City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 11, 2016
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on April 27, 2016.

1. Development Permit 15-708397
(REDMS No. 4981603)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 No. 5 Road / 12733 Steveston Highway

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of two (2) 8-storey residential buildings and one (1) 4-storey residential building at 10780 No. 5 Road and 12733 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   (a) ***Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and***
   (b) ***Allow a permitted projection of 1.8 m for unenclosed balconies into the side yard (north) setback.***

ITEM

2. Development Permit 16-721776

(REDMS No. 4985130) (File Ref. No.: Xr. TE 16-721775)

APPLICANT: TM Mobile Inc. (Telus)

PROPERTY LOCATION: 17080 Cambie Road

Director's Recommendations

1. ***That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a telecommunications antenna tower at 17080 Cambie Road; and***

2. ***That Richmond City Council grant concurrence to the proposed telecommunications antenna tower for the site located at 17080 Cambie Road.***

3. New Business

4. Date of Next Meeting: May 25, 2016

5. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, April 27, 2016

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cathryn Volkering Carlile, General Manager, Community Services Robert Gonzalez, General Manager, Engineering and Public Works

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on April 13, 2016, be adopted.

CARRIED

1. Development Variance 15-709889
(File Ref. No.: DV 15-709889) (REDMS No. 4948229)

APPLICANT: First Richmond North Shopping Centres Limited

PROPERTY LOCATION: 4751 McClelland Road

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure in the "Neighbourhood Commercial (ZC32) - West Cambie Area" from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) in order to permit the installation of a flag pole in the plaza area at the corner of Garden City Road and Alderbridge Way.

Applicant's Comments

Christopher Block, Chandler Associates Architecture, Inc., accompanied by Cristiana Valero, SmartREIT, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule1), provided background information on the development variance permit application and highlighted the following:

- the development variance permit application is being requested to vary the maximum height for an accessory structure from 12 meters to 26 meters for the installation of a flag pole at the front entrance of the Richmond North Shopping Centre currently under development;
- the proposed flag pole, located at the southwest corner of the shopping centre located at Alderbridge Way and Garden City Road, will only be used to fly the Canadian flag;
- the proposal is a patriotic initiative of the developer and provides a gateway feature to the shopping centre, the City Centre, and Alexandra Neighbourhood; and
- Transport Canada and NAV Canada have no concerns regarding the proposal.

Panel Discussion

In response to queries from the Panel, Mr. Block advised that (i) the proposed height of the flag pole is necessary to make the Canadian flag visible considering the height of the surrounding buildings, and (ii) the top of the flag pole will be lighted.

Staff Comments

Wayne Craig, Director, Development, acknowledged support for the development variance permit application, noting that (i) the height of the proposed flag pole relates well to the built context around the area, and (ii) there will be a legal agreement registered on Title restricting the use of the flag pole to fly only the Canadian flag measuring approximately 15 by 30 feet.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure in the "Neighbourhood Commercial (ZC32) - West Cambie Area" from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) in order to permit the installation of a flag pole in the plaza area at the corner of Garden City Road and Alderbridge Way.

CARRIED

2. Development Permit 15-697654

(File Ref. No.: DP 15-697654) (REDMS No. 4858900)

APPLICANT: Canada Haotian Investment Ltd.

PROPERTY LOCATION: 8191 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.

Staff Comments

Mr. Craig advised that to address the referral from the April 13, 2016 Development Permit Panel meeting, the applicant is proposing to add an architectural feature wall at the front and the rear (adjacent to the garbage enclosure) of the proposed building's west side extending to the east side of the neighbouring building to the west. Also, Mr. Craig noted that the narrow gap between the two buildings will remain accessible for the maintenance of equipment on the east wall of the neighbouring building.

Applicant's Comments

Patrick Yang, Pacific West Architecture, confirmed that the materials to be used for the architectural feature wall will be the same materials proposed for the subject building.

Panel Discussion

In response to a query from the Panel, Mr. Yang commented that sustainability features of the proposed development include, among others, (i) the cantilevered roof at the top of the northeast corner of the building which provides shading to the glazed wall, (ii) use of energy-efficient kitchen equipment, and (iii) installation of a future heat exchange system for the building.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.***

CARRIED

3. Development Permit 15-700370

(File Ref. No.: DP 15-700370) (REDMS No. 4926276)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9560 Alexandra Road

INTENT OF PERMIT:

Permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture, Inc., stated that in response to the referral from the April 13, 2016 Development Permit Panel, the following revisions to the proposal has been made by the applicant to improve the interface of the subject site with the future City-owned park:

- the developer will construct an elevated three-meter wide planting bed of soil 0.6 meter high and gently sloping back down to grade along the east edge of the park, in addition to the contribution towards the landscape screening in the east edge of the park adjacent to the subject site;
- a terraced wood retaining wall will be introduced along most the west edge of the subject site, similar to the retaining wall condition at the north end of the site, which includes a two-foot high wood retaining wall along the majority of the west property line and another two-foot high wood retaining wall set back from the west property line; and

- the two retaining walls will be screened with planting.

In response to a query from the Panel, Denitsa Dimitrova, PMG Landscape Architects, noted that (i) screening along the west property line includes a one meter high evergreen row of shrubs, and (ii) trailing plants are proposed for the screening of the two retaining walls. In response to a further query from the Panel, Ms. Dimitrova added that the future strata management for the proposed townhouse development will be responsible for the maintenance of the landscaping along the west property line.

In response to a query from the Panel, Mr. Yamamoto confirmed that (i) the original proposal for a vertical retaining wall will be retained in a small portion northwest of the site (approximately 12 meters wide) to support the visitor parking space and drive aisle end, and (ii) allan block is being proposed to be used for the retaining wall in this location.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

CARRIED

4. Date of Next Meeting: May 11, 2016

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:52 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 27, 2016.

Joe Erceg
Chair

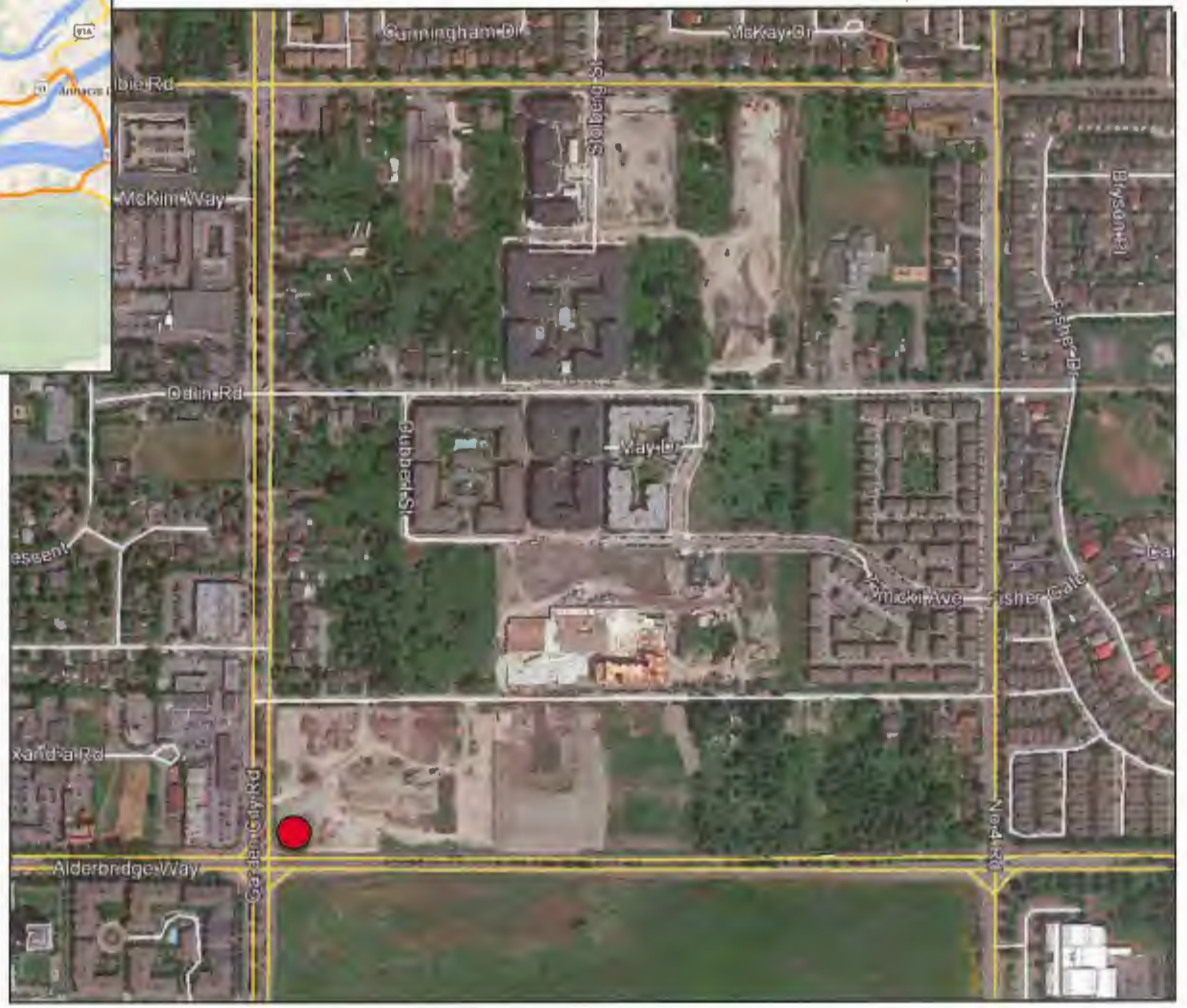
Rustico Agawin
Auxiliary Committee Clerk

SMARTREIT®

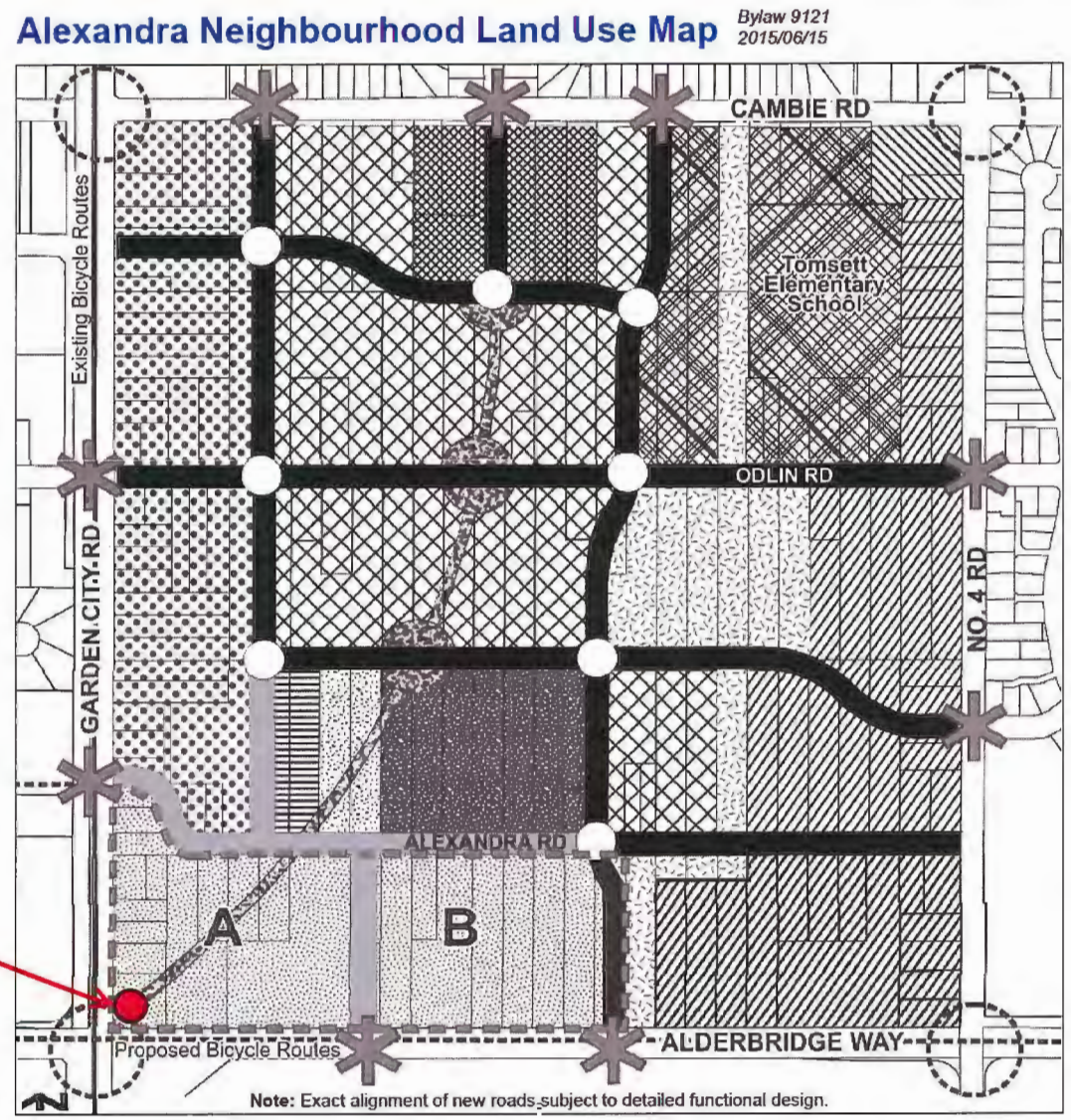
Richmond, BC

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 27, 2016.

Location Map

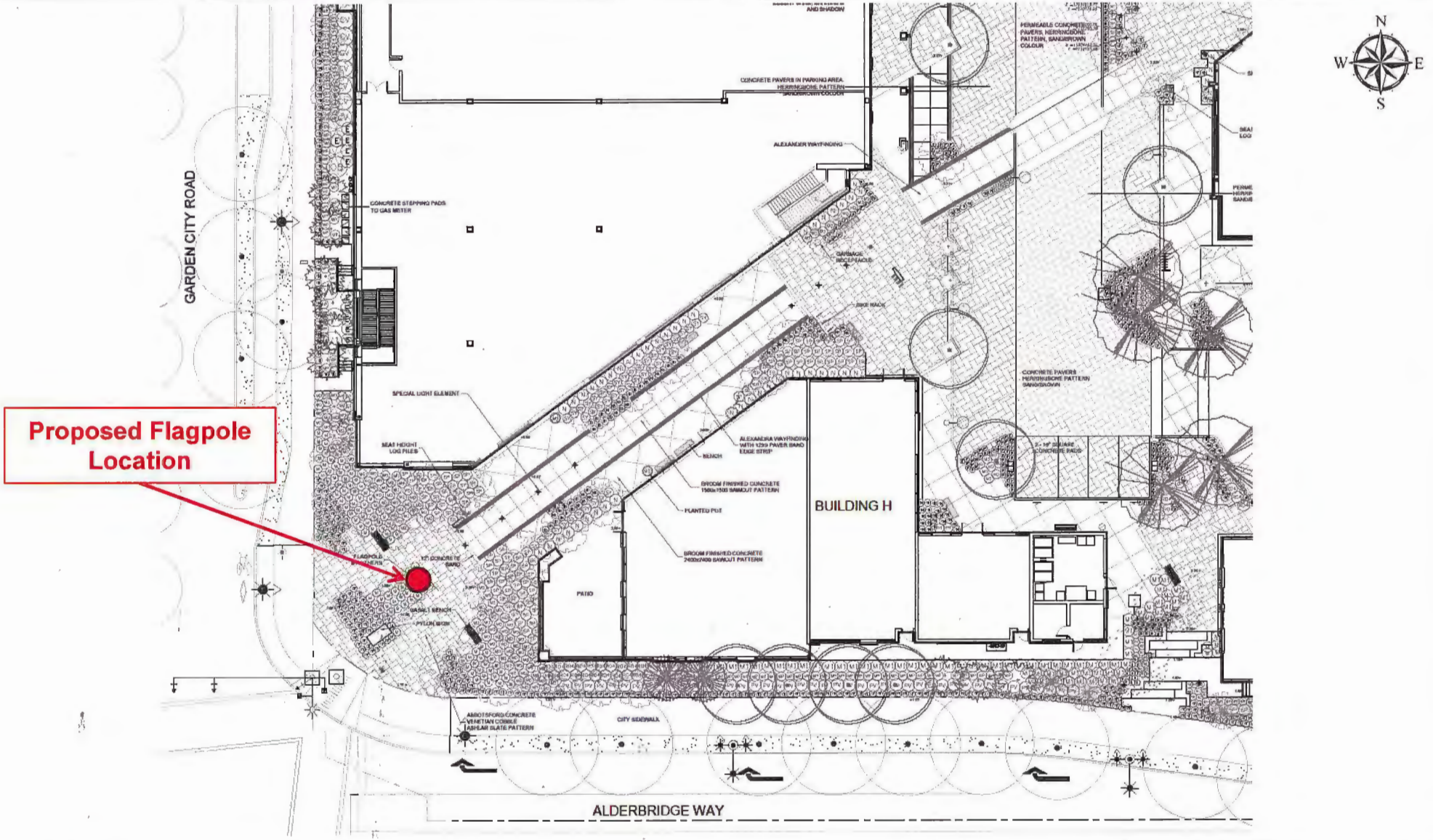


Alexandra Neighbourhood Land Use Map



Proposed Flagpole Location

Proposed Flagpole Location



Proposed Flagpole - Perspective

Proposed Flagpole - Elevations

SOUTH ELEVATION - ALONG ALDERBRIDGE WAY
SCALE : 1:150

WEST ELEVATION - ALONG GARDEN CITY ROAD
SCALE : 1:150

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 29, 2016
From:	Wayne Craig Director of Development	**File:**	DP 15-708397
Re:	**Application by Townline Gardens Inc. for a Development Permit at 10780 No. 5 Road and 12733 Steveston Highway**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) 8-storey residential buildings and one (1) 4-storey residential building at 10780 No. 5 Road and 12733 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

   (a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and

   (b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.

Wayne Craig
Director of Development

WC:hc
Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop two (2) 8-storey residential buildings (Building E1 – 'The Dahlia' and Building E2 – 'The Calla') and one (1) 4-storey residential building (Building F – 'The Jasmine'), all above an underground parkade. The proposal is for 313 apartment units and 9 townhouse units: Building E1 would have 132 apartment units; Building E2 would have 132 apartment units; and Building F would have 49 apartment units and nine (9) townhouse units.

The current proposal is Phase 3 of 'The Gardens', which is a mixed-use development at the northeast corner of Steveston Highway and No. 5. Road. Council approved the rezoning (RZ 08-0450659) for the overall development on July 25, 2011. 'The Gardens' site was rezoned from "Service Station District (G2)", "Botanical Garden District 1 (BG1)" and "Botanical Garden District 2 (BG2)" to "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" through Zoning Bylaw 8500 Amendment Bylaw 8532. The vision is a 'Garden City' with compact, transit-oriented development, pedestrian-friendly streetscapes and small shops and restaurants within a landscaped setting of common gardens, including opportunities for urban agriculture.

Significant requirements and contributions were secured at the time of rezoning that included:

- 12.2 acre 'Agricultural-Park' dedication and the park design;
- 5 % of total residential floor area as affordable housing units;
- A City-owned 37 space child care facility in an upgraded existing building;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- Enhancement of an existing Riparian Management Area (RMA);
- On-site public art;
- Construction of a north-south and an east-west internal road; and
- Upgrades to the No. 5. Road frontage and existing infrastructure.

The "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" Zone permits development of the overall site up to a maximum density of 1.43 FAR, provided that commercial use does not exceed 9,000 m^2 and that residential use does not exceed 53,511 m^2.

The Development Permit (DP-10-544504) for Phase 1 was issued in 2011 and Buildings A and B along Steveston Highway are built, and the Development Permit for Phase 2 (DP-13-641796) was issued in 2014 and Building D along No. 5 Road is under construction.

The current proposal for Phase 3 is the third and final Development Permit application for the overall site development.

Surrounding Development

North: A 12.2 acre dedicated 'Agricultural Park' zoned "Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood)".

South: Building A and Building B in Phase 1 of 'The Gardens' are immediately south of proposed Building E1, Building E2 and Building F across the traffic end point at the east end of the internal east-west shopping high street.

East: Beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are agricultural.

West: Across No. 5 Road is an established, single-family neighbourhood with lots fronting No. 5 Road zoned "Single Detached (RS1/E)" and a townhouse project zoned "Low Density Townhouse (RTL4)" that fronts onto No. 5 Road.

Development Information

The subject site is comprised of two remaining (2) vacant lots on the overall development site. The proposal to develop the two (2) mid-rise (8-storey) apartment buildings, and one (1) low-rise (four-storey) apartment building, is generally consistent with the master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only from Steveston Highway, and two-way access from the signalized intersection at No. 5. Road. Pedestrians enter the site from points along No. 5. Road and Steveston Highway and one (1) future walkway will eventually connect the overall site to the 'Agricultural Park'.

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

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as "Limited Mixed Use" in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses.

Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Covenant has been secured as a condition of the rezoning.

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as Affordable Housing Units (AHUs), and meet specific commitments in a Covenant for No Development (NDC) that is registered on the subject site. The applicant's proposal is generally consistent with the NDC, and would include a total of 16 AHUs as follows:

- Buildings E1 and E2 together would have one (1) studio; one (1) accessible one-bedroom; five (5) two-bedrooms: and six (6) three-bedrooms;
- Building F would have one (1) two-bedroom and two (2) three-bedrooms.

The existing NDC would be released and simultaneously replaced with a registered RC with the Housing Agreement and the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposed development includes 15 AHUs that are basic universal housing units and are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw.

The proposed development includes 1 barrier free AHU that will be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal would include standard CPTED features, which are articulated by the applicant in sheet A-004 of the Development Permit plans.

Public Art Program (Policy 8703)

In accordance with the Public Art Policy, registration of a NDC for public art was required prior to zoning bylaw adoption. Artist Joel Berman has delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 is $143,419. Prior to the issuance of the Development Permit, this outstanding amount would be secured through a Letter of Credit with a letter from the applicant that commits to the timeframe for delivery of the Phase 3 public art and its installation, and the NDC would be released.

Childcare Facility

In accordance with the rezoning conditions, registration of a NDC for the City-owned childcare facility was required prior to zoning bylaw adoption. The NDC terms require that the applicant provide plans for improvements to the existing building and outdoor areas, and a timeline and security for completion of a turnkey facility as a condition of the current Development Permit. Occupancy of the City facility must also occur prior to occupancy of any buildings in Phase 3. Facilities and Community Services staff have reviewed and approved the plans, budget and timeline. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a No Building Permit Covenant to secure a construction agreement between the City and the applicant with plans, a budget and the completion and occupancy timeline for the childcare facility as a condition of the issuance of any Building Permit for the development.

Agricultural Landscape Buffer Zone and Maintenance Plan

Registration of a NDC for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The NDC terms require that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Planning staff have reviewed and concur with the Agricultural Landscape Plan (Attachment 3), prepared by the applicant's landscape architect, as provided in the Development Permit plans. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a registered RC with the landscape plan and maintenance provisions, and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill their legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site, and form a component of the associated security.

Riparian Management Area Landscape and Maintenance Plan

Rezoning conditions included the registration of a NDC for a Riparian Management Area (RMA) Landscape and Maintenance Plan, prior to the bylaw adoption. The NDC terms require that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term, and protect, preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP has prepared the RMA plan, including the MoTI portion, and the applicant has agreed to cover all costs for the works through security for the off-site improvements subject to receiving permission from MoTI. Environmental Sustainability staff concur with the QEP plan and QEP-prepared landscape estimate and have received confirmation that the applicant has submitted the MoTI application for permission to undertake improvements on their lands and that approval is pending. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a registered RC with the RMA plan and provisions for maintenance and a Statutory Right-of-Way to allow for the City to maintain the RMA in the event the strata corporation does not fulfill their legal obligations for maintenance.

Noise and CHMC Standards

Registration of a NDC for noise attenuation was required as a condition of the rezoning. Prior to the issuance of the Development Permit, the applicant must provide the mechanical and/or acoustical engineering reports to demonstrate that the proposed buildings will meet the appropriate standards.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed about the traffic impact in the immediate vicinity. As a result, improvements were made in Phase 1 of 'The Gardens' to the Steveston Highway and No. 5 Road intersection and a new signalized intersection was introduced along No. 5 Road at the entry to the subject site.

Zoning Compliance/Variances

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including design guidelines. Two (2) zoning variances are required as noted below.

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

(a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and

Staff support the proposed variance for height because the request is technical in nature for mechanical penthouses only and the building wall would not exceed the maximum of 25.0 m. The increase in storeys is also technical in that a mixed-use building of six storeys with commercial at grade is approximately equivalent to an eight-storey apartment building with no commercial at grade. It is possible to accommodate the eight (8) storeys within the maximum height through the use of concrete construction which enables lower storeys than wood frame.

(b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.

This regulation is part of the zone to protect farm uses in the ALR. The adjacent lands are located within the ALR but are not farmed as the property is dedicated to the City as a park. Staff support the proposed variance because the projection of unenclosed balconies further into the north (side) setback would help to connect the occupants of the apartment units to the people and activities in the park, and thereby promote animation. The balcony projections into the side setback would have no adjacency or other negative impacts, given the dwelling units would be facing a park and not sensitive land uses (e.g. adjacent residential buildings).

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 17, 2015 is attached (Attachment 4). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1, Building E2 and Building F respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1, E2 and F would have no shadow impacts on the 'Agricultural-Park'.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
  - While Buildings E1 and E2 would be 26.9 m, this height is measured to the top of proposed mechanical structures on the rooftops, whereas the highest point on the residential storeys would be 25.0 m. The penthouses would not impede views as they would be small and situated far back on the roofs near the south-west edges.
  - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer Area and trees in front of Building F.
- The views of Building F from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge. The fencing around the dog park between Building F and the RMA at the northeast edge of the subject site would be sited to meet the setback distance required to protect this environmentally sensitive area.
- The relationships between Buildings E1, E2 and F would effectively create streetscapes:
  - Building E1 would complete the sense of enclosure with Building D along the internal road, and the mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
  - The three-storey podium of the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
  - The three-storey podium of Building E2 would complement the four-storey Building F and their east/west elevations would provide a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

- This site is located at an important southern gateway to Richmond from Highway 99 and the vision for multi-storey (above parking structure) built form was designed to provide an appropriate framing element on the north side of Steveston Highway, which will eventually become an entry 'portal' into the city.
- The overall development vision includes seven buildings all located on an internal east-west 'high street' on top of the parking roof deck with apartments above ground-level commercial. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F is broadly consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
  - The public realm between Buildings E1 and E2 and between Building E2 and Building F would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
  - The site orientation of Building F in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel'

configuration that would encourage pedestrians toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer into the 'Agricultural Park'.

- Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
- Pedestrian connectivity would be further achieved through the completion of the public sidewalk along the north side of the road between Buildings E1, E2 and F.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- Phase 3 complies with the 10% reduction in vehicle parking ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces, and loading spaces. All required commercial spaces for the overall development were provided in Phase 1, and these are spaces that are shared as unassigned residential visitor parking for Phase 1 and Phase 2. Class 1 and Class 2 bicycle parking facilities would comply with the Bylaw requirements. The table below is a statistical summary for the Phase 3 vehicle and bicycle parking and loading spaces.

<table>
<tr><th>Land Use</th><th>Required Parking</th><th>Parking Reduction (TDM & Overlap)</th><th colspan="2">Proposed Parking Provided</th></tr>
<tr><td>Residential Apartment</td><td>446</td><td rowspan="3">476 – 10% = 428</td><td rowspan="5">Apartment = 386
Townhome = 27
Affordable = 15
Visitor = 59
Total = 428</td><td rowspan="4"></td></tr>
<tr><td>Residential Townhome</td><td>14</td></tr>
<tr><td>Residential Affordable Housing</td><td>16</td></tr>
<tr><td>Visitor</td><td>10</td><td>10 – 10% = 9</td></tr>
<tr><td>Total</td><td>476</td><td>476 – 10% = 428</td></tr>
<tr><td>Small Car Stalls (50% allowed)</td><td>238</td><td>238 – 10% - 214</td><td>202 (residential only)</td><td></td></tr>
<tr><td>Accessible Parking Stalls</td><td>10</td><td>10 – 10% = 9</td><td>9 (residential only)</td><td></td></tr>
<tr><td>Shared Commercial & Residential Visitor</td><td>Phase 3 = 0
Overall = 351</td><td>Phase 3 = 0
Overall = 351-10% = 316</td><td rowspan="2">At Grade/On Street = 45
Parkade P1 Level = 383
Total = 428</td><td rowspan="2">Based on shared commercial / residential visitor parking</td></tr>
<tr><td>Phase 3 – Total Vehicle Parking</td><td>476</td><td>428</td></tr>
<tr><td>Residential Class 1 Bike Parking</td><td>392</td><td>n/a</td><td>419</td><td rowspan="2">0% reduction</td></tr>
<tr><td>Residential Class 2 Bike Parking</td><td>83</td><td>n/a</td><td>n/a (provided in Phase 1)</td></tr>
<tr><td>Commercial Class 1 Bike Parking</td><td>n/a</td><td>n/a</td><td>n/a</td><td rowspan="2">0% Reduction</td></tr>
<tr><td>Commercial Class 2 Bike Parking</td><td>n/a</td><td>n/a</td><td>n/a</td></tr>
<tr><td>Loading Spaces</td><td>3</td><td>n/a</td><td>3</td><td>3</td></tr>
</table>

- All required visitor bicycle racks were provided in Phase 1;
- Phase 3 bicycle storage units would be located in the bike pavilion/parking structure;
- Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area – Ironwood Sub-Area is the 'pedestrian-first orientation' that would be achieved through the design as follows:
  - Buildings E1 & E2:
    - These would be eight-storey L-shaped buildings in mirror image that would form the enclosed plaza and garden spaces as noted previously.
    - Some units would have individual entrances and others would have patios that would connect the private and public realms.
    - The form and massing would be stepped back at the three-to-four storey podium on all elevations with a narrow second street wall setback at the penthouse storey. The podiums would create a sense of human-scale and setbacks would further help to reduce the pedestrians' experience of bulk, size and scale in the buildings through creating a 'bottom, middle and top'.
  - Building F
    - This is a four-storey L-shaped building that frames the pedestrian path to the common entrance, and enfolds the above-ground parking structure.
    - Most of the ground-level units would have private entrances and patios, further strengthening the interface between the public and private realm.
    - Garage entrances along the east elevation are blended with upper storeys through the vertical continuity of materials, textures and colours, which reduce the visual dominance of the doors and create streetscape rhythm.
- Though the architectural features and expression of Buildings E1 and E2 is distinct from Building F, both are well-integrated in the overall development. Building F is similar in its volumetric form, massing, height and palette to Building D and together would frame the northerly edges of the site. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

- As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres as an 'Agricultural Park' that will include trails, play areas, ponds, community gardens, horticultural and agricultural interpretive facilities in the various garden areas.
- Phase 1 and 2 provided a high quality of hard and soft landscape design, materials, detailing and furnishings. All soft landscape areas have an automatic irrigation system. Landscaping the internal road between Building D and E1 included 1.5 m wide boulevard planting strips with street trees and grass and 2.0 m wide sidewalks on both sides, which will also provide future pedestrian access to the 'Agricultural-Park'.
- Phase 3 landscaping would include the following:
  - The courtyard between Buildings E1 and E2 would have five zones: a large amenity garden with a simple sheet of lawn and water feature; a summer flower garden; a children's play area; a covered outdoor dining area and large semi-private patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F. Its south end would have a trellis structure with seating oriented to north, and way-finding to the grand staircase and ramps to provide universal access to the park.
- Hard surface treatments along the east side of Building F would have a variety of textures to clearly separate the pedestrian and drive aisle zones and to provide for wayfinding to the building main entry and a dog park in the east corner of the site. There would also be a short wavy path from that entrance to a water basin feature that would visually and physically connect to the bike pavilion with a treed green-roof to contribute to the garden theme and prevent anyone climbing onto the roof. The dog park would be gravel with protective fencing setback from the RMA and include covered seating and a drinking basin for the comfort of residents and pets.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are complementary to the mixed-use buildings on Steveston Highway, and the apartment building under construction on No. 5. Road. With respect to the proposed variances, the projection of balconies into the north side yard setback would have no negative impacts on the ALR lands, and would help foster animation through connecting residents to people and activities in the park. Also the height of the small rooftop structures would not impede public views from the park or otherwise detract from the appearance of the eight-storey buildings. As the proposal would meet the applicable design guidelines, staff recommend support for this Development Permit Application.

Helen Cain

Helen Cain
Planner 2
(604-276-4193)

HC:cas

Attachment 1: Data Sheet
Attachment 2: Sustainability and CPTED Provisions List (provided by applicant)
Attachment 3: Agricultural Landscape Buffer Zone Plan (provided by applicant)
Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

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

1. Discharge of the existing No Development Covenant (NDC) for affordable housing (Charge Number CA3856784) on Parcels D and E in the Land Title Office subject to the simultaneous registration of a Restrictive Covenant (RC) that secures affordable housing in a Housing Agreement as indicated below.

   a) The form of the Housing Agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the Housing Agreement shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:

   - occupants of the affordable housing units shall, to the satisfaction of the City shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces;
   - the required minimum floor area of the affordable housing units shall be a minimum of 5% of the residential gross floor area (no exceptions) as projected in Table 1 below;
   - all affordable housing units shall be built to the City's Basic Universal Housing guidelines;
   - the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix shall be provided to the satisfaction of the City according the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	*Average* Unit Size	Total Amount (ft²)
Phase 3 (Parcel D) Buildings E1 & E2	1 Studio	1	8%	491	491
	Accessible 1 Bedroom	1	8%	602	602
	2 Bedroom	5	38%	879	4,395
	3 Bedroom	6	46%	990	5,940
	Sub-Total	13	100%	-	11,428
Phase 4 (Parcel E) Building F	2 Bedroom	1	33%	868	868
	3 Bedroom	2	67%	982	1,964
	Sub-Total	3	100%	-	2,832

   - rental rates and occupant income restrictions shall be in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing, according to the following schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income[1,2]
Bachelor	37 m2 (400 ft2)	$850	$34,000 or less
One bedroom	50 m2 (535 ft2)	$950	$38,000 or less
Two bedroom	80 m2 (860 ft2)	$1,162	$46,500 or less
Three bedroom	91 m2 (980 ft2)	$1,437	$57,500 or less

Notes:
[1] Denotes 2013 amounts adopted by Council on March 11, 2013 .
[2] Household income may be increased annually by the Consumer Price Index.

2. Discharge of the No Development Covenant (NDC) for the provision of a child care facility (Charge Number CA2766525) on Parcels D and E in the Land Titles Office subject to the simultaneous registration of a No Building Permit Covenant on Parcel D and E as indicated below:

a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the NDC shall indicate that no building permit for Parcel D and E shall be issued until both parties have entered into a construction agreement for the 37-space child care facility and provide for, but are not limited to, the following:

- The completion, at the Owner's sole cost, of the Works on the City lands;
  - budget and letter of credit in the amount of $2,620,050.00 to secure the completion of the works;
  - timeline to completion and occupancy and other items and conditions to the satisfaction of staff.
  - building Permit plans for improvements to the existing building, associated outdoor spaces (e.g. landscaping) and parking;
  - no occupancy permit for any building on Parcel D and E shall be issued until an occupancy permit has been issued for the conversion of the existing building to the childcare facility and any necessary legal agreements for accessory areas (e.g. parking) to the satisfaction of staff.

3. Discharge of the No Development Covenant (NDC) for the Agricultural Buffer Zone Landscaping and Maintenance Plan on Parcels D and E (Charge Number CA2088645 to CA2088647) subject to the simultaneous registration of a Restrictive Covenant (RC) that secures a Landscape Buffer Zone and Maintenance Plan as indicated below.

a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the RC shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:

- the plan for the enhancement, management and maintenance of the landscape buffer area, prepared by a registered landscape architect, to the satisfaction of the City.
  - no building, structure or improvement shall be constructed or permitted to be constructed in or on the landscape buffer, unless the City provides its written consent as per an approved Development Permit or Servicing Agreement;
- registration of a Statutory Right-of-Way along the entire Agricultural Buffer Area, which shall apply in perpetuity, to provide for access for the protection, preservation and maintenance of the Landscape Buffer Area by the City if required.
- the owner shall not grant any easements, statutory rights of way or other grants, leases or licences over the landscape buffer area without the prior consent of the City.

4. Registration of a Public Right-of-Passage Statutory Right-of-Way, between Building E2 and Building F, which shall apply in perpetuity, to provide for public access to and along the pedestrian mews and through the Agricultural Buffer Area to the City's park lands. The maintenance and liability associated with the public walkway shall be the responsibility of the strata corporation.

5. Discharge of the No Development Covenant (NDC) for the Riparian Management Area Landscape and Maintenance Plan on Parcels D and E (Charge Number CA2088637 to CA2088639), subject to the simultaneous registration of a Restrictive Covenant (RC) for a Riparian Management Area Landscape Plan as indicated below.

a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the RC shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:

- the plan for the protection, management and maintenance of the preservation area, prepared by a qualified environmental professional, to the satisfaction of the City.
- the completion of the works, at the developer's sole cost, including the portion of the Preservation Area that is Crown lands;

- a letter of credit in the amount of $86,569.42 for the completed works (based on the Preservation Area enhancements cost estimate prepared by a qualified environmental professional), which will be returned after the enhancements to the Preservation Area, to the satisfaction of the City.
- registration of a Statutory Right-of-Way, which shall apply in perpetuity, to provide for access for the City for the protection, preservation, management and maintenance of the Preservation Area by the City if required.
- the owner shall not grant any easements, statutory rights-of-way or other grants, leases or licences over the Preservation Area without the written prior consent of the City.

6. Discharge of the No Development Covenant (NDC) for public art on Parcels D and E (Charge Number CA2088662), subject to provision of a letter from the applicant with a timeline for delivery of the public art and its installation, and a Letter of Credit in the amount of $143,419.00 (based on total floor area minus affordable housing area), which will be returned after the installation of the public art to the satisfaction of the City.
7. Confirmation that all the underground parking on Parcels D and E is solely for the benefit of Parcels D and E or registration of appropriate easement agreements for lots and/or parcels to be provided for access to these parking stalls.
8. Provision of a letter of credit by the owner/developer for supply and installation of landscape site improvements in the amount of $860,667.94 (based on a landscape cost estimate prepared by a registered landscape architect).
9. Consolidation of Parcel D and Parcel E unless an alternate legal agreement is secured with respect to the encroachment of the parking structure across the shared property line, to the satisfaction of the Director of Development.

Prior to Building Permit Issuance, the developer must complete the following requirement

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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.

