



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, June 29, 2016
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on June 15, 2016.



1. **Development Permit 15-703204**
(REDMS No. 5020234)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7751 Heather Street

Director's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of five (5) townhouses at 7751 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Allow one (1) of the required resident vehicle parking spaces to be a small parking space.*



ITEM

2. Development Permit 15-716268

(REDMS No. 5036252 v. 3)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway

Director's Recommendations

That a Development Permit be issued which would permit:

1. *The construction of a 69-unit mixed use building on 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to relax the requirement for one (1) on-site, medium size loading space.*



3. Development Permit 15-716274

(REDMS No. 5024605 v. 2)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: Parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway

Director's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a 130-unit seniors housing building on parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;*
 - (b) *Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and*

ITEM

- (c) *Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).*



4. **New Business**
5. **Date of Next Meeting: July 13, 2016**
6. **Adjournment**



**Development Permit Panel
Wednesday, June 15, 2016**

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

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 11, 2016, be adopted.

CARRIED

The Chair noted that due to lack of public notification by the applicant prior to the June 15, 2016 Development Permit Panel meeting, Item 2-Development Variance Permit 15-717479 (Applicant: Su Wang; Property Location: 10691 Broomfield Place) will be deleted from the agenda.

It was moved and seconded

That Development Variance Permit 15-717479 be removed from the agenda of the June 15, 2016 Development Permit Panel meeting and referred back to staff.

CARRIED

1. Development Permit 14-662341
(File Ref. No.: DP 14-662341) (REDMS No. 4984962)

APPLICANT: Hollybridge Limited Partnership (Intracorp)

PROPERTY LOCATION: 6900 Pearson Way

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INTENT OF PERMIT:

1. Permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m² (71,655 ft²) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned “Residential/Limited Commercial (RCL3)”.

Applicant's Comments

David Jacobson, Intracorp, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development and highlighted the following:

- the project is the second phase in a two-phase mixed-use project in the City Centre's Oval Village Neighbourhood;
- the project provides 300 residential dwellings, including 269 market units in two towers, a mid-rise building and townhouses and 31 affordable housing units in a stand-alone building;
- the south side of the subject development responds to the future redevelopment of the City-owned Richmond Winter Club;
- the project provides 38,000 square feet of ground-oriented new retail space, 542 parking spaces and electric vehicle (EV) charging equipment;
- potential uses for the large, contiguous retail spaces could include restaurants, medical and dental clinics, and institutional uses such as banks;
- 35,000 square feet of above-grade office space is provided for potential medical, dental and other uses;
- two extra larger affordable housing units have been provided in addition to the number of affordable housing units originally proposed at rezoning without increasing the affordable housing building's footprint;
- the affordable housing units have been designed in partnership with a non-profit entity who will own and operate the units;
- 20 percent of the total Phase 2 residential units, including all 31 affordable housing units meet the Basic Universal Housing (BUH) design standards;
- significant frontage improvements include the realignment of Hollybridge Way;
- the podium rooftop outdoor residential amenity space is intended for shared use by market and affordable housing residents;
- combined total area of outdoor amenity spaces is approximately 30 percent larger than the minimum Official Community Plan (OCP) requirement;
- indoor amenity spaces with varied uses provided in the project exceed the OCP minimum requirement by 70 percent;

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- two visitor/guest suites for short-term use by residents' friends and family are proposed to be included in the indoor amenity spaces;
- high-quality building materials for the two towers and mid-rise buildings fit well with the neighbourhood;
- the two towers look different from each other; the east tower has a horizontal expression with an earthier colour palette while the west tower emphasizes its verticality and has a cool, green marina architectural expression;
- the south face of the west tower with an elegant, curving screen wall provides an anchor point and a "gateway" feel; and
- the developer of the subject development has proposed a total cash contribution of approximately \$1.5 million for community amenities, i.e., for child care, public art and community planning.

Panel Discussion

In response to queries from the Panel regarding the proposed treatment of various building entrances for retail, office spaces, restaurant, market and affordable residential housing units, Mr. Jacobson and Jeffrey Mok, IBI/HB Architects, noted that (i) the proposed treatments to the various building entrances are cohesive yet distinct, using signage and materials, to assist in wayfinding, (ii) the two entries to market residential housing units have water features, (iii) the entry to the affordable housing units will have similar external designs as the market housing entries but are more modest in terms of size, and (iv) the applicant will consider the recommendation of the potential operator of the affordable housing building regarding the interior material treatment of the affordable housing lobby, taking into consideration the operating cost.

In response queries from the Panel regarding the proposed features and amenities for the affordable housing units, Mr. Jacobson stated that (i) the proposed affordable housing indoor amenity room will use acoustical materials for noise control in consideration of the adjacent affordable housing unit, (ii) tenants of affordable housing units will have their own indoor amenity spaces and have access to the entire podium rooftop outdoor amenity space and children's playground, (iii) the proposed indoor amenity space to be provided for affordable housing units is about 30 percent in excess of the OCP's minimum requirement, and (iv) the potential operator for the affordable housing units has advised the proposed indoor amenity space provided is sized appropriately.

In response to a query from the Panel, Mr. Craig confirmed that (i) the proposed stand-alone affordable housing building predated Council's direction for affordable housing units to be dispersed throughout a proposed development, (ii) the subject development was the last development in the City to provide a consolidated affordable housing building as part of a market residential development, and (iii) the proposal for the indoor amenity spaces for affordable housing was communicated to Council at rezoning.

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Robert Brown, Catalyst Community Development, stated that (i) as future operator of the affordable housing building, operating cost is an important consideration as it impacts on the rental rates of affordable housing units, (ii) the operator is responsible for maintaining the indoor amenity for affordable housing, and (iii) the operator is comfortable with the proposed size of the indoor amenity spaces for affordable housing tenants and their access to the rooftop outdoor amenity spaces.

Mr. Brown added that based on their experience, affordable housing units dispersed throughout the development have higher maintenance costs, thus have a higher operating cost compared to affordable housing units contained in one building.

The Panel noted that Council's current policy on affordable housing is to allow affordable housing residents to use the development's indoor and outdoor amenity areas without passing on the operating cost to them.

In response to a query from the Panel, Mr. Jacobson and Mr. Mok noted that (i) retail spaces might either be consolidated or subdivided by future tenants, (ii) subject to a building permit, an additional elevator may be introduced in the future to access some office spaces, and (iii) the slopes in the underground parkade are designed to be accessible.

Staff Comments

Wayne Craig, Director, Development, noted that the proposed development (i) will be connected to the District Energy Utility (DEU) facility, (ii) will provide significant electric vehicle charging equipment, (iii) will meet the City's aircraft noise standards in terms of the building acoustical design requirements, (iv) will provide 60 Basic Universal Housing units, and (v) has extensive green roofs on portions of the site.

Panel Discussion

In response to a query from the Panel, Mr. Jacobson confirmed that one 2-bedroom unit and one 3-bedroom unit have been added to the original number of affordable housing units proposed at rezoning, bringing the total to 31.

Correspondence

Christy Ji, 201-6971 Elmbridge Way ([Schedule 2](#))

Anonymous Resident, 6200 River Road ([Schedule 3](#))

TingTing (KiKi) Zhan, 6200 River Road ([Schedule 4](#))

Wang Shi Hwai, no address stated ([Schedule 5](#))

Mr. Craig noted that two letters expressed support for the project while the other two expressed concerns regarding (i) potential increase in traffic and congestion in the area and (ii) noise during construction of the project.

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In response to a query from the Panel, Mr. Craig confirmed that (i) Transportation Department has reviewed the project and noted its compliance with all City Bylaws, (ii) a Construction and Traffic Management Plan will be submitted by the applicant prior to Building Permit issuance, (iii) some of the road improvements in the area are tied to Phase 1 which is currently under construction, and (iv) the project will be subject to the City's construction noise requirements.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m² (71,655 ft²) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned "Residential/Limited Commercial (RCL3)".*

CARRIED

2. Development Variance Permit 15-717479

(File Ref. No.: DV 15-717479)(REDMS No. 4912527 v. 2)

APPLICANT: Su Wang

PROPERTY LOCATION: 10691 Bromfield Place

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard of the "Single Detached (RS1/E)" zoning bylaw from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

Deleted from the agenda and referred back to staff (See page 1 of these Minutes)

3. Date of Next Meeting: June 29, 2016

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:16 p.m.

CARRIED

5.

Development Permit Panel
Wednesday, June 15, 2016

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, June 15, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 15, 2016.

RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC



RIVER PARK PLACE LOT 2

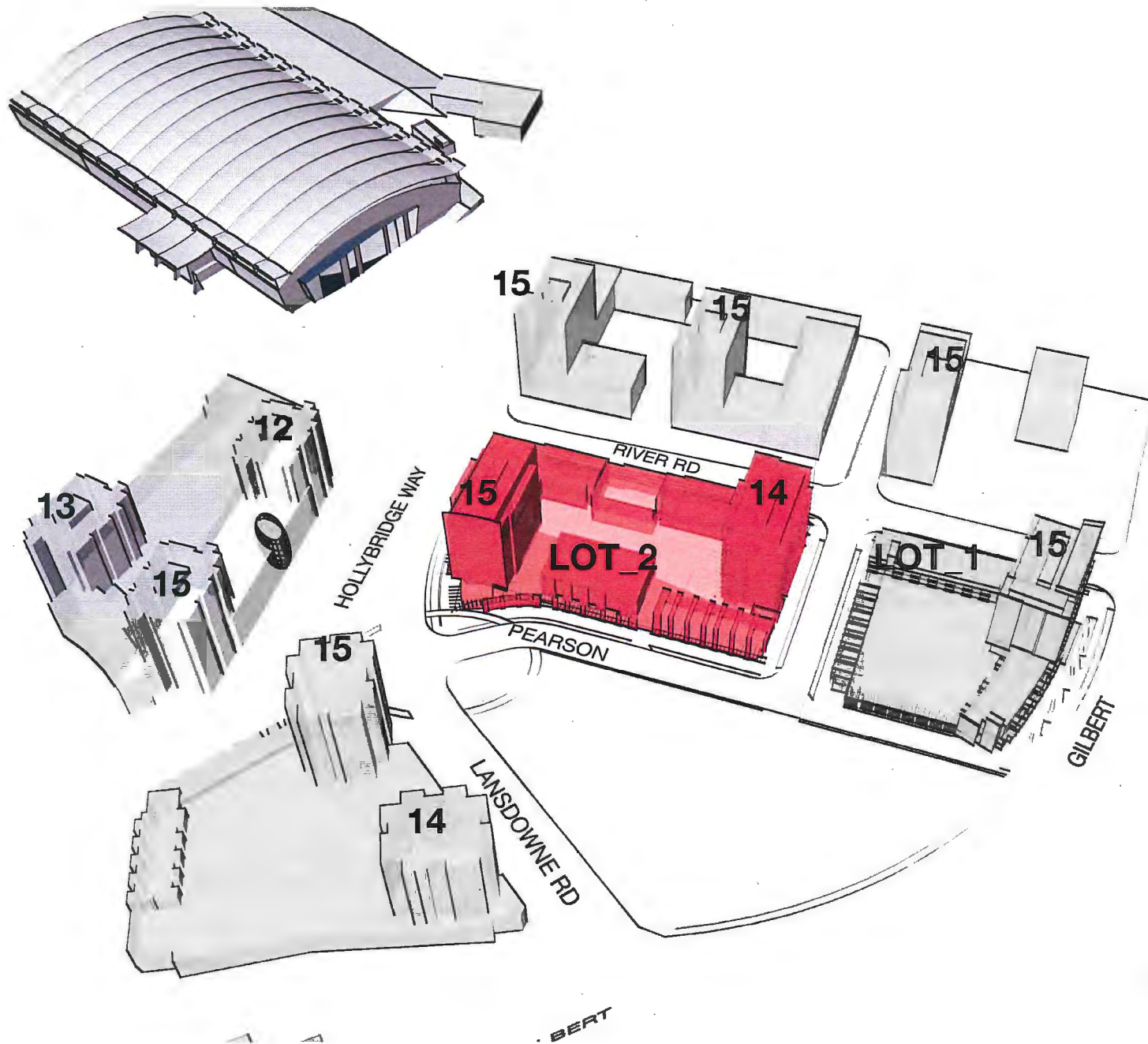


RIVER PARK PLACE LOT 1

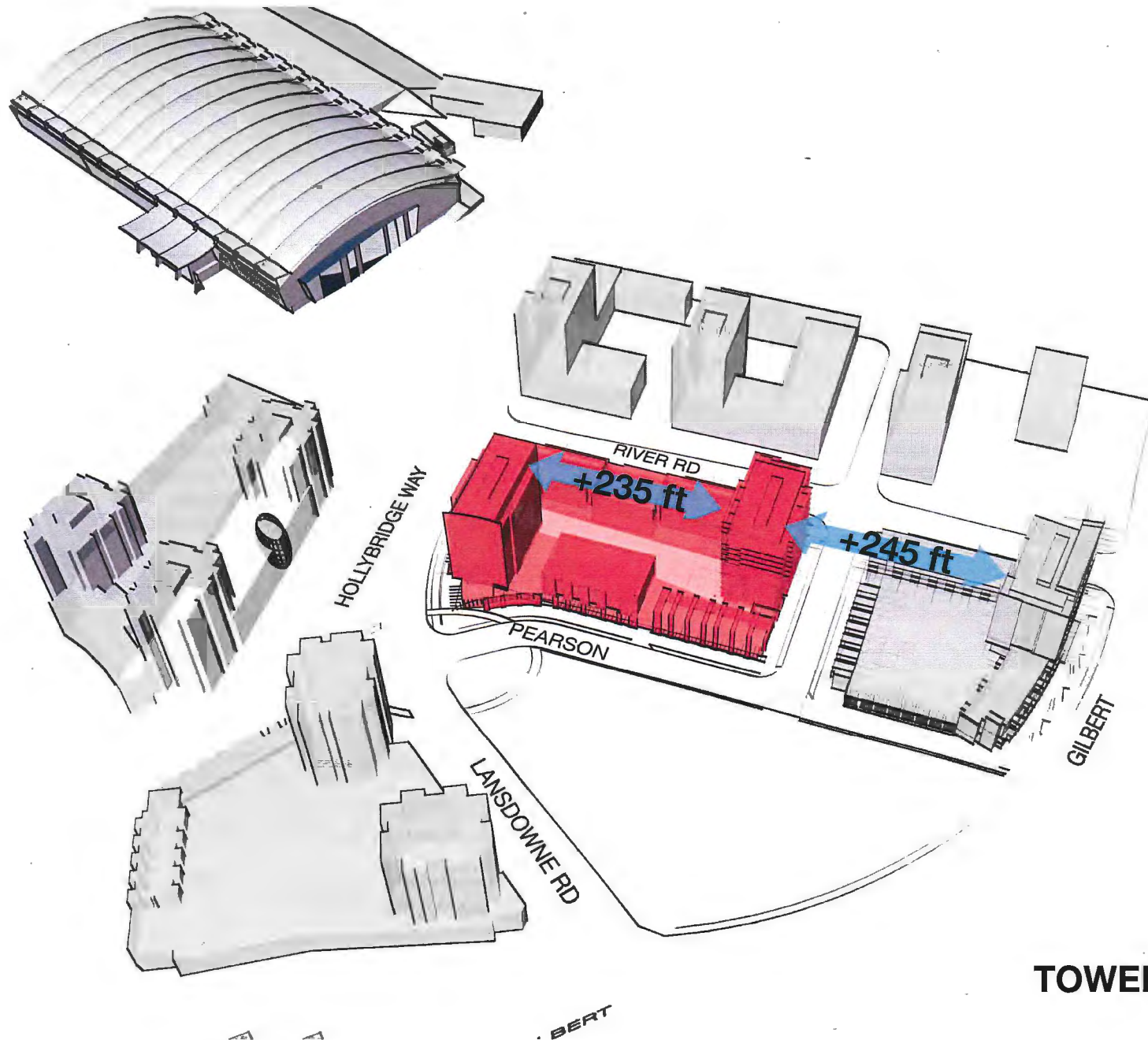




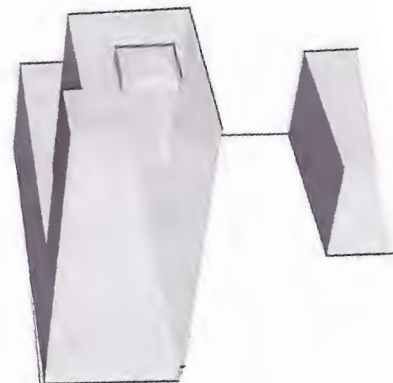
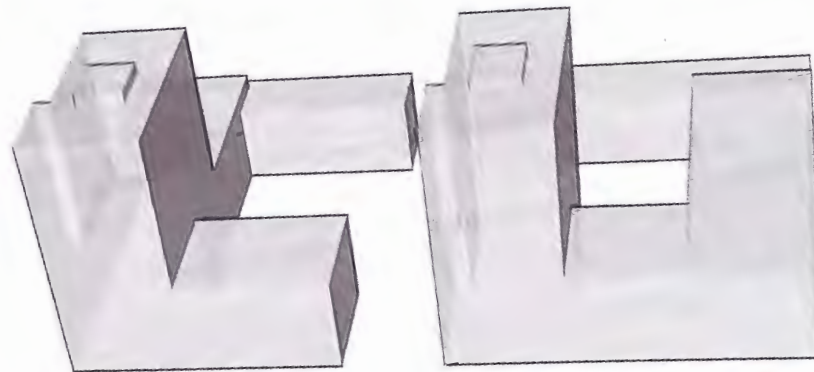
OVAL VILLAGE NEIGHBOURHOOD



OVAL VILLAGE



TOWER SEPARATION



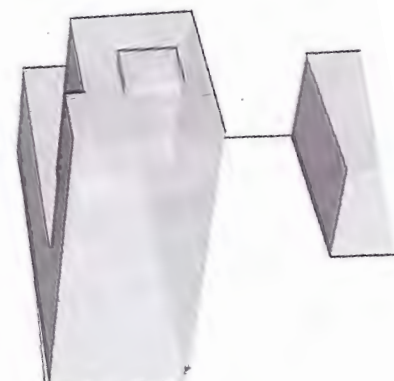
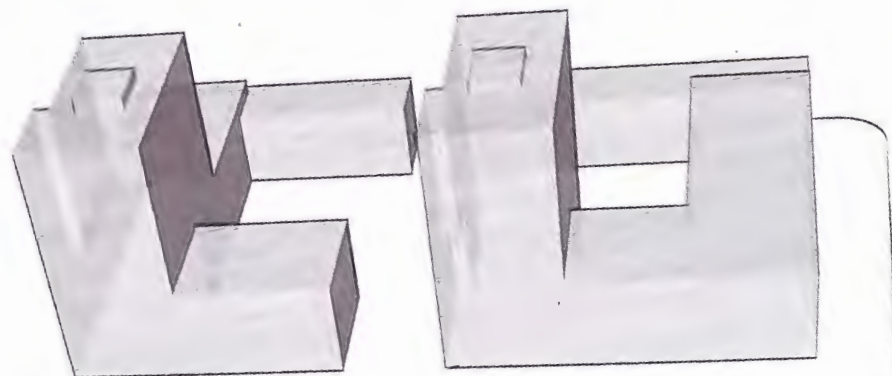
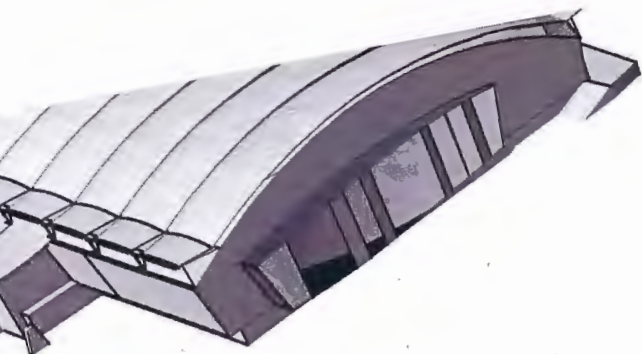
HOLLYBRIDGE WAY

RIVER RD

PEARSON

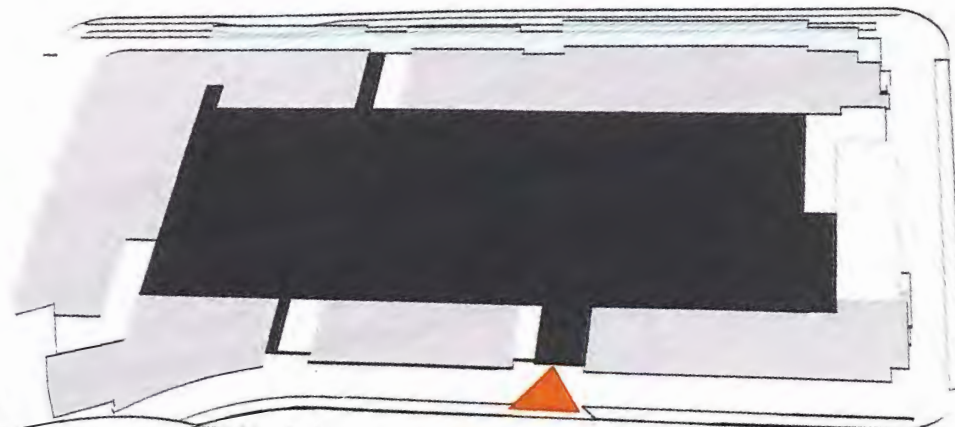
GROUND LEVEL



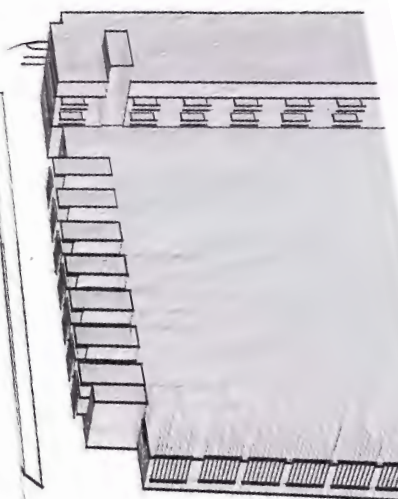


RIVER RD

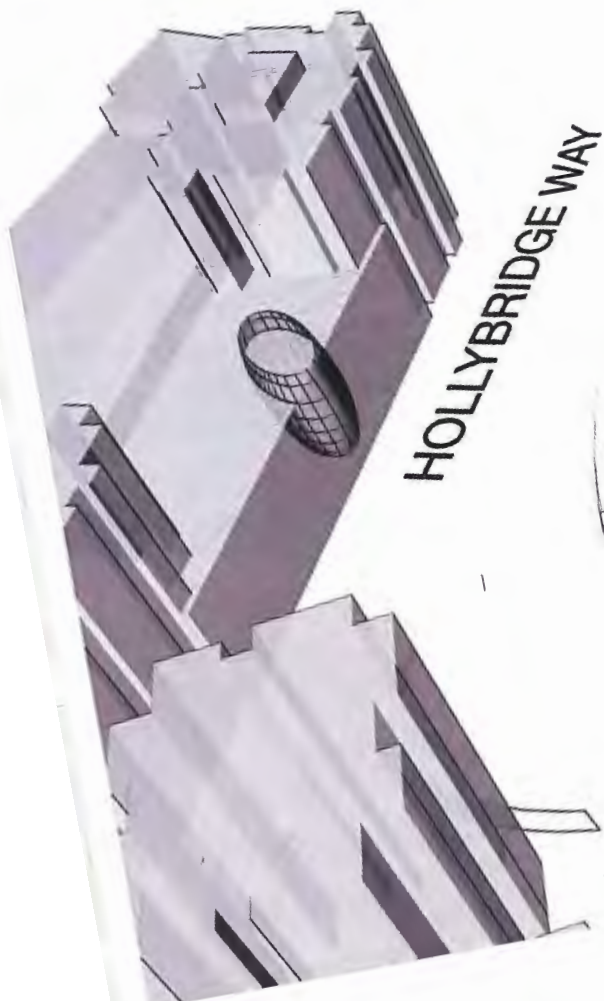
HOLLYBRIDGE WAY

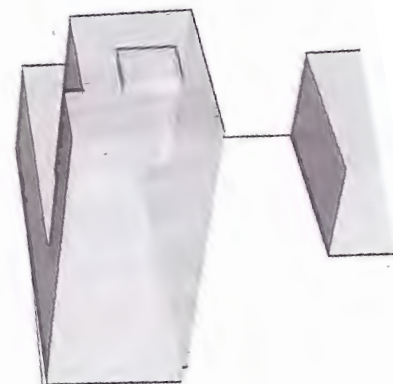
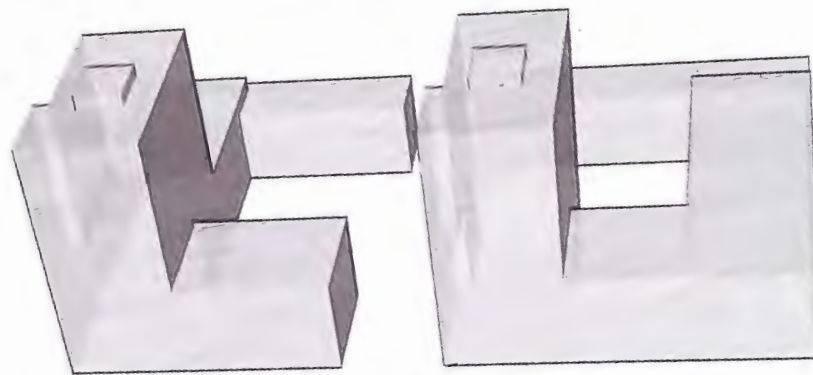
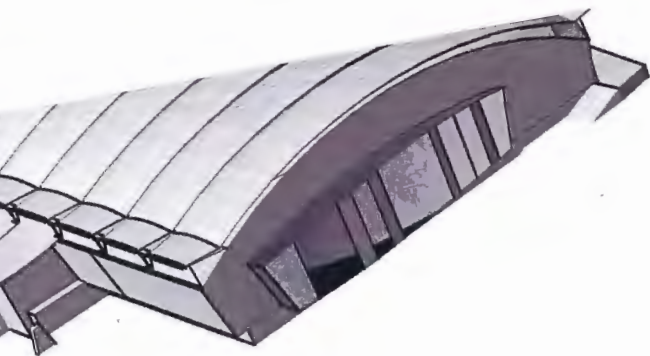


PEARSON



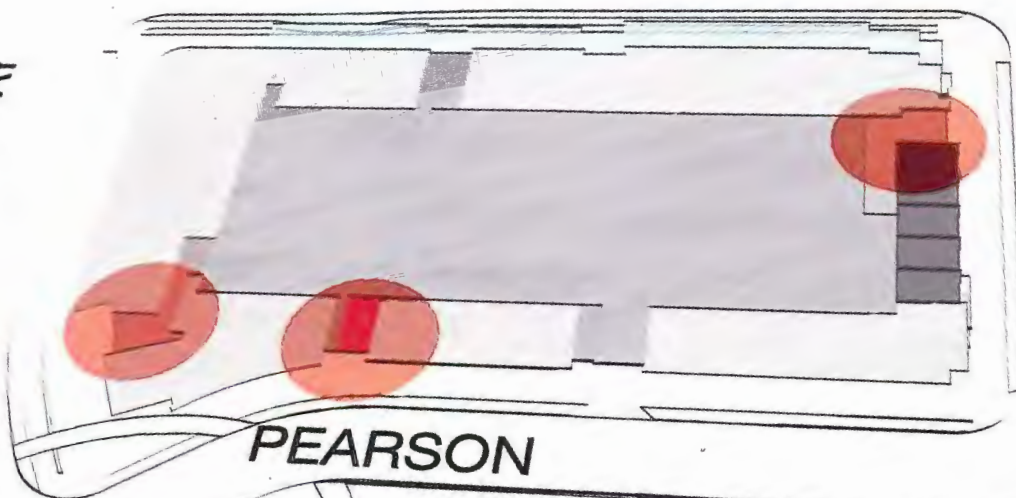
PARKING | LOADING





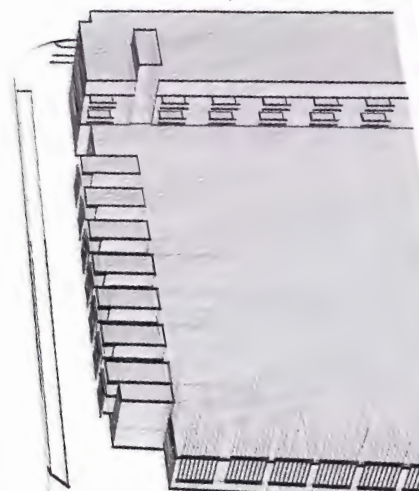
RIVER RD

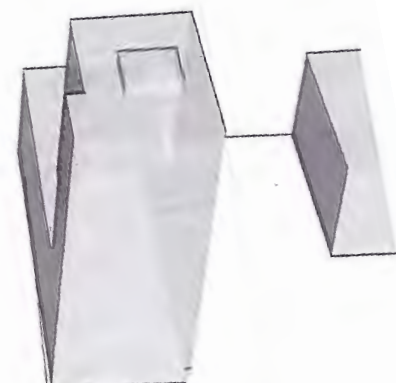
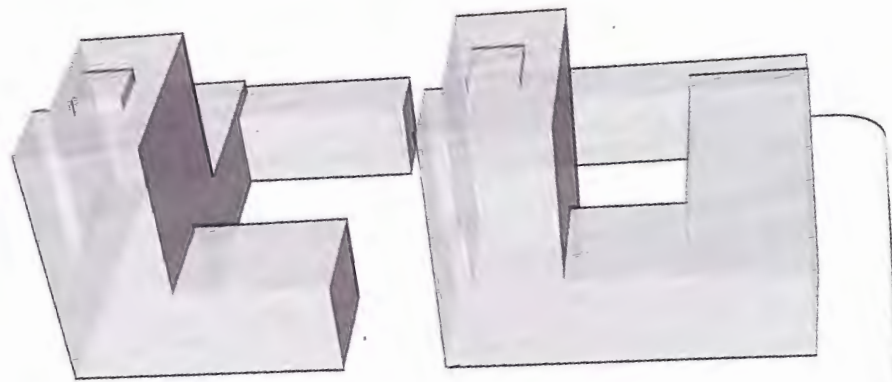
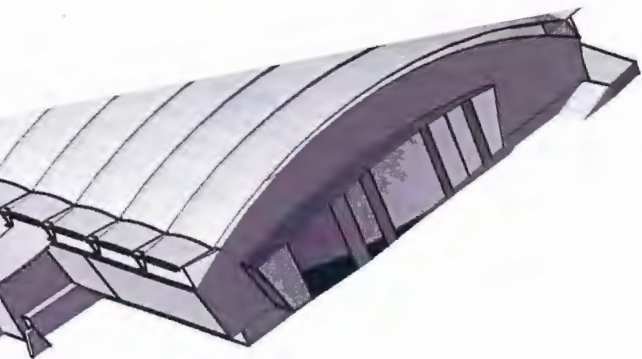
HOLLYBRIDGE WAY



