
2020-10-15	BUILDING PERMIT	F
2020-12-03	BUILDING PERMIT	G
2021-02-16	BUILDING PERMIT	H

This drawing has been prepared solely for the use of the CLIENT and the Client acknowledges that any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes without the written approval of the architect. Any use of this drawing for construction purposes shall be at the user's risk.

Consultants

Civil: Core Concept Consulting Ltd.  
Ecology: Eric Law Architect Inc.  
Architectural: Eric Law Architect Inc.  
Mechanical: Eric Law Architect Inc.  
Electrical: Eric Law Architect Inc.



**DV Donald V. S. Duncan**  
**DEVELOPMENT CONSULTANT**  
**LANDSCAPE ARCHITECT**

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

**H** Project Leader  
D.Duncan  
Drawn by  
D.Duncan  
Revision

**19 UNIT TOWNHOUSE**  
3033 Shell Road  
Richmond, British Columbia  
Canada

Drawing Title  
**INFORMATION**

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

Project No. 18-0035  
Drawing No. 13

March 24, 2021

**DP 18-828900**

**PLAN #13**







DATE	ISSUED FOR	REV
2018-12-06	DP	0
2019-05-12	DP RE-SUBMISSION	A
2019-07-19	DP RE-SUBMISSION	B
2019-08-15	DP RE-SUBMISSION	C
2019-10-30	DP RE-SUBMISSION	D
2019-12-04	BUILDING PERMIT	E
2020-10-15	BUILDING PERMIT	F
2020-12-03	BUILDING PERMIT	G
2021-02-16	BUILDING PERMIT	H

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Core Concept Consulting Ltd.  
Eric Law Architect Inc.

Civil:  
Ecology:  
Architectural:  
Structural:  
Mechanical:  
Electrical:



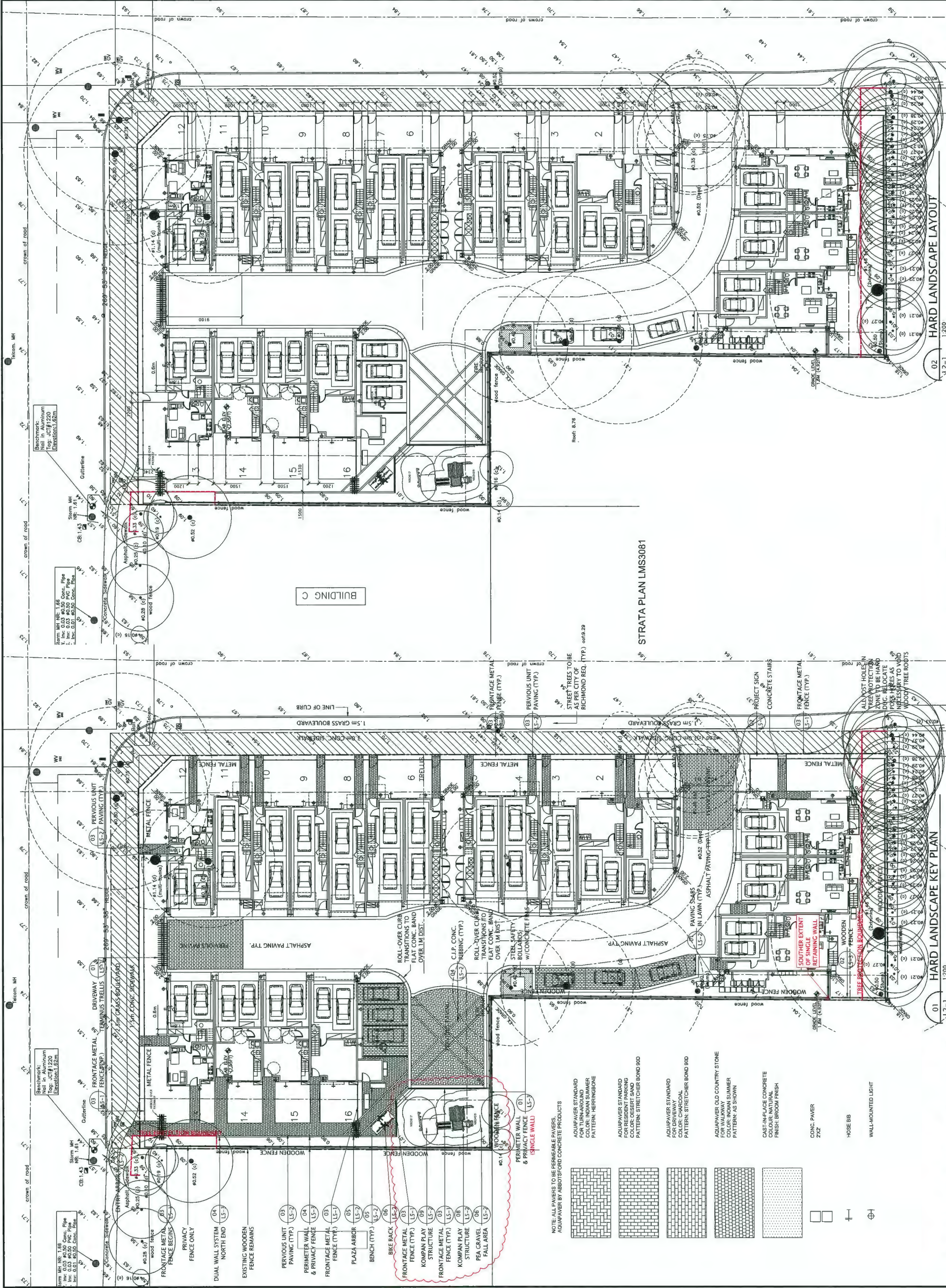
**DV Donald V. S. Duncan**  
LANDSCAPE ARCHITECT  
603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 5N9  
778-911-4223  
dvduncan@gmail.com

**H** Project Leader  
D.Duncan  
Drawn by  
D.Duncan  
Revision  
D.Duncan

19 UNIT TOWNHOUSE  
3033 Shell Road  
Richmond, British Columbia  
Canada

Drawing Title  
**HARD LANDSCAPE**

Check Scale (may be photo reduced)  
0 10mm  
0 10mm  
Project No. 18-0035  
Drawing No. L2-1

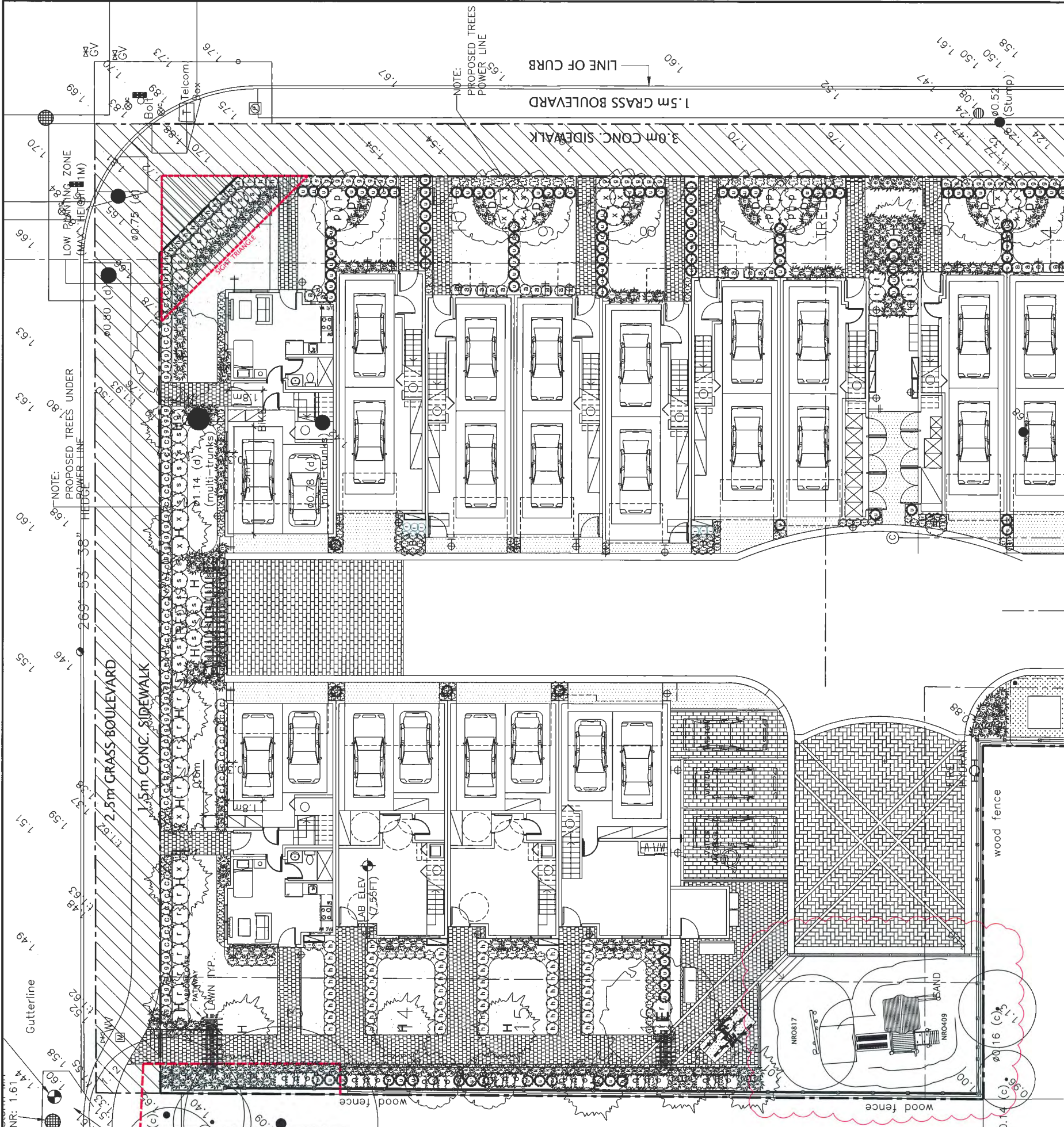
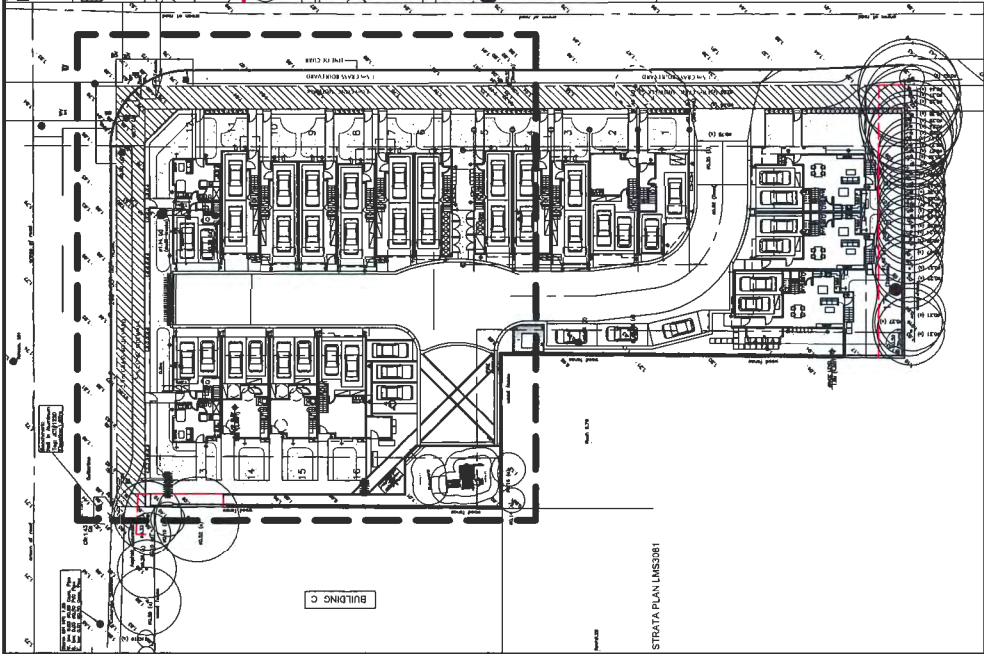


March 24, 2021

DP 18-828900

PLAN #15





DATE	ISSUED FOR	REV
2018-12-06	DP	0
2019-05-12	DP RE-SUBMISSION	A
2019-07-19	DP RE-SUBMISSION	B
2019-08-15	DP RE-SUBMISSION	C
2019-10-30	DP RE-SUBMISSION	D
2019-12-04	BUILDING PERMIT	E
2020-10-15	BUILDING PERMIT	F
2020-12-03	BUILDING PERMIT	G
2021-02-16	BUILDING PERMIT	H

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Civil: Ecology: Core Concept Consulting Ltd.  
Architectural: Eric Law Architect Inc.  
Structural: Structural  
Electrical: Electrical

Donald V. S. Duncan  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

Project Leader  
D.Duncan  
Drawn by  
D.Duncan  
Revision  
D.Duncan

19 UNIT TOWNHOUSE  
3033 Shell Road  
Richmond, British Columbia  
Canada  
Drawing Title  
SOFT LANDSCAPE

Check Scale (may be photo reduced)  
0 10mm  
1 inch

Project No. 18-0035





DATE	ISSUED FOR	REV
2018-12-06	DP	0
2019-05-12	DP RE-SUBMISSION	A
2019-07-19	DP RE-SUBMISSION	B
2019-08-15	DP RE-SUBMISSION	C
2019-10-30	DP RE-SUBMISSION	D
2019-12-04	BUILDING PERMIT	E
2020-10-15	BUILDING PERMIT	F
2020-12-03	BUILDING PERMIT	G
2021-02-16	BUILDING PERMIT	H

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

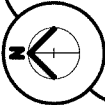
The original design was prepared by JHL Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V. S. Duncan.