Signed Date

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-708397 **Attachment 1**

Address: 10780 No 5 Road / 12733 Steveston Highway

Applicant: Joseph Lau, ZGF Cotter Architects Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area Gross: 27,222 m^2 Floor Area Net: 26, 157 m^2

	Existing	Proposed
Site Area:	17, 088 m^2	17, 088 m^2
Land Uses:	Vacant	Residential apartment
OCP Designation:	Limited Mixed Use	No change
Zoning:	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No change
Number of Units:	322	322

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.39	none permitted
Lot Coverage:	Max. 50%	26.3%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	**Variance required**
Setback – Side Yard (south):	Min. 3.0 m	7.50 m (Building E2)	n/a
Height (m):	Max. 25.0 m 6 storeys	26.9 m 8 storeys	**Variance required**
Lot Size:	Min. 3,000 m^2	4,496 m^2	n/a
Off-street Parking Spaces – Regular/Commercial:	428 residential No commercial	428 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	9	9	n/a
Total off-street Spaces:	428	428	n/a
Tandem Parking Spaces	not permitted	none	n/a
Amenity Space – Indoor:	Min. 70 m^2	Provided in Phase 1	n/a

18	8		**Sustainable Sites**	**Possible Points: 26**
Y	?	N		
Y			Prereq 1	Construction Activity Pollution Prevention
1			Credit 1	Site Selection 1
5			Credit 2	Development Density and Community Connectivity 5
1			Credit 3	Brownfield Redevelopment 1
6			Credit 4.1	Alternative Transportation—Public Transportation Access 6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms 1
	3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
	2		Credit 4.4	Alternative Transportation—Parking Capacity 2
1			Credit 5.1	Site Development—Protect or Restore Habitat 1
1			Credit 5.2	Site Development—Maximize Open Space 1
1			Credit 6.1	Stormwater Design—Quantity Control 1
	1		Credit 6.2	Stormwater Design—Quality Control 1
1			Credit 7.1	Heat Island Effect—Non-roof 1
1			Credit 7.2	Heat Island Effect—Roof 1
	1		Credit 8	Light Pollution Reduction 1
4	6		**Water Efficiency**	**Possible Points: 10**
Y			Prereq 1	Water Use Reduction—20% Reduction
2	2		Credit 1	Water Efficient Landscaping 2 to 4
	2		Credit 2	Innovative Wastewater Technologies 2
2	2		Credit 3	Water Use Reduction 2 to 4
9	26		**Energy and Atmosphere**	**Possible Points: 35**
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems
Y			Prereq 2	Minimum Energy Performance
Y			Prereq 3	Fundamental Refrigerant Management
4	15		Credit 1	Optimize Energy Performance 1 to 19
	7		Credit 2	On-Site Renewable Energy 1 to 7
2			Credit 3	Enhanced Commissioning 2
	2		Credit 4	Enhanced Refrigerant Management 2
3			Credit 5	Measurement and Verification 3
	2		Credit 6	Green Power 2
7	2	5	**Materials and Resources**	**Possible Points: 14**
Y			Prereq 1	Storage and Collection of Recyclables
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements 1
2			Credit 2	Construction Waste Management 1 to 2
1	1		Credit 3	Materials Reuse 1 to 2
			Materials and Resources, Continued	
Y	?	N		
2			Credit 4	Recycled Content 1 to 2
2			Credit 5	Regional Materials 1 to 2
	1		Credit 6	Rapidly Renewable Materials 1
		1	Credit 7	Certified Wood 1
9	5	1	**Indoor Environmental Quality**	**Possible Points: 15**
Y			Prereq 1	Minimum Indoor Air Quality Performance
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control
	1		Credit 1	Outdoor Air Delivery Monitoring 1
	1		Credit 2	Increased Ventilation 1
1			Credit 3.1	Construction IAQ Management Plan—During Construction 1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy 1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants 1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings 1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems 1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products 1
	1		Credit 5	Indoor Chemical and Pollutant Source Control 1
1			Credit 6.1	Controllability of Systems—Lighting 1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort 1
1			Credit 7.1	Thermal Comfort—Design 1
	1		Credit 7.2	Thermal Comfort—Verification 1
1			Credit 8.1	Daylight and Views—Daylight 1
		1	Credit 8.2	Daylight and Views—Views 1
5	1		**Innovation and Design Process**	**Possible Points: 6**
1			Credit 1.1	Innovation in Design: Specific Title 1
1			Credit 1.2	Innovation in Design: Specific Title 1
1			Credit 1.3	Innovation in Design: Specific Title 1
1			Credit 1.4	Innovation in Design: Specific Title 1
	1		Credit 1.5	Innovation in Design: Specific Title 1
1			Credit 2	LEED Accredited Professional 1
2	2		**Regional Priority Credits**	**Possible Points: 4**
1			Credit 1.1	Regional Priority: Specific Credit 1
1			Credit 1.2	Regional Priority: Specific Credit 1
	1		Credit 1.3	Regional Priority: Specific Credit 1
	1		Credit 1.4	Regional Priority: Specific Credit 1
54	50	6	**Total**	**Possible Points: 110**

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

Sustainability Strategies

Key Features:

- Site use
- Alternative Transportation Strategies
- Heat Island
- Water conservation and Efficiency
- Energy Conservation
- Equipment Efficiency
- System Optimization
- Construction waste management
- Recycled Materials
- Indoor Air Quality
- Green Cleaning
- Green education

The Site

Townline is committed to a development that embodies sustainability and contributes to improving the livability of the area. As the project being submitted for review is part of a larger development it will share a number of features that enhance its sustainability and livability. The approach is to look for a sustainable strategy that sees the site as a whole and adopt a common set of features that benefit all three buildings of the proposal as well as the entire site.

Some of these features being considered include extensive landscaping, not only to enhance livability of the residence, but to also to manage the site's stormwater quality and quantity. For example, the site will also use the adjacent park as a storm retention pond to further control the quantity and quality of the storm water that is to be ejected into the municipal infrastructure. Programs will be adopted to facilitate sustainable living by the residents. Equipment will be carefully chosen due to their impact on or enhancement of the environment.

Site Use

Alternative Transportation Strategies

The project is located adjacent to bus routes allowing occupant to get to and from the site without dependence on a single occupancy vehicle. To further promote a reduction in single occupancy vehicle usage, bicycle storage will be provided on the site to encourage the use of bicycles. There is also a car share program that has been implemented for the site. The Site also provides trip facilities (showers) for the retail tenants and users. With over 7000sf of onsite indoor amenity in Phase 1 for use by all phases, the site encourages healthy exercise and social interaction.

Heat Island

Most of parking for the development will be located underground. This reduces the amount of heat absorbed by the surface level hardscapes that would otherwise be found on a ground level parking lot. This also ensures a more productive use of the site and eliminates parking sprawl while increasing project density.

Water efficiency

Water Conservation

The Gardens will be designed with optimum water management in mind. All water fixtures: faucets, toilets, and showers will be selected to be water efficient. Where efficiency can be further improved, fixtures may be equipped with aerators and/or flow reducers to maximize their water efficiency while maintaining occupant usability and satisfaction.

Landscape

Landscaping will be designed to include native and/or adaptive vegetation to increase natural resiliency throughout all climatic conditions; therefore reducing water demands and significantly limiting additional maintenance and artificial fertilization.

Energy Efficiency

Building Facade Design

Utilization of a high performance, double-gazed, thermally broken window systems will provide a high degree of thermal efficiency overall. The energy used to keep the occupant thermally comfortable will be significantly reduced. Window to wall ratios will also be specially selected to manage solar heat
gains and energy losses through glazing for each building.

Equipment Efficiency

In terms of heating and cooling efficiency, the first and most effective strategy in energy savings is reducing the need for it. For the development, the exterior envelope is a key component of this reduction strategy. The ideal system for integration into the buildings is still being evaluated.

Lighting

In common areas, energy usage will be further reduced by pursuing sustainable lighting strategies:

- Compact Fluorescent Lighting
- LED Signage
- High Efficiency Ballasts
- Daylighting controls with dimmable ballasts
- Zone switched Luminaries
- Occupancy sensors

The appropriate lighting power density levels will also be specified and a high degree of measurement and control of all systems will positively impact power consumption and energy user flexibility and energy management.

System Optimization

To ensure that energy performance is achieved according to design, all major systems of the buildings are planned to be commissioned by an independent commissioning agent.

Materials and Resources

Recycling and Composting Facilities

To promote ongoing recycling activities once occupied, recycling facilities will be located in close proximity the garbage disposal where clearly labeled sorting containers help encourage users to recycle where appropriate and avoid sending recyclable waste to the landfill. An extensive composting program will also be adopted for the site.

Recycling Materials

Each building will focus on selecting materials with recycled content. By seeking out and using recycled materials the project hopes to achieve a recycled content of at least 10%, even 20% where possible. This will most likely be done through the careful selection of structural systems like concrete and steel where the impact of recycled materials can be most significant.

Indoor Air Quality

Low Emitting materials

Each building will also be finished using specified materials with lower VOC content. These materials include paint, sealants, adhesives, and flooring and will be utilized to limit the release of chemicals once the materials are installed, improving post construction air quality for the occupants. Urea formaldehyde woods and composites will not be specified to limit the release of chemical after construction.

Innovation in Design

Green Cleaning

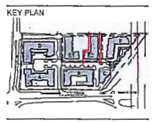
The building janitorial contractor will be expected to select environmentally sensitive and natural cleaning products while also using cleaning practices proven to reduce the impact of those cleaning agents on the environment. These practices will also help maximize indoor environmental quality by limiting the chemical release into the occupant space through janitorial practices.

Green Education

Both an active and passive education strategy are planned to help transfer knowledge to the tenants and the visitors of the Gardens development. They will be informed on the benefits of the features adopted in the building as well as for the larger site. In the adjacent park, a program will be implemented to introduce the community to urban farming and horticulture.

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

4	150413	ISSUED FOR DEVELOPMENT PERMIT AMEND.
3	150318	ADP RESPONSES
2	150123	ADP REVIEW
1	150814	ISSUED TECHNICAL REVIEW
A	150814	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER

501-938 West Hastings Street, Vancouver, BC V6C 0A6

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

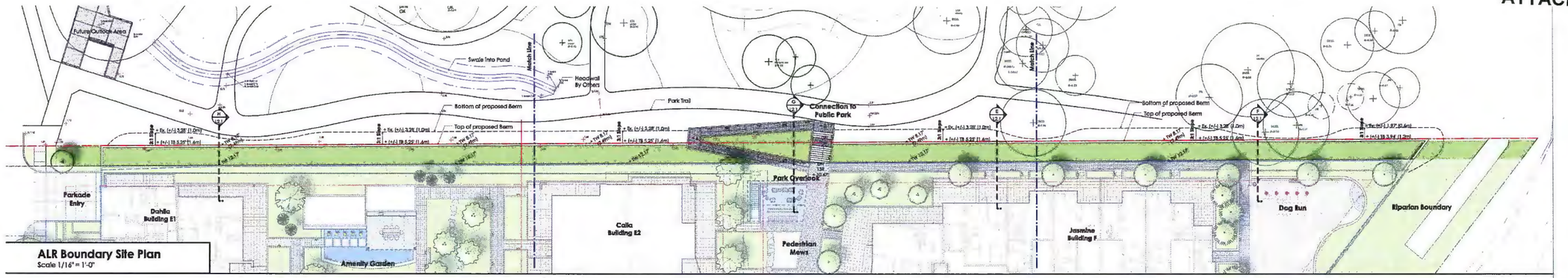
DRAWN: A. SCALE:
CHECKED: A.
SCALE: -
JOB No.: 15-11
DATE: 2015-Dec-4

SHEET TITLE:

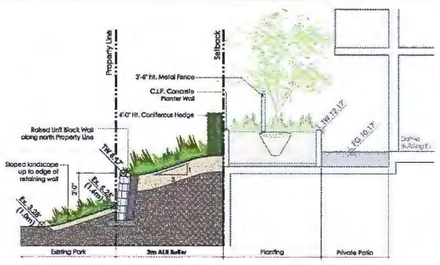
SUSTAINABILITY CHECKLIST

DRAWING NO.: A-004 REV.

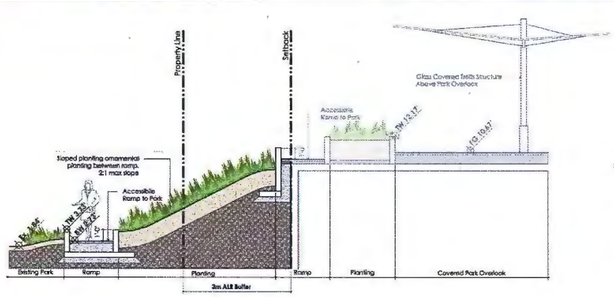
ATTACHMENT 3



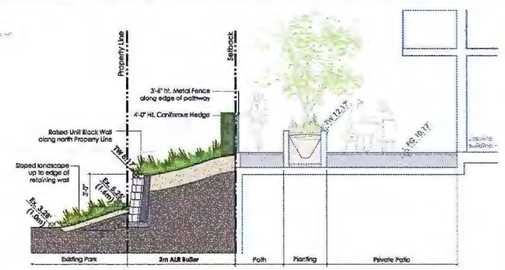
ALR Boundary Site Plan
Scale 1/16" = 1'-0"



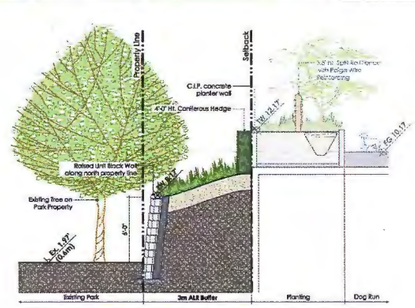
H L1.1 **Park Edge at Dahlia Building E - Section**
Scale: 1/4"=1'-0"



G L1.1 **Park Edge at Connection to Pedestrian Mews**
Scale: 1/4"=1'-0"



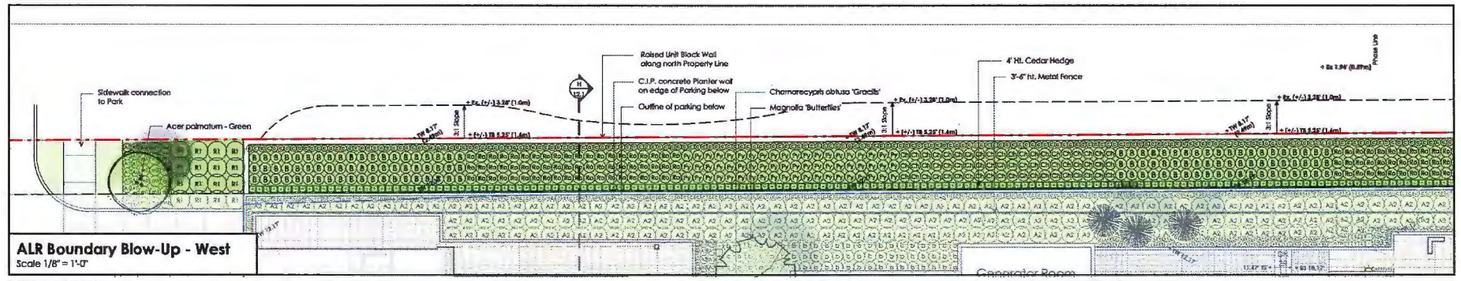
E L1.1 **Park Edge at Jasmine Building F - Section**
Scale: 1/4"=1'-0"



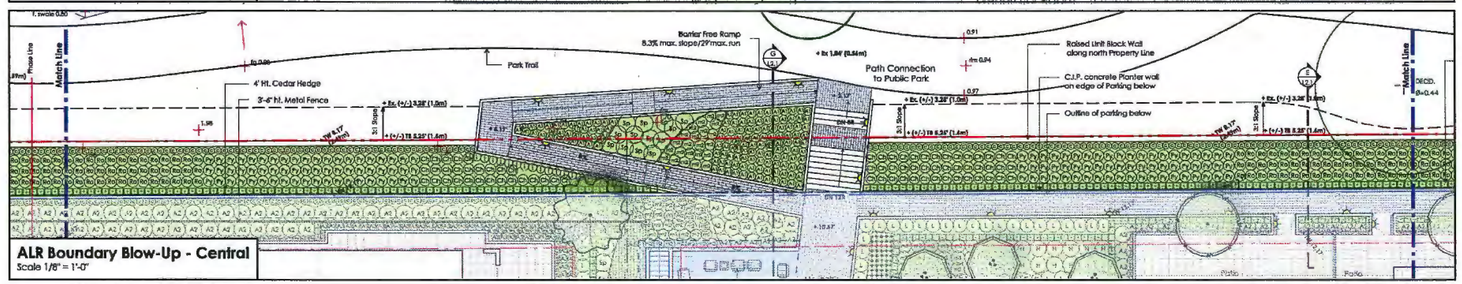
F L1.1 **Park Edge at Dog Run- Section**
Scale: 1/4"=1'-0"

Plant List -ARL Buffer Boundary

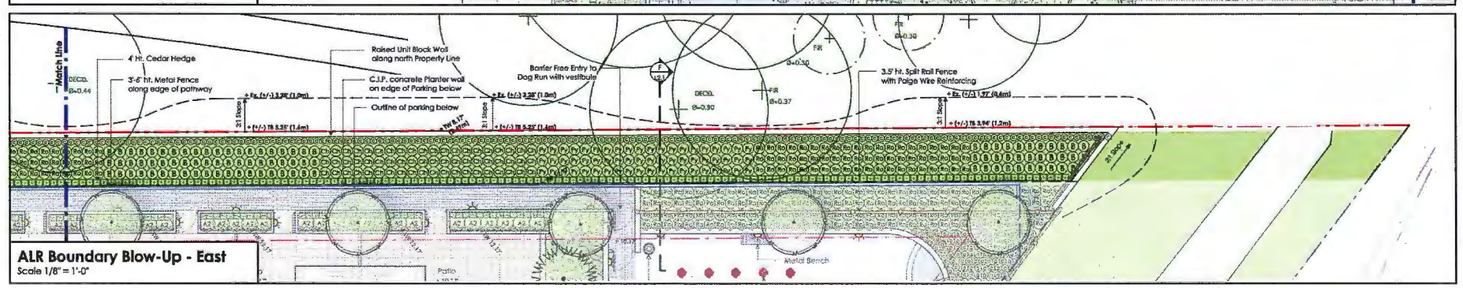
Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
		Trees		
⟨	1	Acer palmatum - Green	Japanese Maple	5cm cal, B&B
		Trespass Inhibiting Shrubs		
B	215	Berberis x chenaultii	Chenault Barberry	#3 pot
Ch	200	Chaenomeles x Superba 'Pink Lady'	Japanese quince	#3 pot
Py	250	Pyracantha 'Golden Charmer'	Firethorn	#3 pot
Ro	250	Rosa 'JP Connell'	Explorer Rose	#3 pot
		Coniferous Planting		
⬚	465	Thuja occidentalis 'Smaragd'	Cedar Hedge	4' ht., B&B
		Shrubs / Groundcovers		
A1	155	Azalea 'Nikko'	Dwarf Azalea	#3 pot
c	505	Cotoneaster dammeli	Cotoneaster	#1 pot
I	20	Ilex x sempervirens 'Snowflake'	Evergreen Candytuft	#2 pot
m2	25	Miscanthus 'Little Kitten'	Dwarf Maiden Grass	#3 pot
m1	15	Miscanthus 'Morning Light'	Maiden Grass	#3 pot
R1	12	Rhododendron - 4' Ht.	Rhododendron	4' ht., confirm colours with LA
Sp	15	Salix purpurea 'Nana'	Dwarf Arctic Willow	#3 pot



ALR Boundary Blow-Up - West
Scale 1/8" = 1'-0"



ALR Boundary Blow-Up - Central
Scale 1/8" = 1'-0"



ALR Boundary Blow-Up - East
Scale 1/8" = 1'-0"

North

03	Apr 15, 14	DPP
02	Apr 04, 14	ALR Buffer Boundary Review
01	Mar 24, 14	ALR Buffer Boundary Review
no.	date	Remc

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4811
f: 604 684 0277
www.dkl.bc.ca

Project:
The Gardens

Drawn by:	DVH
Checked by:	JS
Date:	Nov 04, 2015
Scale:	As Shown

Drawing Title:
ALR Buffer Boundary

Project No.:
15051

Sheet No.:
L1

Attachment 4

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 17, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

3. DP 15-708397 – PROPOSAL FOR TWO (2) EIGHT-STOREY APARTMENT BUILDINGS WITH VARIANCES RELATED TO HEIGHT AND PROJECTION OF BALCONIES INTO SETBACKS, AND ONE (1) FOUR-STOREY APARTMENT BUILDING (THIRD AND FINAL DP FOR PHASED PROJECT)

APPLICANT: Townline

PROPERTY LOCATION: 10780 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Steve Jedreicich, Vice-President of Development, Townline Group of Companies, Patrick Cotter, ZGF Cotter Architects Inc., Joseph Lau, ZGF Cotter Architects Inc. and Jennifer Stamp, Durante Kreuk Ltd. Landscape Architecture, presented the project on behalf of the applicant and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the walk-in closets and pocket doors in the suites; consider introducing more pocket doors in washrooms;

  Pocket doors will be used where appropriate.

- appreciate the presentation materials and packages provided by the applicant;

  Noted. Thank you.

- like the design of the bigger buildings (i.e., Buildings E1 and E2); appreciate the idea of the datum line, the attention to pedestrian scale and artistic treatment of the entries;

  Noted. Thank you.

- depth of the building step backs are sufficient; however, the top floor needs to be differentiated in terms of material and colour; consider using a darker colour for the top floor; also, the guardrail on the top floor should be de-emphasized, e.g., could be set back and remove the colour elements to visually reduce the height of the buildings;

  Due to the use of window wall, there is not actually that much opportunity to put colour on the wall. The shadow caused by the extensive overhang over the penthouse floor will create enough of a darkening effect as to make the top volume visually recede.
  Keeping colour on the handrail makes it read as part of the plane of the window wall volume below, improving the separation from the penthouse window wall surface beyond.
  The wood finish of the soffit at the penthouse level will also have visual impact that will help to differentiate this most upper floor from the pedestrian level.

- appreciate the wood soffit;

  Noted. Thank you.

- consider one colour for the balcony guardrail as opposed to the proposed black and white coloured aluminum rail to simplify its design;

  Building F design has been revised to become simpler in terms of both colour and materials.

- appreciate the amount of attention given to the project by the applicant;

  Noted. Thank you.

- appreciate the presentation of the project and the explanation regarding its design rationale;

  Noted. Thank you.

- agree with comments regarding the design of the bigger buildings; appreciate the interior spaces between the buildings;

  Noted. Thank you.

- the bigger buildings are too different from the rest of the buildings in the development in terms of materiality; look at opportunities to connect these buildings with the smaller buildings in the development;

  The materials and colours of the buildings are taken straight from the existing palette of the site. Calla and Dahlia use brick, wood, metal panel, and coloured glass, which are all established materials of the existing buildings in the project.

- appreciate the siting, massing, scale and articulation of the bigger buildings; also appreciate the combination of townhouse and upper apartment units;

  Noted. Thank you.

- generally, a well-planned and highly refined project;

  Noted. Thank you.

- design of the project is well done; appreciate the proposed public art but needs to be further developed;

  Noted. Thank you.

- Phase 3 appears to be a separate project from Phases 1 and 2; however, appreciate the applicant's efforts to provide the context and design rationale for the subject phase; look at opportunities to strengthen the relationship between the bigger buildings and the smaller buildings in the development;

  See comment above. Lot of effort was made to match scale of adjacent projects as well. More effort has been put into improving the dialogue between Jasmine the rest of the site.

- support the proposed project;

  Noted. Thank you.

- appreciate the quality of the applicant's presentation;

  Noted. Thank you.

- consider more pedestrian connections from the proposed development to the park in addition to the proposed pedestrian mews; investigate opportunities to increase porosity from Steveston Highway to the park;

  City of Richmond Planning Staff is to provide direction on connectivity between the development and the future park.

- the courtyard between Buildings E1 and E2 should be either completely visually open or closed off to the park, but the current proposal is neither; small conifers will potentially obstruct views to the park;

  The courtyard garden has been designed as an enclosed space. The trellised dining area and water feature at the north are to provide a central focus to the garden. The tree species indicated are smaller growing species appropriate for installing over a suspended slab.

- consider more variety in plant species in the summer garden to encourage more pedestrian circulation in the area;

  There are a number of species in the summer garden – both ornamental grasses, shrubs and groundcovers.

- consider increasing the width of the pedestrian mews, from 8 feet to 10-15 feet for a grander and more celebratory connection to the park;

  The width of the pedestrian mews has been increased to 10' wide. The lawn area along the west side of the mew has also been increased in width. Four benches have been added along the length of the mews to provide more seating opportunities.

- consider introducing covered areas for pet owners on the dog run, e.g. tree shades and/or structures, where people could socialize;

  A covered trellis has been added to the dog run area. Also added are a dog waste station (bags and waste bin) and drinking station.

- maximize planting in the riparian area to provide a stronger visual separation between the subject development and Highway 99;

  The Qualified Environmental Professional report outlines planting in this area and is subject to City approval.

- the project is well refined; applicant has put a lot of effort into the project;

  Noted. Thank you.

- consider incorporating something whimsical in the semi-private courtyard between Buildings E1 and E2 to loosen its linear landscaping;

  The curvilinear step stone path and the summer garden are meant to reflect the fluid nature of the Fraser River and break up the linear layout (meant to reflect the agricultural history of Richmond). We feel the earthy nature of the path through the flowery plantings is whimsical.

- the proposed pedestrian mews is a subtle and nice way of connecting to the park; however, agree with comments to increase its width; also consider increasing the size of the stairs and adding a vertical element (e.g., public art) to provide visual interest and draw people from Steveston Highway to the park;

  The width of the mews and stairs at the north end have been increased to 10' wide. A trellis area adjacent the stairs brings a vertical architectural form to the northern terminus of the mews.

- agree with comments that it is challenging to review two "different" projects at the same time; investigate overlook issues at the west and east sides of the buildings;

  Noted. Thank you.

- appreciate the proposed dog run; however, consider further design development, e.g. introduce seating and double gates for more effective dog handling and control;

  Seating and double gates at both entries to the dog run have been introduced.

- street edges are well refined;

  Noted. Thank you.

- review the long and homogeneous run of plant material along the north property line to provide a smoother flow and transition to the park;

  The planting along the north property line has been further refined to provide more visual interest and variety in plant material.

- great presentation and well resolved project.

Panel Decision

It was moved and seconded

That DP 15-708397 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

City of Richmond

Development Permit

No. DP 15-708397

To the Holder:	JOSEPH LAU, ZGF COTTER ARCHITECTS
Property Address:	10780 NO 5 ROAD AND 12733 STEVESTON HIGHWAY
Address:	901 – 838 W. HASTINGS STREET VANCOUVER, BC V6C 0A6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:

   (a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and

   (b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.

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 35 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 $860,667.94 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 15-708397

To the Holder:	JOSEPH LAU, ZGF COTTER ARCHITECTS
Property Address:	10780 NO 5 ROAD AND 12733 STEVESTON HIGHWAY
Address:	901 – 838 W. HASTINGS STREET VANCOUVER, BC V6C 0A6

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.

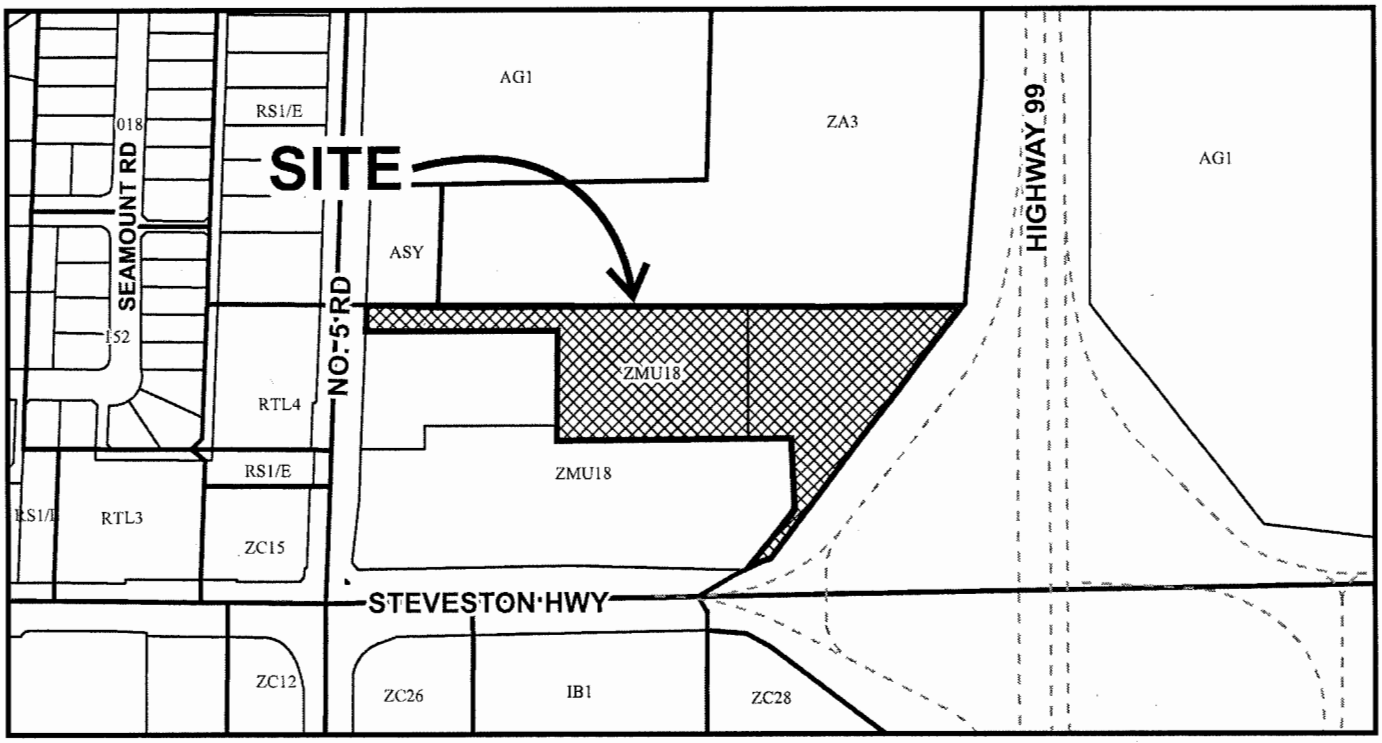
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

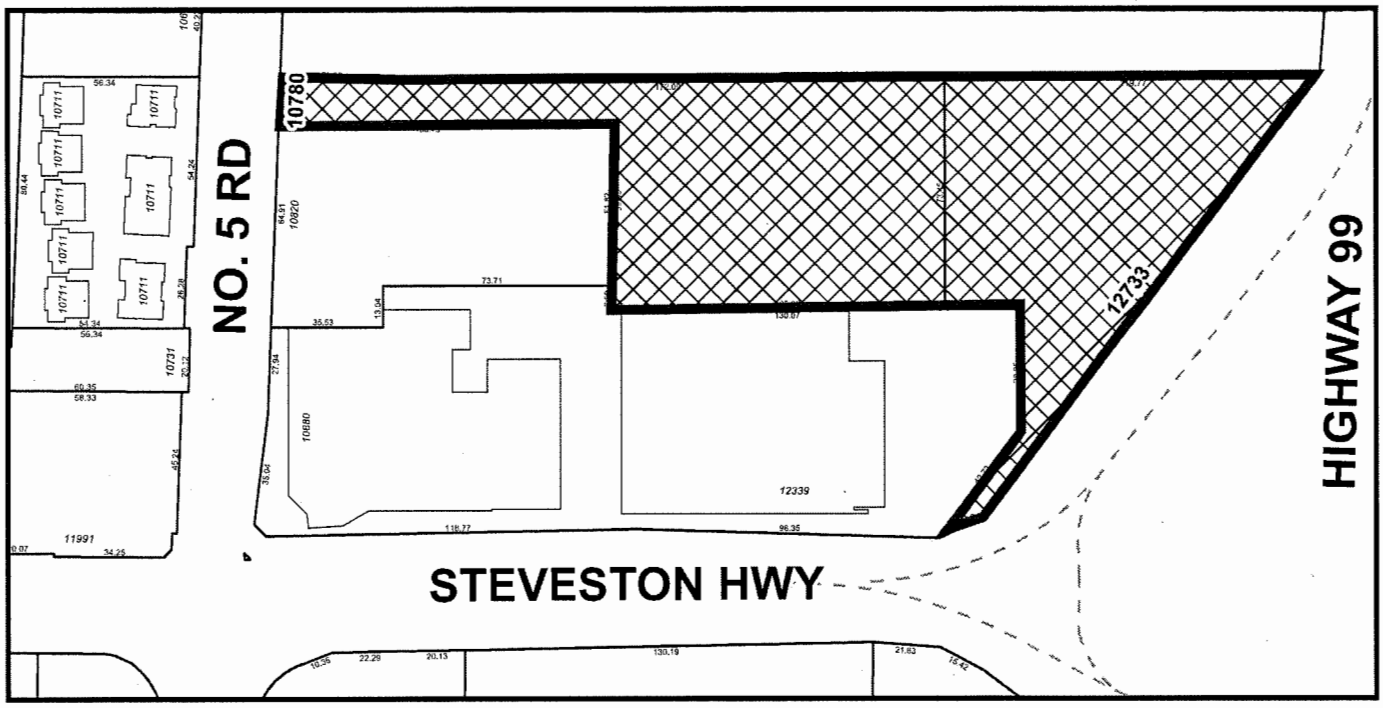
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP15-708397

Original Date: 09/17/15

Revision Date:

Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS
10760 - 10788 NO. 5 ROAD & 12733 STEVESTON HWY, RICHMOND, B.C.

LEGAL ADDRESS
LOT D SEC 31 BLK4N RG5W PL EPP12978 &
LOT E SEC 31 BLK4N RG5W PL EPP12978

APPLICANT
TOWNLINE GARDENS INC (0864227 BC LTD)

EXISTING ZONING
ZA3 ZMU18

PROPOSED ZONING
N/A

PROJECT TEAM

OWNERS:
TOWNLINE GARDENS INC (0864227 BC LTD)
#120 – 13575 COMMERCE PARKWAY,
RICHMOND, BC V6V 2L1
CONTACT: STEVE JEDREICICH
T. (604) 276-8823 EXT. 228 F. (604) 270-0854 E. steve.jedreicich@townline.ca

ARCHITECT:
ZGF COTTER ARCHITECTS INC.
SUITE 901 - 938 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6
CONTACT: JOSEPH LAU
T. (604) 558-8380 E. joseph.lau@zgf.com

LANDSCAPE ARCHITECT:
DURANTE KREUK LTD.
102 - 1637 WEST 5TH AVENUE,
VANCOUVER, BC V6J1N5
CONTACT: JENNIFER STAMP
T. (604) 684-4611 EXT. 29 F. (604) 684-0577 E. jennifer@dkl.bc.ca

DRAWING LIST

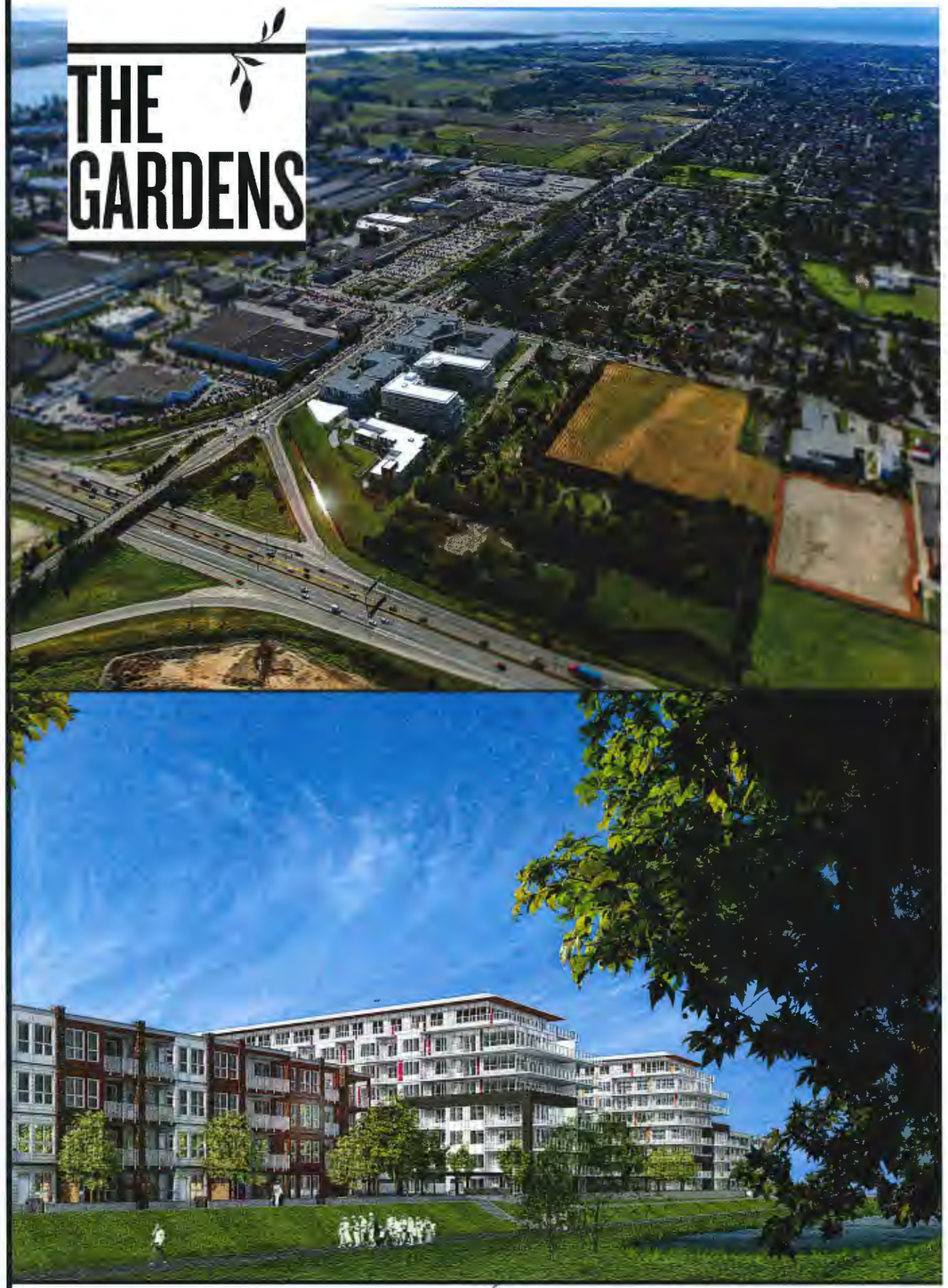
ARCHITECTURAL

DP 15-708367 9

APR 29 2016 PLAN #31

LOCATION MAP

THE GARDENS



ISSUED FOR: DEVELOPMENT PERMIT PANEL REVIEW
Current Revision:

PROJECT NUMBER: 15-11
ISSUED DATE: 2016/04/15

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-938 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-270-1477 FAX: 604-270-0477 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

THE GARDENS: PHASE 3 | 10780 - 10788 NO. 5 ROAD & 12733 STEVESTON HWY, RICHMOND B.C.