PEARSON

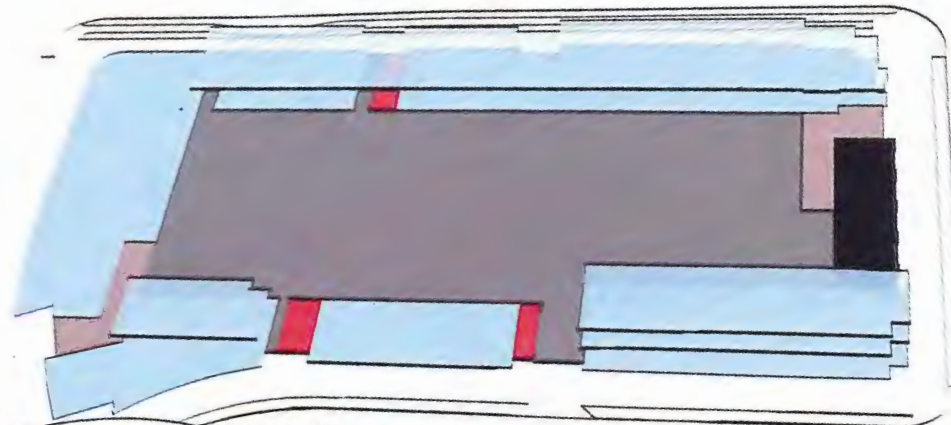
RESIDENTIAL LOBBIES



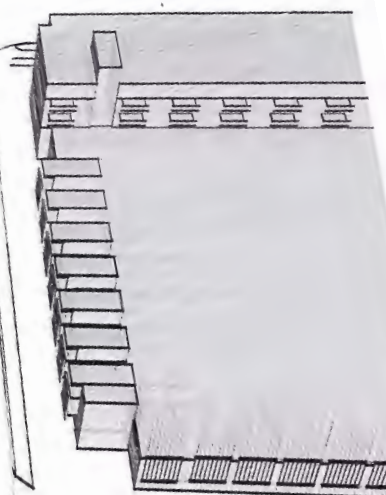


RIVER RD

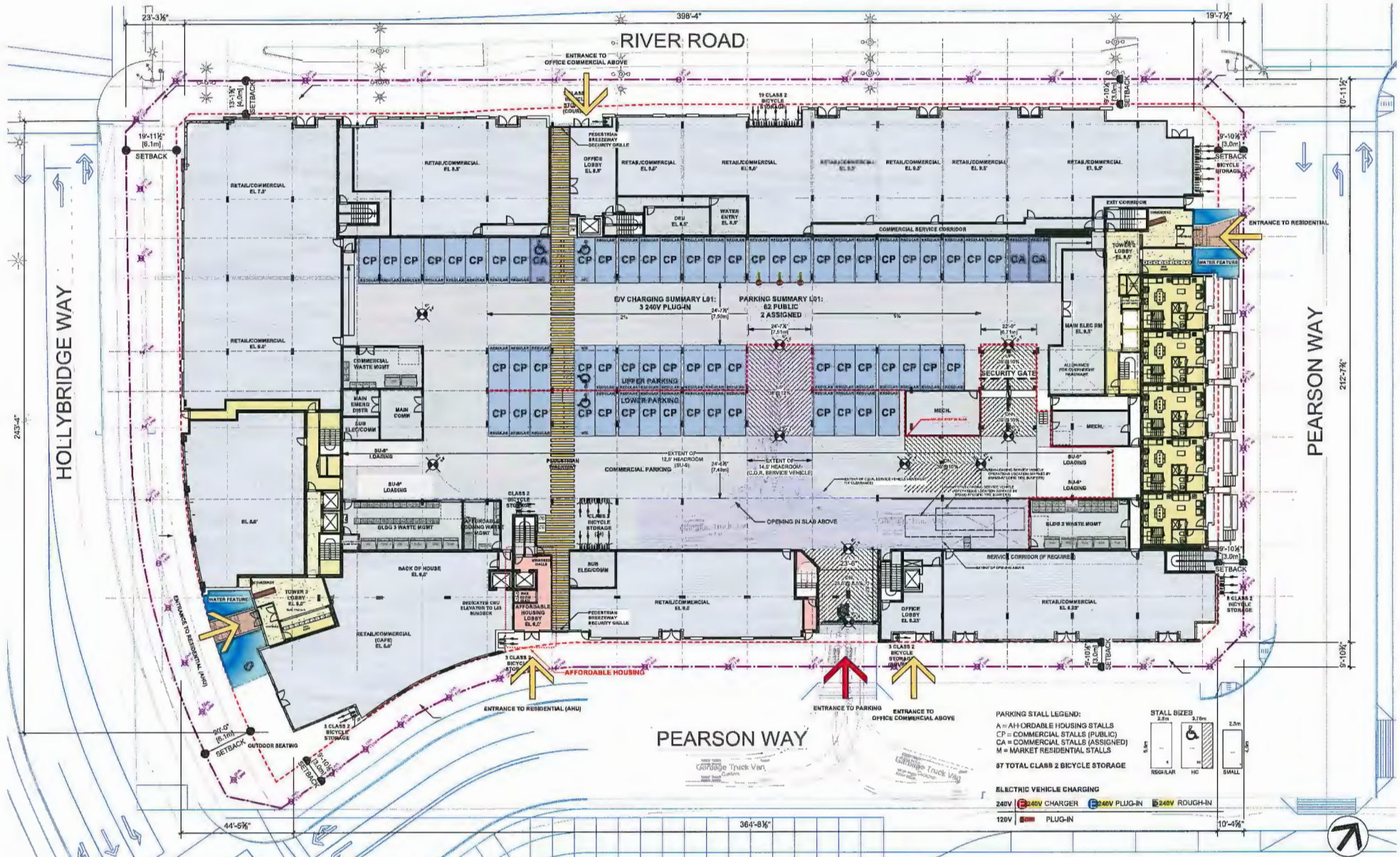
HOLLYBRIDGE WAY

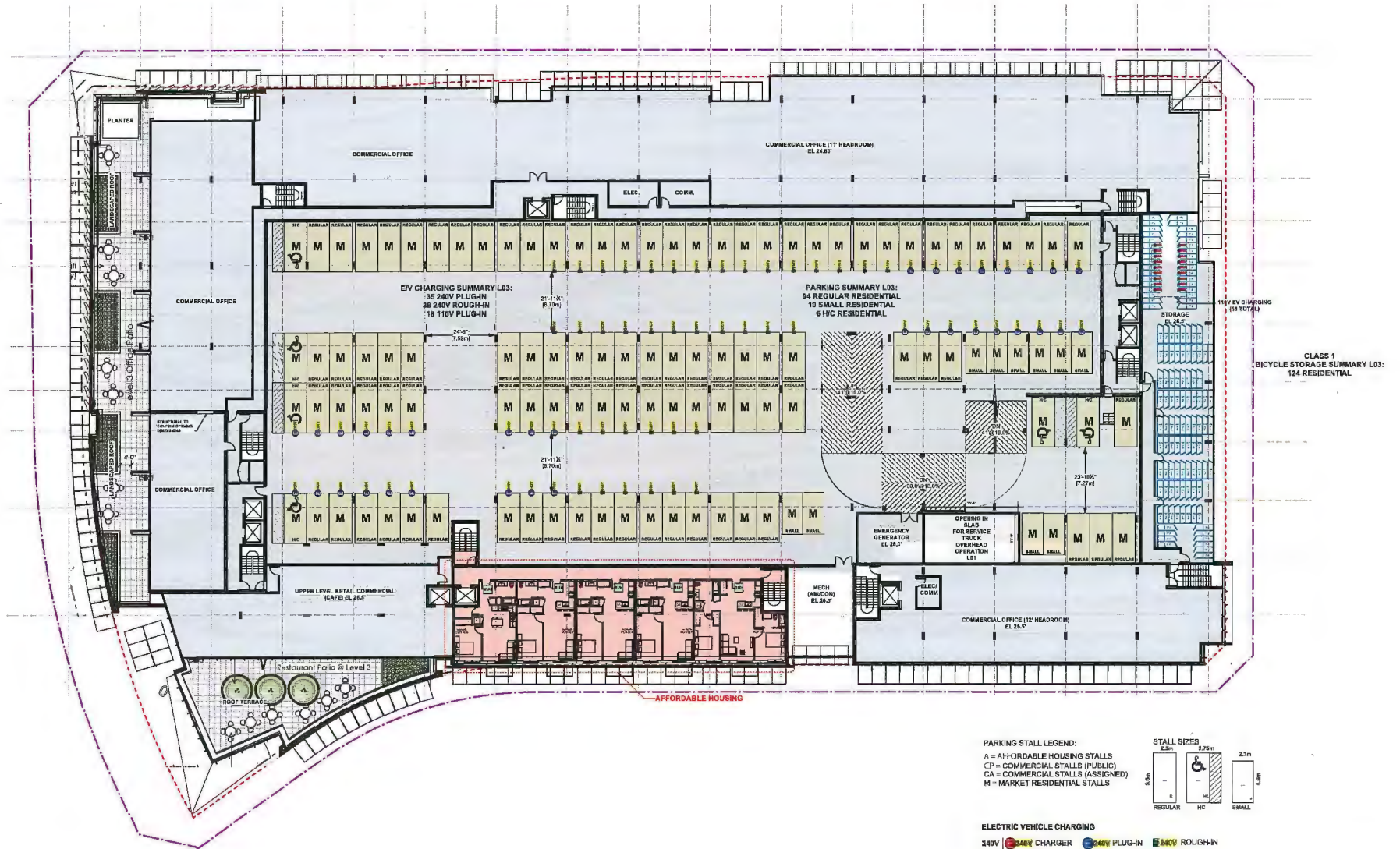


PEARSON



LEVELS 2 + 3 - COMMERCIAL





L3

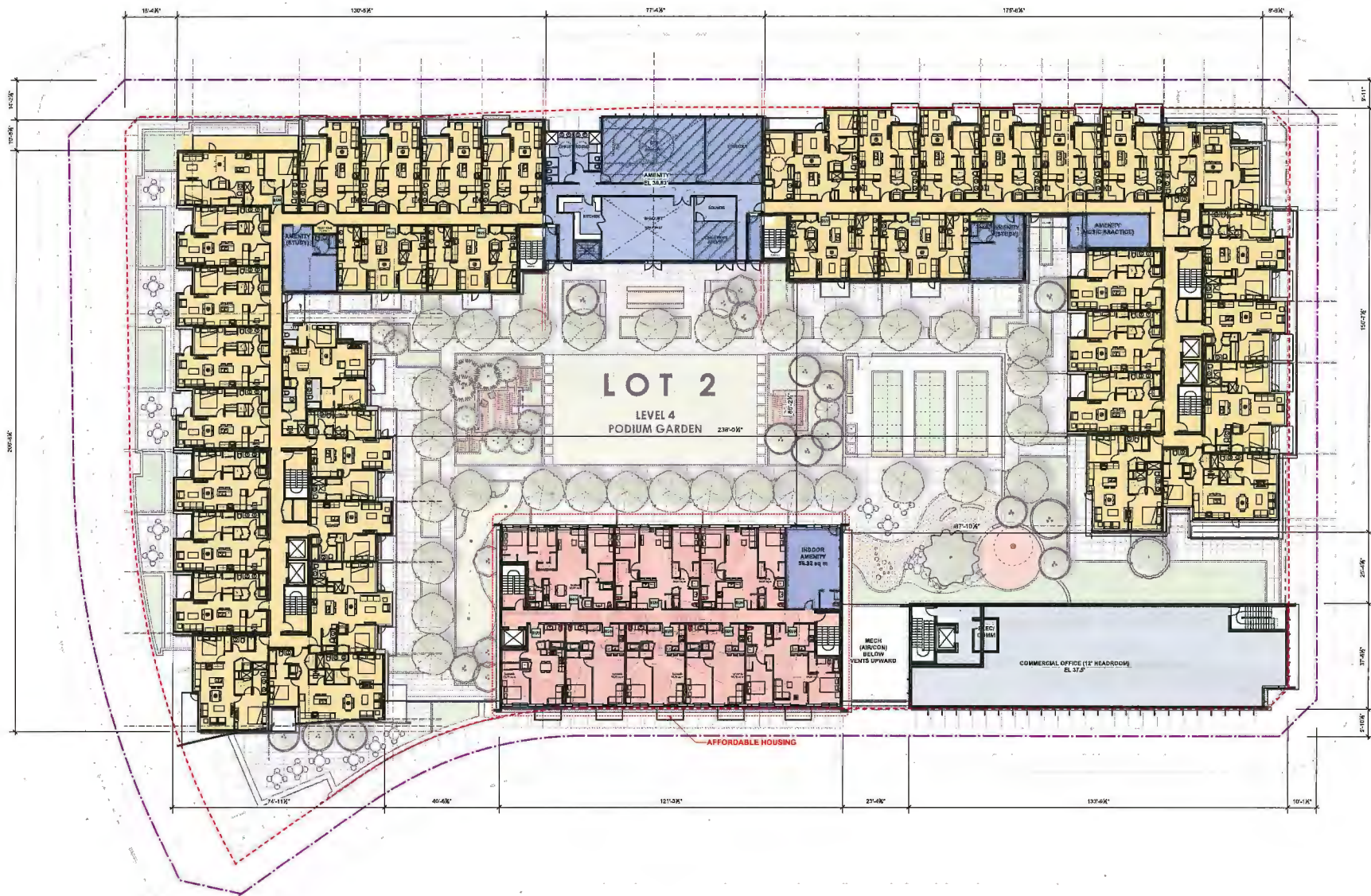


INTRACORP
 Building the Extraordinary

RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, DC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)
 RZ 14-655416 DP 14-682341
 MAY 18, 2018



INTRACORP
Building the Extraordinary

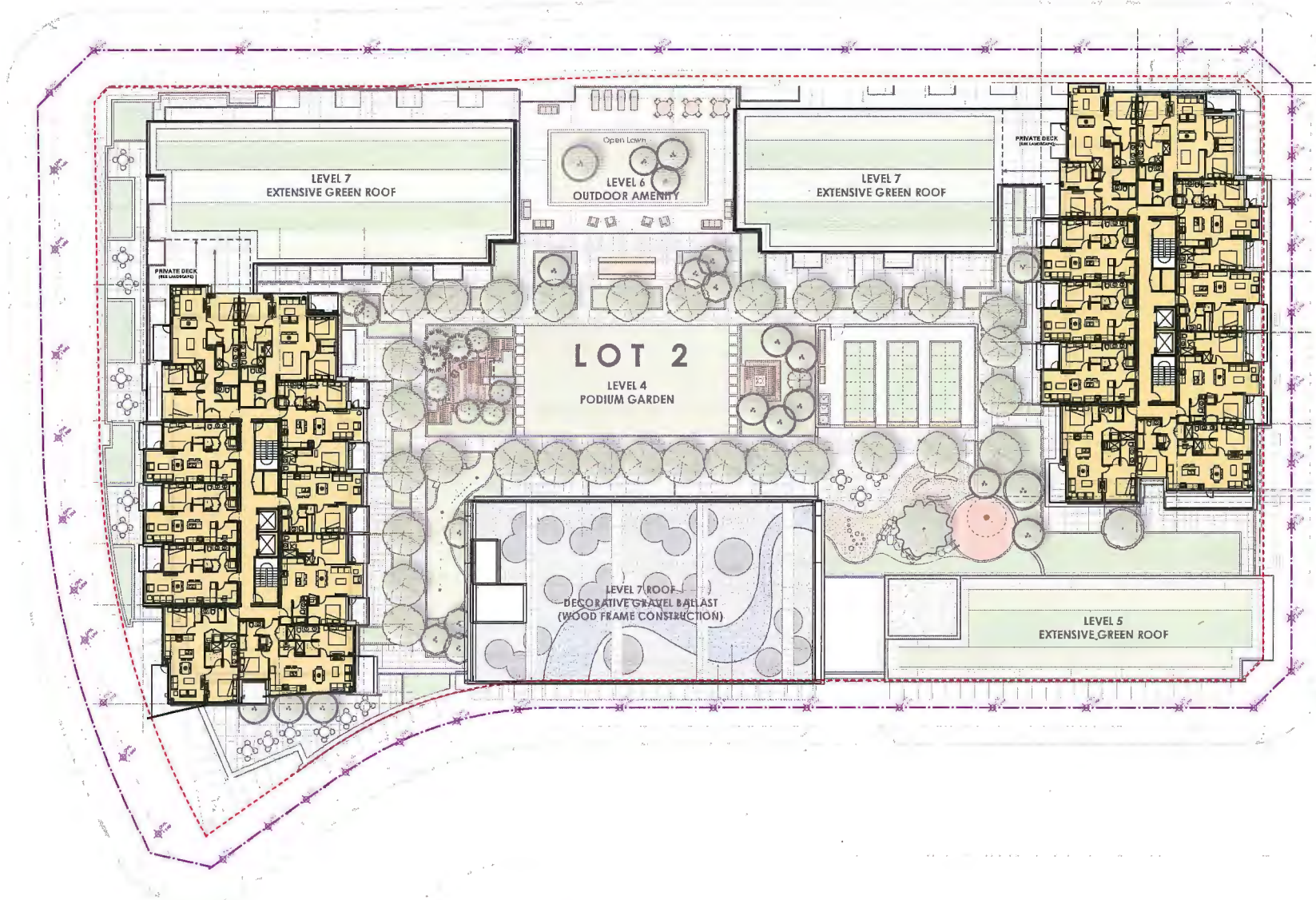
RIVER PARK PLACE - LOT 2

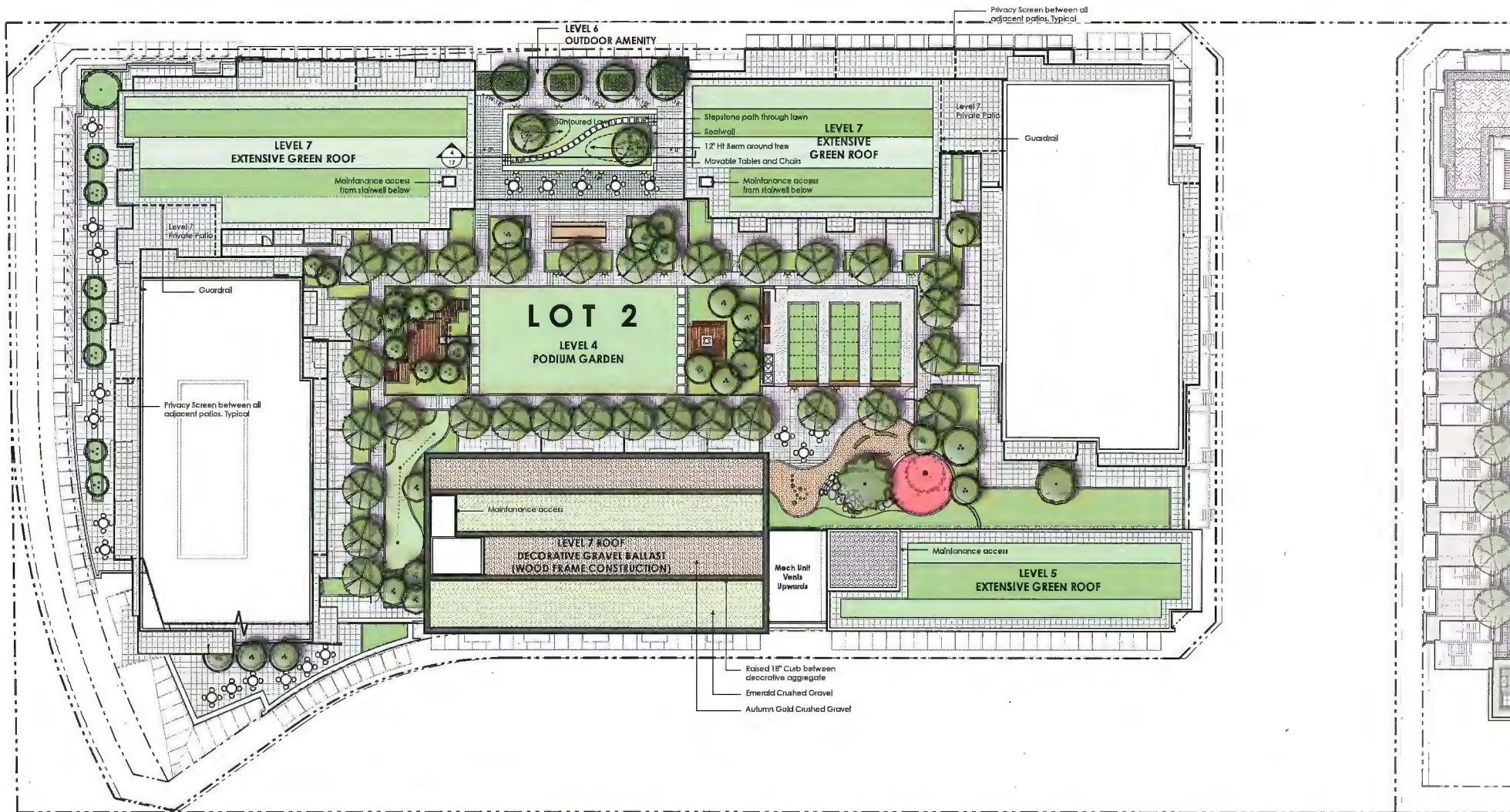
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC



L4

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)
RZ 14-665416 DP 14-662341
MAY 18, 2016







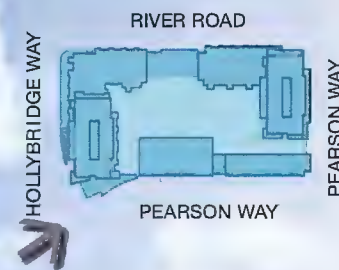
PEARSON WAY



RIVER ROAD



RIVER ROAD | HOLLYBRIDGE WAY



HOLLYBRIDGE WAY | PEARSON WAY

RIVER PARK PLACE - LOT 2

5440 Hollybridge Way, Richmond, BC

PODIUM LEVEL LANDSCAPE



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



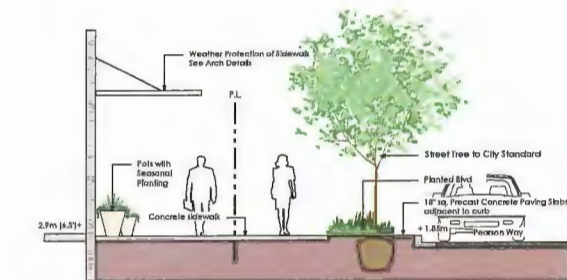
DEVELOPMENT PERMIT APPLICATION
RZ 14-685416
MAY 11, 2015

C.D.A. PAVIGATION
PLAN #3

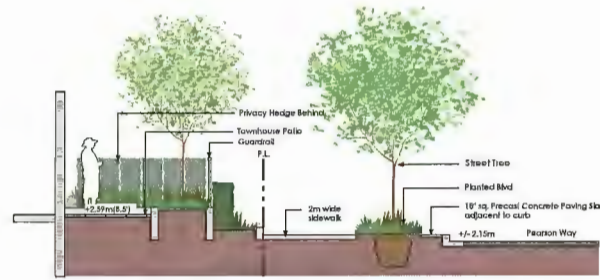
Planting Plan

PLANT	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
1	1	Adiantum pedatum	Japanese Maple	3.5m ht. multi-trunk specimen
2	3	Chamaecyparis obtusa	Japanese Cypress	4m ht.
3	1	Camelia japonica 'Nana'	Japanese Camellia	3m ht. multi-trunk specimen
4	1	Hamamelis 'Aurora'	Chinese Yellow Maple	3m ht. multi-trunk specimen
5	1	Hamamelis 'Aurora'	Chinese Yellow Maple	3m ht. multi-trunk specimen
6	1	Hamamelis 'Aurora'	Chinese Yellow Maple	3m ht. multi-trunk specimen
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50	1	Hamamelis 'Aurora'	Chinese Yellow Maple	3m ht. multi-trunk specimen

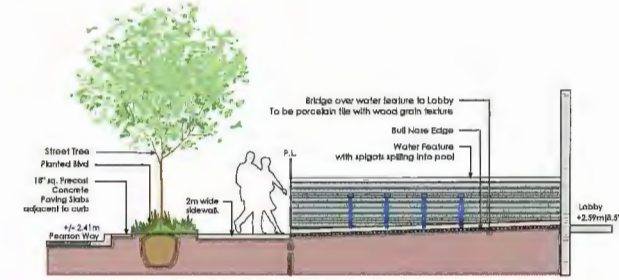
General Planting Notes:
1. All work shall meet or exceed the requirements as outlined in the current edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the current B.C. Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard. For all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #3 class containers, these shall be as defined in the B.C. Landscape Standard.
3. All soft landscape areas are to be irrigated to S&BC Standards.
4. All irrigation valve boxes equipped with quick-couplers.



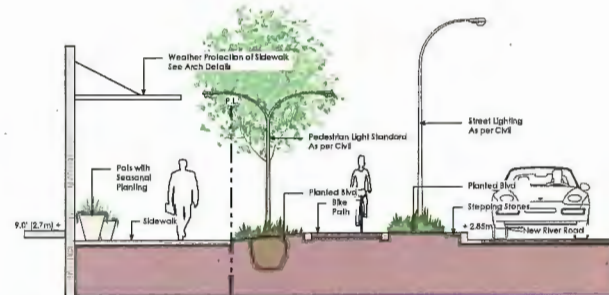
Section 1 - Pearson Way at Retail / Office Building
Scale 1/4" = 1'-0"



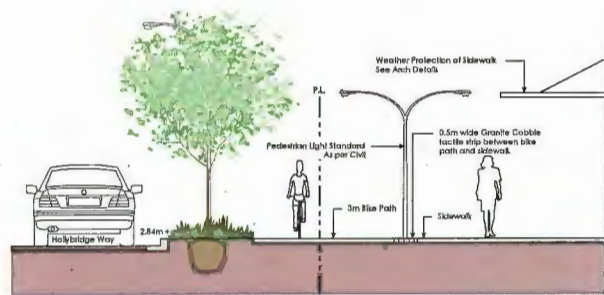
Section 2 - Pearson Way at Townhomes
Scale 1/4" = 1'-0"



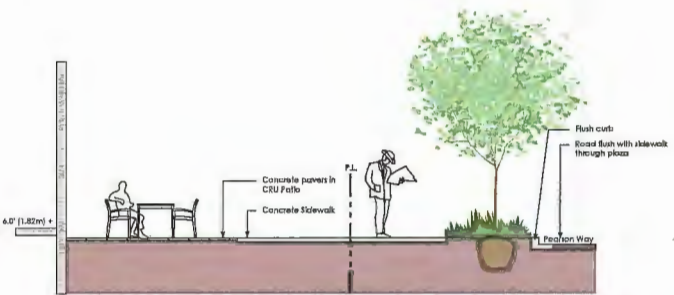
Section 3 - Pearson Way at Tower Lobby
Scale 1/4" = 1'-0"



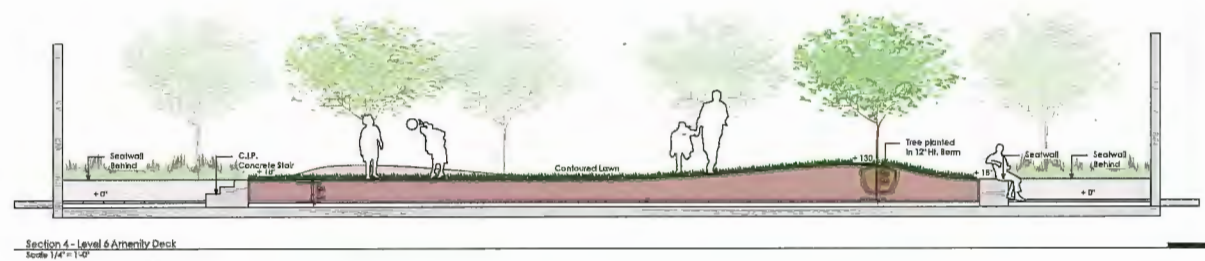
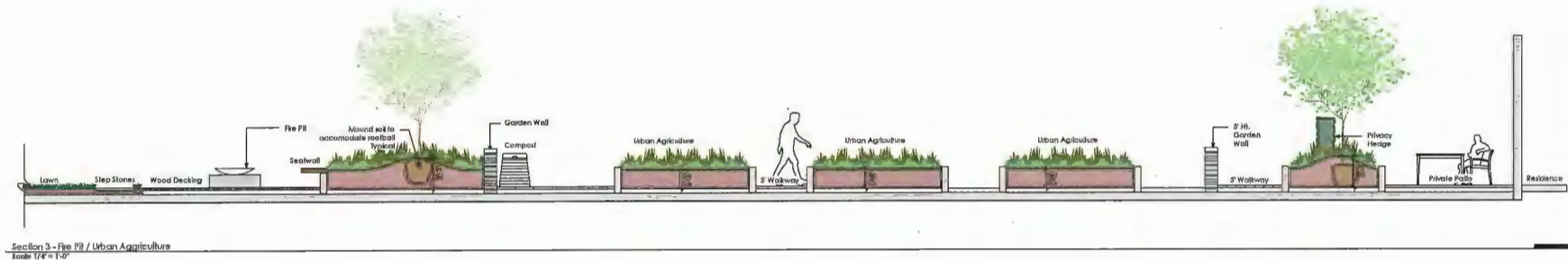
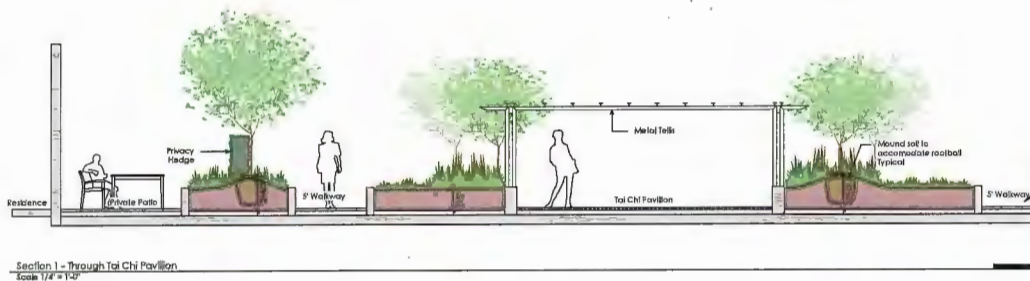
Section 4 - River Road at Retail
Scale 1/4" = 1'-0"



Section 5 - Hollybridge Way at Retail
Scale 1/4" = 1'-0"



Section 6 - Pearson Way at Retail / Restaurant
Scale 1/4" = 1'-0"



CityClerk

From: Christy Ji <vlcq@hotmail.com>
Sent: Tuesday, 14 June 2016 6:55 PM
To: CityClerk
Subject: Richmond development permit panel

Categories: 08-4105-20-2014662341 - 6900 Pearson Way

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 15, 2016.

To Development Permit Panel	
Date:	<u>June 15, 2016</u>
Item #	<u>1</u>
Re:	<u>14-662341</u>

To whom it may concern,

A letter received from the city of Richmond recently, and asked about a new development property of 6900 Pearson Way. However, due to not being able to attend the meeting held June 15, 2016, I'm hereby giving my written submission on this proposed plan in which I permit the construction of this new property location in the future!!

Thanks for your time.

Christy Ji
(#201-6971 Elmbridge way, Richmond BC V7C 0A5)



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
15, 2016.

CityClerk

From: 沈丽娜 <lanxier_feel@hotmail.com>
Sent: Tuesday, 14 June 2016 11:14 AM
To: CityClerk
Subject: DP 14-662341 wirtten submmision

Categories: 08-4105-20-2014662341 - 6900 Pearson Way

To Development Permit Panel	
Date:	<u>June 15, 2016</u>
Item #	<u>1</u>
Re:	<u>14-662341</u>

To whom it may concern,

I am a resident of Ora (6200 River Road). Since I am not able to attend the Development Permit Panel, therefore I am now writting this email as my written submission for this matter. By concerening about the intensity, the traffic and the notice might be caused by the construction, I think it is better not to proceed with the application.

Thank you for taking time for consideration.

Best Regards



CityClerk

From: Tingting Zhan <zhan.kiki.tingting@gmail.com>
Sent: Sunday, 12 June 2016 12:11 AM
To: CityClerk
Subject: DP 14-662341 - Written Submission

Categories: 08-4105-20-2014662341 - 6900 Pearson Way

To Development Permit Panel	
Date:	<u>June 15, 2016</u>
Item #	<u>1</u>
Re:	<u>DP 14-662341</u>

To whom it may concern,

I am a resident of Ora (6200 River Road, Richmond), and I recently have received a letter from City of Richmond regards to the notice of application for a development permit on DP 14-662341 (6900 Pearson Way, Richmond). Since I am not able to attend the Development Permit Panel, therefore I am now writting this email as my written submission for this matter. By concerening about the intensity, the traffic and the notice might be caused by the construction, I think it is better not to proceed with the application.

Thank you for taking time for consideration.

Best Regards,

--

TingTing (KiKi) Zhan

(C) 778-999-8864





City of
Richmond

To Development Permit Panel	
Date:	June 15, 2016
Item #	1
Re:	DP 14-662341 6900 Pearson Way

**Notice of Application
For a Development Permit
DP 14-662341**

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Hollybridge Limited Partnership (Intracorp)

Property Location: 6900 Pearson Way

Intent of Permit: To permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m² (71,655 ft²) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned "Residential/Limited Commercial (RCL3)".

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: June 15, 2016
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

How to obtain information:

- **By Phone:** To review supporting staff reports, please contact the Suzanne Carter-Huffman, Planning & Development Department at 604-276-4228.
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2016.htm>.
- **At City Hall:** Staff reports are available for inspection at the first floor, City Hall, between 8:15 am and 5:00 pm, Monday through Friday, except statutory holidays, between Monday, June 6, 2016 and the date of the Development Permit Panel meeting.

David Weber
Director, City Clerk's Office

DW:gb



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 7, 2016

From: Wayne Craig
Director of Development

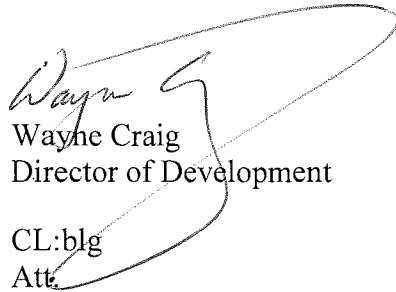
File: DP 15-703204

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
7751 Heather Street

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of five (5) townhouses at 7751 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Allow one (1) of the required resident vehicle parking spaces to be a small parking space.


Wayne Craig
Director of Development

CL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a five (5) unit townhouse complex in two (2) buildings at 7751 Heather Street on a residual site zoned “High Density Townhouses (RTH2)” on the southwest corner of Heather Street and Turnill Street in the McLennan South planning area, which is a sub-area of the City Centre. The site currently contains a single detached dwelling, which will be demolished.

The site is being rezoned from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH2)” zone for this project under Bylaw 9234 (RZ 13-644767). The Bylaw was given 3rd reading at the Public Hearing held on May 19, 2015.

Frontage improvements at the intersection of Heather Street and Turnill Street are required as part of the proposed development, and will be undertaken by the City at the applicant’s cost at Building Permit stage.

Development Information

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

Background

Existing development immediately surrounding the subject site is as follows:

- To the north, across Turnill Street, is a two-storey to three-storey townhouse complex on a lot zoned “Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)”.
- To the south and west, and across Heather Street to the east, are three-storey townhouses on lots zoned “Town Housing ZT51) – South McLennan Sub-Area (City Centre)”.

Rezoning and Public Hearing Results

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

- Providing more defined private open space for individual units in the west building.
- Relocating visitor bicycle parking closer to the site entry.
- Examining opportunities to locate unit entries for the west building towards Turnill Street to provide a more pedestrian-oriented streetscape.
- Modification to the garbage and recycling enclosure to further incorporate it into the west building and minimize the appearance of the enclosure’s entry door from the streetscape elevation along Turnill Street.
- Refining proposed fenestration and architectural elevations through the use of treatments that better promote recognition of individual storeys to reduce the apparent height of the proposed buildings (e.g. using colour and materials to give buildings a distinct top, middle, and base).

- Providing for accessibility and aging-in-place features to be incorporated into unit design.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

The Public Hearing for the rezoning of this site was held on May 19, 2015, and the Zoning Amendment Bylaw 9234 was given third reading. At the Public Hearing, two (2) written submissions from nearby residents about the rezoning application included concerns about increased traffic, on-street parking, and security in the neighbourhood.

The Rezoning and Development Permit applications at the subject site have been reviewed by the City's Transportation Department staff, and they have indicated that the traffic generated from this development of five (5) units will be minimal, and that the number of on-site parking spaces proposed fully meets the Zoning Bylaw requirements. Further details on the on-site parking proposed with this development are discussed in the "Analysis" section below.

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is of a high quality, is consistent with the design guidelines contained within the Official Community Plan (OCP), and is compatible with that of the existing townhouse developments in the neighbourhood. Specifically, through the design review process, the applicant has made modifications to their proposal to improve site planning and to address the following issues design issues:

- The private open spaces for the units in the west building are better defined and are more easily accessed from the units themselves.
- Visitor bike parking has been relocated to the west of the site entry.
- Main entries to the units in the west building are provided from Turnill Street, instead of from the internal drive-aisle, which strengthens pedestrian access and circulation on-site.
- Improvements in site planning have reduced the number of parking spaces proposed in a tandem arrangement.
- The garbage and recycling enclosure has been entirely incorporated into the west building and the enclosure's entry door has been relocated to face the drive-aisle, for an improved streetscape elevation along Turnill Street.
- Revisions to some of the elements on the east building's streetscape elevations help to better promote each individual storey and draw attention to the bottom storeys, such as:
 - Deeper pitched roof overhangs, re-emphasis of the roof pitch at the ground floor level, and the addition of a single large gable end closest to the intersection of Heather and Turnill Streets.
 - Minor revisions to window types and sizes to draw attention away from the verticality of the bay elements along the Heather Street elevation.
 - A varied colour/material scheme.
- Aging-in-place features are proposed in all units, and on e(1) convertible unit is also proposed.
- The applicant's CPTED response is discussed further in the "Analysis" section below.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 3.c.) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the OCP and with the applicable design guidelines for “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan; which specify a maximum of three-storey townhouses over parking as the housing type and form that is encouraged in the area. The proposed scheme is generally in compliance with the “High Density Townhouses (RTH2)” zone except for the zoning variance noted below.

Zoning Compliance/Variance Request (staff comments in **bold italics**)

The applicant is requesting to vary the provisions of Richmond Zoning Bylaw 8500 to allow one (1) of the required resident vehicle parking spaces to be a small parking space.

The parking provisions of the Zoning Bylaw do not permit small parking spaces unless the total on-site parking requirement is 31 or more spaces. The variance request would enable the proposed parking for the south unit in the west building to be located in a side-by-side arrangement within the garage (Plan # 1).

Staff supports the proposed variance for the following reasons:

- *The proposed number of resident parking spaces and visitor parking space on-site fully meets the Zoning Bylaw requirements (i.e., 1.4 spaces per unit). The proposal includes a total of seven (7) resident vehicle parking spaces and one (1) visitor parking space on-site. The three (3) units in the east building are proposed to each contain one (1) vehicle parking space in the garage; while the two (2) units in the west building are proposed to each contain two (2) vehicle parking spaces.*
- *By proposing a small parking space for one (1) of the required resident vehicle parking spaces in the garage of the southwest unit, it has reduced the number of parking spaces proposed in a tandem arrangement from four (4) to two (2), and avoids the need to relocate the surface visitor parking space to the exterior side yard where it would otherwise be exposed to public view.*

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed townhouses at this residual site are designed to complement the form, character and scale of the existing townhouses in the immediate surrounding neighbourhood.
- The physical separation between existing townhouse developments to the north and east is enhanced by the width and treatment of the existing road cross-sections on both Turnill Street

and Heather Street (i.e., the road cross section includes the road surface, curb, gutter, and treed and grassed boulevards on both sides of the street).

- Existing mature trees and hedges on the adjacent property in close proximity to the south and west property lines of the subject site are required to be retained and protected, providing a suitable privacy screen the adjacent property. In addition, new trees are proposed along shared lot lines to further soften the interface to the adjacent property.
- The large window proposed within the interior staircase on the south building elevation of the east building is to be frosted glass to eliminate concerns of overlook onto the adjacent property to the south.

Urban Design and Site Planning (Plan #1)

- Site planning is constrained by the small site size. A single vehicle access point to the site is proposed from Turnill Street.
- The proposed layout consists of:
 - A three-storey duplex building to the west of a north-south drive aisle that bisects the site (“Building A”).
 - A three-storey building containing three (3) units fronting Heather Street to the east of the drive aisle (“Building B”).
- There are main unit entries facing both Turnill Street and Heather Street; which are clearly defined and provide for pedestrian-oriented elevations on both street frontages. The unit entry for the south unit in “Building A” is accessed from a pathway leading south off Turnill Street.
- On-site pedestrian circulation is provided from both Heather Street and Turnill Street via pathways leading to all five (5) units. The drive-aisle access point, which provides pedestrian access to the bike parking area and the outdoor amenity space is proposed to be treated with decorative permeable pavers to highlight the dual use of the access point.
- The proposed Site Plan is consistent with the Zoning Bylaw in terms of the required number of resident and visitor parking spaces, with a total of seven (7) resident spaces proposed in unit garages and one (1) visitor surface parking space.
- Consistent with the Zoning Bylaw, a total of 8 resident bicycle spaces (Class 1) are proposed; with the spaces located in the garages of each unit. A bicycle rack for two (2) visitor bicycles (Class 2) is proposed to the southwest of the site entry, on a hard surface that is to be treated with permeable pavers and the surrounding edges softened with shrubs and grasses.