This drawing shall not be used for construction purposes without the written approval and signature of the Landscape Architect.

Consultants

Core Concept Consulting Ltd.

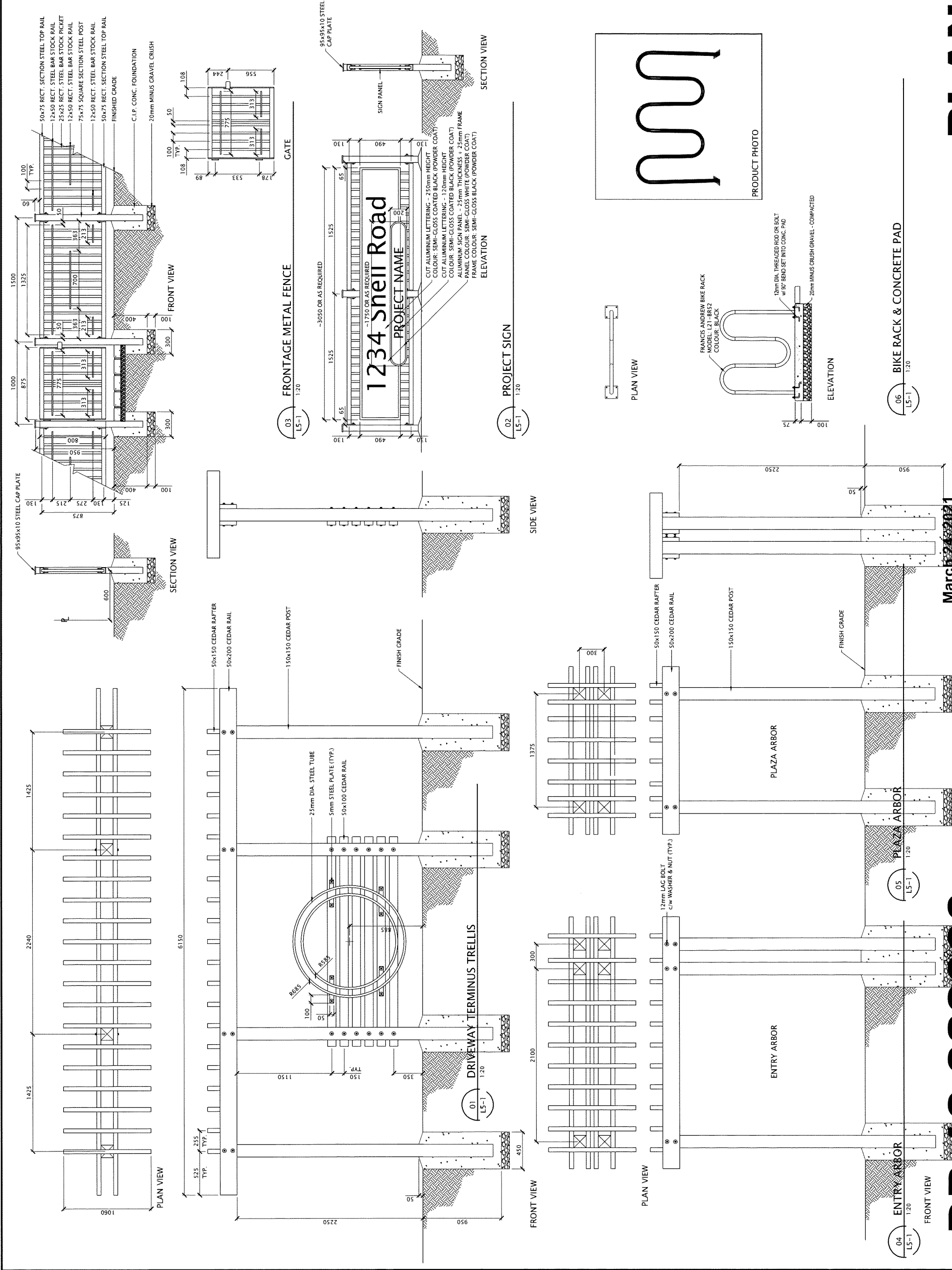
Civil: Ecology: Architectural: Structural: Mechanical: Electrical:



**DVSD** Donald V. S. Duncan  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

Project Leader D.Duncan	Project No. 18-0035
Drawn by D.Duncan	Drawing No. L5-1
Revision D.Duncan	
19 UNIT TOWNHOUSE 3033 Shell Road Richmond, British Columbia Canada	
Drawing Title HARD LANDSCAPE	
Check Scale (may be photo reduced) 0 10mm 1 Inch	





DATE	ISSUED FOR	REV
2018-12-06	DP	0
2019-05-12	DP RE-SUBMISSION A	1
2019-07-19	DP RE-SUBMISSION B	2
2019-08-15	DP RE-SUBMISSION C	3
2019-10-30	DP RE-SUBMISSION D	4
2019-12-04	BUILDING PERMIT	5
2020-10-15	BUILDING PERMIT	6
2020-12-03	BUILDING PERMIT	7
2021-02-16	BUILDING PERMIT	8

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.



The original design was prepared by J.H. Design Group Inc. who retain copyright of the concept. Detailing provided by Donald V.S. Duncan.

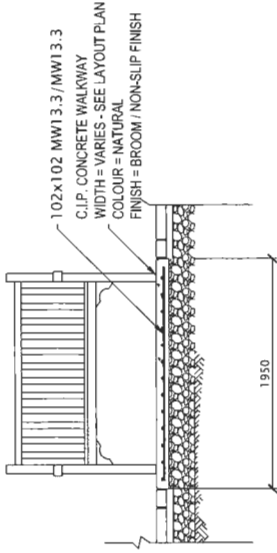
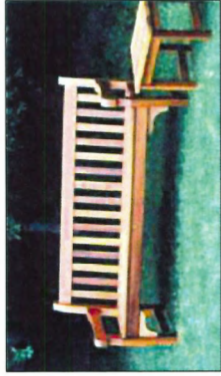
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

<p><b>Civil:</b>  <b>Ecology:</b>  <b>Architectural:</b>  <b>Structural:</b>  <b>Mechanical:</b>  <b>Electrical:</b></p>	<p><b>Consultants</b></p> <p><b>Core Concept Consulting Ltd.</b></p> <p><b>Eric Law Architect Inc.</b></p>
--	--

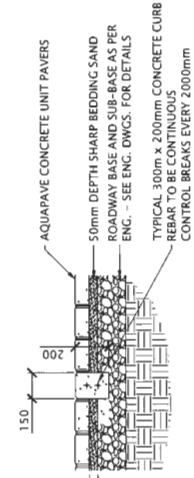


**DV SD**  
Donald V.S. Duncan  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT  
603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

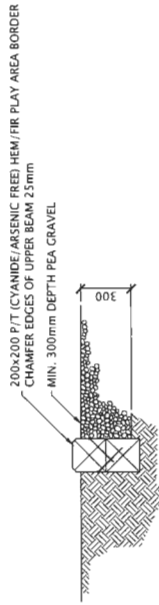
	Project Leader D. Duncan		Check Scale (may be photo reduced) 0 10mm
	Drawn by D. Duncan		
Revision			



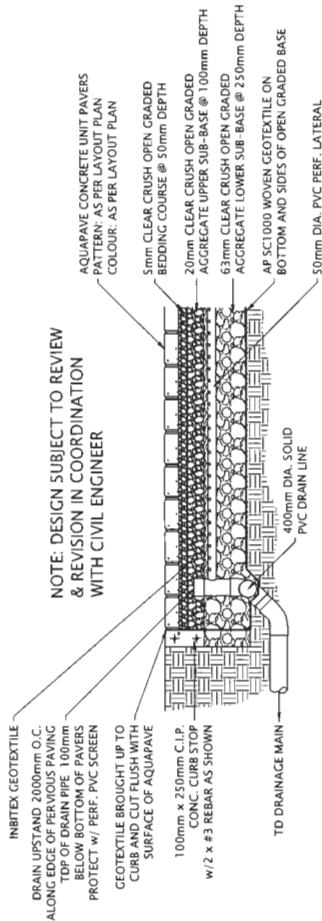
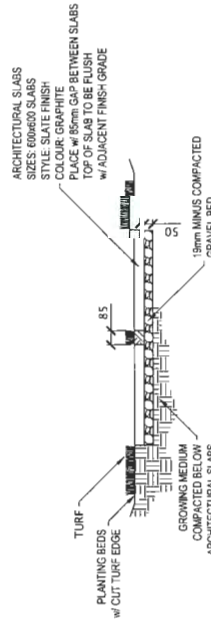
## PLAY AREA BENCH



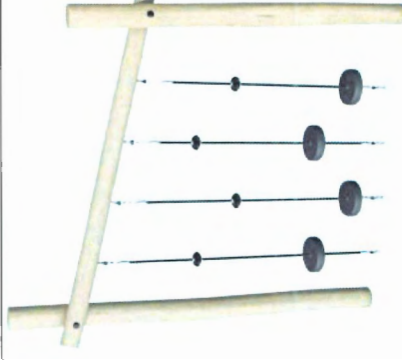
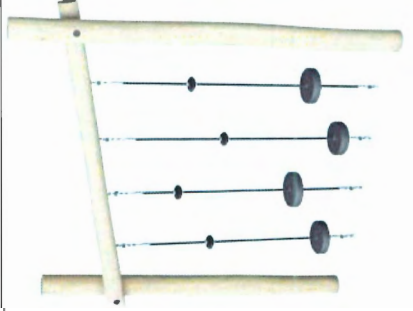
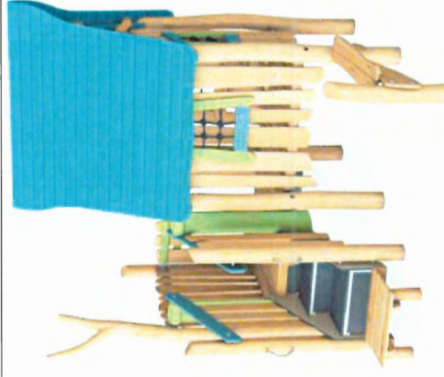
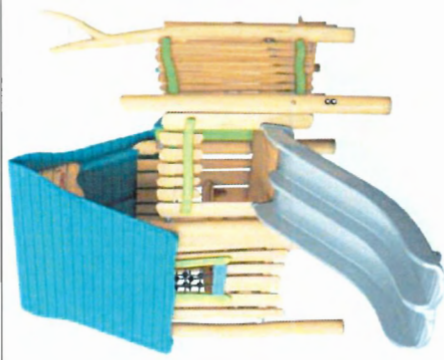
## 04 C.I.P. CONCRETE RIBBING



## PLAY AREA EDGE & FALL AREA

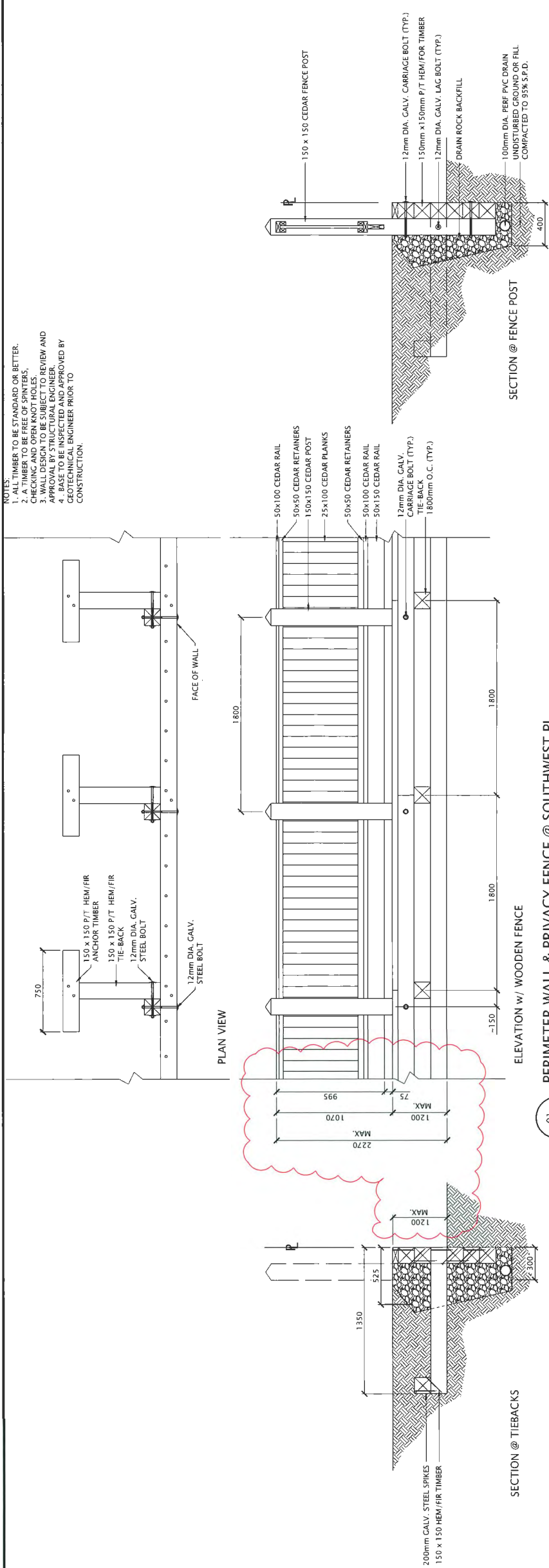


## 03 PERVIOUS UNIT PAVING

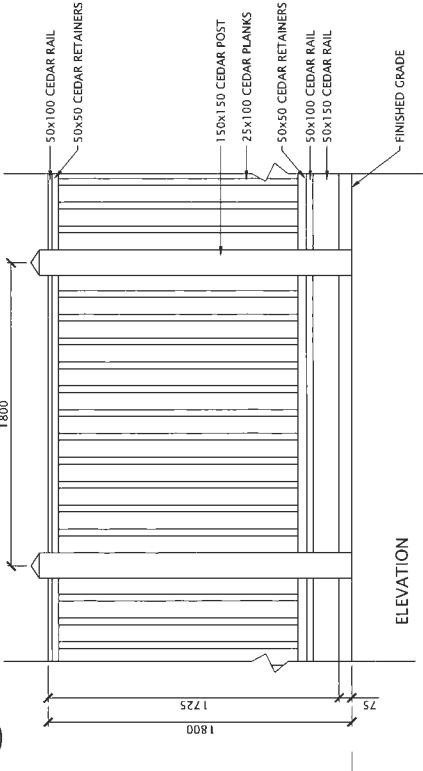


REV	ISSUED FOR	DATE
0	DP	2018-12-06
A	DP RE-SUBMISSION	2019-05-12
B	DP RE-SUBMISSION	2019-07-19
C	DP RE-SUBMISSION	2019-08-15
D	DP RE-SUBMISSION	2019-10-30
E	BUILDING PERMIT	2019-12-04
F	BUILDING PERMIT	2020-10-15
G	BUILDING PERMIT	2020-12-03
H	BUILDING PERMIT	2021-02-16

