



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, June 14, 2017
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on May 24, 2017.



1. **Development Permit 15-700007**
(REDMS No. 5334450)

APPLICANT: LANDA Elmbridge Holdings Ltd.

PROPERTY LOCATION: 7100 Elmbridge Way

Director's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a (15) storey, 26,128 m² (281,241 ft²), mixed commercial and residential use tower and podium building at 7100 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the parking rate from the standard City-wide parking rate to the City Centre Zone 2 parking rate; and*
 - (b) *allow the unenclosed balconies on building levels 3-16 to project into the required front yard by up to 3.0 m.*



ITEM

- 2. New Business**
- 3. Date of Next Meeting: June 28, 2017**
- 4. Adjournment**



**Development Permit Panel
Wednesday, May 24, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 10, 2017, be adopted.

CARRIED

1. Development Permit 15-694616
(REDMS No. 5379610 v. 2)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 10199 River Drive

INTENT OF PERMIT:

1. Permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

Development Permit Panel

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Applicant's Comments

Wayne Fougere, Fougere Architecture, Inc., provided background information on the proposed development and noted the following:

- the project is Phase 2 of the multi-phase overall Parc Riviera development;
- the original scheme for the subject phase was similar to Phase 1; however, due to marketing considerations, the proposal was changed from apartments on top of a parking structure to traditional ground-oriented townhouses;
- inner residential townhouse units are contemporary in character and have characteristics similar to buildings in Phase 1;
- the three-storey townhouses facing River Drive have a more traditional form and character and were designed to appear like they have two and a half storey height in order to provide a transition between the proposed development and the single-family character on the south side of River Drive;
- six colour/material schemes with beige as a base colour are proposed for the townhouse units;
- two publicly accessible pedestrian view and access corridors from River Drive to the dike are proposed;
- majority of townhouse units are three-storeys;
- two four-storey townhouse buildings provide transition between the adjacent six-storey apartment building in Phase 1 and three-storey townhouses in the subject site; and
- the three-storey buildings fronting the dike and the park appear like two-storey building height as seen from the dike and the park walkway due to the raised grade interface with the park and the dike.

In response to a query from the Panel, Mr. Fougere noted that 16 townhouse units are provided with a rooftop deck.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project and highlighted the following:

- the original plan for pedestrian accesses from River Drive to the edge of the dike in the western and eastern edges of the site as well as in the middle of the site have been retained;
- all units facing the pedestrian walkways will have a semi-private outdoor amenity space for each unit for family gatherings and to encourage social interaction among residents; and
- an outdoor amenity area with play components and seating areas is proposed adjacent to the central pedestrian mews and dike edge.

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Panel Discussion

In response to queries from the Panel, Ms. Chan Yip and Mr. Fougere acknowledged that (i) the Phase 1 shared internal street at the western edge of the subject site was designed to be shared by motorists and pedestrians, (ii) the plaza feel of the shared internal street and tree planting along the street will enhance the pedestrian experience, (iii) the shared internal street is generously open and accessible to the public, (iv) the wide pedestrian mews in the middle of the site is accessible to the public and not gated, (v) grade transitions help define the semi-private and public spaces along the public central pedestrian mews, (vi) the central pedestrian mews will be connected to a pedestrian crossing across River Drive, and (vii) the paved walkway in the eastern portion of the site is not intended as a public walkway but can be accessed from River Drive.

In response to a further query from the Panel, Ms. Chan Yip confirmed that (i) the native species planting is proposed in the Environmentally Sensitive Area (ESA) as well as beyond the ESA defined line further into the subject site, and (ii) the proposed ESA landscaping treatment will be extended to the public park and future development phases to the east of the subject site.

In response to a further query from the Panel, Mr. Fougere confirmed that ten visitor parking spaces are proposed on the east side including an accessible visitor parking space and seven on the west side.

In response to a further query from the Panel, Nelson Chung, Dava Developments, acknowledged that the proposed development will be built in two phases and the outdoor amenity area, central pedestrian mews and frontage improvements will be constructed as part of the first phase.

In response to a query from the Panel, Mr. Fougere confirmed that the proposed four-storey townhouse units will have parking on the ground floor, living room, dining and kitchen on the main floor, and bedrooms on the two upper levels. In addition, Mr. Fougere acknowledged that two three-storey convertible units are proposed.

Staff Comments

Wayne Craig, Director, Development, noted that the proposed setback variance associated to the project reducing the setback to the public park to the east is supported by staff as it provides passive surveillance opportunities into the park and in recognition of the significant public central pedestrian mews connection from River Drive to the dike.

Mr. Craig further noted that (i) the buildings were designed to meet aircraft noise acoustical standards, and (ii) the project will be connected to an existing private District Energy Utility (DEU) system.

In addition, Mr. Craig clarified that the construction of the public park is tied to the future development on the east side of the park and not to the subject site.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed two three-storey buildings adjacent to the park appear to have a lower two-storey building height as seen from the park due to grade transitions.

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Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the required East Side Yard from 6.0 m to 4.5 m.*

CARRIED

2. Date of Next Meeting: June 14, 2017

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:51 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, May 24, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 10, 2017

From: Wayne Craig
Director, Development

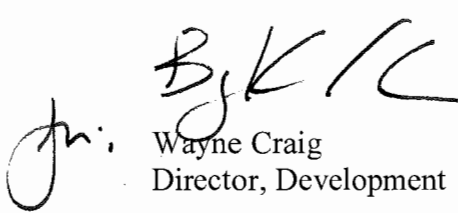
File: DP 15-700007

Re: **Application by LANDA Elmbridge Holdings Ltd for a Development Permit at
7100 Elmbridge Way**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a (15) storey, 26,128 m² (281,241 ft²), mixed commercial and residential use tower and podium building at 7100 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the parking rate from the standard City-wide parking rate to the City Centre Zone 2 parking rate; and
 - b) allow the unenclosed balconies on building levels 3-16 to project into the required front yard by up to 3.0 m.


Wayne Craig
Director, Development

JD:blg
Att. 6

Staff Report

Origin

LANDA Elmbridge Holdings Ltd has applied to the City of Richmond for a Development Permit in order to construct a 15-storey, 26,128 m² (281,241 ft²), mixed commercial and residential use podium and tower building at 7100 Elmbridge Way. The site is zoned "Downtown Commercial (CDT1)". There is no rezoning associated with this proposal.

Key components of the proposed development include:

- Floor area comprised of:
 - 1,197 m² (12,884 ft²) of retail space on the ground level.
 - 24,295 m² (261,512 ft²) of multi-family residential space above ground level.
- A height of 46.9 m geodetic.
- 257 market dwelling units and 14 affordable housing units.
- 636 m² (6,845 ft²) of indoor and 2,351 m² (25,305 ft²) of outdoor common amenity space.
- 377 parking spaces and three loading spaces.

Significant agreements associated with this proposal include a Servicing Agreement, a District Energy Utility Agreement and a Housing Agreement. The Servicing Agreement works include storm and sanitary upgrades, road and lane widenings with associated boulevard improvements, undergrounding of hydro lines along the lane and payment of a latecomer charge of \$57,108.52 (plus interest) prior to Building Permit issuance. Detailed DP Considerations are attached (Attachment 1).

Background

Site

The subject site is located in the City Centre's Lansdowne Village on the southeast corner of Elmbridge Way and Gilbert Road (Attachment 2). It currently contains a vacant one-storey building and mature trees.

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Across Elmbridge Way, a one storey retail building with surface parking on a site zoned "Industrial Retail (IR1)".
- To the East: Abutting the subject site, a one storey government facility (ICBC) with surface parking on a site zoned "Downtown Commercial (CDT1)".
- To the South: Across the City lane, a three storey medical services building with surface parking on a site under Land Use Contract (LUC 051).
- To the West: Across Gilbert Road, a seven storey government facility (WorkSafeBC) with surface parking zoned "Downtown Commercial (CDT1)".

The surrounding sites have future development potential and may be rezoned consistent with the CCAP in order to develop commercial, residential or mixed-use podium and tower buildings with Floor Area Ratios (FARs) of 2.0 - 3.0 and heights of 35 m - 45 m. Please refer to the

Lansdowne Village and Oval Village Specific Land Use Maps for more detailed context information (Attachment 3).

Public Consultation

Notification Sign: A Development Permit notification sign was installed on the subject property. To date, staff have received no enquiries or comments in response to the sign.

Neighbours – ICBC: The Insurance Corporation of BC has provided a letter acknowledging that it has reviewed the proposed tree removal and the widening of Elmbridge Way and finds the proposed changes acceptable.

Staff Comments

The proposed development has satisfactorily addressed the provisions of the applicable Development Permit Guidelines (Official Community Plan General, Multi-family and Highrise Guidelines and the City Centre Area Plan General and Sub-area Guidelines). In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Downtown Commercial (CDT1)” zone except for the proposed zoning variances noted below.

Zoning Compliance

Please refer to the attached Development Application Data Sheet (Attachment 4) for a comparison of the proposed development with the relevant bylaw requirements.

Zoning Variances

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

- a) reduce the parking rate from the standard City-wide parking rate to the City Centre Zone 2 parking rate; and

(Staff support the proposed variance which is consistent with Council policy adopted in June, 2008. The policy provides for the use of City Centre parking rates in lieu of the standard CDT1 parking rates where developments provide affordable housing units in accordance with the CDT1 density bonus provisions.)

- b) allow the unenclosed balconies on building levels 3-16 to project into the required front yard by up to 3.0 m.

(Staff support the proposed variance which will accommodate projection of a small area of the continuous balcony banding (averaging 2.41 m²) into the required yard on Elmbridge Way starting at the first residential floor (L3) and ending at the roof level deck (L16). The projections range from 1.5 m to 3.0 m, exceeding the 1.0 m permitted by the zoning bylaw. The added balcony projection does not impact the use of the ground level, is offset by recession of the balcony banding on the remainder of the building facade and creates a clearer and more dramatic expression of the building mass when viewed from key vantage points on Elmbridge Way.)

Affordable Housing Density Bonusing

The proposed development complies with the affordable housing density bonusing provisions of the CDT1 zone. Five percent of the residential floor area, or approximately 1,215 m² (13,076 ft²), will be secured as low end market rental dwelling units meeting the basic requirements of Table 1. The proposed units are identified on the Development Permit plans. A Housing Agreement and a Housing Covenant, notated and registered on title respectively, are required prior to final approval of the Development Permit.

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less	36%	5
2- Bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	28%	4
3-Bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	36%	5
TOTAL		N/A	N/A	100%	14

(1) May be adjusted periodically, as provided for under adopted City policy.

(2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. Members appreciated the reinterpretation of the typical tower and podium form and the different and innovative style of architecture. A copy of the relevant excerpt from the Panel Minutes, taken March 9, 2016, is attached for reference (Attachment 5). The design response from the applicant has been included in the minutes, identified in '*bold italics*' immediately following each comment.

Analysis

Conditions of Adjacency

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

- To the North, South and West: The subject site is separated from surrounding sites on three sides by City roadways - Elmbridge Way, Gilbert Road and the existing lane at the south. This supports adequate tower separation for future developments and limits negative impacts on sun access, outlook and privacy.
- To the East: The massing strategy for the proposed development, which utilizes two boomerang-shaped, terraced towers rather than three square towers, is intended to provide increased opportunities for western outlook and sun access for both the subject site and the site to its east. As the site to the east is relatively large and fronts a City park to its east, there is adequate massing and tower placement flexibility for future development.
- Private Property Interfaces: Because the design of the proposed development anticipates a similar podium and tower style development to its east, there is a long parkade wall proposed on the shared property line. The applicant proposes to embellish the wall with a diagonal grid of concrete reveals to provide it with interim visual interest.

Urban Design

The proposed development is designed to enhance City infrastructure and the public realm with a combination of frontage improvements, landscaped ground level open spaces, on-site Public Art and a dynamic building form and character.

- Off-site Public Realm: Various improvements to existing utilities and roads are required to support redevelopment of the site with higher density mixed uses.
 - City Utilities – Upgrading of fronting utilities will be required along with payment of a latecomer charge before Building permit issuance (\$57,108.52 plus interest).
 - Private Utilities – Undergrounding of the overhead wires along the lane is required. All other private utilities must be located on site.
 - Roads – Elmbridge Way will be widened to add an additional travel lane and a boulevard (approx. 3.65 m). Gilbert Road will be widened to add a bike lane and a boulevard (approx. 2.45 m). The City lane will be widened to provide additional travel width (approx. 1.5 m). The proposed road adjustments have been supported with a Traffic Impact Analysis submitted by a registered professional and will be secured as dedications.
 - Boulevards – The Elmbridge Way and Gilbert Road street cross-sections include standard provisions for a 1.5 m wide grass boulevard with a single row of trees and a 2.0 m wide concrete City sidewalk. Lane frontage improvements include resurfacing of the vehicle travel lanes with asphalt.
- On-site Public Realm: Meandering landscaped plazas along Elmbridge Way and Gilbert Road and a tree-lined boulevard and sidewalk parallel to the lane are proposed to supplement the off-site public realm areas.
 - Design qualities of the on-site landscaped areas include:
 - Managed and graduated transitions between the finished elevations of the street, the plaza and the building's ground floor using a variety of steps, accessible ramps and terraced planters.
 - A range of outdoor plaza spaces along the street frontages that mimic alluvial patterns, support desire lines for those rounding the Elmbridge Way/Gilbert Road corner and establish varied outdoor seating areas related to the commercial frontages.
 - Diagonal striped paving patterns with feature paving at key pedestrian and vehicular entries.
 - Soft landscape set in terraced planters that combines trees, shrubs and perennials and is used to provide visual interest and buffer outdoor seating areas.
 - On-site site furnishings that include built-in planter benches and bike racks.
 - Design qualities of the building that enrich the quality of the publically accessible open space include:
 - Commercial uses with extensive glass storefronts opening directly onto both the plazas and the lane.
 - Minimum 70% vision glass on the ground level facing publically accessible areas.
 - An active building amenity space with large windows facing the lane.
 - Residential lobby entrances on Gilbert Road that are highlighted with sculptural concrete porticos.
 - Continuous weather protection provided along the ground level commercial facades.

- Integrated commercial signage using discreet horizontal sign bands over the storefronts.
- **Public Art:** Site-specific Public Art is proposed to be located within the site at the corner of Elmbridge Way and Gilbert Road. A Public Art Plan has been submitted and endorsed by the Richmond Public Art Committee. Implementation of the Plan will be secured with a combination of cash deposit and Letter of Credit and managed through the Public Art process totalling \$211,859.69 (calculated as \$0.83 per residential buildable square foot, excluding affordable housing, and \$0.44 per commercial buildable square foot).

City Centre DP Guidelines

The proposed form of development is supported with extensive contextual and massing analysis. On this basis, the architect has proposed some alternatives to the more technical DP guidelines. A comparison of the proposed development with the relevant guidelines is provided (Attachment 7). The proposed alternatives are evaluated below.

- **City Block Size** – The subject site is approximately 55 m wide and 145 m deep (average) and does not warrant adding a mid-block pedestrian mews in either direction. However, to support good east-west connectivity for the longer frontage (Gilbert Road), the applicant proposes an enhanced pedestrian environment along the east-west City lane. The building setback from the lane is a total of 5.0 m and integrates a continuous weather protected sidewalk along the building face with a vehicle layby combined with treed boulevard areas adjacent to the lane.
- **Setback/Build-to** – The setback from street frontages ranges from 3.0 m to approximately 11.0 m. The varied setback/build-to is used to create ground level open spaces, reveal views for pedestrians and motorists rounding the corner and provide for more spatially-interesting street cross-sections. These areas are bordered with a continuous three-storey podium streetwall topped by the terraced tower portions of the development.
- **Step Backs** - The guidelines suggest that higher building masses set close to the street be stepped back above the third and fifth levels to enhance the street level pedestrian environment. Because much of the proposed development's building mass is set well back from the street face, the step backs are unnecessary.
- **Tower Floorplate Size** – While the proposed tower floorplate sizes are larger than the CCAP's recommended size, the applicant has done extensive studies of massing options to demonstrate that the proposed two-tower option, with its slightly larger floorplates and wider on-site tower spacing, is superior to a three-tower option, with the CCAP recommended smaller floorplates and narrower on-site tower spacing.

Site and Functional Planning

The proposed development has been reviewed against site planning and functionality objectives as follows.

- **Flood Protection:** The development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood covenant is required prior to approval of the application.
- **Pedestrians:** Pedestrian access is provided from both streets and the lane to ground level commercial units and from Gilbert Road to the two residential lobbies. Access is also provided to the ground level commercial/visitor parking from Gilbert Road.

- Cyclists: Bicycle storage is located in secure rooms on the ground level that are accessible from the street and the interior of the parkade. Public bike racks are provided on the ground level at the corner of Elmbridge Way and Gilbert Road.
- Vehicle Access: Vehicle access to parking is provided from both Elmbridge Way and the lane. Registration of a legal agreement on title restricting access to these locations is required as well as registration of a legal agreement on title restricting the Elmbridge Way access to right in/right out vehicular movement, generally as shown in the preliminary road functional drawings (Attachment 6).
- Parking: The parking is located in a four-storey podium ringed with non-parking uses on the road and lane frontages. Legal agreements required to be registered on title for shared commercial and visitor parking and electric vehicle provisions.
- Loading: Most of the truck loading is expected to occur in the proposed layby along the City lane. An additional truck loading space is located within the building at the north end of the site and will be provided with right-in/right access from Elmbridge Way. Loading manoeuvring diagrams have been accepted by Transportation staff. A legal agreement is required to be registered on title for shared commercial and residential loading spaces.
- Waste Management: The waste and recycling storage areas located within the building at the north and south ends of the development. The bins will be moved to a temporary outdoor pick up area adjacent to the lane. A waste management plan has been provided to the satisfaction of Engineering staff.
- On-site Utilities – Hydro and Street Lighting Kiosk: A BC Hydro Vista chamber, LPT and control kiosk are located on-site and adjacent to the street approximately midway along the Gilbert frontage. BC Hydro has declined to support relocation to a more discreet location. As well, the City street lighting control box is proposed to be located in this area. To reduce the visual impact, the equipment is set at sidewalk level and screened with soft landscaping.
- On-site Utilities – DEU: A mechanical room for future Oval Village District Energy Utility connection equipment has been provided.
- Rooftop Mechanical: Rooftop mechanical equipment is located on Levels 4 and 6. The locations are setback from the building edges and equipment will be screened. The elevator overruns do not project significantly from the tower roofs.

Architectural Form and Character

The form and character of the proposed development fully explores the DP guideline themes of strong horizontal, west coast lifestyle, garden city and green building expression as follows.

- Massing: The proposed massing includes two, horizontally-expressed, terraced tower forms that rise from a horizontally-expressed podium base. This massing approach, along with the use of curvilinear forms, is intended to reference the flow and sedimentation of Richmond's delta geography. It is also intended to provide a dynamic alternative to the typical perpendicular podium and tower forms of development in the surrounding areas.
- Façade Expression: The main building façades are composed of bands of glass window wall and bands of concrete balcony. The windows walls combine vision and multi-coloured spandrel glass in a range of clear and grey shades. The balconies include varied height white and dark grey concrete upstands interspersed with clear and yellow glass guards. The grey and yellow areas are designed to add verticality and dynamism to the façades.
- Ground Level: The ground level includes slanted concrete projecting frames that delineate the different retail areas and the residential lobbies. The white window spandrels add visual

interest to the long façade and echo the overall façade pattern and imagery of water and sedimentation. To preserve the façade character and ensure streetscape animation, a minimum of 70% vision glass is provided.

- Terracing: The extensive deck, terrace and balcony areas all contribute to expression of a “sophisticated urban outdoor lifestyle” as referenced in the design guidelines.
- Skyline/Roofscape: Like the balconies, the proposed parapets at the top of the terraced towers combine varied height and coloured concrete upstands with clear and yellow glass guards. The height and shape variations (some are angled), patterning of solids and voids and patterning of colours add visual interest to the skyline consistent with the objectives of the design guidelines.

Landscape Form and Character

- Ground Level: The ground level landscape design embraces the alluvial water and sedimentation theme of the overall project: organically-shaped plazas, planters and built-in seating ledges create fluid pedestrian routes between the streets, the lane and the frontage entries and contrasting linear paving patterns suggest sedimentation patterns and lead to the building entries. A significant amount of tree planting is provided at the ground level, including a proposed specimen elm tree at the corner of Elmbridge Way and Gilbert Road (referencing an existing elm tree to be removed for road widening). Public Art will also be incorporated at this location and will be designed to integrate with the planters and elm tree. The ground level plazas include adequate space for west-facing outdoor café seating along the Gilbert Road frontage.
- Podium Roofs: The main parking podium roof is fully landscaped with a range of common outdoor spaces for the use of the residents, as described in the Livability - Amenities section. The podium landscaping uses dry riverbeds to provide physical separation between common areas and private patios. A variety of soft landscape mounds planted with trees line the eastern podium edge to add visual interest and screen the project from future development. An additional mounded area, planted with bamboo, is provided in the south courtyard to provide for privacy between units. Two common outdoor areas are provided on the next roof level. These have good western sun access and include walkways, grass and treed areas and seating areas. The podium levels include a variety of outdoor programming as discussed in the Livability - Amenities section of this report.

Tree Protection and Replacement

Based on the recommendations of the arborist and staff, the following tree measures will be undertaken.

- Removal – All on-site trees will be removed. An additional tree that straddles the east property line will be removed with the agreement of ICBC (written approval provided). An existing street tree on the Elmbridge Way boulevard will be removed to accommodate street widening.
- Protection – Tree protection is required for trees located on the adjacent site to the east. Please refer to the Tree Management Plan.
- Replacement – On-site tree replacement requirements associated with development approval include incorporation of 22 new trees of bylaw size (refer to Landscape Plans) on the ground and podium levels. Off-site tree replacement will require a contribution of \$1,300 to the Tree Compensation Fund.

Livability

The DP Guidelines include a variety of livability design parameters and the proposed development has addressed them as follows.

- Amenities: The areas of the proposed indoor, outdoor and private amenity spaces are generally consistent with guideline expectations. Please refer to the CCAP Development Permit Guidelines Summary. A legal agreement is required to be registered on title requiring unlimited access to and use of common indoor and outdoor amenities for all residents of the building.
 - Common Indoor Amenity Space – Three common indoor amenity spaces are provided. A large gym with change rooms is located on the ground level. A lounge is provided on the third level. A larger amenity space, which will be programmed with a combination of entertainment and media rooms, is located on the fourth level and has access to the podium level outdoor amenity space.
 - Common Outdoor Amenity Space – A large, multi-purpose common outdoor amenity space is provided on top of the parking podium. Additional south and west facing common outdoor amenity spaces are located on the roof, one level above. Combined, they provide for a good range of activity, sun access and outlook opportunities. Programming for the combined levels includes hot tubs, landscaped hills, a community fire pit, a badminton lawn, strolling paths and outdoor adventure play. All common outdoor areas are provided with automatic irrigation and gas hookups, as needed.
 - CCAP Supplementary Common Outdoor Space – An additional area of common outdoor open space is required in the City Centre (10% of net development site area). In the case of this development, the additional area is provided through the ground level plaza spaces, which are discussed in detail in the urban design section in this report.
 - Private Outdoor Amenity Space – All units are provided with attached private open space in the form of small or large balconies or small or large roof patios. The highest units are also provided with rooftop decks accessed by stair hatch.
- Accessibility: An Accessibility Measures Checklist for the overall development has been provided. General features are also noted in the DP drawings. Further, accessible dwelling units are proposed to be provided as follows.
 - Aging in Place – The proposed development will provide aging in place features to accommodate mobility constraints associated with aging in 100% of the units. All of the proposed units incorporate aging in place features. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
 - Basic Universal Housing – The proposed development includes basic universal housing features in 10% of the market housing units and 100% of the affordable housing units. Basic universal housing units 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.

- Barrier Free Housing – The proposed development includes one barrier-free unit that is also an Affordable Housing unit. A barrier-free unit is primarily designed for use by a person using a wheelchair but also has accessibility features of value to people with other disabilities.
- Safety (CPTED): The proposed development will include a variety of safety features consistent with the principles of Crime Prevention through Environmental Design as described in the Safety (CPTED) Measures Checklist provided by the applicant. Critical features include:
 - Separation of the residential and more public uses, both in the building and in the parkade.
 - Commercial and residential pedestrian entry and parkade access directly from the street.
 - Natural surveillance of the streets, lane and podium spaces from commercial and residential spaces.
 - Open parkade ramping for visibility.
 - Good lighting and bright finishing of interior and exterior spaces.
- Noise Management: The proposed development must address the impacts of noise on residential uses as follows:
 - Aircraft Noise Sensitive Development Policy – The proposed development is located in Area 3 on the Aircraft Noise Sensitive Development Map. A consultant report regarding sound attenuation measures to be incorporated into the development has been provided. Registration of an aircraft noise covenant is required prior to approval of the application.
 - Mixed Use Noise and Ambient Noise – The proposed development must address additional OCP Noise Management Policies, specifically Mixed Use Noise and Ambient Noise, and registration of associated noise covenants is required prior to approval of the application. A consultant report regarding sound attenuation measures to be incorporated into the development has been provided.
 - Non-Residential Noise – Non-residential uses in this development must meet the requirements of the Noise Regulation Bylaw in order to limit the impacts on nearby residential uses.

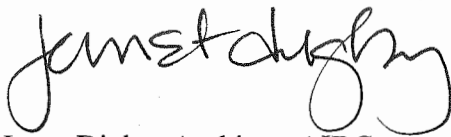
Sustainability

The proposed development addresses sustainability objectives as follows.

- District Energy Utility: The proposed development will be designed to utilize energy from the Oval Village District Energy Utility when it is implemented. Connection to the future DEU system has already been secured with a legal agreement registered on Title. Currently, the proposed development has not requested the improved energy efficient equipment floor area exclusion.
- Sustainable Design: The proposed development will be designed and constructed to achieve LEED SILVER equivalency. A LEED Silver Equivalency Checklist has been provided by the applicant. In addition, the applicant has provided a Sustainability Measures Checklist that reflects the OCP DP Guidelines expectations.
- GHG Reduction: In addition to integration with the District Energy system, the proposal contributes to GHG reduction by providing extensively landscaped ground level and podium level outdoor areas.

Conclusions

Staff recommend endorsement of the attached development application proposal. It generally conforms to the provisions of the CDT1 zoning and addresses relevant OCP and CCAP DP Guidelines. The proposed relaxation of the parking rates is consistent with City policy intended to support the development of affordable housing. A variety of off-site improvements will enhance the City's transportation and utility infrastructure. The proposed design of the public realm, architecture and landscape architecture is attractive, functional and liveable. The well-developed alluvial theme, applied to both the building and the landscape, provides for an exciting addition to the City Centre's evolving palette of development styles.



Janet Digby, Architect AIBC
Planner 3
(604-247-4620)

JD:blg

Attachment	1	Development Permit Considerations
Attachment	2	Aerial
Attachment	3	Specific Land Use Maps
Attachment	4	Development Application Data
Attachment	5	Advisory Design Panel Minutes
Attachment	6	Preliminary Road Functional Drawings



City of Richmond

Development Permit Considerations

Property Address: 7100 Elmbridge Way

No. DP 15-700007

Prior to forwarding this application to Council for approval, the developer is required to complete the following:

(Subdivision, Dedications and Statutory-Rights-of-Way)

With reference to interim and ultimate road and utility functional drawings as determined through the Servicing Agreement process:

1. Discharge or revision, as applicable, of the following Statutory Right of Way, to the satisfaction of the Director of Engineering:
 - a) Statutory-Right-of-Way – Township of Richmond – G113392.

Note: Discharges or revisions of private utility Statutory Rights of Way are the responsibility of the owner.
2. Registration of a subdivision plan on title generally as shown in the Preliminary Survey Plan(s) (Schedule 1), prior to which the following conditions shall be satisfied:
 - a) dedication of:
 - i. approximately 2.45 m along the Gilbert Road frontage for street widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation;
 - ii. approximately 3.65 m along the Elmbridge Way frontage for street widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation;
 - iii. approximately 1.50 along the lane, for lane widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
 - iv. a 4.0 m x 4.0 m corner cut at the intersection of Elmbridge Way and Gilbert Road,
3. Granting of a statutory right of way in favour of the City for street lighting controls, the details of which are to be managed through the Servicing Agreement process.

Note: Additional statutory rights of way may be required in conjunction with Servicing Agreement approval.

Note: Refer also to the District Energy Utility conditions regarding statutory rights of way related to district energy facilities.

Note: Refer also to Servicing Agreement conditions regarding statutory rights of way related to private utility connections.

(General Covenants and Agreements)

4. ***(Flood Construction Level)*** Registration of a flood covenant on title, to the satisfaction of the City, identifying the basic minimum flood construction level of 2.9 m GSC for Area A.

5. **(Aircraft Noise)** Registration of an aircraft noise covenant on title, to the satisfaction of the City, suitable for residential uses and a Statutory-Right-of-Way in favour of the Airport Authority.
6. **(Mixed-use Noise)** Registration of a mixed-use noise covenant on title, to the satisfaction of the City that identifies the development as being of mixed-use (residential and commercial).
7. **(Ambient Noise – Development Impacts)** Registration of an ambient noise and development impacts covenant, to the satisfaction of the City, noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
8. **(Commercial Noise)** Registration of a commercial noise covenant on title, to the satisfaction of the City, indicating that commercial uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
9. **(Affordable Housing)** Notation of a Housing Agreement and registration of a Housing Covenant on title to secure 14 affordable housing units, the combined habitable floor area of which shall comprise at least 5% of the subject development's total residential building area. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less	36%	5
2- Bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	28%	4
3-Bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	36%	5
TOTAL		N/A	N/A	100%	14

(1) May be adjusted periodically, as provided for under adopted City policy.