EXISTING ZONING: ZA3 ZMU18 — **PROPOSED ZONING:**

SITE AREA:

PARCEL D & E			
PARCEL D	98,756.98 ft²	2.27 Acres	9,175 m²
PARCEL E	85,174.82 ft²	1.96 Acres	7,913 m²
NET SITE AREA	183,934 ft²	4.2 Acres	17,088 m²

	Allowed	Proposed
SITE COVERAGE (Max 0.50)	91,967 ft² / 8,544 m²	48,390 ft² / 4,496 m²
SETBACKS	North: 6m for Buildings / 3m for parkade; East: 15m from Hwy 99 for Riparian Management Area; South: 3m; West: 3m	North: Building E1: 6.1m to 7.7m to property line Dahlia; Building E2: 6.2m to 7.6m to property Calla line; Building F: 7.5m to 12.2m to Jasmine property line. East: 11.6m to 14.9m From Building E1 to Building E2; 19.8m to 27.2m from Building E2 to Building F; 21.7m to property line. South: 7.5m to 9.4m to lot line; 9.5m to lot line. West: 8.4m to 10.4m to lot line; 11.6m to 14.9m from Building E2 to Building E1; 19.8m to 27.2m from Building F to Building E2
BUILDING HEIGHT	25m over 8 storeys	Building E1: Dahlia 8 storeys 28.9m (88.3') including mechanical penthouse; Building E2: Calla 8 storeys 26.9m (88.3') including mechanical penthouse; Building F: Jasmine 4 storeys 14.9m (49.6') including mechanical penthouse
PUBLIC OUTDOOR RECREATION SPACE	0.2 Ha (0.5 acre) of accessible open space	0.4 Ha (1.1 acre)
INDOOR AMENITY SPACE	1,076 ft² / 100 m²	Provided in Phase 1 Building A: Azalea

VARIANCES

1) building height increased from 25.0m to 28.9m, for mechanical penthouse only
2) building height increased from six storeys over a parkade structure to eight storeys over a parkade structure.
3) increase in balcony projection on north elevation from allowable 0.9m to 1.8m

PHASE 3 FAR SUMMARY

FAR PHASE 3 TOTALS

PHASE	BUILDING	GROSS FLOOR AREA (imperial)	GROSS FLOOR AREA (metric)	FAR INCLUSIONS: MARKET RESIDENTIAL (imperial)	MARKET RESIDENTIAL (metric)	TOWN HOMES (imperial)	TOWN HOMES (metric)	AFFORDABLE HOUSING (imperial)	AFFORDABLE HOUSING (metric)	COMMON AREAS (imperial)	COMMON AREAS (metric)	FAR DEDUCTIONS: PUBLIC AMENITY (imperial)	PUBLIC AMENITY (metric)	VERTICAL CIRCULATION (Above ground floor) (imperial)	VERTICAL CIRCULATION (metric)	MECHANICAL / ELECTRICAL (imperial)	MECHANICAL / ELECTRICAL (metric)	FLOOR AREA CONTRIBUTING TO FAR (imperial)	FLOOR AREA CONTRIBUTING TO FAR (metric)
3	E1: Dahlia	117,902 ft²	10,953 m²	95,036 ft²	8,829 m²	-	-	7,719 ft²	717 m²	10,203 ft²	948 m²	-	-	3,961 ft²	368 m²	983 ft²	91 m²	112,956 ft²	10,494 m²
3	E2: Calla	119,002 ft²	11,056 m²	100,016 ft²	9,292 m²	-	-	4,168 ft²	369 m²	9,920 ft²	922 m²	-	-	3,967 ft²	369 m²	911 ft²	85 m²	114,124 ft²	10,602 m²
3	F: Jasmine	56,106 ft²	5,212 m²	34,169 ft²	3,174 m²	11,971 ft²	1,112 m²	2,892 ft²	269 m²	5,440 ft²	505 m²	-	-	1,192 ft²	111 m²	442 ft²	41 m²	54,472 ft²	5,061 m²
	TOTAL	293,010 ft²	27,222 m²	229,221 ft²	21,295 m²	11,971 ft²	1,112 m²	14,795 ft²	1,375 m²	25,563 ft²	2,375 m²	-	-	9,120 ft²	847 m²	2,336 ft²	217 m²	281,554 ft²	26,157 m²

PHASE 3 AFFORDABLE HOUSING

	REQUIRED			PROVIDED			Difference	
AFFORDABLE HOUSING	14,078 ft²	1,308 m²	5% of Total Residential FAR for Phase 3	14,248 ft²	1,324 m²	5.06% of Total FAR for Phase 3 per BC Housing Measurement	170 ft²	16 m²

PHASE 3 FAR BREAKDOWN

FAR PARCEL D PHASE 3 BUILDING E1: DAHLIA - 8-STOREY MULTI-FAMILY

	GROSS FLOOR AREA (imperial)	GROSS FLOOR AREA (metric)	FAR INCLUSIONS: MARKET RESIDENTIAL (imperial)	MARKET RESIDENTIAL (metric)	TOWN HOMES (imperial)	TOWN HOMES (metric)	AFFORDABLE HOUSING (imperial)	AFFORDABLE HOUSING (metric)	COMMON AREAS (imperial)	COMMON AREAS (metric)	FAR DEDUCTIONS: PUBLIC AMENITY (imperial)	PUBLIC AMENITY (metric)	VERTICAL CIRCULATION (Above ground floor) (metric)	MECHANICAL / ELECTRICAL (imperial)	MECHANICAL / ELECTRICAL (metric)	FLOOR AREA CONTRIBUTING TO FAR (imperial)	FLOOR AREA CONTRIBUTING TO FAR (metric)
P1														479 ft²	45 m²		
L1 / F1	15,936 ft²	1,481 m²	10,877 ft²	992 m²			2,077 ft²	193 m²	2,703 ft²	251 m²			-			13,457 ft²	1,436 m²
L2 / F2	16,017 ft²	1,488 m²	10,915 ft²	1,014 m²			2,837 ft²	264 m²	1,105 ft²	103 m²			1,086 ft²	101 m²	72 ft²	14,857 ft²	1,380 m²
L3 / F3	15,970 ft²	1,484 m²	12,425 ft²	1,154 m²			1,899 ft²	176 m²	1,096 ft²	102 m²			475 ft²	44 m²	72 ft²	15,430 ft²	1,433 m²
L4 / F5	15,970 ft²	1,484 m²	13,418 ft²	1,247 m²			906 ft²	84 m²	1,096 ft²	102 m²			475 ft²	44 m²	72 ft²	15,420 ft²	1,433 m²
L5 / F6	13,919 ft²	1,293 m²	12,314 ft²	1,144 m²					1,058 ft²	98 m²			475 ft²	44 m²	72 ft²	13,372 ft²	1,242 m²
L6 / F7	13,919 ft²	1,293 m²	12,314 ft²	1,144 m²					1,058 ft²	98 m²			475 ft²	44 m²	72 ft²	13,372 ft²	1,242 m²
L7 / F8	13,919 ft²	1,293 m²	12,314 ft²	1,144 m²					1,058 ft²	98 m²			475 ft²	44 m²	72 ft²	13,372 ft²	1,242 m²
L8 / F9	12,282 ft²	1,138 m²	10,669 ft²	990 m²					1,029 ft²	96 m²			492 ft²	46 m²	72 ft²	11,668 ft²	1,084 m²
ROOF																	
TOTAL	117,902 ft²	10,953 m²	95,056 ft²	8,829 m²	-	-	7,719 ft²	717 m²	10,203 ft²	948 m²	-	-	3,961 ft²	368 m²	983 ft²	112,956 ft²	10,494 m²

FAR PARCEL D PHASE 3 BUILDING E2: CALLA - 8-STOREY MULTI-FAMILY

	GROSS FLOOR AREA (imperial)	GROSS FLOOR AREA (metric)	FAR INCLUSIONS: MARKET RESIDENTIAL (imperial)	MARKET RESIDENTIAL (metric)	TOWN HOMES (imperial)	TOWN HOMES (metric)	AFFORDABLE HOUSING (imperial)	AFFORDABLE HOUSING (metric)	COMMON AREAS (imperial)	COMMON AREAS (metric)	FAR DEDUCTIONS: PUBLIC AMENITY (imperial)	PUBLIC AMENITY (metric)	VERTICAL CIRCULATION (Above ground floor) (metric)	MECHANICAL / ELECTRICAL (imperial)	MECHANICAL / ELECTRICAL (metric)	FLOOR AREA CONTRIBUTING TO FAR (imperial)	FLOOR AREA CONTRIBUTING TO FAR (metric)
P1														472 ft²	44 m²		
L1 / F1	15,927 ft²	1,480 m²	11,773 ft²	1,094 m²			1,047 ft²	97 m²	2,635 ft²	245 m²			-			15,455 ft²	1,436 m²
L2 / F2	15,990 ft²	1,486 m²	12,898 ft²	1,180 m²			1,047 ft²	97 m²	1,083 ft²	101 m²			1,088 ft²	102 m²	64 ft²	14,828 ft²	1,378 m²
L3 / F3	15,942 ft²	1,481 m²	13,270 ft²	1,233 m²			1,047 ft²	97 m²	1,074 ft²	100 m²			487 ft²	45 m²	64 ft²	15,391 ft²	1,430 m²
L4 / F5	15,942 ft²	1,481 m²	13,270 ft²	1,233 m²			1,047 ft²	97 m²	1,074 ft²	100 m²			487 ft²	45 m²	64 ft²	15,391 ft²	1,430 m²
L5 / F6	14,291 ft²	1,328 m²	12,729 ft²	1,183 m²					1,018 ft²	95 m²			482 ft²	45 m²	62 ft²	13,747 ft²	1,277 m²
L6 / F7	14,291 ft²	1,328 m²	12,729 ft²	1,183 m²					1,018 ft²	95 m²			482 ft²	45 m²	62 ft²	13,747 ft²	1,277 m²
L7 / F8	14,291 ft²	1,328 m²	12,729 ft²	1,183 m²					1,018 ft²	95 m²			482 ft²	45 m²	62 ft²	13,747 ft²	1,277 m²
L8 / F9	12,328 ft²	1,145 m²	10,816 ft²	1,005 m²					1,000 ft²	93 m²			449 ft²	42 m²	61 ft²	11,816 ft²	1,098 m²
ROOF																	
TOTAL	119,002 ft²	11,056 m²	100,016 ft²	9,292 m²	-	-	4,188 ft²	389 m²	9,920 ft²	922 m²	-	-	3,967 ft²	369 m²	911 ft²	114,124 ft²	10,602 m²

FAR PARCEL E PHASE 3 BUILDING F: JASMINE - 4-STOREY MULTI-FAMILY

	GROSS FLOOR AREA (imperial)	GROSS FLOOR AREA (metric)	FAR INCLUSIONS: MARKET RESIDENTIAL (imperial)	MARKET RESIDENTIAL (metric)	TOWN HOMES (imperial)	TOWN HOMES (metric)	AFFORDABLE HOUSING (imperial)	AFFORDABLE HOUSING (metric)	COMMON AREAS (imperial)	COMMON AREAS (metric)	FAR DEDUCTIONS: PUBLIC AMENITY (imperial)	PUBLIC AMENITY (metric)	VERTICAL CIRCULATION (Above ground floor) (metric)	MECHANICAL / ELECTRICAL (imperial)	MECHANICAL / ELECTRICAL (metric)	FLOOR AREA CONTRIBUTING TO FAR (imperial)	FLOOR AREA CONTRIBUTING TO FAR (metric)
P1														376 ft²	35 m²		
L1 / F1	10,483 ft²	974 m²	2,811 ft²	243 m²	6,328 ft²	588 m²			1,168 ft²	109 m²			-			10,107 ft²	939 m²
L2 / F2	16,383 ft²	1,522 m²	7,041 ft²	654 m²	5,843 ft²	524 m²	1,885 ft²	175 m²	1,397 ft²	130 m²			395 ft²	37 m²	22 ft²	15,966 ft²	1,482 m²
L3 / F3	16,383 ft²	1,522 m²	13,562 ft²	1,260 m²			1,007 ft²	94 m²	1,397 ft²	130 m²			395 ft²	37 m²	22 ft²	14,965 ft²	1,453 m²
L4 / F5	12,857 ft²	1,194 m²	10,955 ft²	1,018 m²			-	-	1,476 ft²	137 m²			402 ft²	37 m²	22 ft²	12,433 ft²	1,155 m²
ROOF																	
TOTAL	56,106 ft²	5,212 m²	34,169 ft²	3,174 m²	11,971 ft²	1,112 m²	2,892 ft²	269 m²	5,440 ft²	505 m²	-	-	1,192 ft²	111 m²	442 ft²	54,472 ft²	5,061 m²

PHASE 3 UNIT MIX AND SIZE SUMMARY

PHASE	BUILDING	TOTAL UNIT COUNTS	UNIT MIX: MARKET RESIDENTIAL	UNIT MIX: TOWN HOMES	UNIT MIX: AFFORDABLE HOUSING	AVERAGE UNIT SIZE: MARKET RESIDENTIAL (imperial)	AVERAGE UNIT SIZE: MARKET RESIDENTIAL (metric)	AVERAGE UNIT SIZE: TOWN HOMES (imperial)	AVERAGE UNIT SIZE: TOWN HOMES (metric)	AVERAGE UNIT SIZE: AFFORDABLE HOUSING (imperial)	AVERAGE UNIT SIZE: AFFORDABLE HOUSING (metric)	EFFICIENCY
3	E1: Dahlia	132	123		9	773 ft²	72 m²			858 ft²	80 m²	87%
3	E2: Calla	132	128		4	781 ft²	73 m²			1,047 ft²	97 m²	88%
3	F: Jasmine	58	46	9	3	743 ft²	69 m²	1,330 ft²	124 m²	964 ft²	89 m²	87%
	TOTAL	322	297	9	16							

PARKING SUMMARY

Phase	Building	Type	Residential Units	Basic Parking Bylaw Ratio	PARKING SUMMARY: Parking Ratio Requirement with 10% Site Specific Reduction	Site Specific Bylaw Requirement	Parking Provided
3	E1 Dahlia (Condominium Family)	Affordable Housing Units	9	1.00 Stall/Unit	0.90 Stall/Unit	8 Stalls	
		Apartment Housing - Market Units	123	1.50 Stall/Unit	1.35 Stall/Unit	166 Stalls	
		SUB TOTAL	132		As Noted Above	174 Stalls	
3	E2 Calla (Condominium Family)	Affordable Housing Units	4	1.00 Stall/Unit	0.90 Stall/Unit	4 Stalls	
		Apartment Housing - Market Units	128	1.50 Stall/Unit	1.35 Stall/Unit	173 Stalls	
		SUB TOTAL	132		As Noted Above	176 Stalls	
3	F Jasmine (Condominium Family)	Apartment Housing - Town Homes	9	1.50 Stall/Unit	1.35 Stall/Unit	12 Stalls	
		Affordable Housing Units	3	1.00 Stall/Unit	0.90 Stall/Unit	3 Stalls	
		Apartment Housing - Market Units	46	1.50 Stall/Unit	1.35 Stall/Unit	62 Stalls	
		SUB TOTAL	58		As Noted Above	77 Stalls	
All	Resident Parking	Apartment Housing - Town Homes	9	1.50 Stall/Unit	1.35 Stall/Unit	13 Stalls	27 Stalls at grade
		Affordable Housing Units	16	1.00 Stall/Unit	0.90 Stall/Unit	14 Stalls	15 Stalls at grade
		Apartment Housing - Market Units	297	1.50 Stall/Unit	1.35 Stall/Unit	401 Stalls	3 Stalls at grade 383 Stalls parkade
							386 Stalls TOTAL MARKET
					min 9 HANICAP ACCESSIBLE		202 SMALL 9 HANICAP ACCESSIBLE
					min 215 STANDARD		217 STANDARD
					min 50% STANDARD		50.7% STANDARD
					min 2% HANDICAP ACCESSIBLE		2.1% HANDICAP ACCESSIBLE
	Visitor Parking	Apartment Housing - Town Homes	9	0.20 Visitor Stall/Unit	0.18 Visitor Stall/Unit	2 Stalls	Provided in Phase 1 as per City Bylaw
		Affordable Housing Units	16	0.20 Visitor Stall/Unit	0.18 Visitor Stall/Unit	3 Stalls	
		Apartment Housing - Market Units	297	0.20 Visitor Stall/Unit	0.18 Visitor Stall/Unit	54 Stalls	

SUMMARY	Residential Units	City Required Parking	Parking Provided
TOTALS	322	Basic 428 Stalls	428 Stalls including 1 Accessible Stall at Grade/On Street 8 Accessible Stall at P1/Off Street
		Visitor 59 Stalls	Provided in Phase 1 as per City Bylaw

LOADING SUMMARY

Loading requirements: 1 loading space per first 240 units. Additional loading space for each 160 units there after.

		LOADING SUMMARY: Required	Provided
SUMMARY	322 UNITS -240 UNITS (1 LOADING) = 82 (1 ADDITIONAL STALL PER ADDITIONAL 160 UNITS)	2	3

BIKE PARKING SUMMARY

Phase	Building	Type	Residential Units	BIKE PARKING SUMMARY: Bike Parking Bylaw Ratio	Bike Parking Required	Bike Parking Provided
3	E1 Dahlia (Condominium Family)	Affordable Housing Units	9			
		Apartment Housing - Market Units	123			
		SUB TOTAL	132			
3	E2 Calla (Condominium Family)	Affordable Housing Units	4			
		Apartment Housing - Market Units	128			
		SUB TOTAL	132			
3	F Jasmine (Condominium Family)	Apartment Housing - Town Homes	N/A			
		Affordable Housing Units	3			
		Apartment Housing - Market Units	46			
		SUB TOTAL	49			
All	Resident Parking	Apartment Housing - Town Homes	N/A	1.25 Class 1 Bike Stall/Unit		- at grade
		Affordable Housing Units	16	1.25 Class 1 Bike Stall/Unit	20 Bike Stalls	20 Stalls at grade
		Apartment Housing - Market Units	297	1.25 Class 1 Bike Stall/Unit	371 Bike Stalls	59 Stalls at grade
			313		392 Bike Stalls	360 Stalls parkade
						419 Stalls TOTAL MARKET
						86 VERTICAL
						351 HORIZONTAL
						20.0% VERTICAL
	Visitor Parking	Apartment Housing - Town Homes	N/A	0.20 Class 2 Bike Stall/Unit		Provided in Phase 1 as per City Bylaw
		Affordable Housing Units	16	0.20 Class 2 Bike Stall/Unit		
		Apartment Housing - Market Units	297	0.20 Class 2 Bike Stall/Unit		
			313		63 Bike Stalls	

SUMMARY	Residential Units	City Required Bike Parking	Bike Parking Provided
TOTALS	313	CLASS 1 392 Bike Stalls	439 Bike Stalls
		CLASS 2 63 Bike Stalls	Provided in Phase 1 as per City Bylaw

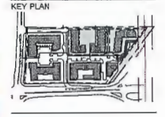
DP 15-708 367 9 HC

PLAN 2

APR 29 2016

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	16/04/18	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/09/16	ADP RESPONSES
C	15/07/20	ADP REVIEW
B	15/06/16	BUILDING TEXT AMENDMENT
A	15/05/14	DEVELOPMENT PERMIT APPLICATION
NUMBER	YY/MM/DD	DESCRIPTION

ISSUES

ZGF COTTER
ADP EDITION ARCHITECTS INC.
501-938 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604.272.0477 FAX: 604.272.0473 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SHEET TITLE:

DEVELOPMENT SUMMARY

DRAWING NO.: A-002 REV.

DP 15-708 367 9

APR 29 2016 PLAN #3

VIEW FROM NO. 5 ROAD LOOKING SOUTHEAST

VIEW ALONG ROAD B LOOKING EAST

VIEW FROM THE GARDEN PARK LOOKING SOUTH

Design Rationale

Site Context

This submission is for the third phase of the master planned Gardens development. The development is on the former Fantasy Gardens site and is part of the Ironwood neighborhood. The project is bound by a future public park to the north; an internal, east-west axial road and mixed use building with a large grocery store to the south; by Highway 99 to the east; and a mixed-use building with commercial space and rental residential to the west.

Neighbourhood Vision

"The Gardens project is a vibrant mixed-use development, master planned as an urban village characterized by ground oriented commercial uses, pedestrian oriented street plazas, and multiple family residential use."
"Special attention has been paid to the provision of a pedestrian oriented gathering spaces and related connections to the adjacent park, transit locations and community paths networks."
"The overall development is based on the creation of a compact, pedestrian friendly, "village" environment that builds on the site's context and history and contributes to the sustainability of the region."
(quotes from The Gardens Phase 1 Design Rationale)

Vibrant Urban Village

This project is designed to maintain the vibrancy of the urban village feel of the site as established by the existing condition. The main east-west corridor is animated with grade related commercial units, landscape and public art. To maintain this urban village frontage, the facades of Building E1 (Dahlia), E2 (Calla) and F (Jasmine) has been broken down in scale to create a compressed cityscape. The play on this southern face of the buildings is to maintain the animation of the street as created by the ground related commercial units into the façade of a residential building. By animating the residential face is to extend an invitation toward the east end of the street where the journey would find additional ground level commercial units, the entry to the public mews to the park at the north, and Building C at the east end of the site. The volumes and datums of Buildings E1 and E2 are reflections of the existing massing of the projects already built on site. The design of the buildings have carefully taken into consideration of the commercial massing that established by Buildings A, B and D.

Adjacency to Park and Views

The view from the park, southward to the north façade of the project sees a compressed cityscape that creates interest and a more friendly scale for the park users. The breaking down of the mass creates the urban village concept instead of a large massive wall that divides the park with the public uses within the overall development. The buildings are also oriented toward the northern views of the park and the unobstructed views of the mountain afforded by the same park. The volumes of the buildings and the treatment of the gaps between the buildings further act as wayfinding devices to lead users of the site toward the views and park. A compressed space between buildings E1 and E2 hint at a sem0private courtyard, whereas the expanded space between buildings E2 and F guide suers to the public mews that lead from the centre of the project to the park at the north.

Compressed Scale

The sense of the urban village is reinforced with the use of a compressed cityscape that speaks to the main east-west interior street of the development as well as the view from the park. By taking the concept of the urban village literally, we create a compressed cityscape to connect the site along the east-west axis.

Mixture of volumes to create varied experiences.

The varied volumes articulated on the buildings not only help to break down the massing of a single building, but help to further reinforce the variety one would find in an urban village and improve the fine grained, human experience of the pedestrian.

Materiality

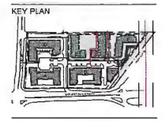
The buildings use a number of materials and colours to convey different scales. Each speaks to a different experience for the users of the urban village. The large dark frameworks outline the larger volumes of the compressed cityscale, but at the same time its brick textured finish speaks to the individual that stands adjacent its face. Wood textured finishes is utilized from the ground floor up to the soffit of the roof line to tie the building together and give connection from the top of the buildings to the ground level.

Procession

Through the ground plane and markers on the building, key features lead visitors of the urban village through different paths on the site to interest points. The compressed cityscape façade leads the visitor to 2 punctuation points from the centre of the developement. The first is the semi-private inner courtyard with the Building Es. In there, the visitor will find a further procession in the landscape that leads to the north park. The second is the public pedestrian mews, which also leads the visitor to the park to the north. The coordination of the landscape with the built form further reinforces the concept of the procession.

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	06/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/16	ADP RESPONSE
C	04/11/15	ADP REVIEW
B	15/09/14	BUILDING TEXT AMENDMENT
A	15/08/14	DRUG PERMIT REQUEST APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
301-858 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-2477 FAX: 604-272-1487 EMAIL: info@zgfcotter.com
Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	A.
CHECKED:	A.
SCALE:	-
JOB No.:	1511
DATE:	2016/04/14

SEAL:

SHEET TITLE:
DESIGN RATIONALE

DRAWING NO.:	REV.
A-003	

DP 15-708 3rd HC
9
APR 29 2016
PLAN #4

Y	?	N			
18	8		**Sustainable Sites**	**Possible Points:**	**26**
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
	3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1
4	6		**Water Efficiency**	**Possible Points:**	**10**
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4
9	26		**Energy and Atmosphere**	**Possible Points:**	**35**
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	15		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2
7	2	5	**Materials and Resources**	**Possible Points:**	**14**
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
1	1		Credit 3	Materials Reuse	1 to 2

Y	?	N			
			Materials and Resources, Continued		
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1
9	5	1	**Indoor Environmental Quality**	**Possible Points:**	**15**
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1
5	1		**Innovation and Design Process**	**Possible Points:**	**6**
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1
2	2		**Regional Priority Credits**	**Possible Points:**	**4**
1			Credit 1.1	Regional Priority: Specific Credit	1
1			Credit 1.2	Regional Priority: Specific Credit	1
	1		Credit 1.3	Regional Priority: Specific Credit	1
	1		Credit 1.4	Regional Priority: Specific Credit	1
54	50	6	**Total**	**Possible Points:**	**110**

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

Sustainability Strategies

Key Features:

- Site use
- Alternative Transportation Strategies
- Heat Island
- Water conservation and Efficiency
- Energy Conservation
- Equipment Efficiency
- System Optimization
- Construction waste management
- Recycled Materials
- Indoor Air Quality
- Green Cleaning
- Green education

The Site

Townline is committed to a development that embodies sustainability and contributes to improving the livability of the area. As the project being submitted for review is part of a larger development it will share a number of features that enhance its sustainability and livability. The approach is to look for a sustainable strategy that sees the site as a whole and adopt a common set of features that benefit all three buildings of the proposal as well as the entire site.

Some of these features being considered include extensive landscaping, not only to enhance livability of the residence, but to also to manage the site's stormwater quality and quantity. For example, the site will also use the adjacent park as a storm retention pond to further control the quantity and quality of the storm water that is to be ejected into the municipal infrastructure. Programs will be adopted to facilitate sustainable living by the residents. Equipment will be carefully chosen due to their impact on or enhancement of the environment.

Site Use

Alternative Transportation Strategies
The project is located adjacent to bus routes allowing occupant to get to and from the site without dependence on a single occupancy vehicle. To further promote a reduction in single occupancy vehicle usage, bicycle storage will be provided on the site to encourage the use of bicycles. There is also a car share program that has been implemented for the site. The Site also provides trip facilities (showers) for the retail tenants and users. With over 7000sf of onsite indoor amenity in Phase 1 for use by all phases, the site encourages healthy exercise and social interaction.

Heat Island
Most of parking for the development will be located underground. This reduces the amount of heat absorbed by the surface level hardscapes that would otherwise be found on a ground level parking lot. This also ensures a more productive use of the site and eliminates parking sprawl while increasing project density.

Water efficiency

Water Conservation
The Gardens will be designed with optimum water management in mind. All water fixtures: faucets, toilets, and showers will be selected to be water efficient. Where efficiency can be further improved, fixtures may be equipped with aerators and/or flow reducers to maximize their water efficiency while maintaining occupant usability and satisfaction.

Landscape
Landscaping will be designed to include native and/or adaptive vegetation to increase natural resiliency throughout all climatic conditions; therefore reducing water demands and significantly limiting additional maintenance and artificial fertilization.

Energy Efficiency

Building Facade Design
Utilization of a high performance, double-gazed, thermally broken window systems will provide a high degree of thermal efficiency overall. The energy used to keep the occupant thermally comfortable will be significantly reduced. Window to wall ratios will also be specially selected to manage solar heat
gains and energy losses through glazing for each building.

Equipment Efficiency
In terms of heating and cooling efficiency, the first and most effective strategy in energy savings is reducing the need for it. For the development, the exterior envelope is a key component of this reduction strategy. The ideal system for integration into the buildings is still being evaluated.

Lighting
In common areas, energy usage will be further reduced by pursuing sustainable lighting strategies:

- Compact Fluorescent Lighting
- LED Signage
- High Efficiency Ballasts
- Daylighting controls with dimmable ballasts
- Zone switched Luminaries
- Occupancy sensors

The appropriate lighting power density levels will also be specified and a high degree of measurement and control of all systems will positively impact power consumption and energy user flexibility and energy management.

System Optimization
To ensure that energy performance is achieved according to design, all major systems of the buildings are planned to be commissioned by an independent commissioning agent.

Materials and Resources

Recycling and Composting Facilities
To promote ongoing recycling activities once occupied, recycling facilities will be located in close proximity the garbage disposal where clearly labeled sorting containers help encourage users to recycle where appropriate and avoid sending recyclable waste to the landfill. An extensive composting program will also be adopted for the site.

Recycling Materials
Each building will focus on selecting materials with recycled content. By seeking out and using recycled materials the project hopes to achieve a recycled content of at least 10%, even 20% where possible. This will most likely be done through the careful selection of structural systems like concrete and steel where the impact of recycled materials can be most significant.

Indoor Air Quality

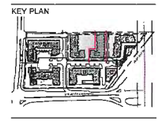
Low Emitting materials
Each building will also be finished using specified materials with lower VOC content. These materials include paint, sealants, adhesives, and flooring and will be utilized to limit the release of chemicals once the materials are installed, improving post construction air quality for the occupants. Urea formaldehyde woods and composites will not be specified to limit the release of chemical after construction.

Innovation in Design
Green Cleaning
The building janitorial contractor will be expected to select environmentally sensitive and natural cleaning products while also using cleaning practices proven to reduce the impact of those cleaning agents on the environment. These practices will also help maximize indoor environmental quality by limiting the chemical release into the occupant space through janitorial practices.

Green Education
Both an active and passive education strategy are planned to help transfer knowledge to the tenants and the visitors of the Gardens development. They will be informed on the benefits of the features adopted in the building as well as for the larger site. In the adjacent park, a program will be implemented to introduce the community to urban farming and horticulture.

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/12/23	ADP RESPONSE
C	15/12/23	ADP REVIEW
B	15/04/16	ISSUED FOR TEST AGREEMENT
A	15/09/16	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER

ZGF ARCHITECTS INC.

901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL 604.970.0977 FAX 604.970.0975 EMAIL info@zgfcotter.com
WEB www.zgfarchitects.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	A
CHECKED:	A
SCALE:	-
JOB No.:	15-11
DATE:	2015-04-16

SCALE:

SHEET TITLE:
SUSTAINABILITY CHECKLIST

DRAWING NO.: A-004

REV.

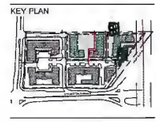
DP 15-708 367 9 #c

APR 29 2016 #5

1 A-101 CONTEXT PLAN
1/64" = 1'-0"

NOTES:

KEY PLAN



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MARK	YY/MM/DD	DESCRIPTION
ISSUE		

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
503-856 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604.370.1471 FAX: 604.370.1451 EMAIL: info@zgfcotter.com
Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
ADP No.:	
DWG:	

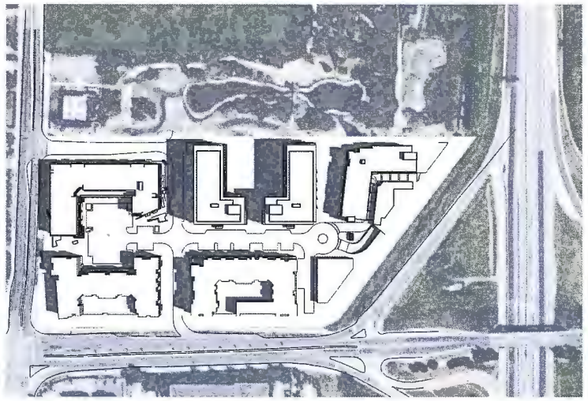
SHEET TITLE:
CONTEXT PLAN

DRAWING NO.: A-101
REV.

DP 15-708367 9 HC

PLAN 6

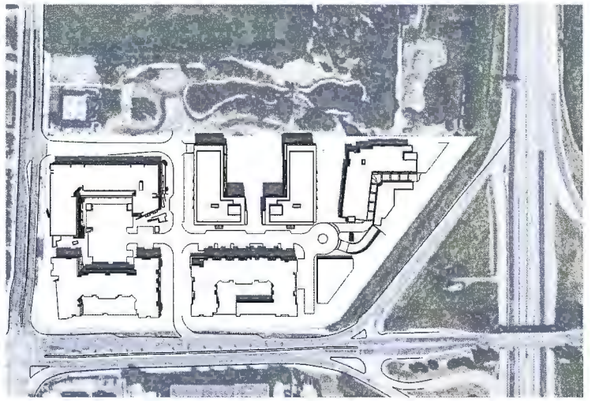
APR 2 0 2016



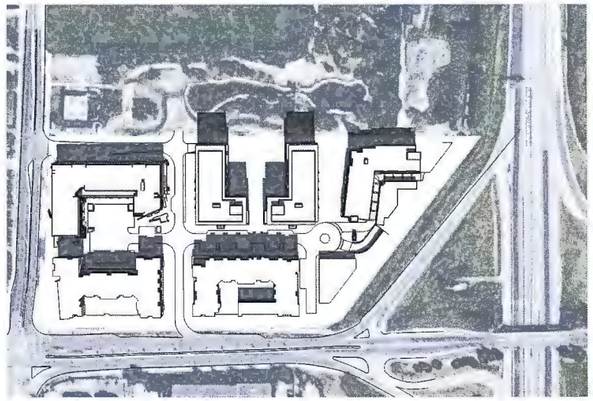
JUNE 21 @ 9AM

MARCH/SEPTEMBER 21 @ 9AM

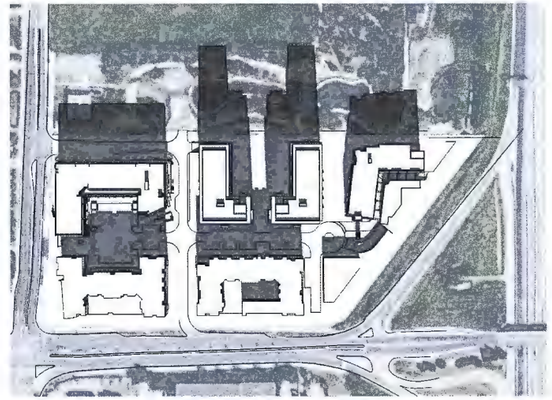
DECEMBER 21 @ 9AM



JUNE 21 @ NOON

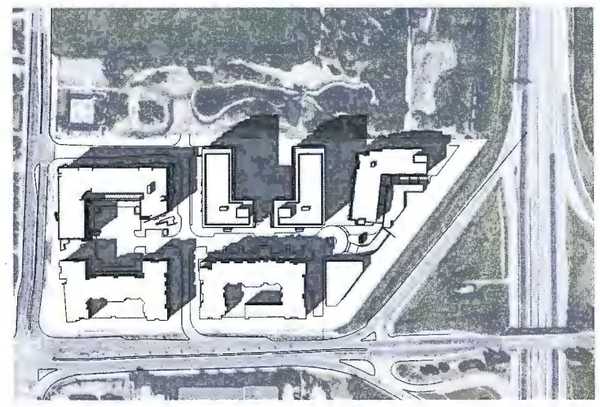


MARCH/SEPTEMBER 21 @ NOON

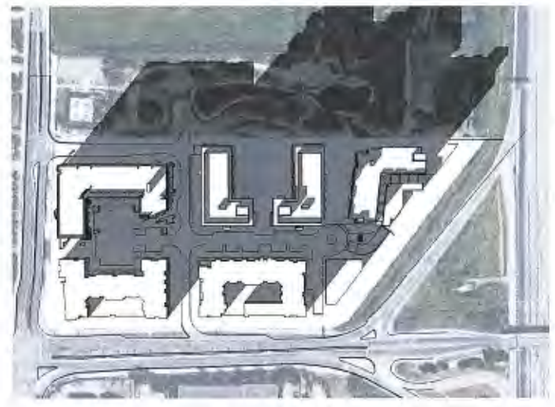


DECEMBER 21 @ NOON

JUNE 21 @ 3PM



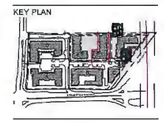
MARCH/SEPTEMBER 21 @ 3PM



DECEMBER 21 @ 3PM

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

ISSUE	DYNAMIC	DESCRIPTION
F	15/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/18	ADP REVIEW (#2ED)
C	15/01/22	ADP REVIEW
B	13/09/16	BUILDING TEXT AMENDMENT
A	13/08/16	DEVELOPMENT PERMIT APPLICATION

ZGF COTTER

ZGF COTTER ARCHITECTS INC.

901-4638 West Hastings Street, Vancouver, BC V6C 0A6

TEL: 604.270.2477 FAX: 604.270.2413 EMAIL: info@zgfcotter.com

Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SCALE:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SHEET TITLE:

SHADOW STUDIES

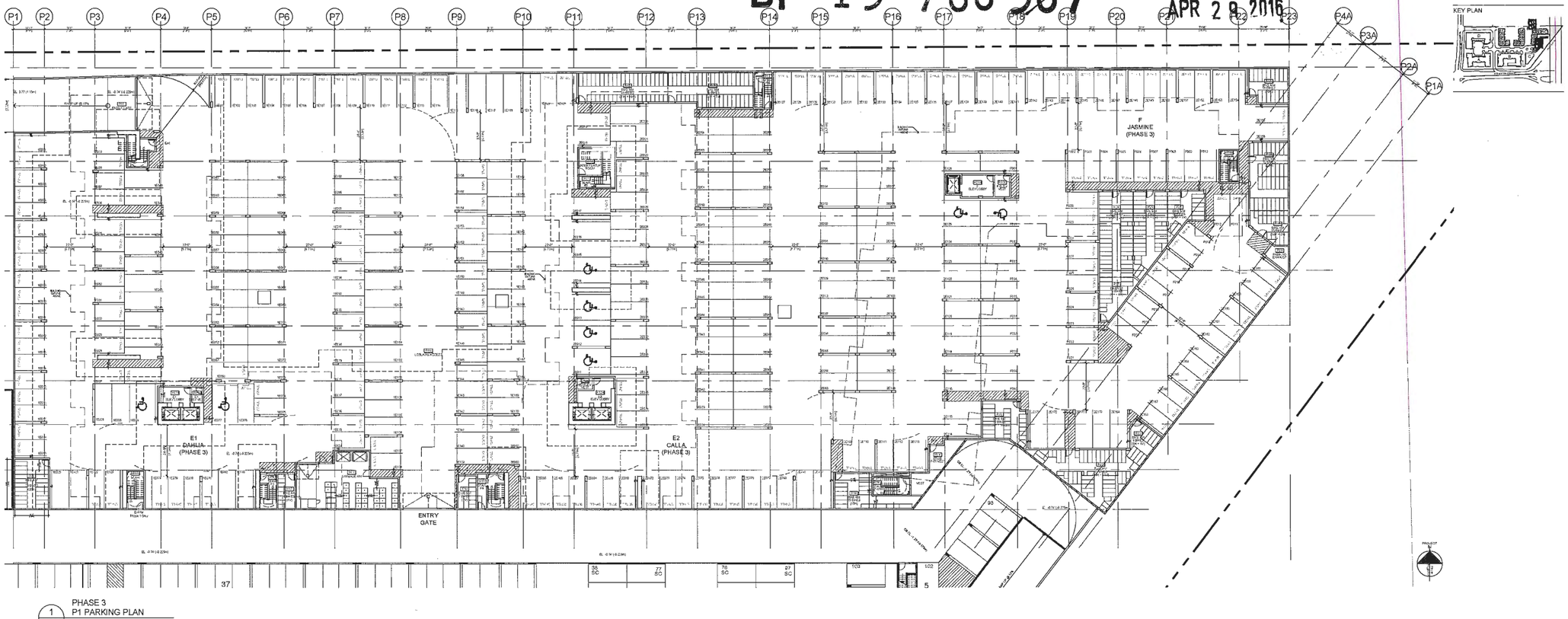
DRAWING NO.: A-102

REV.:

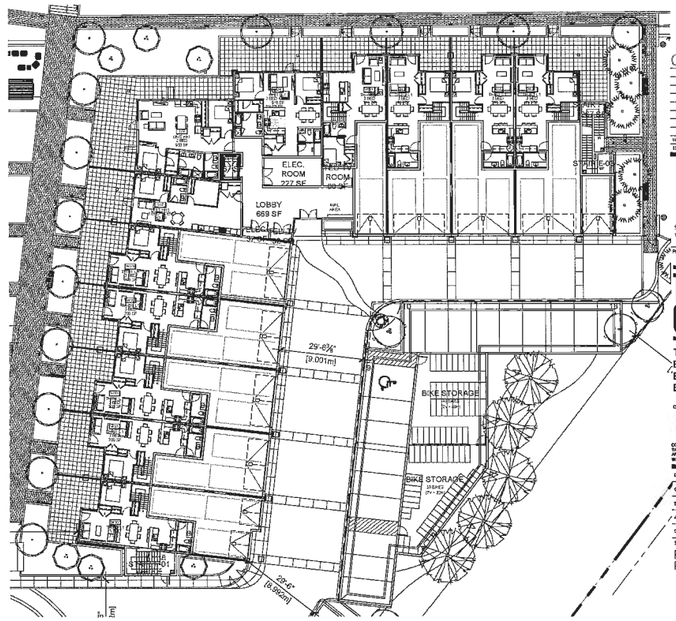
DP 17-708367 9 HC

APR 2 8 2016

PLAN 7



1 A-201 PHASE 3
P1 PARKING PLAN
1/16" = 1'-0"



2 A-201 PHASE 3
GROUND FLOOR PARKING PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
8	2016/03	ISSUED FOR DEVELOPMENT PERMIT PANEL
7	2015/12	ADP RESPONSES
6	2015/03	ADP REVIEW
5	2014/12	BUILDING TEXT AMENDMENT
4	2014/10	DEVELOPMENT PERMIT APPLICATION
MARK	ISSUED	DESCRIPTION

ISSUE

ZGF COTTER
ZGF ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-672-1479 FAX: 604-672-1471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	JL
CHECKED:	JL
SCALE:	1/16" = 1'-0"
JOB No.:	15-11
DATE:	2016/04/14

SCALE:

SHEET TITLE:
PHASE 3
PARKING PLAN

DRAWING NO.: A-201

REV.