Architectural Form and Character (Plans # 3.a. to 3.c.)

- Both buildings are designed to complement the existing form, character and scale of the existing townhouses in the immediate surrounding neighbourhood. Key building elements are proposed to create variation and articulation to the overall massing and scale of the buildings, such as similar roof forms and shapes, window bays, covered porches, and balconies.
- Building facades are treated with a variety of exterior cladding materials to define each level and the proposed colour scheme works to define individual building components. Stone

veneer and hardie vertical board and batten is proposed to define the lower section and base of porch columns, while hardie horizontal siding and shingles are proposed to define the upper section and window bays.

Landscape Design and Open Space Design (Plans # 2.a. to 2.d.)

Landscaping

- The proposed Landscape Plan includes a mix of 13 deciduous and coniferous trees, as well as a variety of ground covers, grasses, perennials, and shrubs. The variety of tree and plant species proposed includes: Maple, Pine, Boxwood, Dogwood, Hydrangea, Yew, Skimmia, Japanese Sedge and grass, fern, roses, and pink saxifrage.
- Consistent with the outcome of tree assessment at rezoning stage, the Tree Management Plan (Plan # 2.c.) shows:
 - a Laurel on-site (Tree # 1) is to be removed due to poor condition;
 - six (6) trees on the neighbouring site at 7833 Heather Street are to be retained and protected (Trees A, B, C, D, E, F);
 - Trees G, H, K in the boulevard on City-owned property are to be retained and protected, and Trees I and J are to be relocated within the boulevard on Turnill Street no closer than 2 m to the proposed driveway crossing to the subject site.
- An aluminum post and rail entry sign is proposed to the west of the site access point, facing Turnill Street.
- Low aluminum rail fencing with posts and gates are proposed to define private and semi-private yards from the street edge along both Heather and Turnill Streets, while 1.8 m high wood privacy fencing is proposed along interior lot lines that are shared with the adjacent established townhouse site to the west and south.
- Prior to issuance of the Development Permit, the applicant is required to submit a Letter of Credit to secure the proposed landscaping, which must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and a 10% contingency).

Outdoor Amenity Space

- The common outdoor amenity space is proposed in the north portion of the site within the exterior side yard along Turnill Street, to the east of the site access point. At approximately 47 m² in area, the size and configuration of the outdoor amenity space exceeds the guidelines for townhouse projects in the OCP (i.e., 6 m² per unit, for a minimum total of 30 m²). The location of the outdoor amenity space benefits from the existing adjacent public open space on Turnill Street, such as the sidewalk and treed and grass boulevard.
- The outdoor amenity space is mainly designed as a passive area for residents' enjoyment, while also facilitating children's play through the incorporation of a daisy-shaped table and natural play elements such as a flat boulder, and horizontal and vertical balance logs on a Fibar playground surface.

- The outdoor amenity space is also proposed to contain the mailbox kiosk affixed to the north wall of “Building B”, and a bench for resident seating.

Private Open Space

- The private open spaces for the two (2) units in “Building A” consist of clearly defined yards, each containing an at-grade patio.
- The private open spaces for two (2) units in “Building B” consist of both a front yard, each containing an at-grade patio, and a 2nd storey balcony off the main living area.
- While the yard area in front of the south unit in “Building B” is constrained by the location and space requirements of the proposed Hydro kiosk, a small screened at-grade patio is proposed as well as and 2nd storey balcony off the main living area.

Indoor Amenity Space

- Consistent with Council Policy 5041, the applicant will be contributing \$5,000 (\$1,000/unit) prior to Development Permit issuance in-lieu of providing on-site indoor amenity space.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has provided the following response with respect to how CPTED principles have been incorporated into the proposal at the subject site:

Access Control

- There is a visible, single point of vehicle entry to the site.
- The garbage/recycling room and mail kiosk are proposed to be located within the development where it will be observed by multiple residents and thereby creating a passive security that serves to minimize individuals from accessing/scavenging through the contents of the garbage/recycling room and to minimize mail theft.
- Attention to the visibility in and out of the development from Turnill and Heather Streets has been carefully considered to provide motorists and pedestrians with a good level of surveillance and safety.
- The design of the exterior does not provide any possible places of victimization by eliminating hidden corners and areas which could be conducive to the concealment of an individual.
- Pedestrian gates are proposed for the front yard of each unit to avoid individuals from accessing private property.

Lighting

- The main access point to the development and each entry doorway is proposed to be well illuminated with an appropriate level of lighting (balance between light pollution and security).
- Lighting for private individual balconies and porches will be individually activated and common area lighting such as the main entry and amenity space will be activated by automatic timers and solar sensors.

Hierarchy/Defensible Space/Territoriality

- At perimeter areas around the property, private space will be clearly indicated with the use of fencing, landscaping, and signage. The signage will indicate who and how users will access and use the site.

Surveillance

- Fencing facing sidewalks will be aluminum picket fencing so that surveillance in and out of the property is possible and so that graffiti will not be facilitated.
- Landscape design, species, and materials have been selected so that they will not impede any sight lines around corners, or in or out of each unit's entry.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. Prior to rezoning bylaw adoption, a restrictive covenant is required to be registered on title specifying that all units are to be built to EnerGuide 82 or higher, and that all units are to be solar hot water-ready.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The key elements proposed in the units that enable this rating to be achieved are:
 - A wall insulation value of R-24;
 - Air-source heat pump (ASHP);
 - Heat recovery ventilator (HRV); and,
 - Energy Star appliances and lighting.

These elements will be specified in the legal agreement that is required to be registered on title prior to rezoning bylaw adoption to ensure that they are included in the building design at Building Permit stage to achieve the EnerGuide 82 rating.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. As the potential conversion of this unit will require the installation of a stair lift, the proposed interior design includes a wider stair, framing support, and landings that comply with the Manufacturer's specifications for the Garaventa Artira Platform Wheelchair Lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Affordable Housing

- Consistent with the Affordable Housing Strategy, the applicant is providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning approval (\$14,344).

Site Servicing & Frontage Improvements

- Servicing requirements were dealt with as part of the rezoning application, at which time no major upgrades were identified to support the proposed development. New water, storm, and sanitary connections are required, and an existing utility support pole at the corner of Heather and Turnill Streets must be removed. Minor boulevard and sidewalk treatments are required at the corner of Heather and Turnill Streets to match the west side of Heather Street north of Turnill Street (Attachment
- There is no Servicing Agreement required with this development proposal. The design of the required servicing connections and off-site frontage improvements are to be undertaken at the applicant's sole cost via City Work Order at Building Permit application stage.

Conclusion

This proposal is for a five (5) unit townhouse development on a residual site on the corner of Heather and Turnill Streets in the McLennan South Sub-Area of the City Centre.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design. The development proposal aims to fit in with the form, character, and scale of the existing townhouses in the immediate surrounding neighbourhood and conforms to the design guidelines of applicable sections of the OCP.

The development proposal complies with the requirements of the "High Density Townhouses (RTH2)" zone, with the exception of the single zoning variance discussed.

On this basis, staff recommends support for this Development Permit application.



Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Concept plan for off-site boulevard improvements

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$5,000 (\$1,000/unit).
- Receipt of a Letter-of-Credit for landscaping in the amount of \$43,863.60.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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

- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). 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.
- Incorporation of accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to achieve an EnerGuide rating of 82, as specified in the legal agreement that is required via the Rezoning process.
- Completion of servicing works and boulevard improvements to be done at the applicant's sole cost via City Work Order. The works and improvements are to include, but are not limited to:

Frontage Improvements

- Realignment of the existing curb ramp at the corner of Turnill Street and Heather Street, and provision of a second curb ramp to accommodate north/south and east/west wheelchair access across Turnill Street and Heather Street respectively. Boulevard and sidewalk treatments are to match the corner landing area treatment at the northwest corner of the intersection of Turnill and Heather Streets.
- Closing the existing driveway crossing on Heather Street in front of the subject site, and installing curb, gutter, sidewalk, one (1) street tree, and a grass boulevard in its place. Boulevard and sidewalk treatments for the frontage along Heather Street are to match the west side of Heather Street, north of Turnill Street (including provision of a street tree).
- Installing the proposed driveway crossing on Turnill Street in accordance with the City's design standards (e.g., 6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet the existing grade of sidewalk/boulevard).

Storm Sewer Works

- Provision of a new storm service connection with the appropriate size inspection chamber from the existing 675 mm diameter storm sewer at Heather Street.

Water Works

- Using the OCP Model, there is 316 L/s available at 20 psi residual at the hydrant at Heather Street, north of Turnill Street and 360 L/s available at 20 psi residual at the hydrant at Heather Street, south of Turnill Street. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
- Provision of a new water service connection from the existing 200 mm diameter watermain at the Heather Street frontage.

Sanitary Sewer Works

- Provision of a new sanitary service connection with the appropriate size inspection chamber from the existing 200 mm diameter sanitary main at the Heather Street frontage.

General Items

- The developer is to provide right-of-ways to accommodate City utilities, such as water meter and inspection chambers (if applicable).
- The developer is to provide private utility companies right-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public space) and future under-grounding of overhead lines (if applicable).
- Remove an existing utility support pole at the corner of Heather Street and Turnill Street.
- It is recommended that the developer contact the private utility companies to learn of their requirements.

- 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.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



DP 15-703204

Attachment 1

Address: 7751 Heather Street

Applicant: Matthew Cheng Architect Inc.

Owner: Han Liu

Planning Area(s): City Centre (McLennan South Sub-Area)

	Existing	Proposed
Site Area:	848.93 m ² (9,137.80 ft ²)	832.85 m ² (8,964.72) after road dedication
Land Uses:	Single-family dwelling	Five (5) townhouse units
OCP 2041 Land Use Map Designation:	Neighbourhood Residential	No change
Area Plan Designation (CCAP – McLennan South)	Residential, townhouse up to 3 storeys over 1 parking level, triplex, duplex, single-family 0.75 base FAR	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH2)
Number of Units:	1	5

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80 666.30 m ² (7171.99 ft ²)	0.80 666.13 m ² (7170.12 ft ²)	none permitted
Lot Coverage - Building:	Max. 45%	40%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	61.17%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	28.34%	none
Setback – Front Yard (east):	Min. 4.5 m	6.1 m	none
Setback – Exterior Side Yard (north):	Min. 4.5 m	4.6 m	none
Setback – Interior Side Yard (south):	Min. 2.0 m	2.0 m	none
Setback – Rear Yard (west):	Min. 2.0 m	4.5 m	none
Height (m):	Max. 12.0 m	11.5 m	none
Off-street Parking Spaces – Resident (R) /Visitor (V):	1.4 spaces (R)/unit 0.2 spaces (V)/unit	1.4 spaces (R)/unit 0.2 spaces (V)/unit	none
	= 7 (R) and 1 (V) standard spaces	6 (R) standard spaces 1 (R) small space 1 (V) standard space	Requested for 1 small space

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	N/A	N/A	N/A
Total Off-street Spaces:	8	8	none
Tandem Parking Spaces	2 spaces	2 spaces	none
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m ²	47.93 m ²	none



City of Richmond

Development Permit

No. DP 15-703204

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 7751 HEATHER STREET
Address: C/O UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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) Allow one (1) of the required resident vehicle parking spaces to be a small parking space.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3.c. 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 \$43,863.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 15-703204

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7751 HEATHER STREET

Address: C/O UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

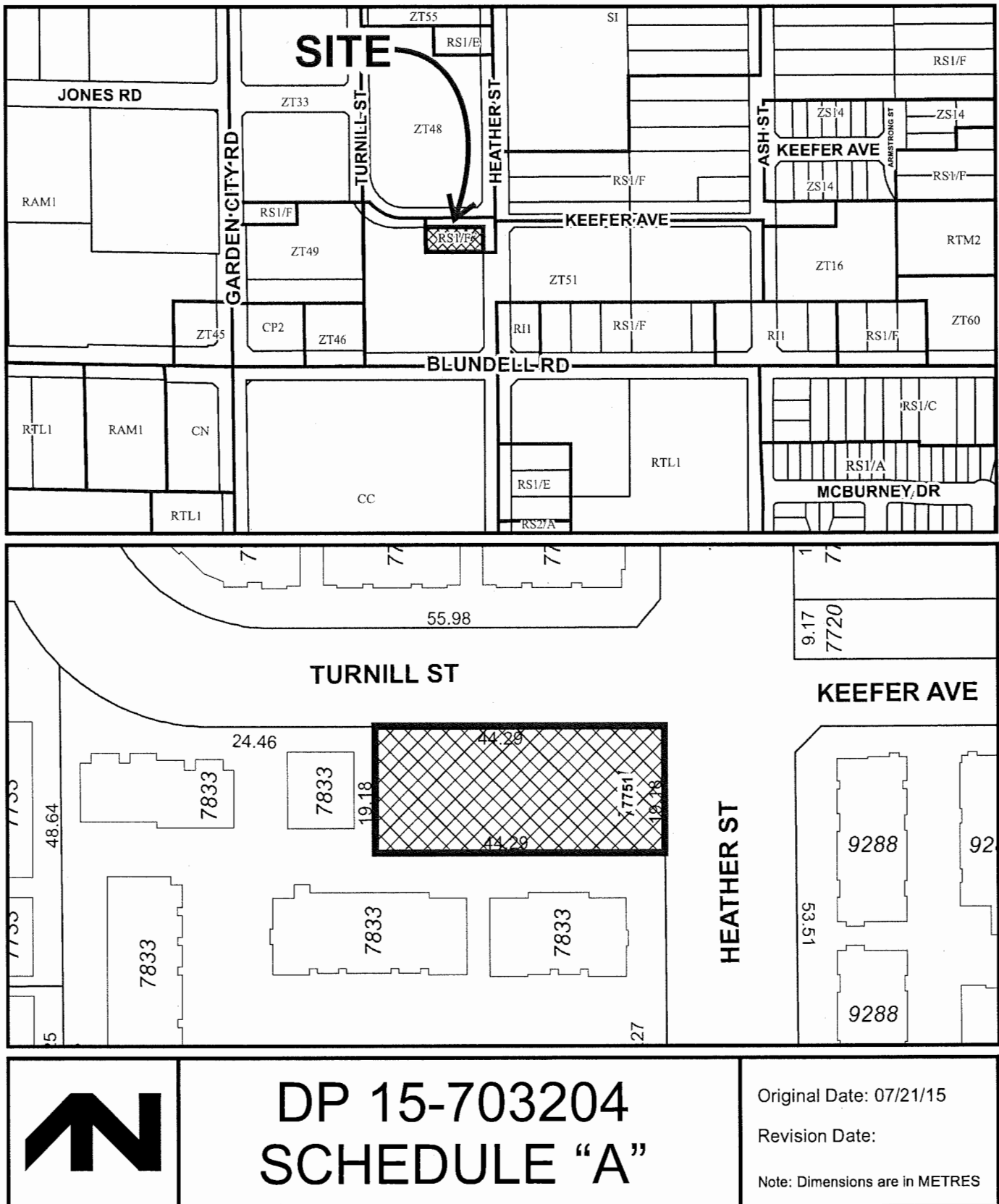
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

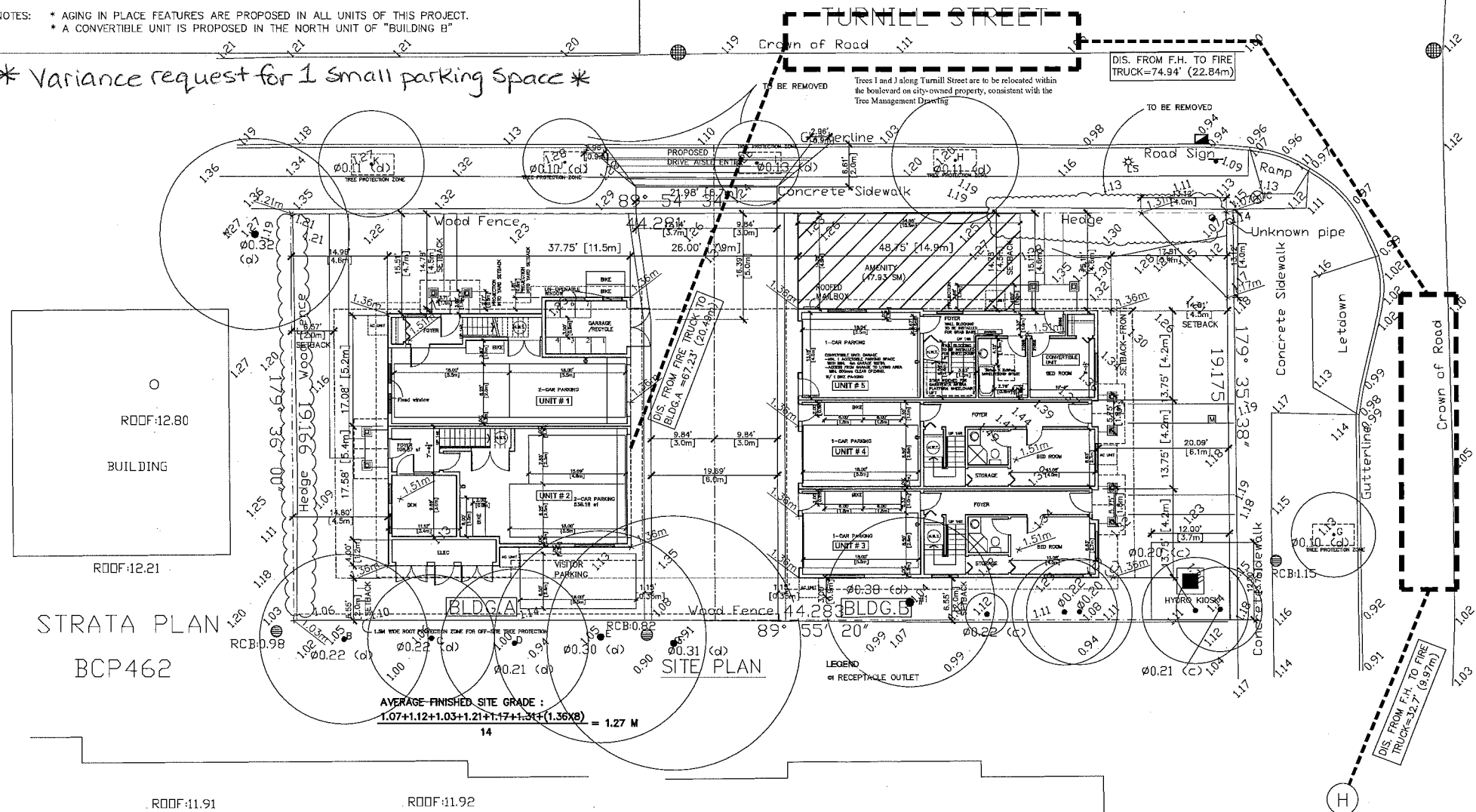
MAYOR



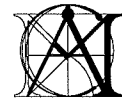
SITE AREA:	9137.61 SF (848.93 SM)/8964.99 SF (832.85 SM) AFTER CORNER CUT	
LAND USES:	TOWNHOUSE	
OCF DESIGNATION:	NO CHANGE	
ZONING:	RT12	
NUMBER OF UNITS:	1	5
FLOOR AREA RATIO:	REQUIRED: 0.80(7171.99 SF)	PROPOSED: 0.80(7170.12 SF)
LOT COVERAGE:	0.45(4034.25)	0.40(3551.59 SF)
SETBACK-FRONT YARD (EAST)	4.5m	5.50m (17.93')
SETBACK-EXTERIOR SIDE YARD (NORTH)	4.5m	4.60m (15.11')
SETBACK-SIDE (SOUTH)	2.0m	2.00m (6.64')
SETBACK-REAR (WEST)	2.0m	4.50m (14.80')
HEIGHT: (m)	12.0m	11.5m (37.81')
LOT SIZE:	BEFORE CORNER CUT: 9137.61 SF (848.93 SM)	AFTER CORNER CUT: 8964.99 SF (832.85 SM)
OFF-STREET PARKING (RESIDENTIAL/VISITOR)	7 AND 1	7 AND 1
OFF-STREET PARKING (ACCESSIBLE)	0	0
OFF-STREET PARKING TOTAL	8	8
TANDEM PARKING SPACES:	2	2
INDOOR AMENITY SPACE:	MIN. 30.00 SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 30.00 SM	390.15 SF (47.93 SM)

NOTES: * AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
* A CONVERTIBLE UNIT IS PROPOSED IN THE NORTH UNIT OF "BUILDING B"

* Variance request for 1 small parking space *



RZ 13-644767



MATTHEW CHENG ARCHITECT INC.

104-202-670 EVANS AVENUE
VANCOUVER, BC V6A 2A9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cell: (604) 945-0069 / Email: matthew@mc.ca

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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
SITE PLAN

Drawn:
HC/MC
Checked:
MC
Scaled:

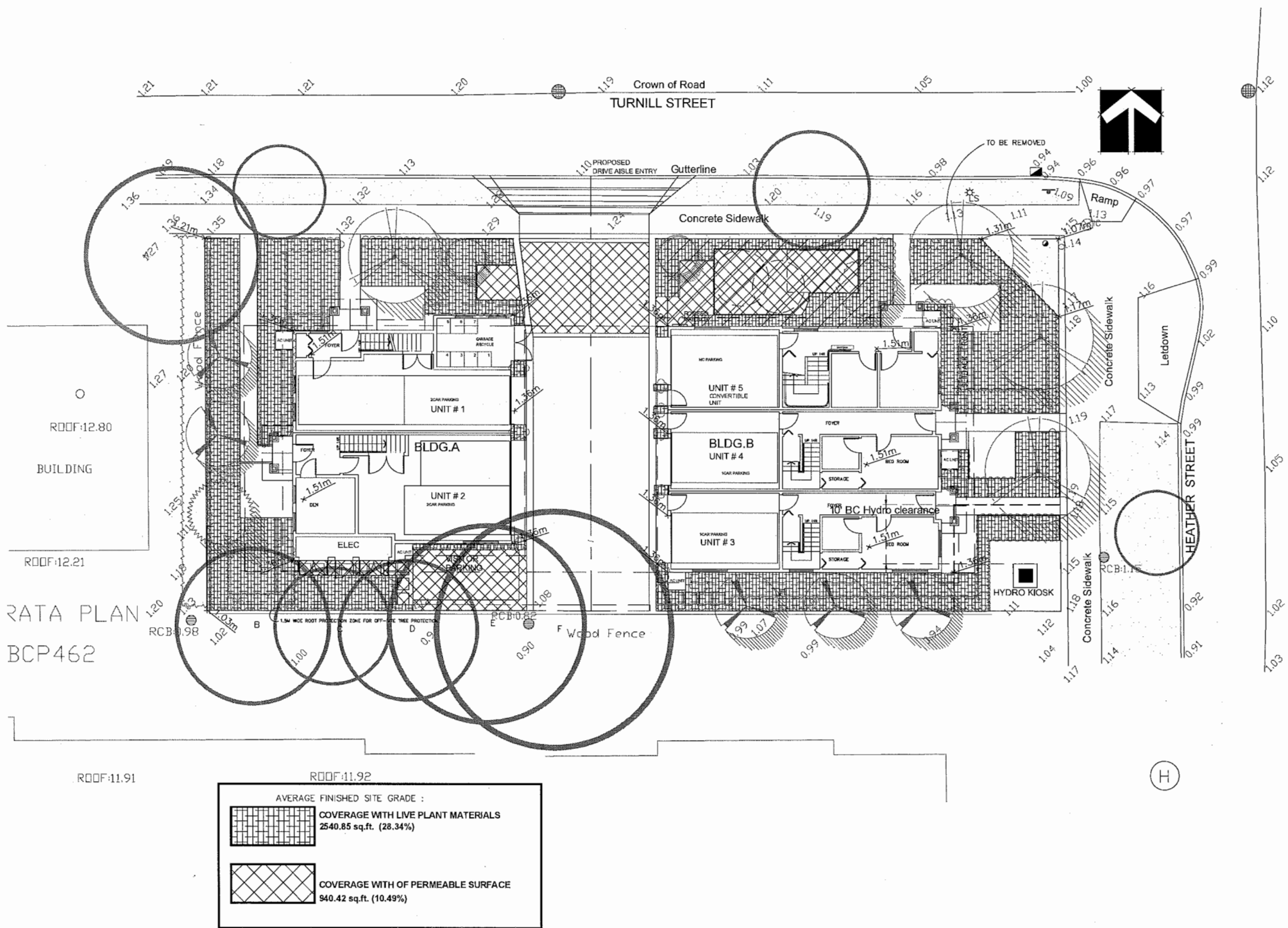
Project Number:

Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016

Dwg. No.
A01

DP 15-703204

PLAN#1



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G9
p. 604-294-0011 ; f. 604-294-0022

SEAL:

7	25 JUL 20	NEW SITE PLAN	CD
6	3 JUN 20	NEW SITE PLAN/REVISION COMMENTS	CD
5	8 MAR 20	NEW SITE PLAN	CD
4	3 NOV 19	NEW SITE PLAN	CD
3	3 NOV 19	REVISIONS FOR NEW SITE PLAN	CD
2	3 JUN 19	REVISIONS FOR NEW SITE PLAN	CD
1	3 JUN 19	NEW SITE PLAN	CD
NO.	DATE	REVISION DESCRIPTION	DR.

HATTIE LIU

PROJECT:
5-UNIT TOWNHOUSE DEVELOPMENT
9088 TURNILL STREET
RICHMOND

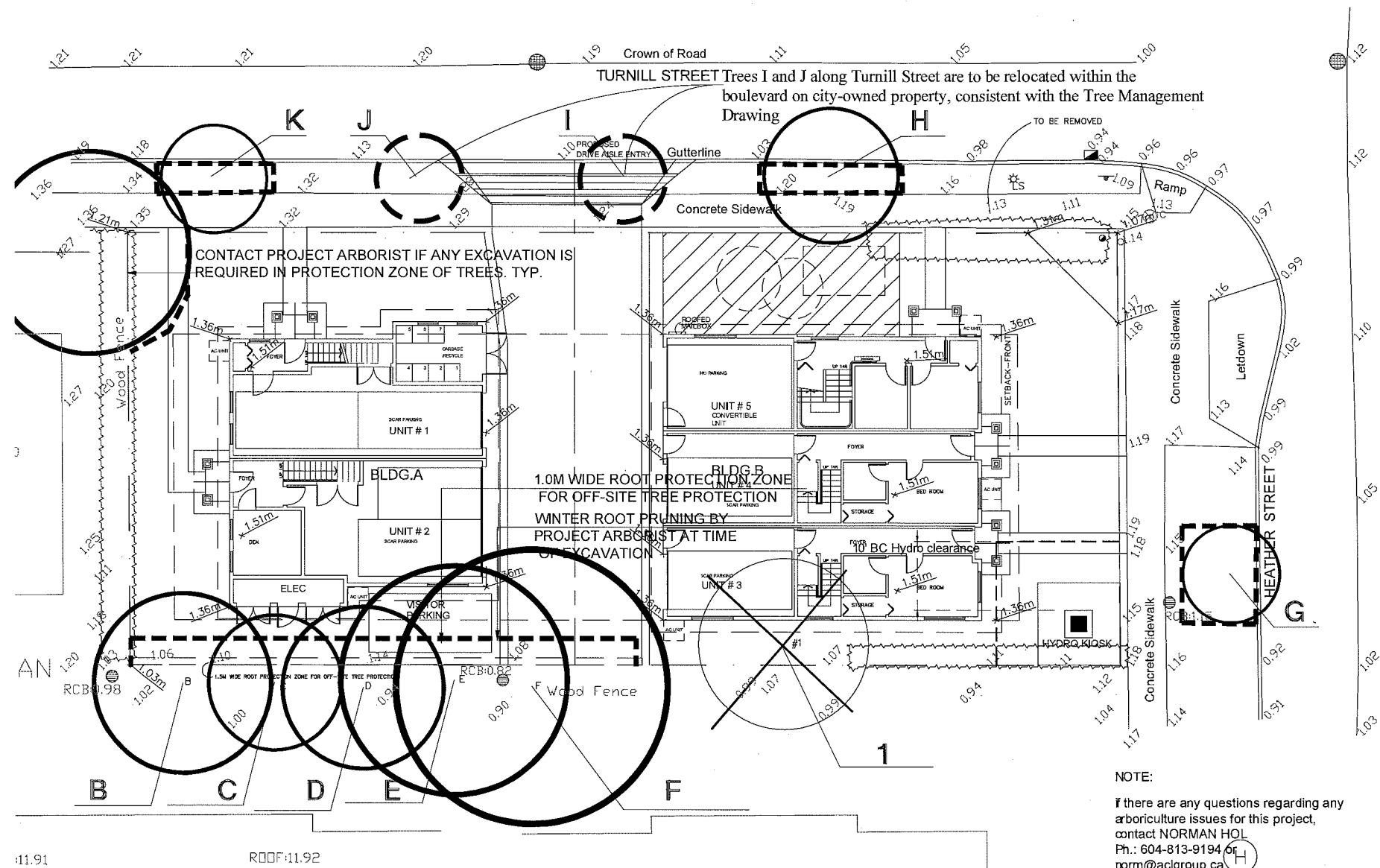
MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:
LOT COVERAGE PLAN

DATE: March 12, 2019 DRAWING NUMBER:
SCALE: **3.b**
DRAWN: DD
DESIGN: DD
CHKD: PCM Q7 4

PMG PROJECT NUMBER: 14-134

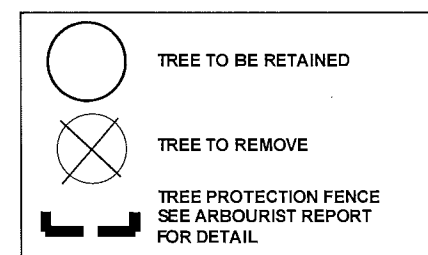
DP 15-703204

PLAN #2.b.



NOTE:

If there are any questions regarding any arboriculture issues for this project, contact NORMAN HOL Ph.: 604-813-9194 or norm@acigroup.ca



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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 ; f: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	8.30.15	NEW SITE PLAN	ID
6	5.20.15	NEW SITE PLAN/CITY COMMENTS	ID
5	3.00.15	NEW SITE PLAN	ID
4	3.00.15	NEW SITE PLAN	ID
3	3.00.15	CITY COMMENTS	ID
2	3.00.15	REVISIONS FOR NEW SITE PLAN	MM
1	3.00.15	NEW SITE PLAN	ID

HATTIE LIU

PROJECT:
**5-UNIT TOWNHOUSE
DEVELOPMENT**

9088 TURNILL STREET
RICHMOND

MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

DATE: March 12, 2015 DRAWING NUMBER:
SCALE: **3.c**
DRAWN: DO
DESIGN: DO
CHECKED: PCM **OF 4**

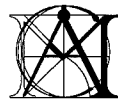
PMG PROJECT NUMBER: 14-134

DP 15-703204

PLAN # 2.c.

PROJECT:
**5-UNIT TOWNHOUSE
DEVELOPMENT**

**9088 TURNILL STREET
RICHMOND**



MATTHEW CHENG
ARCHITECT INC.

104-202-610 EVANS AVENUE
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Tel: (604) 731-3012 / Fax: (604) 731-3908
E: matthew@matthewcheng.ca

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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
STREETSCAPES

Drawn:

HC/MF

Checked:

MC

Scale:

Project Number:

Revision Date:

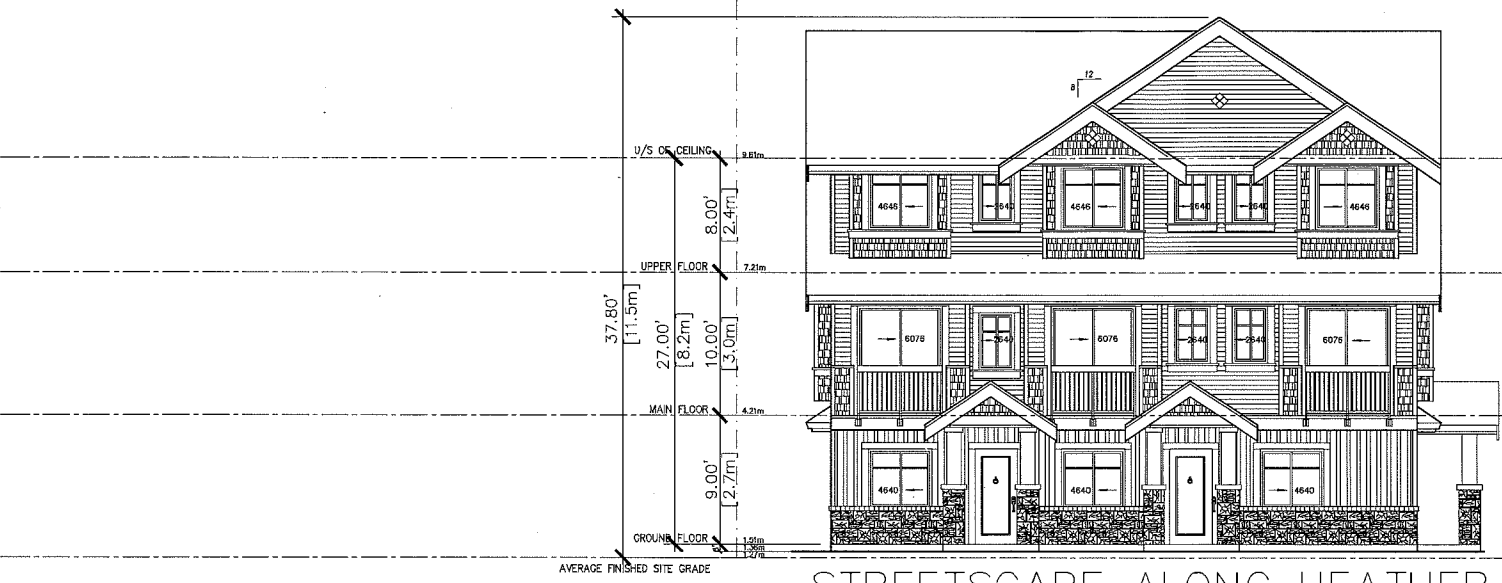
JUNE 7, 2016

Print Date:

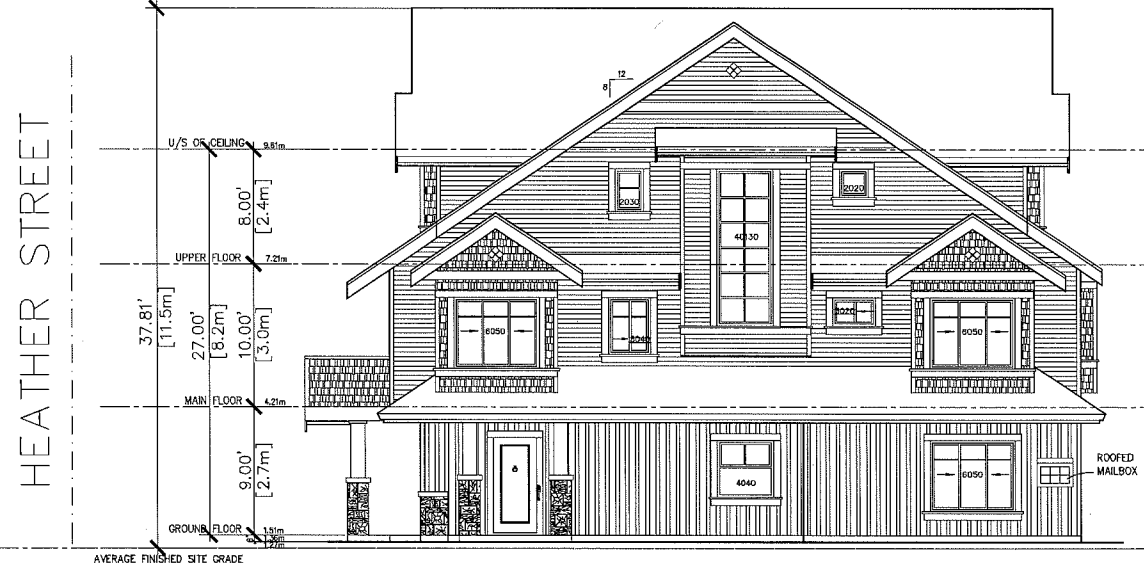
JUNE 7, 2016

Dwg. No.