(2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

- a) private outdoor amenity area for each unit consistent with the minimum requirements of the CCAP and OCP Development Permit Guidelines;
- b) full and unlimited access to, and use of, all on-site indoor and outdoor amenity spaces, at no additional charge;
- c) thirteen (13) parking stalls for exclusive use of the occupiers of the Affordable Housing Units at no cost in perpetuity;
- d) full and unlimited access to, and use of, other building facilities including, but not limited to, casual, shared or assigned bicycle storage, visitor parking and related facilities, at no additional charge;

- e) all affordable housing units and related uses (e.g. parking) and amenities (e.g. common outdoor amenity space) to be completed to a turnkey level of finish at the sole cost of the developer and to the satisfaction of Director of Development and Manager, Community Services;
 - f) incorporation and identification of the affordable housing dwelling units and associated facilities in the Development Permit plans, subject to the advice (e.g. changes to unit circumstances and/or confirmation of unit locations) of the Housing Co-ordinator; and
 - g) incorporation and identification of the affordable housing dwelling units and associated facilities in the Building Permit plans, subject to the advice (e.g. changes to unit circumstances and/or confirmation of unit locations) of the Housing Co-ordinator.
10. **(Commercial Indoor Recreation Facilities)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, that prohibits the operation of any “indoor recreation” uses requiring a business license, notwithstanding provisions in the Zoning Bylaw.
 11. **(Site Access)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, ensuring that the only means of car and truck access are via the lane and the Elmbridge Way entry and that there is no access to the site via Gilbert Road.
 12. **(Elmbridge Access)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, ensuring that the Elmbridge vehicular entry is used as a right-in access and right-out egress only.
 13. **(Shared Commercial and Residential Visitor Parking)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's commitment to:
 - a) provide a pool of fifty-five (55) shared commercial/residential visitor parking stalls;
 - b) locate the shared stalls on the ground level of the parkade;
 - c) ensure the shared stalls will remain unassigned;
 - d) ensure the shared stalls will be fully accessible (e.g. entry gate open) during standard business operating hours;
 - e) ensure the visitor use of the shared stalls will be accessible (e.g. buzz entry) during non-standard business hours;
 - f) identify the shared commercial/visitor parking stalls in the Development Permit plans;
 - g) identify the shared commercial/visitor parking stalls in the Building Permit plans; and
 - h) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the shared commercial/residential visitor stalls, to the satisfaction of the Director of Transportation.
 14. **(Shared Commercial and Residential Truck Loading)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's commitment to:
 - a) provide a pool of three (3) shared commercial/residential medium size truck loading spaces;
 - b) ensure the shared spaces will remain unassigned;
 - c) identify the shared commercial/visitor medium size truck loading spaces in the Development Permit plans;
 - d) identify the shared commercial/visitor medium size truck loading spaces in the Building Permit plans; and
 - e) prior to Building Permit issuance granting occupancy, provide wayfinding and space identification signage for the shared commercial/residential large size truck loading space, to the satisfaction of the Director of Transportation.

Note: Two adjoining medium size truck spaces adjacent to the lane are also intended to be used for provision of large size truck loading.

15. **(Electric Vehicle Provisions)** Registration of a covenant or alternative legal agreement on title, to the satisfaction of the City, securing the owner's commitment to:
 - a) provide a minimum of 20% of residential parking stalls with a 120 volt receptacle to accommodate electric vehicle charging equipment;
 - b) provide a n additional minimum of 25% of residential parking stalls with pre-ducting to support future installation of electric vehicle charging equipment;
 - c) provide a minimum of one 120 volt receptacle is provided to accommodate electric charging equipment for every 10 Class 1 bike parking stalls;
 - d) identify the electric vehicle stalls in the Development Permit plans;
 - e) identify the electric vehicle stalls in the Building Permit plans; and
 - f) prior to Building Permit issuance granting occupancy, provide wayfinding and stall identification signage for the electric vehicle stalls, to the satisfaction of the Director of Transportation.
16. **(District Energy Utility)** Registration of a covenant or alternative legal agreement, to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU).

Note: A District Energy Utility covenant has been registered on title (CA5708868 / CA5708869).

(Submissions)

17. **(LEED Checklist)** Submission of a LEED Checklist demonstrating potential to achieve LEED Silver.

Note: Submitted – from E3 Eco Group dated 27 Sep, 2016.

18. **(Acoustic Report)** Submission of an acoustic and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements regarding aircraft, land use and ambient urban noise. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Note: Submitted – from Brown Strachan dated Dec 12, 2016.

19. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Note: Submitted – Arbortech Consulting – May 16, 2017.

20. **(Public Art)** Submission of a Public Art Plan prepared by an appropriate professional and based on the Richmond Public Art Program, City Centre Public Art Plan, and any relevant supplementary City policies, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services (including review(s) by the Public Art Advisory Committee).

Note: Submitted – from Cole Projects dated July 19, 2016.

(Contributions/Payments/ Letters of Credit)

21. **(Trees – City Property)** City acceptance of an offer to voluntarily contribute \$1300 (calculated as \$1300 per tree) to the City's Tree Compensation Fund (Account # 2336-10-000-00000-0000) for the planting of replacement trees within the City.
22. **(Public Art)** City acceptance of the developer's offer to voluntarily contribute towards Public Art, the terms of which contribution shall include:
- a) a contribution of at least \$211,859.69 (\$0.83 per residential buildable square foot, excluding affordable housing, and \$0.44 per commercial buildable square foot) towards public art, of which 5% shall be paid by cheque to the City Public Art Provision Fund (Account # 7500-10-000-90337-0000) for public art administration and 95% by cheque (Account # 7600-80-000-90173-0000) or letter of credit as security for implementation of the Public Art Plan [$\$0.83 \times 248,407.01 \text{ sq.ft. plus } \$0.44 \times 12,913.33 \text{ sq.ft.}$].
23. **(LOC – Trees, Ecological Network and Landscape)** Submission of a letter of credit for landscaping, including replacement trees, based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

Note: Based on estimate of \$1,208,340 from HAPA dated May 2, 2017.

Note: To be submitted prior to Council approval.

(Miscellaneous)

24. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained (on neighbouring property) as part of the development prior to any construction activities, including building demolition, occurring on-site.

(Servicing Agreement)

25. **(Servicing Agreement)** Submission and processing of a Servicing Agreement* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:

(Water Works – Engineering)

- a) Using the OCP Model with the proposed upgrades, there is 707 L/s of water available at a 20 psi residual at the Elmbridge Way frontage and 666 L/s of water available at 20 psi residual at the Gilbert road frontage. Based on your proposed Development your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

- ii. Subject to building entrance location and fire department requirements, a new water main and hydrant may be required along the Gilbert Rd frontage. Should a water main be required, it shall run from Elmbridge Way to Westminster Hwy. Subject to funding approval, the City will pay for works beyond the applicant's frontage.
- c) At Developers cost, the City is to:
 - i. Cut and cap the existing 50mm water service connection at the water main located at the northeast corner of the development site.
 - ii. Install a new water service connection complete with meter which will be part of the onsite mechanical design
 - iii. Relocate the existing hydrant on Elmbridge Way to the ultimate location.

(Storm Sewer Works – Engineering)

- d) The Developer is required to:
 - i. Install approximately 75m of 200mm Lane drainage sewer within the proposed Lane (south frontage) complete with manholes and catch basins as required from the Development sites east property line to Gilbert Road.
 - ii. Cut cap and remove approximately 162 meters of existing 200 mm AC storm sewer and 375mm concrete storm sewer on gilbert Rd from STMH3390 to STMH3350.
 - iii. Install approximately 162 meters of new 600mm storm main along Gilbert Rd within roadway from STMH 3390 to STMH 3350 and reconnect existing connections with required manhole(s) as per City specifications.
 - iv. Discharge existing Statutory-Right-of-Way along the proposed sewer at Gilbert Road after the frontage is constructed and operational.
- e) At Developers cost, the City is to:
 - i. Tie-in the new 200mm Lane drainage sewer to the existing storm system on Gilbert Rd complete with manhole as required. (Details of this works shall be determined during the SA process).
 - ii. Install a new storm service connection complete with IC along the Elmbridge Way frontage to the existing 900mm storm sewer.

(Sanitary Sewer Works – Engineering)

- f) The Developer is required to:
 - i. Upgrade the existing 150mm FRP sanitary sewer along the south lane with a 250mm sanitary sewer complete with manholes as required, from the existing manhole SMH6482 located at the southeast corner of 7200 Elmbridge Way, approximately 100m west to the existing inspection chamber SIC1503 located at the south Lane frontage of the development site.
 - ii. Replace existing sanitary inspection chamber at south property line with new manhole.
- g) At Developers cost, the City is to:
 - i. Tie-in the proposed 200mm sanitary sewer to the existing manhole SMH6482.
 - ii. Tie-in the existing sanitary services to the new 200mm sanitary sewer as required.

(Frontage Improvements – Engineering)

- h) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro lines within the south laneway from Gilbert Rd to approximately 140m east.

- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of Statutory-Rights-of-Way that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- i) Developer is required to:
 - i. Install Lane upgrades complete with drainage, curb and gutter, sidewalk and street lighting.
 - ii. Dedicate land for all boulevards, sidewalks (2.0m minimum) and lane improvements.
 - iii. Complete other frontage improvements as per Transportation's requirements

(General Items – Engineering)

- j) The Developer is required to:
 - i. Review street lighting levels along Gilbert Rd and Elmbridge Way frontage and upgrade lighting as required.
 - ii. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing/proposed utilities fronting or within the development site, and provide mitigation recommendations. Storm mains, water mains and sanitary mains that may be impacted such as the one(s) along Gilbert Rd, Elmbridge way and the laneway south of the property are identified as being potentially impacted, the developer will be required to upgrade mains at developer's cost.
 - iii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

(Frontage Improvements – Transportation)

(General Note: Servicing Agreement for design and construction to City Centre standards. All requirements subject to final functional design including, but not limited to, the items outlined in this section and any associated required technical changes.)

- k) The Developer is required to:
- i. for Elmbridge Way:
 - a. use existing centre line as reference, widen existing eastbound traffic lane to provide:
 - 7.55m driving surface (for two eastbound traffic lanes)
 - 0.15m wide curb/gutter
 - 1.5m wide treed / grassed boulevard
 - 2.0m wide concrete sidewalk
 - ii. for Gilbert Road:
 - b. use existing curb along the east side as reference, widen to provide:
 - 1.8m wide on-street bike lane
 - 0.15m wide curb/gutter
 - 1.5m wide treed / grassed boulevard
 - 2.0m wide concrete sidewalk
 - iii. for East/West Lane along the south property line:
 - c. upgrade the lane to provide:
 - a 7.5 m wide pavement & roll over curb on the north side.
 - iv. upgrade the existing traffic signal at Elmbridge Way/Gilbert Road to accommodate the road widening noted above, including but not limited to: signal poles, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), video cameras, UPS (uninterrupted power supply) and illuminated street name sign(s).

(Servicing Agreement – Letter of Credit)

- l) Provision of a Letter of Credit to secure the completion of the works in an amount determined by the Director of Development.

(Servicing Agreement – LTO Registration)

- m) Registration of the Servicing Agreement on title.

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

26. ***(DP Implementation)*** Incorporate information into the Building Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work), as well as any additional items referenced in “Schedule B: Assurance of Professional Design and Commitment for Field Review, including but not limited to:
 - i. statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions;
 - ii. flood construction level(s);
 - iii. use, density, height, siting, building form, landscaping, parking and loading and other zoning provisions;
 - iv. approved form and character (e.g. massing, building components, materials, detailing and colour);
 - v. signage size and location;
 - vi. site access and vehicular crossings;
 - vii. the required shared commercial/visitor parking stalls;
 - viii. the required EV-charging and EV-ready vehicle parking stalls;
 - ix. the required shared truck loading spaces

- x. the details of the truck manoeuvring plan including but not limited to turning templates and clear height requirements;
 - xi. the details of the waste management plan including but not limited to storage and loading facilities;
 - xii. the location of areas reserved for DEU connection facilities and notations regarding DEU pre-ducting and acceptable in-unit mechanical equipment;
 - xiii. the required affordable housing units, including their size and location;
 - xiv. the required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as the case may be, including their associated design features;
 - xv. the identified site and building accessibility measures on the plans, where relevant;
 - xvi. the identified safety measures (CPTED) checklist and identification of specific recommended measures on the plans, where relevant;
 - xvii. a LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalent including specific measures to be incorporated into the Building Permit plans;
 - xviii. measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft and mixed-use noise covenants, as recommended in acoustic and mechanical report submitted with the Development Permit application ;
 - xix. the required common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing;
 - xx. the location and specifications for landscaping including requirements for irrigation and hose bibs;
 - xxi. the location and dimensions of any tree protection fencing illustrated in the Arborist Report and/or Tree Management Plan submitted with the DP application; and
 - xxii. the location and details of required replacement trees.
27. Prior to Building Permit issuance the developer must submit a "Construction Parking and Traffic Management Plan" to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
[<http://www.richmond.ca/services/ttp/special.htm>.]
28. Prior to Building Permit issuance the developer must obtain a Building Permit for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
29. Prior to Building Permit issuance, pay a \$57,108.52 latecomer charge plus interest charges in accordance the latecomer agreement for storm works completed by SA 06-333115 Onni/Cressey Developments.

General Notes:

1. Some of the foregoing items (*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

The legal 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.

3. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
4. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Consultant.

For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.

SKETCH PLAN OF LOT 83 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 36650

R-16-17984-SKETCH

PID: 003-833-887

CIVIC ADDRESS#7100 ELMBRIDGE WAY
RICHMOND, B.C.**LEGEND**

SCALE 1:500

10 5 0 10 20

ALL DISTANCES ARE IN METRES

DIMENSIONS ARE PRELIMINARY
AND ARE SUBJECT TO
CONFIRMATION BY FIELD SURVEY.TOTAL ROAD
DEDICATION
634.4 m²
(0.06ha)

GILBERT ROAD

ELMBRIDGE WAY

PROPOSED
LOT A
PLAN EPP7,471.5 m²
(0.75ha)83
PLAN 36650SECTION 5
BK4N R6W108
PLAN 46173**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17984-002-SKETCH-D00.DWG

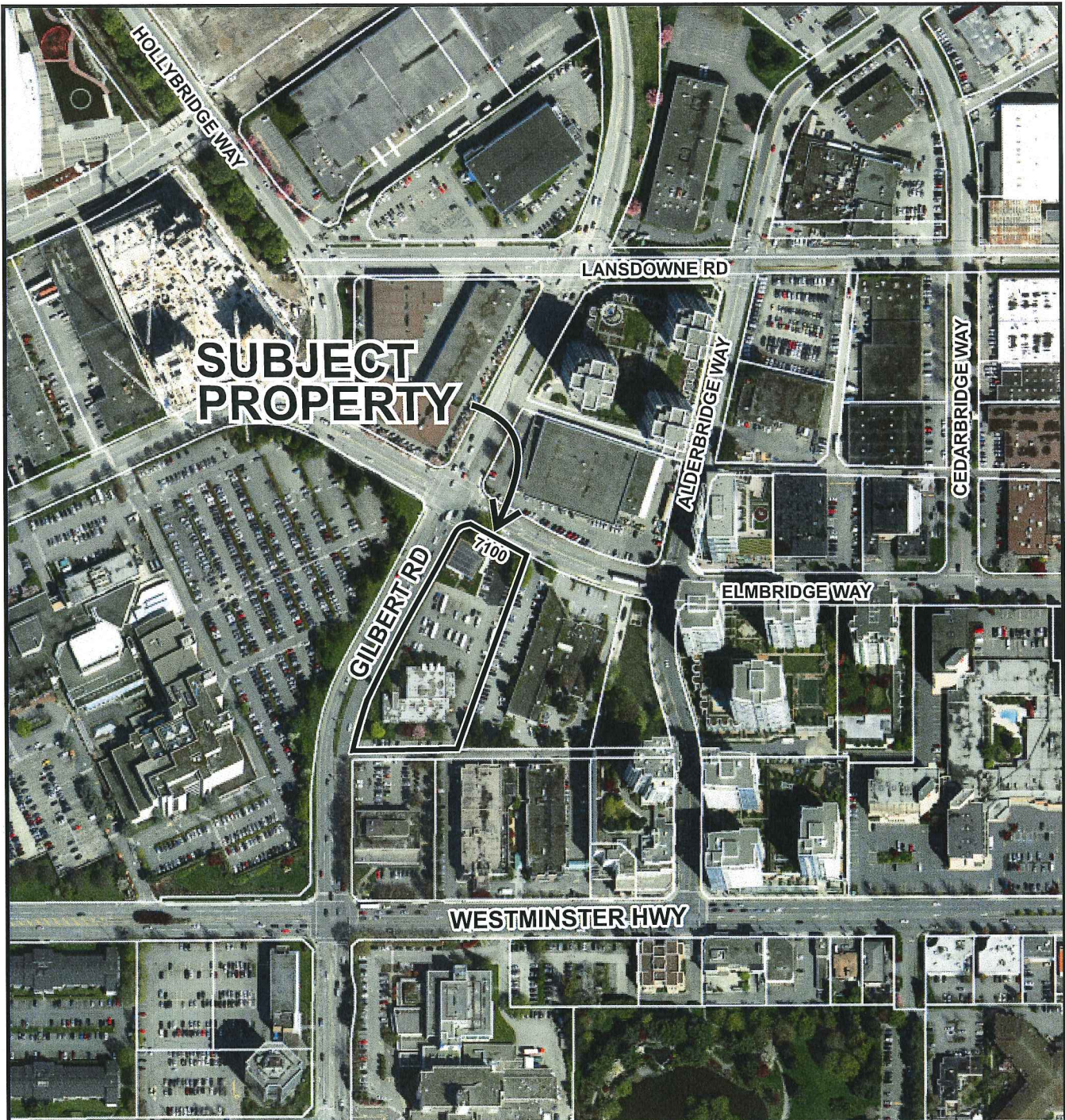
R-16-17984-SKETCH

CLIENT REF: XPEC ELMBRIDGE HOLDINGS LTD

DATE: NOVEMBER 08, 2016



City of
Richmond



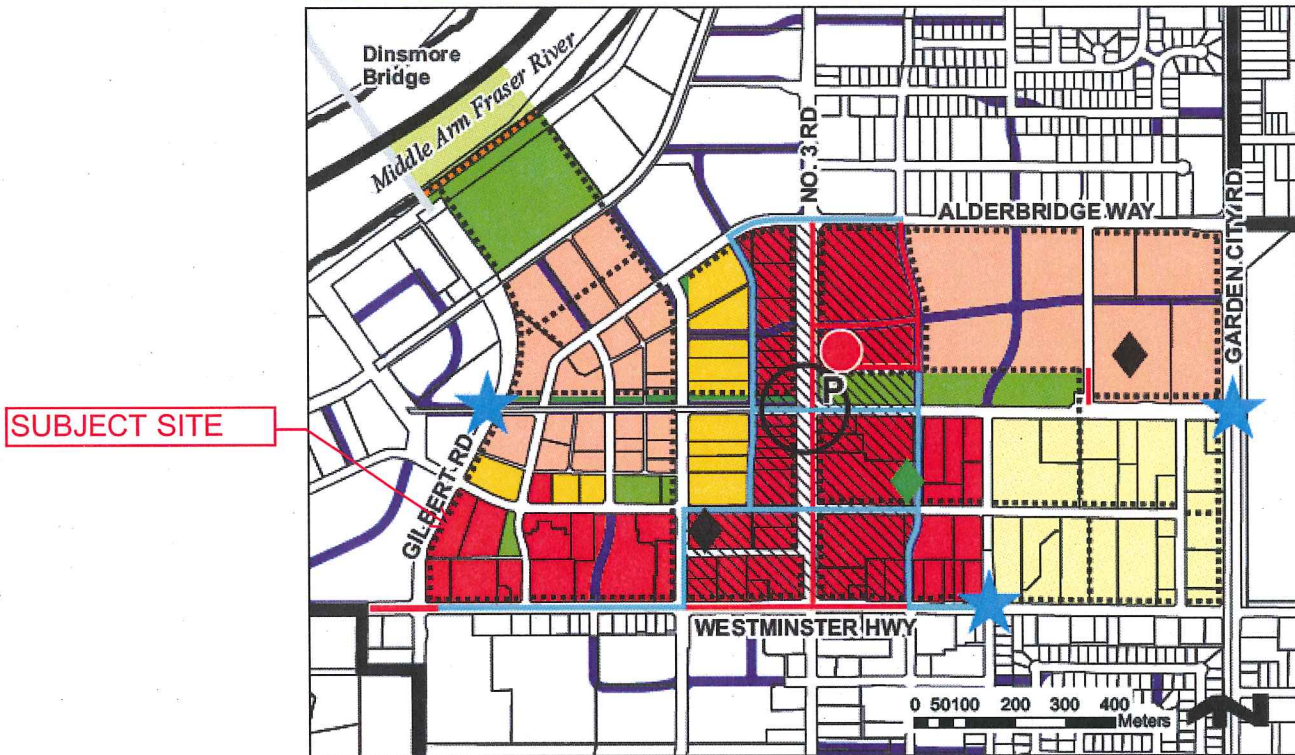
DP 15-700007

Original Date: 07/08/15

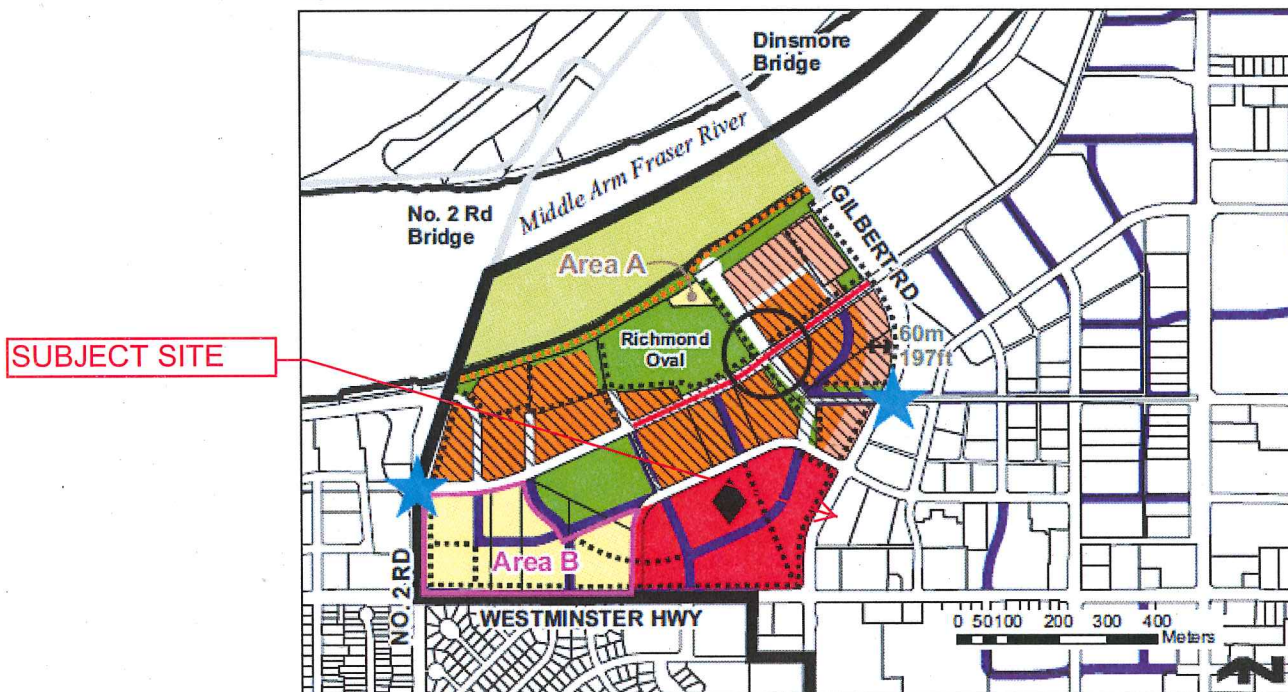
Revision Date:

Note: Dimensions are in METRES

Specific Land Use Map: Lansdowne Village (2031) Bylaws 8427 & 8510
2010/09/13



Specific Land Use Map: Oval Village (2031) Bylaws 8685, 8701
2011/10/24





Development Application (DP)
Data Summary

DP 15-700007	
Address:	7100 Elmbridge Way
Owner/Applicant:	LANDA Elmbridge Holdings Ltd./ LANDA Elmbridge Holdings Ltd
Planning Area(s):	City Centre Area Plan – Lansdowne Village – Urban Core T6 (45m) – Sub-Area B.3
Other Area(s):	Aircraft Noise Sensitive Use Area 3 / Flood Construction Level 2.9m GSC - Area A

DP 15-700007	Existing	Proposed
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Land Uses:	Commercial	Commercial & Residential
Zoning:	CDT1	CDT1
Site Area (before and after dedications):	8,106 m ²	7,471.6 m ²
Site Area (for floor area calculation):	N/A	8,106 m ²
Number of Residential Units Total:	0	271
Number of Affordable Units:	0	14

DP 15-700007 – Zoning Review	CDT1	Proposed	Variance
Base FAR:	3.00	3.00	
Indoor Common Amenity Space Increase:	0.10	0.078	
Community Amenity Density Increase:	0.20	0.0	
Affordable Housing Density Increase:	0.15	0.15	
Childcare or Community Amenity Increase:	0.03	0.0	
Total FAR:	3.48	3.228	
Floor Area per FAR:	28,209 m ²	26,166 m ²	
Basic Universal Housing Exemption:	1.86 m ² / unit	59.86m ²	
Enhanced Energy Efficient Equipment Exemption:	1.00 m ² / unit	n/a	
Lot Coverage:	90%	70%	
Setback – Front Yard (min):	6.0/3.0 m	3.0 m plus	
Setback – Exterior Side Yard (min):	6.0/3.0 m	3.0 m plus	
Setback – Interior Side Yard (min):	0.0 m	0.0 m	
Setback – Rear Yard (min):	0.00 m	3.0 m plus	
Setback – Publically Accessible Open Space	1.50 m	> 1.5 m	
Height Dimensional (geodetic):	47.0 m	46.9 m	
Height Accessory:	12.0 m	n/a	
Subdivision/Lot Size:	none	none	
Off-street Parking – Commercial (incl. Accessible, EV, CS):	55	55* shared	
Off-street Parking – Commercial TDM Reduction	max 10%	n/a	
Off-street Parking – Residential (incl. Accessible, EV, CS) (min):	322	322	
Off-street Parking – Residential TDM Reduction	maxi 10%	0%	
Off-Street Parking – Visitor Parking (shared) (min):	55	55* shared	
Off-street Parking – Total (incl. Accessible, EV, CS) (min):	377	377	1.
Off-Street Parking – Disabled (Commercial/ Visitor) (min):	2	2	
Off-Street Parking – Disabled (Resident'l) (min):	7	7	

Tandem Parking Spaces (max):	n/a	n/a	
EV installed	64	65	
EV prepped	80	81	
Class 1 Bicycle Parking – Commercial (min):	3	5	
Class 2 Bicycle Parking – Commercial (min):	5	8	
Class 1 Bicycle Parking – Residential (min):	339	350	
Class 2 Bicycle Parking – Residential (min):	54	59	
Loading – Medium (min):	3	3	
Loading – Large (min):	1	0	shared

1. City Centre parking rates apply per proposed variance and Council policy regarding provision of affordable housing in CDT1 zones.

Advisory Design Panel

Wednesday, March 9, 2016

4. DP 15-700007 – 3.0 FAR MIXED RESIDENTIAL AND COMMERCIAL USES PLUS ADDITIONAL FLOOR AREA FOR BUILDING AMENITY SPACE AND AFFORDABLE HOUSING

ARCHITECT: Arno Matis Architecture Inc.

PROPERTY LOCATION: 7100 Elmbridge Way

Applicant's Presentation

Architect Arno Matis, Arno Matis Architecture Inc. and Landscape Architect Doug Shearer, Hapa Collaborative, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the innovative and different style of building architecture; tower floorplates are massive but habitable; introducing vertical grooves is a nice approach; podium design is well articulated; nice to have a change from strict horizontal podium and vertical tower forms;

RESPONSE: *Noted;*

- applicant's proposal for one loading bay (second option) along the lane at the south side of the proposed development would be preferable;

RESPONSE: *Noted;*

- provide aging-in-place features in all of the residential units; consider increasing the number of affordable units; applicant needs to include accessibility features in the floor plans;

RESPONSE: *AH units, and aging-in-place provisions have been developed to meet the City of Richmond Requirements. Refer to Project Statistics;*

- agree with comments in support of the proposal for one loading bay along the lane as it provides more pedestrian accessibility;

RESPONSE: *Noted;*

- consider accentuating the pedestrian entries/exits to the building to assist in wayfinding;

RESPONSE: *Residential entrances have been developed with additional signage to assist in wayfinding;*

Advisory Design Panel

Wednesday, March 9, 2016

- appreciate the different approach to the podium tower;
RESPONSE: *Noted;*
- agree with comments supporting the provision of one loading bay along the lane;
RESPONSE: *Noted;*
- articulation of building form is suitable for the site;
RESPONSE: *Noted;*
- agree with comments regarding more articulation to the pedestrian entries/exits;
RESPONSE: *The residential lobby entrances have been developed to enhance the presence of the entrances. Refer to Architectural Drawings;*
- commend the applicant for the comprehensive package submitted to the Panel;
RESPONSE: *Noted;*
- appreciate the explanation of the design rationale and the different approach to the podium tower;
RESPONSE: *Noted;*
- building geometry is successful; impact of the long building facades has been minimized;
RESPONSE: *Noted;*
- proportion of glass in the building appears to be more than 50 percent; consider lowering the proportion of glass to mitigate thermal loss;
RESPONSE: *Building envelope performance is proposed to meet LEED silver equivalent standards. Refer to enclosed LEED Checklist;*
- concerned on thermal loss due to horizontal floor slabs projecting out; investigate strategies to mitigate thermal/energy loss;
RESPONSE: *Building envelope performance is proposed to meet LEED silver equivalent standards.*
- simplify the cladding materials in the building, i.e. spandrel could be less pixelated;
RESPONSE: *The building expression and materiality has been developed to reduce the pixilation of the spandrels. Refer to Architectural Drawings;*

Advisory Design Panel

Wednesday, March 9, 2016

- agree with comments to emphasize the pedestrian entries/exits, e.g. through extending the canopies above;

RESPONSE: *Canopies have been developed and extended at the residential entrance lobby areas to address this comment. Refer to Architecture Drawings*

- also commend the applicant for the package provided to the Panel;

RESPONSE: *Noted;*

- consider design development to the balcony ends; needs further refinement and sophistication;

RESPONSE: *Balcony ends have been further developed. Refer to Architecture Drawings;*

- design of the lane should reflect the needs of future residents of the proposed development; provision of a layby for an 18-wheeler truck would not be necessary;

RESPONSE: *Noted;*

- consider design development to the landscaping of private patios at the podium level to ensure privacy of residents;

RESPONSE: *Noted. Refer to Landscape Drawings;*

- consider design development to the fireplace at the podium level; needs further refinement and coziness;

RESPONSE: *Noted. Refer to Landscape Drawings;*

- ensure adequate sunlight for the bamboo planting at the podium level;

RESPONSE: *Noted. Refer to Landscape Drawings;*

- appreciate the varied planting along the west side of the proposed development;

RESPONSE: *Noted;*

- review the proposed landscaping for the plaza at the corner of Elmbridge Way and Gilbert Road; consider more hard than soft landscaping to create a more urban feel;

RESPONSE: *Noted. Refer to Landscape Drawings;*

- ensure the survivability of planting at the rooftop level, e.g. look at the soil volume;

RESPONSE: *Noted. Refer to Landscape Drawings;*

- incorporate public art in the proposed development;

RESPONSE: *Noted. (Ref. Appendix O – Public Art Plan)*

Advisory Design Panel

Wednesday, March 9, 2016

- departure from the usual podium tower is refreshing; renderings showing views to the project through the existing towers should have been provided to the Panel;

RESPONSE: *Noted;*

- support the recommendation to eliminate one 18-wheeler truck layby along the laneway;

RESPONSE: *Noted;*

- support the recommendation to give more attention to the pedestrian entries to make them stand out more;

RESPONSE: *Entries have been developed to enhance their visibility.*

Refer to Architecture Drawings

- consider design development to the big concrete wall facing the parking entrance to tie in with the proposed development;

RESPONSE: *The exposed concrete wall has been developed with an architectural reveal pattern to break up the surfaces and express the cold joints. Refer to Architecture Drawings;*

- consider introducing architectural elements around the base of the CRUs to visually connect the CRUs to the upper levels (e.g. lighting pattern); and

RESPONSE: *The architectural vocabulary has been visually connected to the retail podium through the introduction of horizontal spandrel elements. Refer to Architecture Drawings;*

- consider design development to the protruding curved balcony at the southwest corner of the proposed development which appears out of place.