PLAN 8

9

DP 15-708367 HC

APR 29 2016

THE PARK

6-1m pond fluctuation

PROPERTY LINE

10'-0" (3M) SETBACK

20'-0" (6M) SETBACK

PUBLIC ACCESS TO THE GARDEN

TO PARKING BELOW

E1
DAHLIA
(PHASE 3)

COURTYARD

E2
CALLA
(PHASE 3)

PUBLIC MEWS

F
JASMINE
(PHASE 3)

PARKADE WALL BELOW

85'-9⅝"
[26.2m]

ROAD A

10'-0" (3M) SETBACK

LOADING

ROAD B

TO PARKING BELOW

RAMP DN @ 10%

B
MAGNOLIA
(PHASE 1)

C
(FUTURE
PHASE)

Environmental Setback

49'-3 1/2" [14.961m] SETBACK

EXISTING HEDGE

EXISTING DITCH

TOP OF DITCH

HIGHWAY 99

HIGH WATER MARK LINE

10'-9 1/2" [3.3m]

PHASE 3
SITE PLAN
1/16" = 1'-0"

NOTES:

KEY PLAN

NOT FOR CONSTRUCTION

E	16.04.15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15.12.14	ADP RESPONSES
C	15.11.25	ADP SUBMISSION
B	15.09.14	BUILDING TEXT AMENDMENT
A	15.04.16	DEVELOPMENT PERMIT APPLICATION
MKD	YY.MM.DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-858 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-2477 FAX: 604-272-2471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

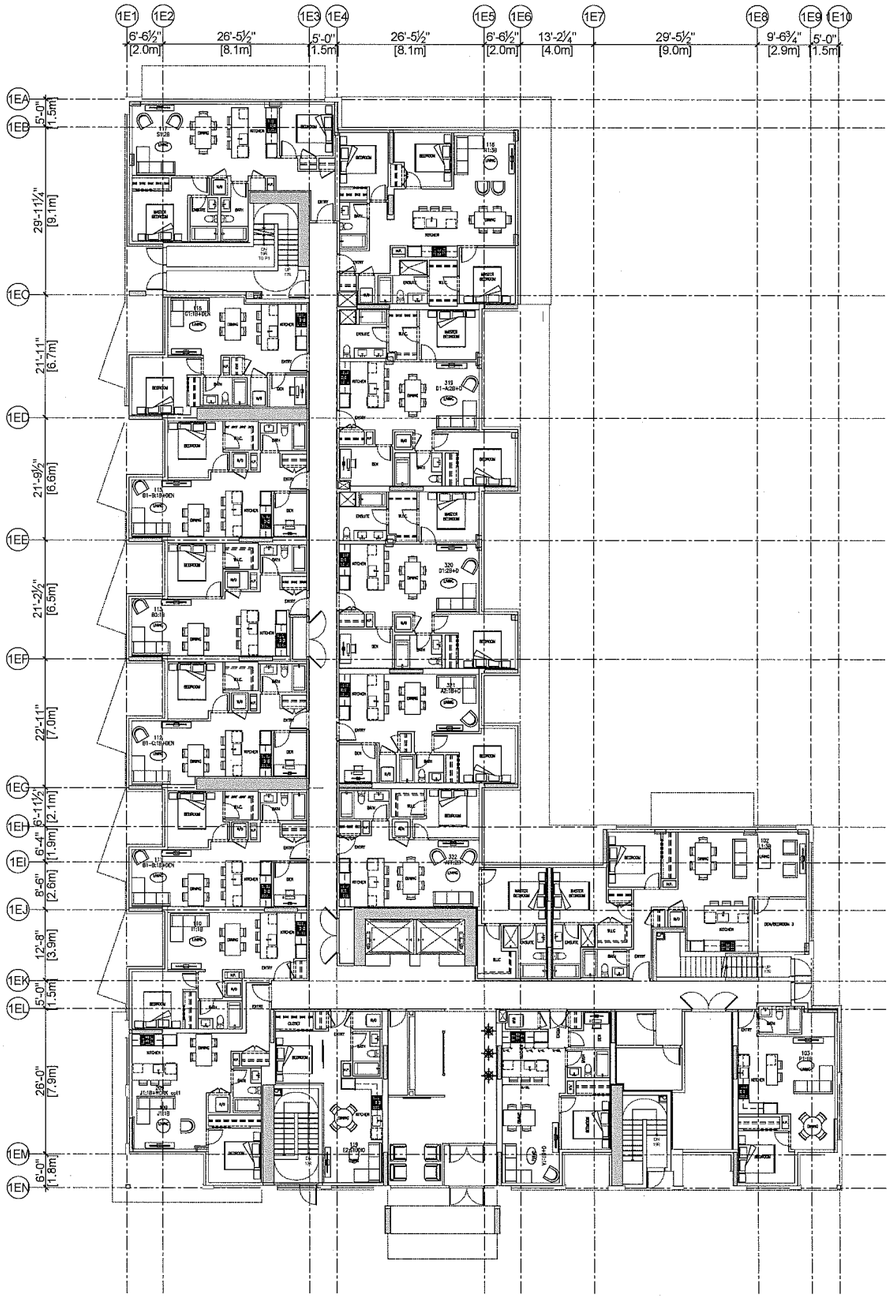
DRAWN:	EZ
CHECKED:	A.
SCALE:	1/16" = 1'-0"
JOB No.:	15-11
DATE:	2016/04/14

SCALE:

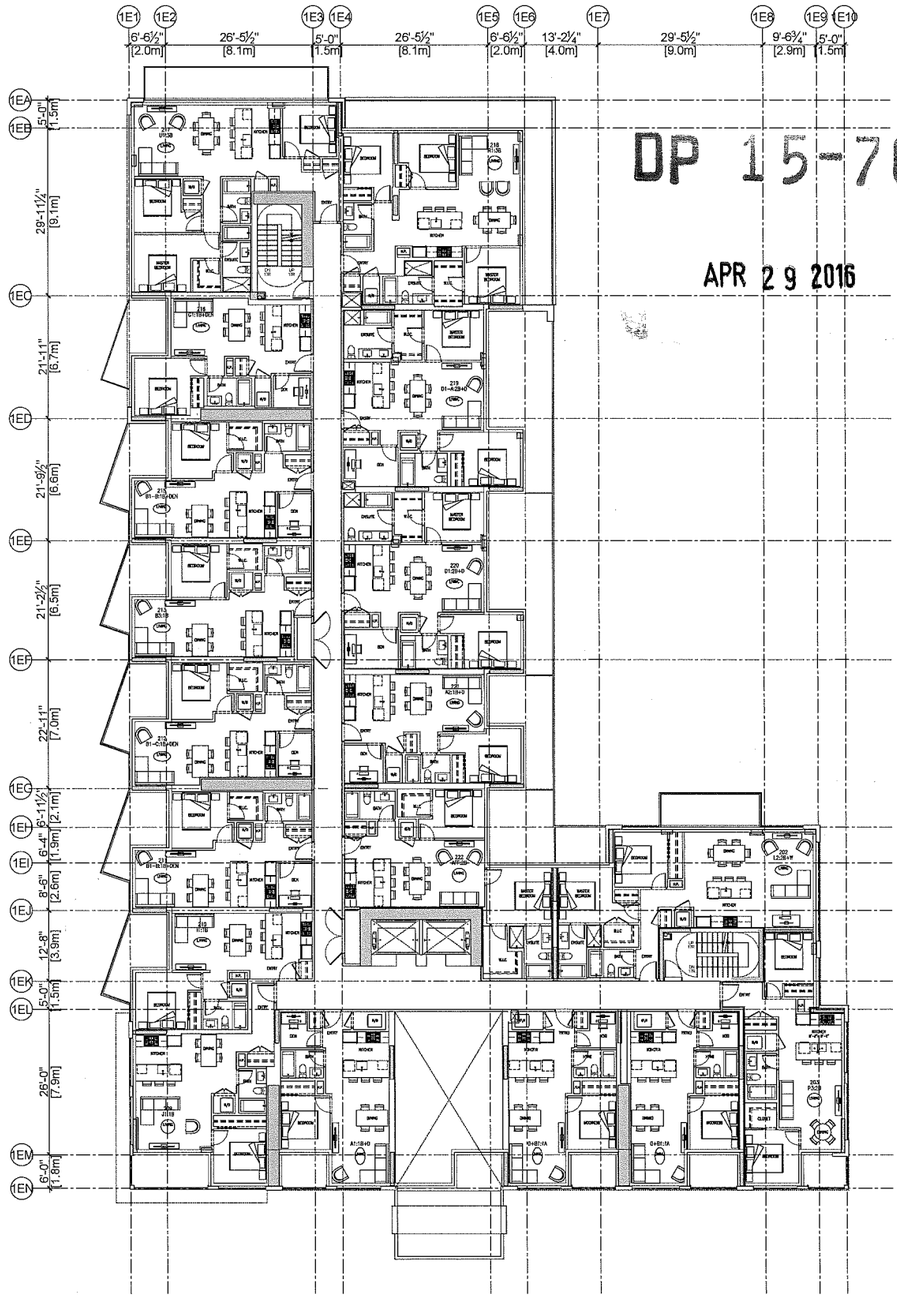
SHEET TITLE:
PHASE 3
SITE ROOF PLAN

DRAWING NO.: A-202

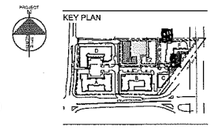
REV.:



2 A-211 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



1 A-211 BUILDING E1: DAHLIA (PHASE 3)
LEVELS 2 FLOOR PLAN
1/8" = 1'-0"



PLAN 9

9
DP 15-708367 HC

APR 29 2016

NOT FOR CONSTRUCTION

ISSUE		
E	150415	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150319	ADP RESPONSES
C	150123	ADP REVIEW
B	150513	BUILDING TEXT AMENDMENT
A	150416	DEVELOPMENT PERMIT APPLICATION
NO.	YY-MM-DD	DESCRIPTION

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-672-1417 FAX: 604-672-1471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:
TOWNLINE

DRAWN:	SEAL:
CHECKED: A.	
SCALE: 1/8" = 1'-0"	
ADP No.: 15-11	
DATE: 2016/04/14	

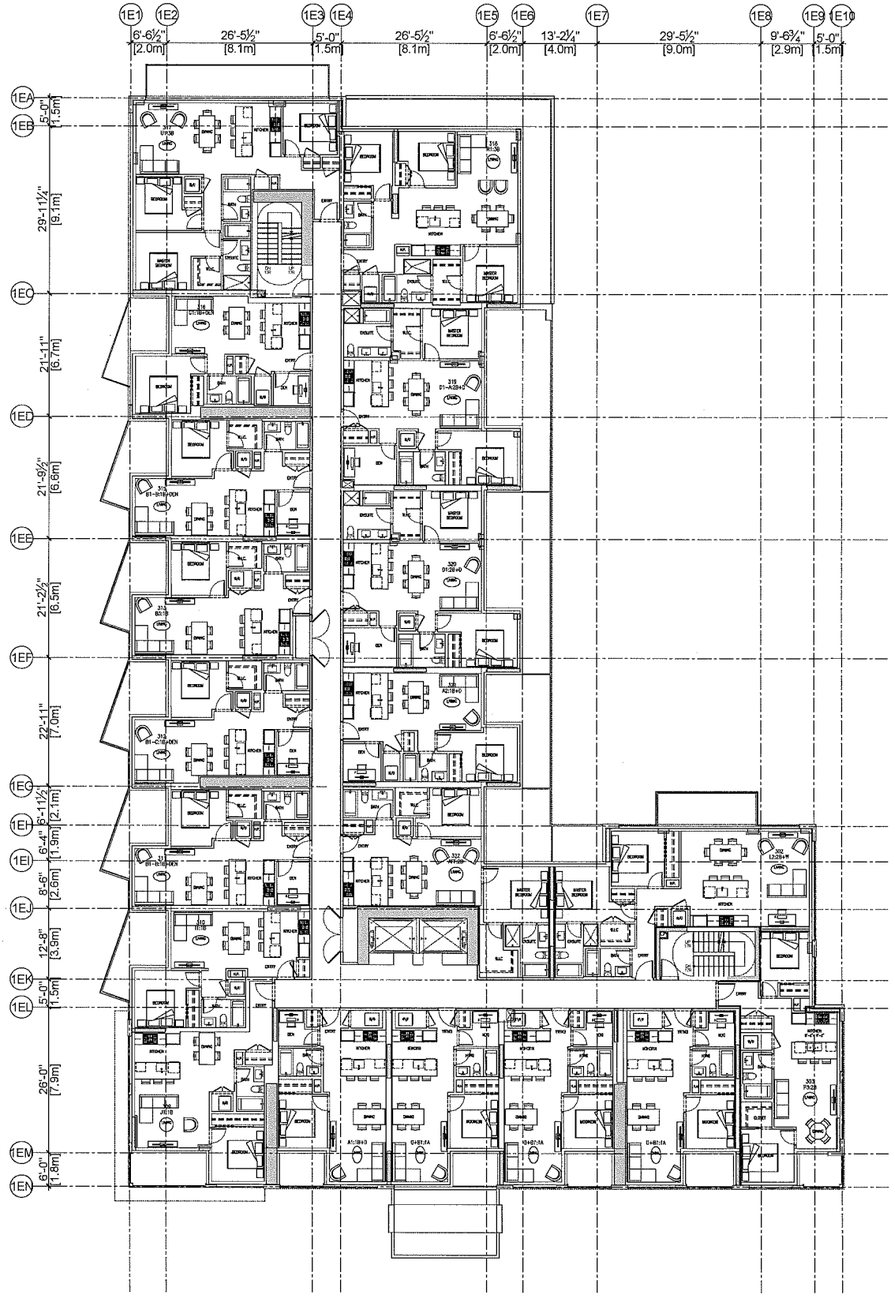
SHEET TITLE:
BUILDING E1: DAHLIA (PHASE 3)
FLOOR PLAN
LEVELS 1 TO 2

DRAWING NO.:	REV.
A-211	

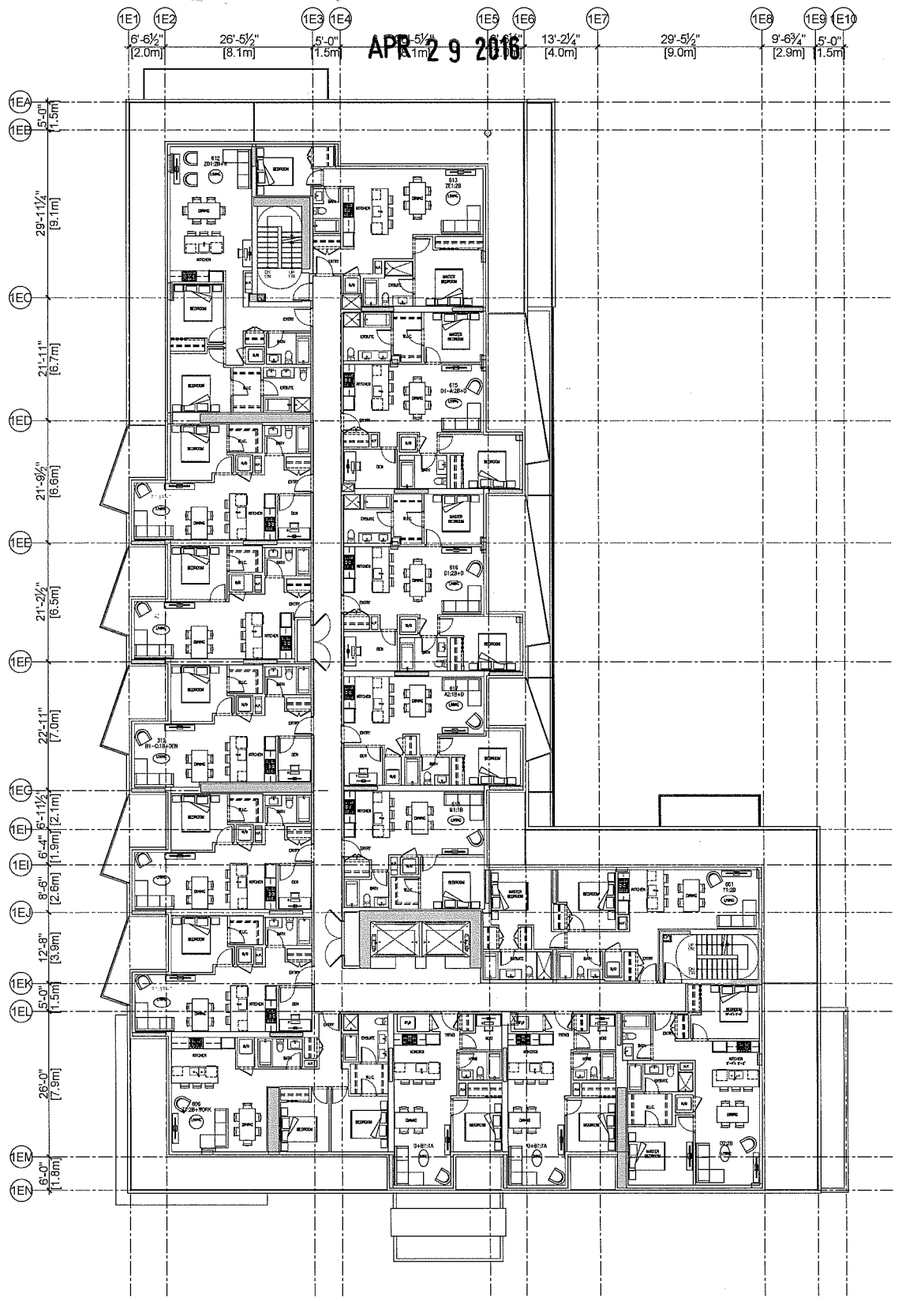
PLAN 10

DP 15-708 9 367 Hc

APR 2 9 2016



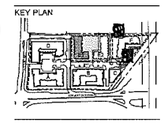
2 A-212 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 3 TO 4 FLOOR PLAN
1/8" = 1'-0"



1 A-212 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 5 TO 7 FLOOR PLAN
1/8" = 1'-0"

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	15/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/18	ADP RESPONSES
C	15/01/23	ADP REVIEW
B	15/01/14	BUILDING TEXT AMENDMENT
A	15/01/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
503-858 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-270-1977 FAX: 604-270-1971 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	YC/AJ
CHECKED:	A
SCALE:	1/8" = 1'-0"
JOB No.:	15-11
DATE:	2016/04/14

SHEET TITLE:

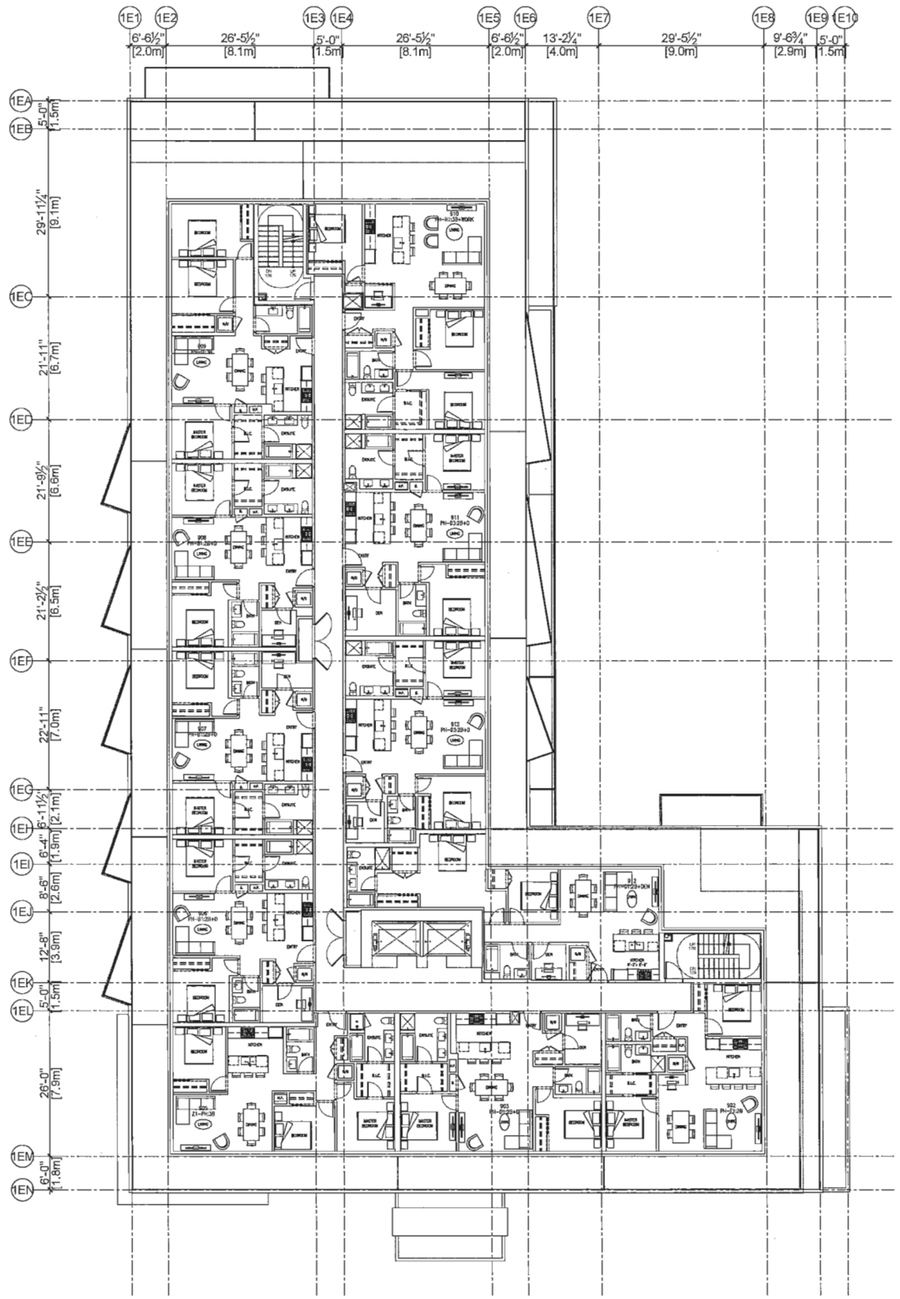
BUILDING E1: DAHLIA (PHASE 3)
FLOOR PLAN
LEVELS 3 TO 7

DRAWING NO.:	REV.
A-212	

DP 15-708 ~~367~~ 9

APR 29 2016

PLAN 11



1 A-213 BUILDING E1: DAHLIA (PHASE 3) LEVEL 8 FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

6	15/04/10	CLIENT/DP DESIGN UPDATE FOR DP PANEL
5	15/03/16	ADP RESPONSES
4	15/01/23	ADP RESUBM
3	15/01/14	BUILDING TEXT AND CHANGE
2	15/01/14	DEVELOPMENT PERMIT APPLICATION
NO.	YY/MM/DD	DESCRIPTION
ISSUE		

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
301-1238 West Hastings Street, Vancouver, BC V6E 0A6
TEL 604 879 2477 FAX 604 879 2455 EMAIL info@zgfcotter.com
WEB www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	A.
SCALE:	1/8" = 1'-0"
JOB No.:	15-11
DATE:	2015/04/14

SHEET TITLE:
BUILDING E1: DAHLIA (PHASE 3)
FLOOR PLAN
LEVEL 8

DRAWING NO.:	REV.
A-213	

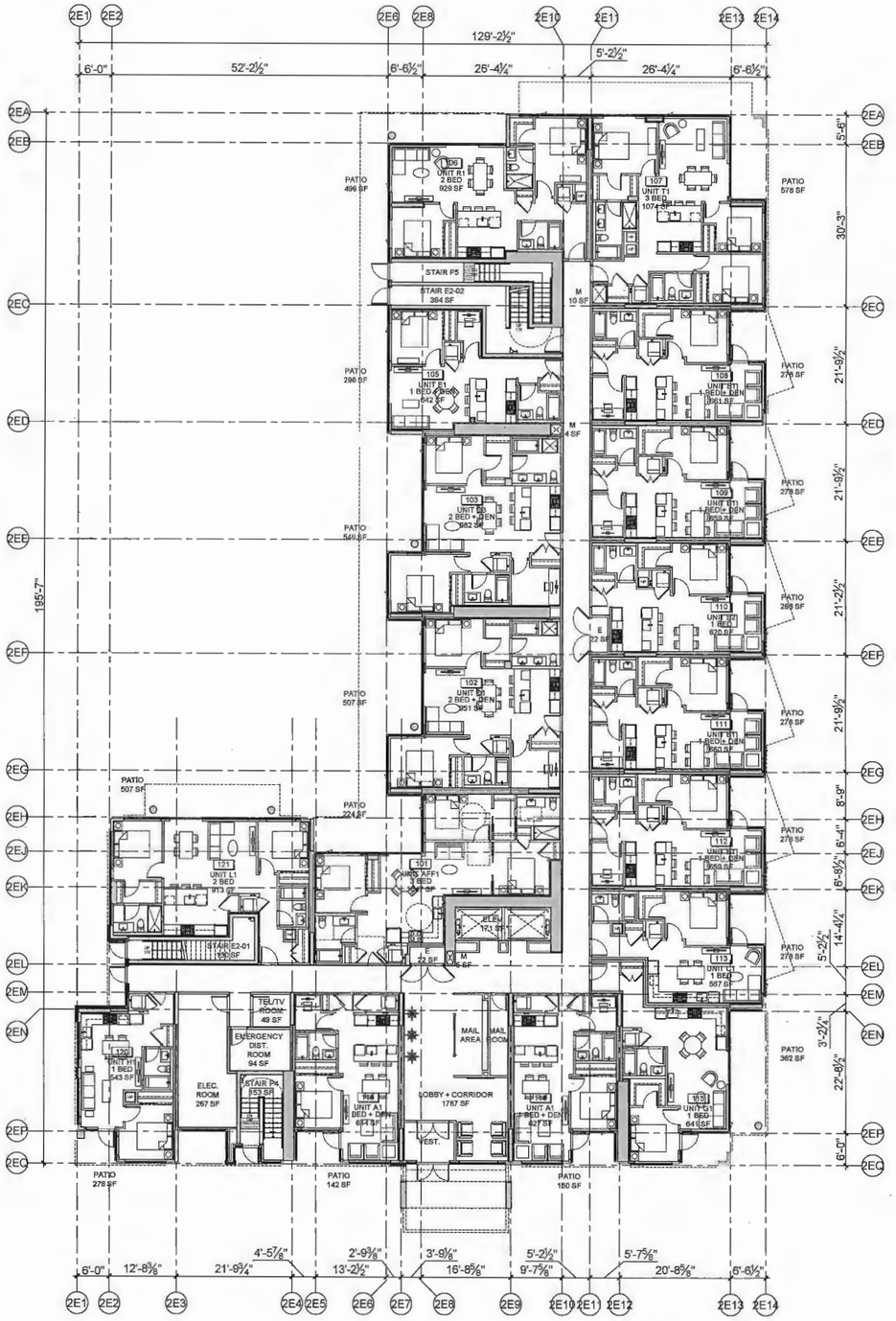
DP 15-708367 HC

APR 29 2016

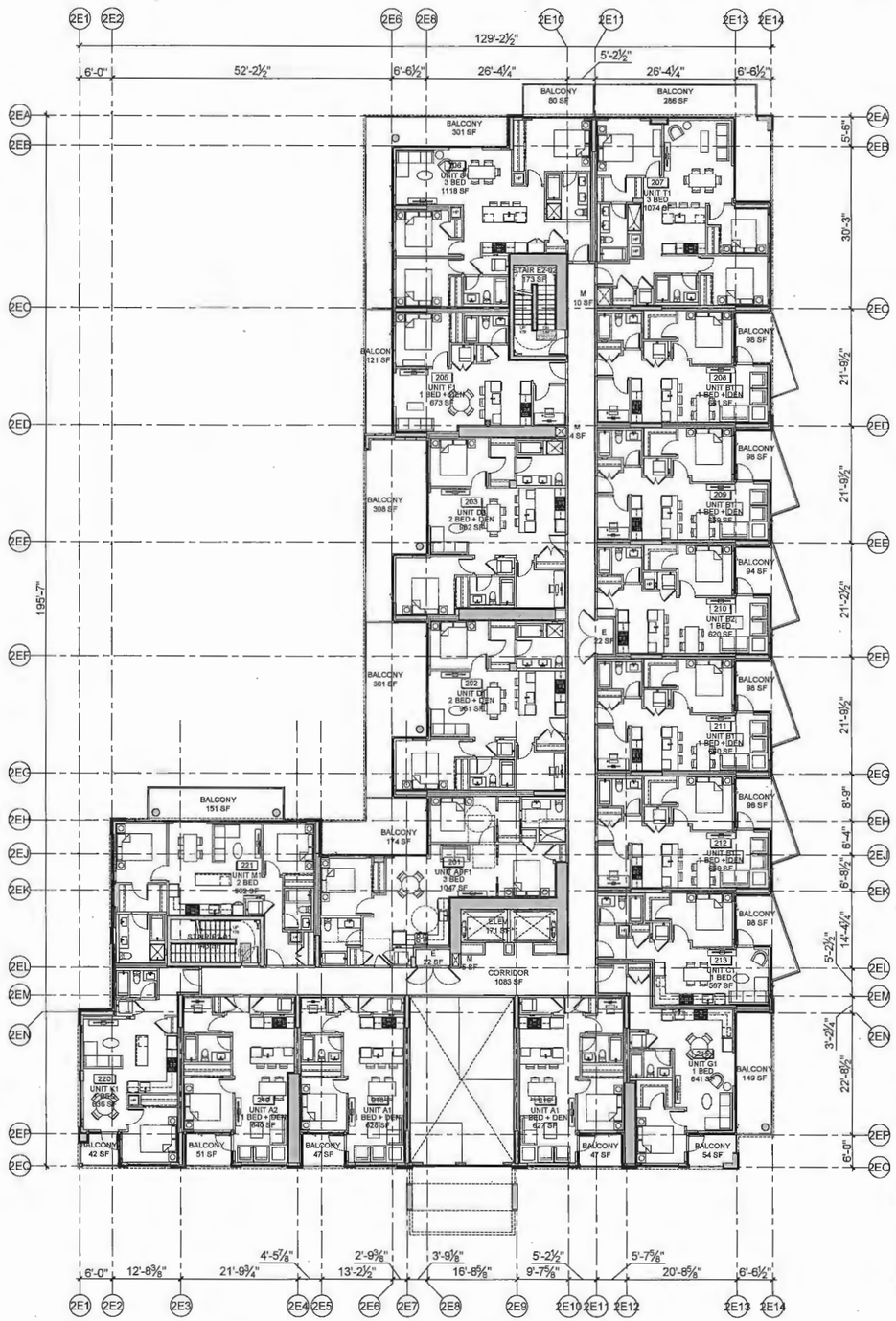
PLAN 12

NOTES:

KEY PLAN



2 A-214 BUILDING E2: CALLA (PHASE 3) LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



1 A-214 BUILDING E2: CALLA (PHASE 3) LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION
F	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	ADP RESPONSES
C	ADP REVIEW
B	BUILDING TEXT AMENDMENT
A	DEVELOPMENT PERMIT APPLICATION

ZGF COTTER
ZGF GERMA ARCHITECTS INC.
503-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-672-1872 FAX: 604-672-1871 EMAIL: info@zgfarchitects.com
WEB: www.zgfarchitects.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN: TC
CHECKED: JL
SCALE: 1/8" = 1'-0"
JOB No.: 15-11
DATE: 2016/04/29

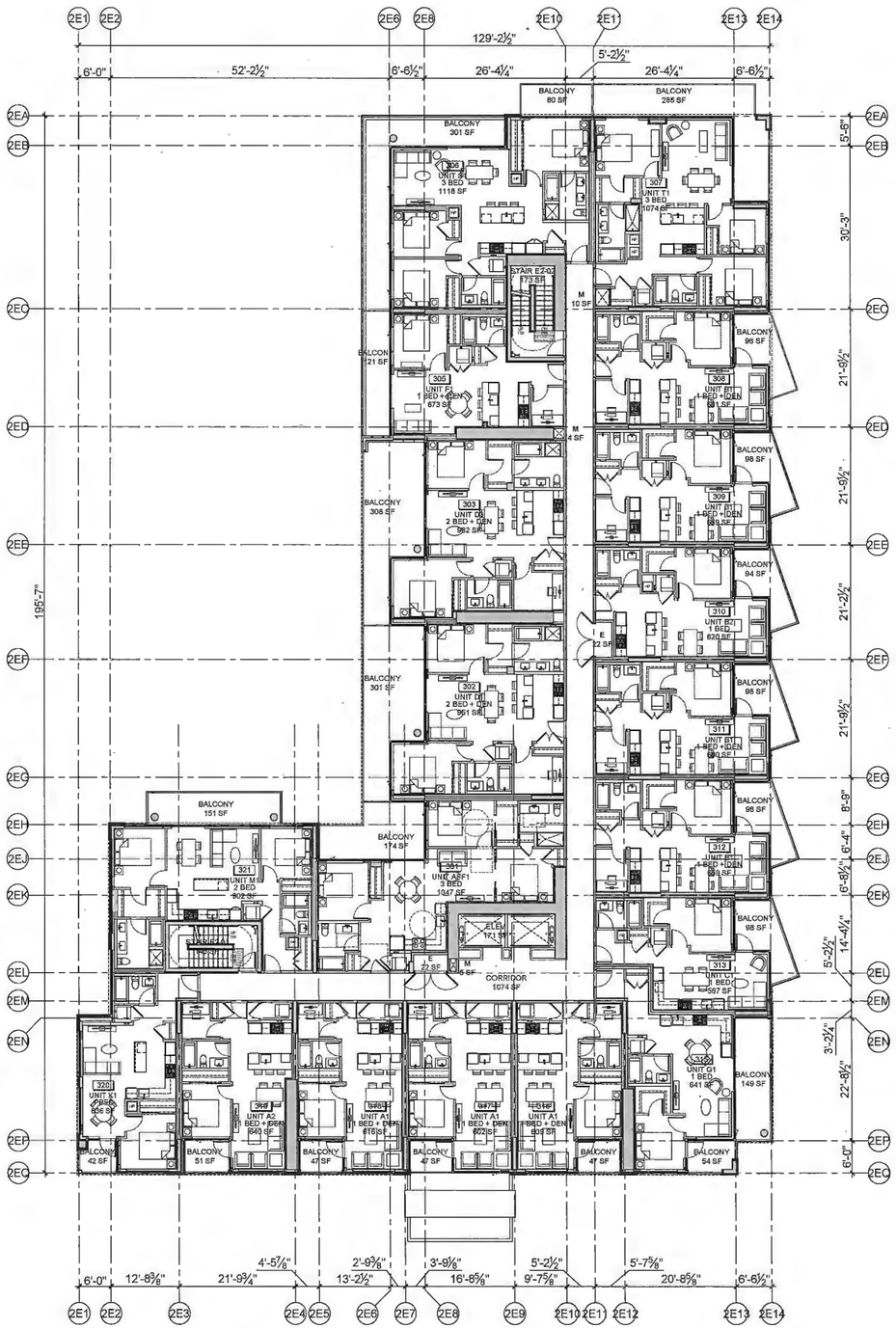
SHEET TITLE:
BUILDING E2: CALLA (PHASE 3) FLOOR PLAN LEVEL 1 & 2

DRAWING NO.: A-214
REV.:

DP 15-708 367 9 HC

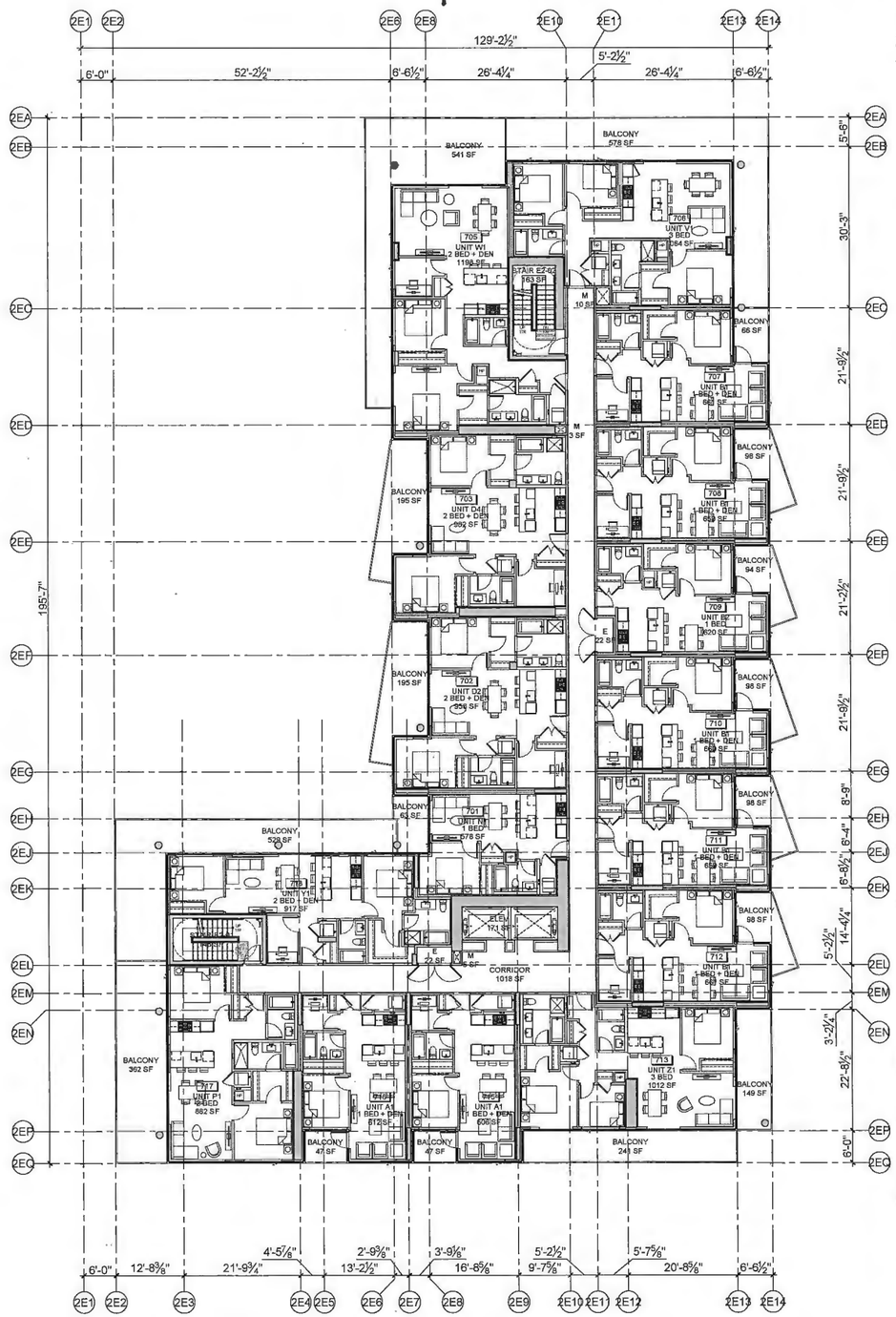
APR 29 2016

PLAN 13



2 A-215 BUILDING E2: CALLA (PHASE 3) LEVEL 3 TO 4 FLOOR PLAN

1/8" = 1'-0"

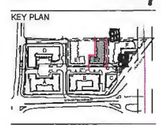


1 A-215 BUILDING E2: CALLA (PHASE 3) LEVEL 5 TO 7 FLOOR PLAN

1/8" = 1'-0"

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	19/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	19/02/18	ADP RESPONSES
C	19/01/23	ADP REVIEW
B	18/09/12	BUILDING TEXT AMENDMENT
A	18/06/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-270-1451 FAX: 604-270-1471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SHEET TITLE:

BUILDING E2: CALLA (PHASE 3) FLOOR PLAN LEVEL 3 TO 7

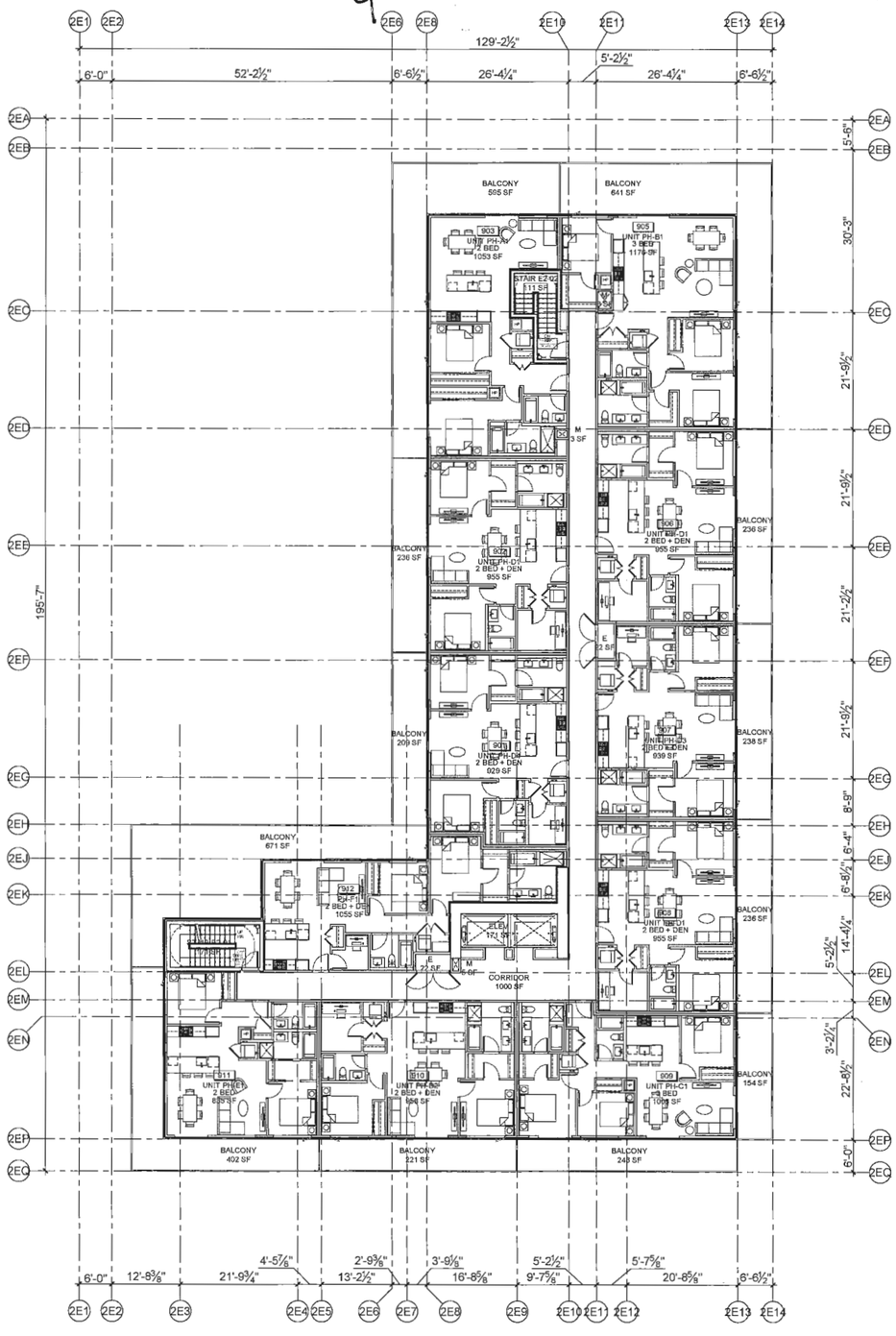
DRAWING NO.: A-215

REV.:

DP 15-708367 HC

APR 29 2016

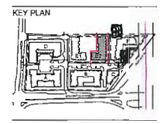
PLAN 14



1 A-216 BUILDING E2: CALLA (PHASE 3) LEVEL 8 FLOOR PLAN
3/8" = 1'-0"

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

7	16 APR 15	ISSUED FOR DEVELOPMENT PERMIT AMEND.
6	15 DEC 15	ADP RESPONSES
5	15 NOV 19	ADP REVISION
4	15 SEP 14	BUILDING TEXT AMENDMENT
3	15 JUN 16	DEVELOPMENT PERMIT APPLICATION
NO.	YY MM DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF ARCHITECTS INC.
900-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL 604 672 1871 FAX 604 672 1911 EMAIL info@zgfcotter.com
WEB www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SHEET TITLE:

BUILDING E2: CALLA (PHASE 3) FLOOR PLAN LEVEL 8

DRAWING NO.: A-216 REV.