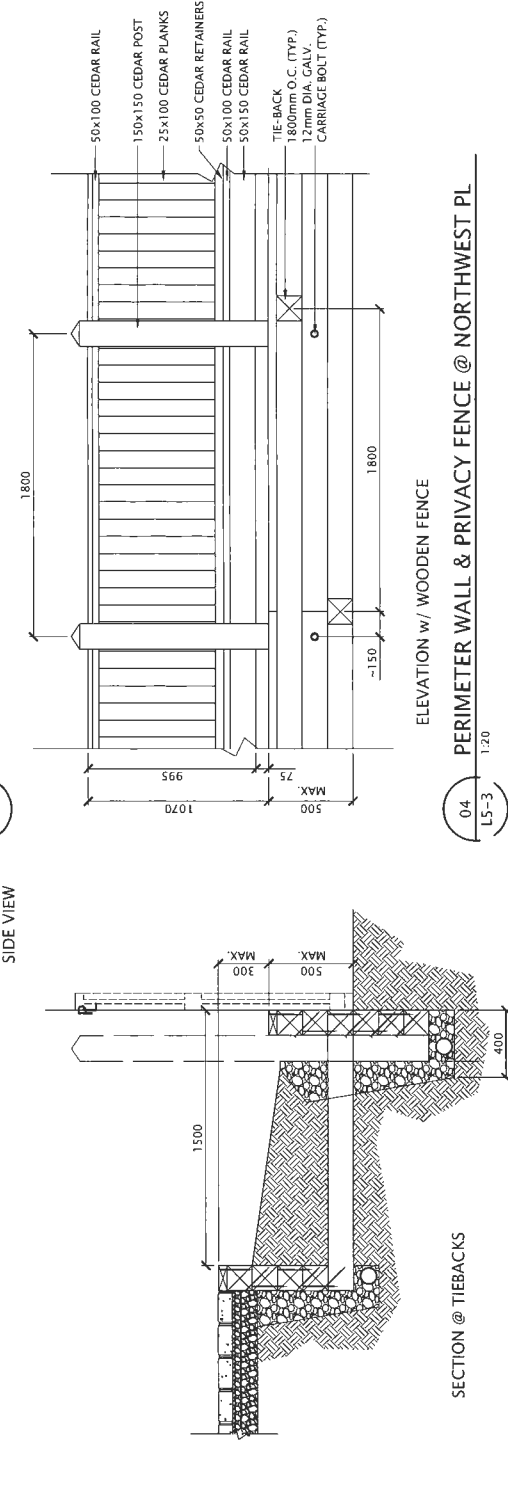
- NOTES:
1. ALL TIMBER TO BE STANDARD OR BETTER.
  2. A TIMBER TO BE FREE OF SPINTERS.
  3. WALL DESIGN TO BE SUBJECT TO REVIEW AND APPROVAL BY STRUCTURAL ENGINEER.
  4. BASE TO BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.



01 PERIMETER WALL & PRIVACY FENCE @ SOUTHWEST PL



02 SOUTHERN FENCE AT NEIGHBOUR HEDGE



04 PERIMETER WALL & PRIVACY FENCE @ NORTHWEST PL



Consultants

Civil: Core Concept Consulting Ltd.  
Ecology: Eric Law Architect Inc.  
Architectural: Donald V. S. Duncan  
Structural: Donald V. S. Duncan  
Mechanical: Donald V. S. Duncan  
Electrical: Donald V. S. Duncan

**DVSD** Donald V. S. Duncan  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT  
603 - 220 Eleventh Street  
New Westminster, BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

**H** Project Leader  
D. Duncan  
Drawn By  
D. Duncan  
Revision  
D. Duncan

19 UNIT TOWNHOUSE  
3033 Shell Road  
Richmond, British Columbia  
Canada  
Drawing Title  
HARD LANDSCAPE

Check Scale (may be photo reduced)  
0 1 inch 0 10mm  
Project No. 18-0035  
Drawing No. L5-3





ERIC LAW  
ARCHITECT

ericlaw.architect@gmail.com  
2118 226 WETH AVENUE VANCOUVER BC  
V6P 1H5

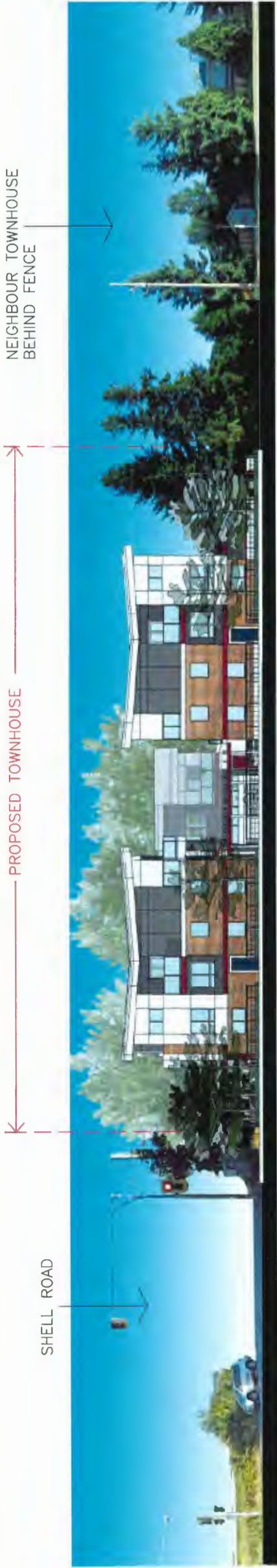
Tel: (604) 565-2039  
Fax: (604) 594-2497

COPYRIGHT RESERVED. THIS PLAN AND  
DESIGN ARE AT ALL TIMES TO REMAIN  
THE PROPERTY OF ERIC LAW ARCHITECT  
ARCHITECT INC AND MAY NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE  
CONSENT. ALL INFORMATION SHOWN ON  
THIS DRAWING IS FOR YOUR USE IN THIS  
PROJECT ONLY. NO OTHER USE OR  
REPRODUCTION IS ALLOWED WITHOUT  
PERMISSION.



ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.24 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.08.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW

PROPOSED TOWNHOUSE CONTEXT IMAGE ALONG SHELL ROAD



PROPOSED TOWNHOUSE CONTEXT IMAGE ALONG BRIDGEPORT ROAD

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

CONTEXT IMAGES

PROJECT NUMBER: 16-25	
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG

A20

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

PLAN #

22



ERIC LAW  
ARCHITECT

ericlaw.architect@gmail.com  
210 228 WETH AVENUE VANCOUVER BC  
V6T1H0  
TEL: (604) 505-2099  
FAX: (604) 549-2497

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES THE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS PROJECT ONLY. ANY CHANGES MUST BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

PERSPECTIVE IMAGE ALONG BRIDGEPORT ROAD AND SHELL ROAD INTERSECTION



ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2018.05.14 FOR CITY DP REVIEW
3. 2019.07.22 FOR CITY DP REVIEW
4. 2019.06.13 FOR CITY DP REVIEW
5. 2019.05.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW



PROPOSED TOWNHOUSE CONTEXT IMAGE ALONG BRIDGEPORT ROAD

6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.05.05 AS PER CITY REVIEW COMMENT
2. 2019.05.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER
REVISION

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

IMAGE

PROJECT NUMBER:16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_08P_210218-DPP.DWG

A21

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

PLAN #

23



ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com

1015 JAMES STREET WEST VANCOUVER BC  
V6J 1N5

TEL: (604) 595-2898  
FAX: (604) 595-2857

COPYRIGHT RESERVED. THIS PLAN AND  
SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF ERIC LAW  
ARCHITECTS AND MAY NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
CONSENT. ALL INFORMATION SHOWN ON  
THIS DRAWING IS FOR INFORMATION ONLY AND  
SHALL NOT BE USED FOR ANY OTHER PROJECT  
WITHOUT THE WRITTEN CONSENT OF ERIC LAW  
ARCHITECTS.

ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.09.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW



PROPOSED TOWNHOUSE CONTEXT IMAGE ALONG SHELL ROAD

REVISION	
6.	2020.02.18 AS PER CITY COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3.	2019.08.09 AS PER CITY REVIEW COMMENT
2.	2019.06.20 AS PER CITY REVIEW COMMENT
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

IMAGE

PROJECT NUMBER: 16-25	
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG



ERIC LAW  
ARCHITECT

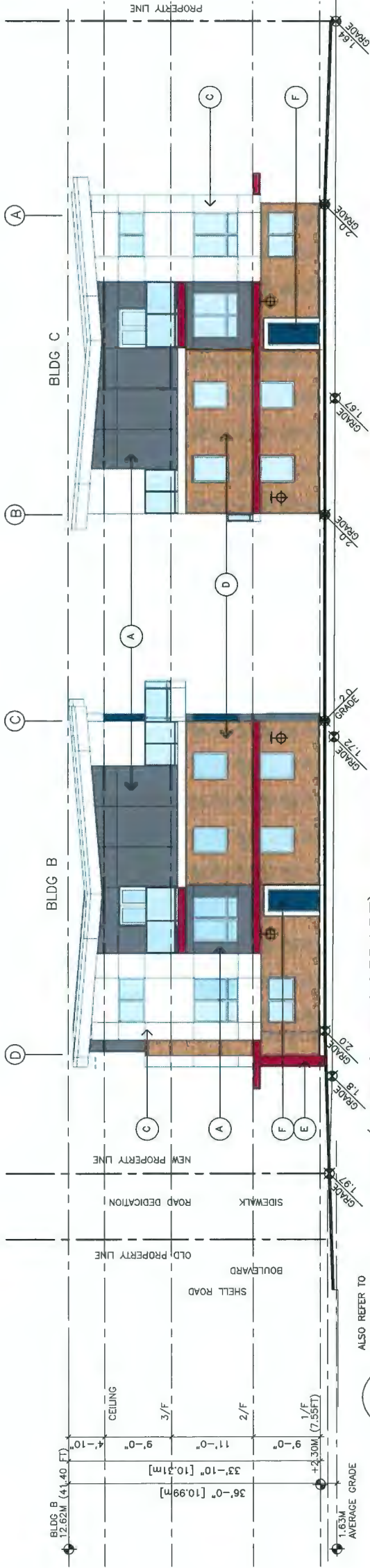
ericlawarchitect.com

218 288 WORTH AVENUE, VANCOUVER BC  
V6T1G6

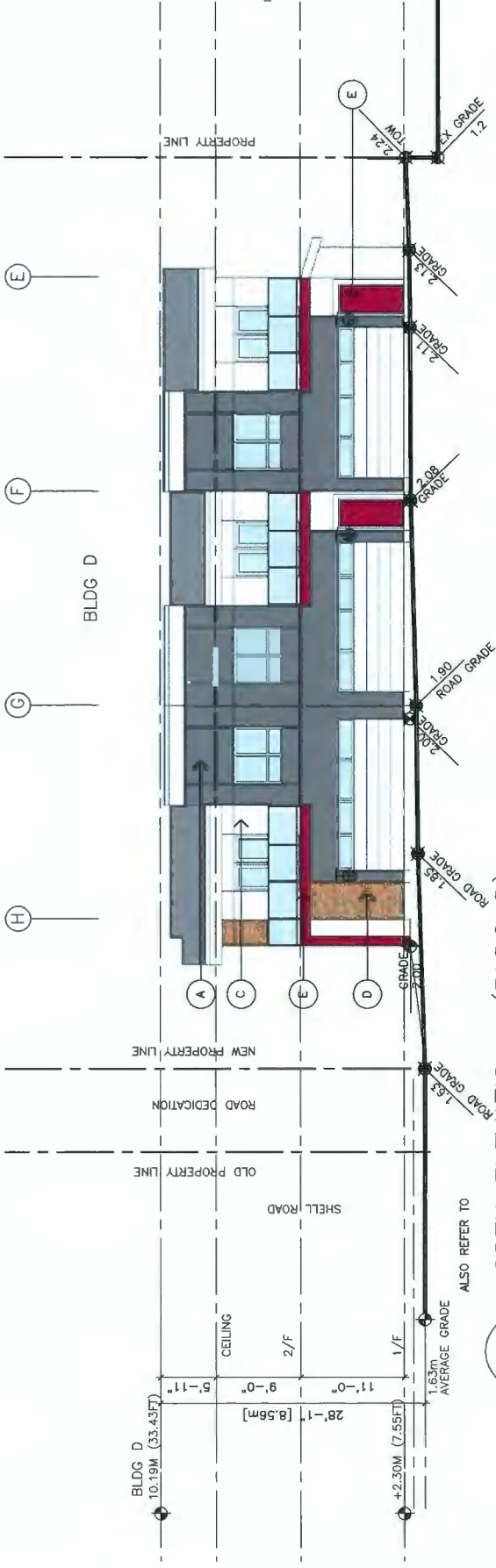
TEL: (604) 505-2039  
FAX: (604) 509-2897

COPYRIGHT RESERVED. THIS PLAN AND  
DESIGN ARE AT ALL TIMES TO REMAIN  
THE PROPERTY OF ERIC LAW ARCHITECT  
AND MAY NOT BE REPRODUCED, COPIED,  
OR REPRODUCED WITHOUT WRITTEN  
PERMISSION. THIS DRAWING IS FOR USE IN  
THIS PROJECT ONLY AND SHALL NOT BE  
USED FOR ANY OTHER PROJECT WITHOUT  
WRITTEN PERMISSION.