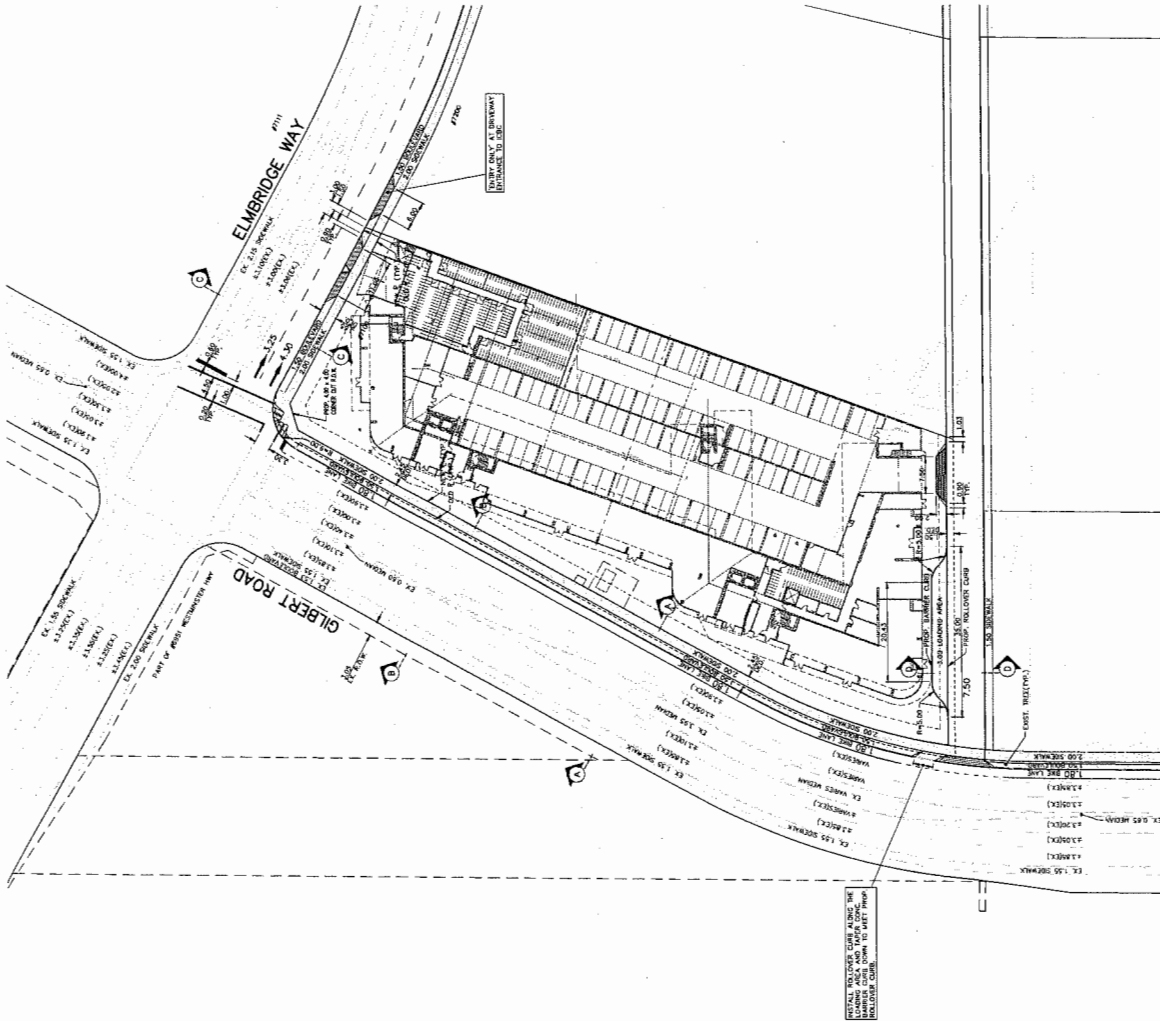
RESPONSE: *Noted;*

Panel Decision

It was moved and seconded

That DP 15-700007 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

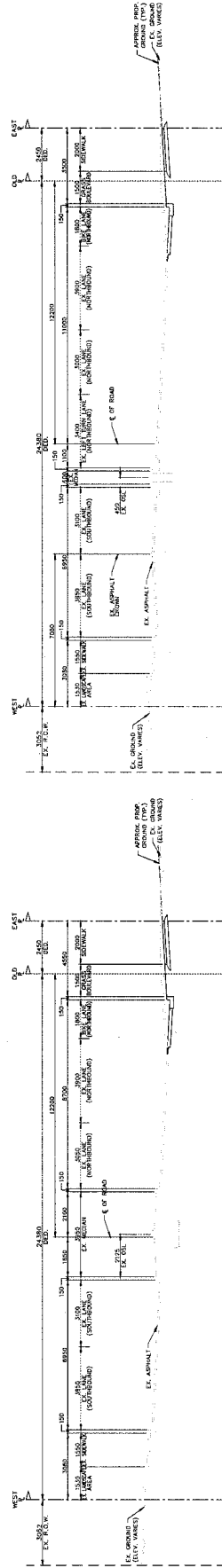
CARRIED



12 - NUMBER (RATED) AS PER CITY COMMENTS
13 - COMMENTS FROM DEVELOPMENTAL PART
14 - RESULT FOR RECOMMENDATION REQUEST
15 - RESULT FOR DEVELOPMENT PLANET

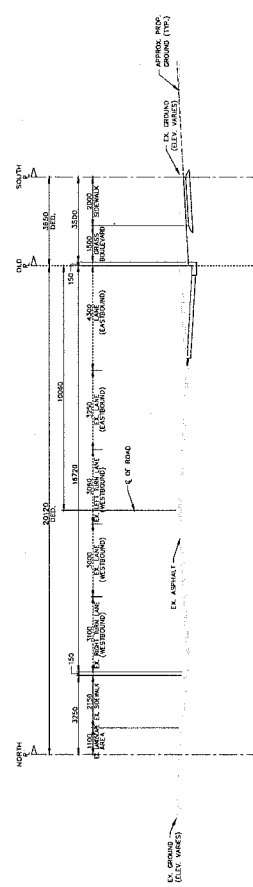
MPT DWG. No.: R15894--FP
SHT. No.: 1 OF 4

NOTES:



TYP. X-SECTION: GILBERT ROAD
SCALE: HORIZ. 1:100 VERT. 1:10

TYP. X-SECTION: GILBERT ROAD
SCALE: HORIZ. 1:100 VERT. 1:10



TYP. X-SECTION: ELMBROGE WAY
SCALE: HORIZ. 1:100 VERT. 1:10

TYP. X-SECTION: LANE
SCALE: HORIZ. 1:100 VERT. 1:10

ENGINEER'S SEAL

NOTES:

MPT ENGINEERING CO. LTD.
XPEC ELMBROGE HOLDINGS LTD.

MPT DMC No.: R15894-FP
SHT. No.: 2 OF 4

TITLE:

'ULTIMATE' FUNCTIONAL PLAN
X-SECTIONS

7100 ELMBROGE WAY
CITY FILE: DP 15-700007

DMC No.:

REVISIONS

NO.	DATE	BY	REVISION
1	15 DEC 76	AD	ISSUE 'B' - REVISED (FINALIZED) AS PER CITY COMMENTS
2	15 DEC 76	AD	ISSUE 'C' - ISSUED FOR DEVELOPMENT PERMIT
3	15 DEC 76	AD	ISSUE 'D' - ISSUED FOR DEVELOPMENT PERMIT
4	15 DEC 76	AD	ISSUE 'E' - ISSUED FOR DEVELOPMENT PERMIT
5	15 DEC 76	AD	ISSUE 'F' - ISSUED FOR DEVELOPMENT PERMIT



City of Richmond

Development Permit

No. DP 15-700007

To the Holder: LANDA ELMBRIDGE HOLDINGS LTD.

Property Address: 7100 ELMBRIDGE WAY

Address: C/O 200 - 1550 BURRARD STREET, VANCOUVER, BC V6C 3L6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the parking rate from the standard City-wide parking rate to the City Centre Zone 2 parking rate; and
 - b) allow the unenclosed balconies on building levels 3-16 to project into the required front yard by up to 3.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1A and 1B 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 \$1,208,340 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.

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.
OF

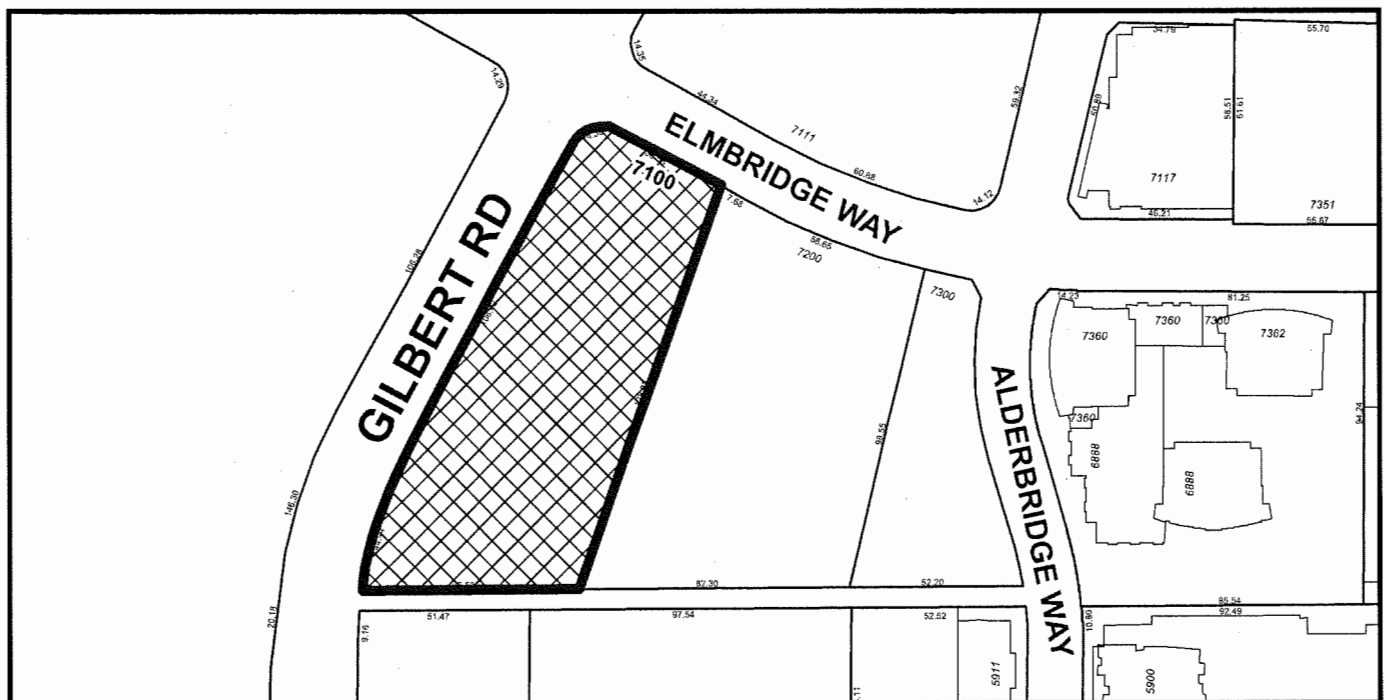
ISSUED BY THE COUNCIL THE DAY

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 15-700007
SCHEDULE "A"

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES

MIXED USE DEVELOPMENT, 7100 ELMBRIDGE WAY, RICHMOND, BC.

GENERAL NOTES

THE ACCESSIBILITY PROVISIONS:

All parking spaces allocated for people with disabilities are located as close as possible to the main entrance of the building;

Access for the mobility impaired is provided via at least one path of travel with a minimum clear width of 1.5 m (4.92 ft), to the major portion of any open space;

All pedestrian pathways are fully accessible to people with disabilities;

Ramped portions of walkways have a maximum slope of 1:20 and minimum width of 1.2 m (3.94 ft) ;

Designated parking space (s) will be painted with the international symbol of accessibility and marked with clearly visible signage that conforms to the Motor Vehicle Act Regulations.

DESIGNATED PARKING SPACES CONFORM TO THE FOLLOWING CONDITIONS:

Located as close as possible to a required passenger elevator;
Provide a minimum vertical clearance of 2.75 m (9.02 ft.) ;
Provide level, non-slip, non-glare, textured, hard surfaces.

PUBLIC AREAS:

Minimum seat depth of 40 cm (15.7 in.) without backrests, or minimum seat depth of 35 cm (13.8 in.) where backrests at least 30 cm (11.8 in.) high are provided; minimum of 5% of all seating in public areas to be provided with backrests.

BUILDING DESIGN CONFORMS WITH THE FOLLOWING:

Clearly addressed with large numbers visible from the street;
Directly accessed from the street without stairs;
Level areas measuring at least 1.5 m x 1.5 m (4.9 ft. x 4.9 ft.) both inside and outside the doorways are provided with weather protection, exterior lighting, and power-assisted door openers;
All rooftop areas intended for use (i.e., recreational) by building occupants or others are designed and landscaped to ensure universal accessibility;
At least one elevator in each building will be able to accommodate a prone stretcher;
All outdoor and indoor common areas will be wheelchair accessible and incorporate measures for people with vision impairment;
Floor surfaces will be slip-resistant and non-glare;
All locks, latches, handles, closers, and controls will be easy to read, reach, grasp, and use.



NO.	DESCRIPTION	DATE	REVISIONS
1	Development Permit Submision	10/25/2016	
2			
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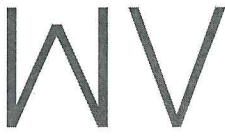


RAFIARCHITECTS INC.

SUITE ONE 1600 HOWE ST. VANCOUVER BC, CANADA V6Z 2L9
TEL. 604.686.3555 FAX 604.688.3522 RAFIARCHITECTS.COM



ARNO MATIS ARCHITECTURE INC.



204-1540 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
+ 604 7708 0168 1.605.694.9181 info@nashvillearchitects.com

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DRAWN BY	CHK	INIT	SCALE
			-
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC
Canada

GENERAL NOTES

TITLE	PROJECT NUMBER	ISSUE NO.
	201403	1
CADD FILE		A.002
DRAWING NUMBER		

DP 15-700007

JUN 14 2017

PLATE 1 B

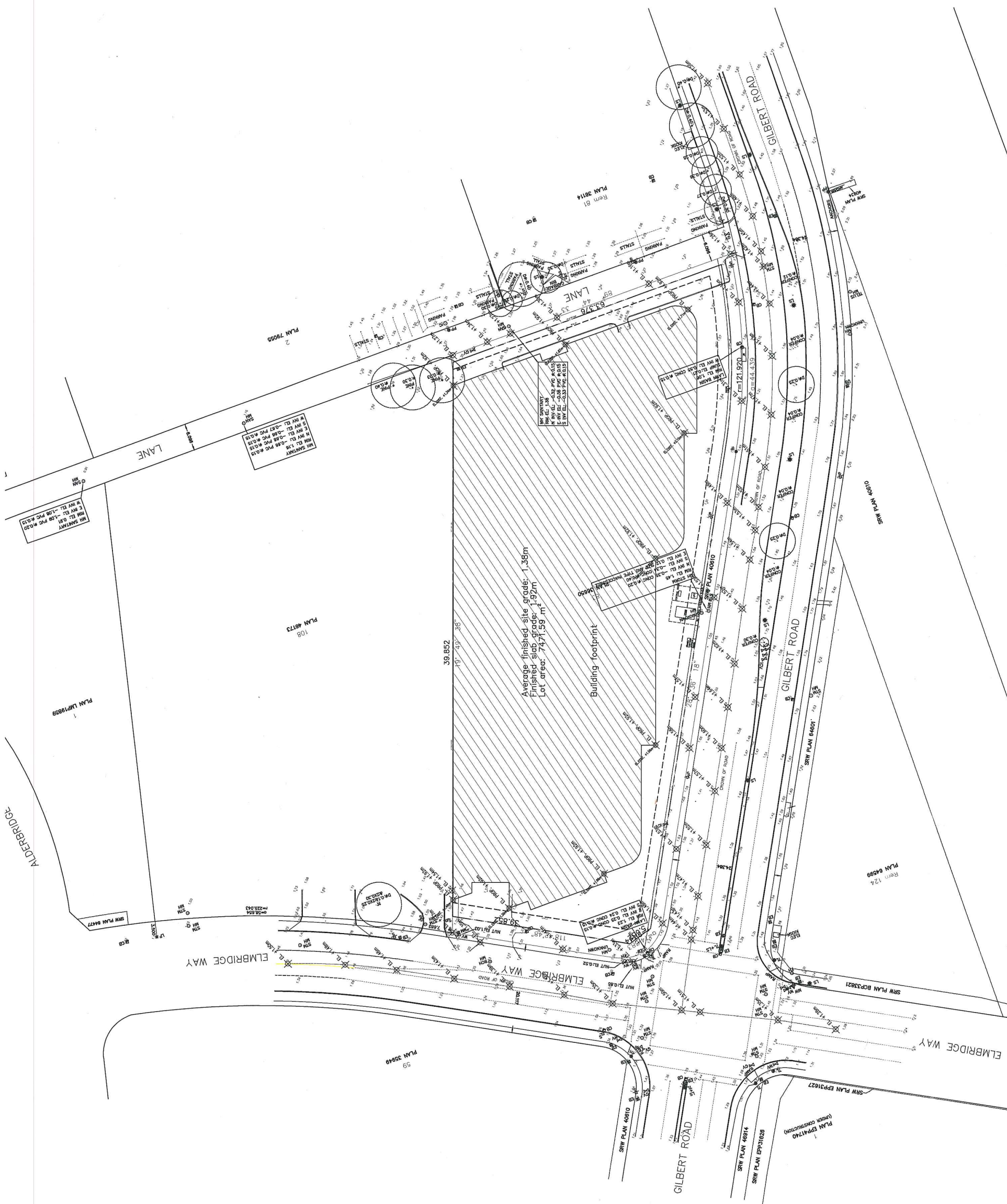
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RAFIARCHITECTS INC.

WV

204-1540 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
t: 604.708.0188 f: 604.684.9491 ernest@earthlink.net

TOGETHER, ALL DISCREPANCIES WERE IDENTIFIED AND RESOLVED, THE
IN THE CONCORDANT WITH THE CONSTRUCTION.





NOTES

- THE ENTIRE LOT FOR COMMERCIAL USE WOULD BE CLOSED AFTER THE COMMERCIAL HOURS. COMMERCIAL USE DOES NOT HAVE ACCESS TO RESIDENTIAL LOBBY AND AMENITY WITHOUT A KEY.

NO.	REVISION	DATE	BY
1	Issued for Permit	12/22/2017	MM
2	Revised	01/11/2018	MM
3	Revised	01/11/2018	MM
4	Revised	01/11/2018	MM
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WWW.RAFIARCHITECTS.COM



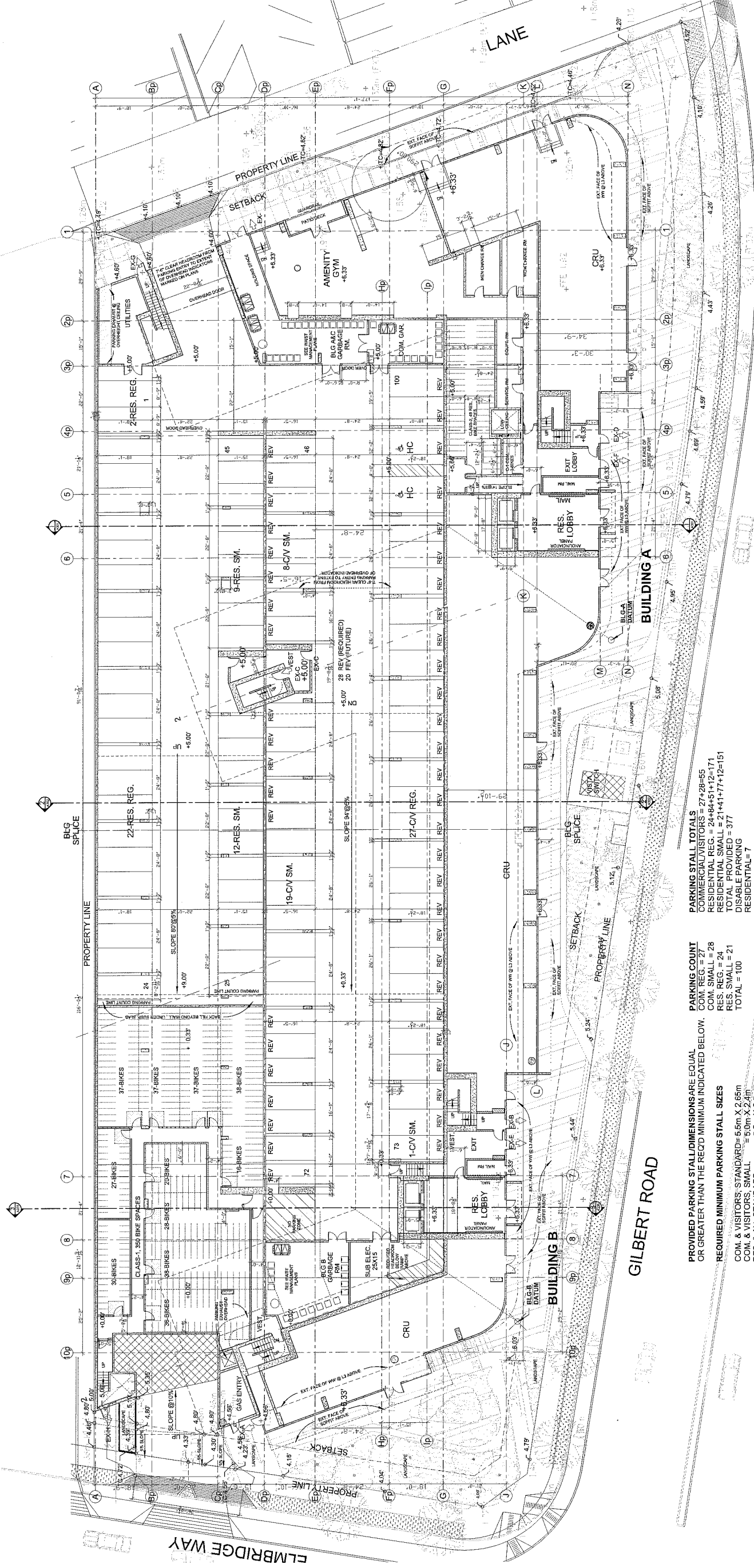
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200-1000 HURON ST. VANCOUVER, BC CANADA V6Z 1S9
TEL: 604.681.1111 FAX: 604.681.1112
WWW.MMARCHITECTS.COM

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DRAWING DATE			
2017/05/25			

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L01
PLAN (Imperial)

TITLE	PROJECT NUMBER	ISSUE NO.
2017/05/25	2017/05/25	1
DRAWING NUMBER	ISSUE NO.	DATE
A.201-A	1	



PARKING COUNT
COM. REG. = 27
RES. REG. = 28
RES. REG. = 24
RES. SMALL = 21
TOTAL = 100

REQUIRED MINIMUM PARKING STALL SIZES
COM. & VISITORS: STANDARD = 5.5m X 2.65m
COM. & VISITORS: SMALL = 5.0m X 2.4m
RES. & AH, STANDARD = 5.5m X 2.5m
RES. & AH, SMALL = 4.5m X 2.5m

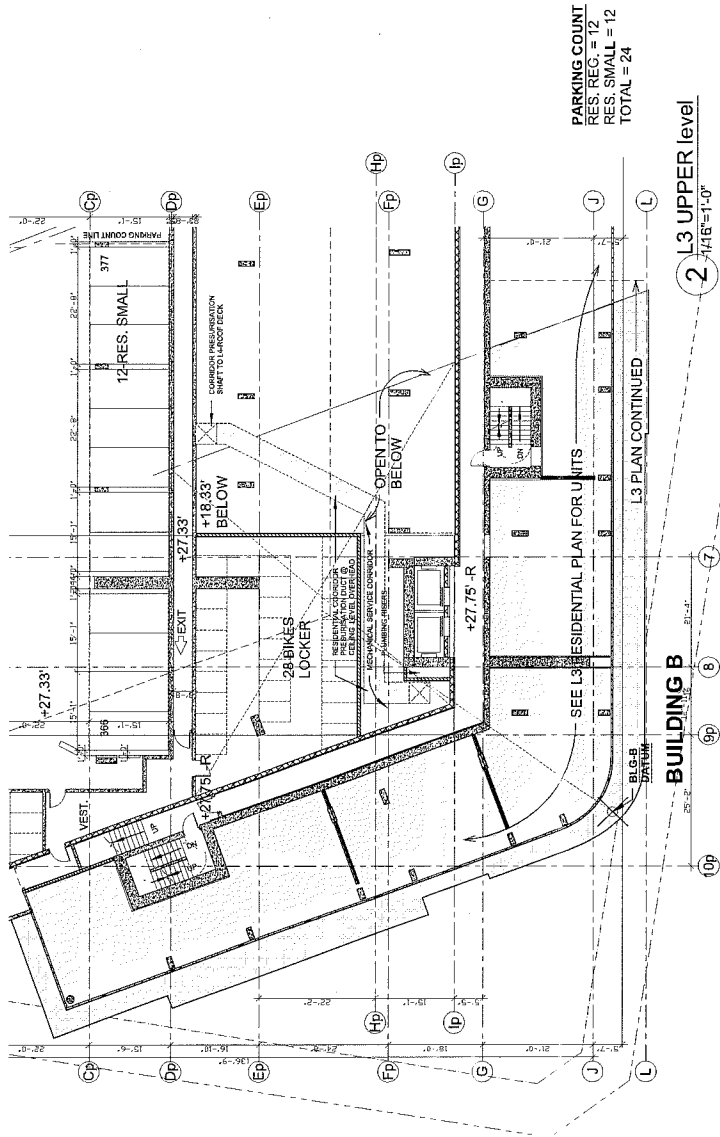
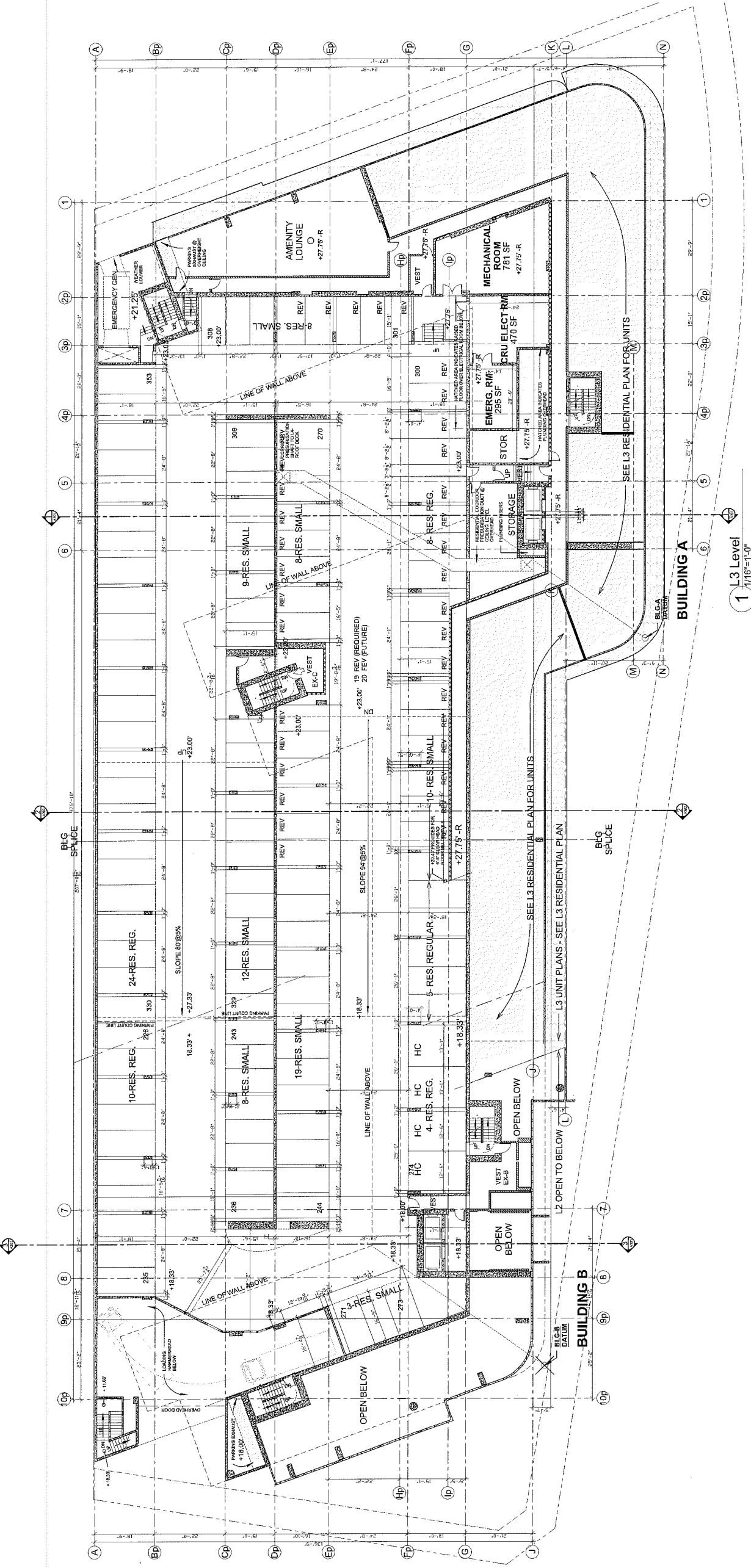
PROVIDED PARKING STALL DIMENSIONS ARE EQUAL OR GREATER THAN THE REQUIRED MINIMUM INDICATED BELOW.
COM. REG. = 27
RES. REG. = 28
RES. REG. = 24
RES. SMALL = 21
TOTAL = 100

PARKING STALLS WITHIN DIMENSIONS PROVIDED ARE EQUALLY SPACED OR HAVE INDIVIDUAL DIMENSIONS (THIS IS TO ILLUSTRATE LONG FRACTIONAL DIMENSIONS RESULTING FROM IMPERIAL/METRIC CONVERSION).