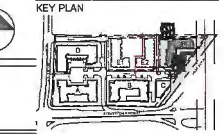
PLAN 15

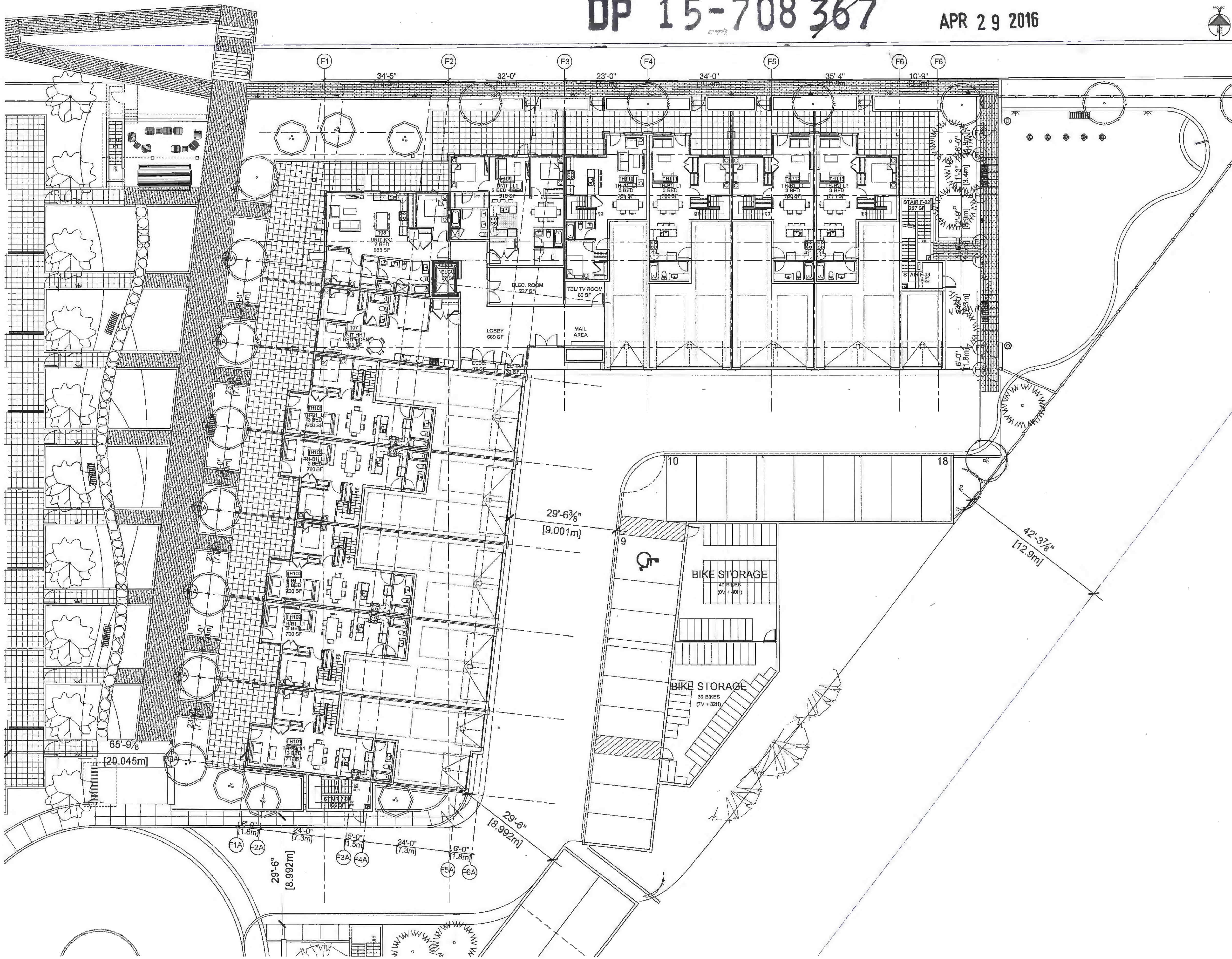
DP 15-708 367 9 #C

APR 29 2016

NOTES:

KEY PLAN





1 A-217 BUILDING F: JASMINE (PHASE 3) LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

NOT FOR CONSTRUCTION

MARK	YY/MM/DD	DESCRIPTION
E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/18	ADP RESPONSES
C	15/11/23	ADP REVIEW
B	15/08/14	BUILDING TEXT AMENDMENT
A	15/08/14	DEVELOPMENT PERMIT APPLICATION

ISSUE

ZGF COTTER

ZGF COTTER ARCHITECTS INC.

901-838 West Hastings Street, Vancouver, BC V6C 0A6

TEL: 604-272-1477 FAX: 604-272-1471 EMAIL: info@zgfcotter.com

WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN: SZ
CHECKED: JL
SCALE: 1/8" = 1'-0"
JOB No.: 15-11
DATE: 2016/04/15

SEAL:

SHEET TITLE:

BUILDING F: JASMINE (PHASE 3) FLOOR PLAN LEVEL 1

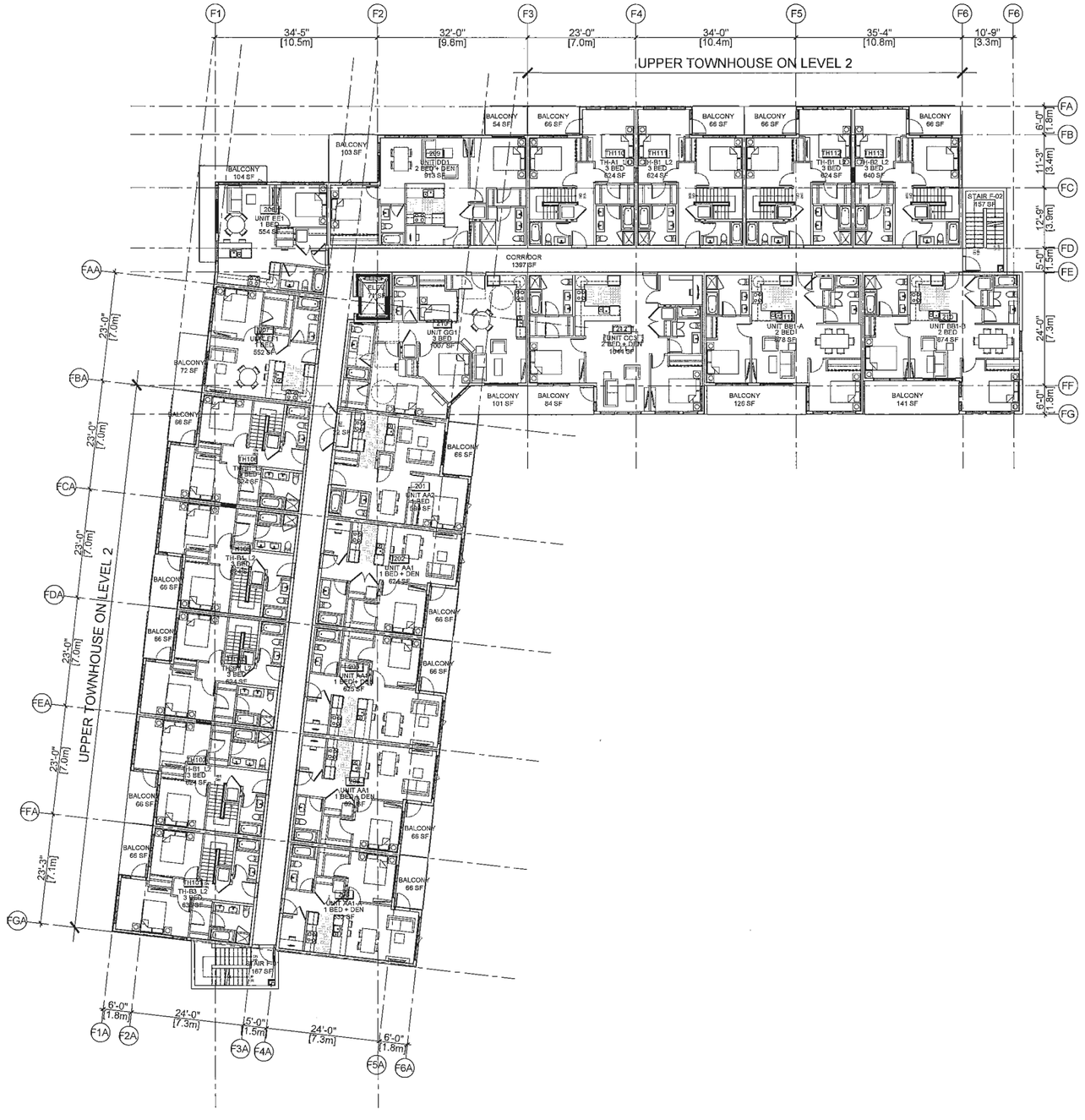
DRAWING NO.: A-217

REV.

DP 15-708 397

APR 29 2016

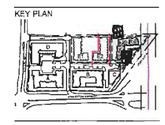
PLAN 16



1 / A-218 BUILDING F: JASMINE (PHASE 3)
LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

R	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
S	15/12/18	ADP RESPONSES
C	15/12/23	ADP REVIEW
B	15/09/14	SUZUKI TEXT AMENDMENT
A	15/07/17	DEVELOPMENT PERMIT APPLICATION
NO/TE	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-2477 FAX: 604-272-1471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	A.
CHECKED:	A.
SCALE:	1/8" = 1'-0"
JOB No.:	15-11
DATE:	2016/04/15
SCALE:	

SHEET TITLE:

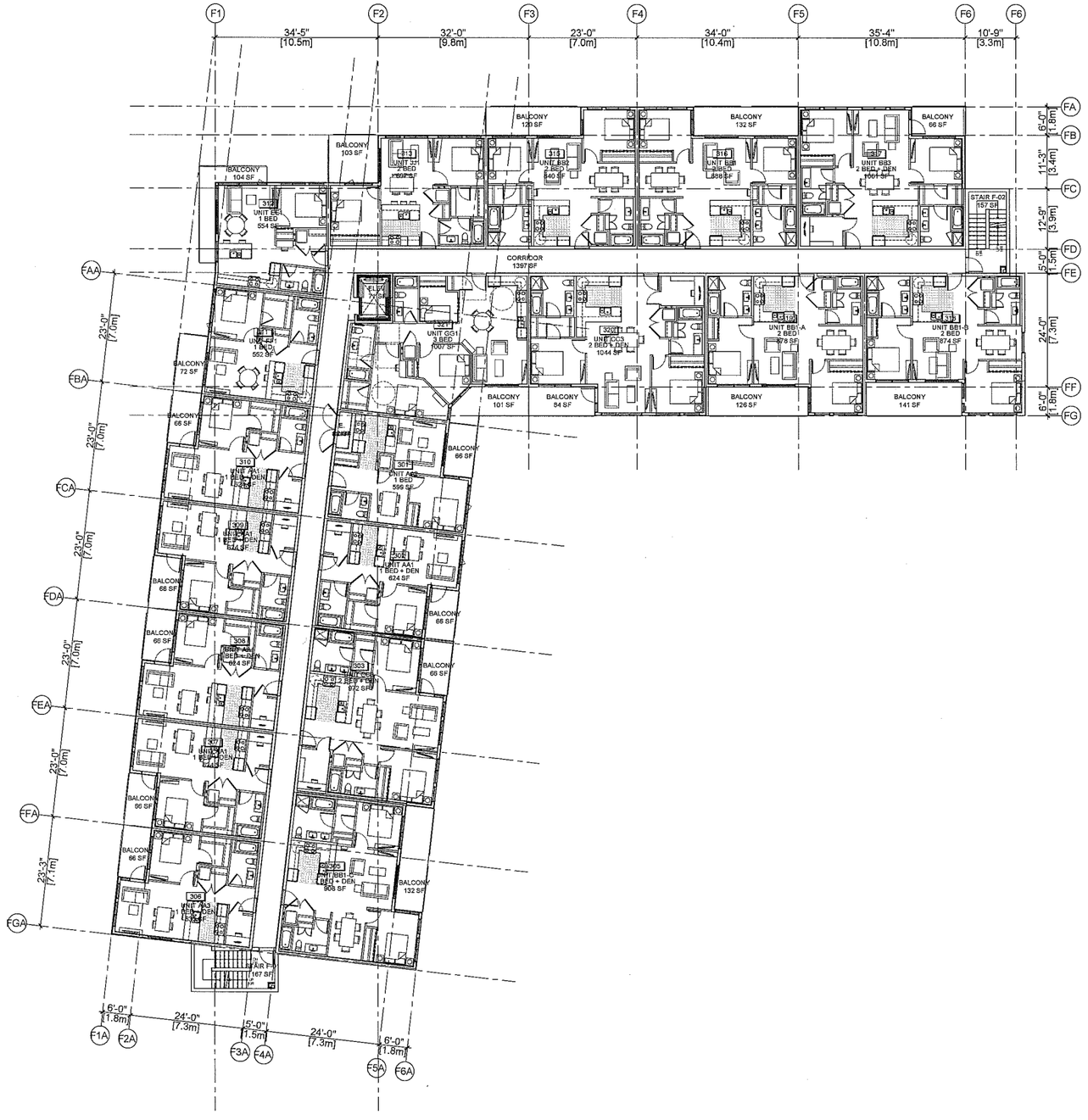
BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 2

DRAWING NO.:	REV.
A-218	

DP 15-708397

APR 29 2016

PLAN 17



1 A-219 BUILDING F: JASMINE (PHASE 3) LEVEL 3 FLOOR PLAN

1/8" = 1'-0"

NOTES:

KEY PLAN

NOT FOR CONSTRUCTION

MARK	YY/MM/DD	DESCRIPTION
E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/12	ADP RESPONSES
C	15/01/23	ADP REVIEW
B	14/09/19	REVISED TEST AMENDMENT
A	13/09/18	REVELOPMENT PERMIT APPLICATION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-270-1499 FAX: 604-270-1441 EMAIL: info@zgfcotter.com
Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SCALE: 1/8" = 1'-0"
JOB No.: 15-11
DATE: 2016-04-15

SHEET TITLE:
BUILDING F: JASMINE (PHASE 3)
FLOOR PLAN
LEVEL 3

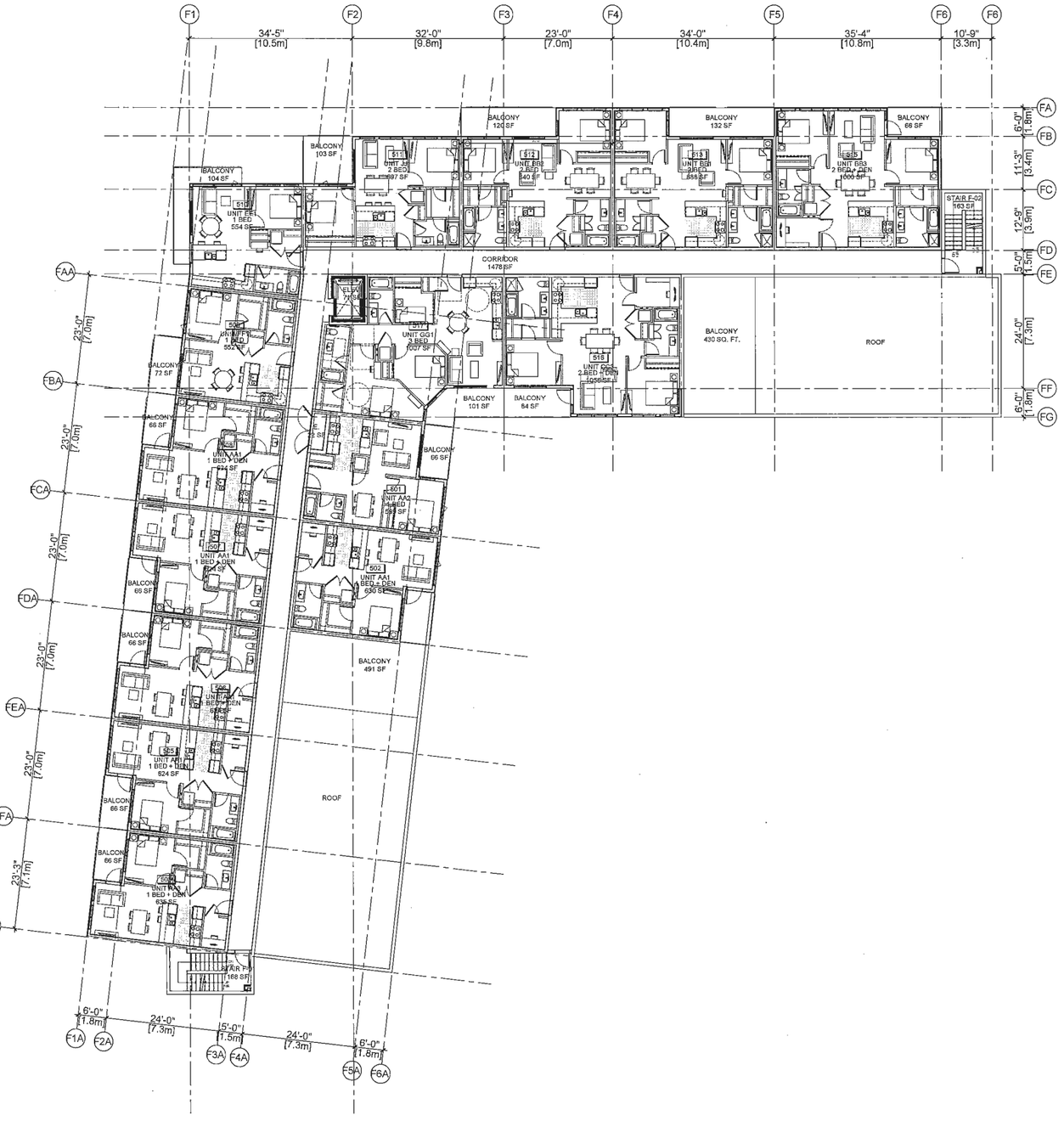
DRAWING NO.: A-219

REV.

DP 15-708397

APR 29 2016

PLAN 18



1 A-220 BUILDING F: JASMINE (PHASE 3)
LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

NOTES:

KEY PLAN

NOT FOR CONSTRUCTION

5	04/16	ISSUED FOR DEVELOPMENT PERMIT PANEL
4	15/03/18	ADP RESPONSES
3	15/1/23	ADP RESPONSES
2	15/09/14	BUILDING TEXT AMENDMENT
1	15/02/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER

ZGF COTTER ARCHITECTS INC.
900-858 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1477 FAX: 604-272-1472 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No:	
DATE:	

SHEET TITLE:

BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 4

DRAWING NO.: A-220

REV.

DP 15-708397

APR 29 2016

PLAN 19

AERIAL VIEW ALONG HWY 99 LOOKING SOUTHWEST

OBLIQUE FROM FUTURE PARK TOWARD SITE-LOOKING S.E.

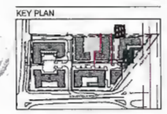
VIEW FROM THE GARDEN PARK LOOKING SOUTH

STREET VIEW ALONG ROAD B LOOKING EAST

VIEW OF ENTRY ON BUILDING E1: DAHLIA

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

F	15-04-15	ISSUED FOR DEVELOPMENT PERMIT PANEL
E	15-03-13	ADP RESPONSES
D	15-01-23	ADP REVIEW
C	14-12-22	ADP REVIEW
B	13-09-17	BUILDING TEXT AMENDMENT
A	13-09-04	DEVELOPMENT PERMIT APPLICATION
MARK	YY-MM-DD	DESCRIPTION

ISSUE

ZGF COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SCALE:
CHECKED: JL	
SCALE: NTS	
JOB No.: 13-11	
DATE: 2015/04/29	

SHEET TITLE:

PERSPECTIVE RENDERINGS

DRAWING NO.: A-301

REV.:

PLAN 20

DP 15-708397

APR 29 2016

NOTES:

KEY PLAN

PEDESTRIAN VIEW INTO THE COURTYARD

VIEW OF ENTRY ON BUILDING E2: CALLA

VIEW OF ENTRY ON BUILDING E2: CALLA

VIEW INTO THE PEDESTRIAN MEWS

VIEW INTO PEDESTRIAN MEWS - LOOKING NORTH

NOT FOR CONSTRUCTION

E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/18	ADP RESPONSES
C	15/01/22	ADP REVIEW
B	15/01/14	BUILDING TEXT AMENDMENT
A	13/07/15	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER

ZGF COTTER ARCHITECTS INC.

900-858 West Hastings Street, Vancouver, BC V6C 0A6

TEL: 604-272-1477 FAX: 604-272-0491 EMAIL: info@zgfcotter.com

WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	-A-
SCALE:	N.T.S
JOB No.:	13-11
DATE:	2014/04/18

SHEET TITLE:

PERSPECTIVE RENDERING

DRAWING NO.: A-302

REV.

DP 15-708397 APR 29 2016

PLAN 21

VIEW ALONG HWY 99 LOOKING NORTHWEST

VIEW FROM DRIVEWAY TOWARDS BUILDING F: JASMINE ENTRY

VIEW FROM BIKE PAVILION TOWARDS BUILDING F: JASMINE ENTRY

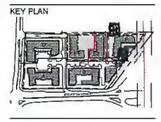
VIEW FROM BALCONY OVERLOOKING THE BIKE PAVILION ROOF

PEDESTRIAN VIEW ALONG NORTH EDGE PATHWAY LOOKING WEST

PEDESTRIAN VIEW FROM GARDEN LOOKING SOUTHWEST

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	15/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/13	ADP RESPONSES
C	15/01/22	ADP REVIEW
B	15/01/14	BUILDING TEXT AMENDMENT
A	15/01/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6
tel: 604-372-0477 FAX: 604-372-1471 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SCALE:
CHECKED:	JL
SCALE:	0" = 0"
JOB No.:	15-11
DATE:	2015/04/29

SHEET TITLE:

PERSPECTIVE RENDERING

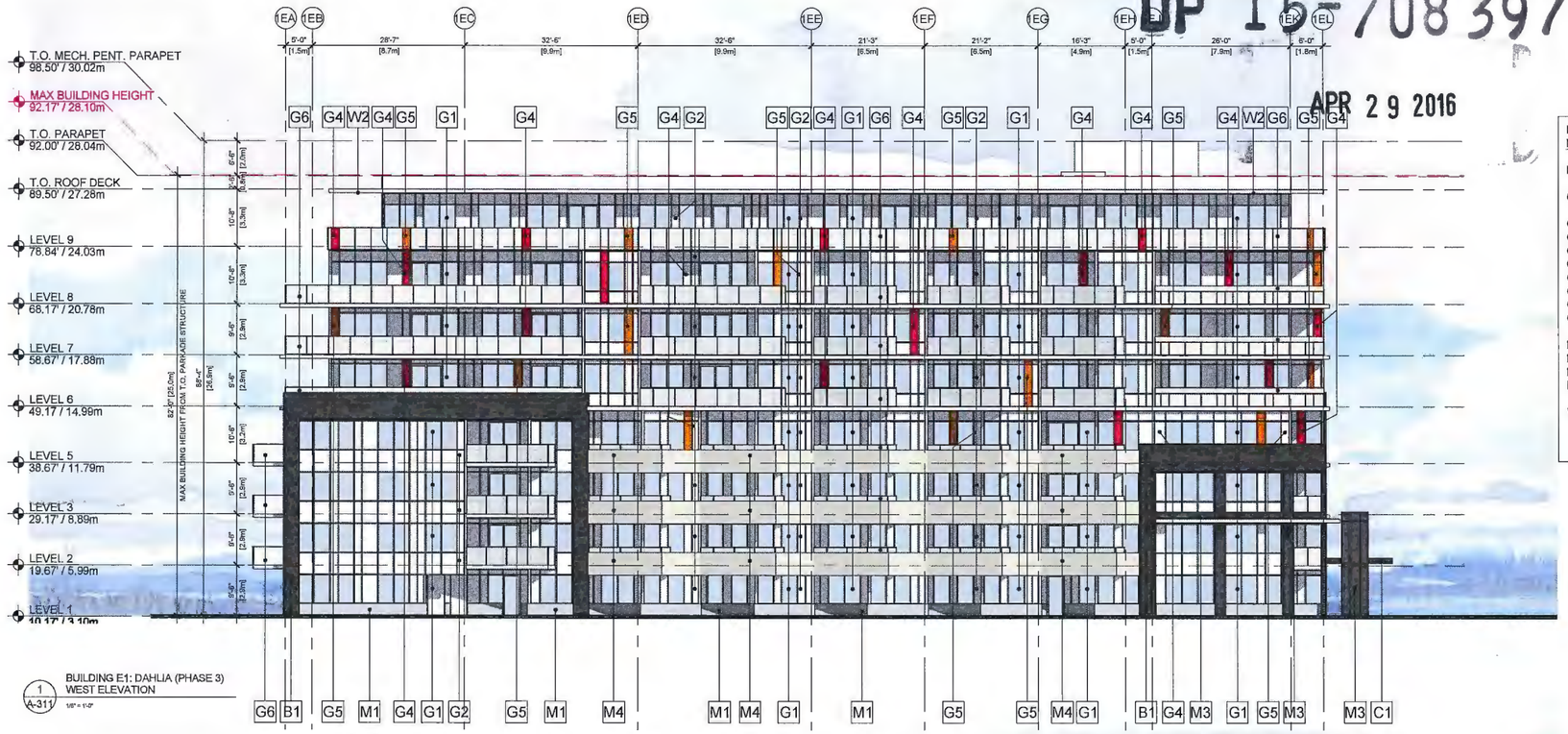
DRAWING NO.: A-303

REV.

PLAN 22

DP 15-708397

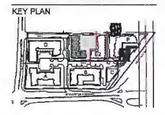
APR 29 2016



1 A-311 BUILDING E1: DAHLIA (PHASE 3) WEST ELEVATION
1/8" = 1'-0"

2 A-311 BUILDING E1: DAHLIA (PHASE 3) EAST ELEVATION
1/8" = 1'-0"

NOTES:



BUILDING E1 & E2
MATERIAL LEGEND

B1 - BRICK TEXTURED FINISH (DARK GRAY)

C1 - STEEL FRAMED GLASS CANOPY

G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
G5 - SPANDREL PANEL (YELLOW)
G6 - GLASS GUARDRAIL
G7 - SPANDREL PANEL (EGGPLANT)
G8 - SPANDREL PANEL (BURGUNDY)

M1 - METAL PANEL (LIGHT GRAY)
M2 - METAL PANEL (GRAY)
M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)

W2 - WOOD TEXTURED FINISHED SOFFIT (CONCRETE/FIBER BOARD)

NOT FOR CONSTRUCTION

MARK	YY/MM/DD	DESCRIPTION
E	15/04/16	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/02/19	ADP RESPONSES
C	15/1/23	ADP REVIEW
B	15/01/12	BUILDING TEXT AMENDMENT
A	15/01/06	DEVELOPMENT PERMIT APPLICATION

ISSUED

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-858 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-672-1477 FAX: 604-672-1452 EMAIL: cotter@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

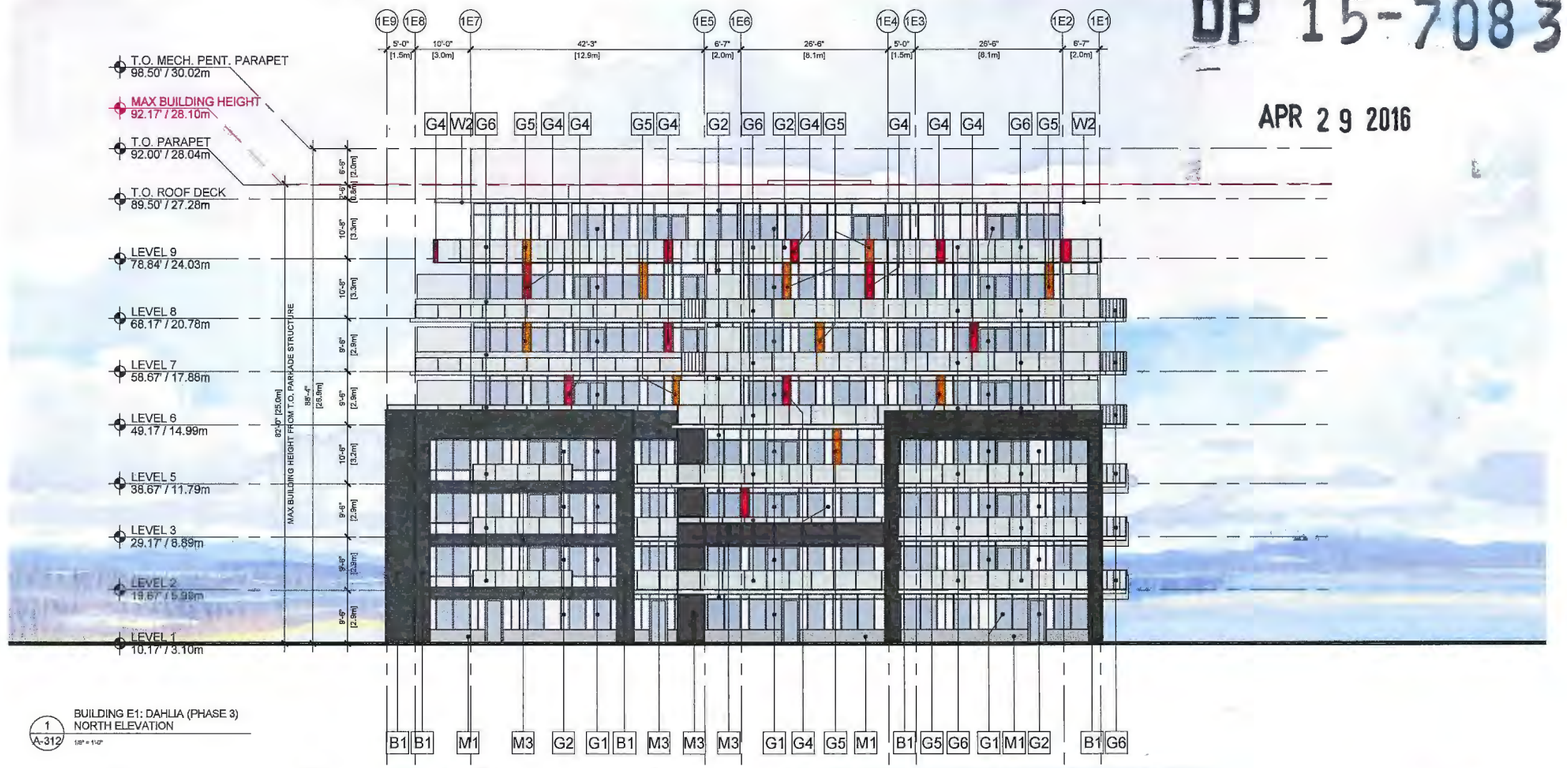
SHEET TITLE:
BUILDING E1: DAHLIA (PHASE 3)
WEST & EAST ELEVATIONS

DRAWING NO.: A-311
REV.:

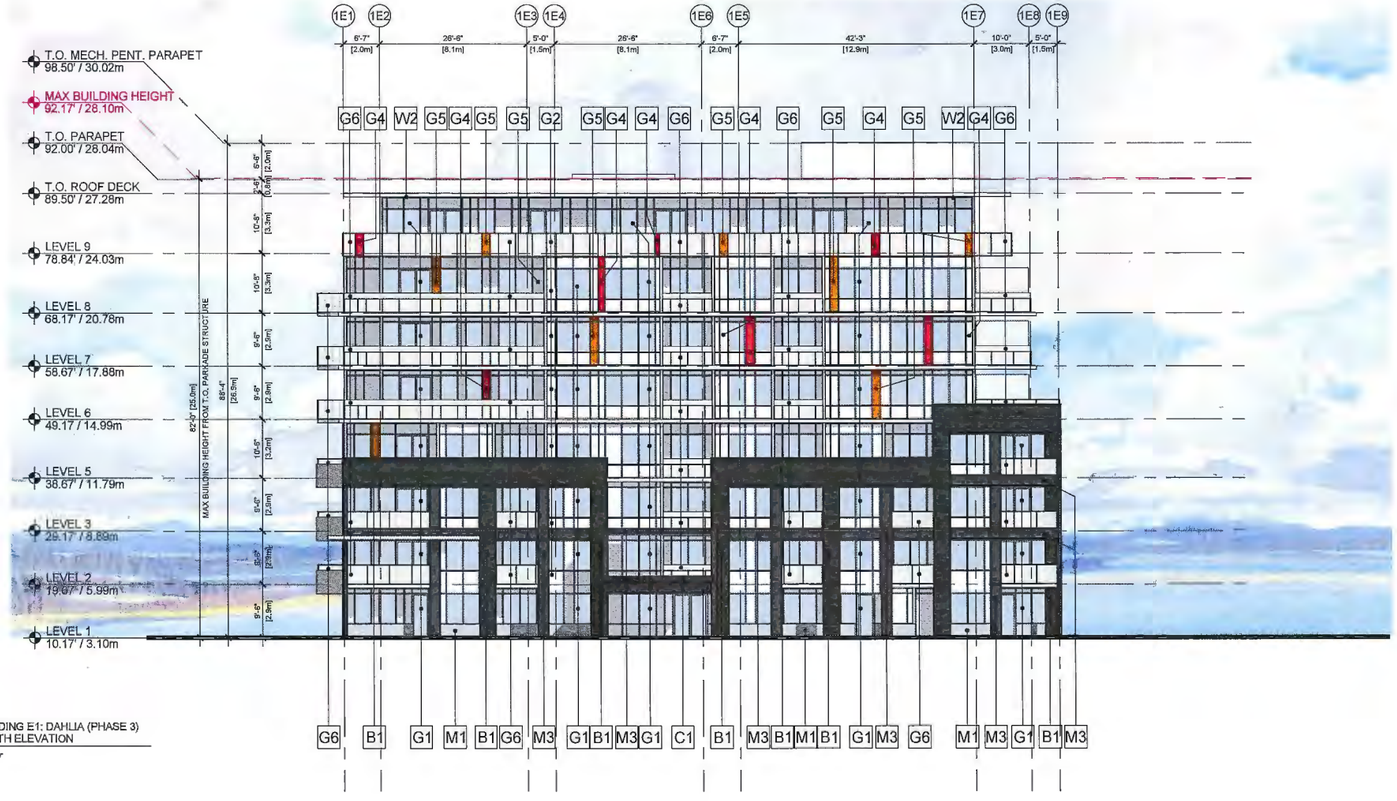
PLAN 23

DP 15-708397

APR 29 2016



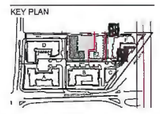
1 A-312 BUILDING E1: DAHLIA (PHASE 3) NORTH ELEVATION
1/8" = 1'-0"



2 A-312 BUILDING E1: DAHLIA (PHASE 3) SOUTH ELEVATION
1/8" = 1'-0"

NOTES:

KEY PLAN



BUILDING E1 & E2
MATERIAL LEGEND

B1 - BRICK TEXTURED FINISH (DARK GRAY)

C1 - STEEL FRAMED GLASS CANOPY

G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
G5 - SPANDREL PANEL (YELLOW)
G6 - GLASS GUARDRAIL
G7 - SPANDREL PANEL (EGGPLANT)
G8 - SPANDREL PANEL (BURGUNDY)

M1 - METAL PANEL (LIGHT GRAY)
M2 - METAL PANEL (GRAY)
M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)

W2 - WOOD TEXTURED FINISHED SOFFIT (CONCRETE/FIBER BOARD)

NOT FOR CONSTRUCTION

E	14/4/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/3/19	ADP RESPONSE
C	15/1/23	ADP REVIEW
B	13/9/16	BUILDING TEXT AMENDMENT
A	09/8/14	DEVELOPMENT PERMIT APPLICATION
NO.	CHANGE	DESCRIPTION

ISSUE

ZGF COTTER
ZGF ARCHITECTS INC.
901-638 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604.273.2477 FAX: 604.273.2451 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	RJ
CHECKED:	A
SCALE:	1/8" = 1'-0"
JOB No.:	13-11
DATE:	2014/04/24

SCALE:

SHEET TITLE:

BUILDING E1: DAHLIA (PHASE 3) NORTH & SOUTH ELEVATIONS

DRAWING NO.: A-312

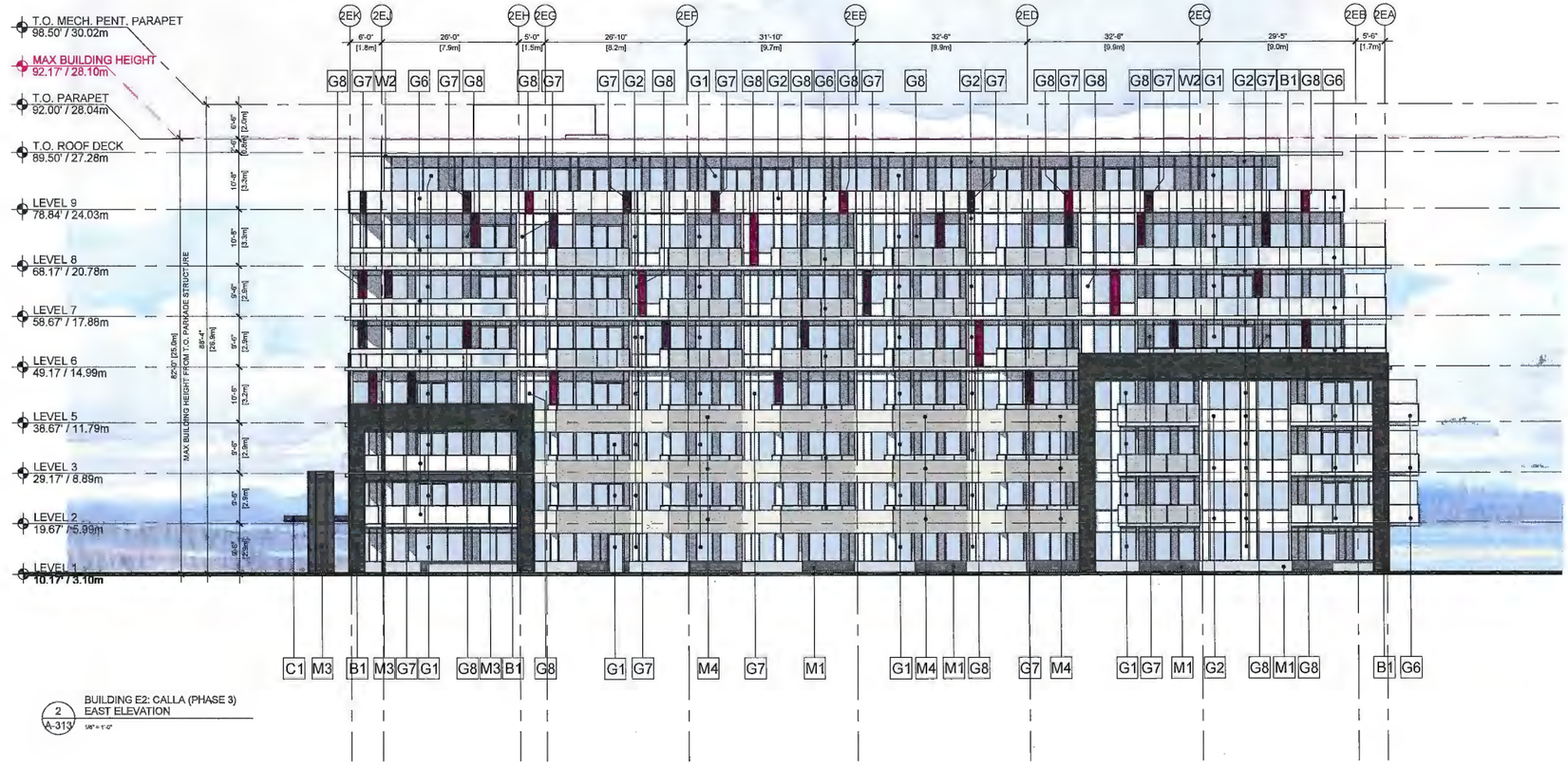
REV.