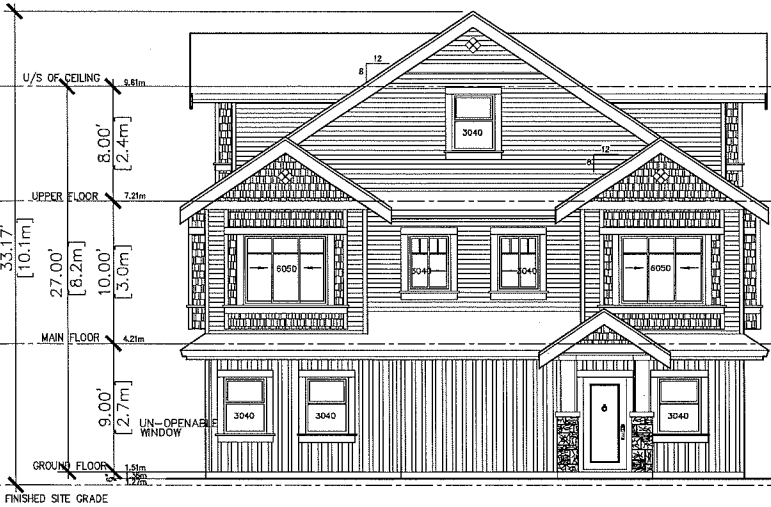
A3.1



STREETSCAPE ALONG HEATHER STREET



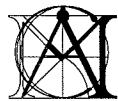
STREETSCAPE ALONG TURNILL STREET



AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8)$
14 = 1.27 M

DP 15-703204

PLAN # 3.a.



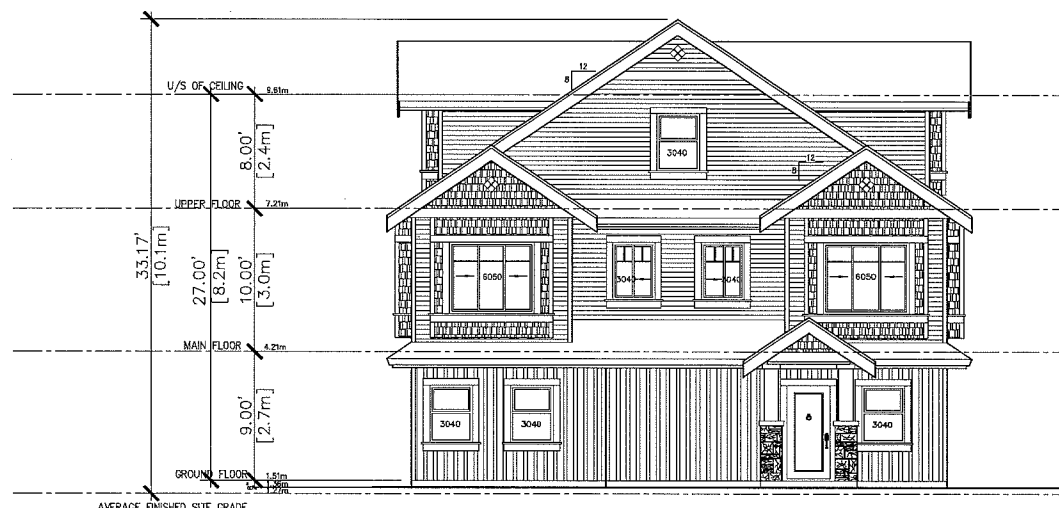
MATTHEW CHENG
ARCHITECT INC.

141 202 - 679 EVANS AVENUE
VANCOUVER, BC V6A 3G9
Tel: (604) 731-3073 / Fax: (604) 731-3998
Cell: (604) 688-0669 / Email: matthew@mca.ca

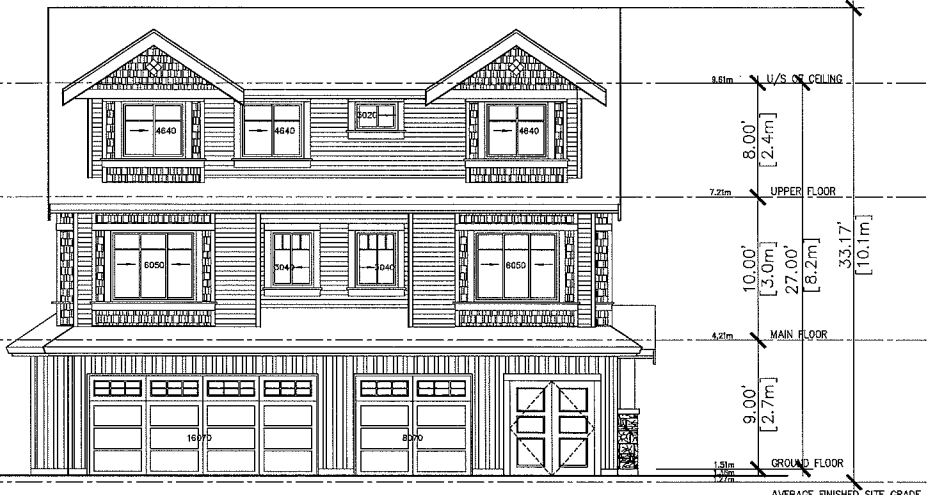
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No Date Revision

Consultants



BUILDING A NORTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING A SOUTH ELEVATION



BUILDING A WEST ELEVATION

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
BUILDING A
ELEVATIONS

Drawn:
HC/MF
Checked:
MC
Scale:

Project Number:

Revision Date:
JUNE 7, 2015
Print Date:
JUNE 7, 2015

Dwg. No.
A3.2

AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8) = 1.27 \text{ M}$
14

DP 15-703204 PLAN # 3.b.



MATTHEW CHENG
ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

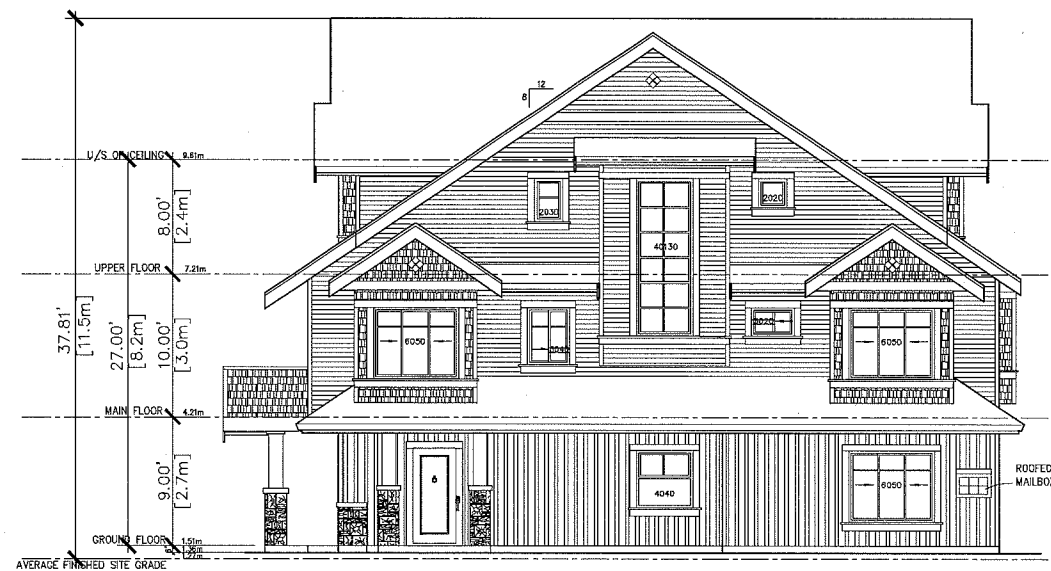
Sheet Title
BUILDING B
ELEVATIONS

Drawn:
HC/MF
Checked:
MC
Scale:

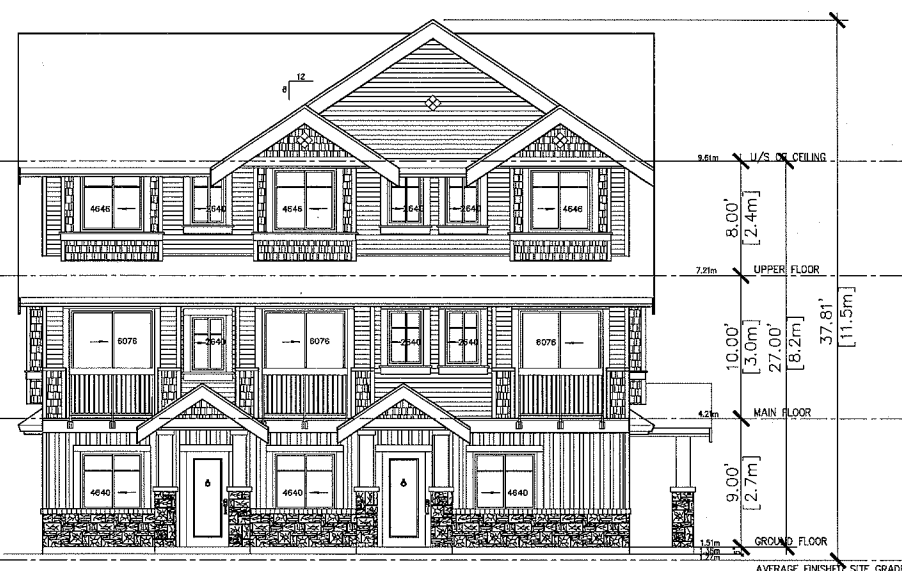
Project Number:

Revision Date:
JUNE 7, 2015
Print Date:
JUNE 7, 2015

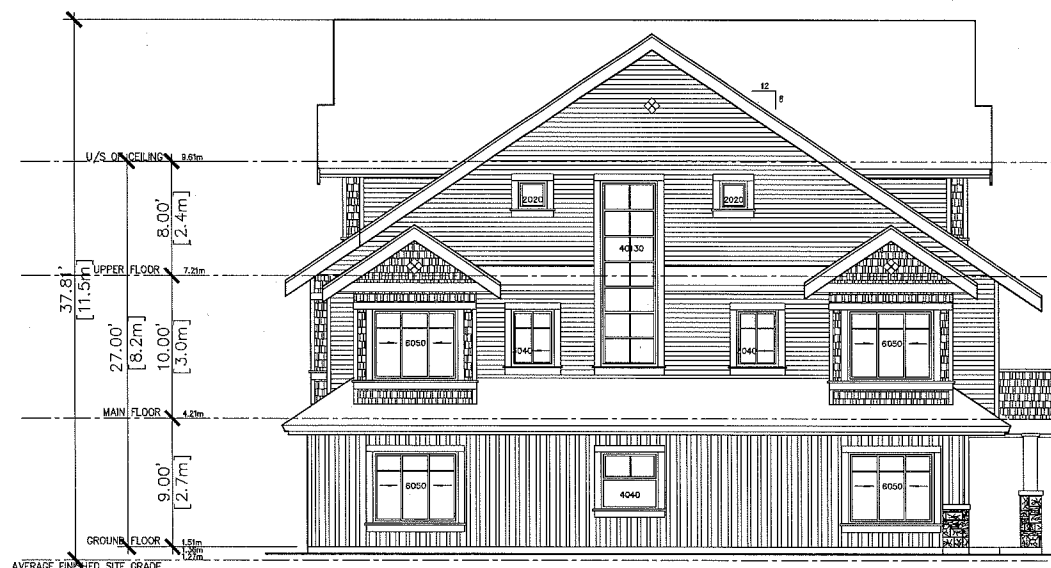
Dwg. No.
A3.3



BUILDING B NORTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING B SOUTH ELEVATION

(NOTES: THE WINDOWS OF SOUTH ELEVATION OF BUILDING B WITHIN STAIRCASE
WITH FROSTED GLASS)

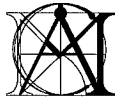


BUILDING B WEST ELEVATION

AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8)$
14 = 1.27 M

DP 15-703204

PLAN #3.C.



MATTHEW CHENG
ARCHITECT INC.

100-670 EVANS AVENUE
VANCOUVER, BC V6A 2G3
TEL: (604) 731-3012 / Fax: (604) 731-3005
GE: (604) 619-0669 / Email: matthew@mc.ca

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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

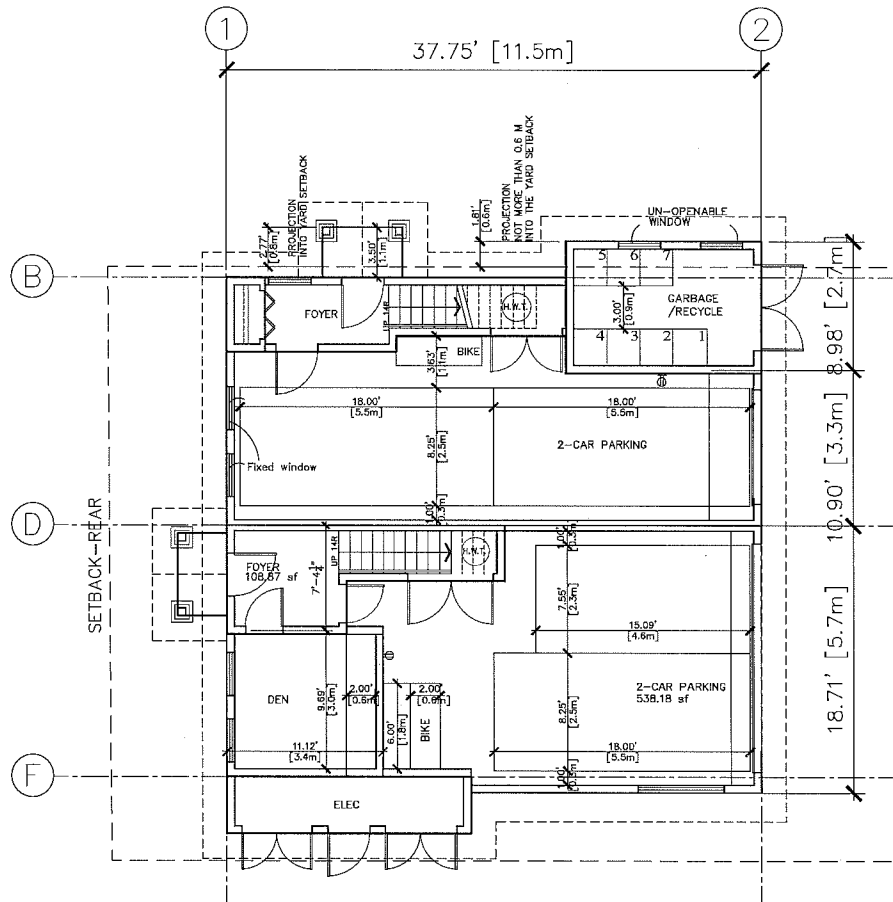
Sheet Title
GROUND FLOOR PLANS
SITE PLAN

Drawn:
HC/MF
Checked:
MC
Scale:

Project Number:

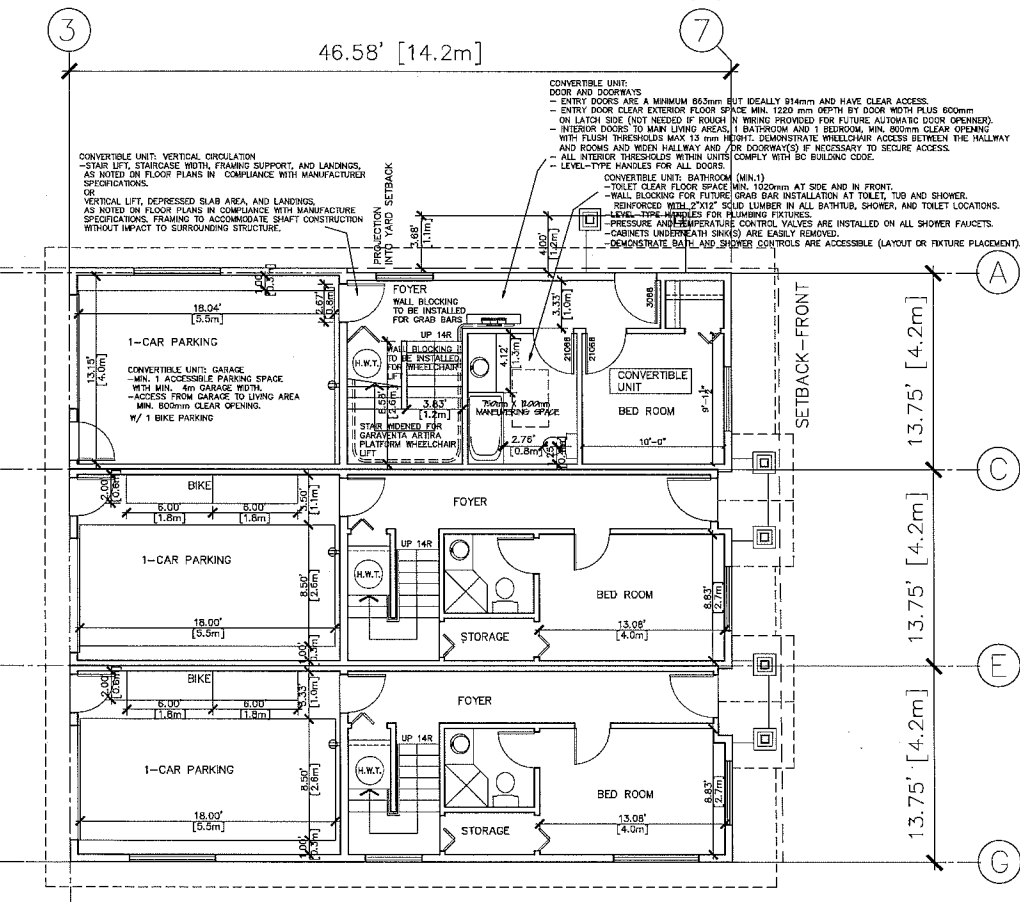
Revision Date: JUNE 7, 2016
Print Date: JUNE 7, 2016
Dwg. No. A2.1

Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



BLDG.A

GROUND FLOOR PLAN



BLDG.B

LEGEND: Ⓞ RECEPTACLE OUTLET

NOTES:

Typical aging in place housing features include:

- stairwell handrails; lever type handles for plumbing fixtures and door handles;
 - solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.
- "Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE
PLANS



MATTHEW CHENG
ARCHITECT INC.

Unit 202 - 679 EVANS AVENUE
VANCOUVER, BC V6A 2A5
Tel: (604) 731-3822 Fax: (604) 731-3908
Cell: (604) 688-0669 Email: matthew@mca.ca

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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
MAIN FLOOR PLANS
SITE PLAN

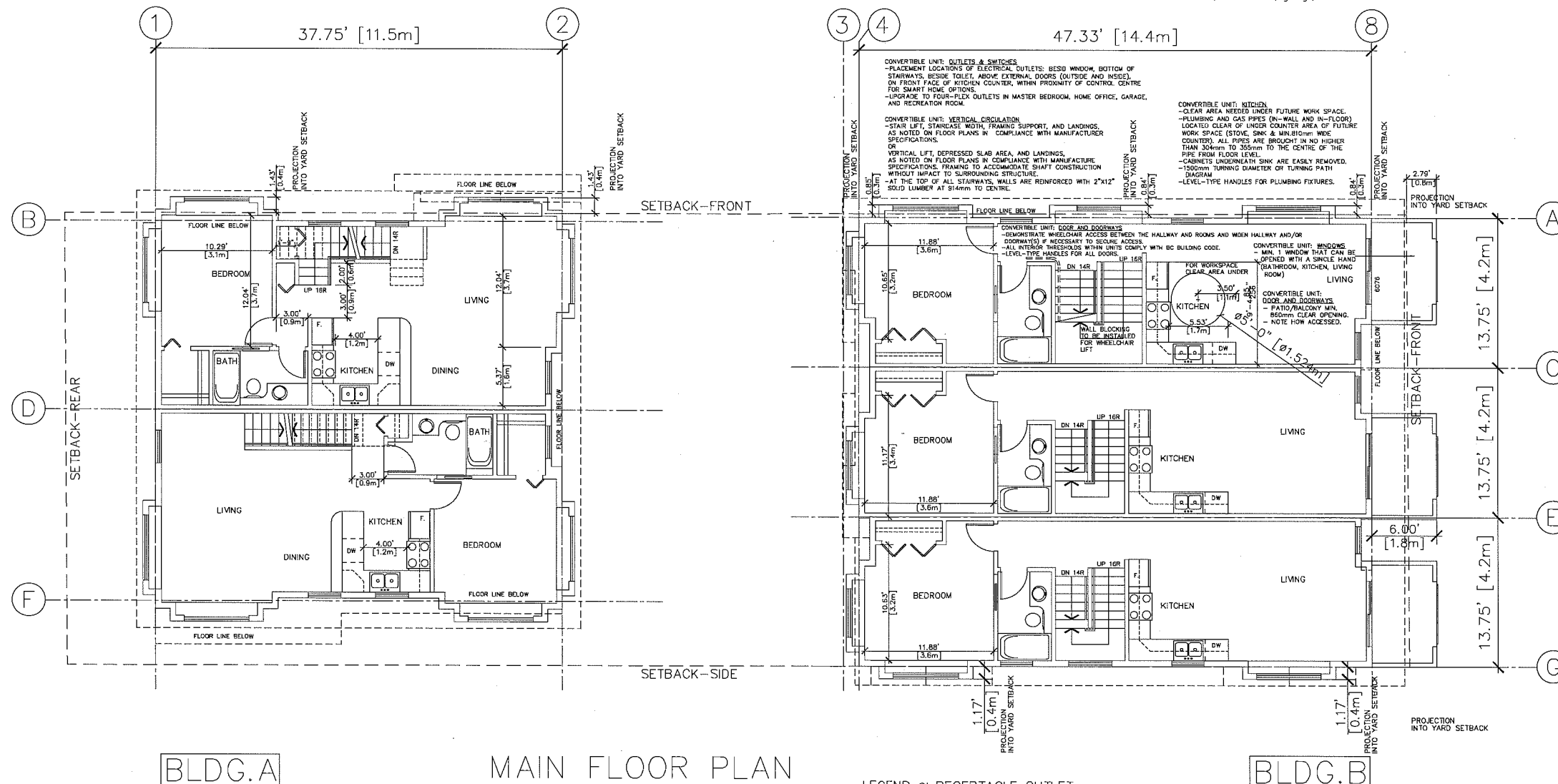
Drawn:
HC/MF
Checked:
MC
Scale:

Project Number:

Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016

Dwg. No.
A2.2

Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



BLDG.A

MAIN FLOOR PLAN

LEGEND: ○ RECEPTACLE OUTLET

NOTES:

Typical aging in place housing features include:

- stairwell handrails; lever type handles for plumbing fixtures and door handles;
- solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.

"Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE PLANS



MATTHEW CHENG
ARCHITECT INC.

104-202-670 EVANS AVENUE
VANCOUVER, BC V6A 2G3
TEL: (604) 731-3017 / Fax: (604) 731-3908
GL: (604) 664-0669 / Email: matthew@mcac.ca

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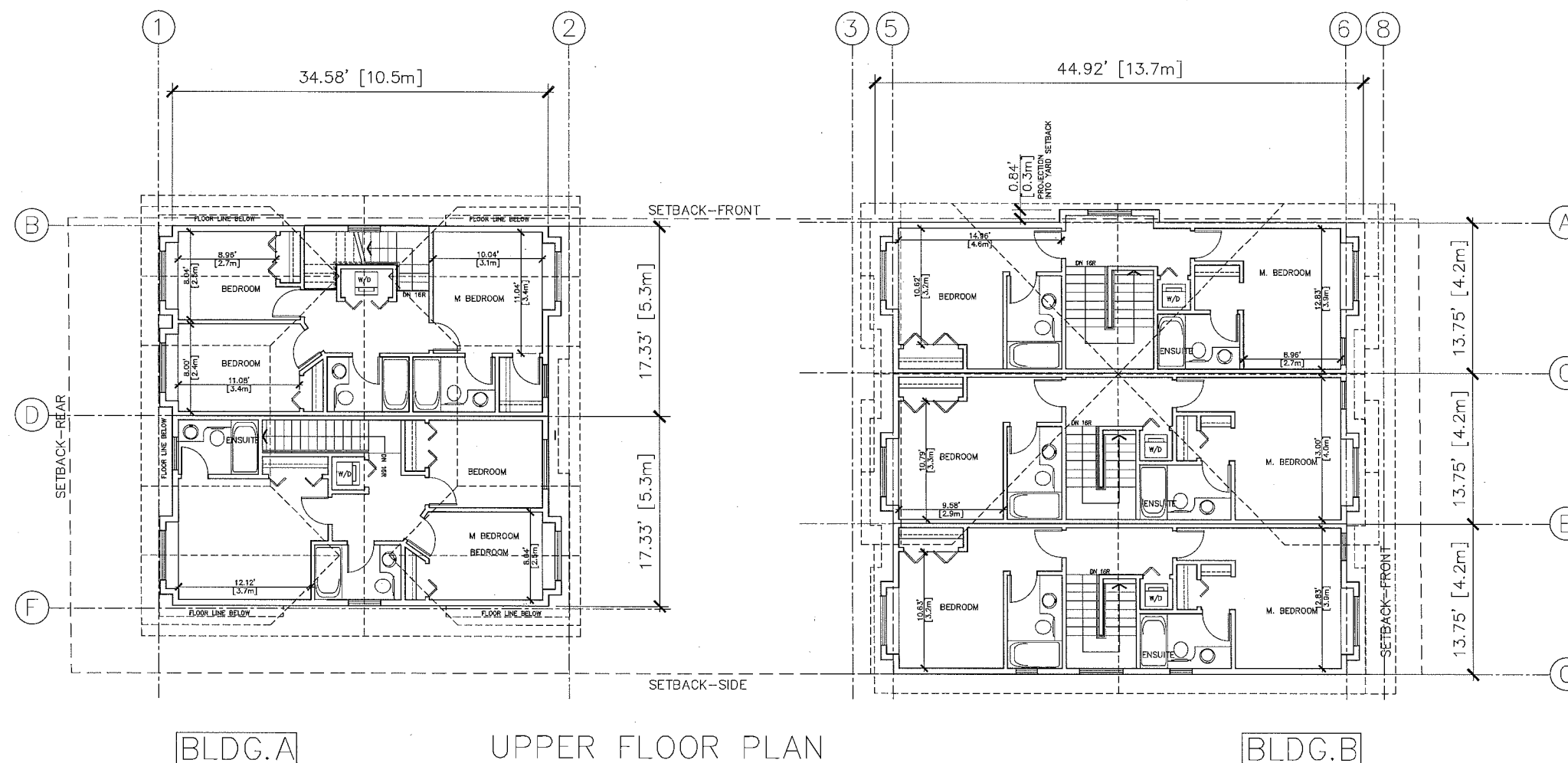
No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
UPPER FLOOR PLANS
SITE PLAN

Drawn:
HC/MP
Checked:
MC
Scale:
Project Number:
Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016
Dwg. No.
A2.3



LEGEND: RECEPTACLE OUTLET

NOTES:

Typical aging in place housing features include:

- stairwell handrails; lever type handles for plumbing fixtures and door handles;
 - solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.
- "Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE
PLANS



Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Tel: (604) 699-0669 / Email: matthew@20mcc.com

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No.	Date	Revision
-----	------	----------

Consultants

Project Title
5 UNIT TOWNHOUSE
DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
CONVERTIBLE UNIT

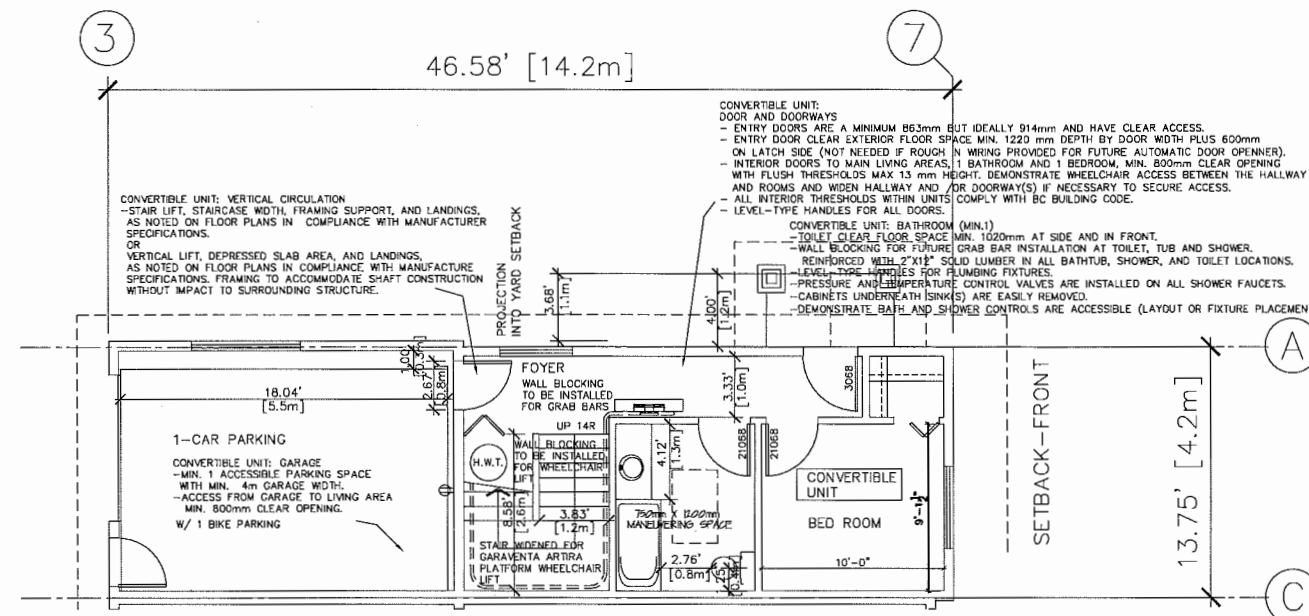
Drawn: _____
MF

Checked: _____
MC

Scale: _____
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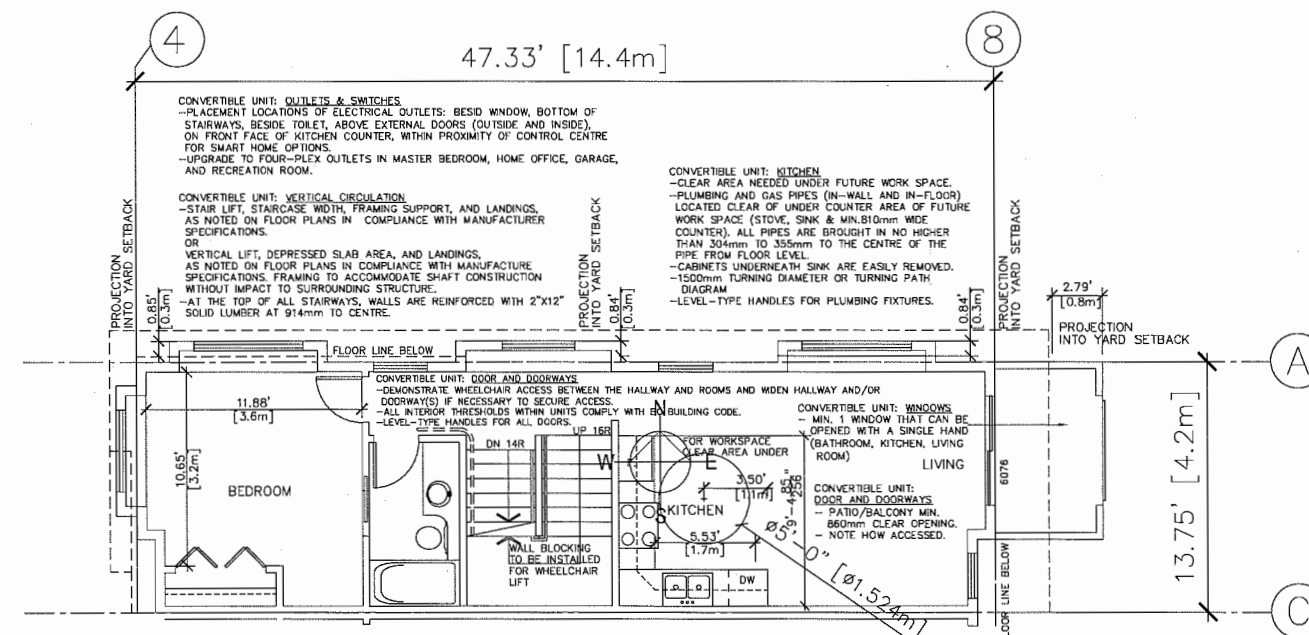
Project Number: _____

Revision Date: JUNE 8, 2016	Dwg. No. A2.1a
Print Date: JUNE 8, 2016	



GROUND FLOOR (BLDG-B)

- ④ Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



SECOND FLOOR (BLDG-B)

NOTE:
AGING IN PLACE FEATURES
WILL BE PROPOSED SUCH AS
SOLID BLOCKING IN WASHROOM
WALLS TO FACILITATE GRAB
BAR INSTALLATION FOR
TOILET, TUB AND SHOWER,
LEVER-TYPE HANDLES FOR
PLUMBING FIXTURES AND DOOR
HANDLES.

ALL CONVERTIBLE UNIT
FEATURES AS IDENTIFIED
ON THE DP PLANS.
ALL AGING IN PLACE
FEATURES AS IDENTIFIED
ON THE DP PLANS.

DP 15-703204

REFERENCE PLANS



City of Richmond


Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: June 10, 2016
File: DP 15-716268
Re: **Application by Oris Developments (Hamilton) Corp. for a Development Permit on 23241, 23281 and Part of 23301 Gilley Road, and Part of 23060 and 23000 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would permit:

1. The construction of a 69-unit mixed use building on 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to relax the requirement for one (1) on-site, medium size loading space.


Wayne Craig
Director of Development

MM:blg
Att. 3

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to develop a 69-unit mixed building occupying 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)". The existing dwellings will be demolished and the lots will be consolidated into one lot as a condition of rezoning (See Parcels 2 and 3 on the attached Development Permit Plan DP15-716268 - #2).

The subject site, Oris' Parcel 2 project, is being rezoned from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9262 (RZ 14-660663). The Parcel 2 site will include a mixed-use, four-storey building located at the corner of Gilley Road and Westminster Highway, with 932 m² (10,030 ft²) of ground-level retail and 69 residential apartment units.

Immediately to the north, Oris' Parcel 3 project is being processed concurrently with a rezoning under Bylaw 9261 (RZ 14-660662) and a Development Permit application (DP 15-716274). Parcel 3 includes a four-storey building that provides a continuum of senior's accommodation and care with a total of 130 units.

The two (2) buildings on Parcels 2 and 3 are connected in that they share a common driveway, and have connected parkades with shared parking. The buildings also have shared indoor amenity space on the adjacent Parcel 3.

Together, the Parcel 2 and 3 projects are the first new developments within the Hamilton Area Plan's *Village Centre*. The above zoning amendment bylaws for these projects received third reading at a Public Hearing on September 8, 2015.

As a condition of both rezonings, the applicant is also entering into a Servicing Agreement (SA15-617692) for significant improvements to Westminster Highway and Gilley Road, Riparian Management Area (RMA) habitat compensation works, and building a sewer main extension to the existing Gilley Road sanitary pump station.

The applicant is also completing a habitat compensation plan for the removal of the ditch and riparian vegetation within the RMA that extends 5.0 m (16.5 ft.) from either side of the ditch on the north side of Gilley Road. The compensation plan includes replanting and removal of invasive species from the Queen Canal. The Servicing Agreement provides for a rainwater infiltration system located within the treed boulevard on Gilley Road which will direct overflow to the Queen Canal. The City will also be coordinating its replacement of the Queen Canal drainage culvert under the Westminster Highway and Gilley Road intersection with the applicant's servicing works.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with a four (4) storey, mixed-use building on Oris Developments (Hamilton) Corp.’s proposed Parcel 3 (DP15-716274).
- To the south, a shopping mall fronting onto Gilley Road zoned “Community Commercial (CC)” and has been designated as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” by the Hamilton Area Plan. This area will be ultimately redeveloped with up to four (4) storey, mixed-use buildings.
- To the east, single-family dwellings zoned “Single Detached (RS1/F)” and has been designated as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” by the Area Plan. This area will be ultimately redeveloped with further four (4) storey, mixed-use buildings.
- To the west, a vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)” and has been designated as “Neighbourhood Residential (Townhouse 0.75 FAR)” in the Area Plan.. This area will be ultimately redeveloped with townhouses.