PARKING STALL TOTALS
COMMERCIAL/VISITORS = 27+28=55
RESIDENTIAL REG. = 24+84+51+12=171
RESIDENTIAL SMALL = 21+41+77+12=151
TOTAL PROVIDED = 377
RESIDENTIAL = 7
COMMERCIAL = 2

COMMERCIAL/VISITORS = 55 (271 UNITS @ 0.2)
RESIDENTIAL = 171 (171 UNITS @ 0.1)
TOTAL REQUIRED = 377 STALLS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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PARKING COUNT
RES. REG. = 51
RES. SMALL = 77
TOTAL = 128

PARKING STALL TOTALS
COMMERCIAL/VISITORS = 27+28=55
RESIDENTIAL REG. = 24+84+51+12=171
RESIDENTIAL SMALL = 21+41+77+12=151
TOTAL PROVIDED = 377
DISABLE PARKING
RESIDENTIAL = 7
COMMERCIAL = 2

COMMERCIAL VISITORS = 55 (271 UNITS @ 0.2)
COMMERCIAL RESIDENTIAL = 0.5
RESIDENTIAL VISITORS = 309 (327 UNITS @ 1.2)
TOTAL REQUIRED = 377 STALLS

REQUIRED MINIMUM PARKING STALL SIZES
COM. & VISITORS, STANDARD = 5.5m X 2.65m
COM. & VISITORS, SMALL = 5.0m X 2.4m
RES. & AH, STANDARD = 5.5m X 2.5m
RES. & AH, SMALL = 4.6m X 2.3m

PARKING STALLS WITHIN DIMENSIONS PROVIDED ARE
EQUALLY SPACED OR HAVE INDIVIDUAL DIMENSION;
(THIS IS TO ILLUMINATE LONG FRACTIONAL DIMENSIONS
RESULTING FROM IMPERIAL/METRIC CONVERSION).

ELECTRIC VEHICLE PLUG-IN: LABEL
REQUIRED EV @ 20%:
FUTURE EV @ 25%:

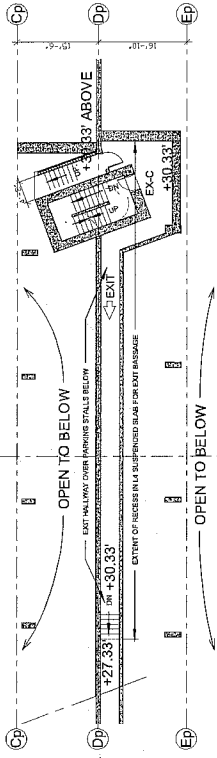
PROVIDED PARKING STALL DIMENSIONS ARE EQUAL
OR GREATER THAN THE REQ'D MINIMUM INDICATED BELOW.

REQUIRED MINIMUM PARKING STALL SIZES

COM. & VISITORS, STANDARD = 5.5m X 2.65m
COM. & VISITORS, SMALL = 5.0m X 2.4m
RES. & AH, STANDARD = 5.5m X 2.5m
RES. & AH, SMALL = 4.6m X 2.3m

PARKING STALLS WITHIN DIMENSIONS PROVIDED ARE
EQUALLY SPACED OR HAVE INDIVIDUAL DIMENSION;
(THIS IS TO ILLUMINATE LONG FRACTIONAL DIMENSIONS
RESULTING FROM IMPERIAL/METRIC CONVERSION).

ELECTRIC VEHICLE PLUG-IN: LABEL
REQUIRED EV @ 20%:
FUTURE EV @ 25%:



3 L3 MID-level
1/16"=1'-0"

2 L3 UPPER level
1/16"=1'-0"

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
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8	REVISION		
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100	REVISION		

RATI ARCHITECTS INC.
SUITE ONE 1000 10th ST. VANCOUVER, CANADA V6Z 2L9
TEL: 604.683.3333 FAX: 604.683.3333 WWW.RATIARCHITECTS.COM

ARNO MATS ARCHITECTURE INC.

AM

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L03 PARKING
PLAN (Imperial)

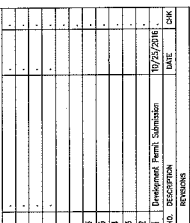
7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L03 PARKING
PLAN (Imperial)

ISSUE NO.
1
ISSUE DATE
2017/06/23
ISSUE FILE
A.203-1A

DP 15-7000007

JUN 14 2017
PLAN # 5



RAFI ARCHITECTS INC.

SUITE ONE 1600 HOWE ST., VANCOUVER BC, CANADA V6Z 2L9
TEL: 604.683.3655 FAX: 604.688.3522 RAJIAARCHITECTS.COM

ON

WV

204-1540 WEST 2ND AVE, VANCOUVER BC, CANADA V6J 1H2

1000

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			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC

Canada

PROJECT

LEVEL L04 UNIT
PLAN

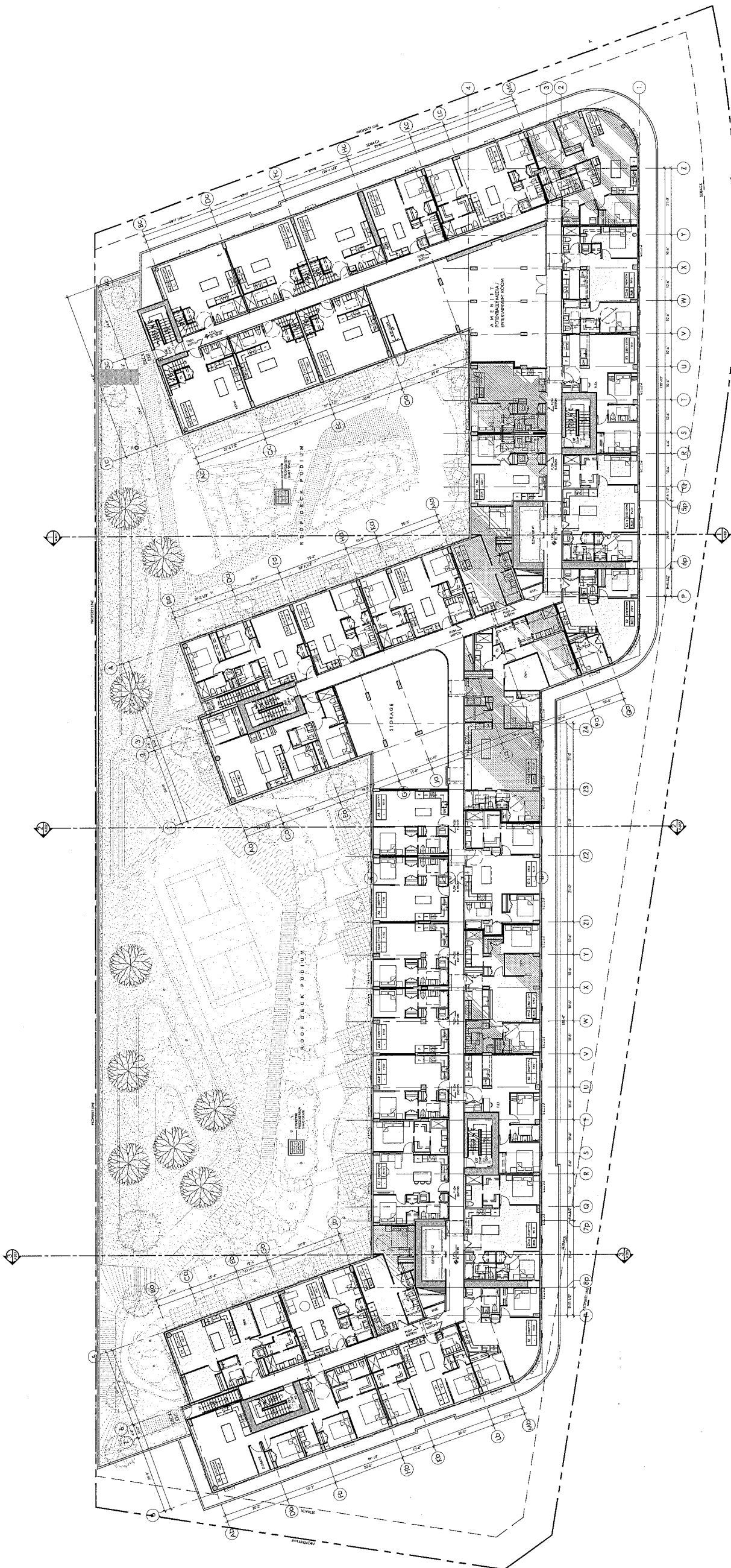
TITLE	PROJECT NUMBER	ISSUE NO.
	001403	
	SAFO FILE	1
DRAWING NUMBER		A.204

YES

- ALL UNITS HAVE TO HAVE RICHMOND-AGING-IN-PLACE FEATURES. THESE FEATURES INCLUDE: STAIRWELL HANDRAILS, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB, AND SHOWER.
- 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC UNIVERSAL HOUSING (BUH) FEATURES ACCORDING TO RICHMOND ZONING BYLAW 8500, SECTION 4.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BUH FEATURES

LEGEND

- AFORDABLE HOUSING (AH)**
BASIC UNIVERSAL HOUSING (BUH)



REVISIONS		DATE	BY
1	Revised from 1st Edition	10/22/2016	
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RAFI ARCHITECTS INC.
SUITE ONE, 1600 HOWE ST. VANCOUVER B.C. CANADA V6Z 2L9
TEL: 604.684.3856 FAX: 604.688.3522 RAFIARCHITECTS.COM



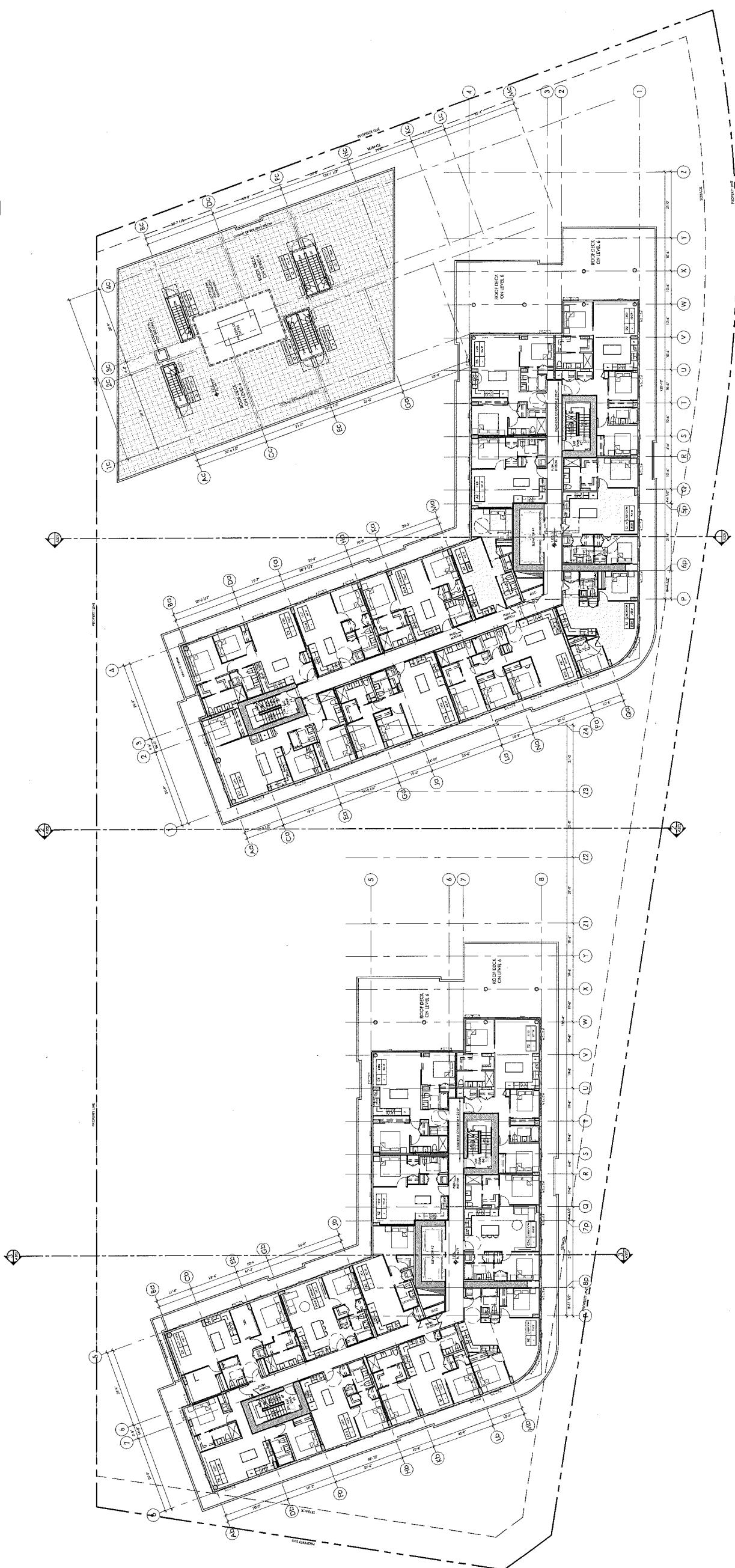
236-1540 WEST 2ND AVE. VANCOUVER BC, CANADA V6J 1H2
t: 604.756.0188 f: 604.84.9481 info@adobe.com/Products/acrobat

LEVEL L06 UNIT
PLAN

PROJECT NUMBER 201403	ISSUE NO. 1	DRAWING NUMBER	A.206

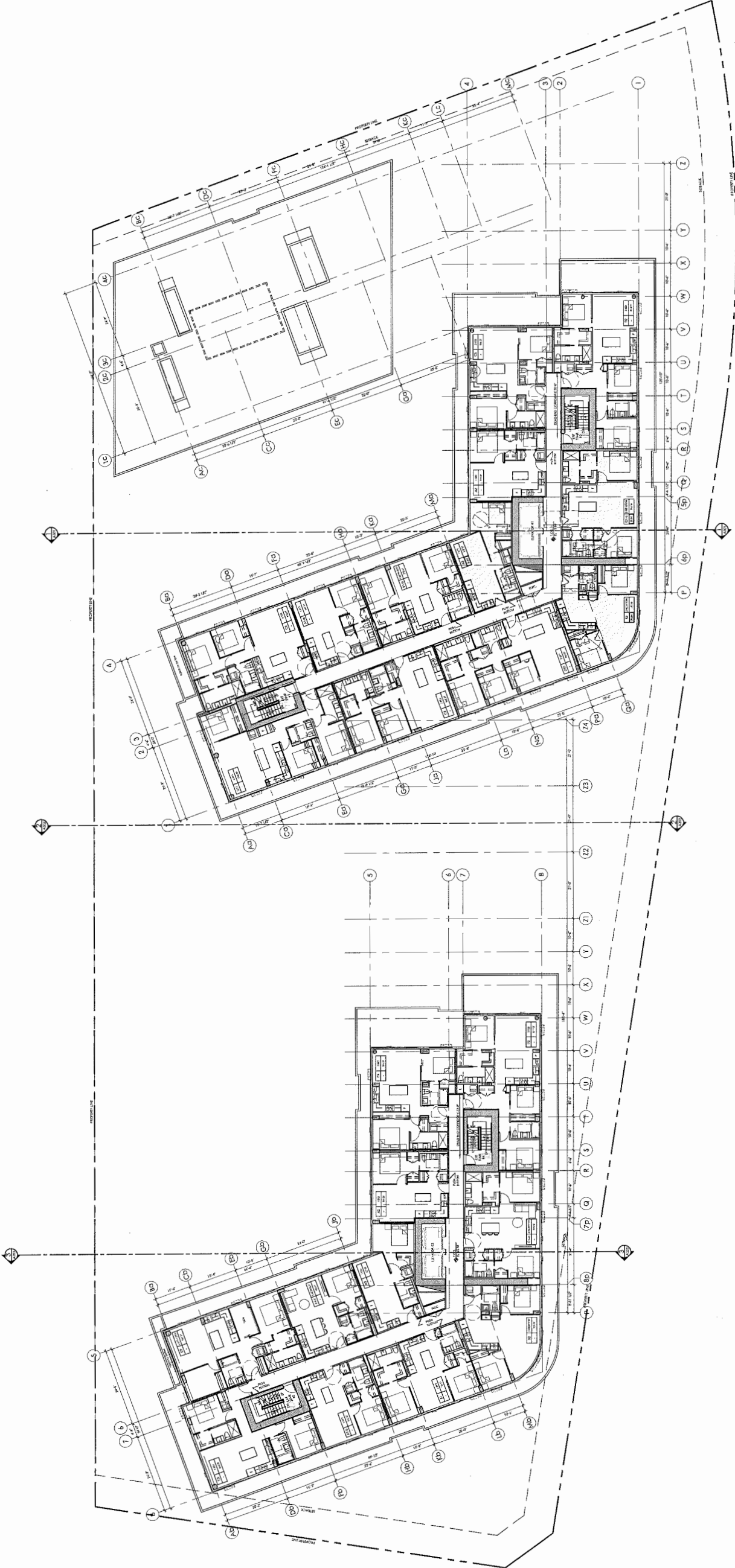
- ALL UNITS HAVE TO HAVE RICHMOND AGENCY-IN-PLACE FEATURES. THESE FEATURES INCLUDE: STAMPED HANDRAILS, LEVER-TYPE HANDLES FOR PULLING HANDRAILS AND DOORS, SOLID RESISTING IN RASHKASTRAILS FOR: TUBS, GARB BAGS, TOILET, BATHUB, AND SHOWER.
- 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC UNIVERSAL, USABLE (BUH) FEATURES ACCORDING TO RICHMOND ZONING BY LAW 8500, SECTION 4.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BUH FEATURES.

☐ AFFORDABLE HOUSING (AH)
☐ BASIC UNIVERSAL HOUSING (BUH)



- NOTES
- ALL UNITS MUST HAVE REMAINING CIRCULAR SPACE FEATURES. THESE FEATURES INCLUDE: TAPERED HANDRAILS, LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, ANTI-SLIP SURFACES ON ALL WALKWAYS AND STAIRS, CONTRASTING TOILET BATHING, AND SHOWER.
 - USE OF REMAINING UNITS SHOULD INCORPORATE BASIC UNIVERSAL HOUSING (BUH) FEATURES ACCORDING TO RICHMOND ZONING BYLAW 8500, SECTION 4.
 - ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BUH FEATURES.

- LEGEND
- AFFORDABLE HOUSING (AH)
 - BASIC UNIVERSAL HOUSING (BUH)



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RAFI ARCHITECTS INC.
DATE ONE: 12/22/2017
DATE TWO: 12/22/2017
DATE THREE: 12/22/2017
DATE FOUR: 12/22/2017
DATE FIVE: 12/22/2017
DATE SIX: 12/22/2017
DATE SEVEN: 12/22/2017
DATE EIGHT: 12/22/2017
DATE NINE: 12/22/2017
DATE TEN: 12/22/2017
DATE ELEVEN: 12/22/2017
DATE TWELVE: 12/22/2017
DATE THIRTEEN: 12/22/2017
DATE FOURTEEN: 12/22/2017
DATE FIFTEEN: 12/22/2017
DATE SIXTEEN: 12/22/2017
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DATE NINETY-FOUR: 12/22/2017
DATE NINETY-FIVE: 12/22/2017
DATE NINETY-SIX: 12/22/2017
DATE NINETY-SEVEN: 12/22/2017
DATE NINETY-EIGHT: 12/22/2017
DATE HUNDRED: 12/22/2017

AM

200-100 WEST 7th AVE, VANCOUVER, BC, CANADA V6J 1K2
1.604.283.0088 (CALL) 1.604.283.0089 (TOLL FREE) info@amarchitects.com

DRAWN BY	CHECK	UNIT	SCALE
			1/16"=1'-0"
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L07 UNIT
PLAN

TITLE	ISSUE NO.
PROJECT NUMBER	1
CADD FILE	
DRAWING NUMBER	A.207

JUN 14 2017

PLAN # 12

DP 15-700007

DESCRIPTION	DATE	COST
Employee Fertil Subsidies	10/25/2016	
REVENUES		

RAFI ARCHITECTS INC.
SUITE ONE 1100 HOWE ST. VANCOUVER B.C. CANADA V6Z 2L9
TEL 604.688.3665 FAX 604.688.3922 RAFIARCHITECTS.COM

WV

4-1540 WEST 2nd AVE. VANCOUVER BC, CANADA V6J 1H2
406.708.0168 f 604.686.9481 info@edwardsrheology.com

7100 Elmbridge Way
Richmond, BC
Canada

LEVEL L08 UNIT
PLAN

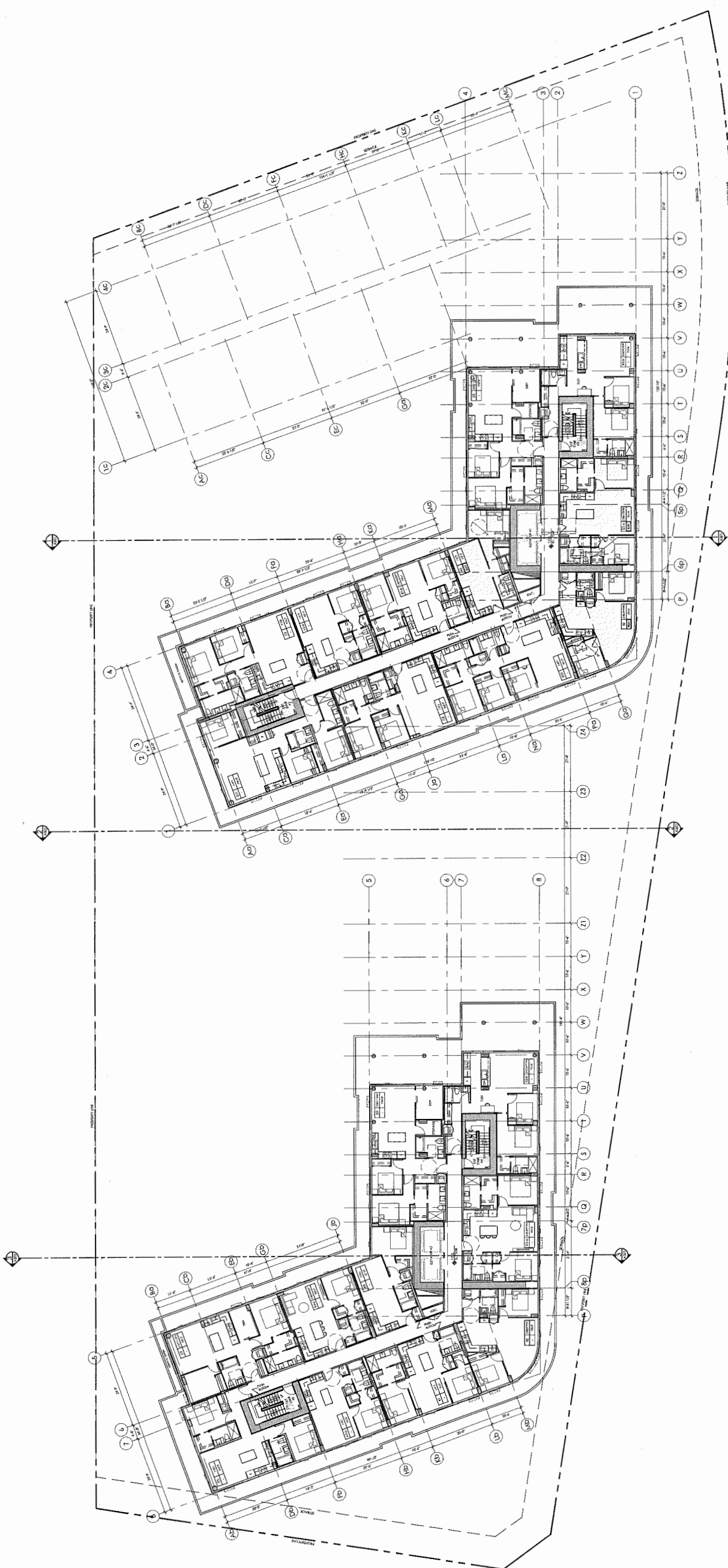
FILE	PROJECT NUMBER	ISSUE NO.
	91403	1
AND FILE		
DRAWING NUMBER		

A.208

ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BATH FEATURES.

LEGEND

AFFORDABLE HOUSING (AH)
BASIC UNIVERSAL HOUSING (BUH)

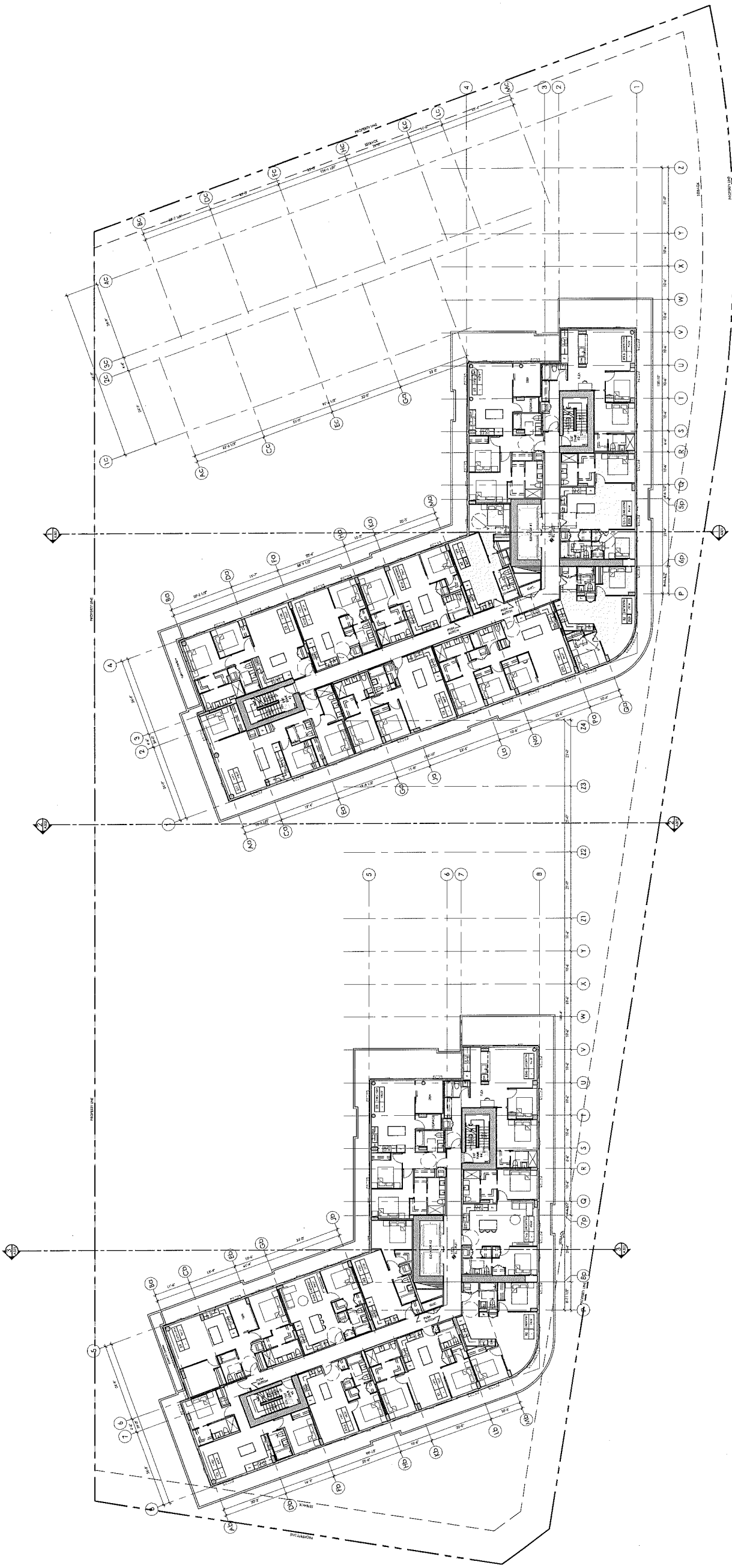


- NOTES
- ALL UNITS HAVE TO HAVE RICHMOND AGING-IN-PLACE FEATURES. THESE FEATURES INCLUDE: RAMPED ENTRY, RAMPED BATHING, RAMPED KITCHEN, RAMPED ENTRY TO BATH, RAMPED ENTRY TO KITCHEN, RAMPED ENTRY TO BATH, AND RAMPED ENTRY TO KITCHEN.
 - 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC AFFORDABLE HOUSING (AH) FEATURES. THESE FEATURES INCLUDE: RAMPED ENTRY, RAMPED BATHING, RAMPED KITCHEN, RAMPED ENTRY TO BATH, RAMPED ENTRY TO KITCHEN, RAMPED ENTRY TO BATH, AND RAMPED ENTRY TO KITCHEN.
 - ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BAH FEATURES.

LEGEND

AFFORDABLE HOUSING (AH)

BASIC UNIVERSAL HOUSING (BUH)



NO.	REVISION	DATE	BY
1	Issued for Permit	07/25/2017	AM
2	Revised	08/01/2017	AM
3	Revised	08/01/2017	AM
4	Revised	08/01/2017	AM
5	Revised	08/01/2017	AM
6	Revised	08/01/2017	AM
7	Revised	08/01/2017	AM
8	Revised	08/01/2017	AM
9	Revised	08/01/2017	AM
10	Revised	08/01/2017	AM
11	Revised	08/01/2017	AM
12	Revised	08/01/2017	AM



RAFI ARCHITECTS INC.
SUITE ONE 1005 COWIE ST. VANCOUVER, BC, CANADA V6C 3B8
TEL: 604.683.5888 FAX: 604.683.5887

ARNO MATIS ARCHITECTURE INC.
SUITE ONE 1005 COWIE ST. VANCOUVER, BC, CANADA V6C 3B8
TEL: 604.683.5888 FAX: 604.683.5887



200 COWIE STREET, VANCOUVER, BC, CANADA V6C 3B8
VANCOUVER, CANADA V6C 3B8

DESIGN BY	CHK	INT	SCALE
			1/16"=1'-0"
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L09 UNIT
PLAN

TITLE	PROJECT NUMBER	ISSUE NO.
		1
PROJECT NUMBER	PROJECT NAME	DRAWING NUMBER
		A.209

DESIGN BY	CHK	INT	SCALE 1/16"=1'-0"
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<p>7100 Elmbridge Way Richmond, BC Canada</p>			
PROJECT			
<p>LEVEL L10 UNIT PLAN</p>			
TITLE		ISSUE NO.	
PROJECT NUMBER 201403		1	
CADD FILE			
DRAWING NUMBER		A.210	

204-1540 WEST 2ND AVE. VANCOUVER BC, CANADA V6J 1H2
1.606.708.0188 | 604.681.9481 info@earthlink.net

W V

ARNO MATIS ARCHITECTURE INC

RAFI ARCHITECTS INC.