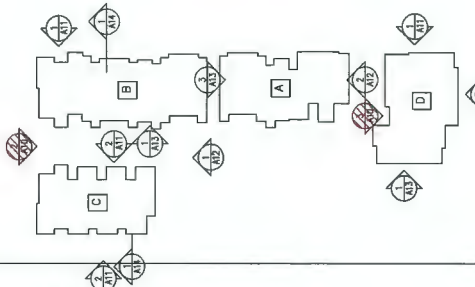
ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.16 FOR CITY DPP REVIEW



2 NORTH ELEVATION (FACING BRIDGEPORT)  
A10 1/8" TO 1'-0"



3 NORTH ELEVATION (BLDG D)  
A10 1/8" TO 1'-0"

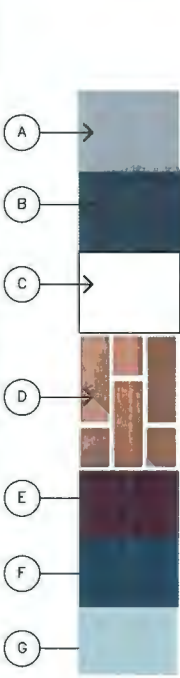


REVISION
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER
2. 2019.06.20 AS PER CITY REVIEW COMMENT
3. 2019.09.05 AS PER CITY REVIEW COMMENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
5. 2020.03.31 INCREASE HEIGHT AS PER CLIENT
6. 2020.02.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

ELEVATIONS-COLOUR

ALL ROOFING TRIM SHALL BE WHITE  
ALL HARDIE TRIM OR CORNER TRIM SHALL BE WHITE  
ALL WINDOW TRIM COLOUR SHALL BE WHITE  
ALL GARAGE DOOR SHALL BE WHITE  
ALL SECONDARY DOOR SHALL BE WHITE



PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

DP 18-828900

March 24, 2021

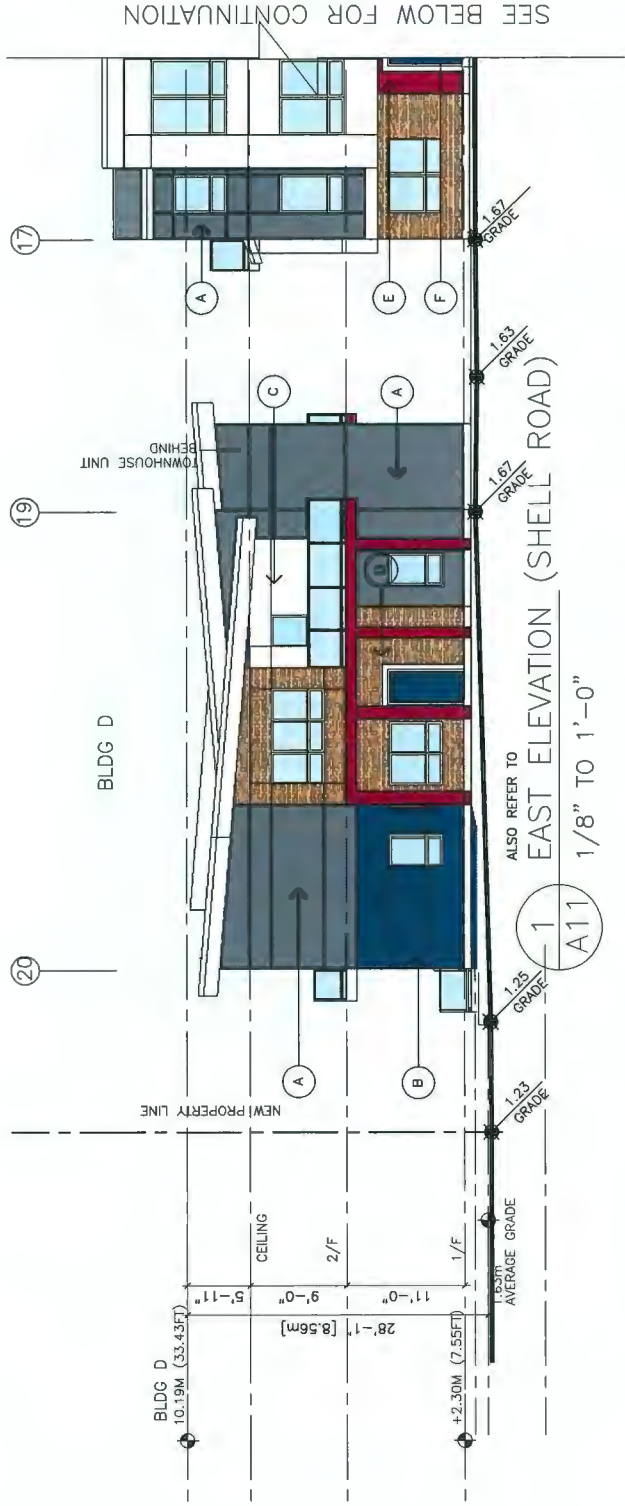
DEVELOPMENT PERMIT

PLAN # 25

DP 18-828900

A15



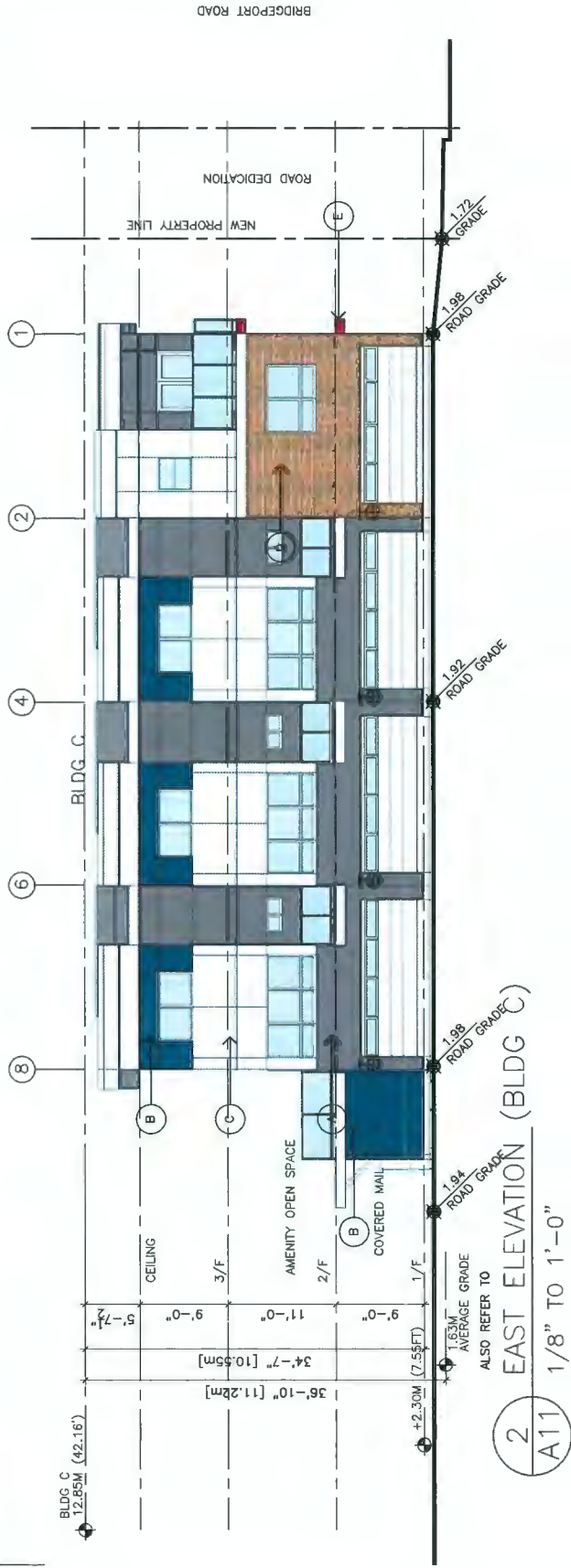
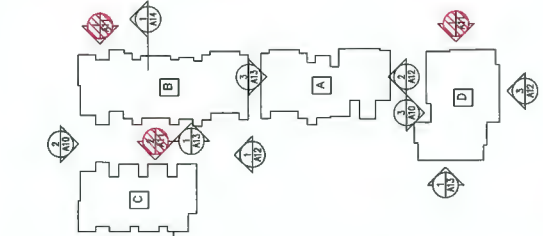
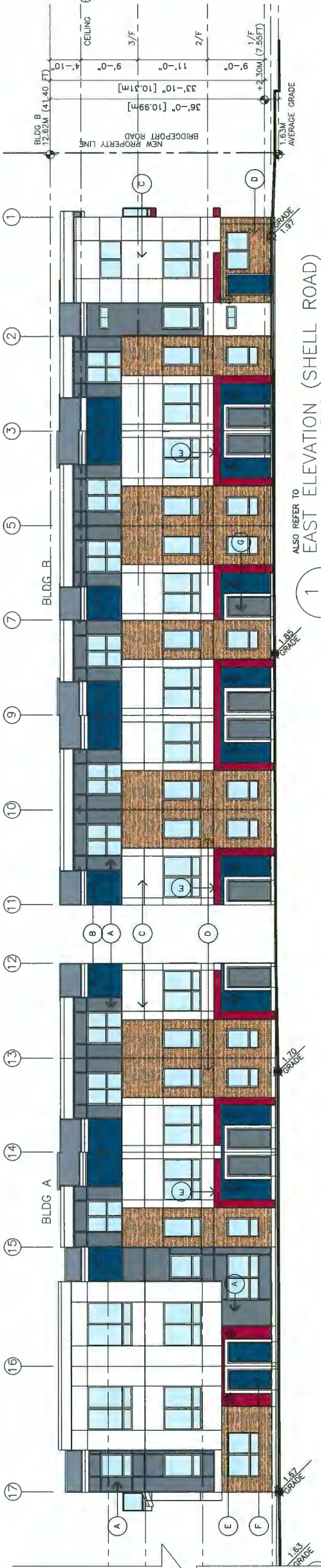


ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
218 228 18TH AVENUE VANCOUVER BC  
V6T1N6  
TEL: (604) 505-2059  
FAX: (604) 505-2897

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS PROJECT ONLY. ANY OTHER USE WITHOUT WRITTEN PERMISSION WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL DESIGN ACT.

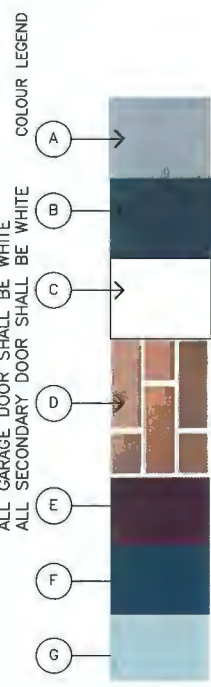
ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.09.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW



REVISION	
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER
2.	2019.05.20 AS PER CITY REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
6.	2020.02.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

ELEVATIONS-COLOUR



PROJECT NUMBER:	16-25
ISSUED:	2/15/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG

A16

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

PLAN # 26



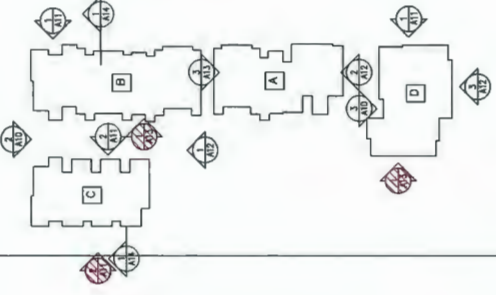




ERIC LAW  
ARCHITECT

ERIC LAW ARCHITECT  
100-1000 W. 10TH AVE. SUITE 100  
VICTORIA, BC V8N 4C1  
TEL: (250) 505-2299  
FAX: (250) 505-2297  
COPYRIGHT RESERVED. THIS PLAN AND ALL CONTENTS ARE THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION. ALL INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW



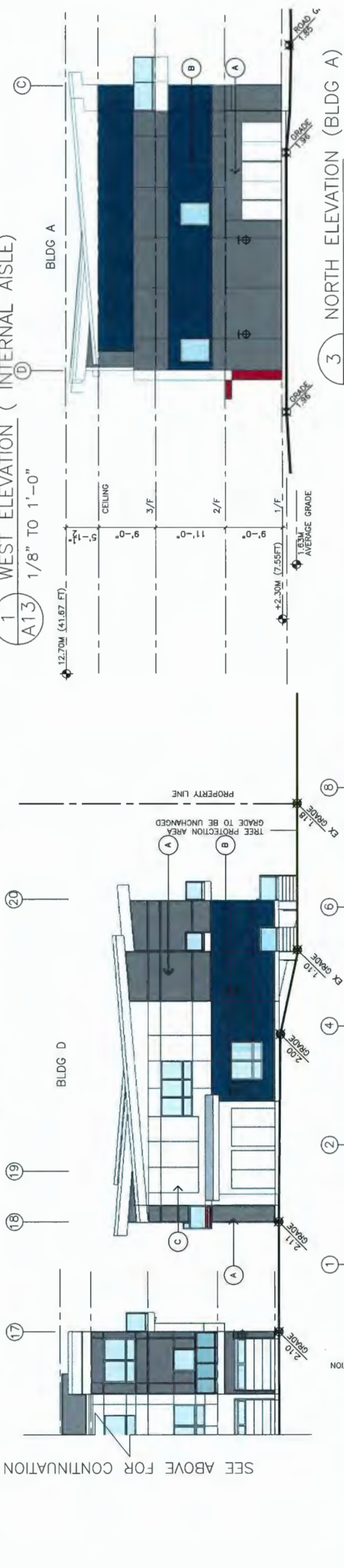
REVISION
1. 2019.05.14 AS PER CITY REVIEW COMMENT
2. 2019.08.09 AS PER CITY REVIEW COMMENT
3. 2019.08.09 AS PER CITY REVIEW COMMENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
5. 2020.03.31 INCREASE HEIGHT AS PER CLIENT
6. 2020.02.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
ELEVATIONS COLOUR

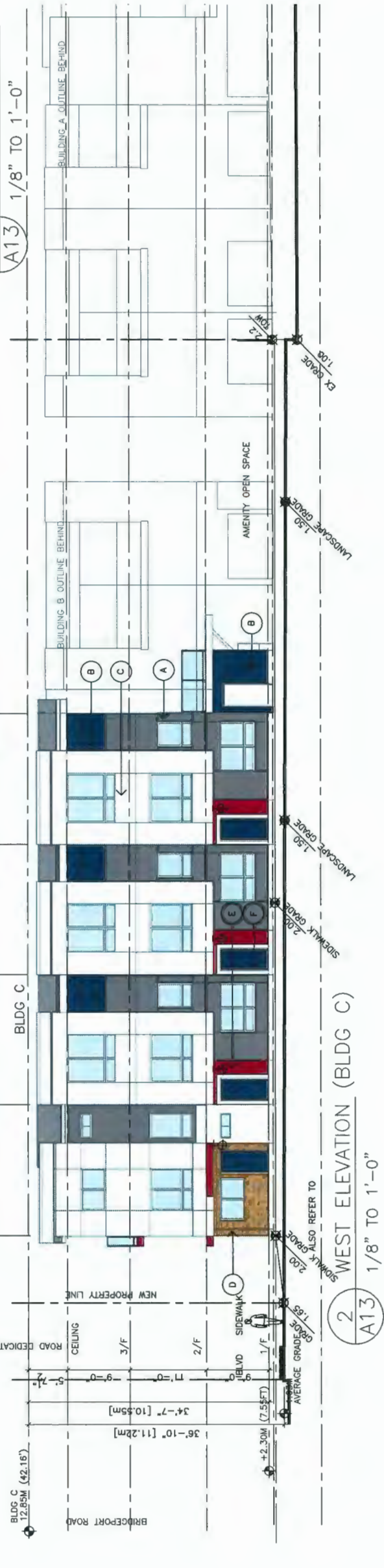
PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG



1 WEST ELEVATION ( INTERNAL AISLE)  
A13 1/8" TO 1'-0"



3 NORTH ELEVATION (BLDG A)  
A13 1/8" TO 1'-0"



2 WEST ELEVATION (BLDG C)  
A13 1/8" TO 1'-0"

A18

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

PLAN # 28



ERIC LAW ARCHITECT

ericlawarchitect.com  
216 288 WORTH AVENUE VANCOUVER BC  
V6T 1M6  
TEL: (604) 505-2088  
FAX: (604) 939-2857  
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT PERMISSION.

NEIGHBOUR TREE

PROPOSED DEVELOPMENT

NEW PL

ROAD DEDICATION

OLD PL

SHELL RD

DITCH

1 CONTEXT ELEVATION (BRIDGEPORT)  
A9 3/32" TO 1'-0"

ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.09.05 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW

Architectural drawing of the Context Elevation (Bridgeport) showing buildings A, B, C, and D. The drawing includes various window and door details, such as windows with dimensions (e.g., 2.0 SM, 2.0 SM, 2.0 SM) and doors with dimensions (e.g., 3'6"-0" [10.99m], 3'3"-10" [10.41m], 9'-0" [2.74m]). The drawing also shows a north arrow and a scale of 3/32" TO 1'-0".

2 NORTH ELEVATION (FACING BRIDGEPORT)  
A10 1/8" TO 1'-0"

REVISION	
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER
2.	2019.09.05 AS PER CITY REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
6.	2020.02.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
ELEVATIONS

EXTERIOR FINISH LEGEND

- 1 → SLOPING MONO PITCH ROOFING WITH HARDI PANEL TRIM
- 2 → HARDI PANEL WITH W/ TRIM
- 3 → WHITE VINYL WINDOW
- 4 → BRICK VENEER FINISHES
- 5 → BLACK ALUMINUM RAILING WITH CLEAR TEMPERED GLASS
- 6 → WOOD TRIM
- 7 → OVERHEAD STEEL GARAGE DOOR WITH LITE
- 8 → CANTILEVER ROOF BRACKET
- 9 → WOOD FENCE ON RETAINING WALL
- 10 → ENTRANCE CANTILEVER CANOPY WOOD FRAMED, FINISHED WITH HARDI PANEL

⊕ EXTERIOR LIGHT  
ALL ENTRANCE FRONT DOOR TO BE WITH RAMP

PROJECT NUMBER:	16-25
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-DPP.DWG

A10

DP 18-828900

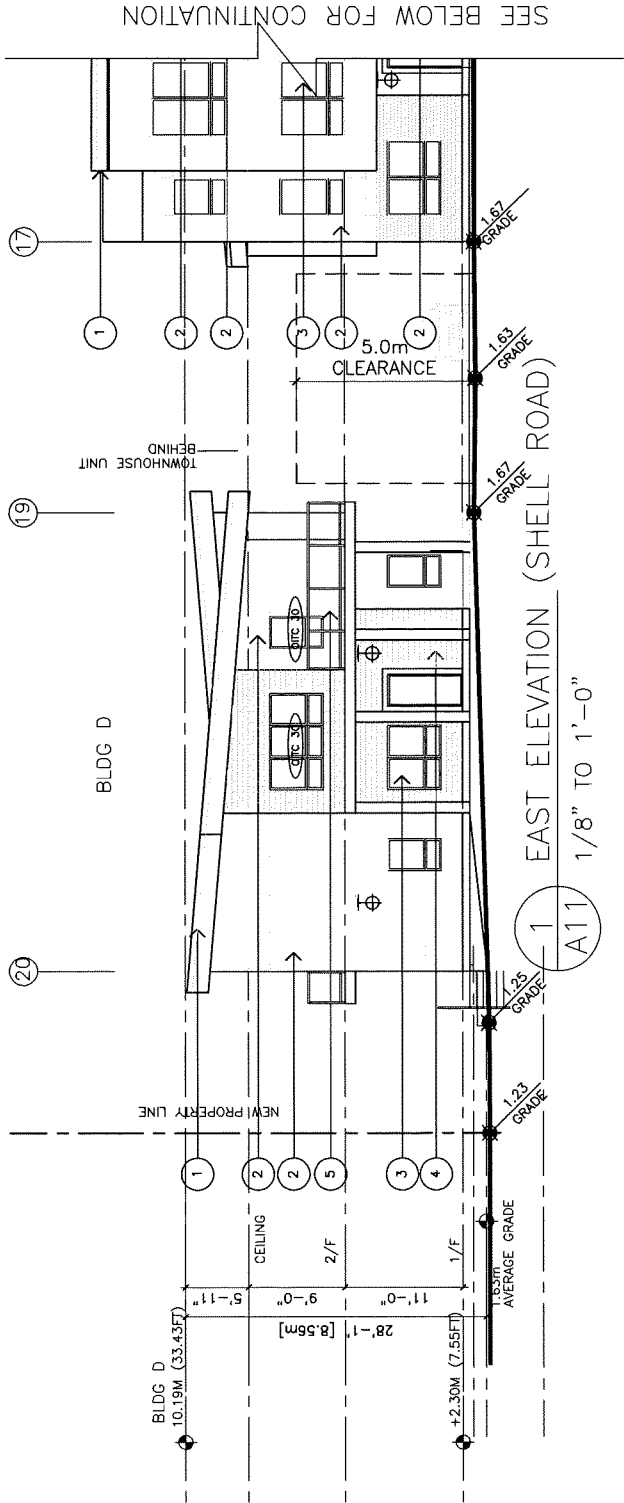
March 24, 2021

DEVELOPMENT PERMIT

PLAN # 29

DP 18-828900

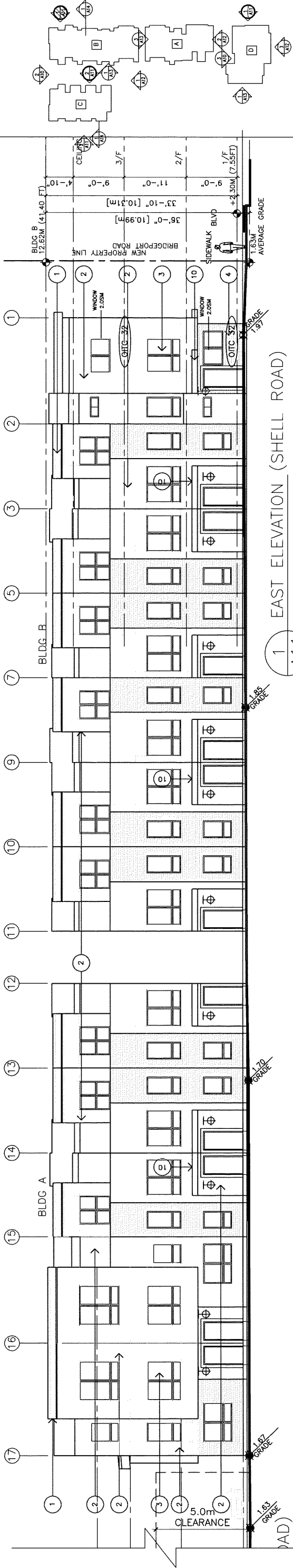




ERIC LAW ARCHITECT

416-694-2100  
216 288 WILHELM WALKER  
VICTORIA  
TEL: (604) 505-2088  
FAX: (604) 509-2887  
COPYRIGHT RESERVED THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT. NO PART OF THIS DRAWING OR DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT PERMISSION.

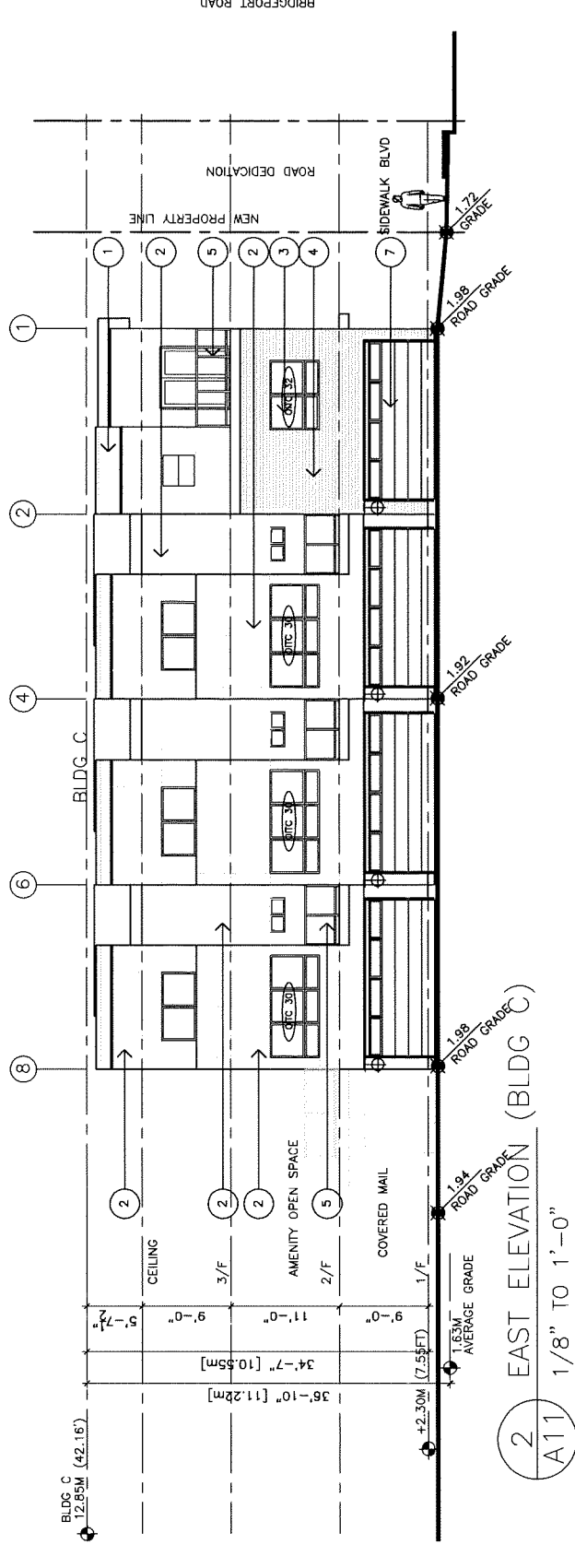
ISSUED	
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.08.08 FOR ADP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW



REVISION	
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER
2.	2019.08.20 AS PER CITY REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
5.	2020.03.31 INCREASE HEIGHT AS PER CLIENT
6.	2020.02.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
ELEVATIONS

PROJECT NUMBER:	16-25
ISSUED:	2/18/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-25_OBP_210218-OPP.DWG



A11

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

PLAN # 30

DP 18-828900



ERIC LAW  
ARCHITECT

ericlawarchitect.com

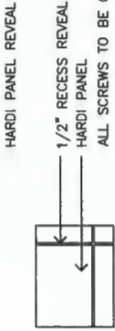
WITH JUSTICE UNCOVER BC

TEL: (604) 503-2098

FAX: (604) 909-2887

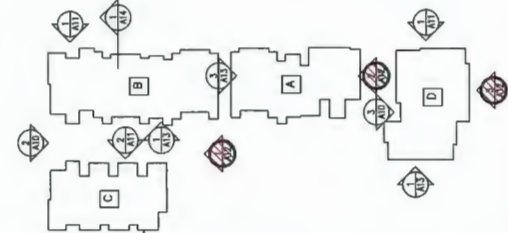
CONTRACT REVEALS THIS PLAN AND THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT. ANY REPRODUCTION OR ALTERATION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED. THIS PLAN IS FOR THE PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

SHELL ROAD



- EXTERIOR FINISH LEGEND
- 1 → SLOPING MONO PITCH ROOFING WITH HARDI TRIM
  - 2 → BLACK COLOURED BITUMEN SBS ROOFING WITH HARDI TRIM
  - 3 → WHITE VINYL WINDOW
  - 4 → BRICK VENEER FINISHES
  - 5 → BLACK ALUMINUM RAILING WITH CLEAR TEMPERED GLASS
  - 6 → WOOD TRIM
  - 7 → OVERHEAD STEEL GARAGE DOOR WITH LITE
  - 8 → CANTILEVER ROOF BRACKET
  - 9 → WOOD FENCE ON RETAINING WALL
  - 10 → ENTRANCE CANTILEVER CANOPY WOOD FRAMED, FINISHED WITH HARDI PANEL
- EXTERIOR LIGHT
- 1 → ALL ENTRANCE FRONT DOOR TO BE WOOD DOOR

ISSUED	REVISION
1.	2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2.	2019.05.14 FOR CITY DP REVIEW
3.	2019.07.23 FOR CITY DP REVIEW
4.	2019.08.13 FOR CITY DP REVIEW
5.	2019.08.29 FOR ASP MEETING
6.	2019.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW



REVISION	REVISION
1.	2019.05.14 AS PER CITY REVIEW COMMENT
2.	2019.08.29 AS PER CITY REVIEW COMMENT
3.	2019.08.09 AS PER CITY REVIEW COMMENT
4.	2019.11.05 AS PER CITY AND ASP REVIEW COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
6.	2020.03.18 AS PER CITY COMMENT

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

ELEVATIONS

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

DP 18-828900

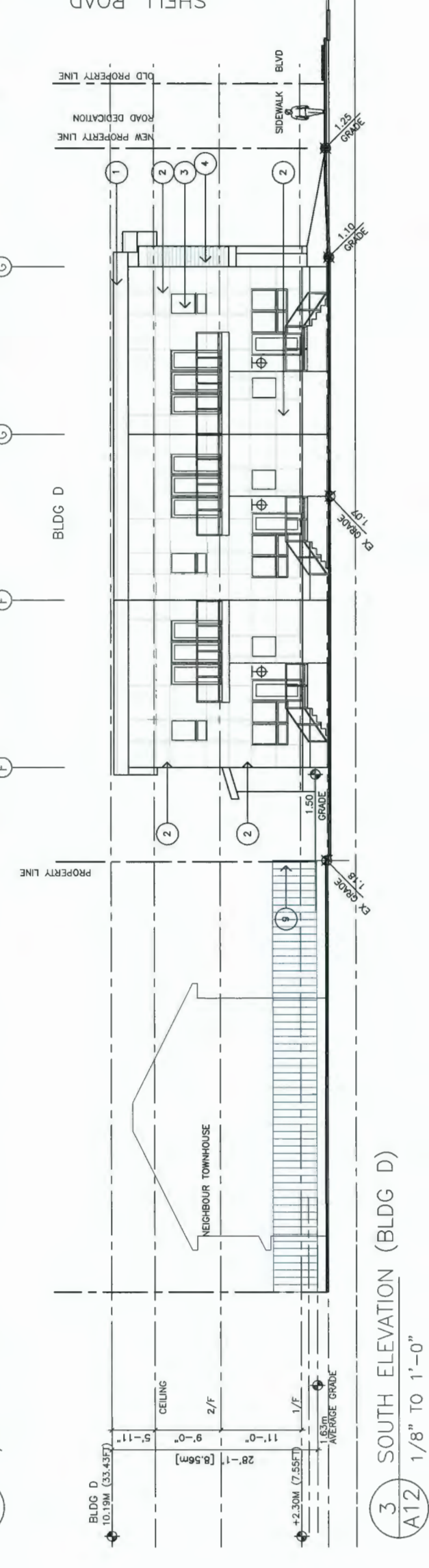
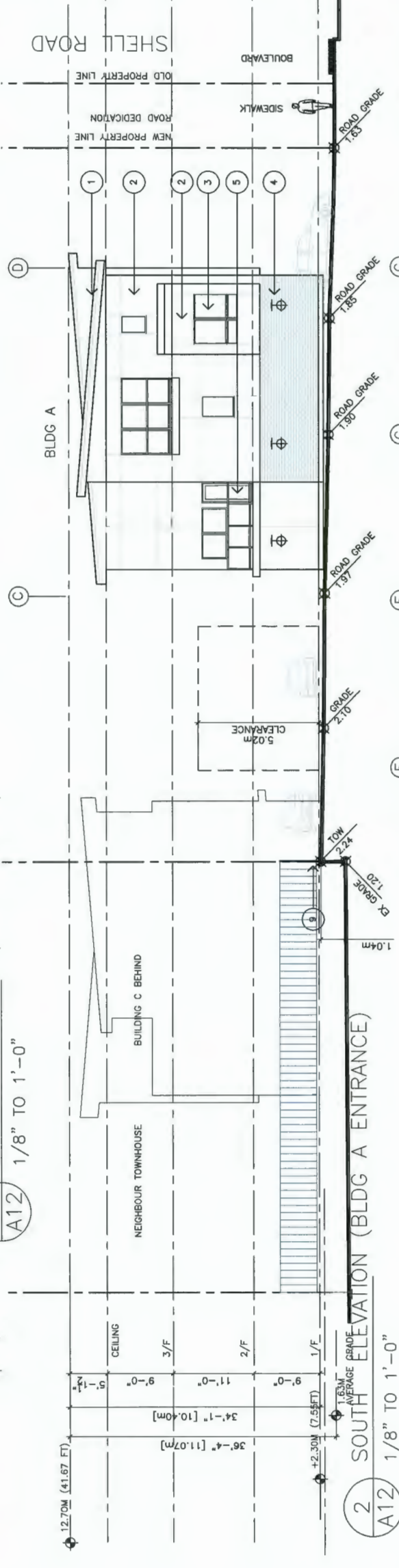
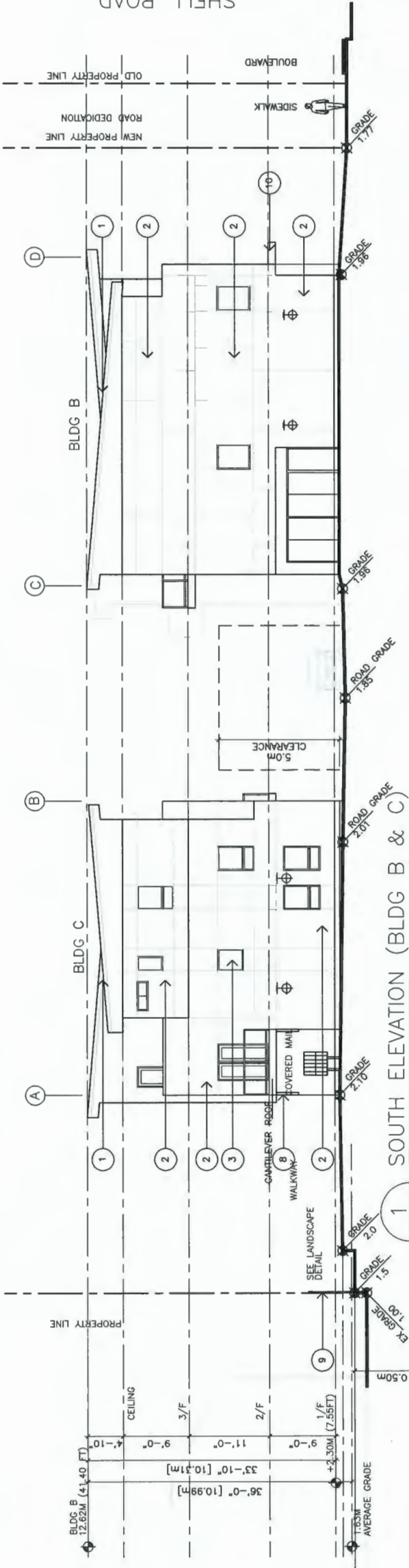
March 24, 2021

DEVELOPMENT PERMIT

PLAN # 31

DP 18-828900

A12





ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.13 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ASP MEETING
6. 2019.11.02 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DP REVIEW
8. 2021.02.18 FOR CITY DP REVIEW

1 WEST ELEVATION ( INTERNAL AISLE)

A13  
1/8" TO 1'-0"

3 NORTH ELEVATION (BLDG A)

A13  
1/8" TO 1'-0"

SEE ABOVE FOR CONTINUATION

ISSUED
5. 2020.03.18 AS PER CITY COMMENT
6. 2020.03.18 INCREASE HEIGHT AS PER CLIENT
7. 2019.11.02 AS PER CITY AND ASP REVIEW COMMENT
8. 2019.08.09 AS PER CITY REVIEW COMMENT
9. 2019.08.29 AS PER CITY REVIEW COMMENT
10. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER RESPONSE

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
ELEVATIONS

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

DP 18-828900

March 24, 2021

DEVELOPMENT PERMIT

PLAN # 32

DP 18-828900

A13





ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
219 288 WETH AVENUE VANCOUVER BC  
V6V 2K6  
TEL: (604) 905-0092  
FAX: (604) 909-2897

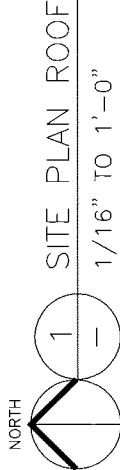
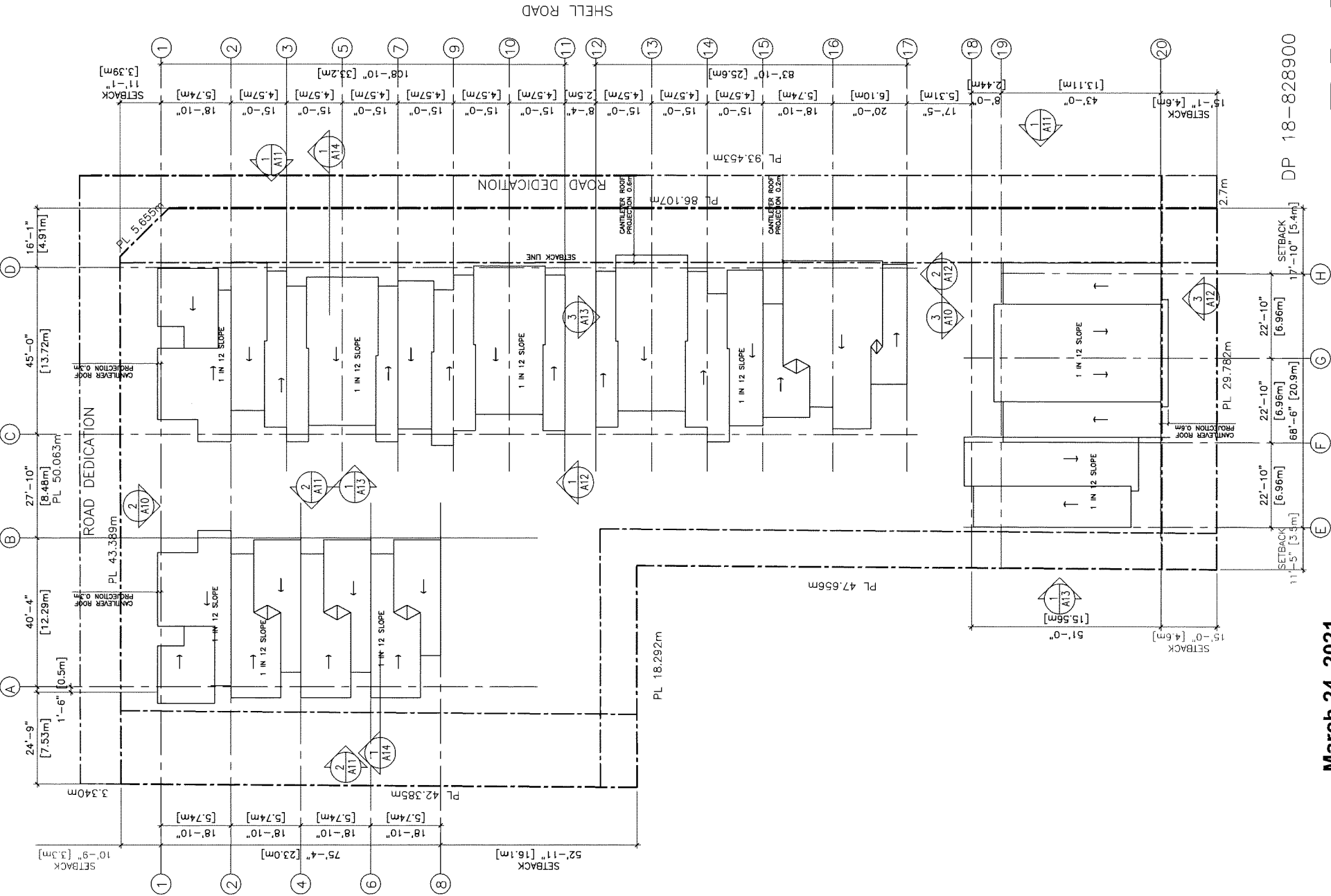
COPYRIGHT RESERVED. THIS PLAN AND  
DESIGN ARE THE PROPERTY OF ERIC LAW  
ARCHITECT INC. AND MAY NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE  
WRITTEN CONSENT. ALL INFORMATION SHOWN ON  
THIS DRAWING IS FOR INFORMATION ONLY.  
THIS PROJECT DOES NOT HAVE A FINAL  
PERMISSION.