Rezoning and Public Hearing Results

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

- Improve the grade difference between the public sidewalk and the main level of the building along Westminster Highway to address the objective of achieving a comfortable height transition.
- Provide adequate landscape screening of the projecting parkade.
- Provide adequate animation of the streetscape and application of CPTED principles.

The Public Hearing for the rezoning of this site was held on September 8, 2015. No concerns about rezoning the property were expressed at the Public Hearing.

Staff worked with the applicant to address the above-noted urban design issues in the following ways:

- The large expanse of the lower section of the building’s west elevation facing Westminster Highway was broken down in scale with varied architectural and landscape treatments to provide for an improved pedestrian environment and screening of the parkade.
- The terraces, stairs and landscaping at the northwest corner of the building at Westminster Highway and Gilley Road were revised to provide for a better connection between the retail storefronts and the sidewalk and improve the exterior pedestrian parkade entrance.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in general compliance with the “Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)” zone with the exception of the variance discussed below.

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

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

- 1) Relax the requirement for one (1) on-site, medium size loading space.

(Staff supports the above proposed variance as it will also avoid an on-site loading space which would interrupt the pedestrian-oriented streetscape and adjacent storefronts envisioned for the Gilley Road High Street. To facilitate the relaxation of the on-site loading space requirement, staff have designated a section of the parking lane on Gilley Road as a loading zone which is identified on the Servicing Agreement plans. This zone will be in close proximity to the street-oriented storefronts and residential building lobby. It should also be noted that the garbage and recycling vehicles will not utilize the on-street loading space; the short-term garbage / recycling holding area is adjacent to the New Road on the adjacent Parcel 3.

Other Staff Comments

Development Access and Streets:

The proposed mixed-use building on Parcel 2 and adjacent seniors building on Parcel 3 to the north will be accessed via a common, private vehicle driveway entering from Westminster Highway that will be extended through to Smith Crescent as future parcels develop to the east. This common driveway is designated within the Hamilton Area Plan as a *Shared Street* with a statutory right-of-way (ROW) to ensure local public vehicle and pedestrian access with maintenance by the future owners of the Parcel 3 development.

This Staff Report references the publicly accessible, privately maintained “New Road” as is included within the Development Permit plans and Rezoning Considerations, which then will be officially named through the City’s road naming policy prior to issuance of the Building Permit.

Westminster Highway: The applicant will complete a number of improvements to Westminster Highway through the Servicing Agreement. It should be noted that Westminster Highway is to remain at its current 1.0 m (3.3 ft.) elevation. The major transportation improvements include, but are not limited to:

- A 1.8 m (6.0 ft.) wide on-street bike lane, new minimum 2.5 m (8.0 ft.) wide off-road multi-use pathway/sidewalk with a landscaped boulevard in sections, on the east side of Westminster Highway.
- A bus lay-by and pedestrian shelter that occupies an expanded 5.0 m (16.5 ft.) wide section of the sidewalk near the Gilley Road intersection.

Gilley Road High Street: The applicant will reconstruct Gilley Road to create the *High Street* as envisioned under the Hamilton Area Plan. The road will rise up at a 4 (four) percent grade from the current 1.0 m (3.3 ft.) elevation at Westminster Highway to 3.5 m (12.0 ft.). This raised elevation allows for much of the Parcel 2 parkade to be constructed below finished grade and provides for retail store fronts to be at or easily access from street grade.

The Gilley Road *High Street* design will include:

- A 3.35 m (11.0 ft.) sidewalk on the north side of the street with street trees and hard landscaped boulevard strip that allows for rainwater infiltration designed to be compatible with the proposed urban, commercial *High Street*.
- Resurfacing the entire block from just west of Westminster Highway to the ultimate 3.5 m (12.0 ft.) grade at the middle of the block, with an interim grading and resurfacing back down to the current grade at Smith Crescent.
- Intersection improvements with a westbound left-turn lane onto Westminster Highway southbound.

The proposed *High Street Plaza* and a north-south greenway on the east side of the project site are secured with a statutory right of way (SRW) for public pedestrian access. There will be a crosswalk built at the *High Street Plaza* which will cross Gilley Road, leading to a similar planned plaza on the south of the road.

Parking:

The partially below-grade parkades for Parcels 2 and 3 will be connected, with vehicle access being provided on Parcel 3 and the New Road as discussed above. The proposed parking meets the requirements in Zoning Bylaw 8500 as follows:

- Parcel 2 is provided with 106 parking spaces for the apartments in excess of the 104 required spaces.
- Eighty-two (82) of parking spaces are located on Parcel 2 and 24 of spaces are located on Parcel 3 within its connected parkade area. This includes four (4) tandem parking spaces to be secured with a covenant, as a condition of Development Permit issuance, that ensures that each pair of tandem spaces is assigned to the same unit.
- Parcel 2 also includes 37 shared commercial / residential visitor spaces in excess of the 30 required spaces.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.
- The project's one (1) medium-size (SU9) loading space is proposed to be located on Gilley Road instead of being provided on-site as provided by the variance as discussed above.

Tree Retention and Replacement:

Twenty-two (22) trees are proposed to be removed from the site as the proposed building parkade will occupy the entirety of the site to provide the necessary parking. The applicant has submitted a landscape plan for the Development Permit that identifies 45 trees to be planted on Parcel 2. This meets the replacement tree ratio of at least 2:1 to compensate for the 22 removed trees.

Common Amenity Space:

The adjacent proposed seniors building on Parcel 3 accommodates the subject Parcel 2 mixed-use building's indoor amenity space as follows:

- Space Shared between Parcel 3 and adjacent Parcel 2: 321 m² (3,458 ft²) of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for the use of Parcel 2: A 69 m² (741 ft²) amenity room for use of residents of only Parcel 2.

There will be a requirement for registration of an easement on Parcel 3 to ensure that residents of Parcel 2 are provided with shared rights of access and use for the above amenity spaces as provided under the Rezoning Considerations.

Common Outdoor Amenity Space:

The proposed outdoor amenity space on Parcel 2 occupies 682 m² (7,340 ft²) on the north side of the building and which includes a treed common, large play area and common patio space.

Affordable Housing:

As condition of rezoning, the applicant has agreed to provide affordable housing units in lieu of the affordable housing cash contribution for both Parcels 2 and 3.

The three (3) affordable housing units will be secured by a housing agreement and covenant to ensure they will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy. The proposed affordable units, identified on the Development Permit plans, include two (2) one-bedroom units and one (1) one-bedroom and den unit. The units have a total combined floor area of 163 m² (17,545 ft²), in excess of the 159 m² (1708 ft²) minimum provided as a rezoning condition.

Advisory Design Panel Comments

The Advisory Design Panel was held on May 18, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis*Conditions of Adjacency*

The proposed development has four adjacency conditions: Westminster Highway, the Gilley Road *High Street* under the Hamilton Area Plan, the proposed north-south greenway and the Parcel 3 seniors building to the north. Specifically, these adjacencies include:

- The Westminster Highway frontage has a significant elevation difference between street level, which is at 1.0 m (1.3 ft.), and the building's first floor, which is at 3.5 m (11.5 ft.). The grade difference is addressed with landscaped terraces which screen the building's parkade.
- The Gilley Road *High Street* building frontage has a diminishing grade difference ranging from 2.5 m (8.2 ft.) at Westminster Highway to 1.0 m (3.3 ft.) at the *High Street Plaza*. This results in a situation where the retail frontage is at street level at the *High Street Plaza* and above street level at Westminster Highway. This grade change has been managed with a terraced planter and wide, staircase at the Westminster Highway / Gilley Road corner.
- The north-south greenway and the *High Street Plaza* are on the east side of the building at the podium level. The podium is 2.5 m (6.6 ft.) above the adjacent lots which are planned to be redeveloped with a similar form of development in future project phases. In the interim, grade transitions to the existing single-family lots on the east side of the building (designated by the Area Plan for future four-storey redevelopment) are addressed with a sloping landscape berm. This berm will be included within an easement registered on title of the adjacent lots in favour of Parcel 2 as a condition of issuance of the Development Permit.
- The building's north side courtyard, which is at the podium level, opens out onto the adjacent Parcel 3 seniors building courtyard. Together, they create a large, sunny open space between the buildings.

Urban Design and Site Planning

- The building is primarily residential with ground level retail spaces that face the Gilley Road *High Street*. The store fronts wrap around to face the *High Street Plaza* to the east and Westminster Highway to the west.
- At the retail level, the building is set back 1.5 m (5.0 ft.) from the property line and public sidewalk to allow for additional semi-public pedestrian space and smaller outdoor display and seating areas. Access to those retail spaces elevated above Gilley Road is provided by a level walkway that runs along the storefronts and ends at an outdoor patio terrace and the staircase down to Westminster Highway.
- The proposed *High Street Plaza* and north-south greenway on the east side of the development podium provides pedestrian circulation for the proposed and future developments to the east and north. It also provides access to the residential lobby and an elevator to the parkade below.
- Common outdoor amenity space is provided for the residents on the north side of the building in a private courtyard. This courtyard and the adjacent Parcel 3 courtyard include a shared pathway leading to both the north-south greenway and Westminster Highway.
- The parkade vehicle entrance for the development is accessed through the adjacent seniors building parkade and the New Road on the adjacent Parcel 3. The parkade includes the garbage and recycling spaces.

Architectural Form and Character

- The building's facades are articulated with a variety of massing components, projecting and inset balconies, and material and colour changes.

- The building elevations include beige vinyl siding with reddish-brown and dark gray cementitious (Hardie) panels to accentuate horizontal and vertical elements of the building façades.
- The commercial retail space facing the Gilley Road *High Street* wraps around to face the *High Street Plaza* at the southeast building corner and Westminster Highway at the building's southwest corner to provide more animation and pedestrian activity in the prominent locations.
- The ground floor commercial retail units have large glass store-front windows set into walls clad in black ebony brick protected by large glass and metal canopies.
- The second, residential floor is set back further at between 2.0 m (6.5 ft.) and 5.0 m (16.5 ft.) to provide for a large terrace and a stepping back of the building.
- Numerous balcony columns and sections of the soffit above the balconies are clad with brown stained wood to further accentuate the building's facades.
- The residential balconies are enclosed with glass railings accented by horizontal metal banding.
- The roof line is articulated to provide visual interest with a variety of projections and raised areas that are intended to emphasize the southwest and southeast corners of building facing the Gilley Road *High Street*.

Landscape Design and Open Space Design

- The building's elevated podium at 2.5m (8.2 ft.) above the existing grade on Westminster Highway to the west has been addressed with two general types of interface treatment of the area between the building and public sidewalk. These two (2) treatments alternate between two (2) and three (3) terraces, and provide for an alternating pattern which breaks up the massing of the terraces along Westminster Highway.
- The southwest corner of the site at the Gilley Road/Westminster Highway intersection includes adjacent broad stairs respectively leading down to the parkade and up to the retail patio terrace. The grade difference between the walkway and streetscape has been well addressed by a ledge stone clad planter with inset wood seats topped off with a glass railing above.
- The publicly accessible *High Street Plaza* connects Gilley Road *High Street* to the north-south greenway. The plaza is designed to provide for a pedestrian node on the Gilley Road *High Street* with a public meeting area, and a semi-public outdoor dining area adjacent to the building's adjacent retail space. The plaza is planned to be doubled in size with the future adjacent mixed-use development to east. At such time, public art and street furniture would be provided for the enlarged plaza. The 2.5 m (8.2 ft.) wide north-south greenway concrete path will be widened by the future adjacent developments to the east.
- The large north "L" shaped courtyard provides the main amenity space for the project which includes the following outdoor living elements:
 - Outdoor kitchen.
 - Seating areas.
 - A large, custom design-build play structure made of natural tree bows.

Crime Prevention Through Environmental Design

The proposed development includes the following design elements that support CPTED principles:

- The building elevations facing the north-south public greenway, *High Street Plaza* and adjacent streetscapes have a substantial number of patios and balconies that provide for visual surveillance.
- The internal courtyard and pedestrian mews between the subject building and the adjacent Parcel 3 building include landscaping that provides a balance between privacy for residents and visibility onto the common pathways.
- The courtyard and the north-south greenway are separated by a gate and landscaping that prevents entry of strangers, but still provides for visibility.
- The project includes a lighting plan with lighting of private and public areas on the north-south greenway.

Accessible Housing

- The proposed development includes 41 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit which the developer is utilizing for the project.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Energy and Sustainability

The applicant is proposing that the development be LEED Silver equivalent with a rating of 52. The LEED Silver equivalency is based the following identified sustainability measures as included on the initial LEED Project Checklist (Attachment 3):

- Providing on-site geothermal heating
- Water efficient landscaping.
- Dual flush toilets and low flow faucets.
- Low-E glazing on all windows.
- Energy Star appliances.
- Recycled and regional materials.

The applicant is proposing the above elements which are intended to be included in the detailed architectural and engineering plans at time of building permit application. The applicant has constructed a number of projects with geothermal heating in Richmond. The provision of an on-site geothermal heating system, however, is not secured through registration of a restrictive covenant on title or other means.

Conclusions

The proposed mixed-use building on Parcel 2, along with the adjacent Parcel 3 seniors building, constitute the first two (2) Development Permit applications to be considered under the Hamilton Area Plan.

The proposed four-storey building is consistent with the intent of the Area Plan's *Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)* designation and Development Permit Area guidelines.

The subject developments provide the basis for creating the Area Plan's envisioned pedestrian-oriented, mixed-use *Village Centre*. The proposed development also establishes part of the *High Street Plaza* and the north-south greenway as part of the *Strollway* network provided for under Area Plan. These improvements are at the core of creating a pedestrian-oriented *Village Centre*.

Given the above, staff recommends that the Development Permit for the proposed project be issued.



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

MM:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$547,733.
- Registration on title of an easement extending for a depth of 5.0 m (16.5 ft.) on the lot (Rem. Lot 125, Plan 45199) immediately east of Parcel 2 in favour of the owners of Parcel 2 to allow them to install, maintain and remove a landscape berm which includes soil, landscaping, irrigation and drainage as may be needed on these adjacent lots.
- Registration of a legal agreement on Title ensuring that where two (2) parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
- Registration of a restrictive covenant on title that requires prior to issuance of a Building Permit, that the owner would submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), and which addresses:
 - For the 9 weeks in the summer to coincide with the school closure, a minimum of one lane alternating traffic and a pedestrian walkway, on or immediately adjacent, to Gilley Road to the satisfaction of the City with diligence in not backing up eastbound traffic from Gilley Road onto Westminster Highway and provide a continuous walkway for pedestrians
 - Consultation with the school administration must occur for the works scheduled to be done in September, 2017, so notification can be given to parents on how to get their children to school during that time period.
 - Consultation must take place with the Hamilton Community Center as to how the partial closure will affect patrons using the center and possible alternate routes of access.
 - Consultation with Coast Mountain Bus on potential impact to their routes in the area.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-716268

Attachment 1

Address: 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway

Applicant: Oris Developments (Hamilton) Corp. Owner: Oris Developments (Hamilton) Corp.

Planning Area(s): Hamilton

Floor Area Gross: 6,978 m² Floor Area Net: 6,683 m²

	Existing	Proposed
Site Area:	4,447 m ²	4,447 m ²
Land Uses:	Single-Family	Mixed Use
OCP Designation:	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)
Zoning:	"Single Detached (RS1/F)"	"Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"
Number of Units:	N/A	69

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.50	1.50	none permitted
Lot Coverage:	Max. 55%	50%	none
Setback – Front Yard: (West; Westminster Hwy)	Min. 6.0 m	6.0 m	none
Setback – Exterior Side (North; Gilley Road)	Min. 1.5 m	1.5 m	none
Setback – Interior Side Yard: (North)	Min. 3.0 m	3.0 m	none
Setback – Rear Yard: (East)	Min. 6.0 m	6.0 m	none
Height (m):	Max. 17.0 m	17.0 m	none
Lot Size:	Min. 4,000 m ²	4,447 m ²	none
Off-street Parking Spaces – Regular/Commercial:	Min. 131	140	none
Off-street Parking Spaces – Accessible:	Min. 3	3	none
Total off-street Parking Spaces:	Min. 134	143	none
Tandem Parking Spaces	Max. Allowed: 69	4	none

Total off-street Loading Spaces:	Min. 1	0	Variance required to relax the requirement for 1 loading space to 0
Amenity Space – Indoor:	Min. 100 m ²	69 m ² solely for Parcel 2 plus 321 m ² shared with Parcel 3 (Provided on Parcel 3 under DP15-716274)	none
Amenity Space – Outdoor:	Min. 207 m ²	682 m ²	none

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

**Wednesday, May 18, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

- 2. DP 15-716268 – 69-UNIT MIXED USE FOUR-STOREY BUILDING; AND**
- 3. DP 15-716274 – 130-UNIT SENIORS RESIDENTIAL AND CONTINUUM OF CARE FOUR-STOREY BUILDING**

ARCHITECT: Rositch Hemphill Architect

PROPERTY LOCATION: Westminster Highway and Gilley Road

Applicant's Presentation

Dana Westermarck, Oris Consulting Ltd., Keith Hemphill, Rositch Hemphill Architect, and Doug Shearer, Hapa Collaborative, provided background information on the proposed developments (Parcels 2 and 3) and answered queries from the Panel.

Panel Discussion

Comments from the Panel for Items 2 and 3 were as follows:

- appreciate the proposed architectural design and proper use of shape and form; building overhangs and setbacks provide solar shading; ***Noted.***
- the project is in the right direction in terms of sustainability; the applicant is aiming for LEED Silver equivalency for the project; however, LEED scorecards need to be provided to show how the targeted energy credits are to be achieved;
We have included the LEED Scorecard and response from our LEED consultant confirming that LEED silver equivalent will be achieved.
- appreciate the proposed geo-exchange system; investigate opportunities for sharing of heating system for residential and retail units;
Oris will be providing a geoexchange system and will continue to explore options to share energy between uses.
- provide details on parking ventilation; consider introducing shafts and/or openings in the north, west and south exposures;
Parking ventilation is achieved through grills at vertical wall facing Westminster Hwy. and have been integrated into the landscape design.
- provide a mechanical room for the swimming pool;
This was already included on sheet A3.0 for Parcel 3.

- review the distance between the kitchen exhaust and make-up air unit to ensure compliance with requirements;

Done, see roof plan.

- consider further design development to the High Street Plaza in Parcel 2 to make it more engaging and inviting as a community gathering place as envisioned by the project; should also be able to accommodate community events for residents and non-residents of the proposed development;

The High Street Plaza occupies the same space as the Fire Lane and Staging Area which cannot contain any permanent structures or trees. However, once the adjacent parcel is developed and the plaza space is more defined the fire lane can shift east between both parcels to allow for the street trees to continue from the north. In the interim, moveable furniture, moveable planters, and overhangs have been included to provide comfort to invite residents and visitors to use this community space. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 2.

- the walking loop around the two parcels should be more distinct; also consider introducing safety measures to enable pedestrians, especially seniors, to cross the ramp safely;

All pedestrian routes in both parcels are meant to have visual prominence. The walking loop/assisted living walking route is meant to be a feature unique to Parcel 3. There, safety measures such as signage and contrast paving have been proposed to ensure pedestrians (especially seniors) are able to cross the ramp safely. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 3.

- consider more architectural variations between the two buildings;

The two buildings are differentiated through the use of material changes and colour. Parcel 2 is accented with brick and panels of strong 'rust' colour while parcel 3 is accented with stone and strong panels of sage green. See sheet A0.2 for Parcel 2.

- appreciate the master plan for the proposed developments (Parcels 2 and 3); appreciate the massing and density; ***Noted.***
- the prominent corner at Gilley Road and Westminster Highway appears compressed; needs design development to improve architectural expression; Consider making it clearer through (i) widening the upper stairs leading to the retail units, ***Done*** (ii) shifting the parkade stairs away from Gilley Road and farther north along Westminster Highway to provide better separation from the corner stairs, ***Done***; ***a new area of landscape planting has been added to better separate and differentiate the stairs***; and (iii) removing the tree near the corner; ***The tree has been removed and a planter has been added to further separate the two staircases. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 2.***

- differentiate the main entrance to residential units from the retail units' entry at the High Street Plaza along Gilley Road; develop a hierarchy of entrances; the main entry to the residential units should be visually distinct and separate from the retail entrance;

What was interpreted by the panel as a 'retail entrance' was simply the accessible access to the commercial parking provided with an elevator. The design intent is to play down the entry to a more subtle character consistent with the commercial frontage which is very different than the residential. The residential entry has been made larger and enhanced with additional timber detail to increase the differentiation.

- reconsider use of vinyl in some portions of the proposed buildings; consider replacing with more durable materials such as hardie panel to maintain the robust character of the proposed developments;

As part of both increasing the use of the more robust 'hardie' material and to increase the differentiation of the two buildings, strategically chosen panels of wall have been changed to 'hardie' panel with a strong contrasting colour. Parcel 2 is enhanced with panels of 'rust' colour, and brick, while Parcel 3 is enhanced with 'sage green' and stone. See sheet A0.2 for Parcels 2 and 3.

- consider simplifying the jagged roofline by eliminating some indents;

Consideration has been given to the suggestion. However, the roof line typically follows the massing and is an important element in identifying and separating the balcony stacks which contribute to the building articulation.

- planting of street trees along Gilley Road need to have a rhythm to provide individual character to each retail space; apply the proposed landscaping along the Westminster Highway elevation to the Gilley Road elevation;

The rhythm of the street tree planting on Gilley has been adjusted to contribute to the character of each retail space. Refer to sheet L1.1 for Parcel 2.

- consider eliminating the landscape berm in the Parcel 3 courtyard to better integrate the two courtyards and encourage more inter-generational use;

The landscape berm between Parcel 2 and 3 has been minimized, to provide more visual permeability between the two courtyards and encourage more inter-generational use. Refer to sheet L1.1 for Parcel 2.

- applicant needs to provide lighting details for the proposed developments; consider pedestrian safety and security in the lighting plan along the edges of the two parcels and inside the courtyards;

Lighting that considers pedestrian safety and security on both parcels will be included in the next submission. Refer to sheet L1.1 for Parcels 2 and 3.

- appreciate the sustainability features of the proposed development; applicant is encouraged to exceed the targeted LEED Silver equivalency; investigate opportunities for enhancing sustainability in the building envelope, e.g. by introducing triple-glazed window materials along the south side of Parcel 2 to mitigate direct sun exposure;

Oris is committed to sustainability as demonstrated in leading in this area by including geo-exchange in many of its projects. Oris will continue to look at other features and at this time will commit to LEED silver equivalency.

- appreciate the accessibility of pedestrian pathways around the site; ***Noted.***
- appreciate the design of washrooms in majority of residential units in Parcel 3; however, unit-types A and D2 have inward-opening doors; consider replacing with outward-opening doors which are more accessible and child-friendly; outward-opening doors could also be introduced in residential units in Parcel 2;

Consideration of this point will be given to the functionality of the doors at the building permit stage.

- consider design development to the hard landscaping along Gilley Road, e.g. by incorporating a patterned concrete/paver band to provide more visual interest to pedestrians;

Paving bands and a more distinct paving pattern has been introduced to the hard landscape along Gilley Road to contribute to visual interest for pedestrians. Refer to sheet L1.1 for Parcel 2.

- appreciate the landscape approach to address the proposed grade changes from Westminster Highway and Gilley Road; ***Noted.***
- support the choice of planting materials for the project; ***Noted.***
- support the use of mounted planters which appear more friendly; however, ensure adequate soil volume;

Slab depth to allow for adequate soil volume as set by the BC Landscape Standard will be coordinated. Soil will be mounded where necessary to achieve adequate soil volume.

- consider introducing landscaping elements to link/tie-in the big courtyard together, e.g. introduce a band to encourage shared use by residents of the two parcels;

Paving pattern and site furnishings such as benches, bike racks, and planting straddling both parcels invite residents of the two parcels to utilize the courtyard. The reduction of the landscape berm and permeability of the fence material between the parcels can link the two together and invite shared use.

- ensure visual connection of the grand stair along Westminster Highway with the gate/access control on the stair landing above to improve pedestrian experience; applicant needs to provide details;

The gate location has been moved west to the top of the stairs along Westminster Highway so it is visible from the bottom of the stairs.

- consider design development to the gate in the courtyard to create a more friendly character and enhance the pedestrian experience;

The courtyard gate design will be further developed in the working drawing phase to appear more "friendly" in character and enhance the pedestrian experience. Refer to sheet L2.2 for Site Furnishing Parcel 2.

- review the proposed landscaping on seniors' housing frontage at Westminster Highway to ensure visual permeability from the internal walkway ramp to the street;

A gate controls access from the walking route to the street. Low planting in planters on the Westminster Highway allow for visual permeability to the street beyond.

- agree with the proposal for early integration of shafts for parking ventilation as it will impact the landscaping of the project; and *See previous note.*

- review the long roof line; consider introducing height variation with parapet or architectural elements.

Roof lines have been adjusted with the principal corner roof pop-ups on Parcel 2 being enlarged. Similar treatments with roof pop-ups have been added to the northeast and northwest corners of the Parcel 3 building.

Panel Decision

It was moved and seconded

That DP 15-716268 and DP 15-716274 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.



LEED 2009 for New Construction and Major Renovations

Project Checklist

Hamilton - P2

May 30/16

21 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

4 2 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

7 25 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	11		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

3 4 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1	1		Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

7 3 5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
	1		Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1	1		Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Geo-piles	1
1			Credit 1.2	Innovation in Design: Green Education	1
1			Credit 1.3	Innovation in Design: Integrative Process	1
1			Credit 1.4	Innovation in Design: Community Outreach and Involvement	1
1			Credit 1.5	Innovation in Design: Site Assessment	1
1			Credit 2	LEED Accredited Professional	1

3 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: optimize energy performance	1
1			Credit 1.2	Regional Priority: BC Urban only: SSc2 - Development Density and Conn	1
1			Credit 1.3	Regional Priority: BC urban only: WEc3 - Water Use Reduction (>= 35%)	1
			Credit 1.4	Regional Priority:	1

51 9 45 Total Possible Points: 110

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



City of Richmond

Development Permit

No. DP 15-716268

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: 23241, 23281 AND PART OF 23301 GILLEY ROAD, AND PART OF 23060 AND 23000 WESTMINSTER HIGHWAY

Address: 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

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 relax the requirement for one (1) on-site, medium size loading space.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #28 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 \$547,733 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 15-716274

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.
Property Address: 23241, 23281 AND PART OF 23301 GILLEY ROAD, AND PART
OF 23060 AND 23000 WESTMINSTER HIGHWAY
Address: 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

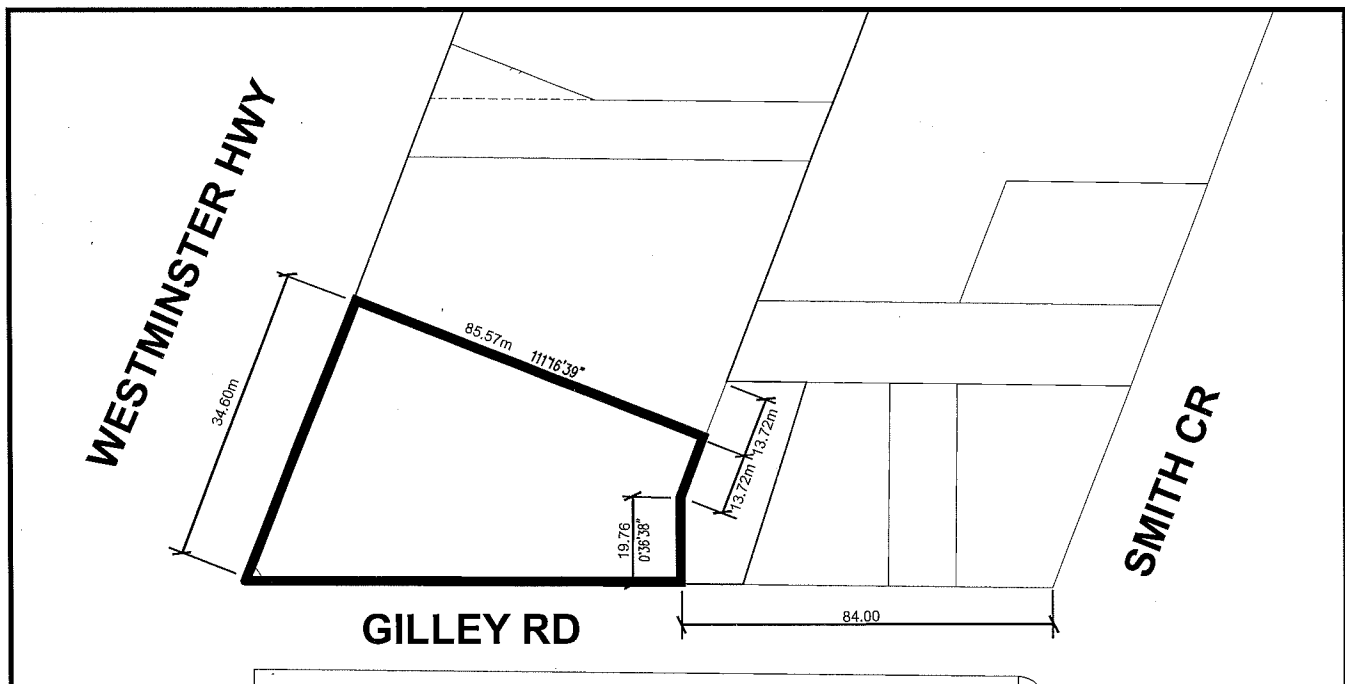
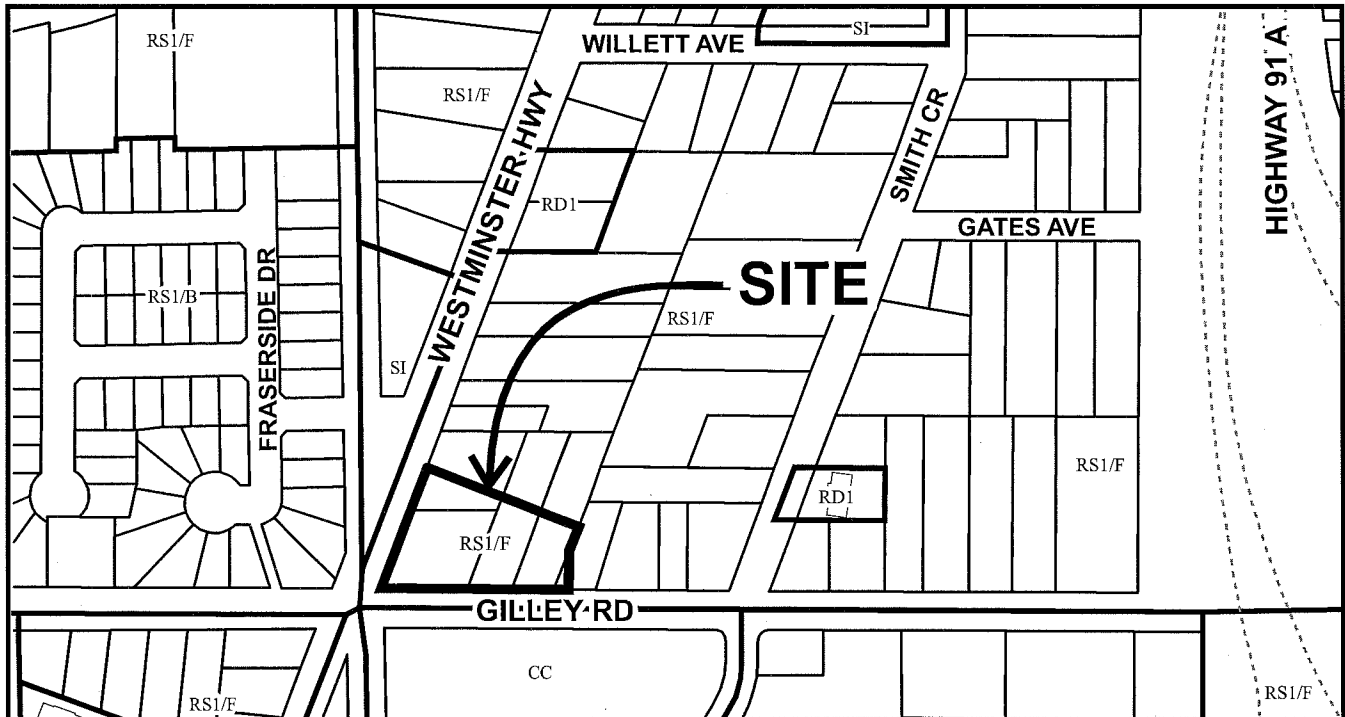
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 15-716268

Original Date: 01/11/16

Revision Date: 02/02/16

Note: Dimensions are in METRES

HAMILTON LANDS - PARCEL 2

Gilley Road, Richmond, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION:

1 STOREY WOOD FRAMED MIXED-USE BUILDING ALL OVER LEVEL UNDERGROUND PARKING

MUNICIPAL ADDRESS:

11111 GILLEY ROAD, RICHMOND, BC

LEGAL DESCRIPTION:

LOT 2 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN EP93225

ZONE:

DMU2

DENSITY / UNIT STATISTICS:

DENSITY	Ha.	Sq.Ft.	Acre	Sq.M.	F.A.R.	UPA
GROSS SITE AREA	0.445	47,863	1.099	4,447	1.50	62.80

NUMBER OF UNITS	69
NET FLOOR AREA	71,832 Sq. Ft.
FAR	1.50

FAR EXEMPTION - Basic Universal units 1.86m ² / 20sf per units (42 units)	820 Sq. Ft.
LOT COVERAGE PERMITTED IN DMU2 Zone	55%

LOT COVERAGE PROVIDED:	50%
PARKING REQUIRED:	134
PARKING PROVIDED:	143

AMENITY REQUIREMENTS:

Indoor Min. Required Private Amenity: As per Reasoning consideration #15	741 Sq. Ft.	69 M ²
Indoor Provided: As per Reasoning consideration #15	741 Sq. Ft.	69 M ²

Outdoor Required Play Area: 3 m ² (32.29 sf) per unit, Max. 600m ² (6,459 sf)	2,228 Sq. Ft.	207 M ²
Outdoor Provided Play Area: Refer to Landscape Architect's drawing	2,377 Sq. Ft.	221 M ²

BIKE SPACES REQUIRED: Resident Class 1, 1.22 per dwelling unit; Class 2, 0.92/unit	85 Res. Class 1, 14 Class 2	8 Commercial
BIKE SPACES PROVIDED:	100 Res. Class 1, 14 Class 2	8 Commercial

BUILDING HEIGHT - PERMITTED	4 Storey	17.0 M (55.8') Max Building Ht.
BUILDING HEIGHT - PROPOSED	4 Storey	17.0 M (55.8') Max Building Ht.