SUITE ONE 1600 HOWE ST. VANCOUVER BC, CANADA V6Z 2L9
TEL 604.684.7656 FAX 604.684.7622 RAPIARCHITECTS.COM

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NO.	DESCRIPTION	DATE	CHK
1	Development Pemil Sarinawa	10/25/2016	
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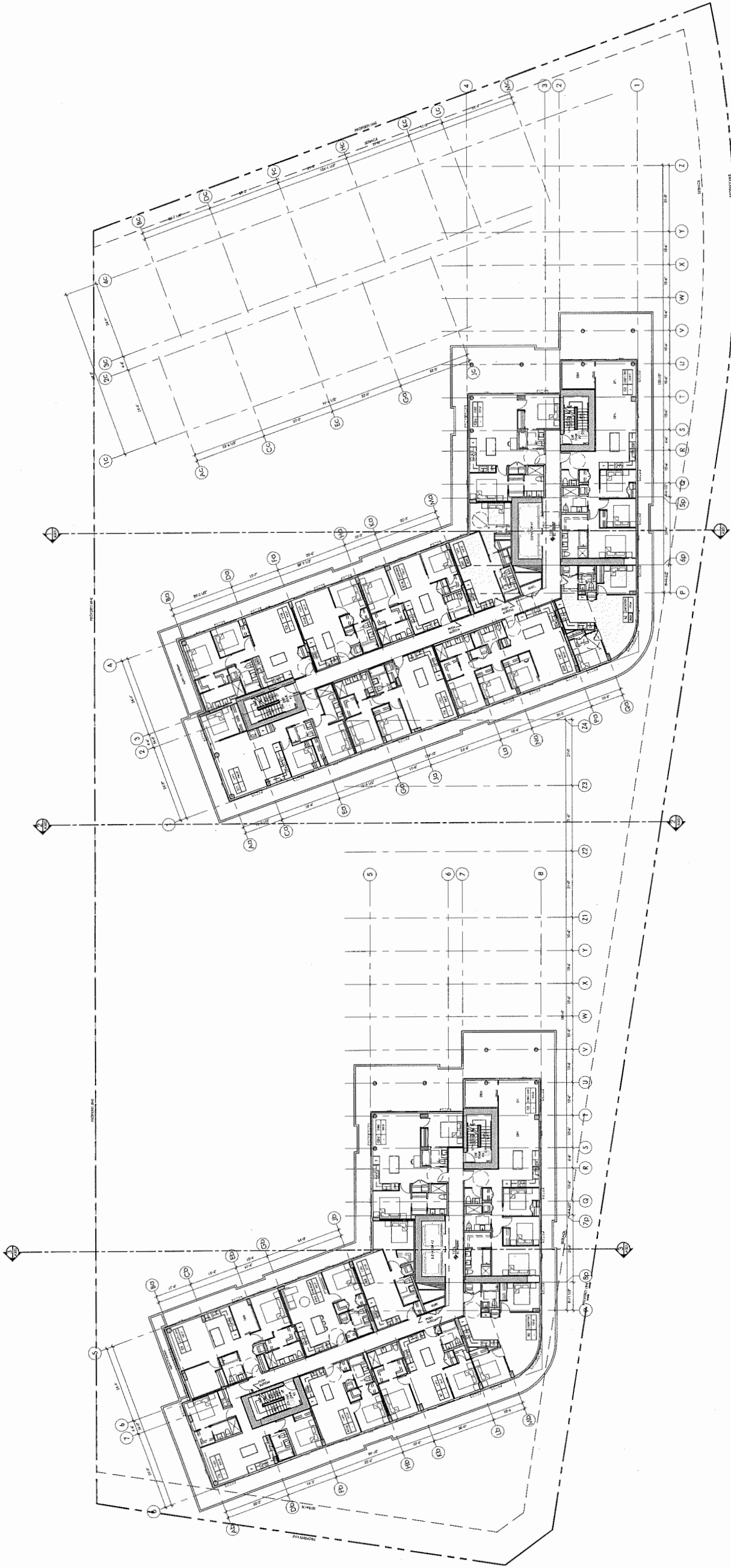


NOTES

- ALL UNITS HAVE TO MEET RICHMOND AGING-IN-PLACE FEATURES. THESE FEATURES INCLUDE: STAIRWELL, HANDRAILS, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID FLOORING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB, AND SHOWER.
- ONE OF THE MARKET UNITS SHOULD INCORPORATE BASIC UNIVERSAL HOUSING (UHH) FEATURES ACCORDING TO RICHMOND ZONING BYLAW #603, SECTION 4.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BURN

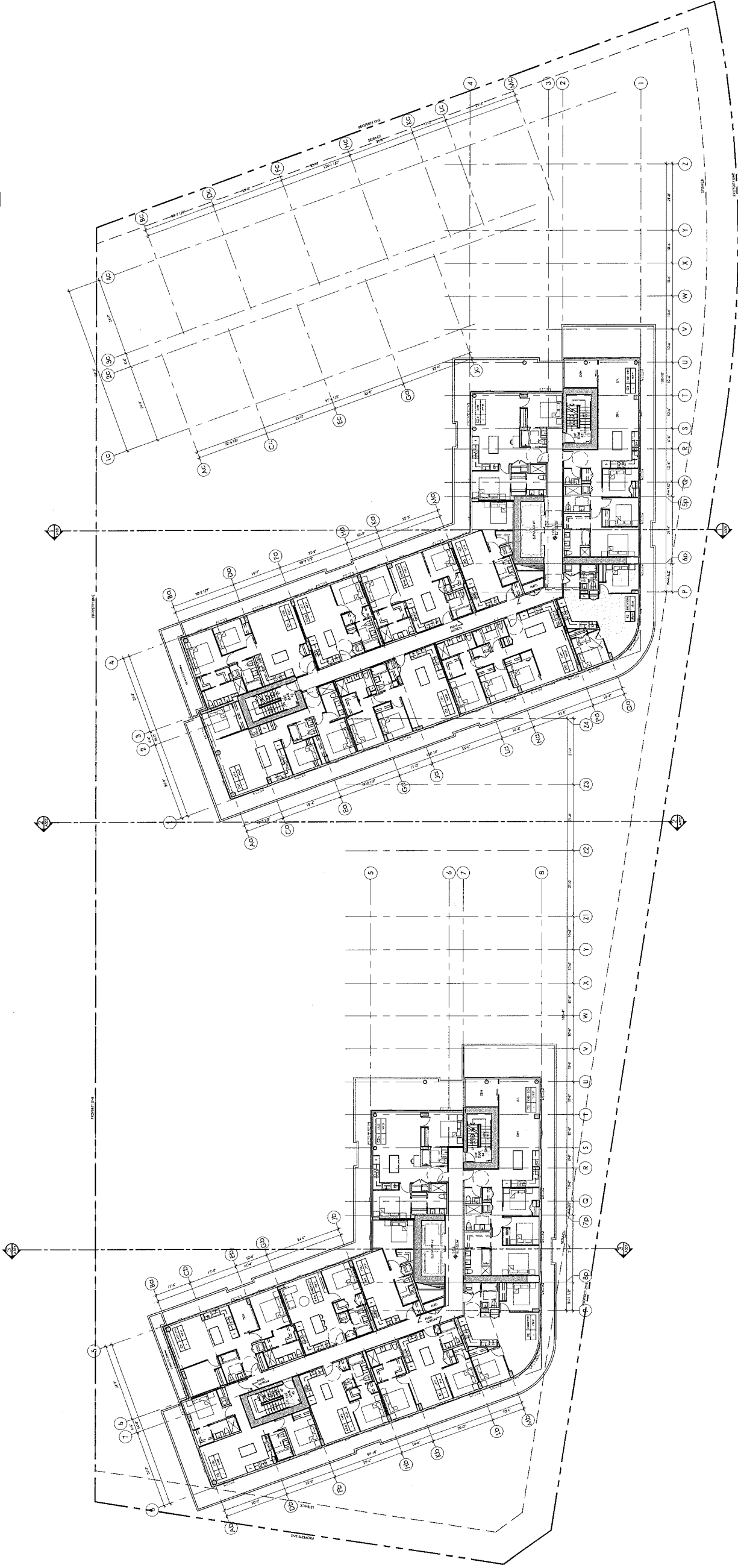
LEGEND

 AFFORDABLE HOUSING (AH)
 BASIC UNIVERSAL HOUSING (BUH)



- NOTES
- ALL UNITS HAVE TO HAVE RICHMOND AGING IN PLACE (RAIP) FEATURES: LEVER TYPE HANDLES FOR FLUSHING FIXTURES AND DOORS, AND FOLD SEATING IN WASHROOM WALLS FOR FUTURE CARE AND ASSISTANCE. (SEE RAIP PLAN AND SPECIFICATIONS)
 - 50% OF THE MARKET UNITS SHOULD INCORPORATE BASIC UNIVERSAL HOUSING (BUH) FEATURES AS PER RICHMOND ZONING BYLAW 8522, SECTION 4.
 - ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BUH FEATURES.

- LEGEND
-  AFFORDABLE HOUSING (AH)
 -  BASIC UNIVERSAL HOUSING (BUH)



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Issued for Permit Submission	10/25/2018	AM
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RAFI ARCHITECTS INC.
SUITE ONE 1000 AVENUE ST. JAMES, VANCOUVER, BC, CANADA V6Z 2B8
TEL: 604.681.7777 FAX: 604.681.7778
WWW.RAFIARCHITECTS.COM



200, 1000 WEST 10TH AVE, VANCOUVER, BC, CANADA V6J 1G2
TEL: 604.681.7777 FAX: 604.681.7778
WWW.AMARCHITECTS.COM

DESIGN BY	CHK	INT	SCALE
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7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L11 UNIT
PLAN

TITLE	ISSUE NO.
PROJECT NUMBER 201703	1
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DRAWING NUMBER	A.211

JUN 14 2017

PLAN # 14

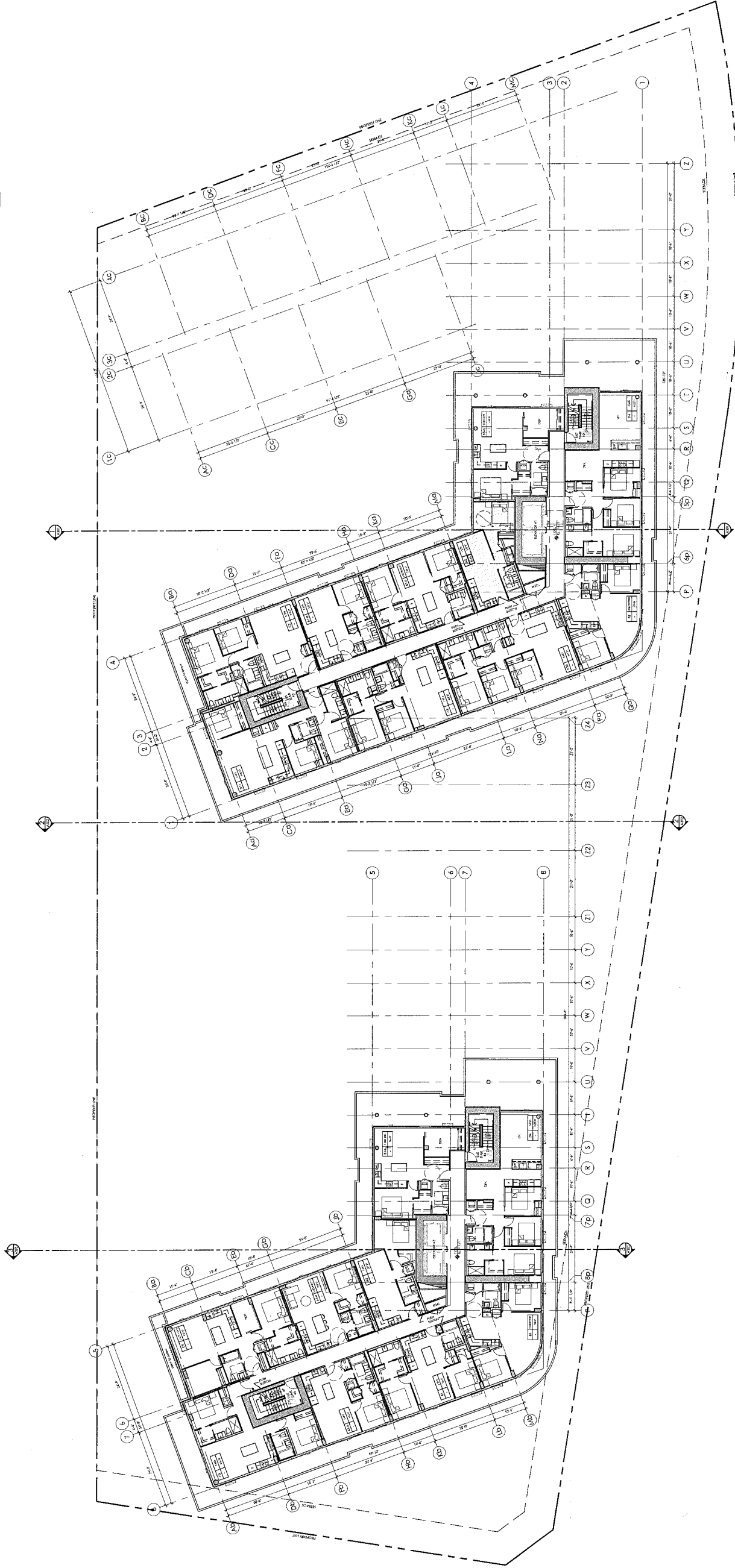
DP 15-7000007

NOTES

- ALL UNITS HAVE TO HAVE RICHMOND AGING-IN-PLACE (RAIP) FEATURES: HANDRAILS, SEATING, TOILET, AND SHOWER, AND ELEVATED BATHING IN WALKING WALLS FOR FUTURE GEAR BARS BRIDE TOILET, SHOWER, AND SHOWER.
- 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC RAIP FEATURES: HANDRAILS, SEATING, TOILET, AND SHOWER, AND ELEVATED BATHING IN WALKING WALLS FOR FUTURE GEAR BARS BRIDE TOILET, SHOWER, AND SHOWER.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE RAIP FEATURES.

LEGEND

- AFFORDABLE HOUSING (AH)
- BASIC UNIVERSAL HOUSING (BUH)



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RAFI ARCHITECTS INC.
SUITE 1000 1000 1000 ST. WINDOVER ST. CANADA V6Z 2B9
TEL: 604.683.1000 FAX: 604.683.1001 WWW.RAFIARCHITECTS.COM



ARNO MATS ARCHITECTURE INC.
SUITE 1000 1000 1000 ST. WINDOVER ST. CANADA V6Z 2B9
TEL: 604.683.1000 FAX: 604.683.1001 WWW.AMARCHITECTS.COM

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			DRAWING DATE
			2017/05/23

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L12 UNIT
PLAN

TITLE	PROJECT NUMBER	ISSUE NO.
	201703	1
DRAWING NUMBER		

A.212

JUN 14 2017

PLAN #15

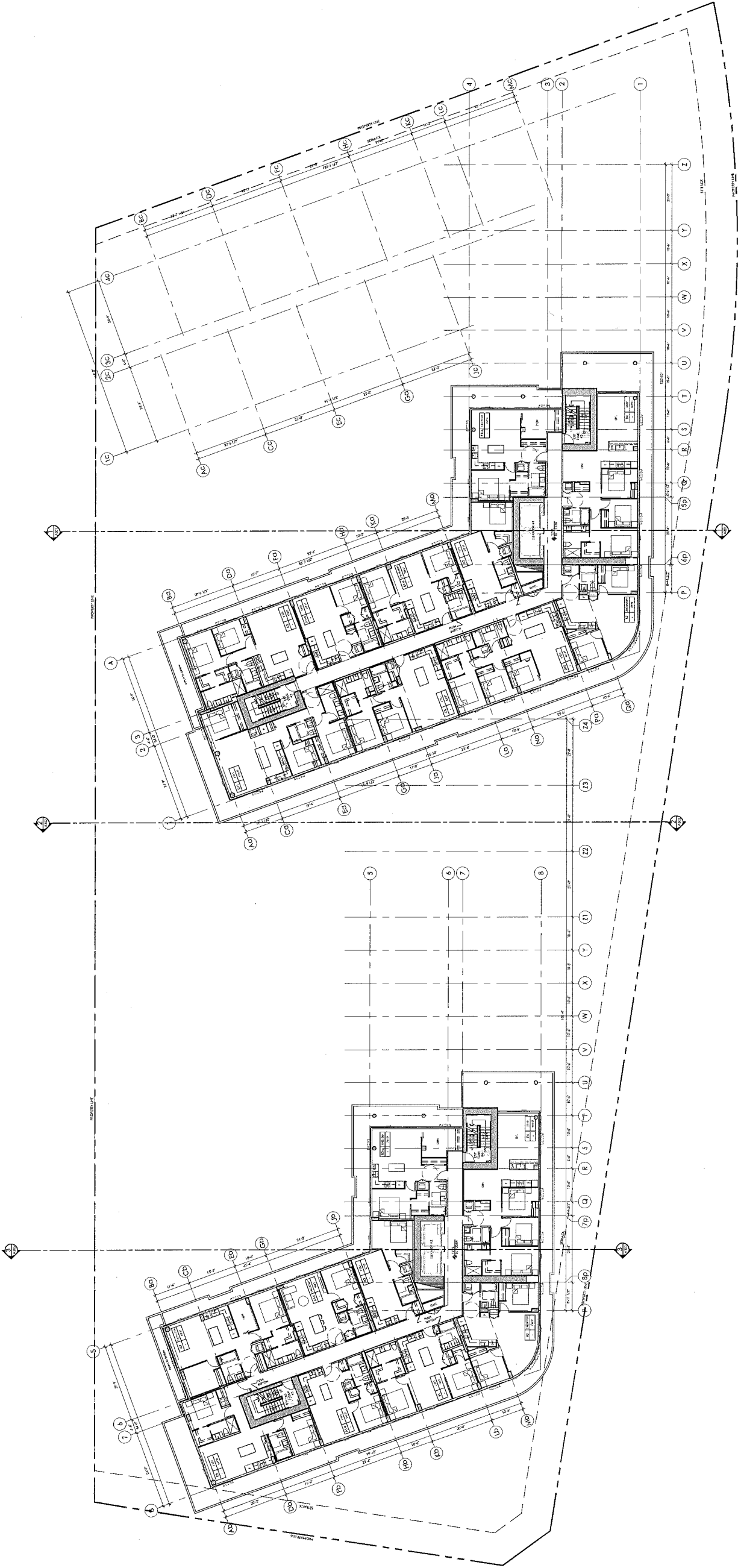
DP 19-7000007

- NOTES
- ALL UNITS HAVE TO HAVE RICHMOND AGING-IN-PLACE (AIP) FEATURES. ALL UNITS MUST HAVE AIP FEATURES, INCLUDING BUT NOT LIMITED TO: WALK-IN SHOWER, WALK-IN CLOSET, AND COLD BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BAR BRIDGE TOILET, BATHUB, AND SHOWER.
 - 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC AIP FEATURES. ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BUIH FEATURES.

LEGEND

AFFORDABLE HOUSING (AH)

BASIC UNIVERSAL HOUSING (BUH)



NO.	DESCRIPTION	DATE	CHK
1	Prepared	10/22/2017	
2	Reviewed	10/22/2017	
3	Approved	10/22/2017	
4	Revised		
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7	Revised		
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27	Revised		
28	Revised		
29	Revised		
30	Revised		



RAPII ARCHITECTS INC.
3000 100th Ave. S.W. Unit 100, Richmond, BC V6V 1K2
TEL: 604.273.1111 FAX: 604.273.1112 WWW.RAPIIARCHITECTS.COM

ARND MATS ARCHITECTURE INC.
3000 100th Ave. S.W. Unit 100, Richmond, BC V6V 1K2
TEL: 604.273.1111 FAX: 604.273.1112 WWW.AMARCHITECTS.COM

AM

3000 100th Ave. S.W. Unit 100, Richmond, BC V6V 1K2
TEL: 604.273.1111 FAX: 604.273.1112 WWW.AMARCHITECTS.COM

DRAWN BY	CHK	INT	SCALE	ISSUE NO.
			1/16"=1'-0"	
			DRAWING DATE	
			2017/05/23	

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT
LEVEL L13 UNIT
PLAN

TITLE	ISSUE NO.
PROJECT NUMBER	1
DATE FILE	
DRAWING NUMBER	A.213

JUN 14 2017

PLAN #16

DP 15-7000007

DESIGN BR	CHK	INIT	SCALE
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			DRAWING DATE
			2017/05/26

<p>7100 Elmbridge Way Richmond, BC Canada</p>	
PROJECT	
LEVEL L14 UNIT PLAN	
TITLE	ISSUE NO.
PROJECT NUMBER 201403	1
CAD FILE	
DRAWING NUMBER	A214

204-7540 WEST 2nd AVE. VANCOUVER BC, CANADA V6J 1H2
t 604.739.0188 f 604.684.7147 art@nashadelandwestcoast.com

WV

VARNO MATIS ARCHITECTURE INC.

RAFI ARCHITECTS INC.



DESCRIPTION	DATE	CHK
Development Permit Submission	10/25/2016	
2. REVISIONS		

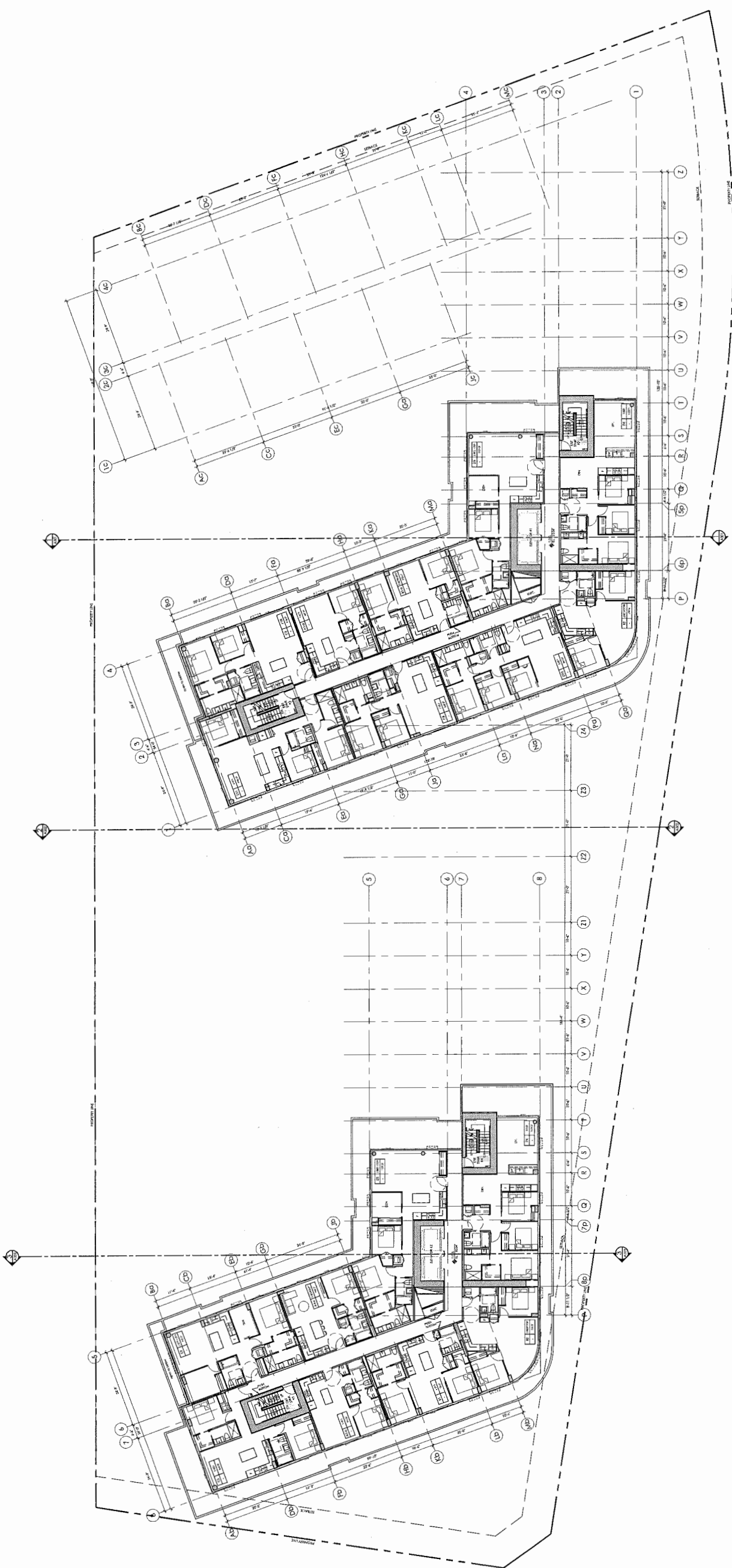


NOTES

- ALL UNITS HAVE TO HAVE RICHMOND AGENCY-HANDLABLE FEATURES. THESE FEATURES INCLUDE: STAINLESS-STEEL HANDRAILS, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN WALKWAY WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB, AND SHOWER.
- 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC UNIVERSAL HOUSING RUIH FEATURES ACCORDING TO RICHMOND ZONING BYLAW 8500, SECTION 4.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE RUIH FEATURES

LEGEND

AFFORDABLE HOUSING (AH)
BASIC UNIVERSAL HOUSING (BUH)

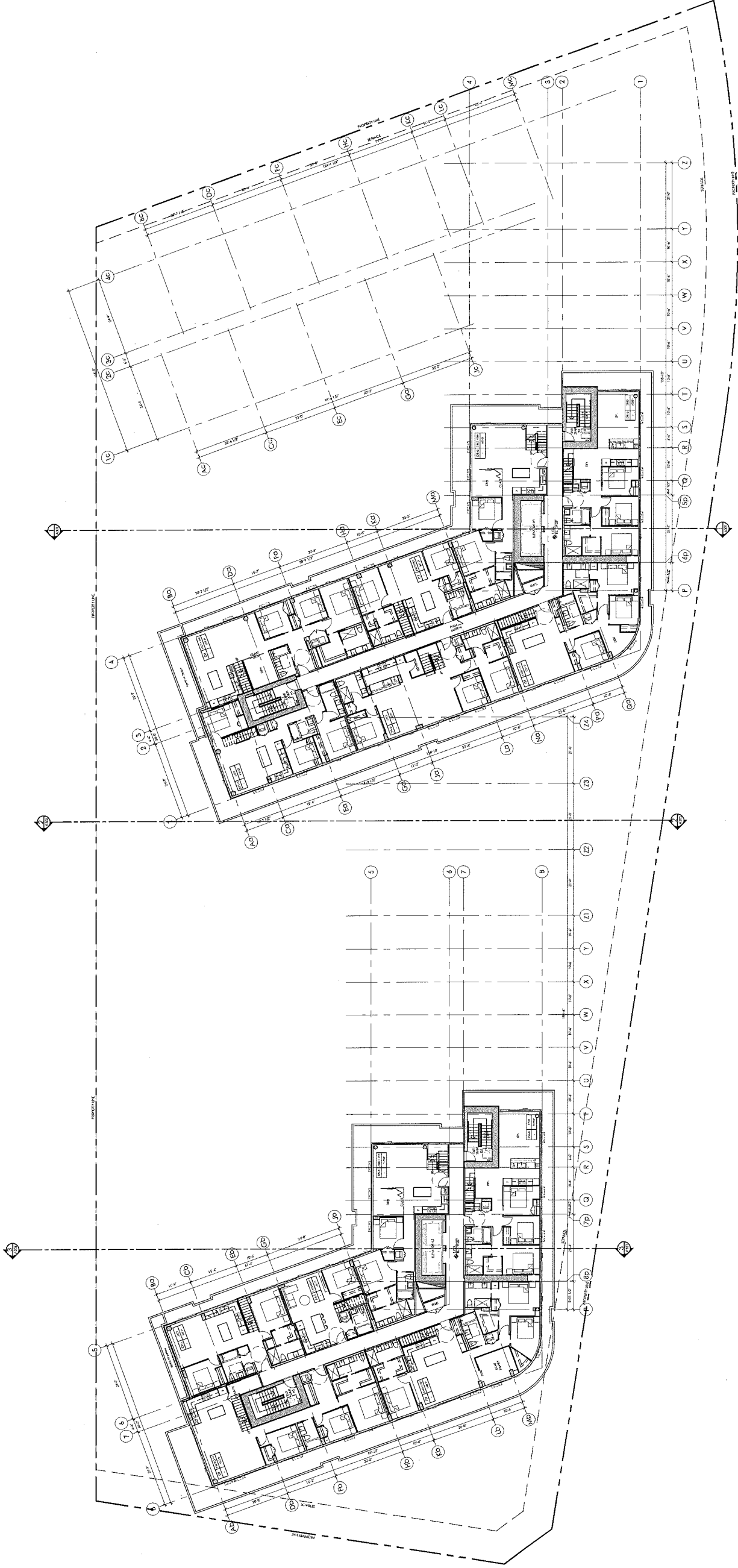


NOTES

- ALL UNITS HAVE TO HAVE RICHMOND AGING-IN-PLACE (AIP) FEATURES. THESE FEATURES INCLUDE: 1. LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS. 2. AND SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS. 3. TOILET, BATHING, AND SHOWER.
- 10% OF THE MARKET UNITS SHOULD INCORPORATE BASIC AIP FEATURES. THESE FEATURES INCLUDE: 1. RICHMOND ZONING BY-LAW SECTION 4.
- ALL AFFORDABLE RENTAL UNITS SHOULD INCLUDE THE BAH FEATURES.

LEGEND

- AFFORDABLE HOUSING (AH)
- BASIC UNIVERSAL HOUSING (BUH)



REVISIONS		DATE	CHK
1	Issued for Permit	07/07/2018	CHK
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RAFI ARCHITECTS INC.

SUITE ONE 500-HOVE ST. VANCOUVER BC CANADA V6C 2B9
TEL: 604.681.1188 FAX: 604.681.1187 email: info@rafiarchitects.com

ARNO MATIS ARCHITECTURE INC.



700, 100 WEST 7th AVE. VANCOUVER BC CANADA V6C 2B9
TEL: 604.681.1188 FAX: 604.681.1187 email: info@rafiarchitects.com

DRAWN BY	CHK	INT	SCALE
			1/16"=1'-0"
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT

LEVEL L15 UNIT
PLAN

TITLE	ISSUE NO.
PROJECT NUMBER	1
DATE FILE	
DRAWING NUMBER	A.215

PLAN # 18

JUN 14 2017

DP 15-700007

RAFI ARCHITECTS INC.

SUITE ONE 1660 JOWETT AVENUE, VANCOUVER, CANADA V6J 2Z8
TEL: 604.275.9775 FAX: 604.275.9776 WWW.RAFIARCHITECTS.COM

ARND MATIS ARCHITECTURE INC.