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR AMP MEETING
6. 2019.11.06 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

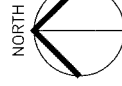
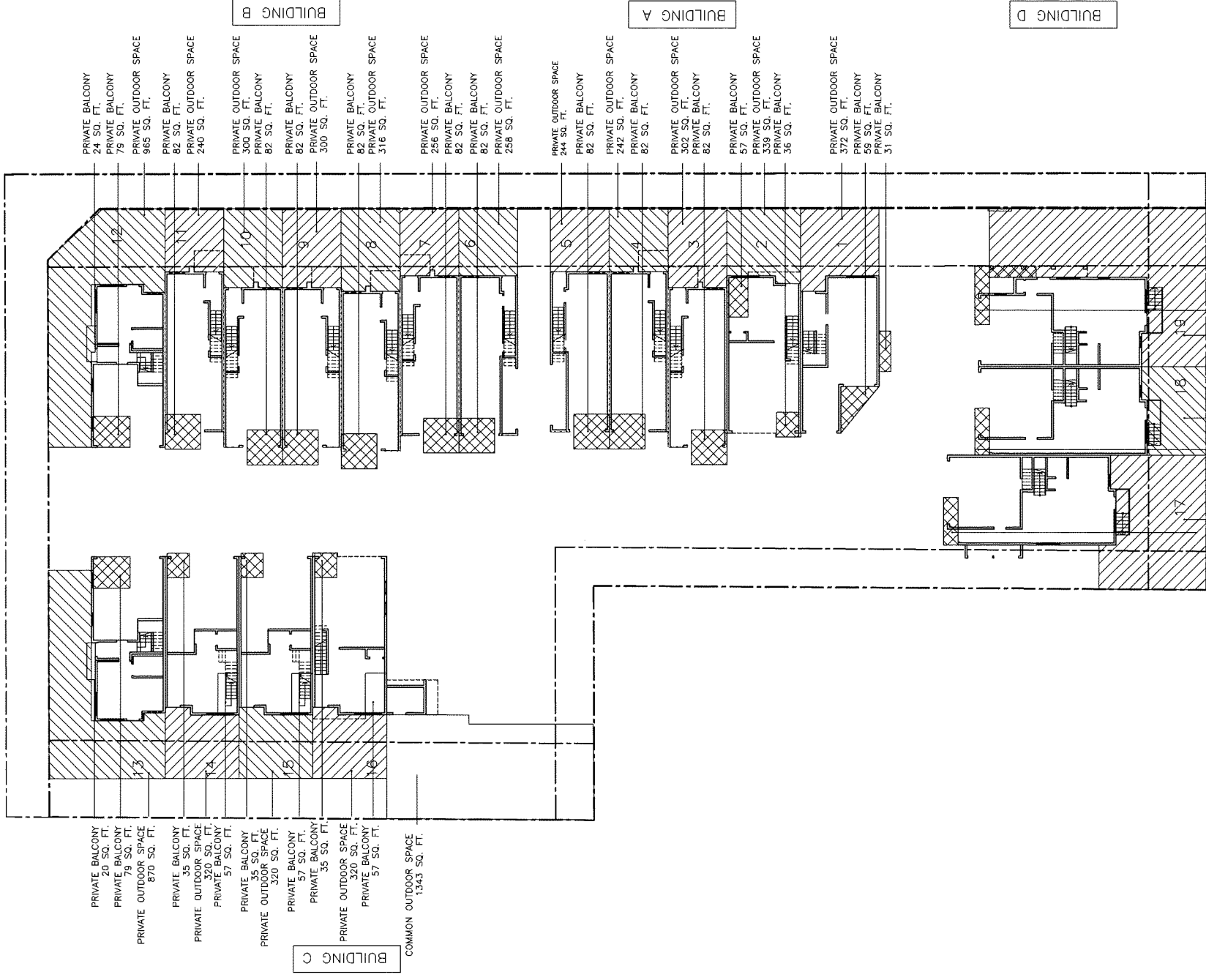
REVISION
6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND AMP REVIEW COMMENT
3. 2019.06.09 AS PER CITY REVIEW COMMENT
2. 2019.05.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
SITE PLAN ROOF

PROJECT NUMBER:16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_09P_210218-DPP.DWG







## OPEN SPACE DIAGRAM

1/16" TO 1'-0"

**ERIC LAW  
ARCHITECT**

eric.law@erl.com  
216 258 WIRTH AVENUE VANCOUVER BC  
V6T 1H5  
TEL: (604) 505-2096  
FAX: (604) 505-1897

COPYRIGHT RESERVED. THE PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT PERMISSION.

ISSUED	FOR DEVELOPMENT PERMIT SUBMISSION
1.	2018.07.11 FOR CITY DP REVIEW
2.	2018.05.14 FOR CITY DP REVIEW
3.	2018.07.23 FOR CITY DP REVIEW
4.	2018.06.13 FOR CITY DP REVIEW
5.	2018.09.05 FOR ADP MEETING
6.	2018.11.05 FOR CITY DP REVIEW
7.	2020.12.03 FOR CITY DPP REVIEW
8.	2021.02.18 FOR CITY DPP REVIEW

6.	2020.02.18 AS PER CITY COMMENT
5.	2020.10.31 INCREASE HEIGHT AS PER CLIENT
4.	2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3.	2019.08.08 AS PER CITY REVIEW COMMENT
2.	2019.08.20 AS PER CITY REVIEW COMMENT
1.	2019.05.14 AS PER CITY REVIEW COMMENT LETTER
	REVISION

**PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
OPEN SPACE DIAGRAM**

PROJECT NUMBER: 16-25  
ISSUED: 2/18/2021  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-25\_OBP\_210218-DPP.DWG

A19

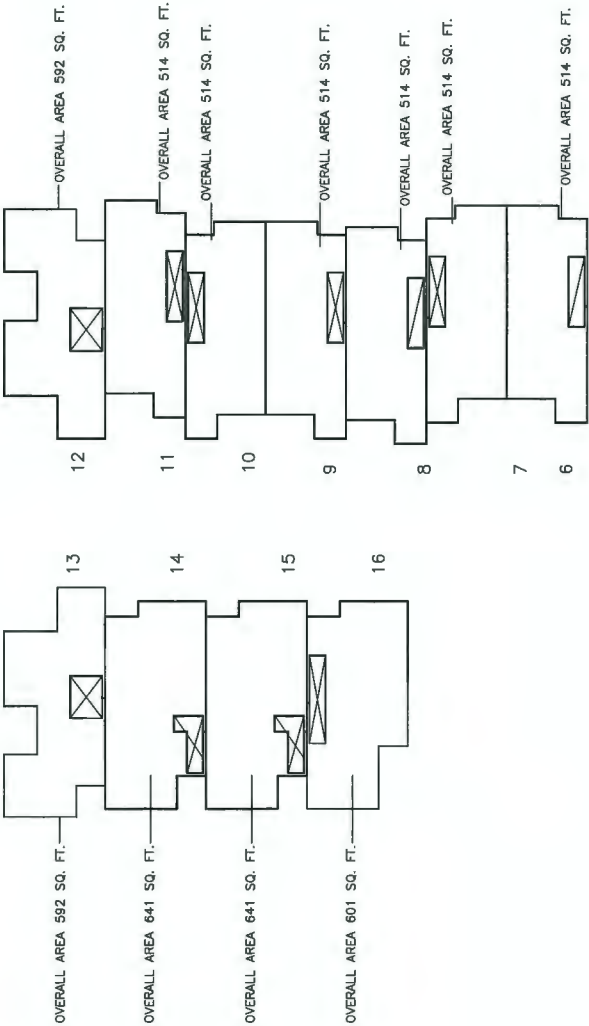




ERIC LAW  
ARCHITECT

ericlawarchitect@gmail.com  
218 288 WETH AVENUE VANCOUVER BC  
V6T1N6  
TEL: (604) 505-2086  
FAX: (604) 505-2897

COPYRIGHT RESERVED. THIS PLAN AND  
DESIGN ARE AT ALL TIMES TO REMAIN  
THE PROPERTY OF ERIC LAW ARCHITECT  
ARCHITECTS AND MAY NOT BE USED  
OR REPRODUCED WITHOUT WRITTEN  
PERMISSION. ANY REUSE OF THIS  
DRAWING IS FOR USE IN THIS  
PROJECT ONLY. ANY REUSE IN ANY  
OTHER PROJECT WITHOUT WRITTEN  
PERMISSION.



UNIT	GF	TOTAL STAIR AREA		GARAGE ENTRY EXEMPT COVER		2/F TOTAL AREA		3/F TOTAL AREA		TOTAL FAR AREA	TOTAL GROSS AREA
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)		
1	690	52	521			716	51	650	1432		2056
2	760	33	420			740	48	601	1600		2101
3	626	68	524	11		628	39	514	1126		1768
4	626	68	524	11		628	39	514	1126		1768
5	534	62	449			628	39	514	1126		1676
6	534	62	449			628	39	514	1126		1676
7	626	68	524	11		628	39	514	1126		1768
8	626	68	524	11		628	39	514	1126		1768
9	628	68	524	13		628	39	514	1126		1770
10	628	68	524	13		628	39	514	1126		1770
11	628	68	524	13		628	39	514	1126		1770
12	757	50	365			762	51	592	1645		2111
13	757	50	365			762	51	592	1645		2111
14	760	47	394			740	52	641	1648		2141
15	760	47	394			740	52	641	1648		2141
16	759	33	420			760	48	601	1619		2120
17	958	53	341			895			1459		1853
18	958	53	341			895			1459		1853
19	1029	53	344	96		934			1470		1963
13644		1071	8471	179	LESS THAN 10%		704	8944	25759 SF	36184 SF	

ISSUED
1. 2018.07.11 FOR DEVELOPMENT POINT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.08.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

REVISION
6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.08.08 AS PER CITY REVIEW COMMENT
2. 2019.08.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC  
SITE PLAN 2/F

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

A4

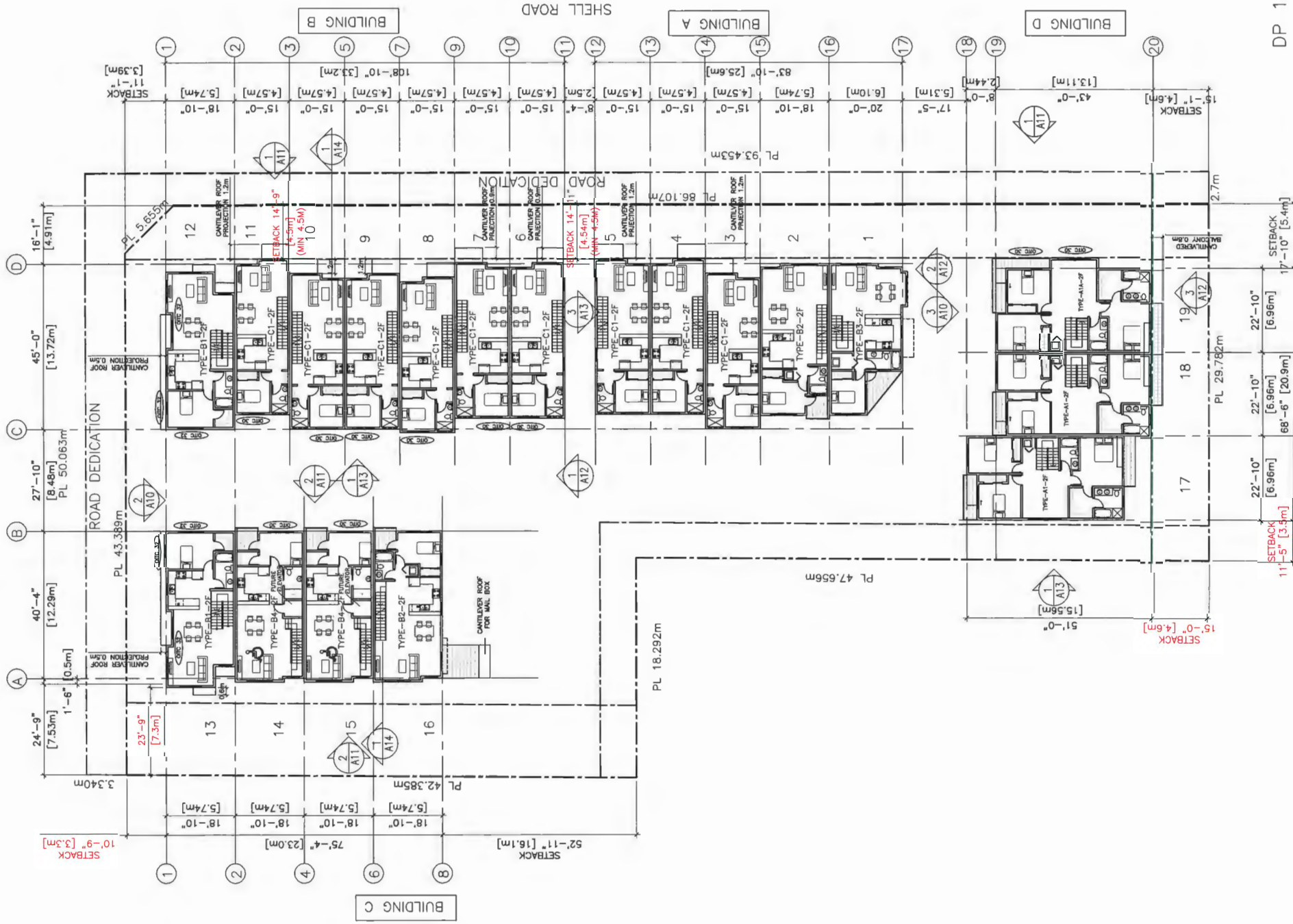
DP 18--828900

March 24, 2021

DEVELOPMENT PERMIT

DP 18-828900

REFERENCE PLAN

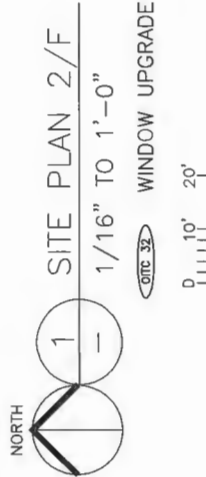


ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROVIDE PRE-DUCTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
  - (a) STAIRWELL HANDRAILS
  - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
  - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TOWNHOUSE SHALL MEET CITY'S ENERGUIDE B2 REQUIREMENTS, AND ALL UNIT ARE TO BE PRE-DUCT FOR FUTURE HOT WATER HEATING