PLAN 29

DP 15-708397

APR 29 2016

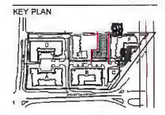
1 / A-313 BUILDING E2: CALLA (PHASE 3) WEST ELEVATION
3/8" = 1'-0"



2 / A-313 BUILDING E2: CALLA (PHASE 3) EAST ELEVATION
3/8" = 1'-0"

NOTES:

KEY PLAN



BUILDING E1 & E2
MATERIAL LEGEND

B1 - BRICK TEXTURED FINISH (DARK GRAY)

C1 - STEEL FRAMED GLASS CANOPY

G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
G5 - SPANDREL PANEL (YELLOW)
G6 - GLASS GUARDRAIL
G7 - SPANDREL PANEL (EGGPLANT)
G8 - SPANDREL PANEL (BURGUNDY)

M1 - METAL PANEL (LIGHT GRAY)
M2 - METAL PANEL (GRAY)
M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)

W2 - WOOD TEXTURED FINISHED SOFFIT (CONCRETE/FIBER BOARD)

NOT FOR CONSTRUCTION

E	15/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/13	ADP RESPONSES
C	15/01/22	ADP REVIEW
B	15/01/14	BUILDING TEXT AMENDMENT
A	14/09/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-1070 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-370-1477 FAX: 604-370-1471 EMAIL: info@hgfcotter.com
WEB: www.hgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	KZ
CHECKED:	JL
SCALE:	1/8" = 1'-0"
JOB No.:	15-11
DATE:	2016/04/14

SEAL:

SHEET TITLE:

BUILDING E2: CALLA (PHASE 3) WEST & EAST ELEVATIONS

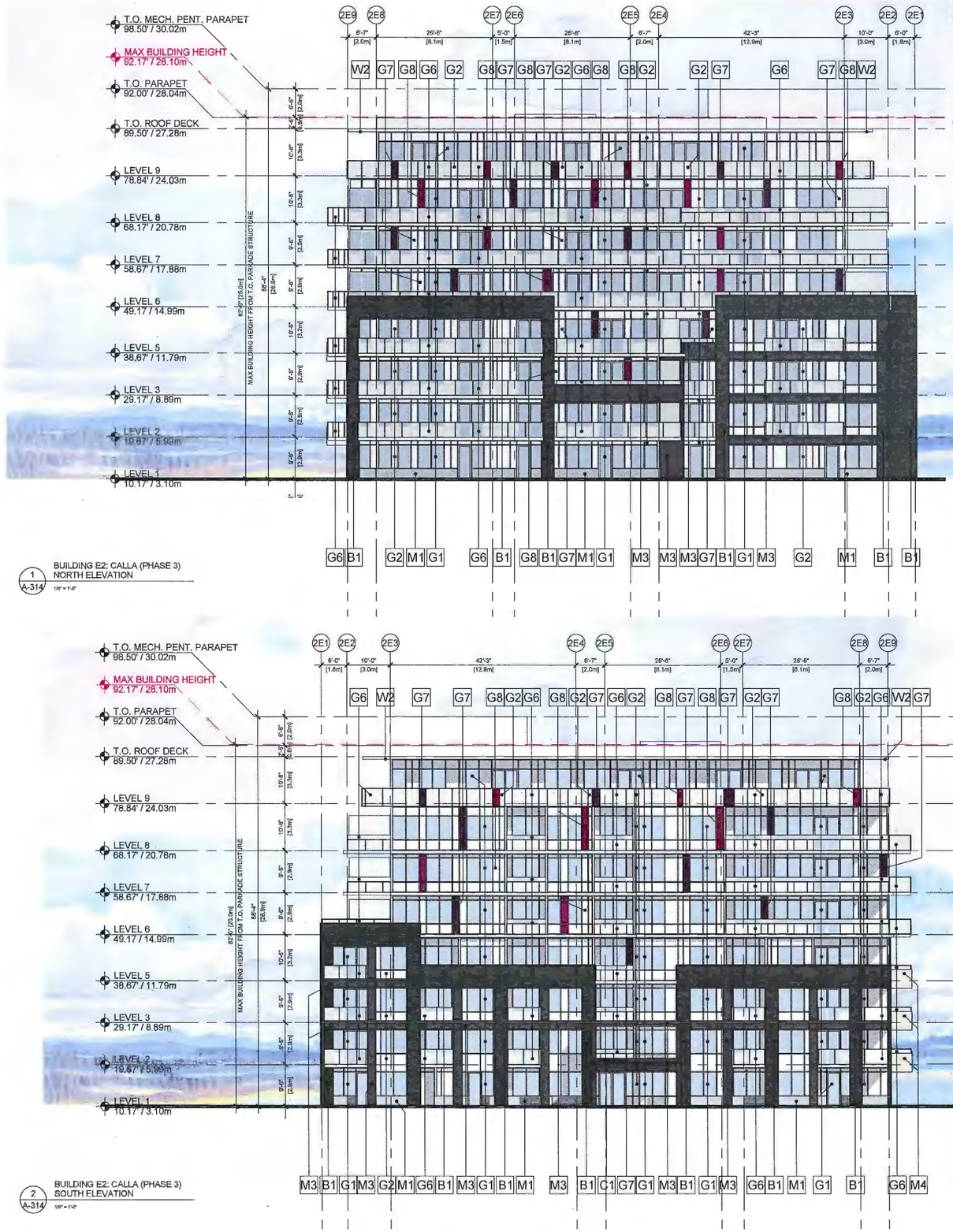
DRAWING NO.: A-313

REV.

DP 15-708397

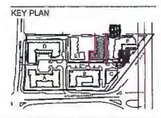
APR 29 2016

PLAN 25



NOTES:

KEY PLAN



BUILDING E1 & E2
MATERIAL LEGEND

B1 - BRICK TEXTURED FINISH (DARK GRAY)

C1 - STEEL FRAMED GLASS CANOPY

G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
G5 - SPANDREL PANEL (YELLOW)
G6 - GLASS GUARDRAIL
G7 - SPANDREL PANEL (EGGPLANT)
G8 - SPANDREL PANEL (BURGUNDY)

M1 - METAL PANEL (LIGHT GRAY)
M2 - METAL PANEL (GRAY)
M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)

W2 - WOOD TEXTURED FINISHED SOFFIT
(CONCRETE/FIBER BOARD)

NOT FOR CONSTRUCTION

E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/07/16	ADP RESPONSES
C	15/12/23	ADP REVIEW
B	15/08/14	BUILDING TEXT AMENDMENT
A	15/06/12	DEVELOPMENT PERMIT APPLICATION
NO/REV	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF ARCHITECTS INC.
583-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-672-1871 FAX: 604-672-1872 EMAIL: info@hgf.ca.com
WEB: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SCALE:
CHECKED:	
SCALE:	
JOB No.:	
DATE:	

SHEET TITLE:

BUILDING E2: CALLA (PHASE 3) NORTH & SOUTH ELEVATIONS

DRAWING NO.: A-314

REV.

DP 15-708 397

APR 29 2016

PLAN 26

1 A-315 BUILDING F: JASMINE (PHASE 3) EAST ELEVATION 1/8" = 1'-0"

2 A-315 BUILDING F: JASMINE (PHASE 3) NORTH ELEVATION 1/8" = 1'-0"

3 A-315 BUILDING F: JASMINE (PHASE 3) SOUTH ELEVATION 1/8" = 1'-0"

4 A-315 BUILDING F: JASMINE (PHASE 3) WEST ELEVATION 1/8" = 1'-0"

BUILDING F: JASMINE
MATERIAL LEGEND

B1 - BRICK TEXTURED FINISH (BROWN-RED)

C1 - STEEL FRAMED GLASS CANOPY
w/ STEEL ROD

G1 - VINYL WINDOWS (WHITE TRIM)
G2 - GLASS GUARDRAIL

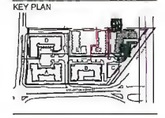
M1 - PREFINISHED METAL TRIM
M2 - METAL FLASHING (LIGHT GRAY)
M3 - GARAGE DOOR (WHITE)
C/W FROSTED WINDOWS
M4 - GARAGE DOOR (MAPLE)
C/W FROSTED WINDOWS
M5 - PREFINISHED METAL PICKET
GUARDRAIL (WHITE)
M6 - METAL FLASHING (BROWN)

H1 - CEMENT FIBRE BOARD SHIPLAP SIDING
(WHITE)
H2 - CEMENT FIBRE BOARD SHIPLAP SIDING
(MAPLE)
H3 - CEMENT FIBRE BOARD (WHITE)

W1 - WOOD FASCIA
W2 - WOOD COLUMNS

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

E	15APR	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15APR	ADP RESPONSES
C	15FEB	ADP REVIEW
B	14MAY	BUILDING TEST ASSESSMENT
A	13MAY	DEVELOPMENT PERMIT APPLICATION
MARK	YYMMDD	DESCRIPTION
ISSUE		

ZGF COTTER
ZGF ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604.672.1487 FAX: 604.672.1411 EMAIL: info@zgfarchitects.com
Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN	JL
CHECKED	JL
SCALE	1/8" = 1'-0"
JOB No.	13-11
DATE	2015/APR/15

SHEET TITLE:

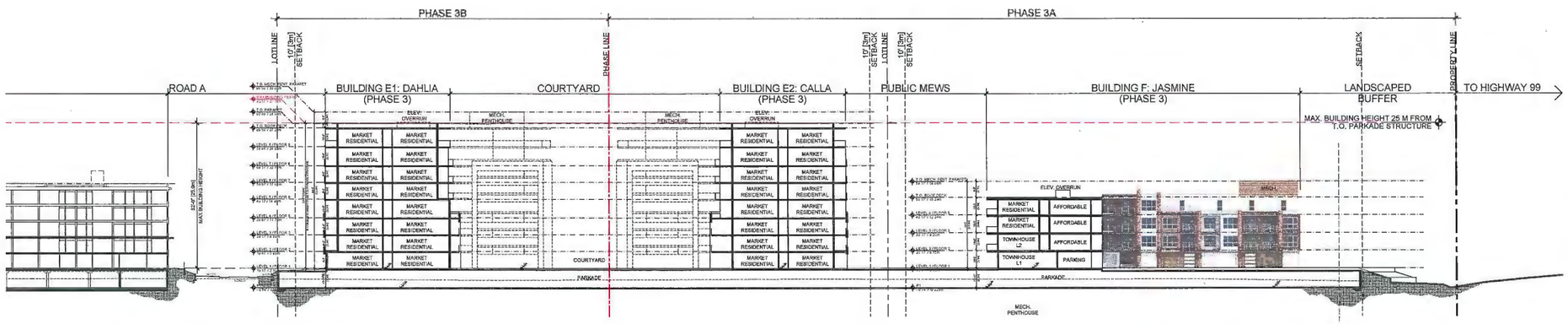
BUILDING F: JASMINE (PHASE 3) ELEVATIONS

DRAWING NO.: A-315

REV.

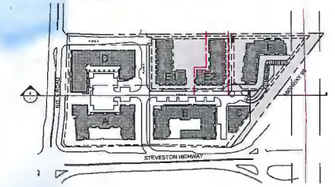
PLAN 27

1 A-401 SITE ELEVATION A-A
3/64" = 1'-0"

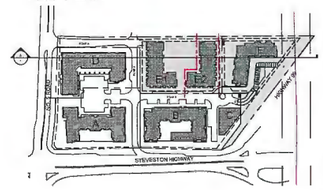


2 A-401 SITE SECTION A-A
3/64" = 1'-0"

KEY PLAN



KEY PLAN



NOTES:

DP 15-708397

APR 29 2016

NOT FOR CONSTRUCTION

E	160415	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150318	ADP REVISIONS
C	150123	ADP REVIEW
B	140410	BUILDING TEXT AMENDMENT
A	130614	DEVELOPMENT PERMIT APPLICATION
MARK	YYMMDD	DESCRIPTION
ISSUE		

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
900-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL 604.673.1917 FAX 604.673.1431 EMAIL info@zgfcotter.com
WEB www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN	TEAM
CHECKED	JL
SCALE	3/64" = 1'-0"
ADP Rev.	15-01
DATE	2016/04/14

SHEET TITLE:

SITE ELEVATIONS & SECTIONS

DRAWING NO.: A-401

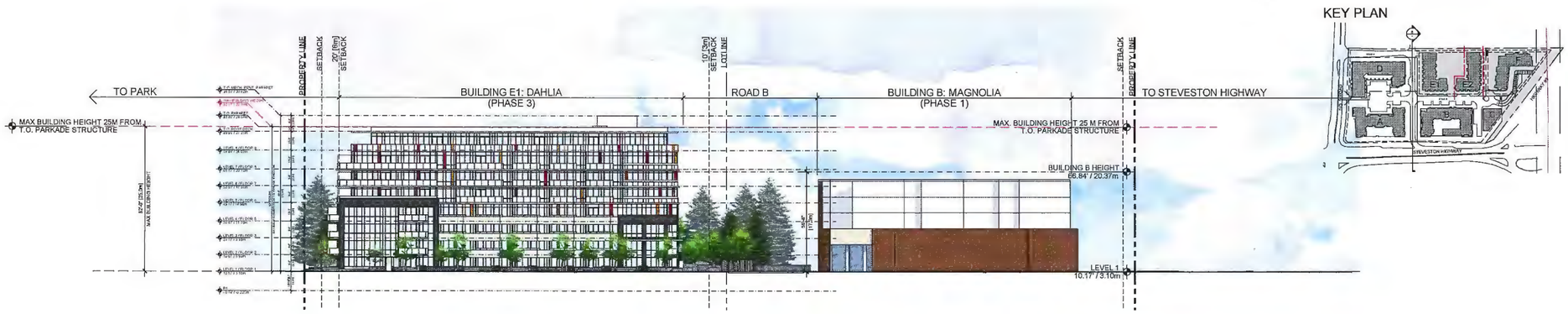
REV.:

PLAN 28

DP 15-708397

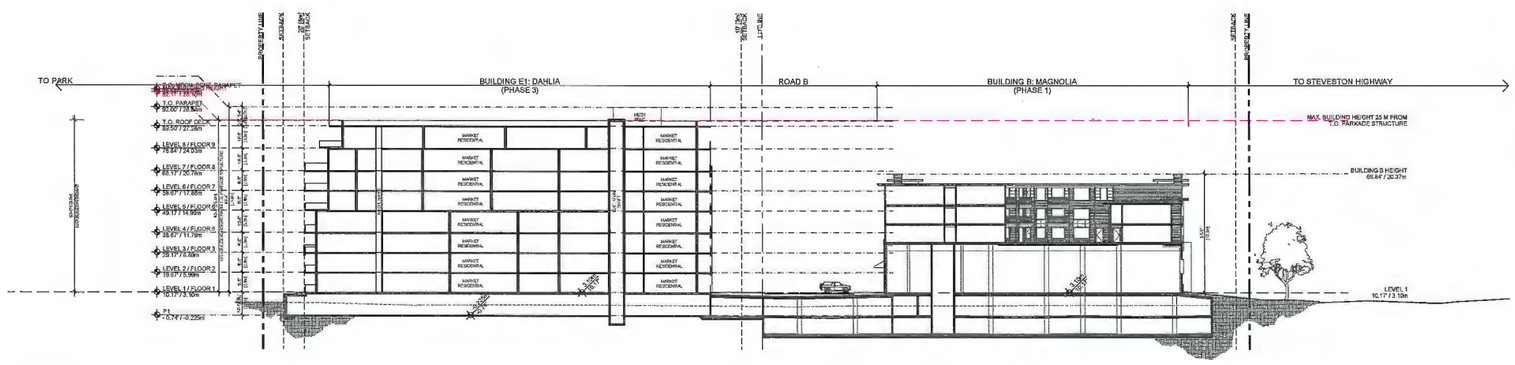
APR 29 2016

NOTES:



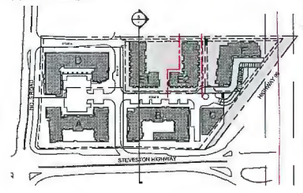
1 A-402 SITE ELEVATION B-B
3/64" = 1'-0"

KEY PLAN



2 A-401 SITE SECTION B-B
1/32" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

E	16/04/15	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	15/03/19	ADP RESPONSES
C	15/01/23	ADP REVIEW
B	13/08/14	BUILDING TEXT AMENDMENT
A	13/06/14	DEVELOPMENT PERMIT APPLICATION
MARK	YY/MM/DD	DESCRIPTION

ISSUE

ZGF COTTER
ZGF ARCHITECTS INC.
503-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-270-2497 FAX: 604-270-2471 EMAIL: info@zgfcotter.com
Web: www.zgfcotter.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DRAWN:	SEAL:
CHECKED: JL	
SCALE: 1/32" = 1'-0"	
JOB No.: 13-11	
DATE: 2016/04/14	

SHEET TITLE:
SITE ELEVATIONS & SECTIONS

DRAWING NO.: A-402
REV.

DP 15-708397

PLAN 29

APR 29 2016

Magnolia
Building B

Building C

Landscape Rationale:

Buildings E and F are residential and provide a transition from the mixed use development to the south (The Urban Village)to the future public park to the north. The street oriented units at Building E are more urban in character as a response to the development across the street. Raised planters, metal patio gates, and address piers embellish the entry sequence to these street oriented units.

Building E Amenity Garden
Two "L" shape buildings (Building E1 and E2) enclose a large semi-private courtyard. This amenity garden contains a water feature, a simple sheet of lawn, a summer flower garden, a kid's play area, and a dining area that affords residents the opportunity to be outside and meet their neighbours. Large semi-private patios adjacent the building perimeter also encourage outdoor living.

Pedestrian Mews
Located between Buildings E2 and F a 10'/3m wide public pathway connects the Urban Village and surrounding neighbourhood to the future public park to the north. A trellis structure with seating and way finding at the south end of the Mews guides pedestrians north to a park overlook with a trellis and seating. From here a series of stairs and ramps connects the Mews to the future park to the north.
Generous patios on the east side of Building E2 and the west side of Building F provide good oversight of the Pedestrian Mews.

Northern Property Line
There are several differing conditions along the north property line of buildings E and F as a means to provide some variation to the property edge. In front of building E1 the landscape steps at the edge of the parking garage, and then slopes dow to the future public park. In front of building E2 the landscape again steps at the edge of the parking.

A 3m Agricultural Land Reserve has been protected and enchanced along the entire North edge of the site. Public access is discouraged using a variety of thorny, attractive and hardy trespass inhibiting plants. A retaining wall along the property line also discourages access. while a row of cotoneaster planting will cascade over the wall, softening the edge. Where possible on park property the landscape can also slope up to meet the property line and reduce the height of the wall. A 3.5' ht metal fence set behind the ALR boundary will further discourage pedestrian encroachment into this space.

Along the property line north of building F there is a 4'/1.2m wide access path (to the townhouse entries) with planting either side.

Eastern Property Line Riparian Zone
Along the eastern property line there is a riparian setback. This area will be planted as per the recommendation of the environmental consultant. The existing hedge will be protected and retained, and an existing gap in the hedge will be planted with a similar species. Large native coniferous trees are also proposed to be planted in the riparian zone as a means to buffer the highway. Outside the riparian zone, at the northeast corner of the site, a fenced dog run with double gate access and a covered trellis seating area is proposed.

Building F Bike Parking
The bike parking will have a planted roof that slopes east and berms down to meet the grade at the riparian setback. Five large shade trees are proposed to be planted on the berm and be a focal point for the residential units across. A guardrail, sandwiched between shrub plantings, will prevent
access to the green roof.

Sustainability
The landscape will utilize a high efficiency drip irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12 - 30" over the suspended slab will slow storm water runoff.

Plant Material
Plant material will vary throughout the project. Along the street perimeter evergreen shrubs and hedging,
as well as small trees will buffer the sidewalk from the ground floor units. Similarly evergreen hedging and medium sized shade trees are proposed to buffer ground floor units from the pedestrian mews.

Plantings in the riparian zone will be predominantly native plants, where as plantings in the amenity courtyard and along the pedestrian mews will have colour and seasonal variation (perennials and ornamental grasses).

06	April 2, 16	Issued for DPP
04	Feb 19, 16	Issued for DP
03	Nov 23, 15	Issued for ADP
02	Nov 12, 15	Issued for ADP
01	Nov 06, 15	Issued for DP
no.	date:	Item:

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4811
f: 604 684 0577
www.dkl.bc.ca

Project:

The Gardens

Drawn by:	DWH
Checked by:	JB
Date:	Nov 04, 2015
Scale:	N.T.S.

Drawing Title:

Overall Landscape Plan

Project No.:
15051

Sheet No.:

L1.0

DP 15-708397

PLAN 30

APR 29 2016

Sidewalk connection to Park

Acer palmatum - Green

Raised Unit Block Wall along north Property Line

C.I.P. concrete Planter wall on edge of Parking below

Outline of parking below

Chamaecyparis obtusa 'Graciilis'

Magnolia 'Butterflies'

4' Ht. Cedar Hedge

5'-6" ht. Metal Fence

Phase line

Parking Entry

Stepped Planters

Pump Room

Water feature wall. Height to match adjacent pump room.

Generator Room

Outdoor kitchen with BBQ and sink

Outdoor Dining

Wood Dining Table

Step Stones

Water Feature

Dashed line indicates overhead Trellis. Design of trellis to be integrated into structure adjacent generator room.

Sodded Lawn

Amenity Garden

Linear Bench, typical

Pterostyrax hispida

Seminar Garden

Patio

Exit Path

Acer Japonicum

Stepstone Path

Multi-stem Trees

Prunus serrulata 'Snow Goose'

3' ht. Metal Patio Gate, typical

Kid's Area with boulders, and log table & chairs

6' ht. Privacy Screen between Patios, typical

Raised Planter Wall, typical

Concrete Sidewalk

Lawn Boulevard

Street Tree

Road A

Acer palmatum

Acer rubrum 'Karpik'

Edge of Slab Below

Metal Benches

3.5' ht. Brick Wall with Conc. Cap

Double Row of Stewartia pseudocamellia

Bell Path

Dahlia Building E1

Calla Building E2

6' wide Semi Private Pathway

Lawn Boulevard

Hamamelis intermedia 'Arnold's Primise'

Magnolia x 'Coerhay's Belle'

Main Entry

North

no.	date	Revisions:
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100 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4311
f: 604 684 0877
www.dkl.bc.ca

Project:
The Gardens

Drawn by: DVH
Checked by: JS
Date: Nov 04, 2015
Scale: 1'-0" = 1/8"

Drawing Title:
Landscape Plan West

Project No.:
15051

Sheet No.:
L1.1

DP 15-708397

PLAN-31

APR 29 2016

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02	Nov 12_15	Issued for ADP
01	Nov 06_15	Issued for DP

Revisions:

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Vancouver BC V6J 1N5
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Project:

The Gardens

Drawn by:	DVH
Checked by:	JS
Date:	Nov 04, 2015
Scale:	1'-0" = 1/8"

Drawing Title:

Landscape Plan Central

Project No.:

15051

Sheet No.:

L1.2

DP 15-708397

PLAN 32

APR 29 2016

Raised Unit Block Wall along north Property Line
C.I.P. concrete Planter wall on edge of Parking below
Outline of parking below
4' Ht. Cedar Hedge
3'-6" Ht. Metal Fence along edge of pathway
Raised Unit Block Wall along north Property Line
C.I.P. concrete Planter wall on edge of Parking below
Outline of parking below
Cornus 'Starlight'
Barrier Free Entry to Dog Run with vestibule
3.5' Ht. Split Rail Fence with Paige Wire Reinforcing
Patio
Jasmine Building F
Hamamelis intermedia 'Arnold's Prime'
Main Entry
6' Ht. Privacy Screen between Patios, typical
Metal Bench
Garbage Can with Bag Dispenser
Fire Hydrant Dog Toy
Glass Canopy over Bench
Water Basin
Pea Gravel Surfacing
Dog Run
Glass Canopy over Bench
Garbage Can with Bag Dispenser
Riparian Planting to be coordinated with Environmental Consultant
3.5' Ht. Split Rail Fence with Paige Wire Reinforcing
Barrier Free Entry to Dog Run with Double Gates
Pinus flexilis 'Vanderwolf's Pyramid'
Existing Hedge to be protected and retained
Decorative Stone Aggregate Paving
Rainwater Basin with Pebble Base that connects to Decorative Stone Aggregate Paving
Line of Canopy above
Acer palmatum
Cornus x 'Starlight'
Contrasting Paving for Pedestrian Walkway
Riparian Setback Line
Riparian Management Area
Bike Parking below green roof
Extensive Green Roof over Bike Pavilion
Sedum + Grasses Green Roof
Salmonberry (Rubus spectabilis), Thimbleberry (Rubus parviflorus), and Red-Osier Dogwood (Cornus sericea
Prunus serrulata 'Snow Goose'
3' ht. Metal Gate
Flower Pots between Garage Entries
Berm sling up from Riparian Setback Line to over Bike Parking Enclosure
Salal (Gaultheria shallon), Dwarf Red-Osier Dogwood (Cornus s. 'Kelseyi'), and Snowberry (Symphoricarpos albus)
Bluebunch Fescue (Festuca idahoensis), Stonecrop (Sedum spathulifolium), Stonecrop (Sedum reflexum) and Indian Paintbrush (Castilleja miniata)
Outline of green roof over
Signage
3:1 Slope

North

no.:	date:	items:
05	Apr 13_16	Issued for DPP
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03	Nov 23_15	Issued for ADP
02	Nov 12_15	Issued for ADP
01	Nov 06_15	Issued for DP

Revisions:

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102 - 1637 West 5th Avenue
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t: 604 684 4611
f: 604 684 0577
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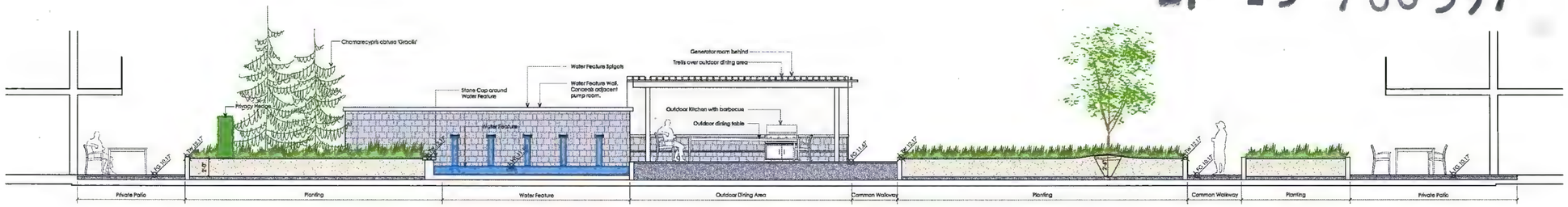
Project:
The Gardens

Drawn by:	DYH
Checked by:	JS
Date:	Nov 06, 2015
Scale:	1'-0" = 1/8"

Drawing Title:
Landscape Plan East

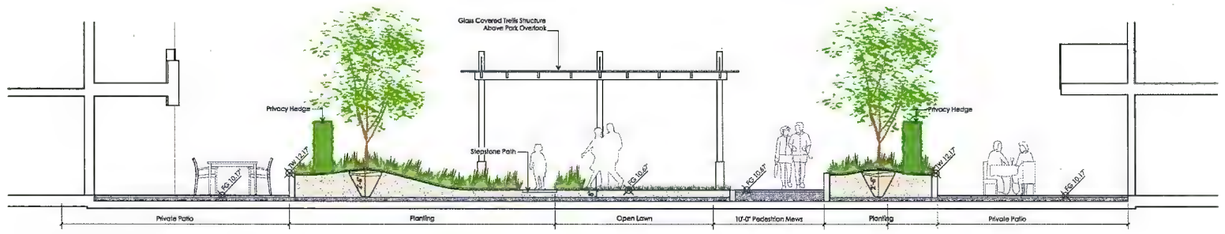
Project No.:
15051

Sheet No.:
L1.3



A L1.1 **Amenity Garden - Section**
Scale: 1/4"=1'-0"

C L1.1 **Bike Parking Enclosure - Section**
Scale: 1/4"=1'-0"



B L1.1 **Pedestrian Mews - Section**
Scale: 1/4"=1'-0"

G L1.1 **Park Overlook**
Scale: 1/4"=1'-0"

no.:	date:	items:
05	Apr 13_16	Issued for DPP
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03	Nov 25_15	Issued for ADP
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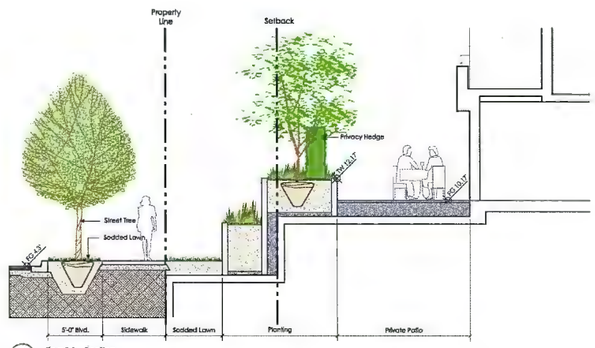
Revisions:

dk landscape
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4311
f: 604 684 0377
www.dkl.bc.ca



D L1.1 **Road A - Section**
Scale: 1/4"=1'-0"

E L1.1 **Park Edge at Building F - Section**
Scale: 1/4"=1'-0"

F L1.1 **Park Edge at Dog Run - Section**
Scale: 1/4"=1'-0"

Project:
The Gardens

Drawn by:	DVH
Checked by:	JS
Date:	Feb 10, 2016
Scale:	1'-0" = 1/4"

Drawing Title:
Sections

Project No.:
15051

Sheet No.:
L-2.1

PLAN 34

DP 15-708397

APP 29 2016

APR 29 2016

Plant List

Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments
		Trees		
	5	Acer japonicum 'Aureum'	Golden Fullmoon Maple	5cm cal, B&B
	13	Acer palmatum - Green	Japanese Maple	5cm cal, B&B
	4	Acer rubrum 'Karpik'	Red Maple	7cm cal, B&B
	3	Chamaecyparis obtusa 'Gracilis'	Japanese Cypress	2.5m Ht, B&B
	15	Cornus 'Starlight'	Flowering Dogwood	5cm cal, B&B
	9	Hamamelis intermedia 'Arnold's Promise'	Japanese Witch Hazel	5cm cal, B&B
	6	Magnolia x 'Butterflies'	Butterflies Magnolia	7cm cal, B&B
	12	Magnolia x 'Caerhay's Belle'	Caerhay's Belle Magnolia	6cm cal, B&B
	11	Magnolia x 'Elizabeth'	Elizabeth Magnolia	7cm cal, B&B
	9	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	2.5m Ht, B&B
	10	Prunus serrulata 'Snow Goose'	White Flowering Cherry	6cm cal, B&B
	1	Pterostyrax hispida	Fragrant Epaulette Tree	5cm cal, B&B
	12	Stewartia pseudocamelia	Japanese Stewartia	7cm cal, B&B
	4	Styrax japonica	Japanese Snowbell	7cm cal, B&B

Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
		Shrubs		
A1	308	Azalea 'Nikko'	Dwarf Azalea	#3 pot
A3	817	Azalea Hino White	Dwarf White Azalea	#2 pot
A2	300	Azalea japonica 'Elsie Lee'	Japanese Azalea	#2 pot
B	90	Buxus microphylla 'Green Beauty'	Boxwood	#2 pot
CI	56	Choisya ternata	Mock Orange	#2 pot
CS	81	Cornus sericea 'Kelseyi'	Dwarf Red-Osier Dogwood	#2 pot
D	315	Daphne cneorum	Rock Daphne	#5 pot
H	12	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	#5 pot
L	220	Lonicera pileata	Boxleaf Honeysuckle	#3 pot
P	130	Philadelphus 'Miniature Snowflake'	Mock Orange	#5 pot
R1	120	Rhododendron	Rhododendron	4' ht., confirm colours with LA
Ro	360	Rosa 'JP Connell'	Yellow Rose	#3 pot
Sp	95	Salix purpurea 'Nana'	Dwarf Arctic Willow	#3 pot
Sa	12	Sarcococca h. humilis	Dwarf Himlayan Box	#2 pot
S	73	Spiraea 'Tor'	White Spirea	#3 pot
Sj	93	Spiraea japonica 'Little Princess'	Pink Spirea	#3 pot
C	1182	Thuja occidentalis 'Smaragd'	Cedar Hedge	4' ht., B&B
V	149	Viburnum davidii	David's Viburnum	#3 pot
		Vines		
v1	9	Clematis x cartmanii 'Joe'	White Clematis	#3 pot, staked
v3	4	Clematis montana 'Rubra'	Anemone Clematis	#3 pot, staked
v2	4	Parthenocissus tricuspidata	Boston Ivy	#3 pot, staked
	40 sq. ft.	Seasonal Planting at Front Entry		#1 pot
	325	Summer Garden Mixed Perennials + Grasses - mix 1		#2 pot, 18" O.C.
	390	Summer Garden Mixed Perennials + Grasses - mix 2		#2 pot, 18" O.C.
		Native Planting Areas		
	130	Rubus spectabilis	Salmonberry	#1 pot, 18" O.C.
	130	Rubus parviflorus	Thimbleberry	#1 pot, 18" O.C.
	130	Cornus sericea	Red-Osier Dogwood	#1 pot, 18" O.C.
	240	Gaultheria shallon	Salal	#1 pot, 18" O.C.
	240	Cornus s. 'Kelseyii'	Dwarf Red-Osier Dogwood	#1 pot, 18" O.C.
	240	Symphoricarpos albus	Snowberry	#1 pot, 18" O.C.
	685	Festuca idahoensis	Bluebunch Fescue	#1 pot, 12" O.C.
	685	Sedum spathulifolium	Stonecrop	#1 pot, 12" O.C.
	685	Sedum reflexum	Stonecrop	#1 pot, 12" O.C.
	685	Castilleja miniata	Indian Paintbrush	#1 pot, 12" O.C.

Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
		Perennials & Groundcovers		
as	22	Asarum caudatum	Wild Ginger	#1 pot
b	66	Baptisia 'Purple Smoke'	False Indigo	#2 pot
e	831	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
c	354	Cotoneaster dammeri	Cotoneaster	#1 pot
f	110	Festuca 'Blue Glow'	Blue Fescue	#1 pot
g	263	Gaultheria shallon	Salal	#2 pot
ha	11	Hakonechloa m. 'Aureola'	Japanese Woodland Grass	#2 pot
h	285	Heuchera 'Obsidian'	Obsidian Coral Bells	#1 pot
ho	6	Hosta 'Sum and Substance'	Hosta	#2 pot
i	164	Iberis sempervirens 'Snowflake'	Evergreen Candytuft	#2 pot
ib	92	Iris sibirica	Siberian Iris	#1 pot
la	523	Lavandula 'Hidcote Blue'	English Lavender	#2 pot
l	620	Liriope 'Silvery Sunproof'	Variegated Lilyturf	#1 pot
ld	320	Lithodora diffusa 'Grace Ward'	Lithospermum	#1 pot
mr	198	Mazus reptans 'Albus'	Creeping Mazus	
m2	222	Miscanthus 'Little Kitten'	Dwarf Maiden Grass	#3 pot
m1	150	Miscanthus 'Morning Light'	Maiden Grass	#3 pot
m3	76	Miscanthus 'Silberpfeil'	Silver Arrow Maiden Grass	#3 pot
p	473	Pachysandra 'Green Sheen'	Japanese Spurge	#2 pot
pe	206	Pennisetum 'Hamelin'	Fountain Grass	#2 pot
	835	Thymus 'pseudolanuginosus'	Woolly Thyme	4" pot, 8" O.C.
	12	Polystichum munitum	Western Sword Fern	#2 pot
w	520	Waldsteinia ternata	Barren Strawberry	#1 pot

Bike Parking Rail

Pre-vegetated sedum mats in three colour ranges - to be coordinated with sedum mat supplier.