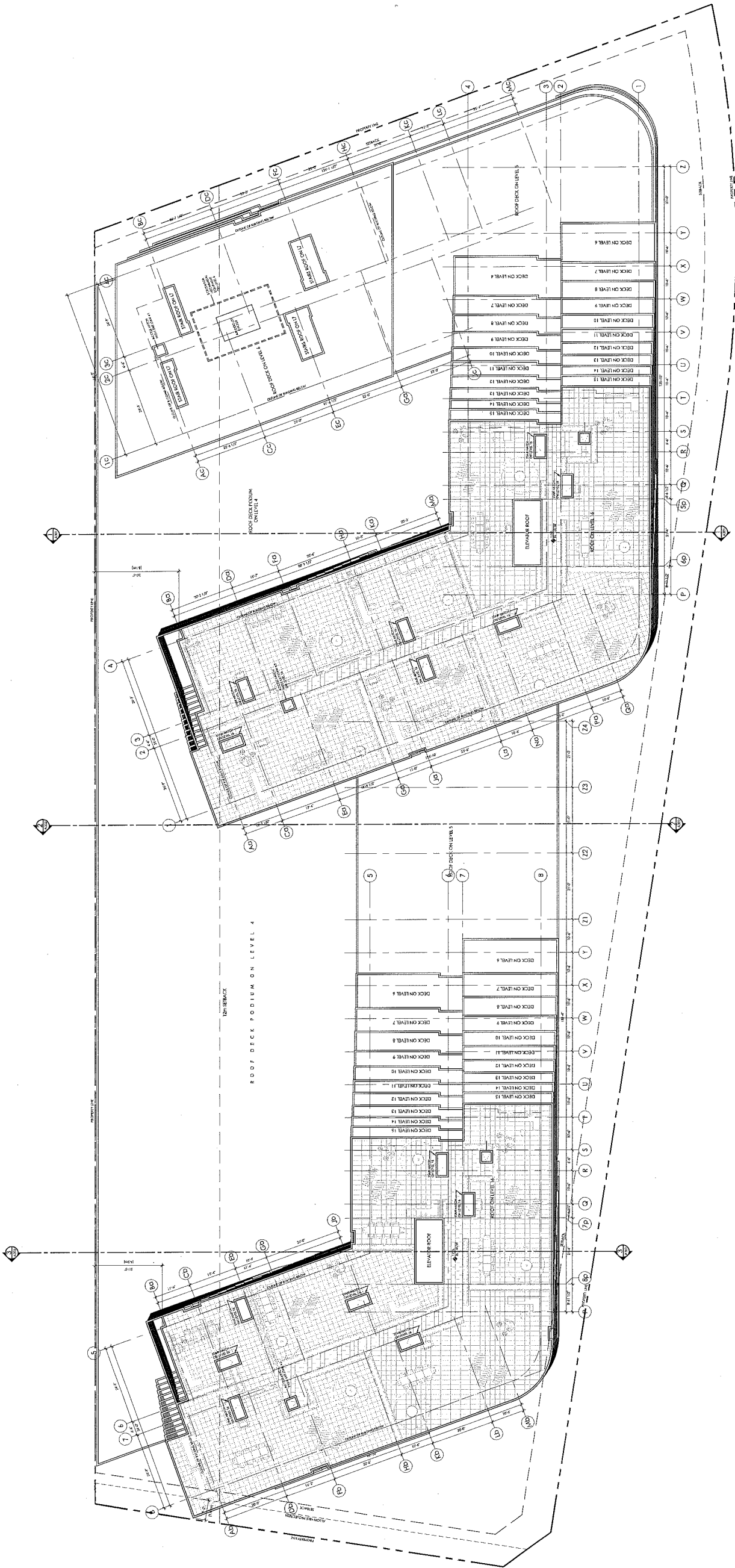
2880 KENNEDY ROAD, VANCOUVER, CANADA V3J 1J9
TEL: 604.278.0198 (FAX: 604.282) info@arndmatis.com



RAFI ARCHITECTS INC.
SUITE ONE 1401 HOWE ST. VANCOUR, BC, CANADA V6Z 2E9
TEL: 604.681.1099 FAX: 604.681.3322 RAFI@RAFI-TECH.COM



THE MAXIMUM FRONT YARD PROJECTION OVER THE SETBACK IS 1.88 m. THE PROJECTION AREA IS 4.17 m².



NO.		DESCRIPTION	DATE	LOG
1		Designated Permit Specialist	10/27/2016	
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REVISIONS		
NO.	DESCRIPTION	DATE
1	Developed Permit Submission	10/22/2016
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RAFI ARCHITECTS INC.
SUITE ONE SECOND FLOOR 575 UNIVERSITY AVENUE, CANADA V6C 2G3
TEL: 604.681.1111 FAX: 604.681.1112 WWW.RAFIARCHITECTS.COM



245-500 WEST 24TH AVE. VANCOUVER BC, CANADA V6M 1H9
TEL: 604.726.8186 FAX: 604.681.1111 WWW.AMARCHITECTS.COM

BY: DATE: 10/22/2016

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DESIGN BY	CHK	INR	SCALE
			1/32" = 1'-0"
			DRAWING DATE
			2017/05/25

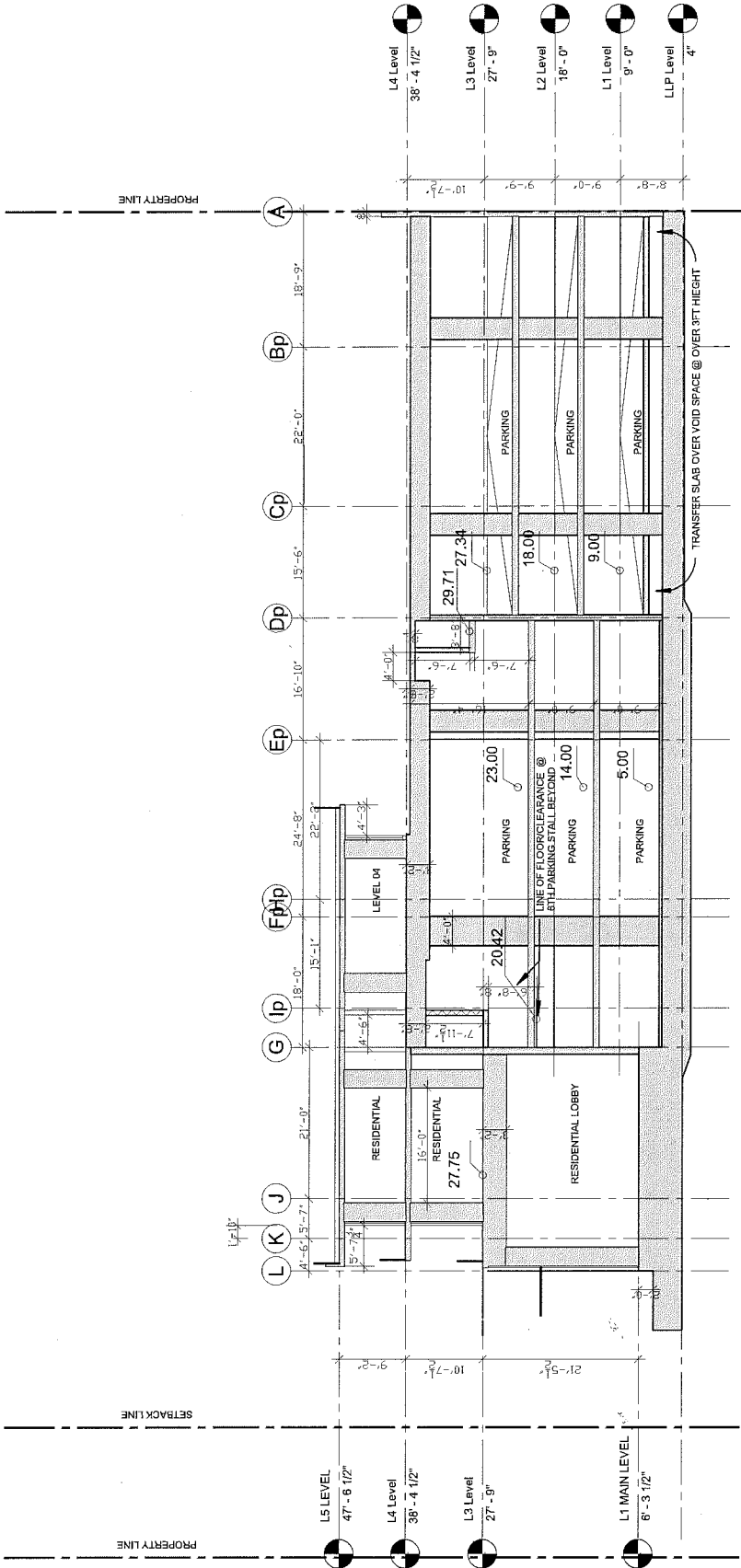
7100 Elmbridge Way
Richmond, BC
Canada

PROJECT

SECTION 2
PODIUM

TITLE	ISSUE NO.
PROJECT NUMBER	1
CADD FILE	
DRAWING NUMBER	


A.302





RAFI ARCHITECTS INC.

SUITE ONE 1630 HOWE ST., VANCOUVER BC, CANADA V6Z 2L9
TEL 604.683.3855 FAX 604.688.3522 RNFARCHITECTS.COM



204-1540 WEST 2nd AVE., VANCOUVER BC, CANADA V6J 1H2
 T: 604.708.0188 F: 604.864.9451 armon@earthlink.net

TO THE CONVICTION OF ANY SUCH VIOLATION.

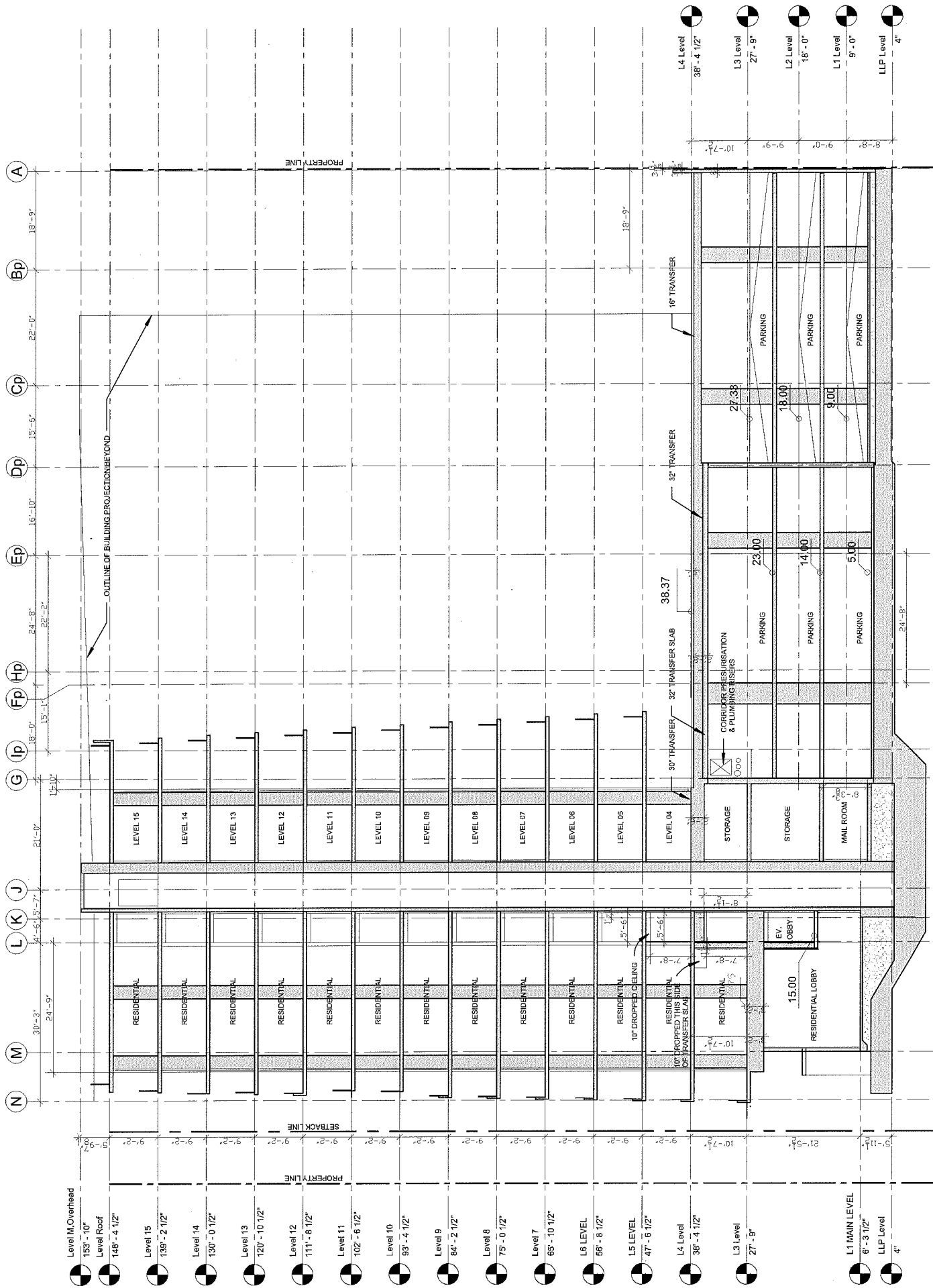
DRAWN BY	CHK	INIT	SCALE
			3/32" = 1'-0"
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC

Canada

SECTION 3
SOUTH TOWER

TITLE	PROJECT NUMBER 201403	ISSUE NO. 1
	CADD FILE	
DRAWING NUMBER		A.303



PROJECT NUMBER 101403	ISSUE NO. 1
	CADD FILE
DRAWING NUMBER A.401	

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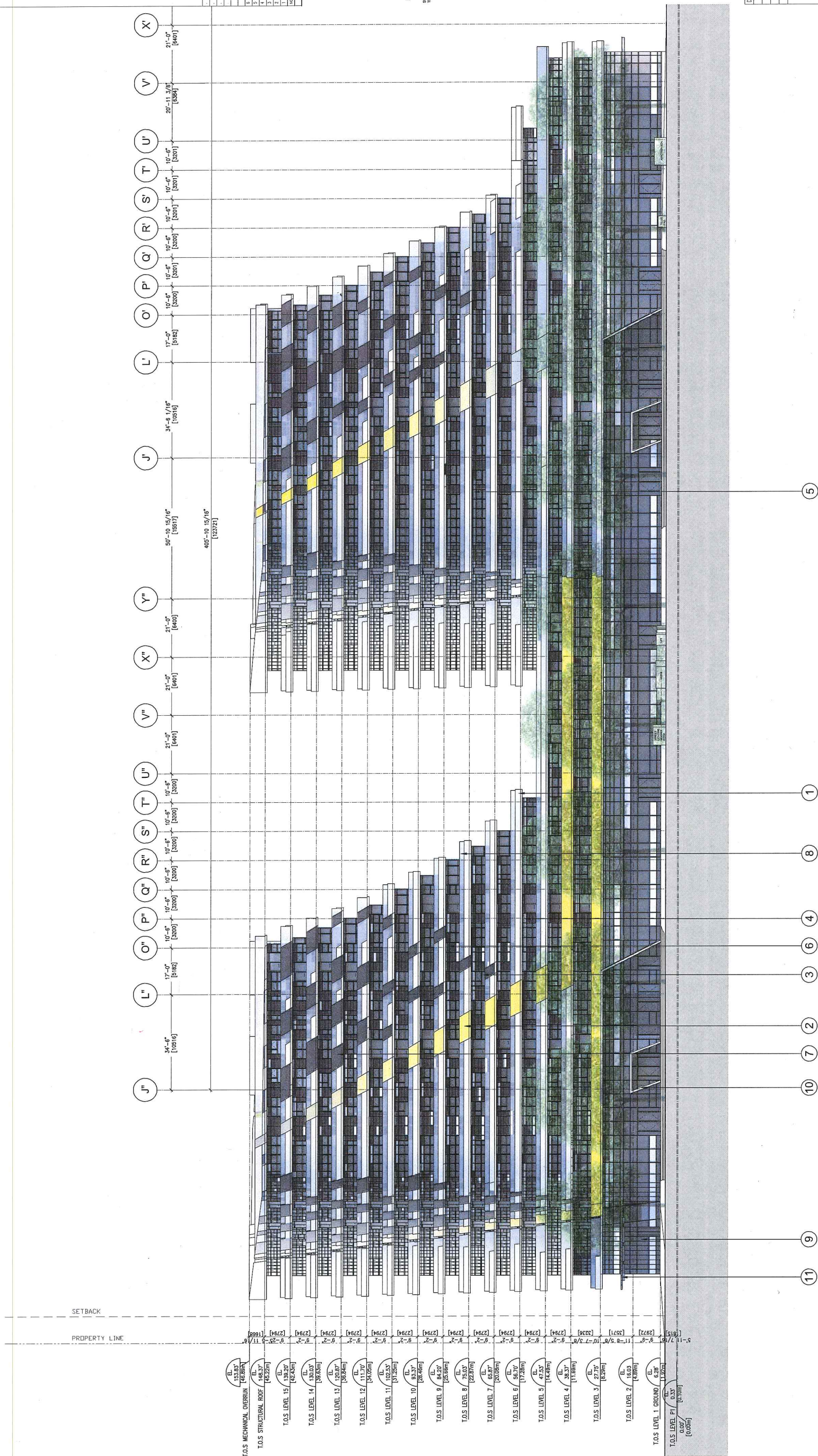
NOTES ON CONTRIBUTORS

[illegible]

CONSISTENT WITH THE CCAP DP GUIDELINES:

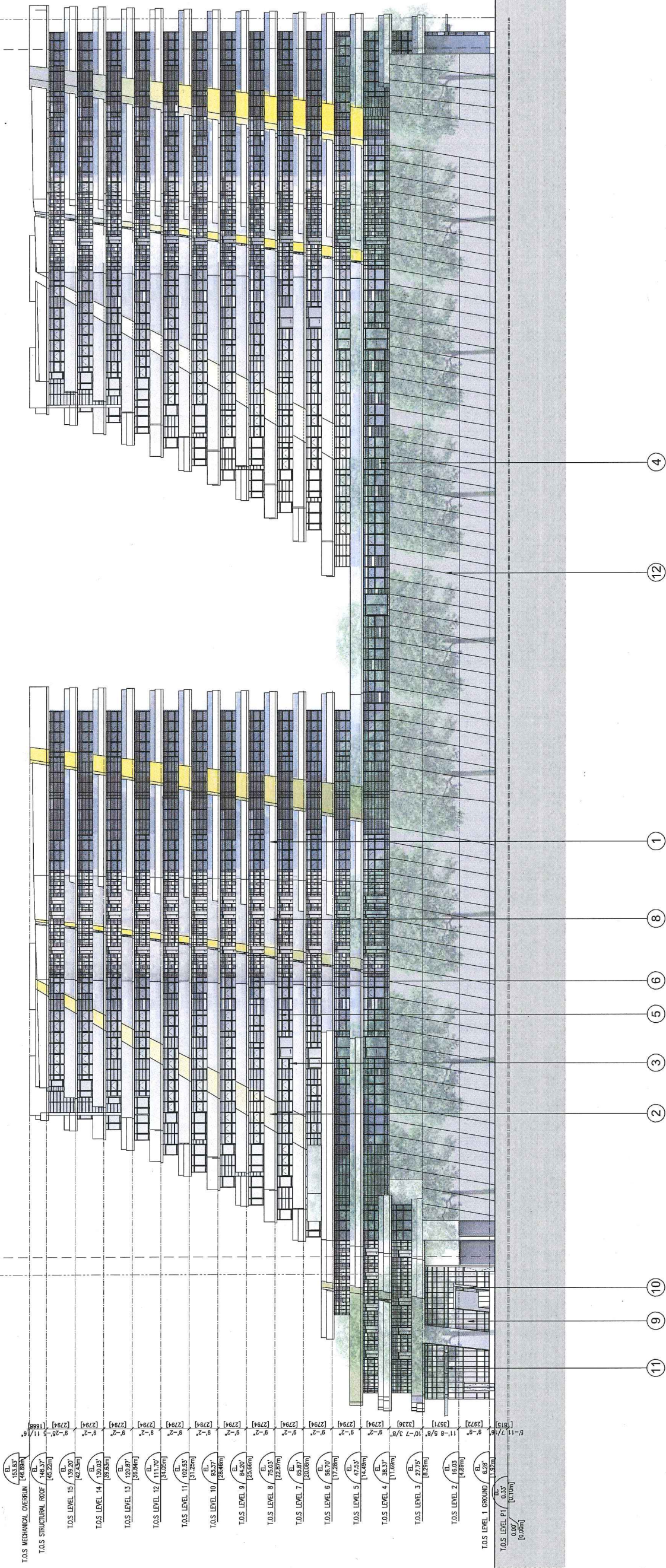
- A MINIMUM OF 70% OF THE WINDOW WALL FOR THE GROUND LEVEL RETAIL SPACES AND THE ADJACENT SPACES TO BE MAINTAINED AS GLASS CURTAIN WALLS TO MAINTAIN THE VISUAL INTEGRITY OF THE PUBLIC BEACH AND TO PRESERVE THE INTEGRITY OF THE BUILDING CHARACTER.
- AREAS OF SPANDREL PANEL AND/OR OTHER ALTERNATIVES TO VISION GLASS ADDED TO THE WINDOW WALL AT THE GROUND LEVEL SHOULD BE LOCATED AWAY FROM BUILDING CORNERS AND BUILDING ENTRIES. SUCH ADDITIONS SHOULD BE DESIGNED TO BE CONSISTENT WITH WALL PATTERNS AND SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLIMENTARY TO THE FORMS, MATERIALS AND COLOURS OF THE APPROVED DPF, AND:
- SIGNAGE SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLIMENTARY TO THE BUILDING FORM AND CHARACTER. BUILDING MATERIALS AND COLOURS - WHERE LOCATED ON UNGLAZED WALLS SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLIMENTARY TO THE FORMS, MATERIALS AND COLOURS OF THE APPROVED DPF, AND:
- UNLESS FULLY INTEGRATED INTO THE WINDOW WALL SYSTEM.

SIGNAGE SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLIMENTARY TO THE BUILDING FORM AND CHARACTER INCLUDING MATERIALS AND COLOURS - WHERE LOCATED ON WINDOW WALLS, BACKLIT SIGN BANDS OR BOXES ARE DISCOURAGED UNLESS FULLY INTEGRATED INTO THE WINDOW WALL SYSTEM.



PROPERTY LINE
SETBACK

SETBACK
PROPERTY LINE



MATERIALS	
1	ARCHITECTURAL CONCRETE (WHITE)
2	PAINTED GLASS
3	INSULATED GLAZING UNIT (IGU)
4	STANDARD GREY SPANDREL GLASS
5	GREY VELVET SPANDREL GLASS
6	DARK GREY SPANDREL GLASS
7	DARK GREY PAINTED CONCRETE GUARD
8	GLASS GUARD WITH WHITE ALUMINUM RAILING
9	TWO SIDED CAPTURE SILICONE GLAZED SYSTEM WITH HORIZONTAL GAP (IGU)
10	ENTRY FEATURE WITH WHITE ARCHITECTURAL CONCRETE
11	GLASS CANOPY WITH PROJECTING METAL STRUCTURE PAINTED WHITE, LAMINATED GLASS INFILL PANEL
12	CONCRETE WALL WITH ARCHITECTURAL REVEAL PATTERN

PROJECT	7100 Elmbriage Way Richmond, BC Canada
ELEVATION	EAST
DATE	2017/05/25
SCALE	1/8" = 1'-0"
DRAWING DATE	2017/05/25
ISSUE NO.	1
PROJECT NUMBER	201403
CADD FILE	
DRAWING NUMBER	A402

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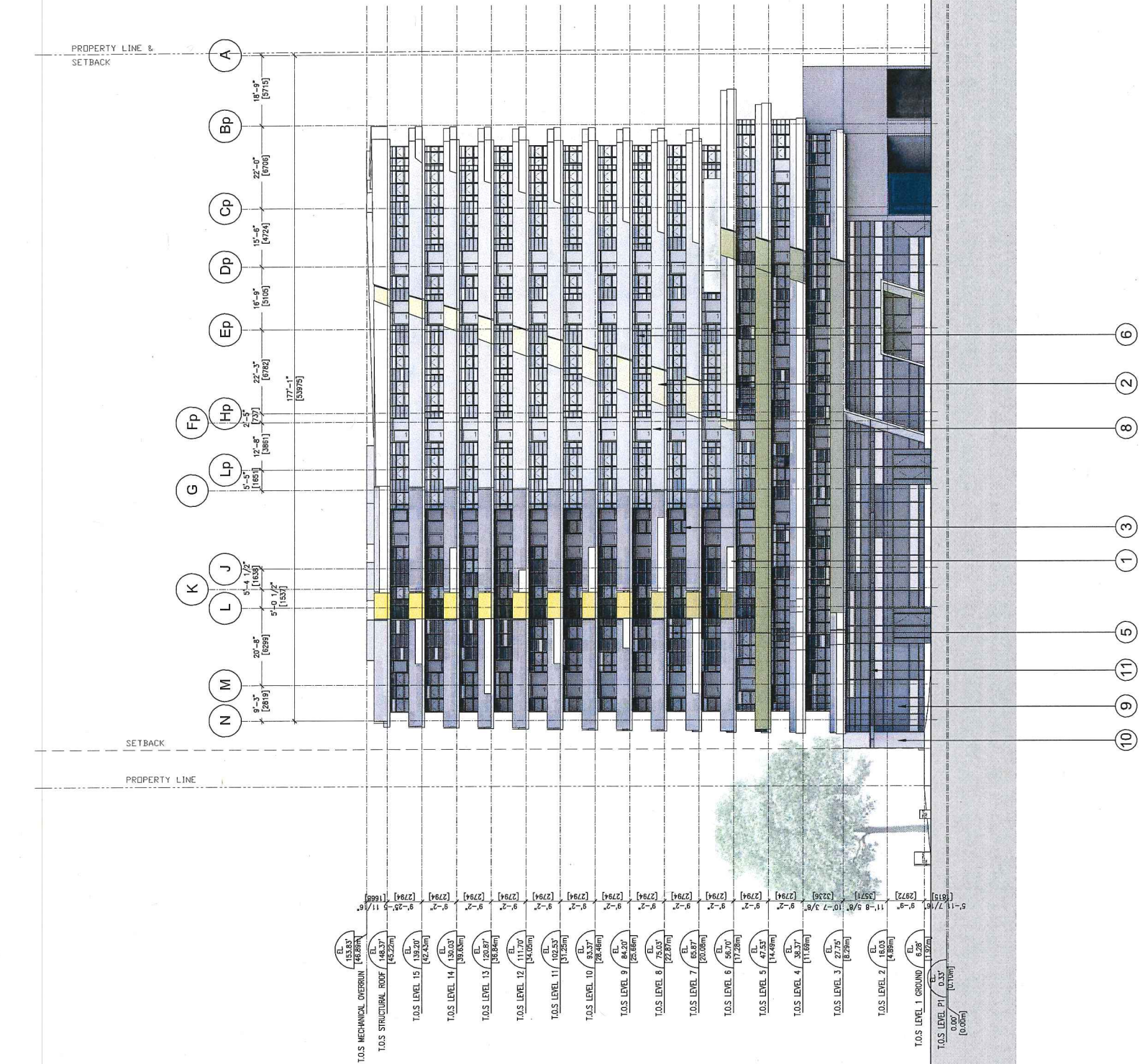
ARNO MATIS ARCHITECTURE INC.
2014-10-10 10:00 AM
10/10/2014 10:00 AM
10/10/2014 10:00 AM

RAFI ARCHITECTS INC.
RAFI ARCHITECTS INC.
RAFI ARCHITECTS INC.

NO.	DESCRIPTION	DATE	ONE
1	Development Permit Submission	10/02/2016	
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DP 15-700007

JUN 14 2017 PLAN 24



- CONSISTENT WITH THE CCAP DP GUIDELINES:
- A MINIMUM OF ONE WINDOW WALL FOR THE GROUND LEVEL REAR SPACES AND THE ANCHOR SPACE TO BE MAINTAINED AS TRANSPARENT VISION GLASS IN ORDER TO SUPPORT ANIMATION OF THE BUILDING AND TO PRESERVE THE INTEGRITY OF THE BUILDING CHARACTER.
 - AREAS OF SPANDREL PANELS AND/OR OTHER ALTERNATIVES TO VISION GLASS ADDED TO THE WINDOW WALL AT THE GROUND LEVEL SHOULD BE LOCATED AWAY FROM BUILDING CORNERS AND BALCONY ENTRIES. WALL PATTERNS AND SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLEMENTARY TO THE FORMS, MATERIALS AND COLOURS OF THE APPROVED DP, AND.
 - SIGNAGE SHOULD BE DESIGNED TO BE CONSISTENT WITH OR COMPLEMENTARY TO THE FORMS, MATERIALS AND COLOURS OF THE WINDOW WALLS, BACKLIT SIGN BANDS OR BODIES ARE DISCOURAGED UNLESS FULLY INTEGRATED INTO THE WINDOW WALL SYSTEM.

MATERIALS	
1	ARCHITECTURAL CONCRETE (WHITE)
2	PAINTED GLASS
3	INSULATED GLAZING UNIT (IGU)
4	STANDARD GREY SPANDREL GLASS
5	GREY VELVET SPANDREL GLASS
6	DARK GREY SPANDREL GLASS
7	DARK GREY PAINTED CONCRETE GUARD
8	GLASS GUARD WITH WHITE ALUMINUM RAILING
9	TWO SIDED CAPTURE SILICONE GLAZED SYSTEM WITH HORIZONTAL GAP (IGU)
10	ENTRY FEATURE WITH WHITE ARCHITECTURAL CONCRETE
11	GLASS CANOPY WITH PROJECTING METAL STRUCTURE PAINTED WHITE, LAMINATED GLASS INFILL PANEL
12	CONCRETE WALL WITH ARCHITECTURAL REVEAL PATTERN

DRAWN BY	CHK	INT	SCALE
			1/16" = 1'-0"
			DRAWING DATE
			2017/05/25

7100 Elmbridge Way
Richmond, BC

Canada

ELEVATION
SOUTH

TITLE	NUMBER	ISSUE NO.
201403	1	
201403		
DRAWING NUMBER		

A.403



RAFI ARCHITECTS INC.
SUITE ONE 1485 HOWE ST. VANCOUVER BC CANADA V6Z 2B9
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AM MATS ARCHITECTURE INC.
SUITE ONE 1485 HOWE ST. VANCOUVER BC CANADA V6Z 2B9
TEL: 604.683.5555 FAX: 604.683.5555 am@amarchitects.com

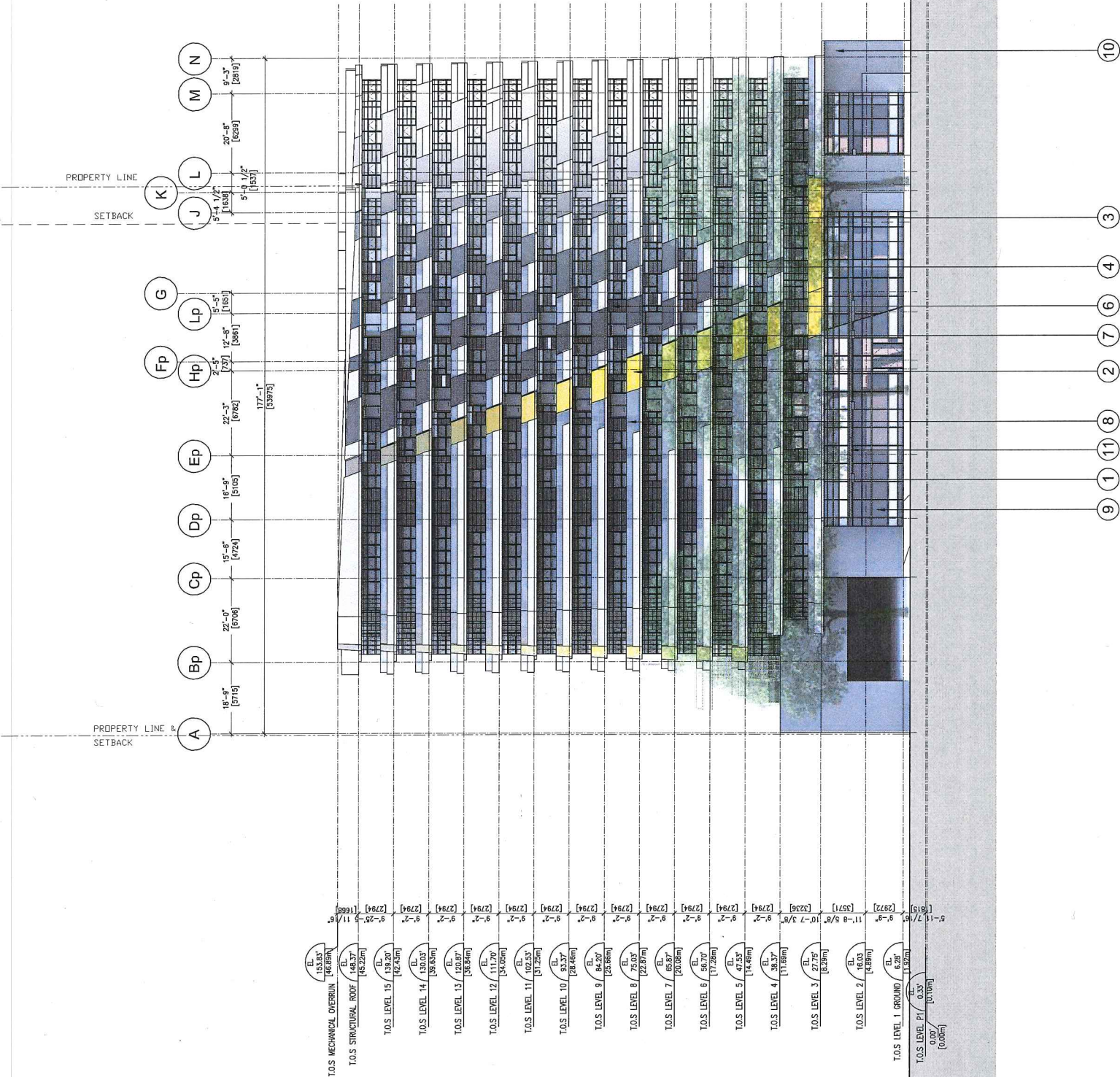
60 WEST PAVILION DRIVE

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DP 15-700007

JUN 14 2017

PLAN # 25



- CONSISTENT WITH THE CCAP DP GUIDELINES:
- A MINIMUM OF 70% OF THE WINDOW WALL FOR THE GROUND LEVEL RETAIL SPACES AND THE AMBIENT SPACE IS TO BE MAINTAINED AS TRANSPARENT VISION GLASS IN ORDER TO SUPPORT ANIMATION OF THE STREET AND TO PRESERVE THE INTEGRITY OF THE BUILDING CHARACTER.
 - AREAS OF SPANDREL PANEL AND/OR OTHER ALTERNATIVES TO VISION GLASS ADDED TO THE WINDOW WALL AT THE GROUND LEVEL SHOULD BE SUBORDINATE TO THE BUILDING'S OVERALL FORM AND CHARACTER. WALL PATTERNING AND COLOURS SHOULD BE COMPATIBLE WITH THE APPROVED DP PLAN.
 - SPANDREL PANELS SHOULD BE DESIGNED TO BE CONSISTENT WITH THE BUILDING'S OVERALL FORM AND CHARACTER. SPANDREL PANELS INCLUDING MATERIALS AND COLOURS - WHERE LOCATED ON WINDOW WALLS - SHOULD NOT BE ENCOURAGED UNLESS FULLY INTEGRATED INTO THE WINDOW WALL SYSTEM.