PROPOSED MIN. SETBACKS	Commercial	SOUTH P.L.	1.50 M	5.00 FT	From Gilley Road - High Street
	Residential	SOUTH P.L.	2.00 M	6.60 FT	From Gilley Road - High Street
		EAST P.L.	6.00 M	20.00 FT	From yard (Broadway)
		NORTH P.L.	3.00 M	10.00 FT	Interior Side Yard
		WEST P.L.	6.00 M	20.00 FT	From Westminster Hwy

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Balcony (sq ft)	Balcony (sq ft)
Unit A BUN	1 Bedroom	556	4	2,224		97	7'-0" x 12'-0"
Unit A1 BUN	1 Bedroom	550	1	550		105	7'-0" x 12'-0"
Unit A2 BUN	1 Bedroom	550	3	1,650		105	7'-0" x 12'-0"
Unit B BUN	1 Bedroom + Den	646	12	7,752		124	9'-0" x 12'-0"
Unit B1 BUN	1 Bedroom + Den (inside closet)	778	6	4,668		124	9'-0" x 12'-0"
Unit C BUN	2 Bedrooms	818	3	2,454		95	9'-0" x 12'-0"
Unit C1 BUN	2 Bedrooms	818	4	3,272		95	9'-0" x 12'-0"
Unit D BUN	2 Bedrooms + Den	850	16	13,600		124	9'-0" x 12'-0"
Unit E BUN	2 Bedrooms + Den + corner	996	3	2,988		136	7'-0" x 12'-0"
Unit E1 BUN	2 Bedrooms + Den + corner	998	3	2,994		99	8'-0" x 12'-0"
Unit E2 BUN	2 Bedrooms + Den + corner	978	4	3,912		74	8'-0" x 9'-0"
Unit E3 BUN	2 Bedrooms + Den + corner	1,041	4	4,164		150	11'-0" x 12'-0"
Unit E4 BUN	2 Bedrooms + Den + corner	1,034	3	3,102		99	8'-0" x 12'-0"
Unit F BUN	3 Bedrooms + Penthouse	1,121	1	3,121		135	9'-0" x 14'-0"
Total			69	56,281		104.0	

Commercial Parking Provided (13% reduction)	38.0
Visitor 0.2/unit	-14.0
Required Parking	134.0

Apt. Common Area, Amenity, Lobby, Storage, etc.	8,805 Sq. Ft.
Apt. Bldg. Efficiency	86.5%
Average Net Unit Size	815 sq. ft.
Average Gross Unit Size	943 sq. ft.

PARCEL 2	Commercial		Residential		42 Basic Universal Housing FAR Exemption (SF)	Total For FAR (SF)	Total Buildable (SF)
	Gross Area (SF)	*FAR exemption (Electrical Room)	Gross Area (SF)	*FAR exemption (Mechanical & Electrical)			
Ground Floor	10,030	175	11,183	903		19,924	21,212
2nd Floor			18,141	394		17,513	18,141
3rd Floor			18,141	400		17,507	18,141
4th Floor			17,622	400		16,988	17,622
Total	10,030	175	65,086	1,194	975	71,932	75,116

Parcel 2 & 3 Parking Stats					
Type	No. of Units	By/Low Rate	Stall Required	Stall Provided	Total Stalls In Parcel
Residential	69	1.5	104	106	283 Lot Boundary
Res. Visitors	69	0.2	14	14	-10 (shared w/ commercial)
Commercial	832 sq. ft.	3/100 sq. m - 300 sq. m then 4/100 sq. m	30	37	
Parcel 2 Total			134	143	

Parcel 3					
Type	No. of Units	By/Low Rate	Stall Required	Stall Provided	Total Stalls In Parcel
Market	30	1.5	45	45	
Res. Visitors	30	0.2	3	3	
Memory Ward / Assisted Living	100	0.3	30	30	
Staff (estimated 24 staff)	24	24	24	24	
Parcel 3 Total			102	102	

Parcel 2 & 3 Total	236	245	264	19
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FIRE PROTECTION:

SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

PARKING SIZE

FULL SIZE STALLS	22m x 5.5m (8'5" x 18'0")
SMALL SIZE STALLS (90% max)	3.3m x 4.4m (10'0" x 14'0")
HANDICAPPED STALLS	3.3m x 5.5m (10'0" x 18'0")

PROJECT DIRECTORY:

OWNER:	ORIS CONSULTING 100 - 12235 HILLY ROAD, RICHMOND, B.C. V6E 1T8
CONTACTS:	DANA WESTERMARK PAUL DUTY NATHAN CLIFFORD 604-241-4457 dwesterm@oris.ca paul@orisconsulting.ca nathan@orisconsulting.ca
Phone:	604-669-1091
Email:	loris@orisconsulting.ca

ARCHITECT:	ROSITCH HEMPHILL ARCHITECTS 110 - 120 POWELL STREET VANCOUVER, B.C. V6A 1G1
CONTACTS:	KETH HEMPHILL LUIS BONDOC 604-669-0802 604-669-1001 keth@rositchhemphill.ca luis@rositchhemphill.ca
Phone:	604-669-0802
Email:	loris@rositchhemphill.ca

LANDSCAPE ARCHITECT:	HARR COLLABORATIVE 483 - 375 N. 5TH AVENUE VANCOUVER, B.C. V5Y 1A5
CONTACTS:	DOUG SHEARER OLENE GANITE 604-669-4159 doug@harrcollab.com olene@harrcollab.com
Phone:	604-669-4159
Email:	loris@harrcollab.com

DRAWING LIST

A0.0	COVER PAGE / PROJECT STATS	NA
A0.1	3D MASSING	NA
A0.2	3D MASSING	NA
A0.3	3D MASSING	NA
A0.4	3D AERIAL VIEWS	NA
A0.5	SHADOW DIAGRAM	NA
A0.6	CONTEXT SITE PHOTOS	NA
A1.0	OVERALL SITE PLAN	1'-0" x 4'-0"
A1.1	SITE PLAN	1'-0" x 4'-0"
A2.0	PARKING PLAN PARCEL 2 & 3	1'-0" x 4'-0"
A2.1	PARKING PLAN PARCEL 2	1'-0" x 4'-0"
A3.0	FLOOR PLAN LEVEL 1	3'-0" x 1'-0"
A3.1	FLOOR PLAN LEVEL 2	3'-0" x 1'-0"
A3.2	FLOOR PLAN LEVEL 3	3'-0" x 1'-0"
A3.3	FLOOR PLAN LEVEL 4	3'-0" x 1'-0"
A4.0	ROOF PLAN	3'-0" x 1'-0"
A4.1	MATERIAL LEGEND	1'-0" x 1'-0"
A4.2	BUILDING ELEVATIONS (SOUTH AND WEST)	3'-0" x 1'-0"
A4.3	BUILDING ELEVATIONS (NORTH AND EAST)	3'-0" x 1'-0"
A4.4	BUILDING ELEVATIONS (SOUTH AND WEST)	3'-0" x 1'-0"
A5.0	SITE SECTION A & B	1'-0" x 4'-0"
A5.1	SITE SECTION C & D	1'-0" x 4'-0"
A7.0	RAILING & TRIM DETAILS	1'-0" x 1'-0"

TOTAL PAGES: 23



Perspective



Location Map



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUN 2016

ISSUED FOR
Advisory Design Panel
Response
03 JUNE 2016

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:

ORIS
100 - 12235 HILLY ROAD
RICHMOND, B.C. V6E 1T8

PROJECT:

Hamilton Lands
Parcel 2, Mixed-Use Building
11111 Gilley Road, Richmond BC

DRAWING TITLE:

COVER / STATS

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SCALE: NTS

PLOTDATE: 02 JUN 2016

DRAWN: LB

CHECKED: KSH

PROJECT NO.

1330

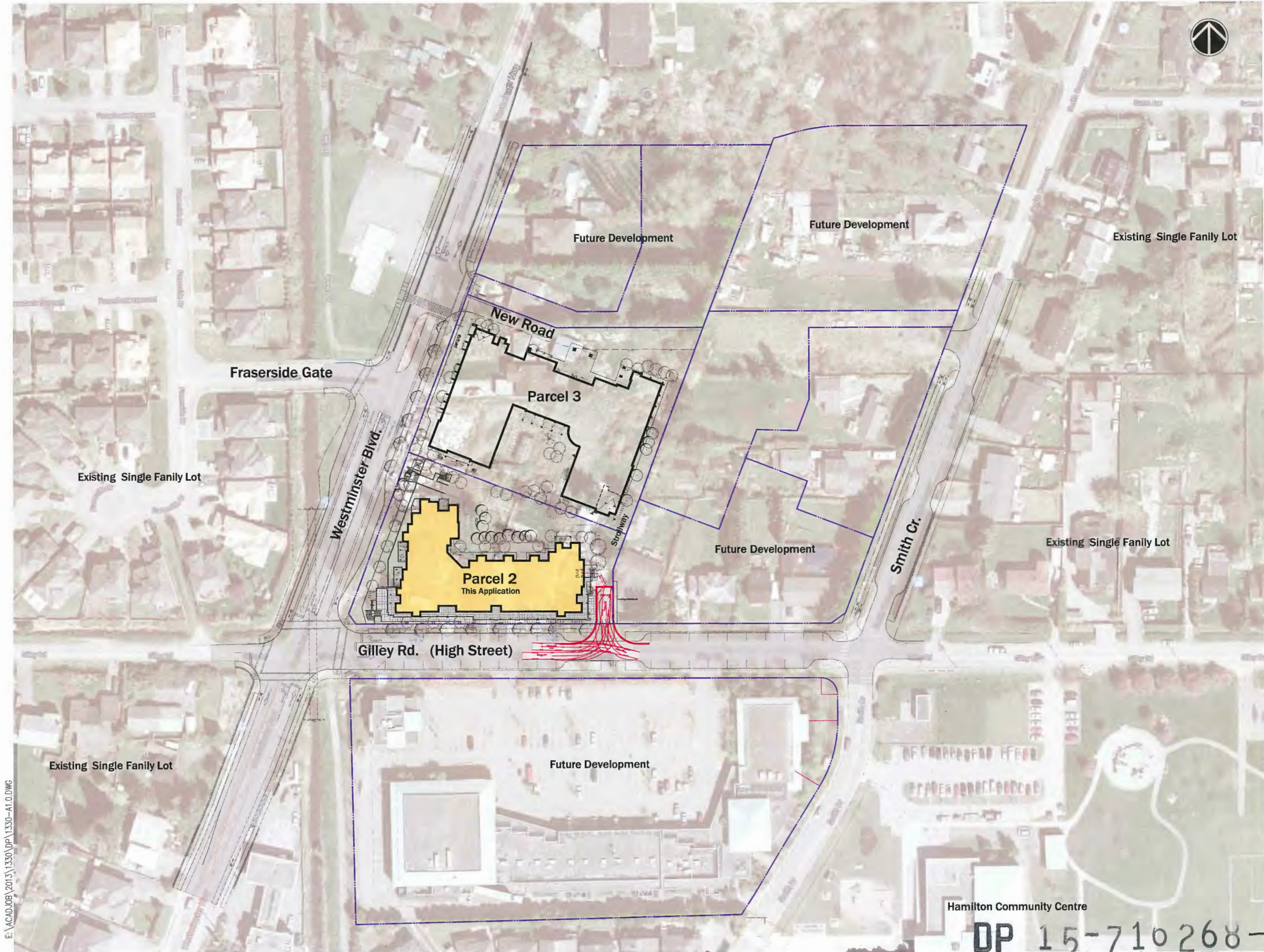
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A0.0

DP No: DP 15-715268

BP No:

DP 15-710268-1



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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:

SITEPLAN - OVERALL

DATABASE: 1330-A1.0.dwg
SCALE: 1"=50'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO. **A1.0**

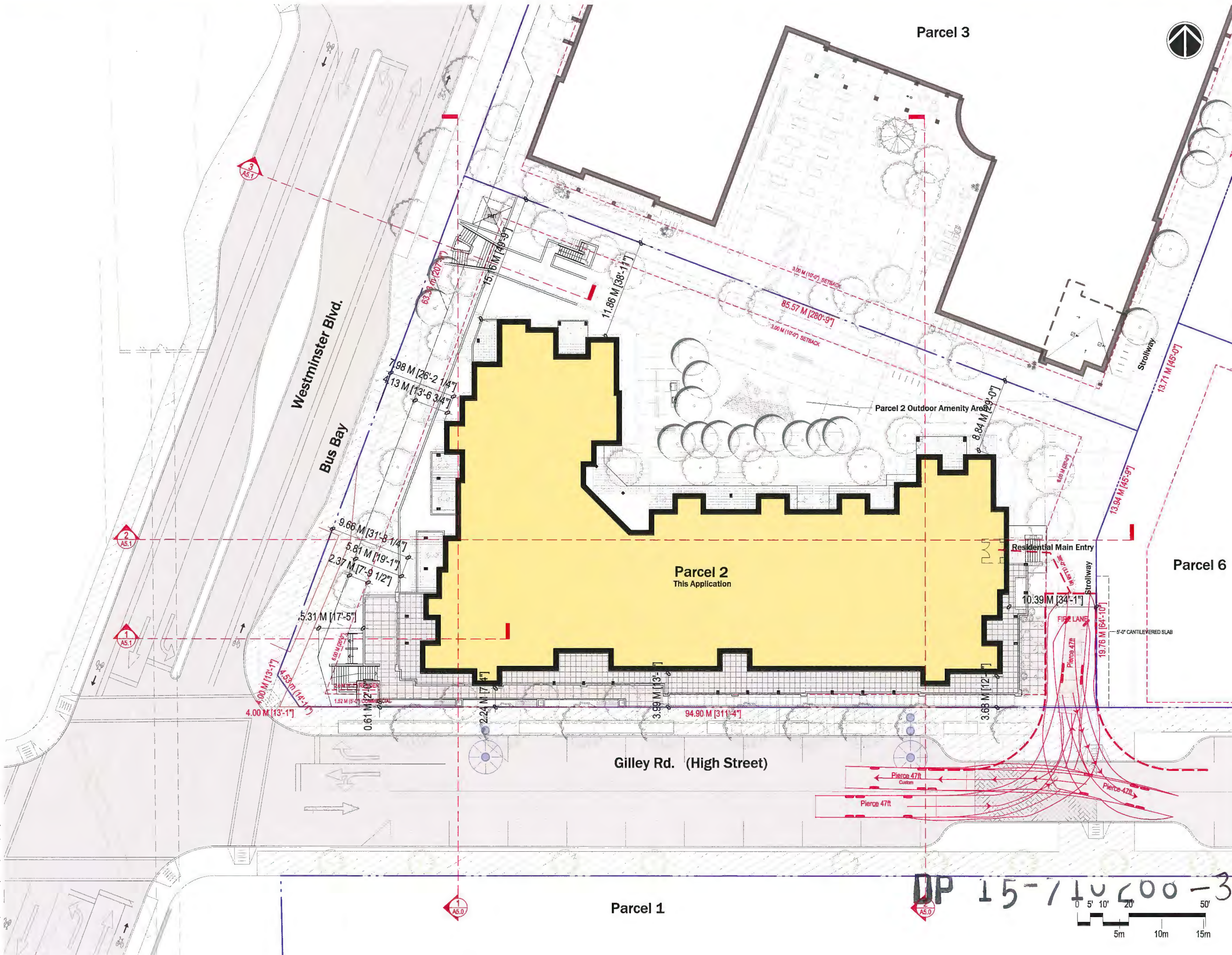
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BP No:

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Hamilton Community Centre

DP 15-710268-2

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

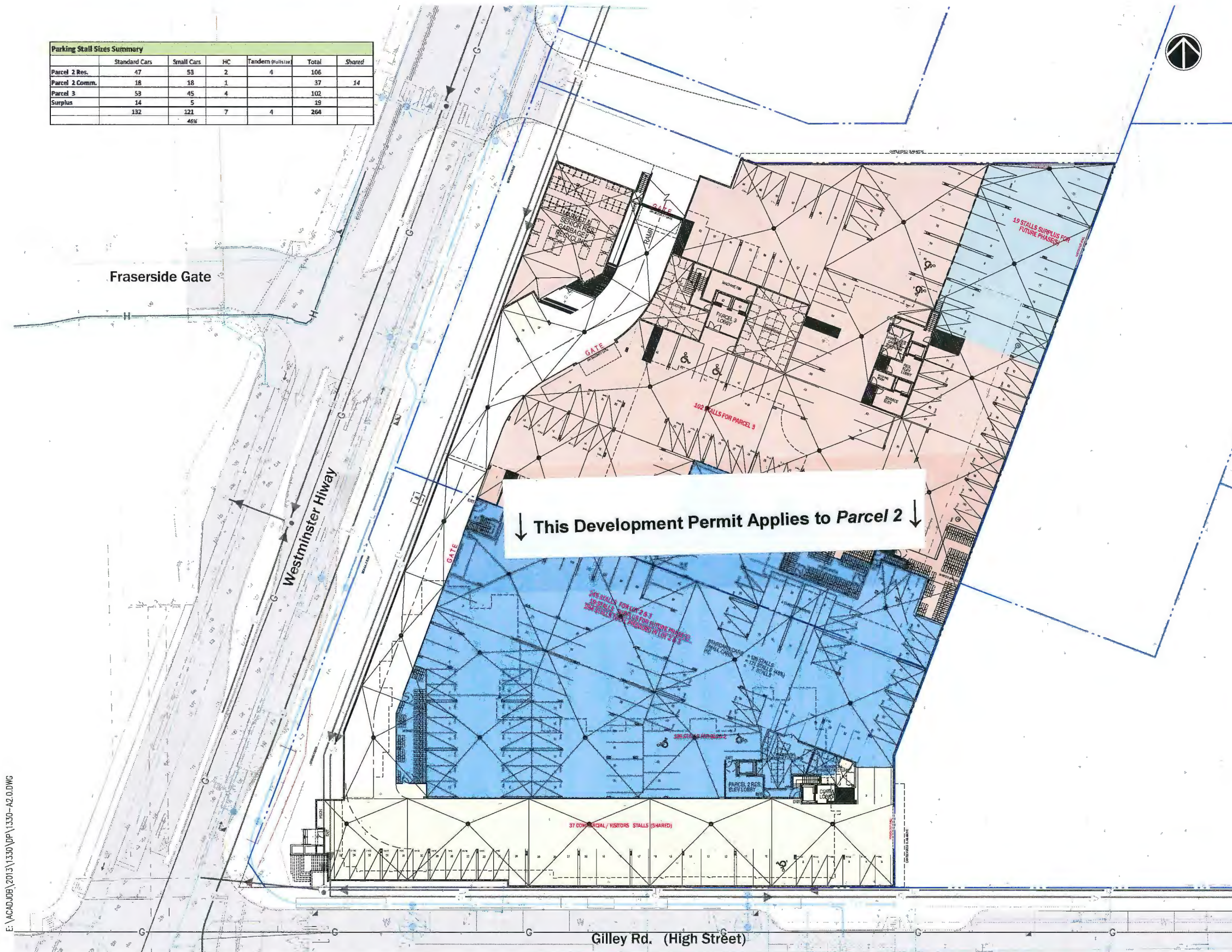
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SITEPLAN - PARCEL 2

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SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1330

DWG. NO.
A1.1

DP No: DP 15-710200-3
BP No:

Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (Full Size)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	14
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
		46%				



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ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
PARKADE - PARCEL 2 & 3

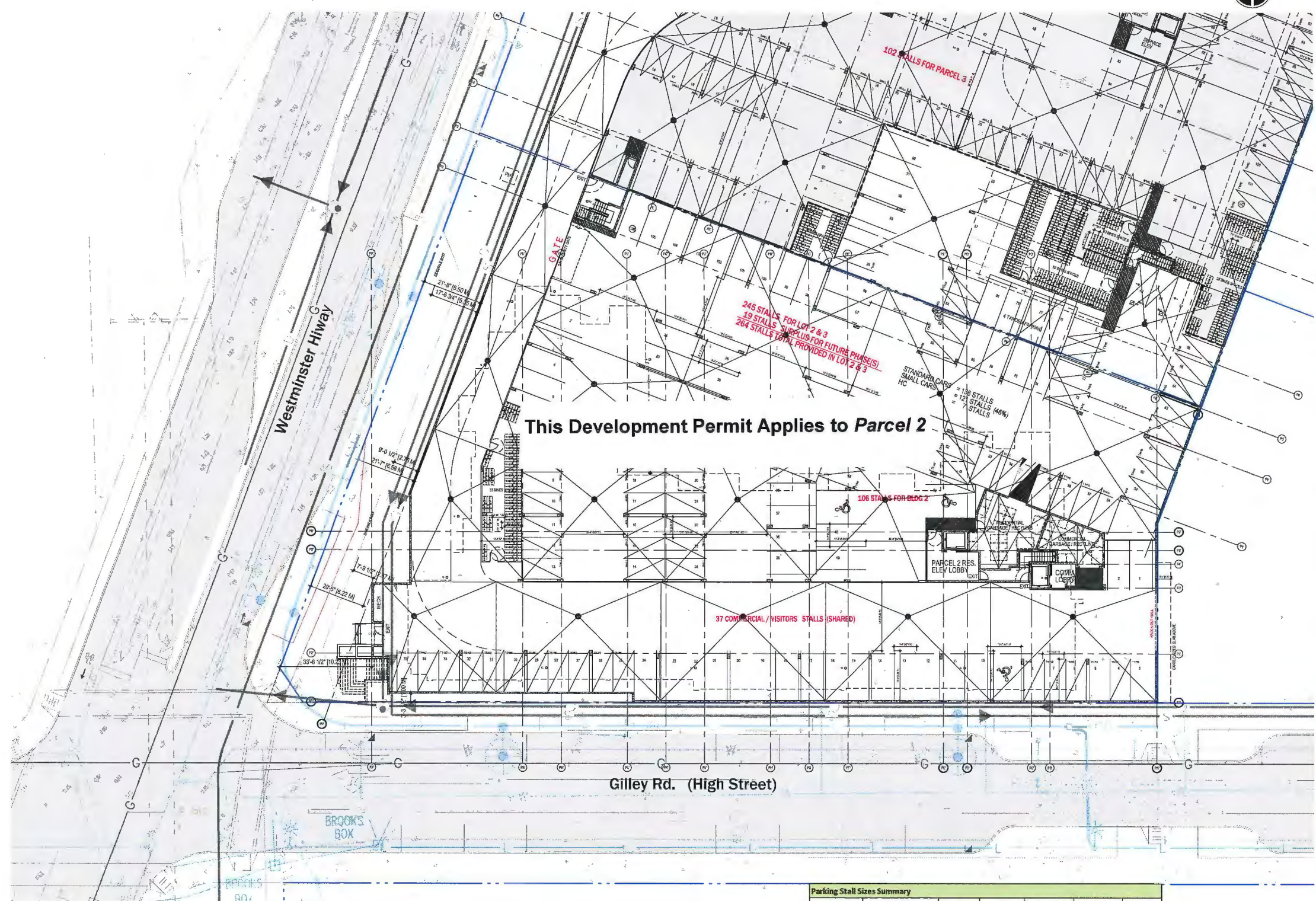
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SCALE: 1"=20'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1330

DWG. NO. **A2.0**

DP No: DP-15-710200-4
BP No:

DP 15-710200-4



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Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (Fullsize)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	14
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
		46%				

PARKING SIZE	
FULL SIZE STALLS	25m x 5.5m (8'-5" x 18'-0")
SMALL SIZE STALLS (MIN. MAX.)	2.5m x 4.8m (7'-0" x 15'-0")
UNDEVELOPED STALLS	2.5m x 5.0m (8'-0" x 16'-0")
BIKE SPACE (Fullsize)	0.6m x 1.80m (2'-0" x 6'-0")
BIKE SPACE (Halfsize)	0.6m x 1.50m (2'-0" x 4'-0")



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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:

 100-12225 No. 1 Road
Richmond, BC V7E 2T6


PROJECT:

Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:

PARKADE - PARCEL 2

DATABASE: 1330-A2.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1330

DWG. NO.
 **A2.1**

DP No: DP 15-716268
RP No:

DP 15-716268-5



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2. DP RESPONSE
3. REVISED DP RESPONSE
4. A.D.P. RESPONSE

DATE:
20 NOV 2015
29 MAR 2016
03 MAY 2016
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

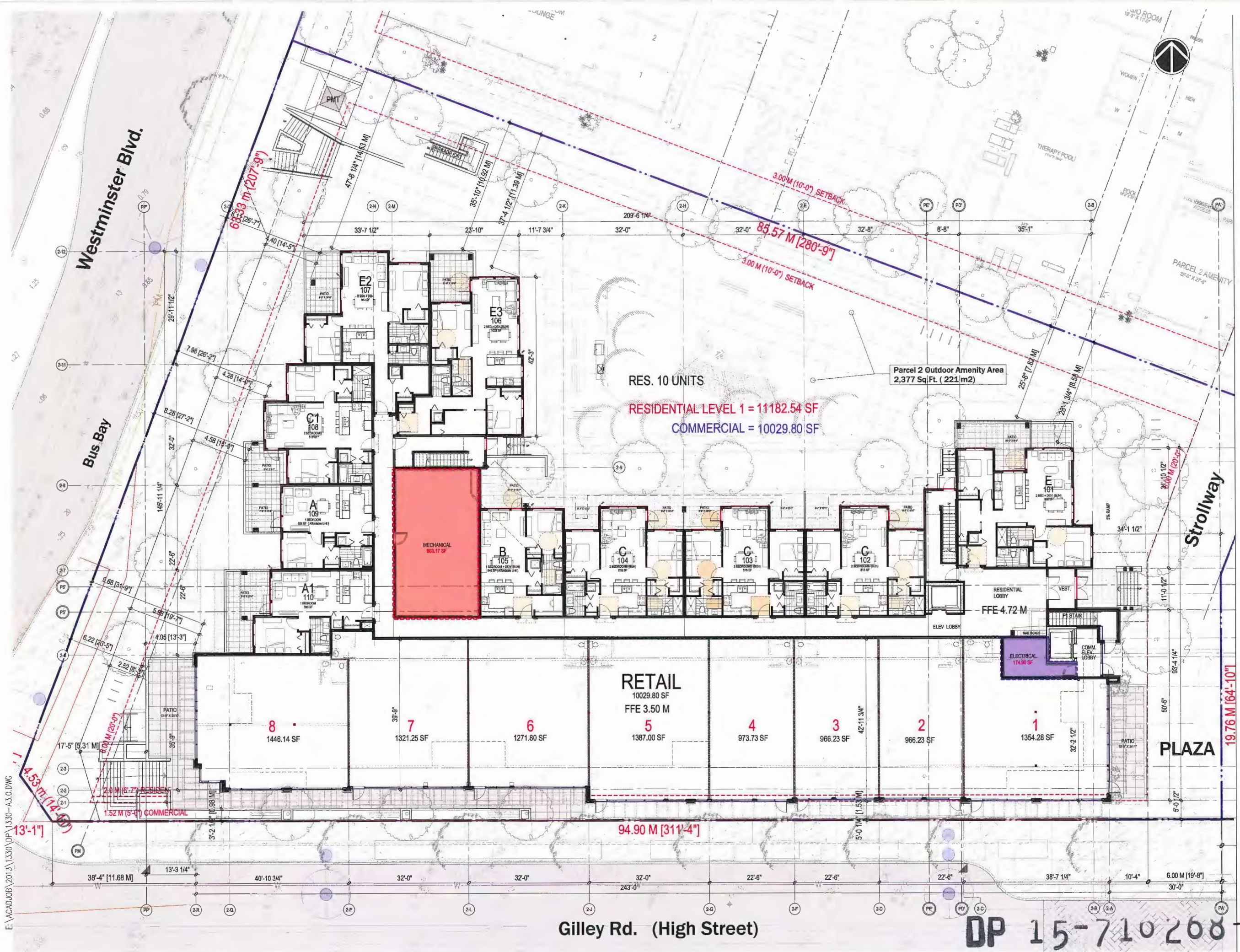
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GROUND FLOOR PLAN

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SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

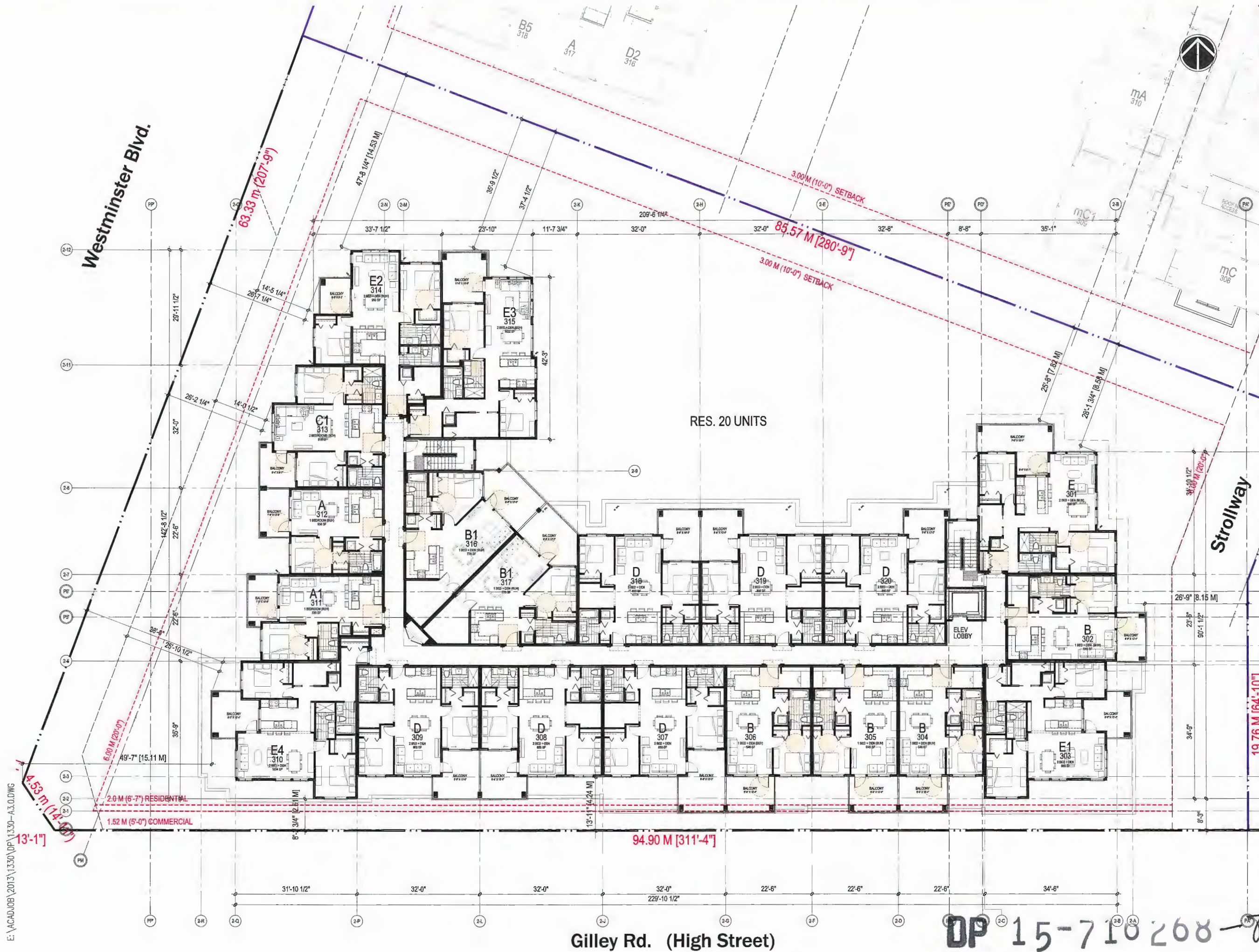
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DP No: DP-15-716288
BP No:

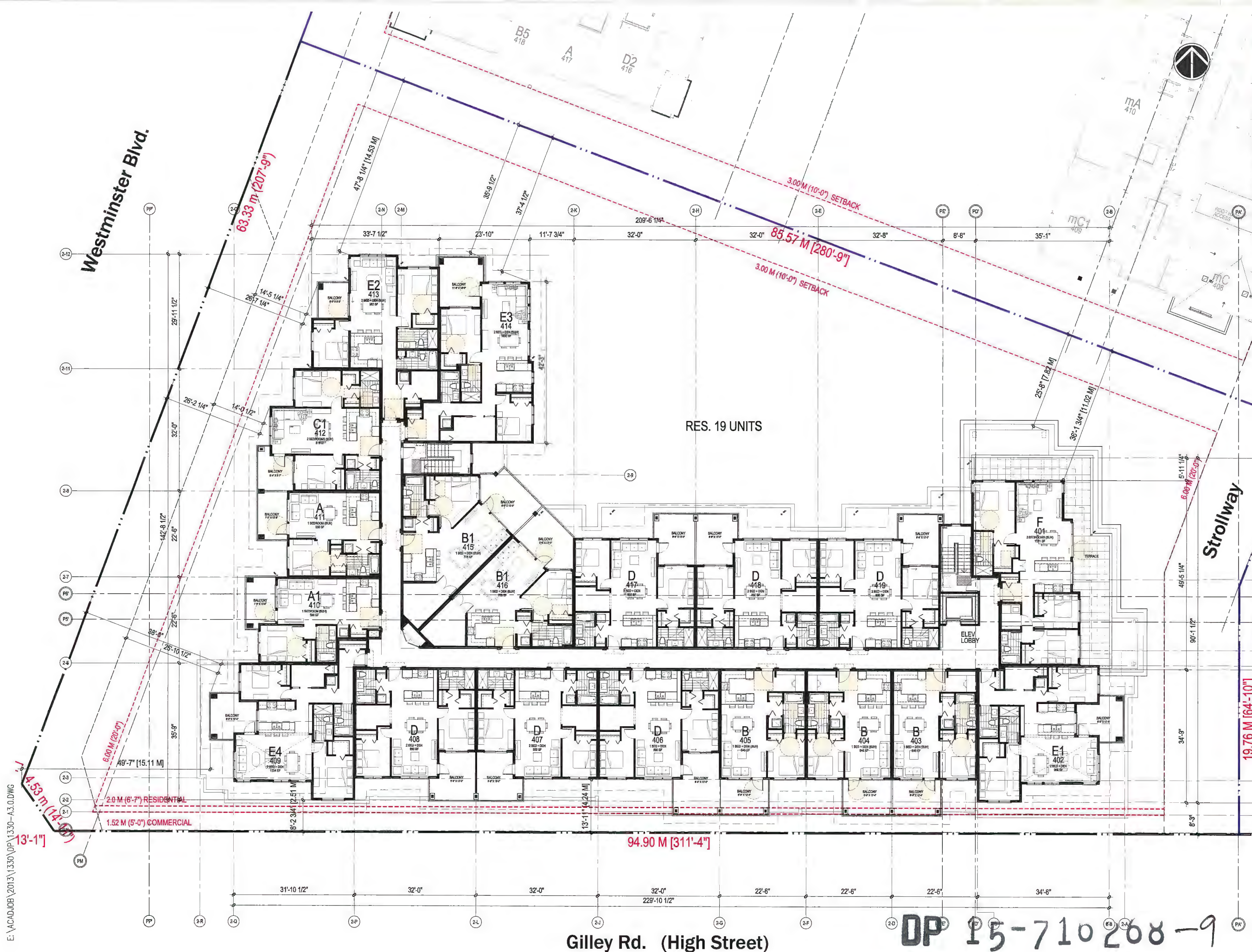


A3.1

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

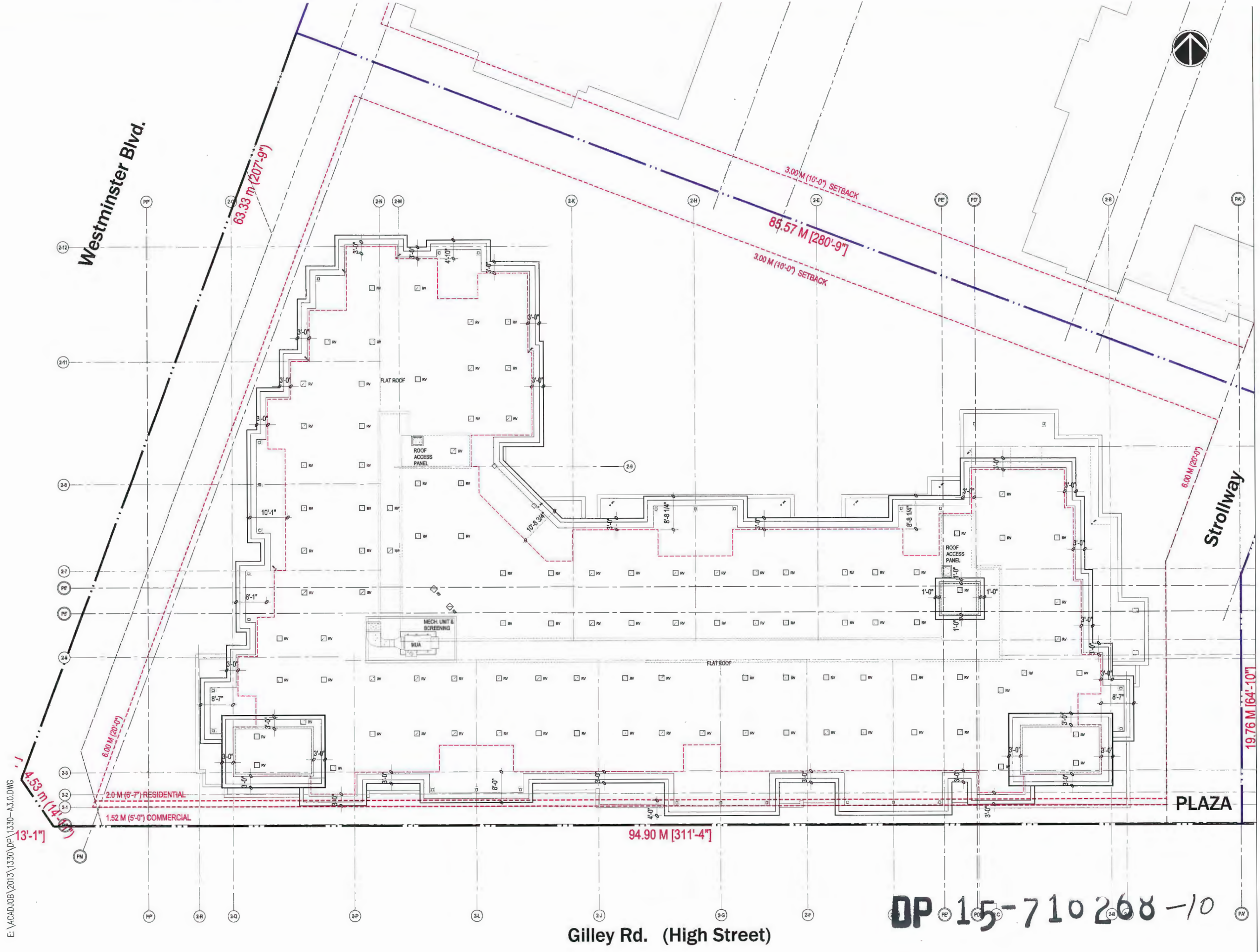
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4TH FLOOR PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A3.3