HEAT RECOVERY VENTILATION SYSTEM TO BE PROVIDED IN THE TOWNHOUSE UNITS





ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DPP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

REVISION
6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.08.08 AS PER CITY REVIEW COMMENT
2. 2019.09.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10780, 10780 BRIDGEPORT  
RICHMOND, BC  
SITE PLAN 3/F

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

A5

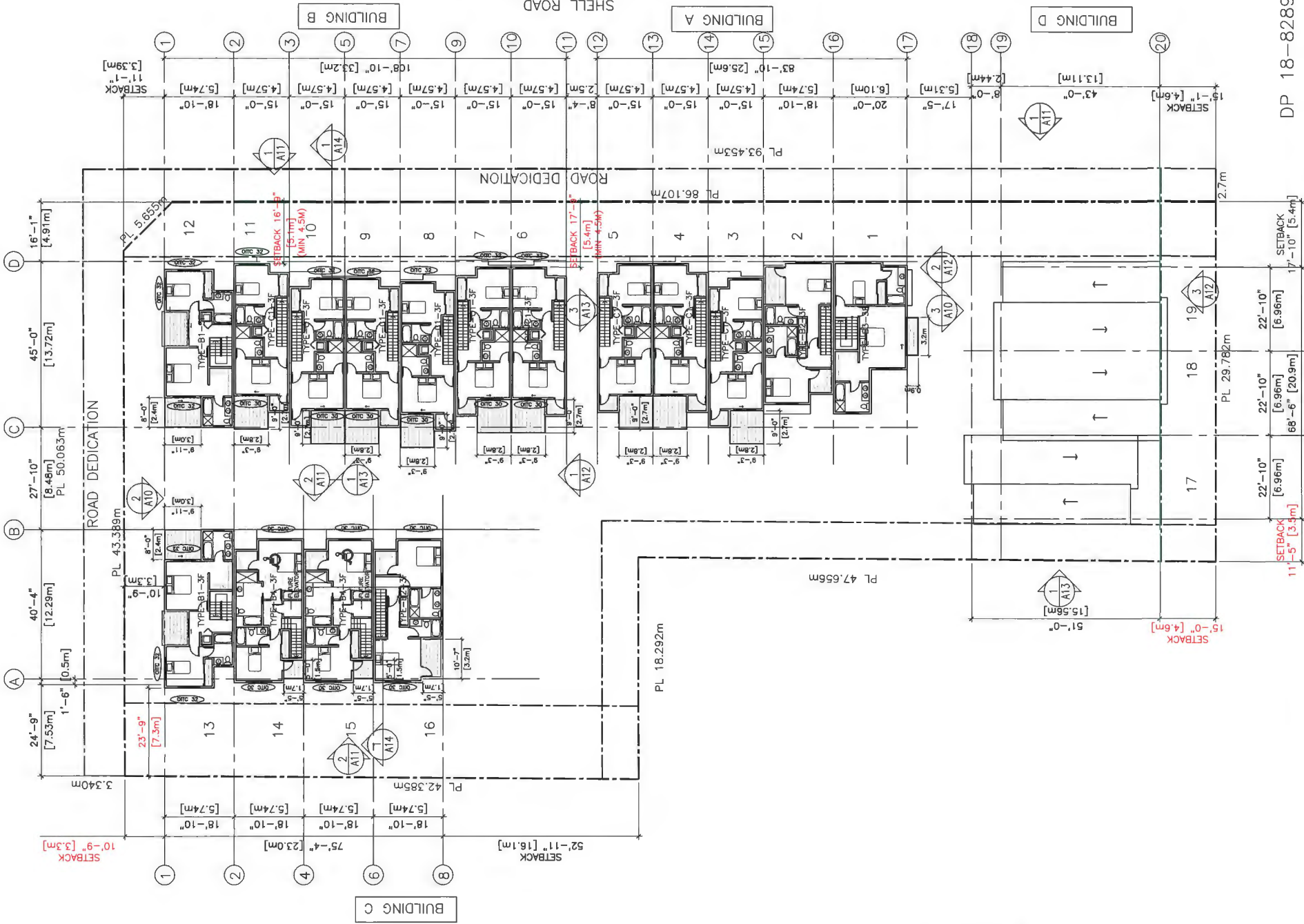
DEVELOPMENT PERMIT

DP 18-828900

March 24, 2021

REFERENCE PLAN

DP 18-828900

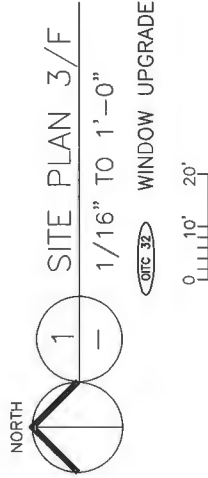


ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROVIDE PRE-DUCTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TOWNHOUSE SHALL MEET CITY'S ENERGUIDE 82 REQUIREMENTS, AND ALL UNIT ARE TO BE PRE-DUCT FOR FUTURE HOT WATER HEATING

HEAT RECOVERY VENTILATION SYSTEM TO BE PROVIDED IN THE TOWNHOUSE UNITS



1 SITE PLAN 3/F  
1/16" TO 1'-0"

WINDOW UPGRADE

ISSUED
1. 2018.07.11 FOR DEVELOPMENT PERMIT SUBMISSION
2. 2019.05.14 FOR CITY DP REVIEW
3. 2019.07.23 FOR CITY DP REVIEW
4. 2019.08.13 FOR CITY DP REVIEW
5. 2019.09.05 FOR ADP MEETING
6. 2019.11.05 FOR CITY DP REVIEW
7. 2020.12.03 FOR CITY DP REVIEW
8. 2021.02.18 FOR CITY DPP REVIEW

CONVERTIBLE UNIT GUIDELINES

DOORS & DOORWAYS

- ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 863 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
- PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. - - ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
- LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
- VERTICAL LIFT, DERESSED SLAB AREA AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. PROMINGS TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

HALLWAYS

- MIN. 900 MM WIDTH.

GARAGE

- MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.

BATHROOM (MIN. 1)

- TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
- WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
- CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).

KITCHEN

- CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.
- PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. -
- CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

WINDOWS

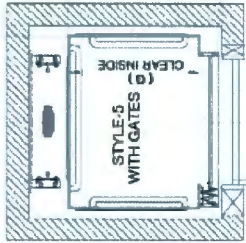
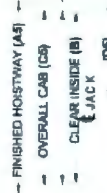
- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

OUTLETS & SWITCHES

- PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- UPGRADE TO FOUR-FLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

FUTURE ELEVATOR

On / Off Same Side  
Front Configuration  
Style 5:



CLOSET FOR FUTURE ELEVATOR SIZE ALLOWED: 36"x48" CAB  
SHAFT MINIMUM SIZE: 54.25" X 54" (1.38M X 1.37M)

3 LEVEL 3  
1/8" TO 1'-0"

TYPE-B4-3F

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

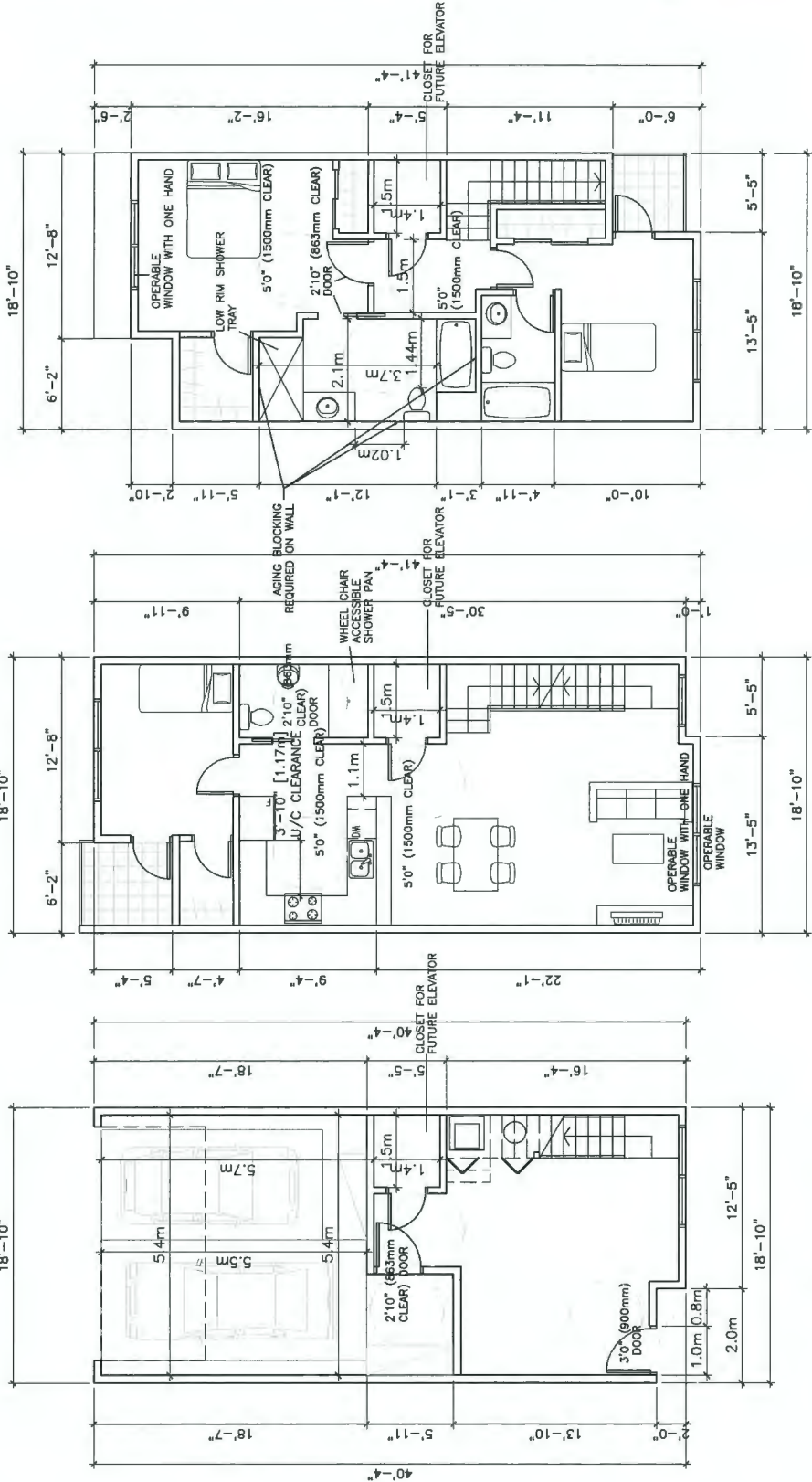
TYPE-B4-2F

TYPE B4 CONVERTIBLE UNIT  
3 BEDROOM + FAMILY

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

TYPE-B4-1F

TOTAL UNIT AREA: ±1774 SQ. FT.  
INCLUDING STAIR



REVISION
6. 2020.02.18 AS PER CITY COMMENT
5. 2020.10.31 INCREASE HEIGHT AS PER CLIENT
4. 2019.11.05 AS PER CITY AND ADP REVIEW COMMENT
3. 2019.08.08 AS PER CITY REVIEW COMMENT
2. 2019.05.20 AS PER CITY REVIEW COMMENT
1. 2019.05.14 AS PER CITY REVIEW COMMENT LETTER

PROPOSED TOWNHOUSE  
3033, 3091 & 3111 SHELL ROAD  
10760, 10780 BRIDGEPORT  
RICHMOND, BC

UNIT PLANS

PROJECT NUMBER: 16-25
ISSUED: 2/18/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-25_OBP_210218-DPP.DWG

A9

March 24, 2021

DP 18-828900

DP 18-828900

DEVELOPMENT PERMIT

REFERENCE PLAN