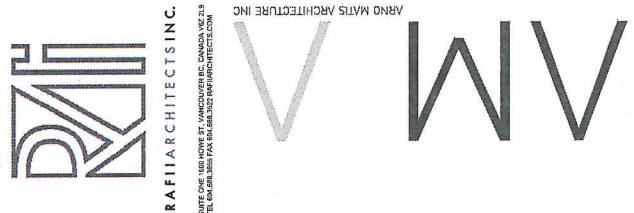
MATERIALS	
1	ARCHITECTURAL CONCRETE (WHITE)
2	PAINTED GLASS
3	INSULATED GLAZING UNIT (IGU)
4	STANDARD GREY SPANDREL GLASS
5	GREY VELVET SPANDREL GLASS
6	DARK GREY SPANDREL GLASS
7	DARK GREY PAINTED CONCRETE GUARD
8	GLASS GUARD WITH WHITE ALUMINUM RAILING
9	TWO SIDED CAPTURE SILICONE GLAZED SYSTEM WITH HORIZONTAL GAP (IGU)
10	ENTRY FEATURE WITH WHITE ARCHITECTURAL CONCRETE
11	GLASS CANOPY WITH PROJECTING METAL STRUCTURE PAINTED WHITE, LAMINATED GLASS INFILL PANEL
12	CONCRETE WALL WITH ARCHITECTURAL REVEAL PATTERN

FOR INFORMATION ONLY
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A FINAL DESIGN. THE DESIGNER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A FINAL DESIGN. THE DESIGNER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DESIGN BY	CHK	INT	SCALE
			1/16" = 1'-0"
			DRAWING DATE
			2017/09/25

7100 Elmbridge Way
Richmond, BC
Canada

PROJECT	
ELEVATION NORTH	
TITLE	ISSUE NO.
PROJECT NUMBER	1
DRAWING NUMBER	
DRAWING NUMBER	A.404



JUN 14 2017
PLAN # 26

DP 15-700007

REVISIONS	
NO.	DESCRIPTION
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SEDIMENTARY ROCK
The region of Richmond is built up from millions of years of sedimentary rock, all layered one on top of the other. Similar to this and the proposed architecture, our design will play with layered materials, pushing and pulling their way through the site.



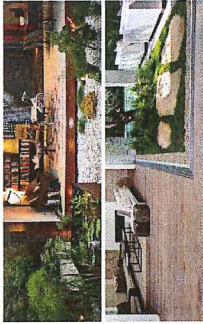
FORMAL | NATURAL
To heighten the design of the architecture, the landscape will play with formal lines and natural design. Strong linear geometry will be contrasted against swaths of soft naturalistic planting.



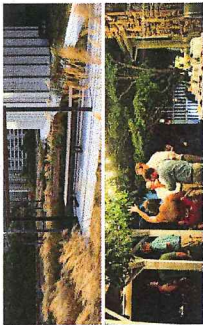
WATER
The dry stream of the podium level evokes the flow and movement of water through its form and a gradation of materials.



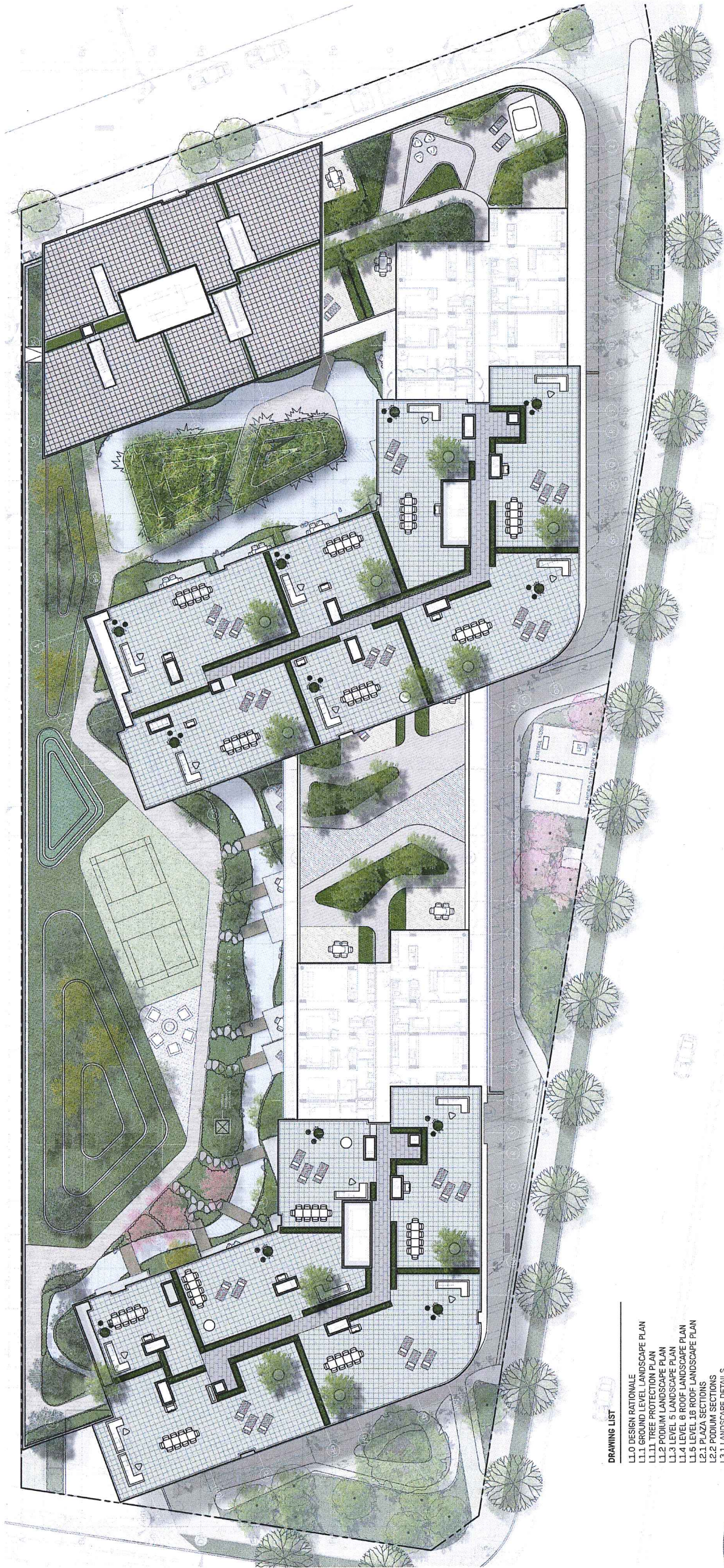
CONNECTIONS
A connected and coherent design language will be employed on all levels. From the roof of the buildings, down through the terraces to the podium park and onto the ground level plaza, the design will be continuous.



INDOOR | OUTDOOR
From the residents amenity spaces to the private patios, the gardens will be seamlessly connected to the inside spaces, with continuous floor levels, paired materials and long vistas.



FUNCTIONAL
To truly be a garden for the residents, the design will incorporate functionally adaptive spaces that can hold many varying uses.



DRAWING LIST

- L1.0 DESIGN RATIONALE
- L1.1 GROUND LEVEL LANDSCAPE PLAN
- L1.1.1 TREE PROTECTION PLAN
- L1.2 PODIUM LANDSCAPE PLAN
- L1.3 LEVEL 5 LANDSCAPE PLAN
- L1.4 LEVEL 8 ROOF LANDSCAPE PLAN
- L1.5 LEVEL 18 ROOF LANDSCAPE PLAN
- L2.1 PLAZA SECTIONS
- L2.2 PODIUM SECTIONS
- L3.1 LANDSCAPE DETAILS
- L3.2 LANDSCAPE DETAILS
- L3.3 LANDSCAPE DETAILS

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RICHMOND, BC

LANDSCAPE RATIONALE

Date	MAR.09/2016	Drawing Number
Project No.	1504	L1.0
Scale	1/16" = 1'-0"	
Drawn/Checked	AM/JF	

No.	Description	Date
7	Issued for DP Prior-To Response APR. 19/17	
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 26/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.18/16	

JUN 14 2017
PLAN #27

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION FENCE

NOTES:

REFER TO CITY OF RICHMOND TREE PROTECTION BY-LAWS
FOR STANDARD REQUIREMENTS.

REFER TO TREE PROTECTION SPECIFICATION.

900 X 450 WEATHERPROOF SIGN, SEE SPEC.

ORANGE PLASTIC SNOW FENCING, SECURE TO FRAME

2 X 4 LUMBER FRAME WITH BRACING OR STEEL T-BAR
POSTS STAKED 400mm MIN.

11'3 1/16" FROM
PAVING TYP.

TO DRIPLINE OR AS
SHOWN ON DRAWINGS

1'-11 5/8" FROM
CURBS TYP.

1 TREE PROTECTION FENCING
1.1.11 3/8" - 1'-0"

TREE PROTECTION FENCE

7'-6"

10'-0"

3'-1'-1"

13'-1"

13'-1"

9'-10" 9'-10"

No.	Description	Date
7	Issued for DP Prior-To Response APR. 10/17	
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 28/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.18/16	

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RICHMOND, BC

PLAZA LEVEL
TREE MANAGEMENT PLAN

Date	MAR.09/2018	Drawing Number
Project No.	1504	L1.11
Scale	1/16" = 1'-0"	
Drawn/Checked/SJ/VH/JF		

PLAN # 251

JUN 14 2017

DP 15-7000007

PLANT SCHEDULE

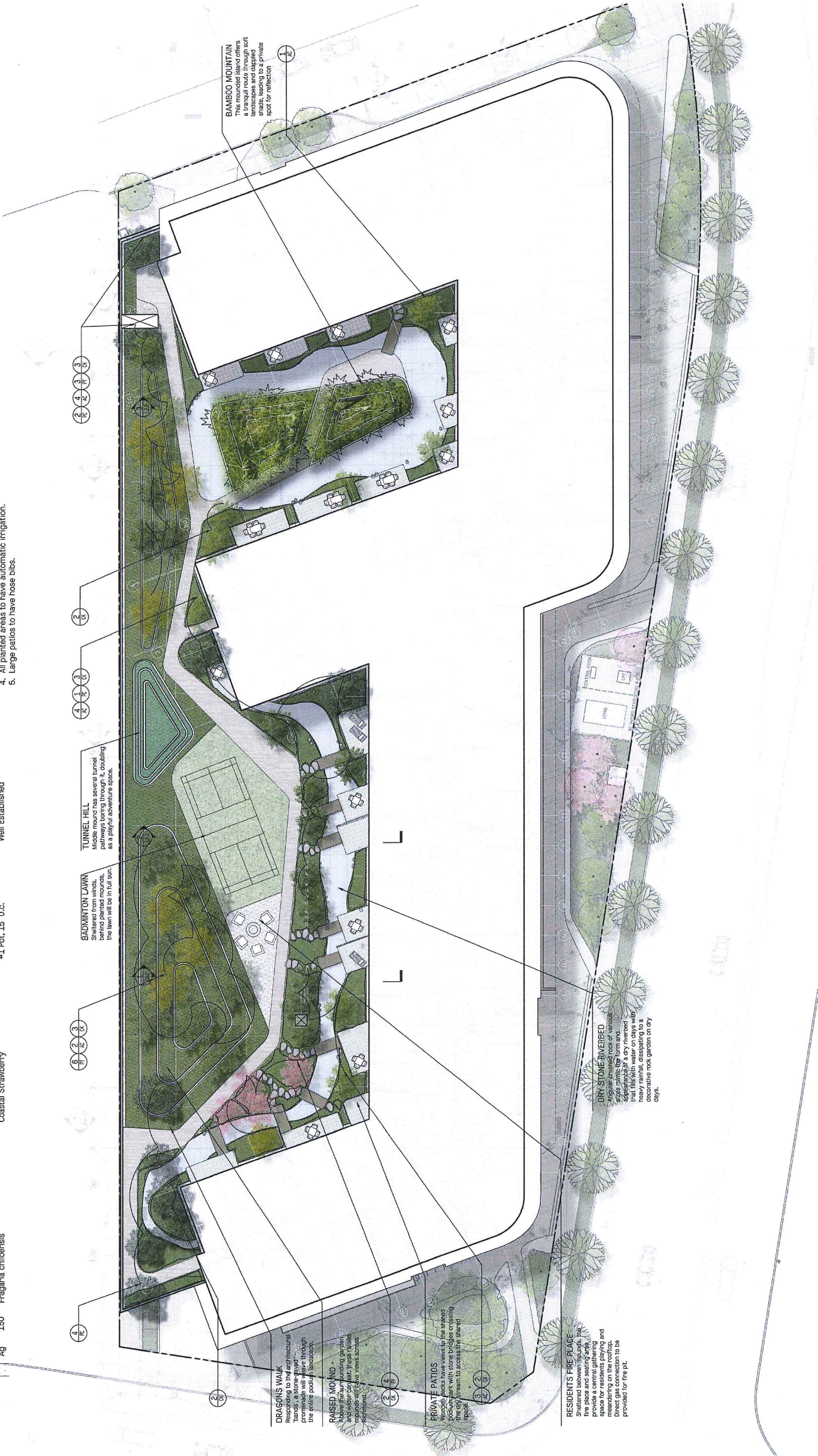
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
○ AC	18	Acer circinatum	Vine Maple	2.4m ht. (8' ht.)	Uniform Size & Quality
○ CK	11	Cornus kousa 'Satomi'	Satomi Dogwood	5cm cal. (2' ht.)	Uniform Size & Quality
✱ PC	7	Pinus contorta var. contorta	Shore Pine	2.4m ht. (8'0" ht.)	Uniform Size & Quality
○ PT	12	Populus tremuloides	Quaking Aspen	5cm cal. (2' ht.)	Uniform Size & Quality
○ PY	4	Prunus yedoensis 'Akebono'	Akebono Cherry	7cm cal. (2 1/2' cal.)	Uniform Branching, Dense Tree
<hr/>					
Bg	300	Bouteloua gracilis	Mosquito Grass	#1 Pot, 18" O.C.	Well Established
Dc	600	Deschampsia cespitosa	Tufted Hair Grass	#1 Pot, 18" O.C.	Well Established
Je	200	Juncus effusus	Common Rush	#1 Pot, 18" O.C.	Well Established
Ln	350	Luzula nivea	Snowy Wood Rush	#1 Pot, 18" O.C.	Full
Pv	500	Panicum virgatum 'Shenandoah'	Switch Grass	#1 Pot, 18" O.C.	Well Established
Pm	200	Poa macrantha	Seashore Bluegrass	#1 Pot, 18" O.C.	Well Established
Aj	200	Achillea millefolium	Common White Yarrow	#1 pot, 10" O.C.	Well Established
Ag	150	Fragaria chiloensis	Coastal Strawberry	#1 Pot, 15" O.C.	Well Established

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Gm	100	Geum macrophyllum	Large Leaved Avens	#1 Pot, 12" O.C.	Well Established
He	75	Heleborus orientalis	Lenten Rose	#1 Pot, 18" O.C.	Well Established
La	200	Lupinus arcticus	Arctic Lupin	#1 Pot, 10" O.C.	Well Established
Pa	250	Papaver orientale	Oriental Poppy	#1 Pot, 15" O.C.	Well Established
Ru	150	Rudbeckia fulgida 'Goldstrum'	Goldstrum Coneflower	#1 Pot, 12" O.C.	Well Established
Sc	150	Spiraea douglasii	Hardhack	#1 Pot, 18" O.C.	Well Established
Tv	200	Thymus vulgaris	Thyme	#1 Pot, 12" O.C.	Well Established
<hr/>					
Gs	100	Gaultheria shallon	Salal	#1 Pot, 18" O.C.	Well Established
Hq	125	Hydrangea quercifolia	Oakleaf Hydrangea	#3 Pot, 36" O.C.	Well Established

NOTES

1. All plant material to CLMA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material: Pacific Northwest, including British Columbia, Washington and Oregon.
3. Refer to specification for general conditions, materials and installation requirements.
4. All planted areas to have automatic irrigation.
5. Large patios to have hose bibs.



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JUN 14 2017 PLAN # 30

DP 15-700007

No.	Description	Date
7	Issued for DP Prior-To Response APR, 18/17	
6	Issued for DP Prior-To Response APR, 03/17	
5	Issued for DP Prior-To Response FEB, 22/17	
4	Issued for DP Prior-To Response DEC, 7/16	
3	Issued for DP Prior-To Draft OCT, 26/16	
2	Issued for ADP MAR, 09/16	
1	Issued for DP JAN, 18/16	

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RICHMOND, BC

PODIUM LEVEL
LANDSCAPE PLAN

Date	MAR 09/2016	Drawing Number	
Project No.	1504		
Scale	1/16" = 1'-0"		L1.2
Drawn/Checked/In/Rev			

PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Q	AC	20 Acer circinnatum	Vine Maple	2.4m ht. (8' ht.)	Uniform Size & Quality
Q	CK	7 Cornus mas	Coriarian Cherry	5cm cal. (2 1/2' ht.)	Uniform Size & Quality
Q	PY	2 Prunus yedoensis 'Akebono'	Akebono Cherry	7cm cal. (2 1/2' ht.)	Uniform Branching & Dense Tree
Bg	40	Bouteloua gracilis	Mosquito Grass	#1 Pot. 18" O.C.	Full
Dc	40	Deschampsia cespitosa	Tufted Hair Grass	#1 Pot. 18" O.C.	Full
Ln	30	Luzula nivea	Snowy Wood Rush	#1 Pot. 18" O.C.	Full
Pv	45	Panicum virgatum 'Shenandoah'	Switch Grass	#1 Pot. 18" O.C.	Full
Aj	15	Achillea millefolium	Common White Yarrow	#1 pot. 10" O.C.	Full
Ag	20	Fragaria chiloensis	Coastal Strawberry	#1 pot. 15" O.C.	Full
Gm	10	Germ macrophyllum	Large Leaved Avenas	#1 pot. 12" O.C.	Full
He	15	Heliborus orientalis	Lenten Rose	#1 pot. 18" O.C.	Full
La	20	Lupinus arcticus	Arctic Lupin	#1 pot. 10" O.C.	Full

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
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[illegible]

1. All plant material to BONITA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material. Pacific Northwest, including British Columbia, Washington and Oregon.
3. Refer to specification for general conditions, materials and installation requirements.
4. All planted areas to have automatic irrigation.

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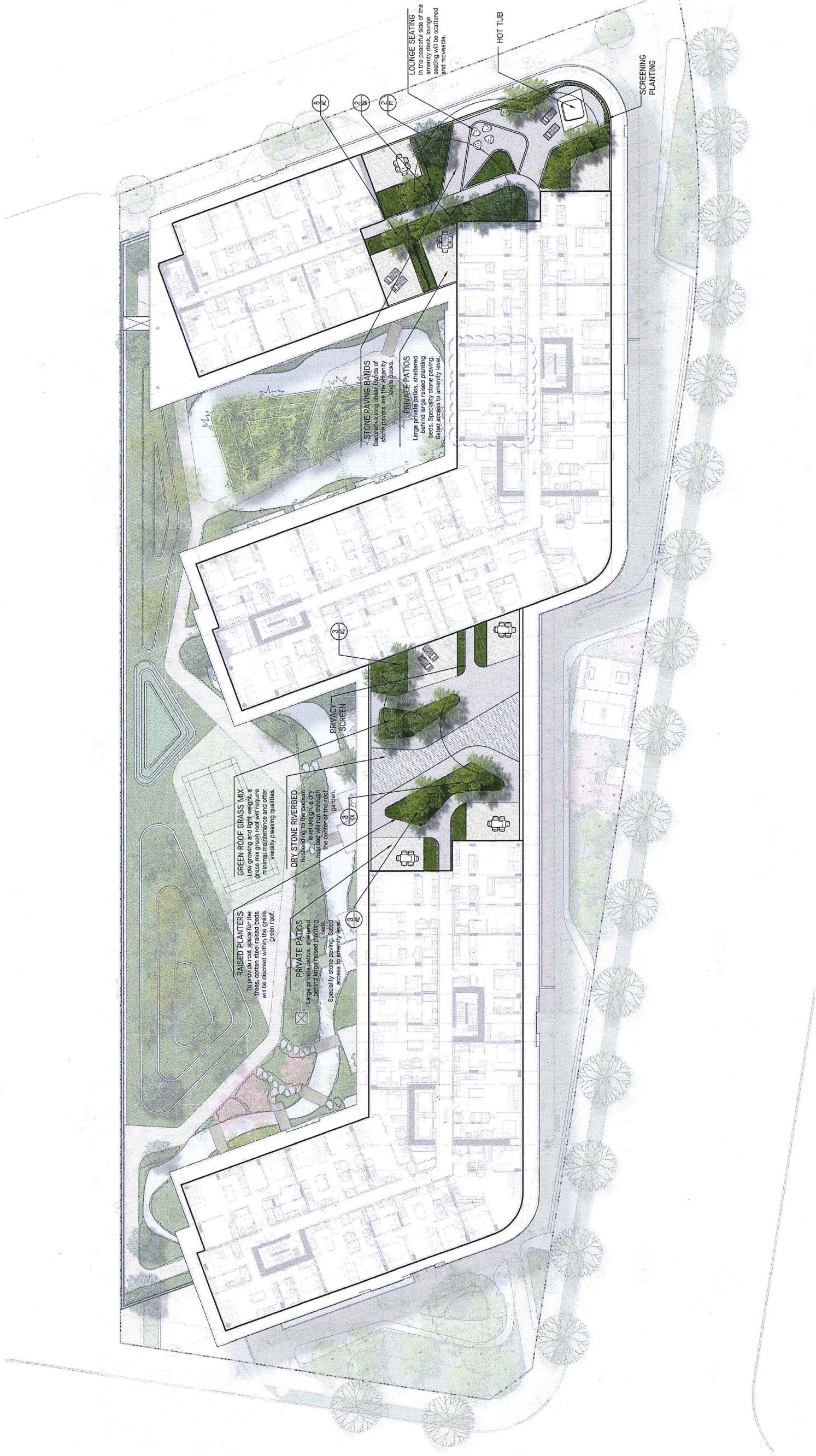
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RICHMOND, BC

Date: MAR.09/2016
 Project No.: 1504
 Scale: 1/16" = 1'-0"
 Drawn/Checked: s/vh/JF

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No.	Description	Date
7	Issued for DP Prior-To Response	APR. 19/1/16
6	Issued for DP Prior-To Response	APR. 03/1/16
5	Issued for DP Prior-To Response	FEB. 26/1/16
4	Issued for DP Prior-To Response	DEC. 7/1/15
3	Issued for DP Prior-To Draft	OCT. 26/1/15
2	Issued for ADP	MAR. 09/1/15
1	Issued for DP	JAN.18/1/15



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PLAN # 32

JUN 14 2017

DP 15-700007

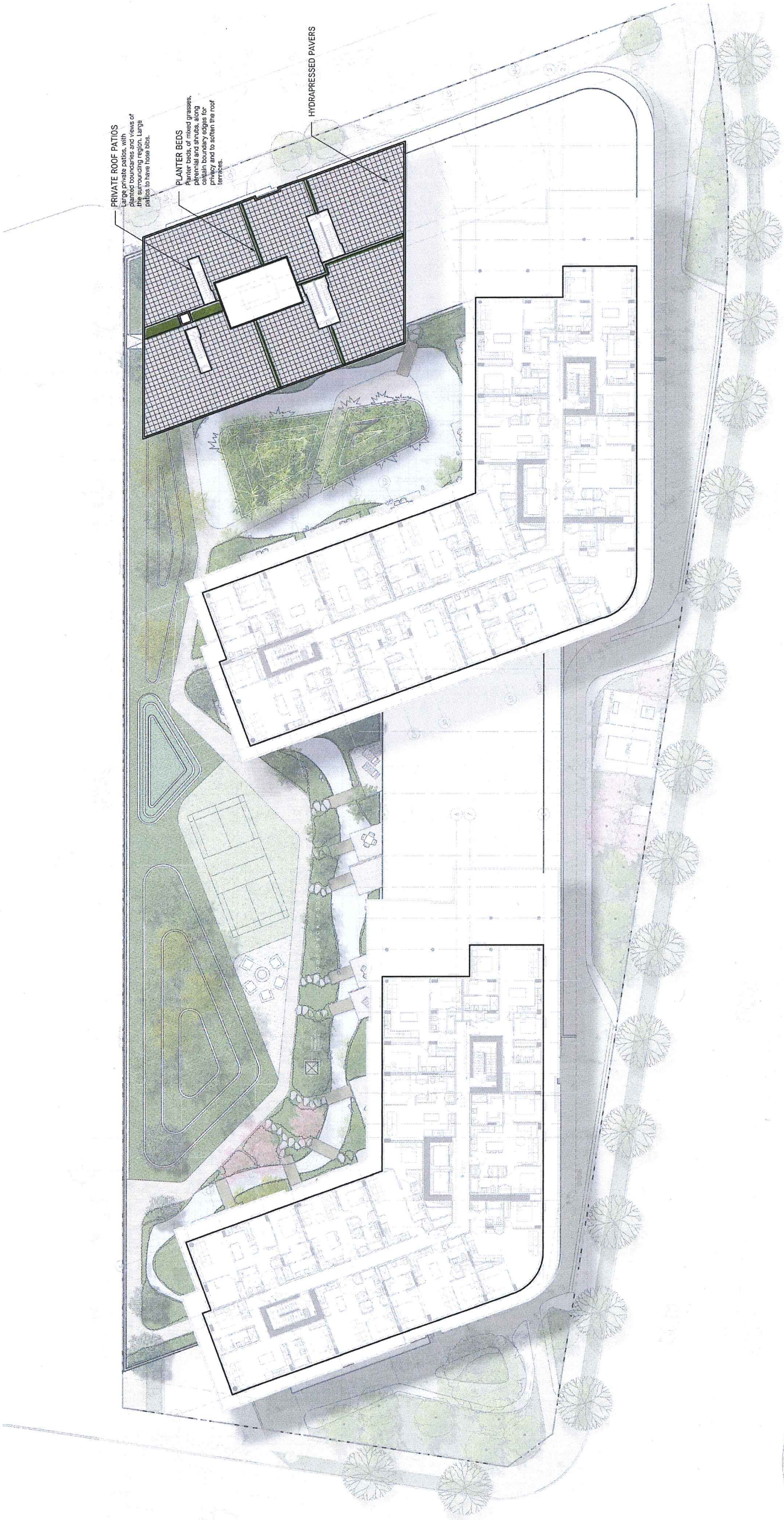
Date: MAR.09/2016
Project No.: 1504
Scale: 1/16" = 1'-0"
Drawing Number: L1.4
Drawn/Checked/VP/JF

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RICHMOND, BC

LEVEL 6
LANDSCAPE PLAN

No.	Description	Date
7	Issued for DP Prior-To Response APR. 19/17	
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 26/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.18/16	



Plant Schedule

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Bg	100	Bouteloua gracilis	Mosquito Grass	#1 Pot, 18" O.C.	Full
Dc	100	Deschampsia cespitosa	Tufted Hair Grass	#1 Pot, 18" O.C.	Full
Ln	60	Luzula nivea	Snowy Wood Rush	#1 Pot, 18" O.C.	Full
Pv	60	Panicum virgatum 'Shenandoah'	Switch Grass	#1 Pot, 18" O.C.	Full
Aj	25	Achillea millefolium	Common White Yarrow	#1 pot, 10" O.C.	Full
La	40	Lupinus arcticus	Arctic Lupin	#1 Pot, 10" O.C.	Full

Plant Schedule

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Ru	25	Rudbeckia fulgida 'Goldstrum'	Goldstrum Coneflower	#1 Pot, 12" O.C.	Full
Sd	20	Spiraea douglasii	Hardhack	#1 Pot, 18" O.C.	Full
Tv	20	Thymus vulgaris	Thyme	#1 Pot, 12" O.C.	Full

Notes

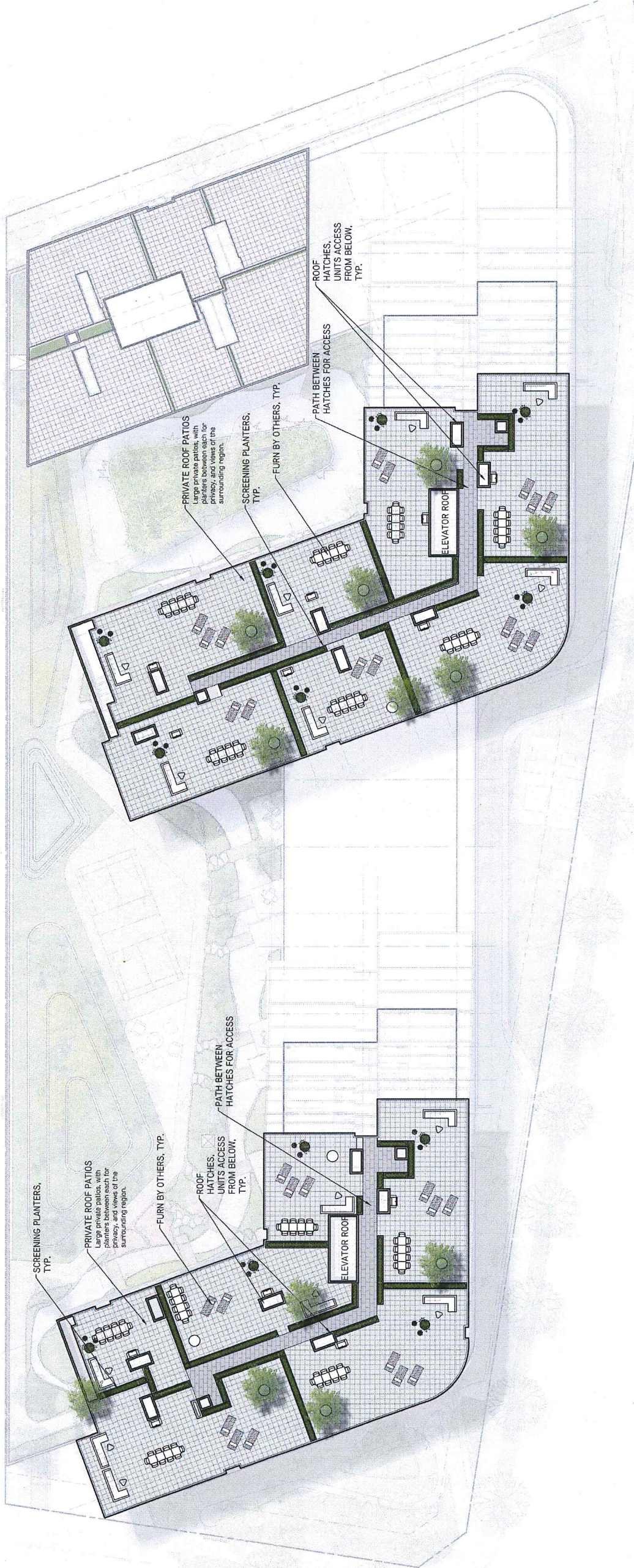
1. All plant material to CLNA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
2. Area of search for plant material: Pacific Northwest, including British Columbia, Washington and Oregon.
3. Refer to specification for general conditions, materials and installation requirements.
4. All planted areas to have automatic irrigation.
5. Large patios to have hose bibs.