Planting Notes

1. All work shall meet or exceed the requirements of the current edition of the B.C. Landscape Standard. Plant sizes and related container classes are specified according to the Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the Landscape Standard.
2. All trees shall be staked in accordance with B.C. Landscape Standard Current Edition.
3. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design build irrigation system. Design of irrigation system to be submitted to consultant and reviewed prior to installation. The irrigation system design and installation shall be in accordance with the irrigation industry of BC Standards and Guidelines.
3. Provide at least 48 hrs notice for all plants and trees to be reviewed by landscape consultant at nursery prior to delivery to site, as per landscape specification.
4. Obtain Consultant review and acceptance of growing medium samples and test results prior to delivery to site as per landscape specifications.
5. At ALL STREET TREES install 8' x 18' Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk).

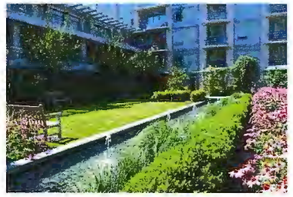
Paving Legend

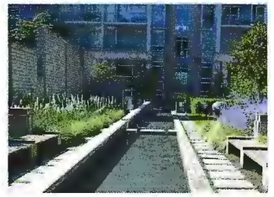
- 16" x 16" Paving Slabs at Private Patio — Colour: Natural
- 18" x 18" Paving Slabs at Private Patio — Colour: Charcoal
- 12" x 12" Paving Slabs in Common Walkway — Colour: Charcoal
- 8" x 4" Holland Paver — Colour: Charcoal
- Flagstone Paving
- C.I.P. Concrete Paving — Colour: Natural
- Resilient Wood Fiber Play Surface

Landscape Lighting Legend

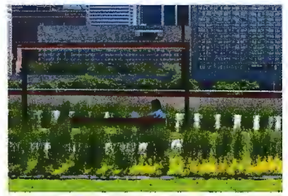
- Wall Light
- Light Bollard
- Trellis Down Lighting
- Up Lighting
- Pool Light

Precedent Images


Common Space with Water Feature


Common Space with Water Feature

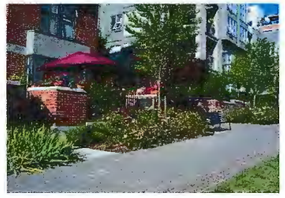

Water Feature Spigots


Contemporary Trellis


Common Space Paths and Planting


Street Level Unit Entries


Common Lawn with Adjacent Paths and Planting


Private Patios Adjacent to Public Pathway


Summer Flower Garden


Public Zig-zag Acessible Ramp to Park


Natural Kids Play - Wood Logs


Outdoor Dining Area


Pavilion Trellis at Park Overlook


Fenced Dog Run


Linear Wood Bench


Rain Water Basin with Pebble Base

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Project:

The Gardens

Drawn by:	DYH
Checked by:	JS
Date:	Nov 04, 2015
Scale:	N/A

Drawing Title:

Planting / Materials Schedule & Precedent Images

Project No.:
15051

Sheet No.:

L-3.0

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 19, 2016
From:	Wayne Craig Director of Development	**File:**	TE 16-721775 DV 16-721776
Re:	**Application by TM Mobile Inc. (Telus) for a Development Variance Permit and Telecommunications Antenna Concurrence at 17080 Cambie Road**		

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a telecommunications antenna tower at 17080 Cambie Road; and

2. That Richmond City Council grant concurrence to the proposed telecommunications antenna tower for the site located at 17080 Cambie Road.

Wayne Craig
Director of Development

MM:blg
Att. (5)

Staff Report

Origin

TM Mobile Inc. (Telus) has applied to the City of Richmond for permission to vary Richmond Zoning Bylaw 8500 to increase the maximum height for an accessory structure in the "Agricultural (AG1)" zone from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a telecommunications antenna tower on the site at 17080 Cambie Road. Telus has also applied to seek concurrence from the City for the proposed tower as provided under the City's *Telecommunication Antenna Consultation and Siting Protocol Policy 5045*.

The subject property and the surrounding properties are located within the Agricultural Land Reserve (ALR). The subject site is a 30 ha. (75 acre) farm that is currently cultivated and includes accessory farm buildings and a single-family dwelling. The proposed use is permitted within the "Agricultural (AG1)" zone. The proposal also complies with the Agricultural Land Commission's requirements for telecommunications towers and, thus, does not require approval for a non-farm use.

The proposed installation will consist of the proposed 30 m (98.4 ft.) antenna tower within a 100 m^2 (1,076 ft^2) fenced compound containing related telecom equipment to be located within the footprint of an existing farm road near the south (rear) part of the subject property adjacent to Highway 91.

To continue to provide cellular coverage for East Richmond, the subject replacement tower needs to be located within the vicinity of an existing tower to be removed from 4060 No. 7 Road which is also located within the Agricultural Land Reserve. Telus has confirmed that the existing tower will be removed within in its written public information package which was accompanied with an affidavit provided to the City.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, farms zoned "Agriculture (AG1)".
- To the south, a golf course zoned "Golf Course (GC)".
- To the east, farms zoned "Agriculture (AG1)".
- To the west, farms zoned "Agriculture (AG1)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the design issues and other staff comments identified as part of the review of the subject Development Variance Permit

application. In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Agriculture (AG1)" zone except for the zoning variance noted below.

Telecommunication Antenna Consultation and Siting Protocol Policy 5045 (Protocol) requires that those constructing telecommunications towers over 15 m (49.2 ft.) also submit applications to seek concurrence from City Council. For such proposals also requiring a zoning variance, the City's Protocol provides that the application be reviewed by the Development Permit Panel. Innovation, Science and Economic Development Canada (ISED), the federal agency that grants approvals for telecommunications installations, requires that proponents seek concurrence from local governments prior ISED considering approval for installations.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.).

Staff do not have concerns with the proposed height variance as the proposed tower replaces an existing 26m (85.3 ft.) tall lattice frame tower located at 4060 No. 7 Road which includes a larger compound and will free up that land for farming when removed from the ALR. The proposed tower is also a more slender monopole-style antenna tower which would be similarly visible to a 20 m (65.6 ft.) tower as permitted under the zoning.

Analysis

Conditions of Adjacency

- The subject property is located within an area of East Richmond; with large farms located within the ALR.
- A Riparian Management Area (RMA) with a 15.0 m (49.2 ft.) setback straddles the south property line with Highway 91.

Urban Design and Site Planning

- The proposed tower is a relatively slender monopole design instead of more obtrusive lattice frame towers.
- The antennas attached to the proposed tower are flush mounted, as opposed to a "pinwheel" type of installation; with more visible, expansive antennas extending up to 3.0 m (9.8 ft.) out from the monopole (see photo simulations in Attachment 2).
- The proposed tower compound is located 12.5 m (41.0 ft.) from the southern property line, and just outside of the RMA setback so as to limit interference with the farm operations. The applicant has obtained a qualified environmental professional (QEP) report that reviews the proposal and ensures that there are no impacts on the adjacent RMA.
- The vegetation within the RMA also provides screening of the 100 m^2 (1,076 ft^2) tower compound.
- The proposal also includes the planting of 2.5 m (8.2 ft.) high Cedar hedge plants adjacent to the chain link fence that surrounds the compound.

Public Consultation

The City's Protocol requires that the applicant undertake pre-application consultation to seek public comments and that the proposed installation be referred to the City's Agricultural Advisory Committee (AAC) for comment.

As required by the Protocol, the applicant's pre-application public consultation included the following:

- Written notices were sent to owners and occupants of properties within a radius of six (6) times the tower height from the base of the antenna pole prior to the City's Development Variance Permit (DVP) application notification. On this basis, notices were direct-mailed to owners and occupiers within a 180 m (591 ft.) radius of the proposed antenna location based on a mailing list provided by the City.

- Advertisements were placed in the *Richmond News,* notifying the public of the proposed telecommunications facility being published February 12, 2016 and February 19, 2016. The public consultation period commenced at the time of second advertisement; with the public provided 31 days to comment up to March 21, 2016.

Following the above process, Telus has confirmed that no public correspondence or comments had been received (Attachment 3) during the comment period.

The application was also referred to the February 4, 2016 meeting of the Agricultural Advisory Committee (AAC), which passed the following recommendation:

> *That the DVP application be supported subject to ensuring that no future limitation to the agricultural activity by the establishment.* (see Attachment 4 for the full AAC minutes).

The applicant followed up on the above recommendation and subsequent questions from the AAC Chair regarding the proposed tower possibly interfering aircraft used for spraying of nearby cranberry farms and the use of an "un-published" air strip located immediately to the east of the subject site.

Telus engaged an agrologist, Upland Consulting, who prepared a report dated April 13, 2016 (Attachment 5). The report concludes that the proposed tower would not have a serious negative impact on the ability of nearby cranberry fields to receive aerial application of fertilizer. The consultant received input from a fixed-wing aircraft operator and cranberry producer familiar with the site (Todd May), NAV Canada staff, and a neighbouring cranberry producer (Columbia Cranberry Ltd.). It should be noted that no other comments were received as a result of the applicant's initial mail notification to nearby property owners/occupiers or the two (2) newspaper advertisements.

Nav Canada has also confirmed with Telus that they have no comments and jurisdiction in regards to the subject air strip.

In addition to the above consultation required under the Protocol, the City's standard 50 m (164 ft.) notification radius from sites with Development Variance Permit (DVP) applications, the DVP notice was sent to all owners and occupiers to the above-noted larger 180 m (591 ft.) radius from the antenna tower.

Conclusions

The proposed scheme attached to this report has satisfactorily addressed the siting and consultation requirements of the City's Protocol identified previously as part of the review of the subject Development Variance Permit application. In addition, the proposed tower installation complies with the "Agricultural (AG1)" zone except for the proposed accessory structure height variance.

Furthermore, staff support the revised application as the Telus proposal has been located so as to be not impact agriculture while being located outside of the Riperian Management Area (RMA). Therefore, staff recommends that the proposed Development Variance Permit be supported and forwarded to Council for consideration of issuance and providing concurrence following the City's *Telecommunication Antenna Consultation and Siting Protocol Policy 5045*.

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

MM:blg

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

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- Final review of the applicant's qualified environmental professional report to ensure protection of the adjacent Riparian Management Area to the satisfaction of Environmental Sustainability staff.

City of Richmond

Development Application Data Sheet

Development Applications Division

TE16-721775 / DV16-721776 **Attachment 1**

Address: 17080 Cambie Road

Applicant: TM Mobile Inc. (Telus) Owner: Daniel and Donna Keefer

Planning Area(s): East Richmond

Floor Area Gross: 100 m^2 compound area Floor Area Net: 100 m^2 compound area

	Existing	Proposed
Site Area:	100 m^2 compound area	100 m^2 compound area
Land Uses:	Agricultural	Agricultural
OCP Designation:	Agriculture	Agricultural
Zoning:	Agricultural (AG1)	Agricultural (AG1)
Number of Units:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	<0.6	none permitted
Lot Coverage:	Max. 35%	<35%	none
Setback – Front Yard: Accessory Structure	Min. 7.5 m	>7.5 m	none
Setback – Side Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Setback – Side Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Setback – Rear Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Height (m): Accessory Structure	Max. 20 m	30 m	**Variance to increase to 30 m**
Lot Size:	30.0 ha.	30.0 ha.	none
Off-street Parking Spaces – Regular/Commercial:	2	2	none
Off-street Parking Spaces – Accessible:	n/a	n/a	none
Total off-street Spaces:	n/a	n/a	none
Tandem Parking Spaces	n/a	n/a	none
Amenity Space – Indoor:	n/a	n/a	none
Amenity Space – Outdoor:	n/a	n/a	none

ATTACHMENT 2

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Schedule A – Photo Simulations

Looking East along Highway 91 (approx. 670m west of proposed tower location)

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Looking West along Highway 91 (approx. 445m east of proposed tower location)

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Looking Northeast from Highway 91 (approx. 70m southwest of proposed tower location)

City of Richmond **Minutes**

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, February 4, 2016 (7:00 pm)
M.2.002
Richmond City Hall

In Attendance:

Todd May(Co-Chair); Doug Wright; Scott May; Janet Langelaan; Kyle May; Teresa Murphy; Robert Savage; Councillor Harold Steves; Minhee Park (Policy Planning); Terry Crowe (Policy Planning); Dieter Geesing (Ministry of Agriculture)

Regrets:

Steve Easterbrook(Co-Chair); Krishna Sharma; Colin Dring; Tony Pellett (Agricultural Land Commission)

1. Election of AAC Co-Chairs

Members nominated Todd May and Stephen Easterbrook to serve as AAC co-chairs for 2016. No additional nominations were forwarded. As a result, the following motion was passed:

That Todd May and Stephen Easterbrook serve as Agricultural Advisory Committee co-chairs for 2016.

Carried unanimously

2. Adoption of the Agenda

Information item about the George Massey Tunnel Replacement project was added as item 5.1 to the agenda. The February 4, 2016 AAC Agenda was adopted as amended.

3. Development Proposal – Telecommunication Tower 17080 Cambie Road

Staff provided an overview of the Development Variance Permit application to relocate an existing telecommunication tower located on the property at 4060 No. 7 Road to the subject property at 17080 Cambie Road. Staff noted that, as the proposed footprint area of the building and equipment does not exceed 100 m^2, a non-farm use application to the ALC is not required.

The Committee invited the proponent to the table. The proponent provided a handout which showed the location of existing infrastructure and other potential locations considered.

The Committee had the following questions and comments:

- In response to Committee's question about the reason for the proposed relocation, the proponent explained that the contract with the owner is up for renewal, and the owner decided not to renew the contract.

- Committee asked if the current location would be remediated and returned to farming. The proponent said he could not speak for the owner but believed that it was the owner's intention to return it to farming.

- Committee asked how often maintenance would be required. The proponent explained that it will require maintenance a few times a year and the internal road will be used for access.

- Committee asked about the height of the proposed tower compared to the existing one. The proponent noted that the height of the existing tower is 26.8m and the height of the proposed tower is 30m which is in line with other existing structures in the area. The proponent also noted that the design will change to a monopole tower so there will be less visual impact.

- Committee asked if there would be any farming activities that may be impacted by the installation of the tower, and if there is any aerial operation conducted by the farmer. The proponent said they ensure the safe distance from the compound and they have no authority except for the area they are allowed to be utilized for the tower.

- Committee asked the proponent to provide clarification on the regulations of aerial application and requested Transport Canada's regulations around the proposed tower construction and its impact on current agricultural practices be provided.

As a result of discussion, the Committee passed the following motion:

That the DVP application be supported subject to ensuring that no future limitation to the agricultural activity by the establishment.

Carried Unanimously

The Committee noted that if the limitation exceeds the compound area, the application should return to the AAC for reconsideration.

4. Development Proposal – Rezoning 8480 No. 5 Road

Staff provided a brief overview of the rezoning application at 8480 No. 5 Road to develop a new Buddhist temple. The Chair invited the applicants and the project architect to the table.

The Committee had the following questions and comments:

- The Committee asked further information about the site context and properties around the site.

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Real Estate and Government Affairs
TELUS | Wireless Network – BC
3 – 4535 Canada Way, Burnaby, BC V5G 1J9
jon.leugner@telus.com
604 828 7859 Mobile

March 31, 2016

Mark McMullen
Senior Coordinator
Planning and Development
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mr. McMullen:

RE: **Summary of intent to relocate existing Telecommunications Infrastructure** from 4060 No 7 Road to 17080 Cambie Road – TELECOMMUNCIATIONS ANTENNA CONSULTATION AND SITING – RESULTS OF PUBLIC CONSULTATIONS
Site Coordinates: 49° 10' 39.1" N, 123° 01' 57.5" W
Telus File: BC2871 – Cambie/No. 7 Rd

Pursuant the TM Mobile Inc. (TELUS) submission dated January 13, 2016, which officially commenced Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) recommended 120-day consultation period for a relocation of a telecommunications antenna installation, TELUS is pleased to notify the City of Richmond that it has completed the prescribed public consultation requirements by ISED and by the City of Richmond.

We have attached for your reference:

1. the list of owners/occupants who were mailed notification packages for the proposed tower, which list was provided by the City of Richmond;
2. an affidavit confirming those notifications were sent and a copy of the notification; and
3. tear sheets of the advertisements placed in the Richmond News, notifying the public of the proposed telecommunications facility being published February 12th and 19th, 2016.

Officially the public consultation process commenced on the last of the two advertisements placed in the Richmond News, being February 19th, 2015 where TELUS provided the public 31 days to respond or comment on the proposal.

Following the publishing of the public notices and posting of the notifications sent to neighbouring properties, TELUS can confirm that no correspondence of any nature was received by the public or neighbouring properties during the consultation period.

TELUS is requesting that the City of Richmond proceed to have the proposal considered at its next DP panel meeting to allow for the 30m monopole structure, being requested is a 10m variance over the

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accessory structure height allowance under AG-1 zoning and have the City conduct its notification procedure for such a variance application pursuant to the City's Telecommunication Antenna Consultation and Siting Protocol.

Should you have any questions or concerns regarding the above and enclosed, please feel free to contact me directly at 604-828-7859.

Thank you,

Jon Leugner
TELUS Real Estate and Government Affairs

Encls. Affidavit, Notification Package, List of Properties notified, Public Notices published in the Richmond News

CC: Daniel Stanley Keefer and Donna Keefer, (Owners) and Arthur Lo, ISED

BC2871

Affidavit of TM MOBILE INC. ("TELUS Communications Inc.")

I, Jonathon Leugner, Real Estate Manager in the City of Burnaby in the Province of B.C., make an Oath and Say:

1. THAT I caused to be sent be regular mail a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on February 12th, 2016.

Jonathon Leugner, Real Estate Manager

TELUS Communications Inc.

Sworn/Affirmed/Declared before me at the City of Burnaby, in the Province of B.C., this 24th day of March, 2016.

(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Debra S. Pankratz
Commissioner for Taking Affadavits
in British Columbia
2-3500 Gilmore Way, Burnaby, BC
V5G 4W7
Expires: June 30, 2018

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter

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February 12, 2016

Dear Resident/Landowner,

Subject: Proposed Relocation of TELUS Radiocommunications Facility (30m Monopole Tower)
Coordinates: 49° 10' 39.1" N, 123° 01' 57.5" W
Civic/Legal Description of Site: 17080 Cambie Road in the City of Richmond and legally described as WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NEW WESTMINSTER DISTRICT
TELUS FILE: BC2871 – Cambie/No. 7 Road

Wireless technology is becoming increasingly important as many Canadians rely on their mobile devices for communication, work, and personal safety and security, including travel safety. TELUS is planning a relocation of a telecommunications tower currently located at 4060 No. 7 Road, Richmond to the property having a civic address of 17080 Cambie Road in order to maintain wireless coverage in the area as well as along Highway 91.

Proposal

The proposed site is located north of Highway 91 with access from Cambie Road in the City of Richmond and located at the following coordinates: **49° 10' 39.1" N, 123° 01' 57.5" W.** The new location and site will replace the existing 26.8m lattice tower with a 30m triangular lattice tower. The facility will include an equipment building and compound chain link fence around the tower itself. The site will be powered by existing power to the property that would be trenched underneath existing roadways on the property to the site.

Authority

Innovation, Science and Economic Development Canada (formerly Industry Canada) regulates the placement of wireless telecommunications facilities. The requirements for carriers are set out in Industry Canada's circular, CPC-2-0-03 (CPC) for telecommunications carriers. The process can be found on-line at:

http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc2003-issue4e.pdf/$FILE/cpc2003-issue4e.pdf

Consultation

The CPC notes that carriers are to follow the Land Use Authority's process for telecommunications sites. The City of Richmond (the City) is the land use authority in this instance where the City has its own telecommunications siting protocol, named the "Telecommunication Antenna Consultation and Siting Protocol" – a copy of which may be obtained by directly contacting the City. TELUS, as the carrier, is required as form of consultation to follow the Land Use Authority's protocol insofar that jurisprudence will allow for.

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Under the City process, TELUS must consult with the land use authority (the City), the general public via a public notice in the local paper for two consecutive weeks, and with any property owners within six times the tower height or adjacent property owners if no other property is located within 6 times the height of the tower. You are being notified of this proposed relocation of a telecommunications facility from a mailing address list provided to TELUS by the City.

The public at large will be notified via a public notice in the Richmond News which will circulate for 2 consecutive weeks. Representatives from the City and Innovation, Science and Economic Development Canada have also been notified as part of our application.

The public will then have 30 days from the publication date of the second notice to submit comments and questions to TELUS. We will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received during the 30 day period and our responses are then submitted to Innovation, Science and Economic Development Canada.

Site Details

1. *Purpose* – The purpose of the proposed tower is to relocate an existing tower in TELUS' wireless network in the city of Richmond from 4060 No. 7 Road to the proposed location.

2. *Location* – The tower will be located on the property of 17080 Cambie Road, being legally described as WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NEW WESTMINSTER DISTRICT. No existing antennas or towers have been identified to meet the coverage objectives for this relocation, thus a new structure is required to be constructed. The geographical coordinates of the site are **49° 10' 39.1" N, 123° 01' 57.5" W**. Please see **Appendix 1** for the Site Location, **Appendix 2** for the Tower Profile, **Appendix 3** for the Site Plan and **Appendix 4** for the Enlarged Site Plan and **Appendix 5** for the Site Layout.

3. *Safety Code 6* – Innovation, Science and Economic Development Canada requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS affirms that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

4. *Site Access* – Access to the site will be available through existing access from Cambie Road and existing access roads on the property to the site. Please refer to Appendix 3 for the access route.

5. *Canadian Environmental Assessment Act* – TELUS affirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

6. *Design* – The site is for a 30m monopole tower. The monopole tower will receive power from existing supply on the property but rerouted by trenching below existing access roads to the site.

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7. *Transport Canada* – The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

8. *Structural Considerations* – TELUS affirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

9. *Contacts*

TELUS:
Jon Leugner
Real Estate and Government Affairs Manager
3-4535 Canada Way
Burnaby, BC, V5G 1J9
(604) 828-7859
Email: Jon.leugner@telus.com

Innovation, Science and Economic Development Canada:
Arthur Lo
Spectrum Manager
(604) 930-8691 ext.117
Email: Arthur.lo@canada.ca

Regional District of Mount Waddington
Mark McMullen
Senior Coordinator – Major Projects
Development Applications
City of Richmond
(604) 276-4173
Email: MMcMullen@richmond.ca

Should you have any specific questions regarding the proposal, please be in touch with any of the above mentioned contacts, or return the comment sheet by mail to TELUS.

Sincerely,

Jon Leugner
TELUS Real Estate and Government Affairs

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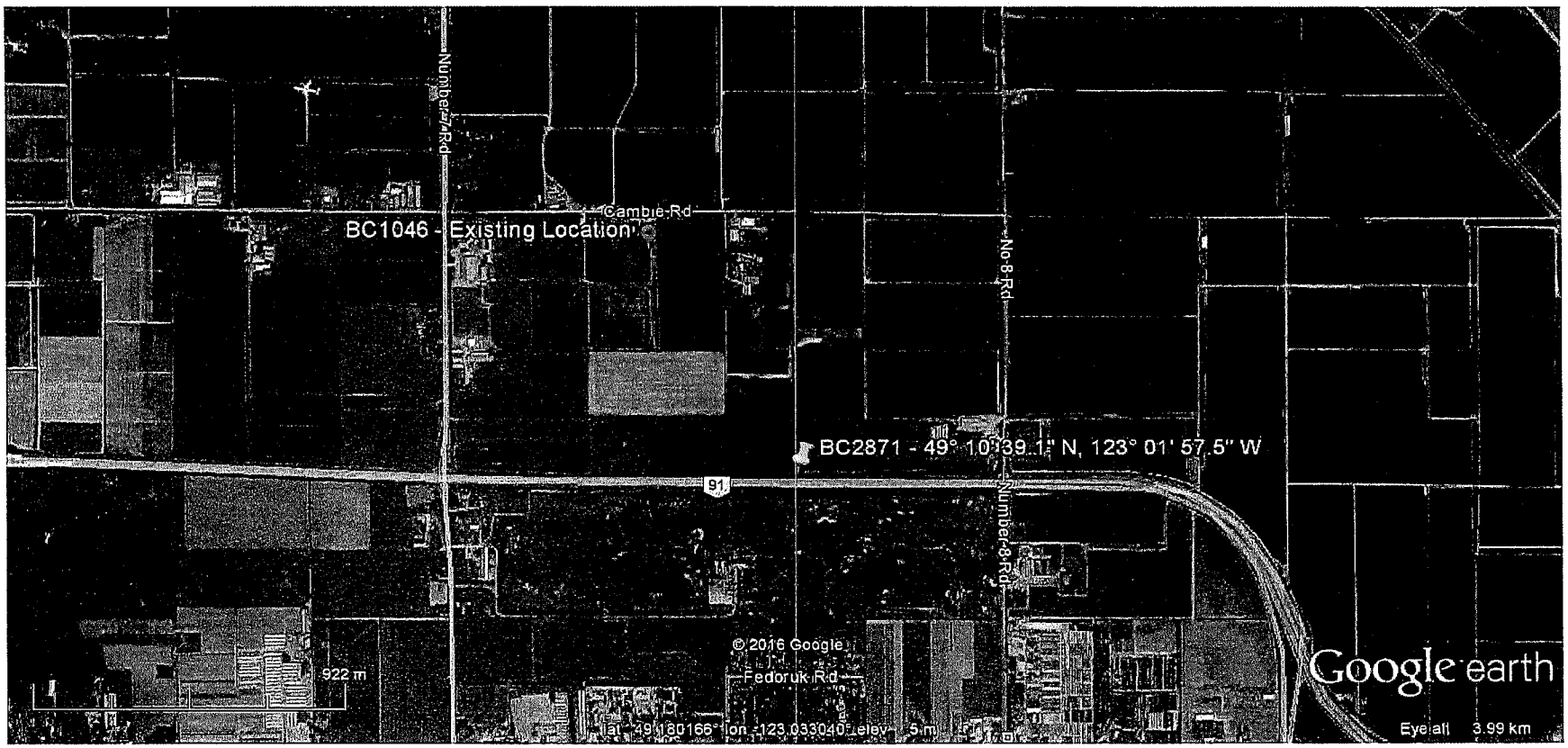
Appendix 1 –

- **Existing Site Location - Labelled « BC1046 – Existing Location »**
- **New Site Location – Labelled « BC2871 - 49° 10' 39.1" N, 123° 01' 57.5" W»**



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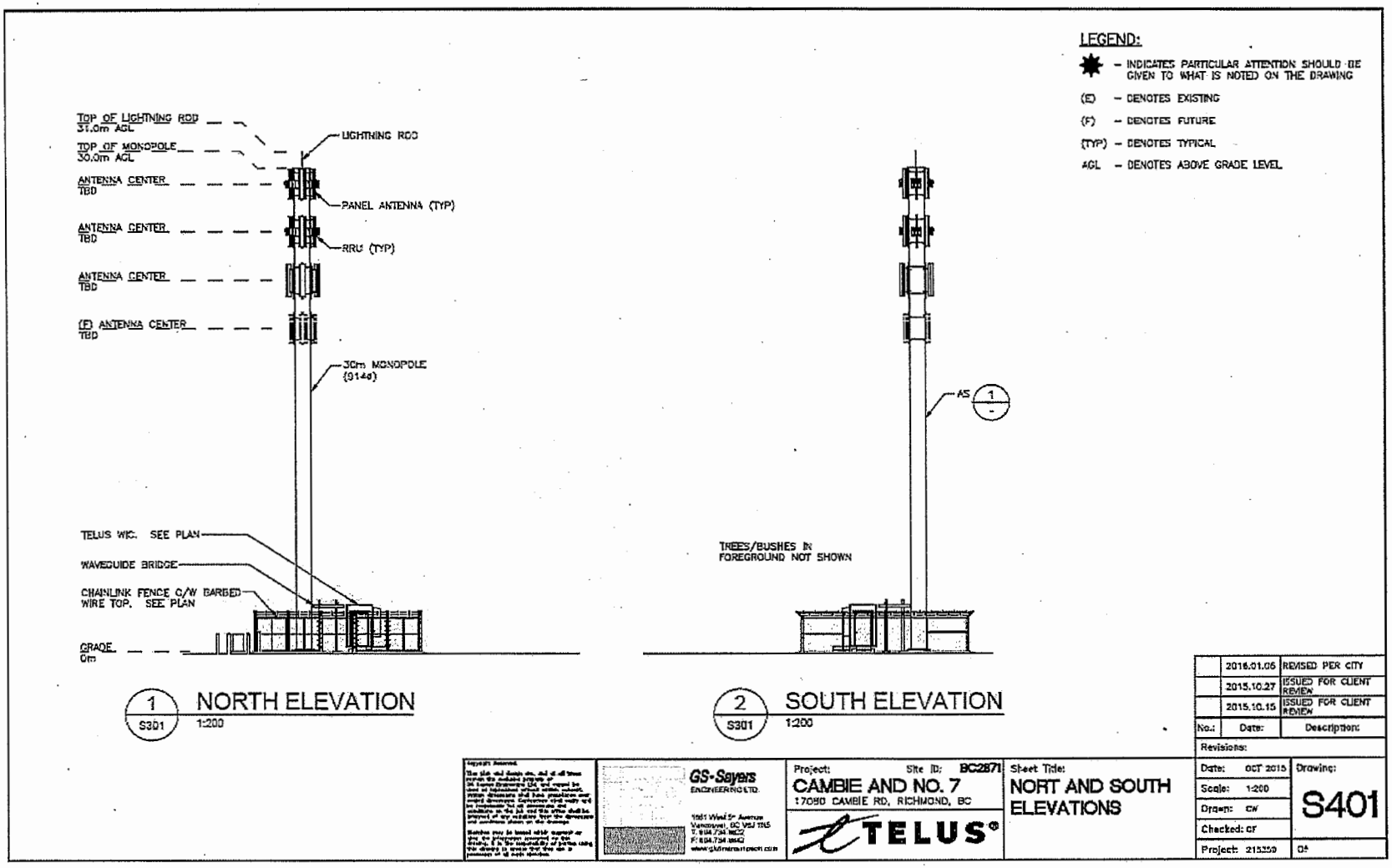
Appendix 2 – Tower Profile



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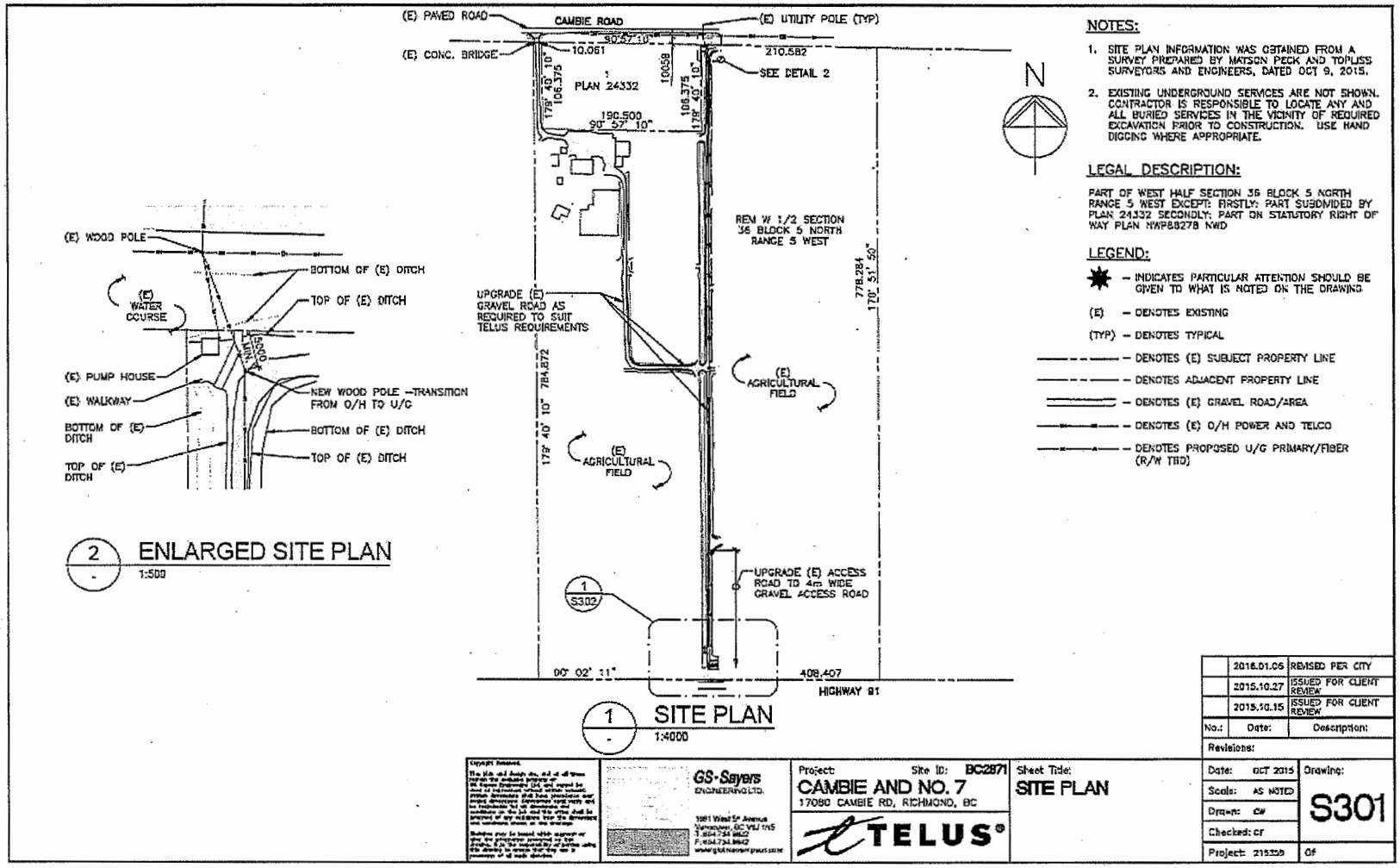
Appendix 3 – Site Plan



NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK AND TOPLISS SURVEYORS AND ENGINEERS, DATED OCT 9, 2015.
2. EXISTING UNDERGROUND SERVICES ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.