DP No: DP 15-716268
BP No:



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03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
ROOF PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A3.4

DP No: OP 15-716268
BP No:

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Gilley Rd. (High Street)

OP 15-710268-10

E:\ACAD\JOB\2013\1330\DP\1330-A4.0.DWG

FINISH SCHEDULE		
MATERIALS		COLOUR
1 ROOF FASCIA (2"x12" COMBED FACE)	-PAINTED	BM HC-167 'AMHERST GRAY'
2 CEMENTITIOUS BOARD #1 (PANELS)	2A -PAINTED	BM HC-169 'COVENTRY GRAY'
CEMENTITIOUS BOARD #2 (PANELS)	2B -PAINTED	BM HC-167 'AMHERST GRAY'
CEMENTITIOUS BOARD #3 (PANELS)	2C -PAINTED	BM HC-2175-10 'AZTEC BRICK'
3 HORIZONTAL VINYL SIDING - 4" EXPOSURE		KAYKAN 'SANDALWOOD'
4 BRICK VENEER	-PREFINISHED	BELDEN BRICK EBONY BLACK SMOOTH SIZE: 16"x4"x4"
5 PRE-CAST CONCRETE WINDOW SILLS & HEADS @ BRICK VENEER FINISH	-PREFINISHED	NATURAL CONCRETE
6 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS	-PREFINISHED	STOCK BLACK
7 DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	-PREFINISHED	STOCK WHITE
8 WOOD TRIM BAND (COMBED FACE)	-PAINTED	BM 2111-50 'STONE HARBOUR'
9 BALCONY WOOD FASCIA (COMBED FACE)	-PAINTED	BM 2111-50 'STONE HARBOUR'
10 WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)	-PAINTED / STAINED	BM HC-167 'AMHERST GRAY'
11 NATURAL CEDAR WOOD CLADDING	-STAINED	SINKENS - CETOL PREMIUM COLLECTION - #077 'CEDAR'
12 CEMENTITIOUS BOARD PANEL (BALCONY COLUMNS)	-PAINTED	BM HC-169 'COVENTRY GRAY'
13 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	-PREFINISHED	STOCK BLACK
14 NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS)	-STAINED	SINKENS - CETOL PREMIUM COLLECTION - #077 'CEDAR'
15 VINYL BEADED SOFFIT	-PREFINISHED	BM CC-276 'SEPIA TAN'
16 EXPOSED ARCHITECTURAL CONCRETE	-PREFINISHED	60 mil TRAFFIC COATING ON HORIZONTAL SURFACES, 40 mil ELASTOMERIC COATING ON VERTICAL SURFACES
17 LIGHT FIXTURES	-PREFINISHED	STOCK BLACK
18 LANDSCAPE WALLS		ALLAN BLOCK WALLS
19 ALUMINUM GUTTERS	-PREFINISHED	COLOUR TO MATCH FASCIA BM HC-167 'AMHERST GRAY'
20 ALUMINUM RAIN WATER LEADERS	-PREFINISHED	COLOUR TO MATCH SIDING
21 METAL CLAD EXT. DOORS	-PAINTED	BM CC-544 'OVERCOT'
22 STEEL FRAME CANOPY W/ GLASS PANELS	-PREFINISHED	STOCK BLACK
23 EXPOSED / PRE-CAST CONCRETE & CAPS	-PAINTED	BM HC-169 'COVENTRY GRAY'
24 CSR SIGNAGE - BACKLIT METAL FRAME & PANEL	-PAINTED	STOCK BLACK
25 ROOF TOP MECHANICAL EQUIPMENT SCREENING - ALUMINUM	-PREFINISHED	BM HC-169 'COVENTRY GRAY'

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.



DP 15-710200-11



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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
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Response
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1330-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A4.1

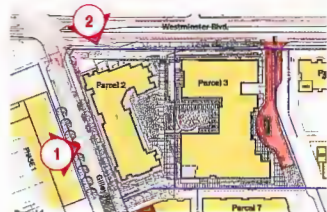
DP No: DP 15-716268
BP No:



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"



Keyplan

DP 15-716268-12



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Response**
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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:

ELEVATIONS

DATABASE: 1330-A4.0.dwg

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

PLOTDATE: 02 JUN 2016

DRAWN: LB

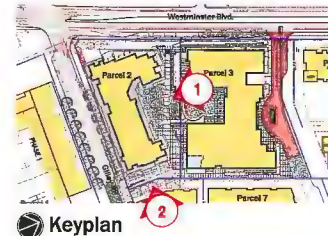
CHECKED: KSH

PROJECT NO. **1330**

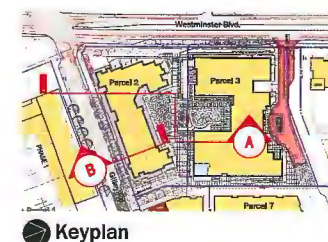
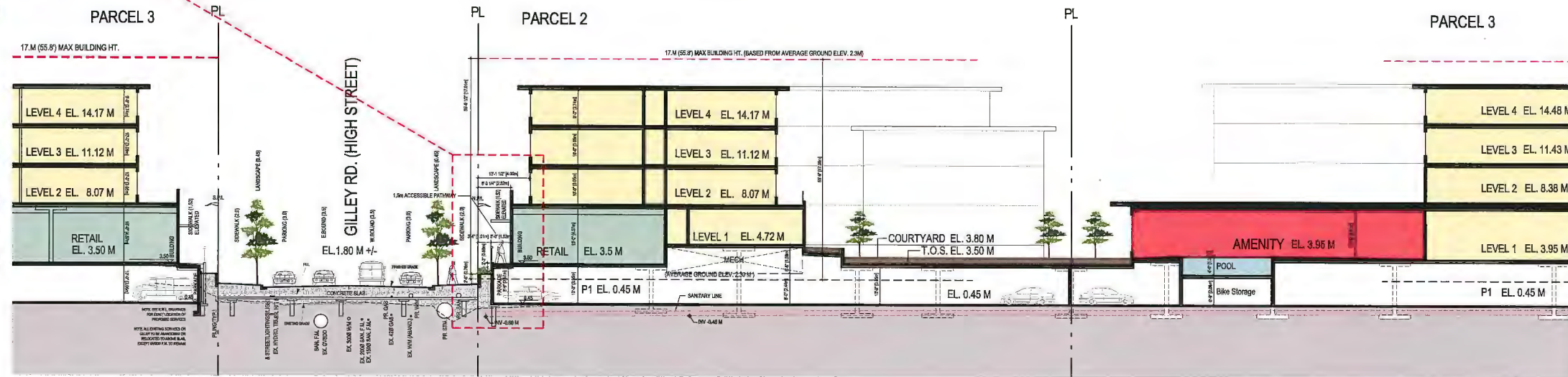
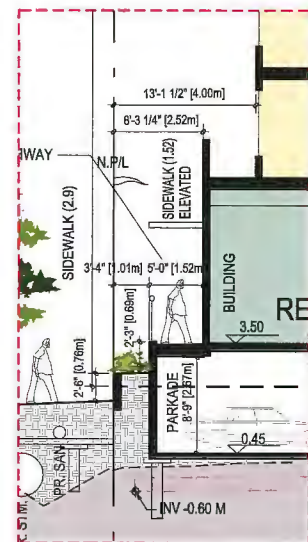
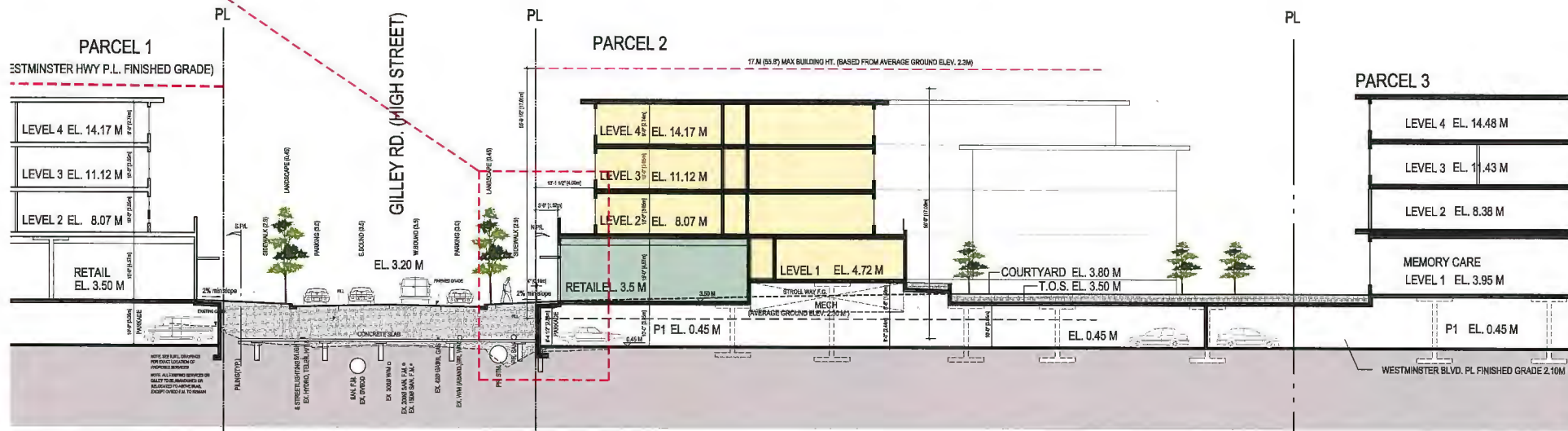
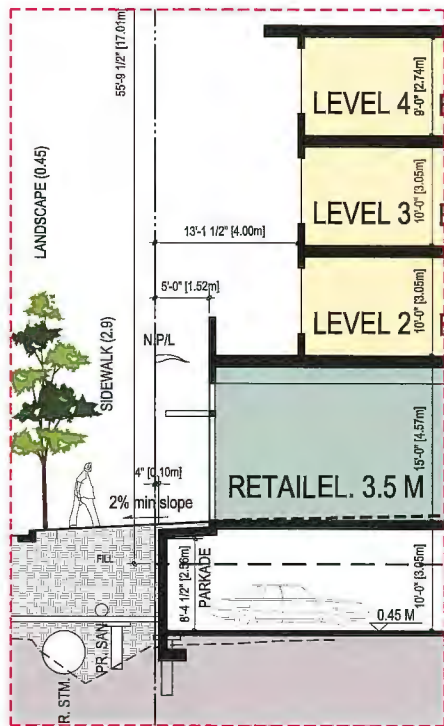
DWG. NO.

A4.2

DP No: DP 15-716268
BP No:



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1. DP APPLICATION
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DATE:
20 NOV 2015
29 MAR 2016
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ARCHITECTURAL SEAL:

CLIENT:
ORIS
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
SECTIONS

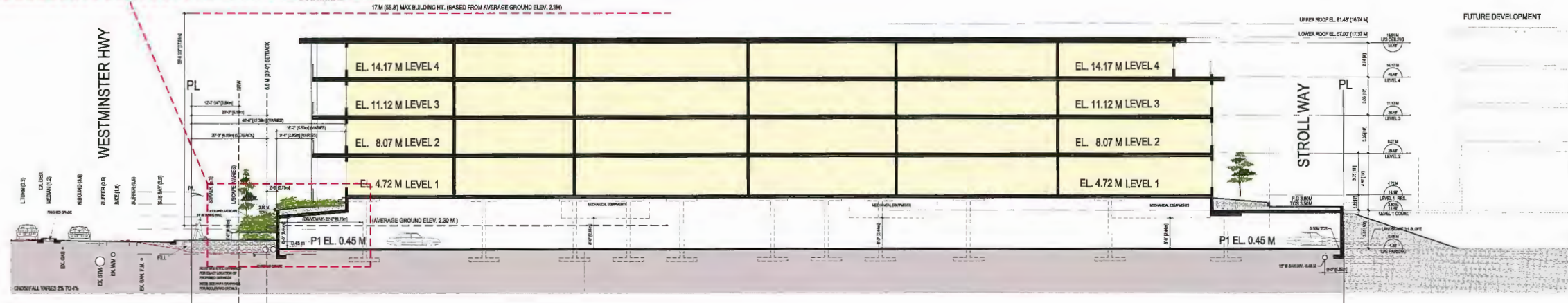
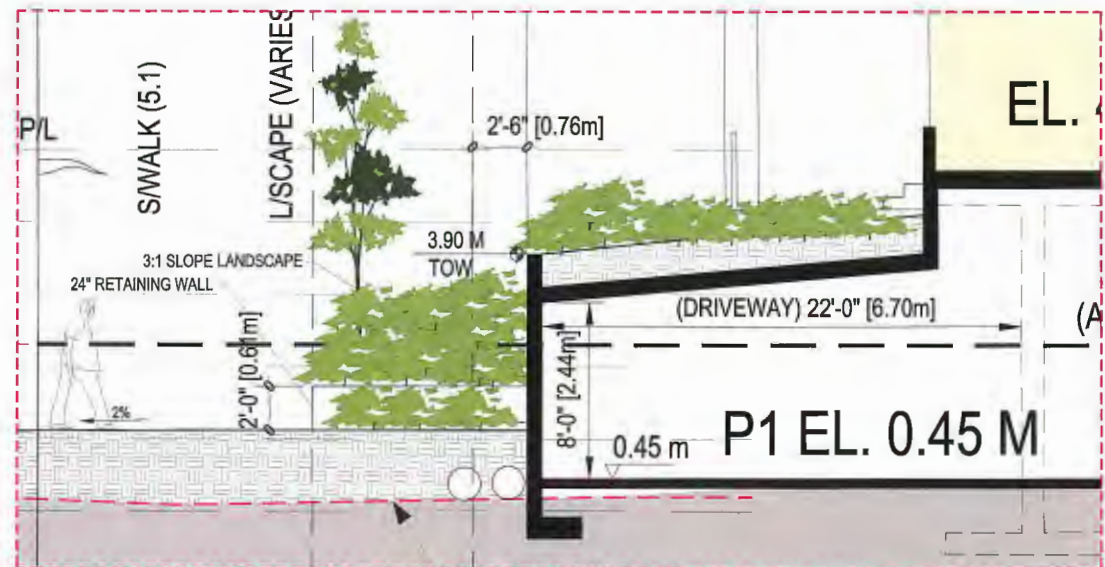
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SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

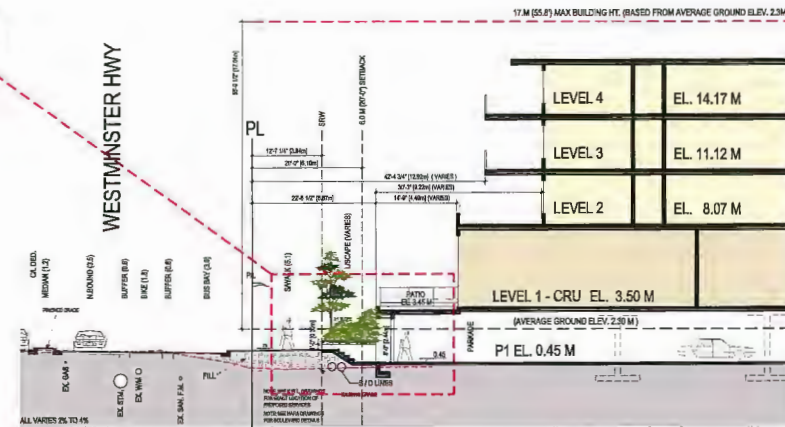
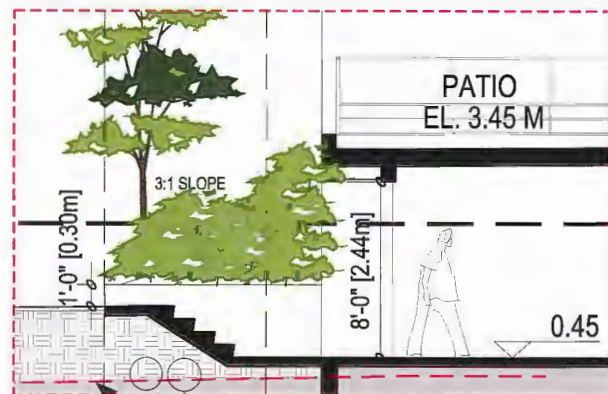
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A5.0

DP No: DP 15-716268
BP No:

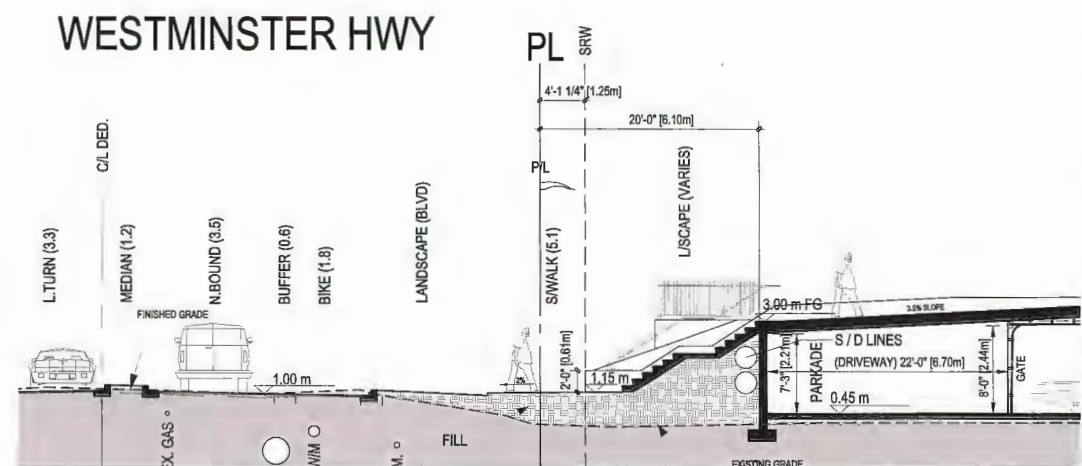
DP 15-716268-14



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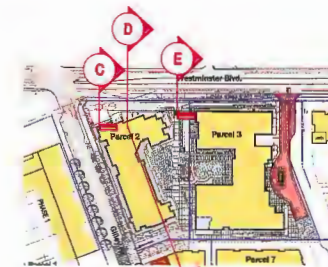


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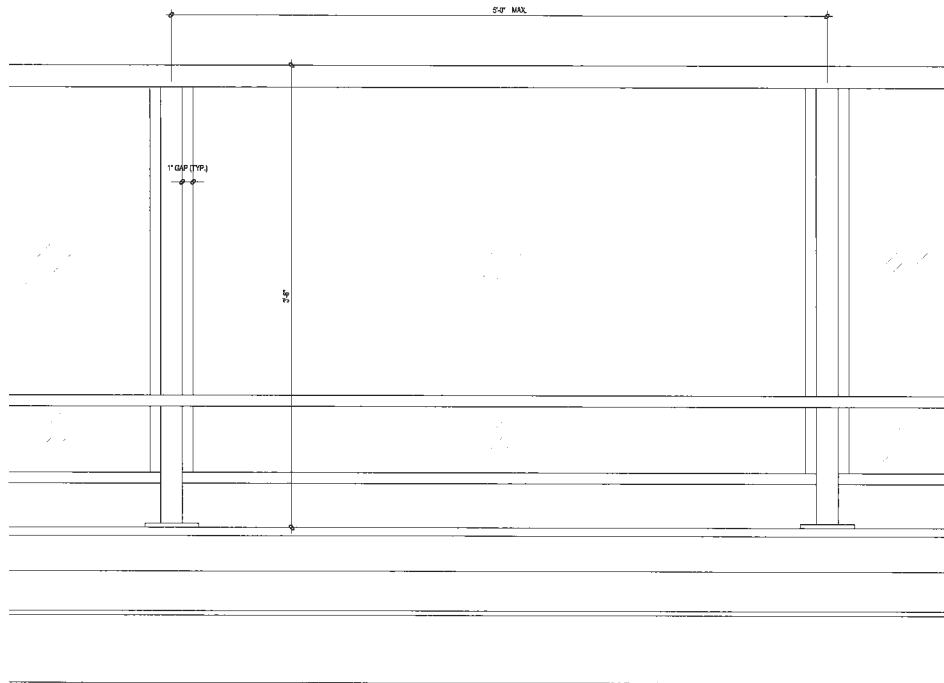


3 SECTION E
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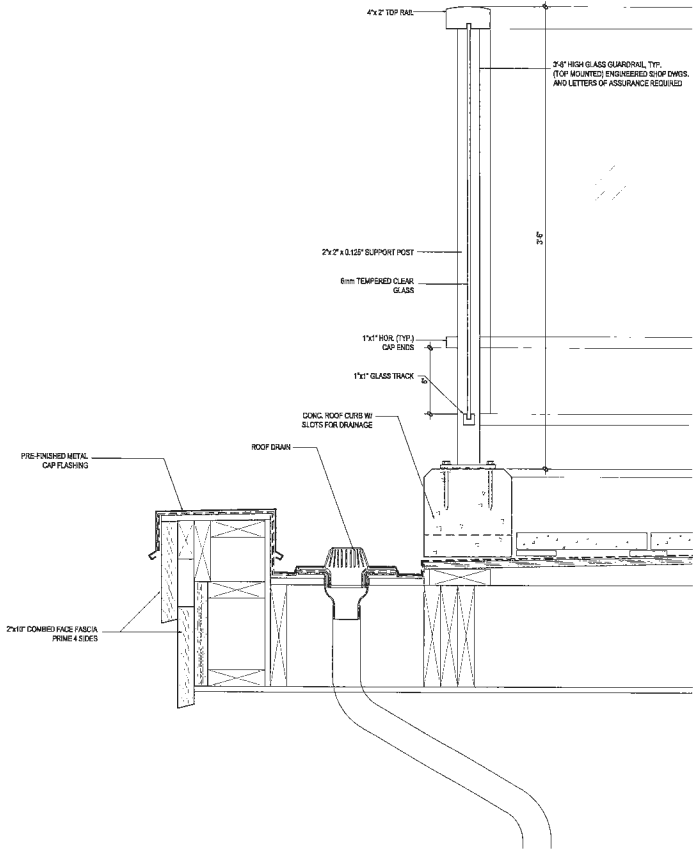
DP 15-716268-15



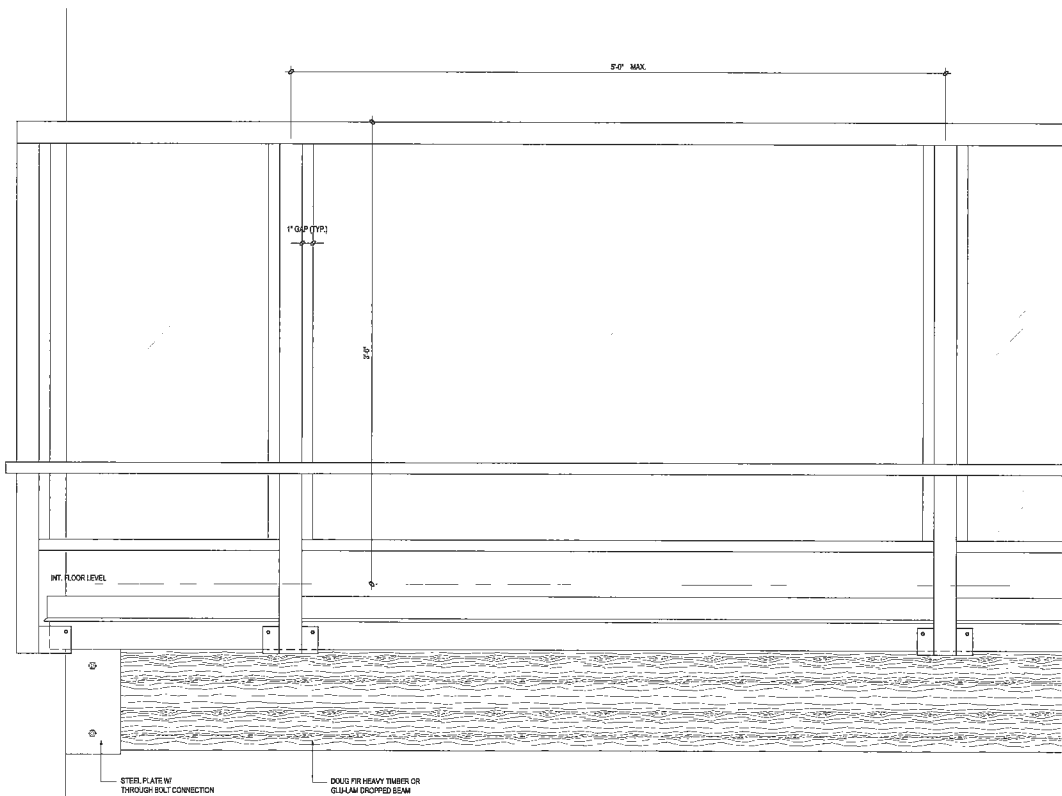
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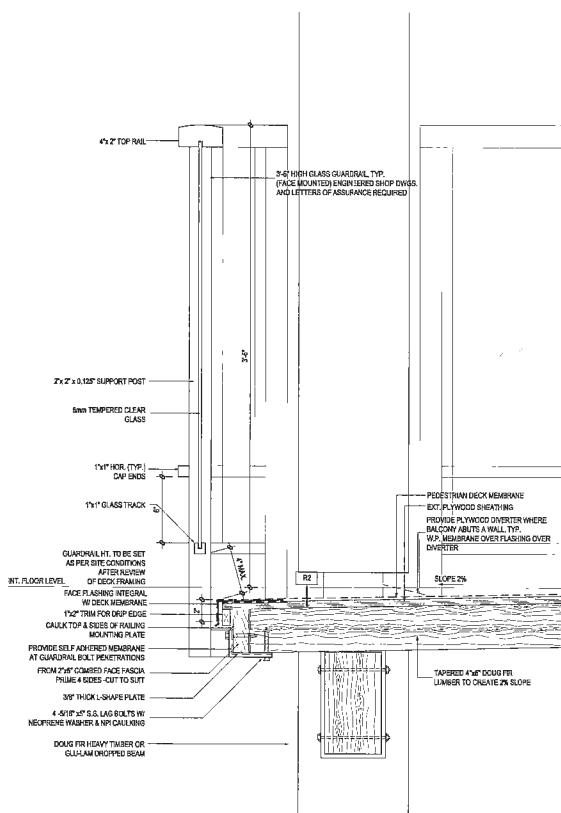
2a TYP. TOP MOUNTED TERRACE RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



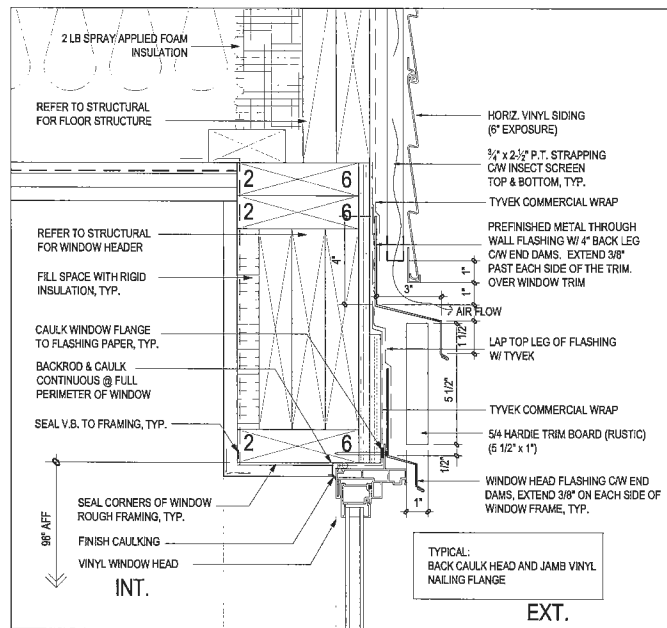
2 TYP. TOP MOUNTED TERRACE RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



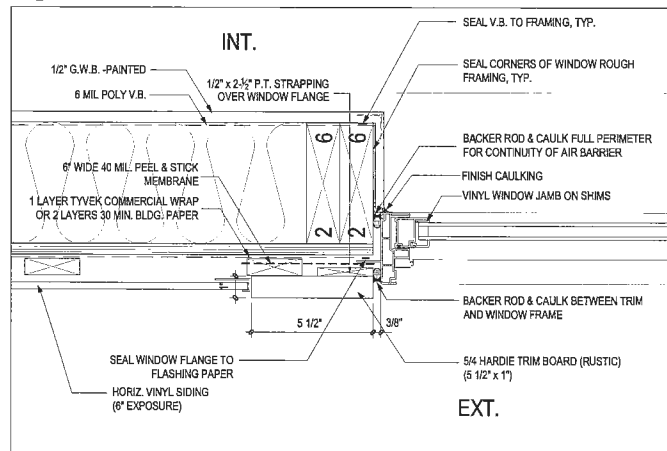
1a TYP. FACE MOUNTED BALCONY RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



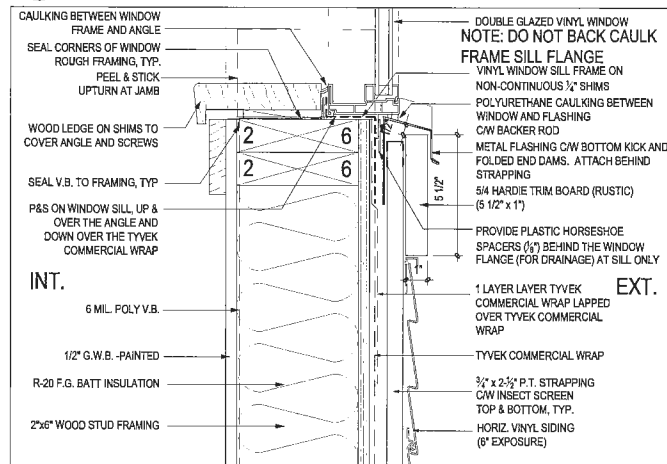
1 TYP. FACE MOUNTED BALCONY RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



5 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



4 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



3 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

DP 15-716268-16



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V6A 1G1

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ISSUED: 20 NOV 2015
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2. DP RESPONSE
3. REVISED DP RESPONSE
4. A.D.P. RESPONSE
DATE: 29 MAR 2016
09 MAY 2016
03 JUNE 2016

ISSUED FOR
Advisory Design Panel
Response
03 JUNE 2016

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
TYP. DETAILS

DATABASE: 1330-A7.0.dwg
SCALE: 1-1/2"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: RN
CHECKED: KSH

PROJECT NO. 1330

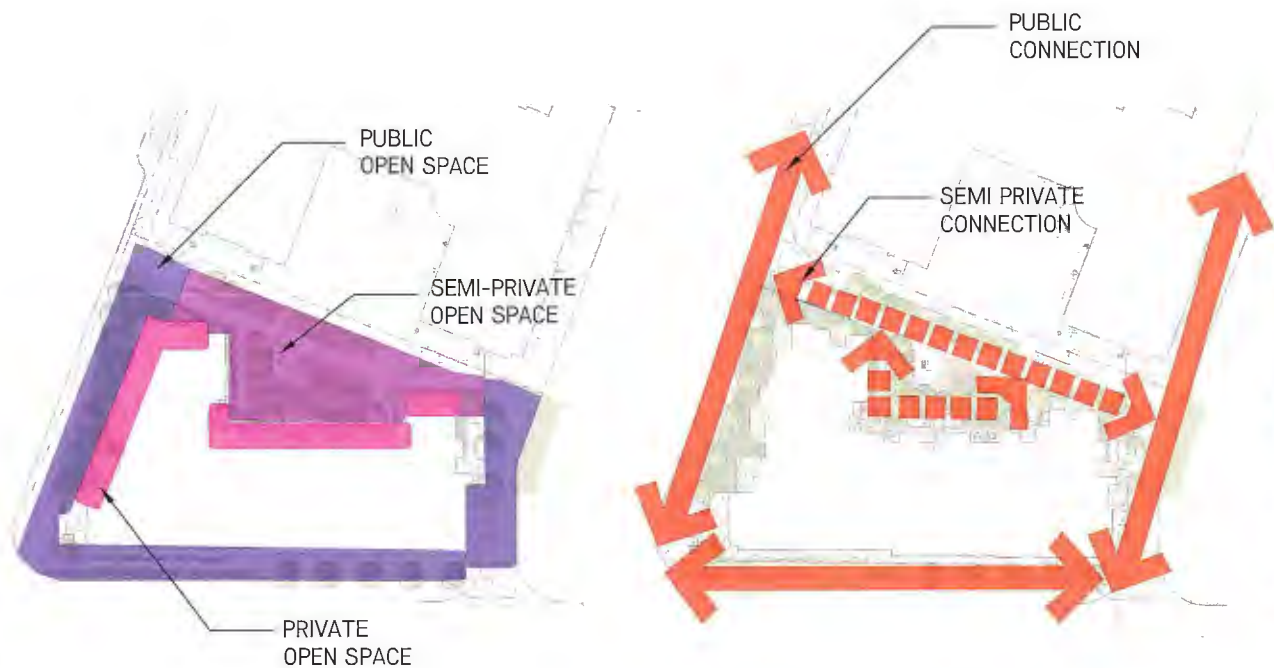
DWG. NO.
A7.0

DP No: DP 15-716268
BP No:

Landscape Rationale

Area Revitalization

As part of the revitalization of the Hamilton Lands the mixed use development on Parcel 2 and neighbouring Parcel 3 seniors' housing facility provide improvements to pedestrian connections, high quality streetscapes and enhancements to the open space network. A hierarchy of open spaces has been introduced for both parcels that provides a rich environment of private and public landscape types. For Parcel 2 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; Gilley as a high street with ample pedestrian realm; soft landscape and connections to ground floor commercial spaces; a pocket plaza at the south end of the north-south stroll way; and a green space with a play area connecting to the east-west walkway between Parcel 2 and 3.