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PLAN # 33
JUN 14 2017

DP 15-700007



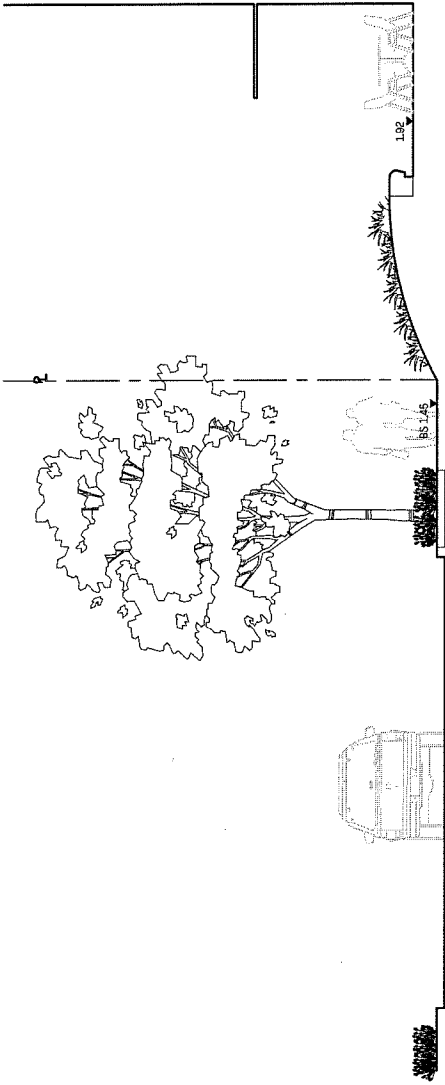
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RICHMOND, BC

ROOFTOP LEVEL
LANDSCAPE PLAN

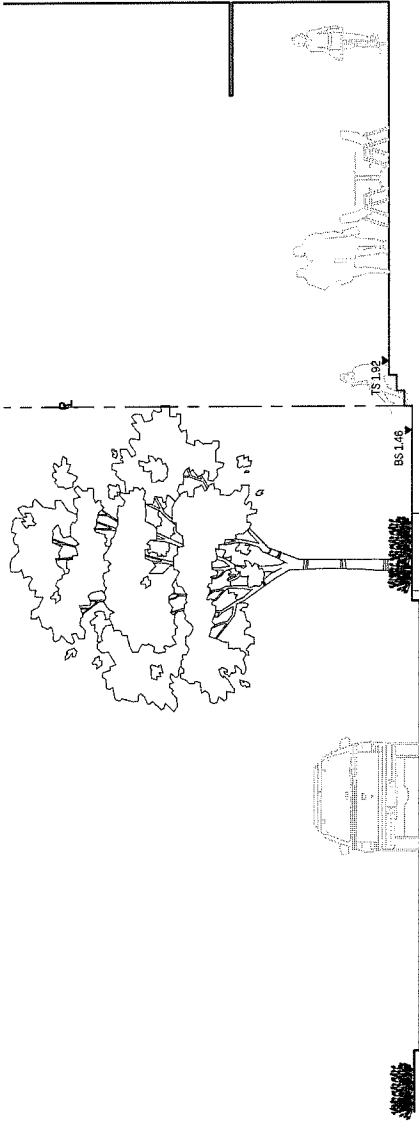
Date: MAR.09/2016
Project No: 1504
Scale: 1/16" = 1'-0"
Drawn/Checked: VHK/JF
Drawing Number: L1.5

No.	Description	Date
7	Issued for DP Prior-To Response APR. 19/17	
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 26/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.18/16	



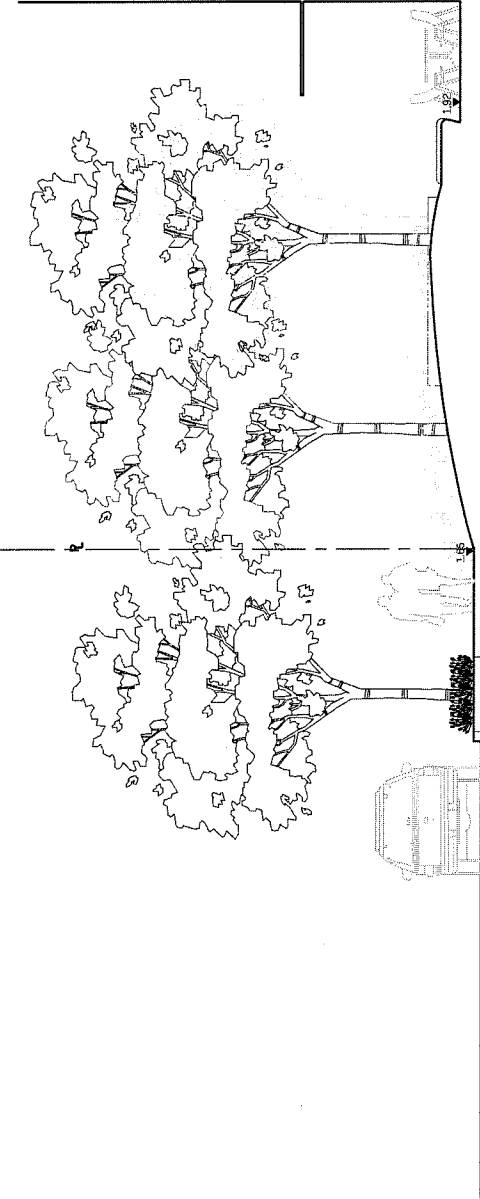
1 Section at Planted Entry Gilbert Road
3/16" = 1'-0"

gilbert road | bike lane | planted blvd | sidewalk | terraced landscape | sloped walkway



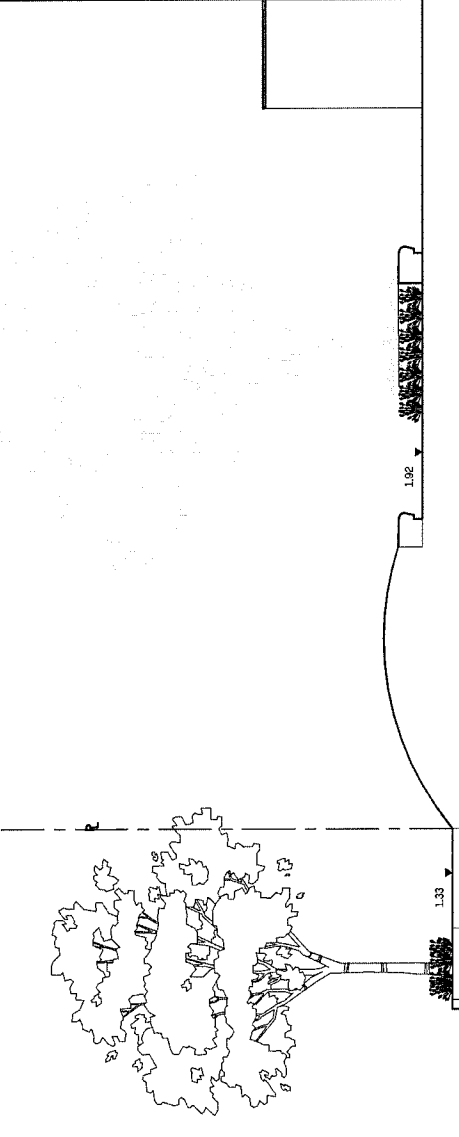
2 Section at Stairs on Gilbert Road
3/16" = 1'-0"

gilbert road | bike lane | planted blvd | sidewalk | plaza level



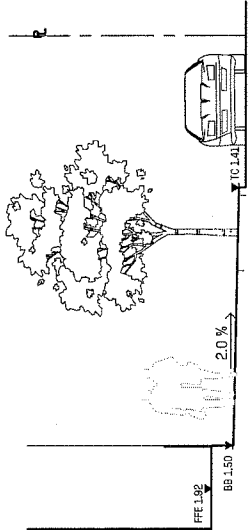
3 Section at Main Entry on Gilbert Road
3/16" = 1'-0"

gilbert road | bike lane | planted blvd | sidewalk | plaza level | terraced landscape

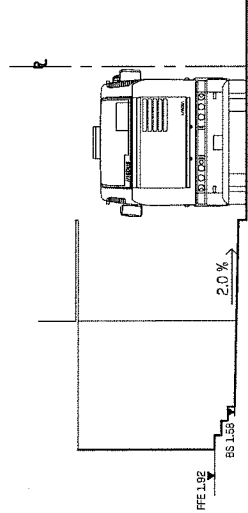


4 Section at Corner
3/16" = 1'-0"

elmbridge way | planted blvd | sidewalk | retail plaza



5 Section at Lane Sidewalk & Residential Entry
3/16" = 1'-0"



6 Section at Lane Sidewalk & Lay-by
3/16" = 1'-0"

No.	Description	Date
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 28/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.18/16	

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RICHMOND, BC

PLAZA LEVEL
LANDSCAPE SECTIONS

JUN 14 2017
PLAN # 34

15-700007
DP

H A A

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PLAN # 35

JUN 14 2017

DP 15-700007

No.	Description	Date
6	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
3	Issued for DP Prior-To Draft OCT. 26/16	
2	Issued for ADP MAR. 09/16	
1	Issued for DP JAN.19/16	

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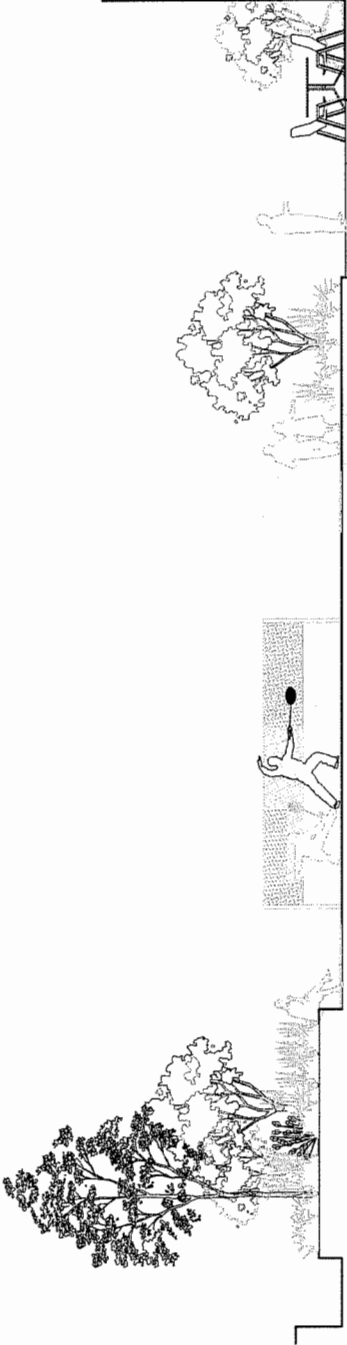
7100 ELMBRIDGE WAY
RICHMOND, BC

PODIUM LEVEL
LANDSCAPE SECTIONS

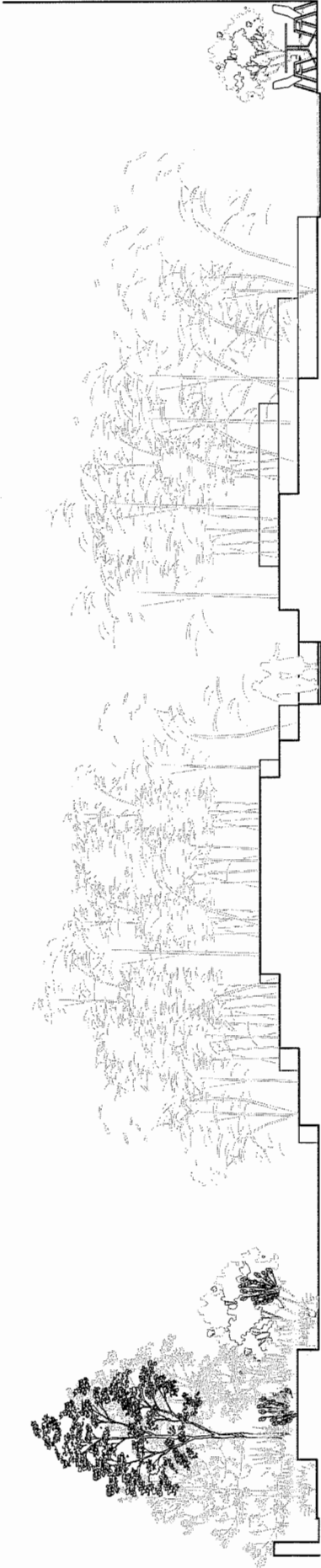
Date	MAR.09/2016	Drawing Number	
Project No.	1504	Scale	AS NOTED
Drawn/Checked/Plotted/JP			L2.2



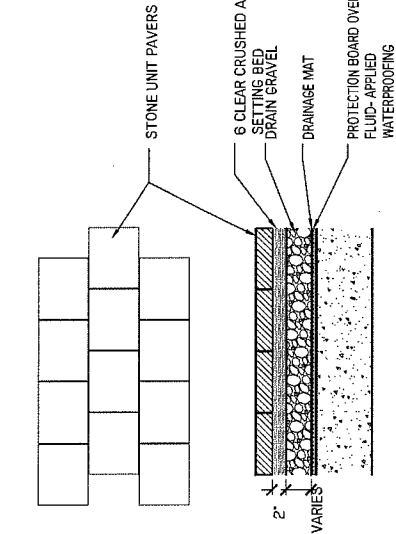
1 Typical Section Through Mound, Dragon Walk, Dry Stream
1/23 3/16" = 1'-0"



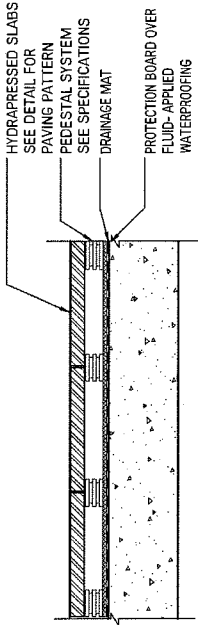
2 Section Through Lawn
1/23 3/16" = 1'-0"



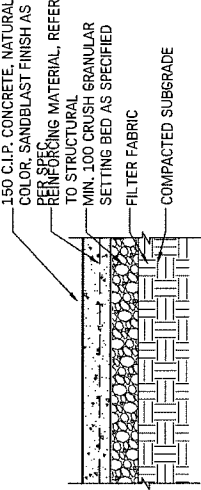
3 Section Through Bamboo Mountain
1/23 3/16" = 1'-0"



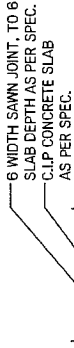
1 UNIT CONCRETE PAVERS, TYP.
13.1 1' = 1'-0"



3 HYDRAPRESSED SLABS, TYP.
13.1 1' = 1'-0"

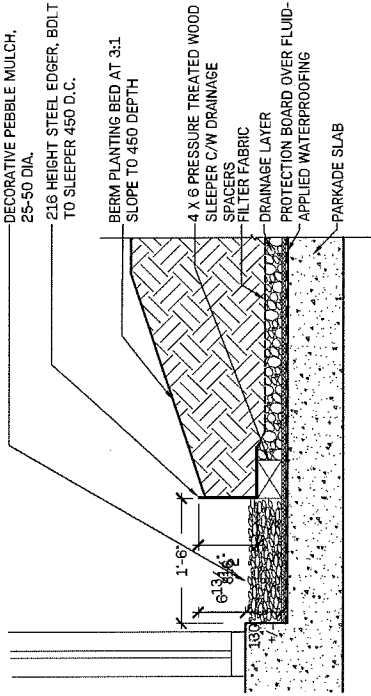


4 ASPHALT PAVING, TYP.
13.1 1' = 1'-0"

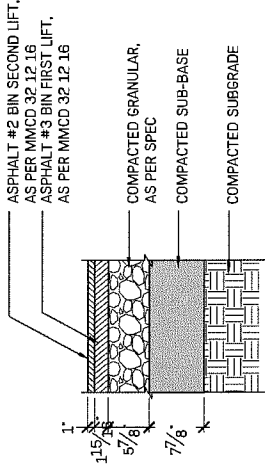


5 CIP CONCRETE, TYP.
13.1 1' = 1'-0"

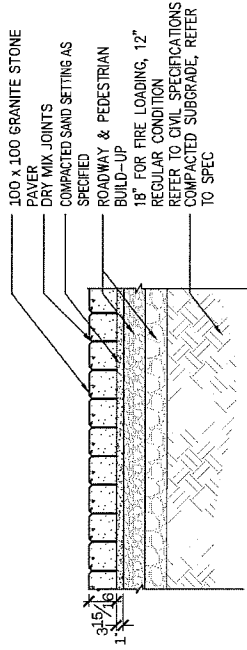
NOTES:
REFER TO SPECIFICATION FOR GENERAL CONDITIONS
CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM CRACKING OCCURS



2 BUILDING EDGE TREATMENT
13.1 1' = 1'-0"

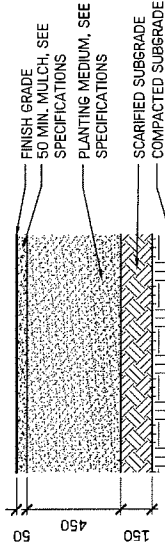
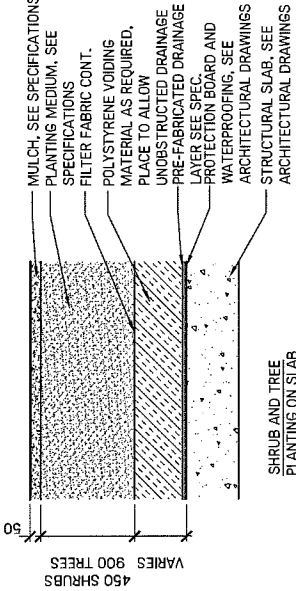
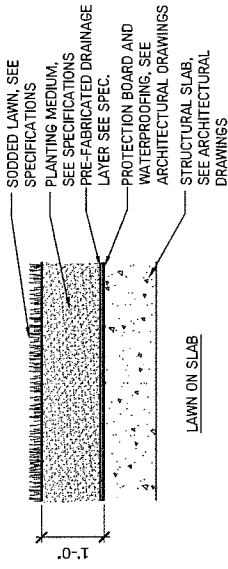
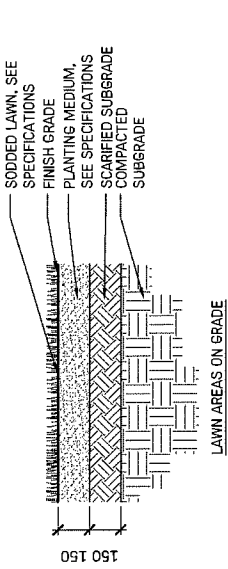


6 FEATURE GRANITE PAVERS
13.1 1' = 1'-0"

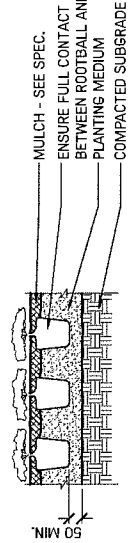
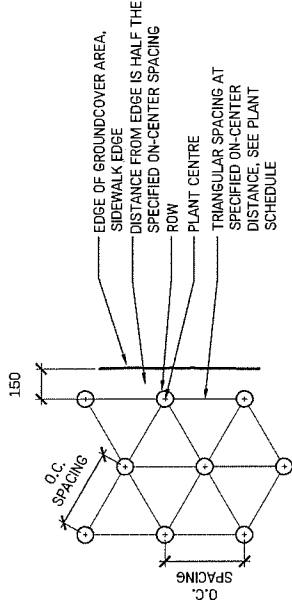


PAVING TYPE A SECTION

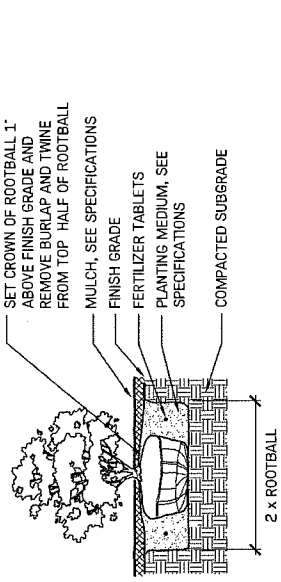
No.	Description	Date
8	Issued for DP Prior-To Response APR. 03/17	
5	Issued for DP Prior-To Response FEB. 22/17	
4	Issued for DP Prior-To Response DEC. 7/16	
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1	Issued for DP JAN.18/16	



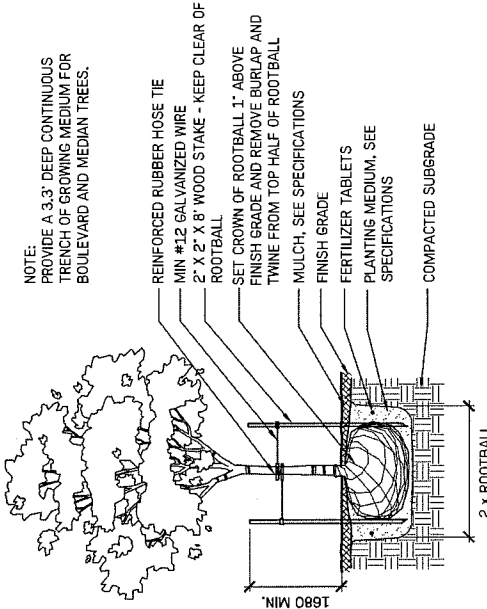
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L3.2
NTS



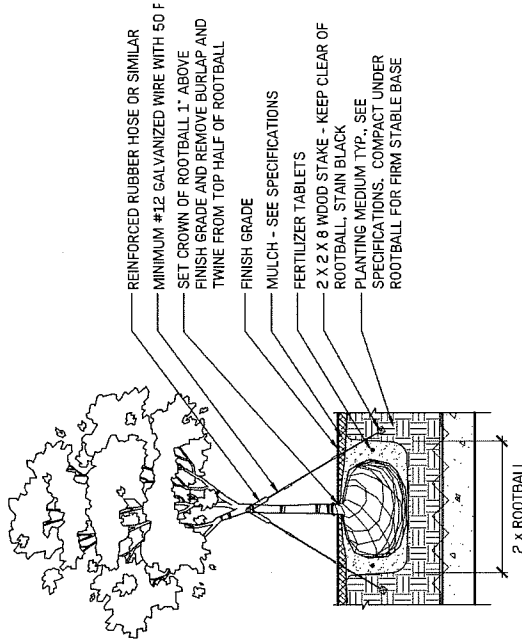
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L3.2
NTS



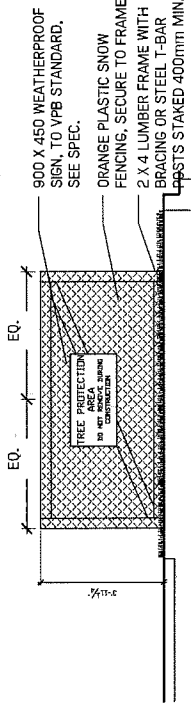
3
L3.2
NTS



4
L3.2
NTS



5
L3.2
NTS



6
L3.2
3/8\"/>

NOTES:
REFER TO CITY OF VANCOUVER
TREE PROTECTION BY-LAWS FOR
STANDARD REQUIREMENTS.
REFER TO TREE PROTECTION
SPECIFICATION.

7100 ELMBRIDGE WAY

RICHMOND, BC

DETAILS
PLANTING

Date	MAR.09/2016	Drawing Number	
Project No.	1504	Scale	L3.2
Drawn/Checked	AS NOTED	Drawn/Checked	SA/TV/JF

HA A

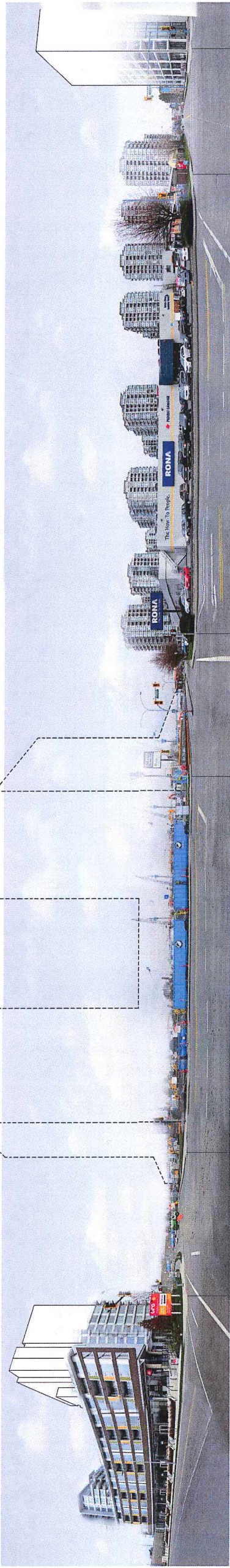
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PLAN # 87

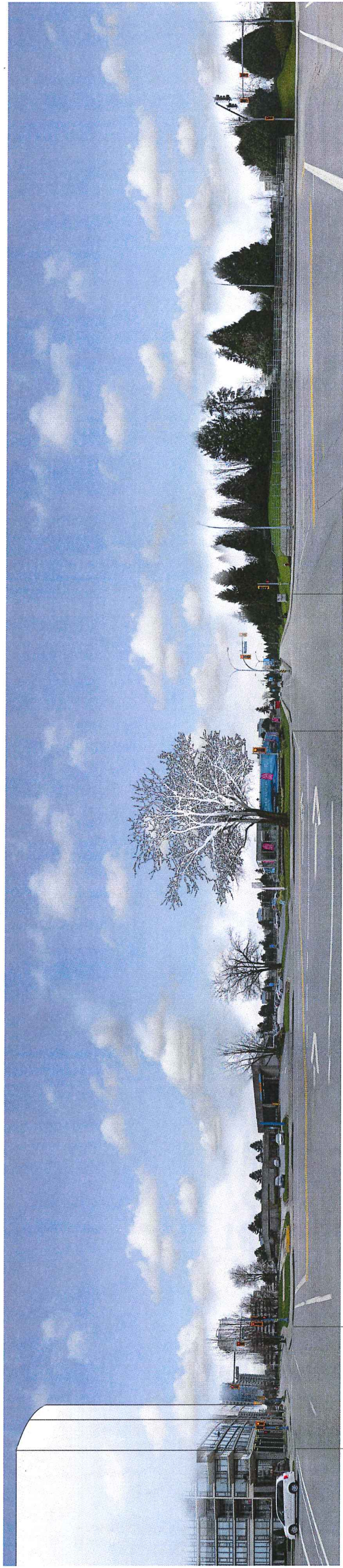
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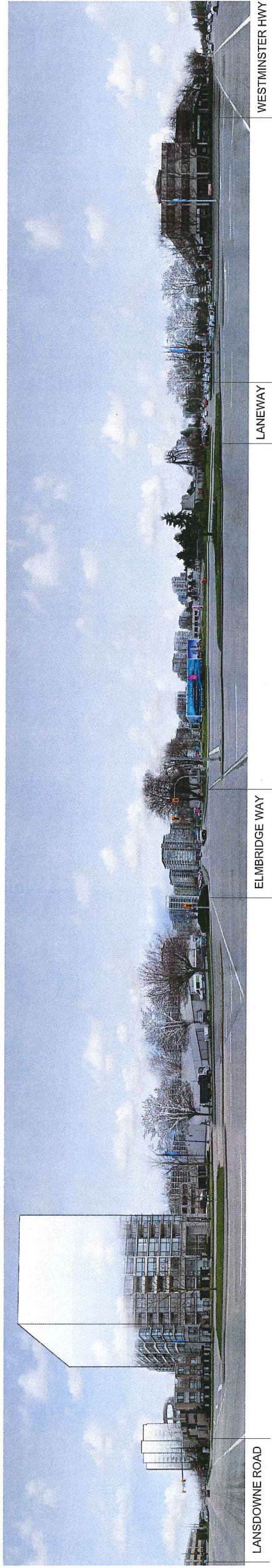
ELMBRIDGE WAY ELEVATION NORTH



ELMBRIDGE WAY ELEVATION SOUTH



GILBERT ROAD ELEVATION EAST



GILBERT ROAD ELEVATION WEST



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Development Permit Submission	10/22/2016	
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RAFI ARCHITECTS INC.

SUITE ONE 1000 WEST 41ST AVENUE, VANCOUVER, BC, CANADA V6J 1Y2

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