LEGAL DESCRIPTION:

PART OF WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NWD

LEGEND:

- ✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (TYP) – DENOTES TYPICAL
- ——— – DENOTES (E) SUBJECT PROPERTY LINE
- ——— – DENOTES ADJACENT PROPERTY LINE
- ═══ – DENOTES (E) GRAVEL ROAD/AREA
- ——— – DENOTES (E) O/H POWER AND TELCO
- ——— – DENOTES PROPOSED U/G PRIMARY/FIBER (R/W TBD)

No.:	Date:	Description:
	2016.01.06	REVISED PER CITY
	2015.10.27	ISSUED FOR CLIENT REVIEW
	2015.10.15	ISSUED FOR CLIENT REVIEW

Revisions:

GS-Sayers ENGINEERING LTD.
1681 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.9620
F: 604.734.9602
www.gssayers.com

Project: CAMBIE AND NO. 7
Site ID: BC2871
17080 CAMBIE RD, RICHMOND, BC

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Sheet Title: SITE PLAN

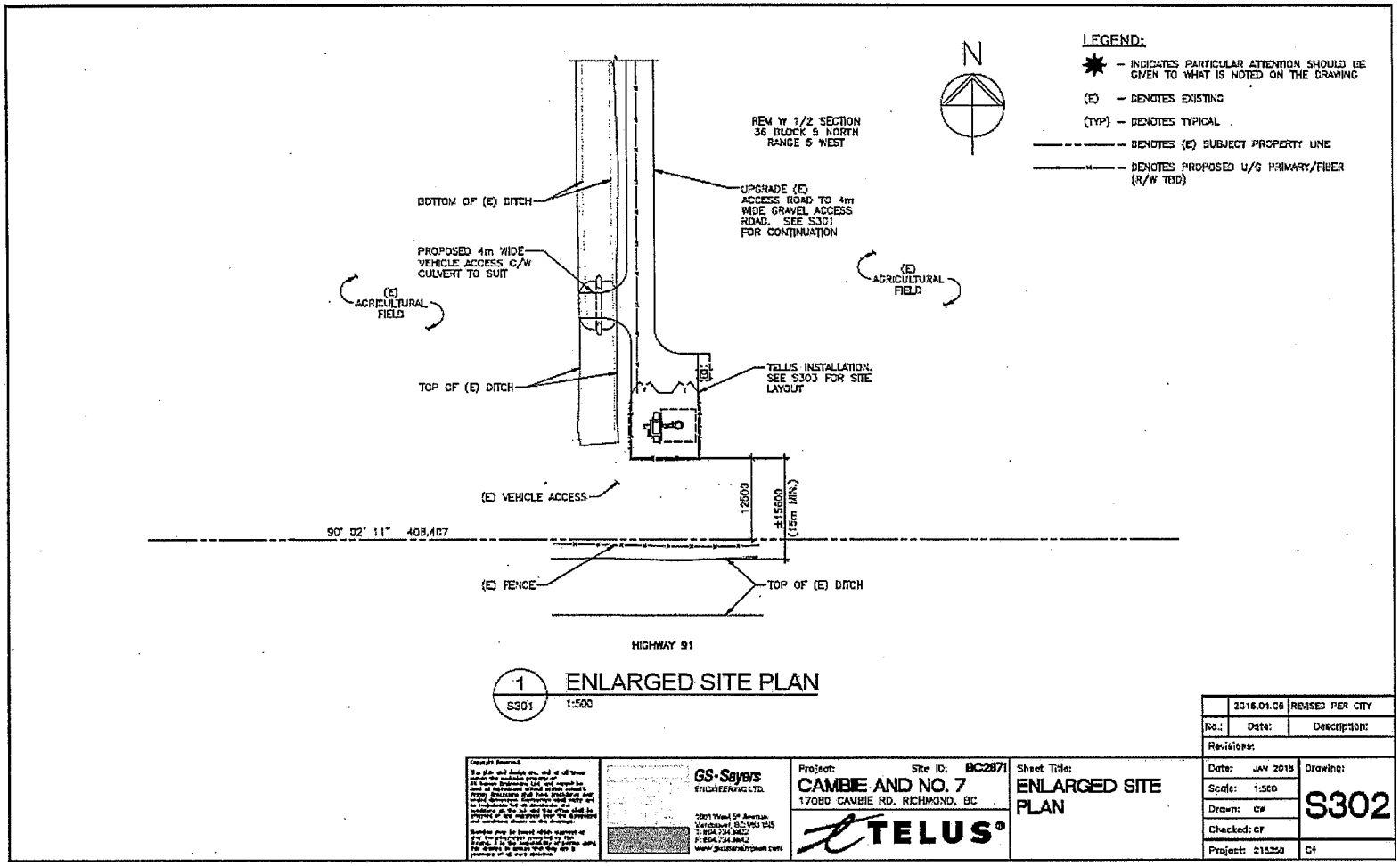
Date: OCT 2015
Scale: AS NOTED
Drawn: CM
Checked: CF
Project: 215358

Drawing: S301

Of

TELUS®

Appendix 4 – Enlarged Site Plan



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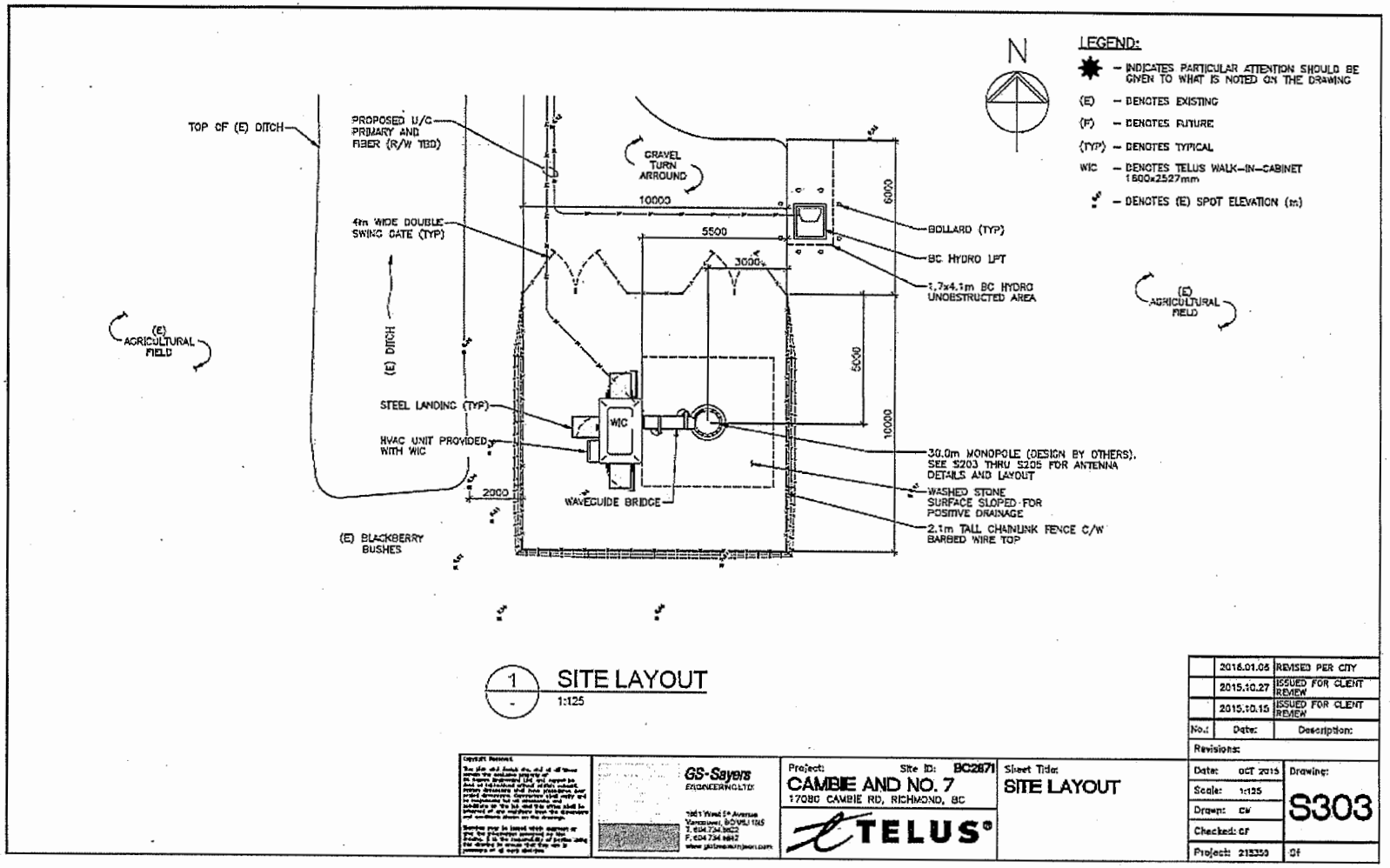
Appendix 5 – Site Layout



1 / - SITE LAYOUT
1:125

No.:	Date:	Description:
	2016.01.05	REVISED PER CITY
	2015.10.27	ISSUED FOR CLIENT REVIEW
	2015.10.15	ISSUED FOR CLIENT REVIEW

Revisions:

GS-Sayers ENGINEERING LTD.
7961 West 5th Avenue Vancouver, BC V6S 1S5
T. 604.734.3623
F. 604.734.9862

Project: CAMBIE AND NO. 7 Site ID: BC2871
17080 CAMBIE RD, RICHMOND, BC

Sheet Title: SITE LAYOUT

Date: OCT 2015
Scale: 1:125
Drawn: CW
Checked: GF
Project: 215350

Drawing: S303

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COMMENT SHEET

PROPOSED TELECOMMUNICATIONS TOWER

49° 10' 39.1" N, 123° 01' 57.5" W
City of Richmond

TELUS FILE: BC2871 – Cambie/ No.7 Road

1. Are you a cellular phone or wireless device user?
   ☐ Yes

   ☐ No

2. Do you feel this is an appropriate location for the proposed facility?
   ☐ Yes

   ☐ No

Comments_____

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   ☐ Yes

   ☐ No

   Comments

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Additional Comments:

_____

_____

_____

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_____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes;

Name:_____

(Please print clearly)

Mailing Address _____

_____

_____

Email:_____

Please mail to 3-4535 Canada Way, Burnaby, BC, V5G 1J9

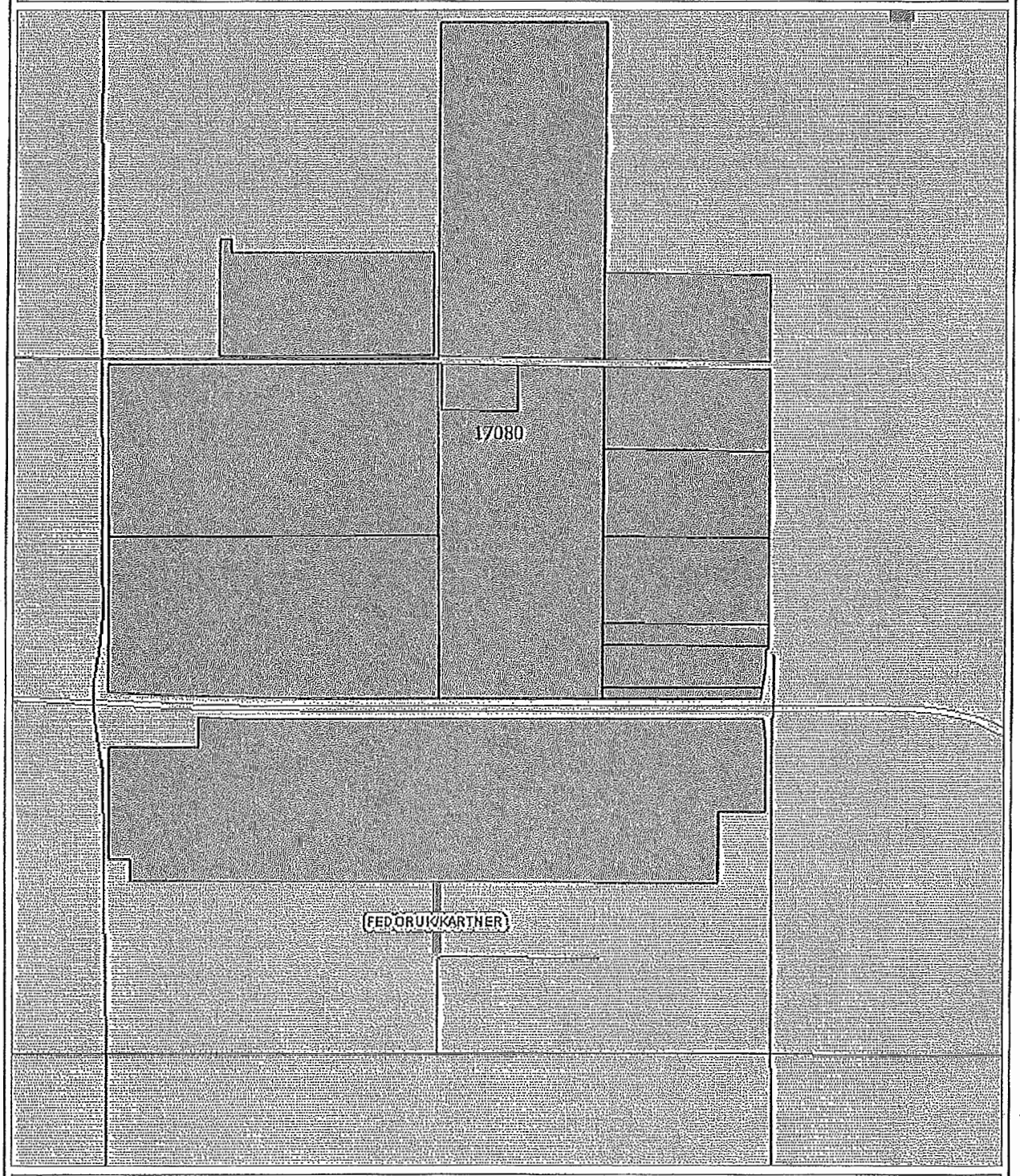
ATTENTION: Jon Leugner

Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

Property RSN	Property Roll	Property Address	Property Type	Owner Type	Name1	Name2	Address1	Address2	Posta
58994	014575001	5400 NO 7 RD	Property	A	1007665 BC LTD		1030 GEORGIA ST W	VANCOUVER BC	V6E 2Y3
1982	044354433		No Access Property	R	MAYBOG FARMS LTD		15411 CAMBIE RD	RICHMOND BC	V6V 1T3
130561	043564878	16200 CAMBIE RD	Additional Address	O	OCCUPANT		16200 CAMBIE RD	RICHMOND BC	V6V 1H1
67397	043564878	16280 CAMBIE RD	Additional Address	O	OCCUPANT		16280 CAMBIE RD	RICHMOND BC	V6V 1H1
1562	038000099	16351 CAMBIE RD	Property	O	OCCUPANT		16351 CAMBIE RD	RICHMOND BC	V6V 1G9
1977	043564878	16200 CAMBIE RD	Property	R	A R SAVAGE FARMS LTD		16400 CAMBIE RD	RICHMOND BC	V6V 1H1
1977	043564878	16200 CAMBIE RD	Property	R	ATCHISON FARMS LTD		16400 CAMBIE RD	RICHMOND BC	V6V 1H1
67399	043880193	17040 CAMBIE RD	Additional Address	O	OCCUPANT		17040 CAMBIE RD	RICHMOND BC	V6V 1H1
1979	043880193	17040 CAMBIE RD	Property	R	KEEFER DANIEL S	KEEFER DONNA	17080 CAMBIE RD	RICHMOND BC	V6V 1H1
1978	043879000	17100 CAMBIE RD	Property	R	MAY RICHARD G	MAY SHERRY D	17100 CAMBIE RD	RICHMOND BC	V6V 1H1
1552	037407086		Property	R	GLEN MAY FARMS LTD		17100 CAMBIE RD	RICHMOND BC	V6V 1H1
1977	043564878	16200 CAMBIE RD	Property	R	SAVALE FARMS LTD		4060 NO 7 RD	RICHMOND BC	V6V 1R5
1976	043247563	4500 NO 7 RD	Property	A	SAVAGE HOLDINGS LTD		4291 NO 7 RD	RICHMOND BC	V6V 1R6
1977	043564878	16200 CAMBIE RD	Property	A	RHONDALE FARMS LTD		4491 NO 7 RD	RICHMOND BC	V6V 1R6
1976	043247563	4500 NO 7 RD	Property	O	OCCUPANT		4500 NO 7 RD	RICHMOND BC	V6V 1R5
52530	044434092	4811 NO 8 RD	Property	O	OCCUPANT		4811 NO 8 RD	RICHMOND BC	
58994	014575001	5400 NO 7 RD	Property	O	OCCUPANT		5400 NO 7 RD	RICHMOND BC	V6V 1R7
76438	014575001	5460 NO 7 RD	Additional Address	O	OCCUPANT		5460 NO 7 RD	RICHMOND BC	V6V 1R7
1549	036854166		Property	R	COLUMBIA CRANBERRY	ATTN: ALLEN G MAY SEC	16785 27 AVE	SURREY BC	V3Z 9X1

17080 Cambie Road



608.8 0 304.40 608.8 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

April 13, 2016

To: Mr. Jon Leugner
Real Estate and Government Affairs
TELUS | Wireless Network – BC
3-4535 Canada Way, Burnaby, BC V5G 1J9

Re: Agricultural Impact Assessment for Proposed TELUS Communications Tower at 17080 Cambie Rd.

Mr. Leugner,

Please accept this Agricultural Impact Assessment (AIA) on behalf of Upland Agricultural Consulting Ltd. This memo outlines results from an investigation regarding potential impacts to aerial fertilizer application to cranberry fields as a result of a proposed communications tower at 17080 Cambie Rd (Keefer Farms and Greenhouse).

The consultant visited the property and conducted interviews with the owner of Keefer Farms & Greenhouse, local aerial application operators, a local cranberry operator, and Ministry of Agriculture staff. We have determined that the proposed tower poses no significant concerns for the ability of the farm to continue to receive helicopter applications of fertilizer, or for farms in the area to continue to receive aerial applications of fertilizer. However, consideration should be given to the existence of an unpaved fixed wing aircraft runway that extends into Mr. Keefer's corn fields. This consideration may include continuing conversations between Mr. Keefer and the owner/operator of the private runway. It remains unclear as to whether the users of the unpaved runway would be impacted by the proximity of the proposed tower. Other tall structures, such as hydro poles, trees, and golf course netting, were noted in the vicinity of the proposed site. Determining whether aircraft operation and aviation safety could be impacted by the proposed tower location was outside the scope of this assessment.

Details of this assessment are outlined in the attached memo. If you require any further information, please do not hesitate to contact the undersigned.

Sincerely,

Ione Smith, BSc, MSc, PAg
Director
Upland Agricultural Consulting Ltd
778-999-2149
ione@uplandconsulting.ca

Re: Agricultural Impact Assessment for Proposed TELUS Communications Tower at 17080 Cambie Rd.

Scope of Agricultural Impact Assessment

TELUS requested the services of a Professional Agrologist to provide an Agricultural Impact Assessment (AIA) regarding the potential erection of a communications tower (Development Impact Inquiry BC 2871). The scope of the assessment was specific: attention was only given to identify whether the aerial fertilizer application practices of nearby cranberry fields and other agricultural uses would be affected by the location of the proposed tower. Any determination of potential impacts to aviation safety with regard to the proposed tower location was outside the scope of this assessment.

Site Location

The proposed site is located at Keefer Farms & Greenhouse, located at 17080 Cambie Rd (east of No. 7 Rd) in Richmond, BC.

Figure 1. Location of property investigated.

The specific location of the proposed tower would be along the southern boundary of the parcel, abutting Highway 91. According to site plans provided by TELUS, the perimeter fencing around the tower would be set back approximately 12.5 m from the southern lot line and at least 15.0 m from the ditch along the north end of Highway 91. The tower would be approximately 30 m tall. The coordinates of the centre of the proposed tower site are approximately: 49.177528°N and -123.032639°W (Figure 2).

Current Land Uses on the Site

The site was visited by Ione Smith, PAg, on Wednesday March 23, 2016. A tour of a portion of the farm was provided by the owner and operator, Dan Keefer. Mr. Keefer indicated the TELUS right of way (access road) and the proposed tower site. The land was ground truthed by the consultant and photos were obtained. At the time of the visit crops on either side of the proposed tower site were corn (harvested). There were cranberry fields to the north of corn fields as indicated in Figure 3. Along the southern boundary of the property many mature trees were also noted, as well as hydro poles. Mayfair Lakes Golf and Country Club is located directly across the highway and there were nets erected to prevent balls from reaching the highway.

Figure 2. Proposed location of the tower on the property.

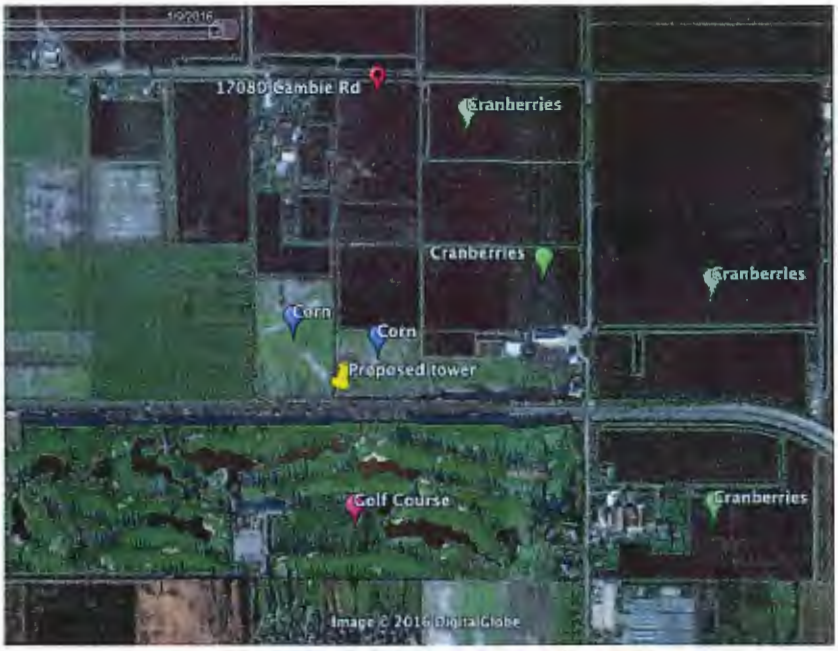


Figure 3. Land uses near to the proposed tower site. Note corn, cranberries, Highway 91, and golf course in close proximity.

Figure 4. View of proposed tower site looking South towards Highway 91. The access road is roughed in previously by Mr. Keefer and the tower would be placed approximately 15 m back from the highway. Note the trees and the golf course netting in the background. Corn fields are located on either side of the proposed site.

Potential Impacts to Aerial Fertilizer Application

Aerial application of fertilizers (and sometimes pesticides) is a common practice around the world. First developed in New Zealand, it is used in North America to fertilize large areas of canola in the Prairies and cotton fields in the US midwest.

Mr. Orlando Schmidt, Coast Regional Manager of the Sustainable Agriculture Management Branch at the BC Ministry of Agriculture in Abbotsford, was contacted to discuss the types of crops that typically receive aerial fertilizer application in the Richmond area. To the best of his knowledge cranberry fields are the only crops that receive aerial application of fertilizers in the South Coast (Fraser Valley and Metro Vancouver) region[1]. The use of heavy equipment, such as tractors, is not suited to cranberries, which are typically cultivated in wet bogs. Therefore, aerial application is preferred. This practice is further described in resources published by the B.C. Cranberry Growers' Association, such as their document entitled *Normal Farming Practices for Cranberries in British Columbia,* which outlines procedures for aerial spraying.

Cranberry fields on Keefer Farms & Greenhouse receive aerial applications of fertilizer using a helicopter twice a year by Michel Lamarche of Bajo Reef Helicopters[2]. Mr. Lamarche stated that the proposed tower would not have any impact on his ability to perform aerial fertilizer applications[3]. He said that best practices are to remain at least 10 m (30 ft) away from the parcel boundaries when conducting the applications by helicopter. The fact that there are no guyed wires included in the tower design is important to Mr. Lamarche, as these wires can sometimes cause visibility problems for helicopter operators. The proposed tower is a monopole (no wires), therefore this is not a concern for this site.

Another cranberry producer, Columbia Cranberry Ltd, was contacted for their thoughts on the possible impact of a communications tower in the area on their ability to aerially apply fertilizers to their cranberry fields. Columbia Cranberry Ltd is located at 16351 Cambie Rd., just north of Keefer Farms & Greenhouse. The contact at Columbia Cranberry Ltd stated that their fields are also fertilized using a helicopter and they have not had any adverse impacts due to communications towers[4]. There is currently an existing TELUS tower located across the road from their fields which is 27 m tall (this tower will be taken down if the proposed relocation site is confirmed). They did not feel that an additional tower would have a negative impact. Hydro wires are more likely to cause adverse impacts to the aerial applicator, in their opinion.

Mr. Todd May, a third-generation local cranberry farmer, was contacted for his opinion on the possible impacts that the proposed communications tower may have on the ability to provide fixed wing aerial application services in the area. Mr. May explained that there is an unpaved (grassed) runway located parallel to Highway 91 along No. 8 Rd that that extends westward into approximately the midpoint of Mr.

[1] Orlando Schmidt, Coast Regional Manager, Sustainable Agriculture Management Branch, BC Ministry of Agriculture. Personal communication, 2016.
[2] Dan Keefer, Owner and operator of Keefer Farms. Personal communication, 2016.
[3] Michel Lamarche, Owner of Bajo Helicopters. Personal communication, 2016.
[4] Columbia Cranberry Ltd. Personal communication, 2016.

Keefer's property (Figure 5). The property line is approximately 50 m to the south of the west end of the runway. Mr. May expressed concern regarding the proximity of the runway to the proposed tower site.

This unpaved runway is used year-round, but most heavily during the growing season, by small fixed wing aircraft to provide aerial fertilizer application support services to other cranberry operations in the vicinity. Fixed wing aircraft approach the runway to land and take off from either the East or West and then turn North. Approximately 1,500 to 2,000 acres are serviced to the West, Northwest, North, Northeast, East, and Southeast of the runway.

The Canadian Aviation Regulations are the guiding regulations for the use and operation of the grassed runway. Communications between TELUS and NAV Canada indicate that there are no registered aerodromes (a location from which aircraft flight operations take place) in that location[5]. This is based on the Canada Flight Supplement (CFS), the official publication that contains all the aerodromes with instrument procedures and/or NAVAIDS listed by Transport Canada. There are no criteria for NAV Canada to include aerodromes that are based on visual flight rules in their review. According to NAV Canada, aircraft using an unpublished strip (such as the runway used by Mr. May) would be flying under visual flight rules and subject to ensuring that they themselves remain clear of any obstacle(s). The unpaved runway falls within this category, as it is unregistered (not listed in the CFS) and is used for aircraft flying under visual sight rules.

It is worth reiterating that any determination of aircraft operation and aviation safety with regard to the proposed tower location was outside the scope of this assessment. Comments by Mr. May and NAV Canada are included here without additional examination into possible impacts that the proposed tower might have on the ability of the fixed wing aircraft to continue to use the runway.

Figure 5. The unpaved (grassed) runway is located parallel to Highway 9 and north of the property line. It is visible as a light green strip between dark green corn fields in this satellite image.

[5] Steven Coyle, NAV Canada. Email correspondence. April 12, 2016.

Figure 6. Existing berm between corn and cranberry fields at Keefer Farms & Greenhouse.

Figure 7. Columbia Cranberry Ltd located at 16351 Cambie Rd.

Figure 8. Existing TELUS communications tower located across the road from Columbia Cranberry Ltd.

Summary

The site of a proposed TELUS communications tower at 17080 Cambie Rd., Richmond, BC was assessed to determine if any impacts to aerial fertilizer applications of cranberry fields (or other crops) would be affected by the tower. A tour of the site was conducted with the owner/operator of Keefer Farms & Greenhouse (Mr. Dan Keefer).

The following individuals provided input for this assessment:

- A helicopter operator familiar with the site (Mr. Michel Lamarche);
- A fixed wing operator and cranberry producer familiar with the site (Mr. Todd May);
- A NAV Canada representative (Mr. Steve Coyle);
- A neighbouring cranberry producer (Columbia Cranberry Ltd); and
- Ministry of Agriculture staff (Mr. Orlando Schmidt).

Neither observations made during the site visit nor discussions with the above-mentioned individuals raised serious concerns regarding the proposed communications tower's impact on aerial fertilizer applications to cranberries or other crops in the area.

Consideration should be given to the existence of an unpaved fixed wing aircraft runway that extends into Mr. Keefer's corn fields. It remains unclear as to whether the user(s) of the unpaved runway would be impacted by the proximity of the proposed tower. Other tall structures, such as hydro poles, trees, and golf course netting, were noted in the vicinity of the proposed site. Determining whether aircraft operation and aviation safety could be impacted by the proposed tower location was outside the scope of this assessment.

It is my professional opinion that the construction of the proposed communications tower at 17080 Cambie Rd. would not have serious negative impacts on the ability of nearby cranberry fields to continue to receive aerial applications of fertilizer.

Sincerely,

Ione Smith, BSc, MSc, PAg
Director
Upland Agricultural Consulting
778-999-2149
ione@uplandconsulting.ca

City of Richmond

Development Variance Permit

No. DV16-721776

To the Holder:	TM MOBILE INC. (TELUS)
Property Address:	17080 CAMBIE ROAD
Address:	C/O JOHN LEUGNER 3 - 4355 CANADA WAY BURNABY, BC V5G 1J9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 increase the maximum accessory structure height of the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a cellular antenna tower as shown on Plans #DV16-721776-1 to #DV16-721776-2 attached hereto.
4. 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.
5. 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.

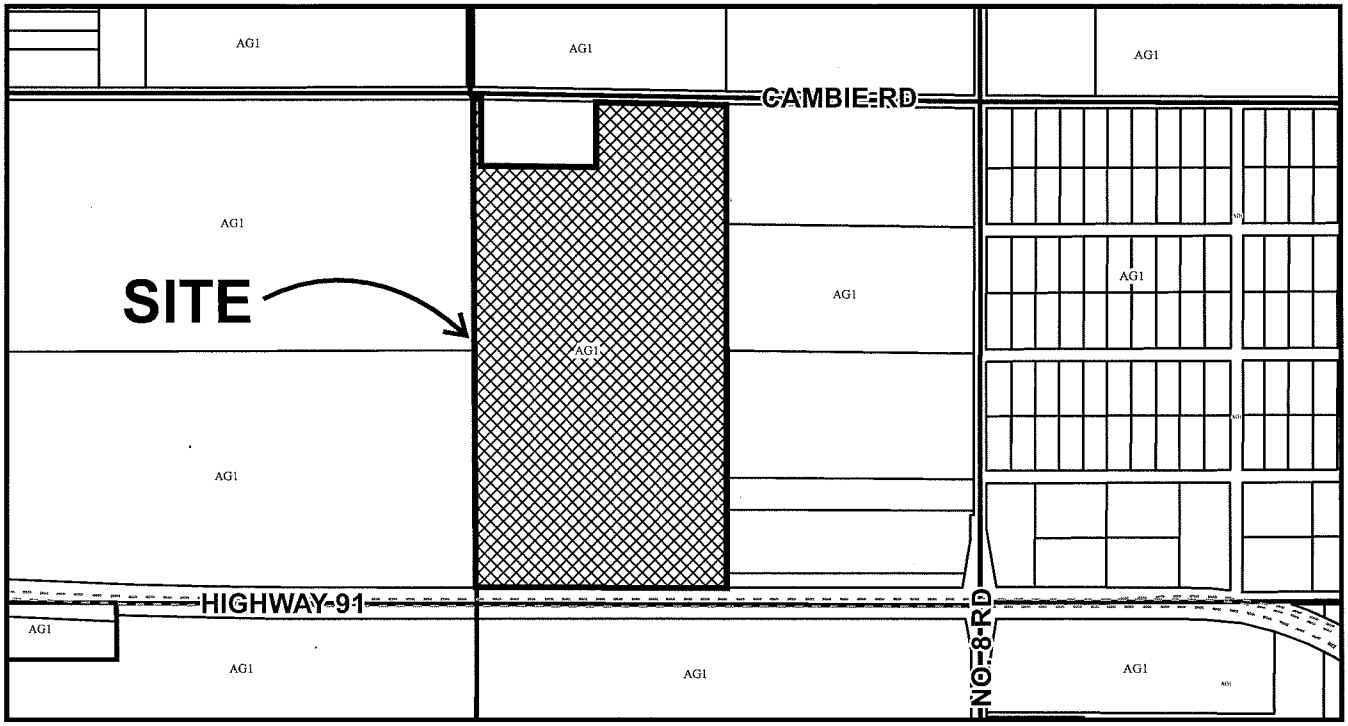
This Permit is not a Building Permit.

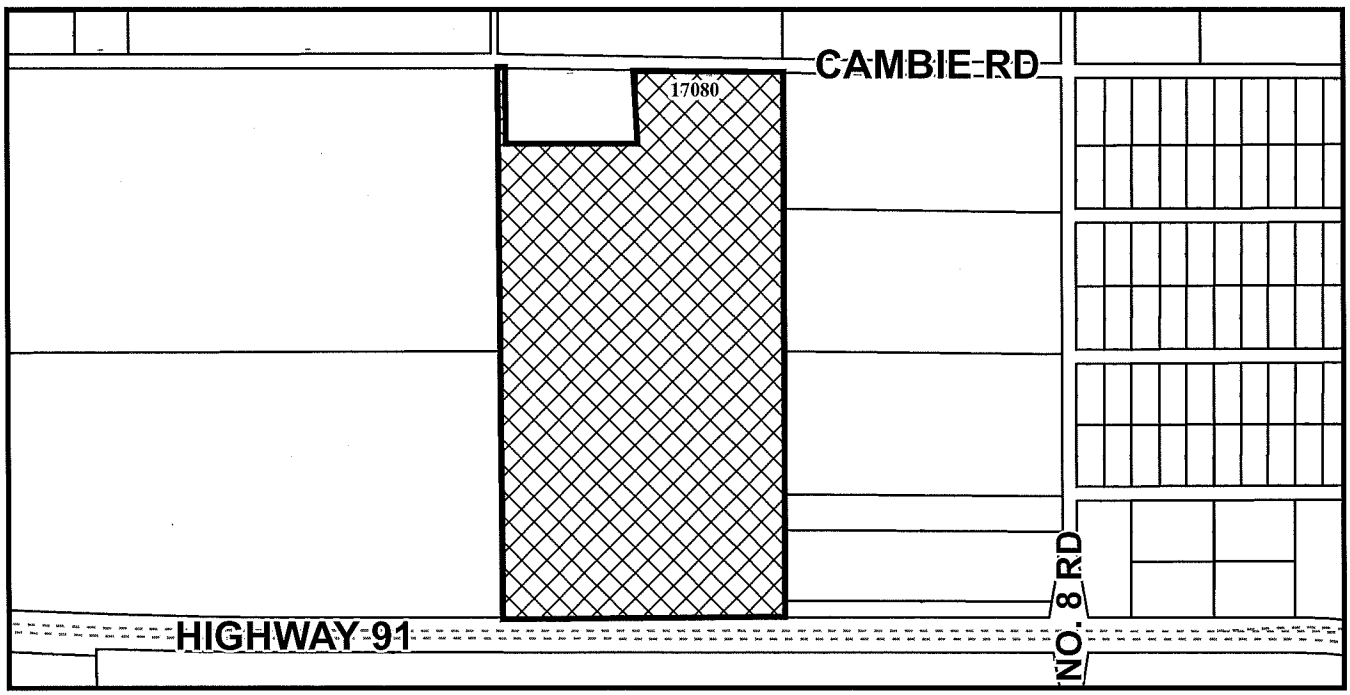
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of
Richmond





DV 16-721776
SCHEDULE "A"

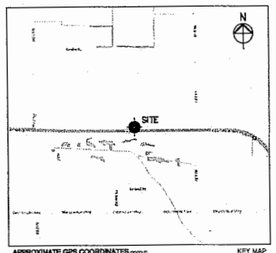
Original Date: 01/26/16

Revision Date:

Note: Dimensions are in METRES

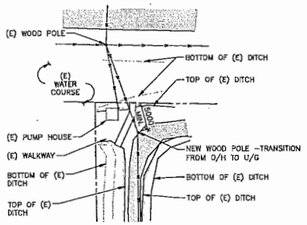
NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK AND TOPLISS SURVEYORS AND ENGINEERS, DATED OCT 9, 2015.
2. EXISTING UNDERGROUND SERVICES ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.

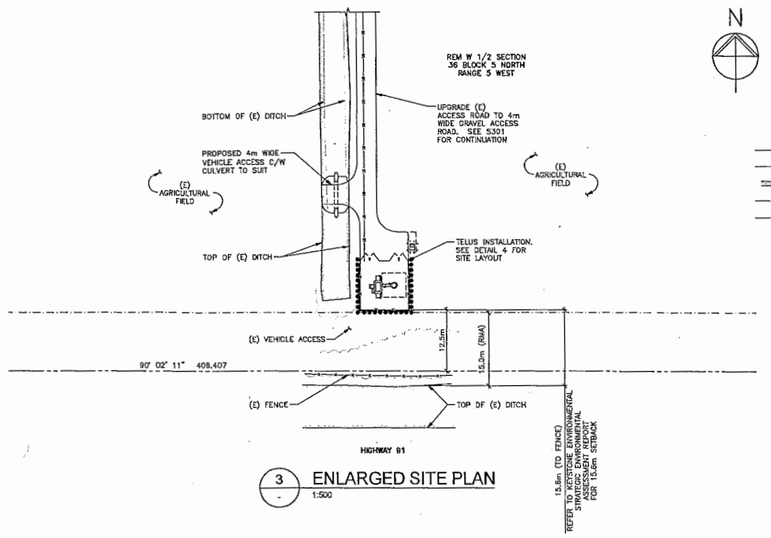


KEY MAP

APPROXIMATE GPS COORDINATES (NAD83)
LATITUDE: 49.177528° N
LONGITUDE: -123.002639° W



2 - ENLARGED SITE PLAN
1:500



3 - ENLARGED SITE PLAN
1:500

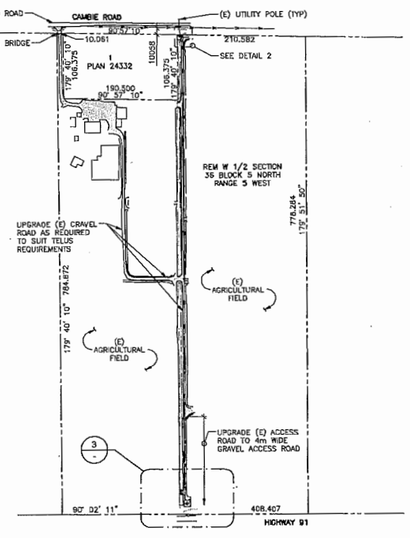
N

LEGEND:

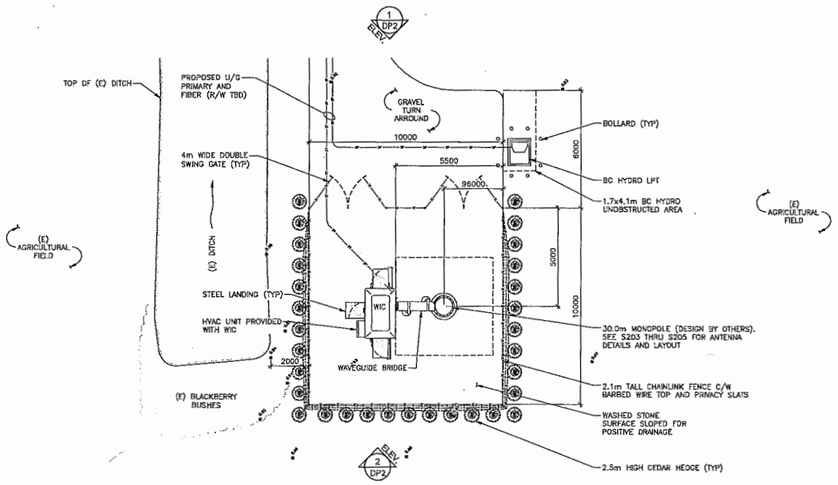
- ✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (TYP) – DENOTES TYPICAL
- – DENOTES (E) SUBJECT PROPERTY LINE
- – DENOTES ADJACENT PROPERTY LINE
- – DENOTES (E) GRAVEL ROAD/AREA
- – DENOTES (E) O/H POWER AND TELCO
- – DENOTES PROPOSED U/G PRIMARY/FIBER (R/W TBD)
- WIC – DENOTES TELUS WALK-IN-CABINET 1000X2527MM
- – DENOTES (E) SPOT ELEVATION (M)

LEGAL DESCRIPTION:

PART OF WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NWD



1 - SITE PLAN
1:4000



4 - SITE LAYOUT
1:125

No.:	Date:	Description:	By:
	2016.04.13	ISSUED FOR CLIENT REVIEW	GF
	2016.01.13	ISSUED FOR CLIENT REVIEW	GF

Revisions:

Client: TELUS

Consultant:
GS·Sayers ENGINEERING LTD.
1961 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.9022
F: 604.734.9042
www.gsbrownsimpson.com

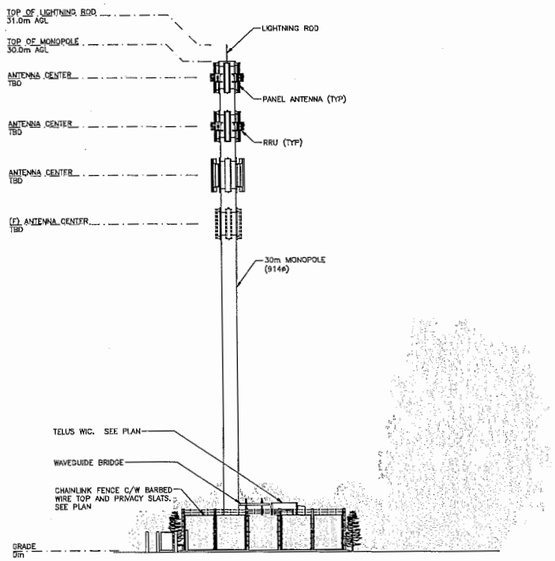
Seals:

Sheet Title:
SITE AND COMPOUND PLANS

Project:
RICHMOND
CAMBIE AND NO. 7
17080 CAMBIE RD, RICHMOND BC
Site ID: BC2871

Date: JAN 2016
Scale: AS NOTED
Drawn: CW
Checked: GF
Project: 215359
Sheet No.: DP1
Of

DV 16-721710 - 1



1 DP1 NORTH ELEVATION
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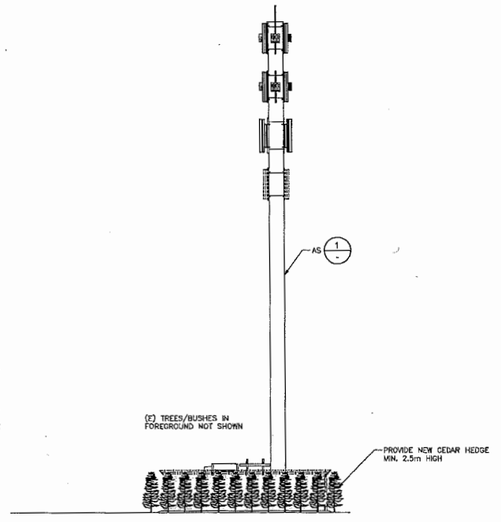

2 DP1 SOUTH ELEVATION
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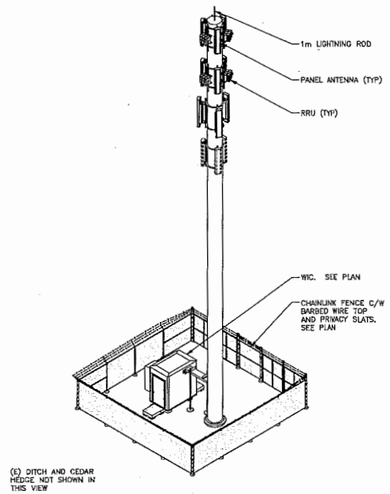

3 - SITE ISOMETRIC
NTS

NOTES:

1. SITE ISOMETRIC IS SCHEMATIC ONLY AND IS INTENDED TO DEPICT THE GENERAL SITE ARRANGEMENT. EXISTING CONDITIONS MAY NOT BE EXACTLY AS SHOWN.

LEGEND:

✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING

(E) – DENOTES EXISTING

(F) – DENOTES FUTURE

(TYP) – DENOTES TYPICAL

AGL – DENOTES ABOVE GRADE LEVEL

No.:	Date:	Description:	By:
	2018.04.13	ISSUED FOR CLIENT REVIEW	GF
	2018.01.13	ISSUED FOR CLIENT REVIEW	GF

Revisions:

Client: TELUS®

Consultant:
GS·Sayers ENGINEERING LTD.
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.9822
F: 604.734.8842
www.glotmansimpson.com

Seals:

Sheet Title:
SITE AND COMPOUND PLANS

Project:
RICHMOND
CAMBIE AND NO. 7
17080 CAMBIE RD, RICHMOND BC
Site ID: BC2871

Date: JAN 2015
Scale: AS NOTED
Drawn: CW
Checked: GF
Project: 215359
Sheet No.: DP2
Of

DV 16-721776-2