Pedestrian Connectivity

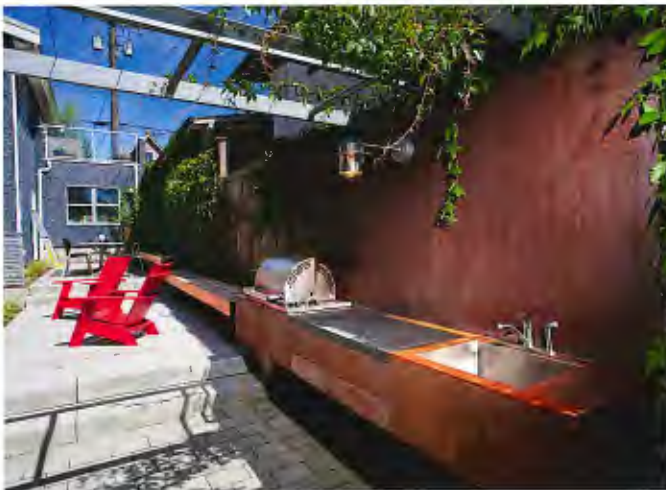
The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings.

Defining the Edge between Public and Private

Layers of groundcovers, perennials, grasses, shrubs and evergreen climbing plants softly screen walls and fences that define the edges between public space and private patios on Westminster Highway. Gates located at the east and west access points delineate the transition from public space to the semi-private common outdoor amenity area. Landscape plantings further buffer residential patios facing on to the outdoor amenity area with gates marking the transition from semi-private to private patio space.

Programming, Amenities and Opportunities for Play

A cluster of Raywood Ash trees on grassed berms form an "outdoor room" in the common amenity area adjacent to the east-west walkway bordering the neighbouring parcel. The outdoor room features a barbecue, gathering area and a children's play area, which provide opportunities for socialization and play. Public art is proposed at key locations on Parcel 2. Bike parking has also been accommodated for residents, visitors, and commercial users.



HAPA

Landscape Architecture
Urban Design

403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

604 908 4160
hapacdo.com

NOT FOR CONSTRUCTION

04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
-----	-------------	------

ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

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Hamilton

Parcel 2
Richmond BC

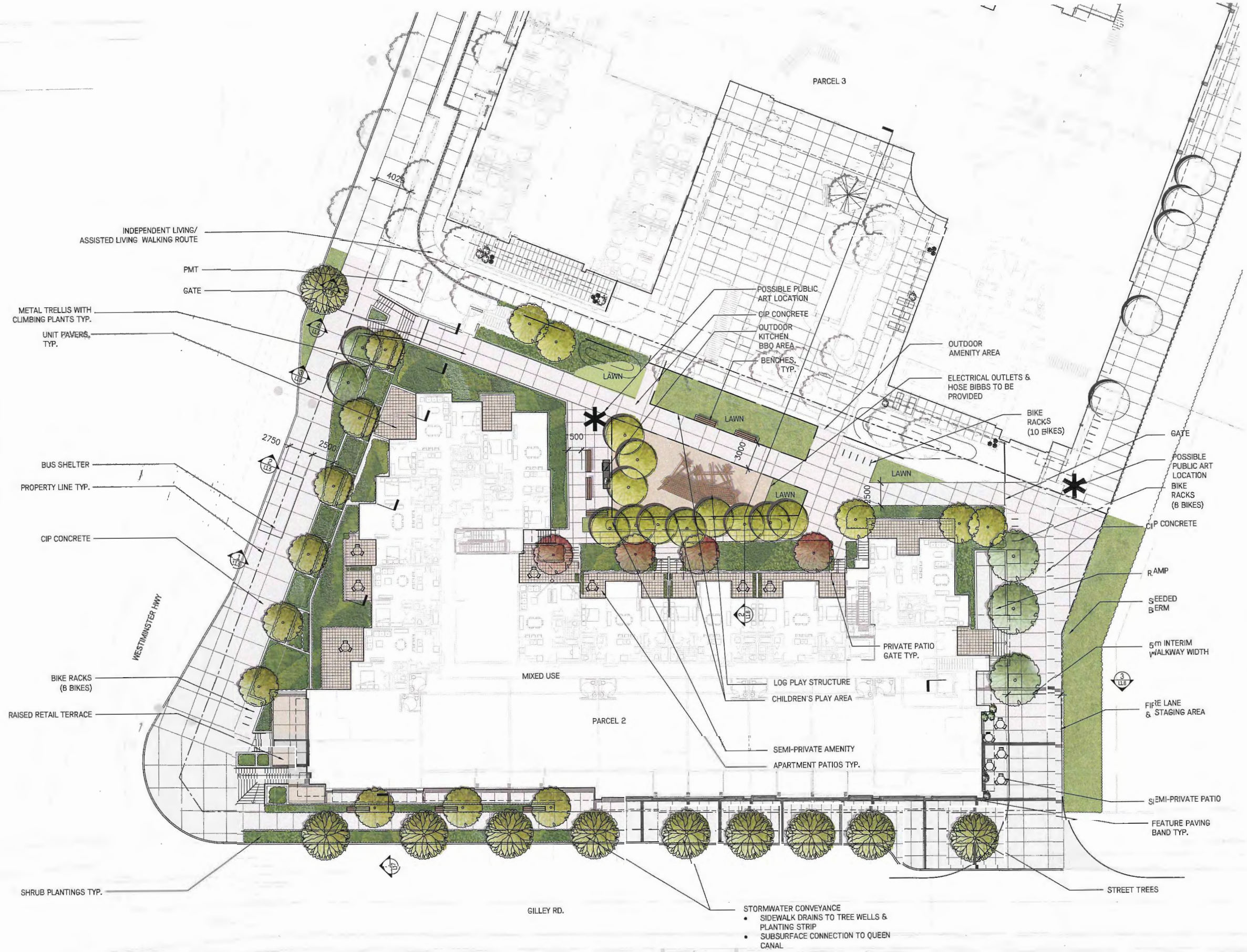
Landscape Concept Plan
& Rationale

DP 15-716 268-17

Date	MAR. 10/16	Drawing Number
Project No.	1321	L0.1
Scale	NTS	
Drawn/checked	gc DS	

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02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Parcel 2
Richmond BC

Concept Plan

DP 15-716268-18

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.0
Scale	1:200	
Drawn/Checked	gc DS	

LEGEND

DETAIL SECTION
DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN
PRIMARY SECTION
EXTERIOR ELEVATION
REVISION

1

2

3

4

5

6

7

8

9

10

CJ CONTROL JOINT
-EJ- EXPANSION JOINT
EQ EQUIDISTANT
PA PLANTING AREA
TYP TYPICAL

OUTDOOR AMENITY SPACE AS PER O.C.P.
682 m2

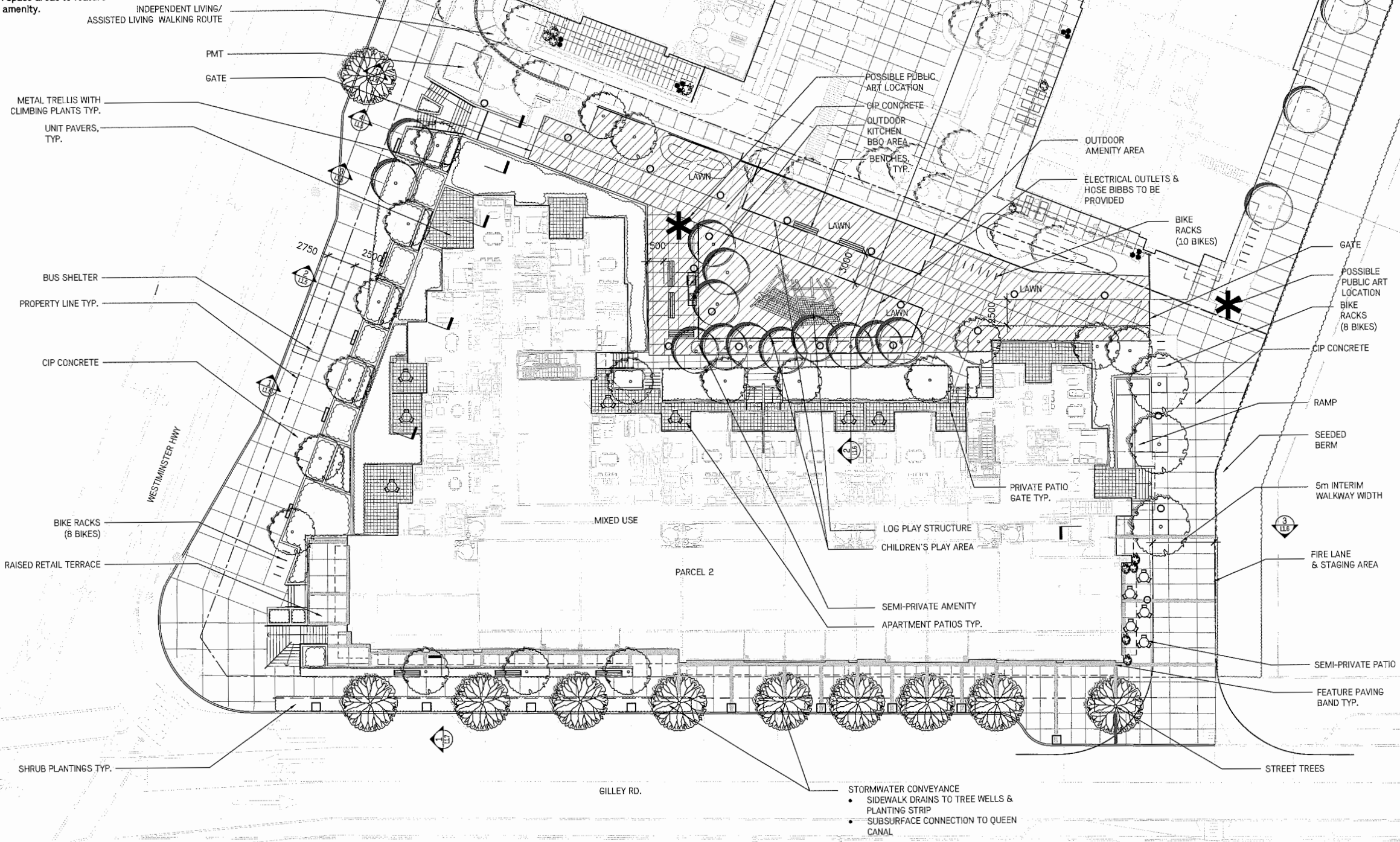
COMMON OUTDOOR PLAY AREA
220 m2

PEDESTRIAN LIGHTING COORDINATED
WITH STREET LIGHTING

BOLLARD LIGHTING

WALL LIGHTING

NOTES:
1. All pedestrian walkways and open space areas to feature landscape lighting for safety and amenity.



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01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Parcel 2
Richmond BC

Materials & Layout
Plan

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.1
Scale	1:200	
Drawn/checked	gc / DS	

DP 15-710208-19

<u>.00.00</u>	PROPOSED ELEVATION
<u>.TW</u>	TOP OF WALL
<u>.BW</u>	BOTTOM OF WALL
<u>.FFE</u>	FINISHED FLOOR ELEVATION
<u>.MFE</u>	MAIN FLOOR ELEVATION
<u>.HP</u>	HIGH POINT
<u>.LP</u>	LOW POINT
<u>.TE</u>	TOP OF EDGER
<u>.TB</u>	TOP OF BENCH
<u>.LD</u>	LAWN DRAIN
<u>.TD</u>	TRENCH DRAIN
<u>.TS</u>	TDP OF STAIRS
<u>.BS</u>	BOTTOM OF STAIRS
<u>.TC</u>	TOP OF CURB
<u>.BC</u>	BOTTOM OF CURB
<u>.(00.00)</u>	EXISTING SPOT ELEVATION AS PER SURVEY
<u>.(INT)</u>	INTERPOLATED
<u>.0.0 %</u>	DIRECTION OF SLOPE

REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



DP 15-716 268-20

Date **MAR. 10/16** Drawing Number
 Project No. **1321**
 Scale **1:200** **L1.2**
 Drawn/Checked **gc | DS**

PRELIMINARY PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
TREES					
AC	3	Acer palmatum	Japanese Maple	2.0M ht.	B&B, well branched, dense tree
CN	3	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.	B&B, well branched, dense tree
FR	17	Fraxinus oxycarpa 'Raywood'	Raywood Ash	7cm cal.	B&B, well branched, dense tree
GB	2	Ginkgo biloba	Maldenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	3	Magnolia sieboldii	Oyama Magnolia	2.0M ht.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ZS	3	Zelkova serrata	Japanese Zelkova	7cm cal.	B&B, well branched, dense tree
ST	10	Street Tree (City of Richmond Standard)			
SHRUBS					
Ch	83	Cotoneaster horizontalis	Rockspray Cotoneaster	#2 POT, 450 O.C.	FULL
Gs	56	Gaultheria shallon	Salal	#2 POT, 450 O.C.	FULL
Lo	163	Lonicera pileata	Privet Honeysuckle	#2 POT, 600 O.C.	FULL
Sp	34	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	182	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
SJ	25	Spiraea japonica 'goldmound'	Japanese Spirea	#2 POT, 900 O.C.	FULL
Tb	12	Taxus baccata 'Repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL
HEDGES					
Ce	57	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pl	5	Prunus laurocerasus 'Zabelliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	71	Taxus media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL
GRASSES, FERNS AND PERENNIALS					
ag	36	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
as	69	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
at	00	Astilbe japonicum	False Spirea	#1 POT, 300 O.C.	FULL
bg	84	Bouteloua gracilis	Mosquito Grass	#1 POT, 380 O.C.	FULL
bs	109	Blechnum spicant	Deer Fern	#1 POT, 380 O.C.	FULL
ca	40	Clematis armandii	Evergreen Clematis	#3 POT, STKD.	FULL
ec	76	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
ep	301	Epimedium x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	17	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	188	Festuca glauca	Elijah Blue	#1 POT, 300 O.C.	FULL
hk	23	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	61	Hosta 'Blue Angel'	Blue Angel Hosta	#1 POT, 600 O.C.	FULL
hs	59	Hosta Francee	Francee Hosta	#1 POT, 600 O.C.	FULL
lm	297	Liriope muscari 'Big Blue'	Blue Lily Turf	#1 POT, 450 O.C.	FULL
oj	75	Ophiopogon japonicus	Mondo grass	#1 POT, 300 O.C.	FULL
ph	25	Pennisetum alopecuroides 'Hameln'	Fountain grass	#1 POT, 450 O.C.	FULL
pm	76	Polystichum munitum	Sword Fern	#1 POT, 450 O.C.	FULL
rf	273	Rudbeckia fulgida	Black-eyed Susan	#1 POT, 300 O.C.	FULL
sm	00	Smilacina racemosa	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sb	32	Stachys byzantina	Lamb's Ear	#1 POT, 350 O.C.	FULL
GROUND COVER					
ar	350	Arctostaphylos uva ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	160	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	190	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL

NOTES

- ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY.
- AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
- ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING.
- ALL PLANTED AREAS TO HAVE HIGH EFFICIENCY AUTOMATIC IRRIGATION

TREE PLANTING

SHRUB PLANTING TYP.

TREE PLANTING

SHRUB PLANTING TYP.

STREET TREE

GILLEY RD.

WESTMINSTER HWY

STREET TREE

SHRUB PLANTING TYP.

TREE PLANTING

TREE PLANTING

TREE PLANTING

TREE PLANTING

TREE PLANTING

SHRUB PLANTING TYP.

SEEDED BERM

TREE PLANTING

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Hamilton

Parcel 2
Richmond BC

Planting
Plan

DP 15-716268-21

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.3
Scale	1:200	
Drawn/Checked	gc DS	

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03	RE-ISSUED FOR DP	MAY 10/16
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No.	Description	Date
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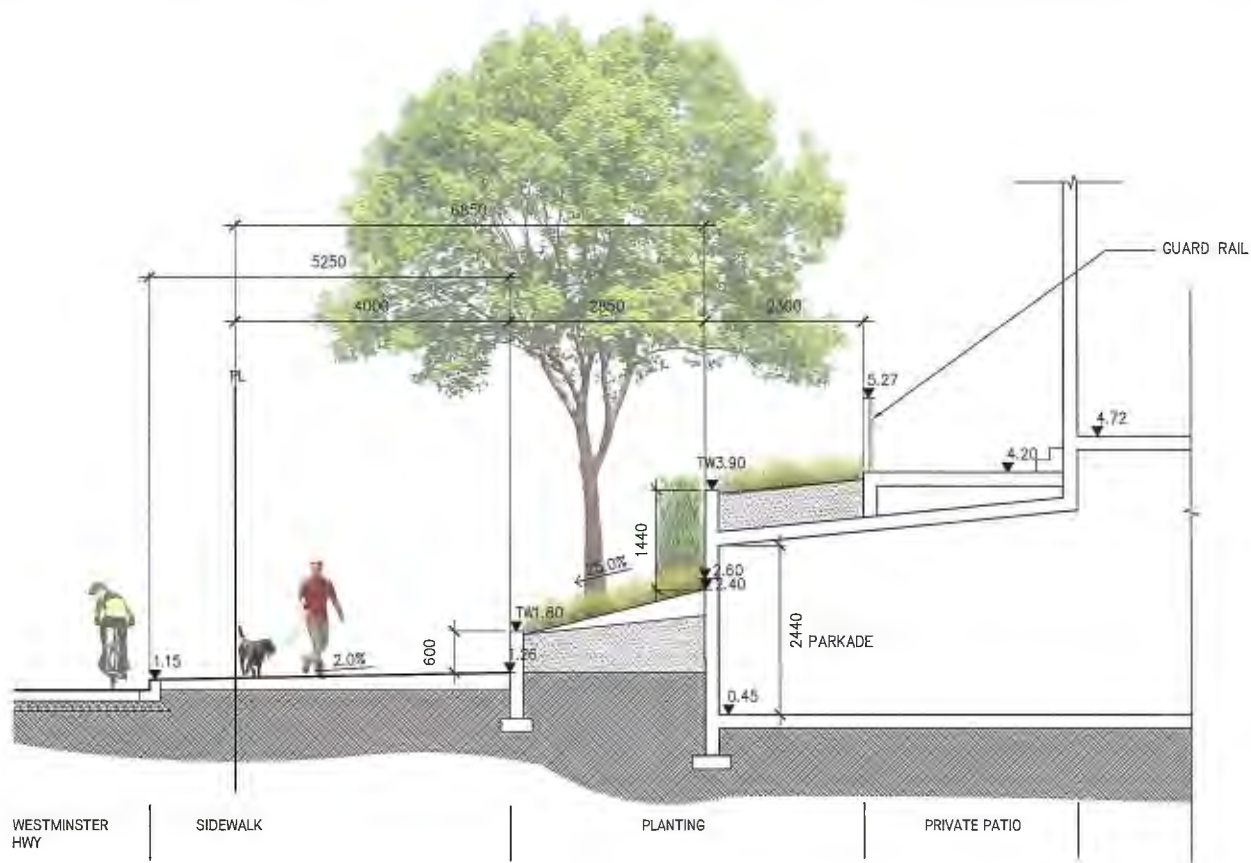
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Hamilton

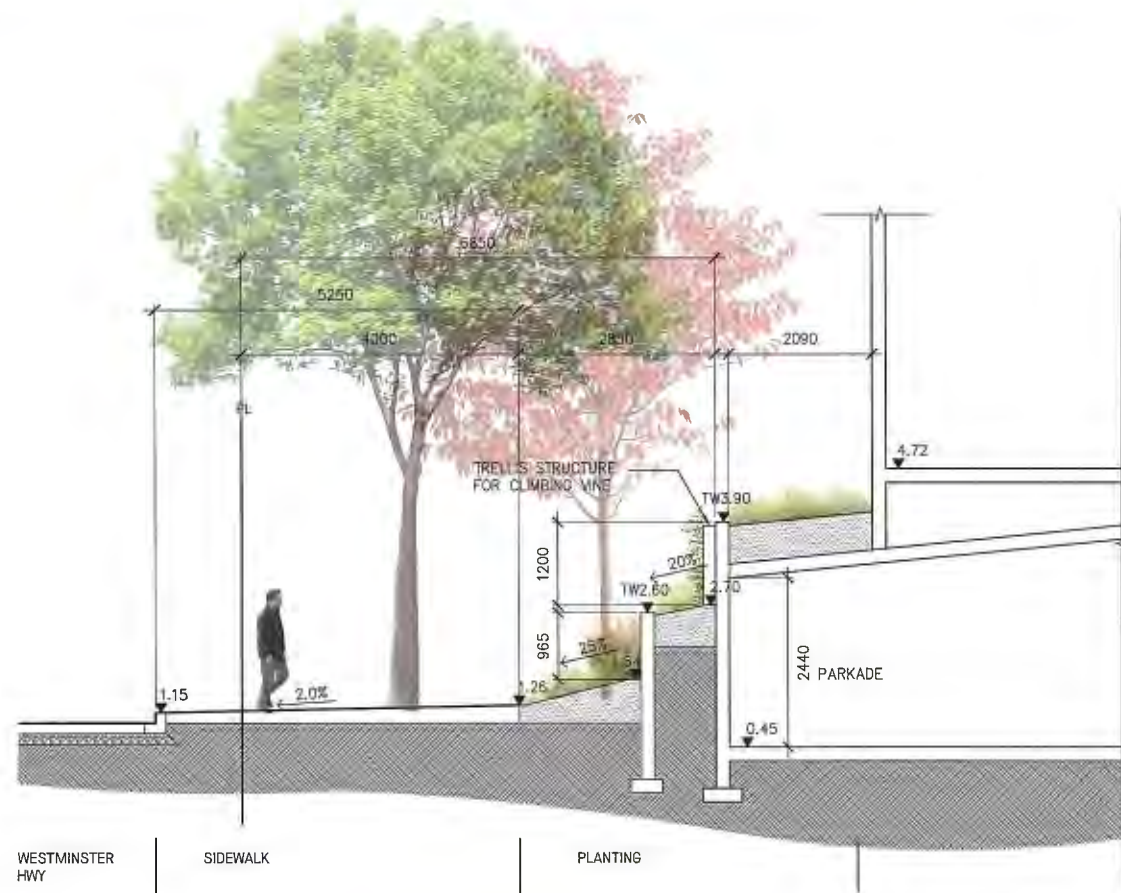
Parcel 2
Richmond BC

Landscape Sections

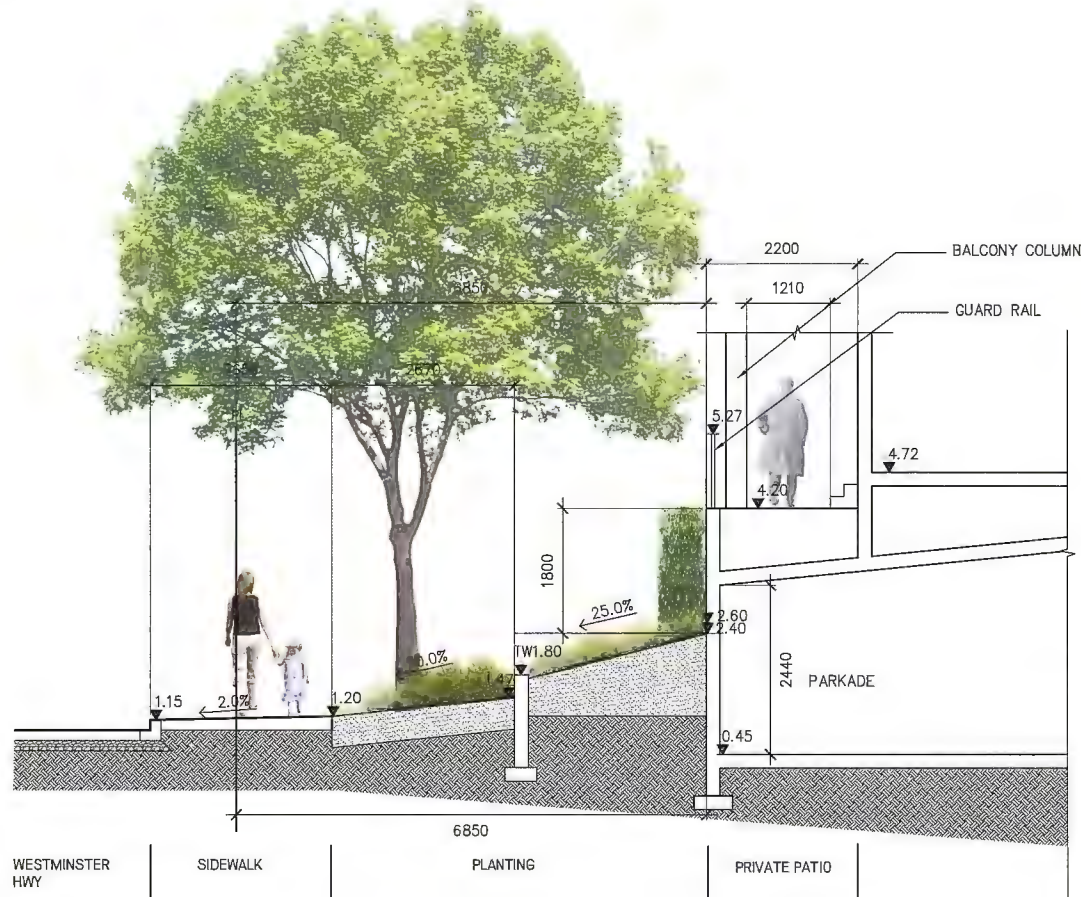
Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.5
Scale	as shown	
Drawn/checked	gc/DS	



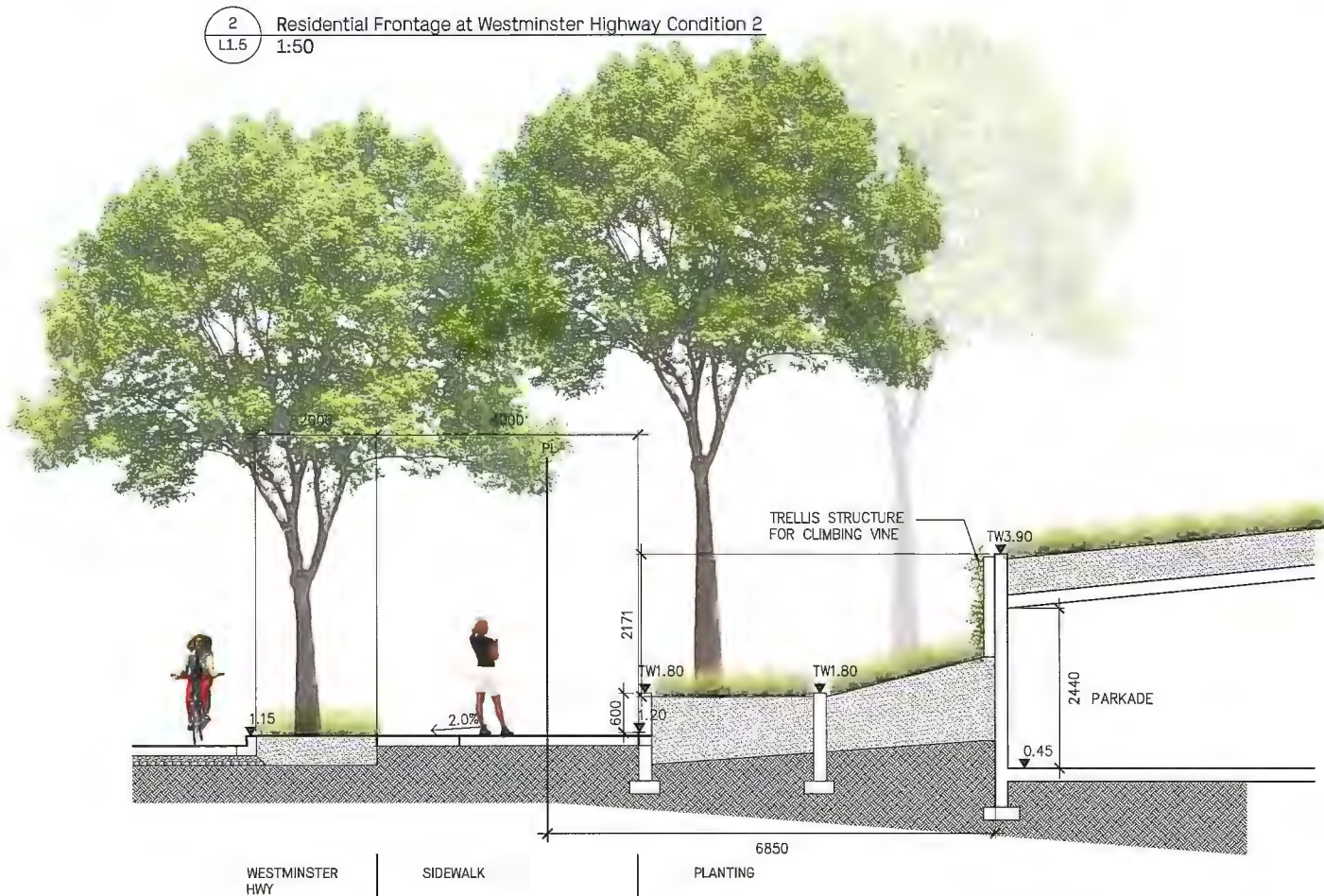
1 Residential Frontage at Westminster Highway Condition 1
L1.5 1:50



2 Residential Frontage at Westminster Highway Condition 2
L1.5 1:50

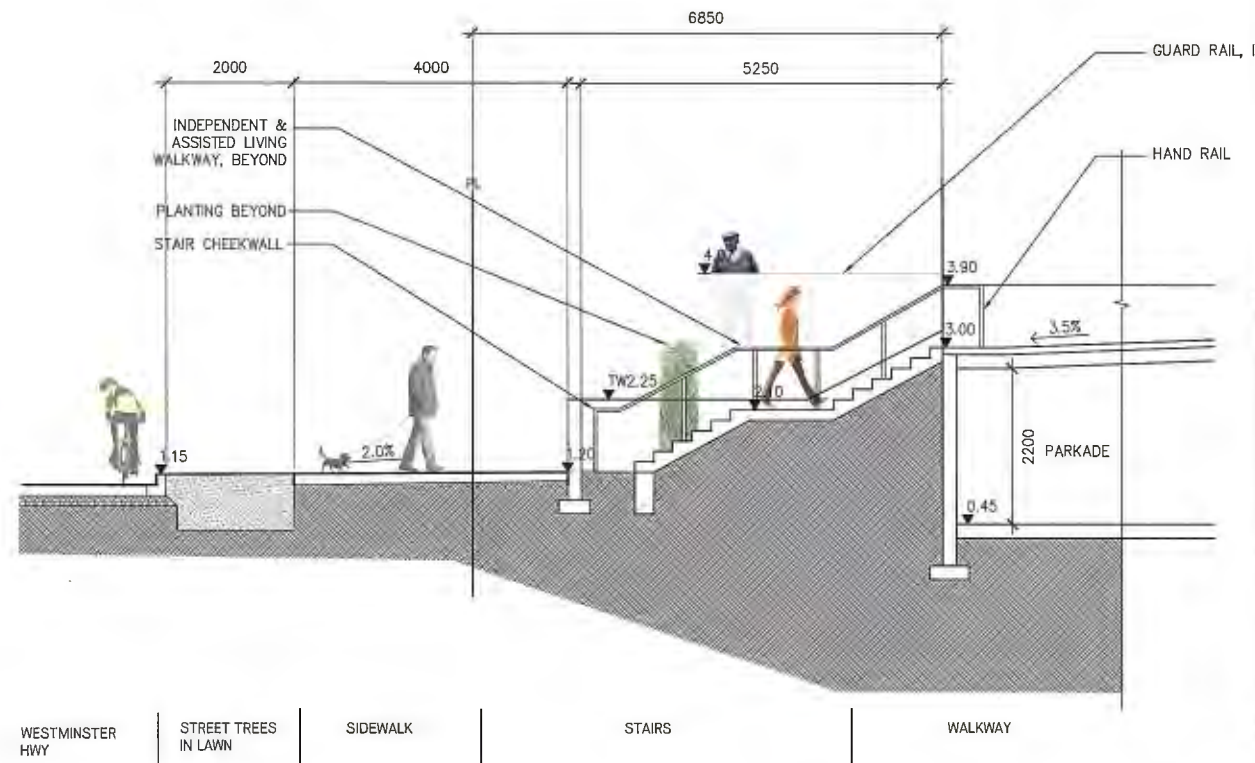


3 Residential Frontage at Westminster Highway Condition 3
L1.5 1:50

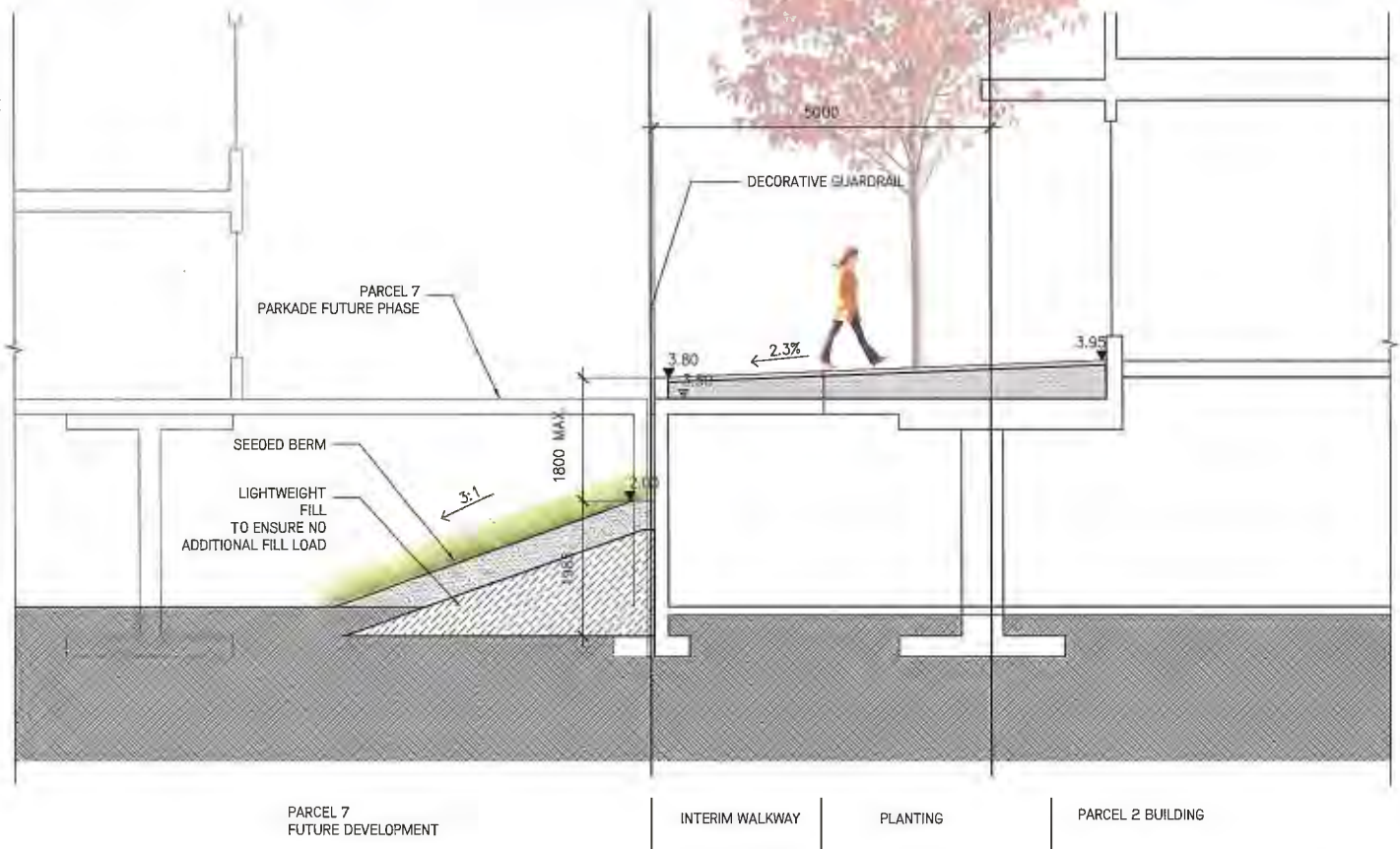


4 Residential Frontage at Westminster Highway Condition 4
L1.5 1:50

DP 15-716 268-22



1 Stairs Between Parcel 2 & 3 at Westminster Highway
L1.6 1:50



3 Parcel 2 Interim Walkway at Future Development
L1.6 1:50



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No.	Description	Date
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Parcel 2
Richmond BC

Landscape Sections

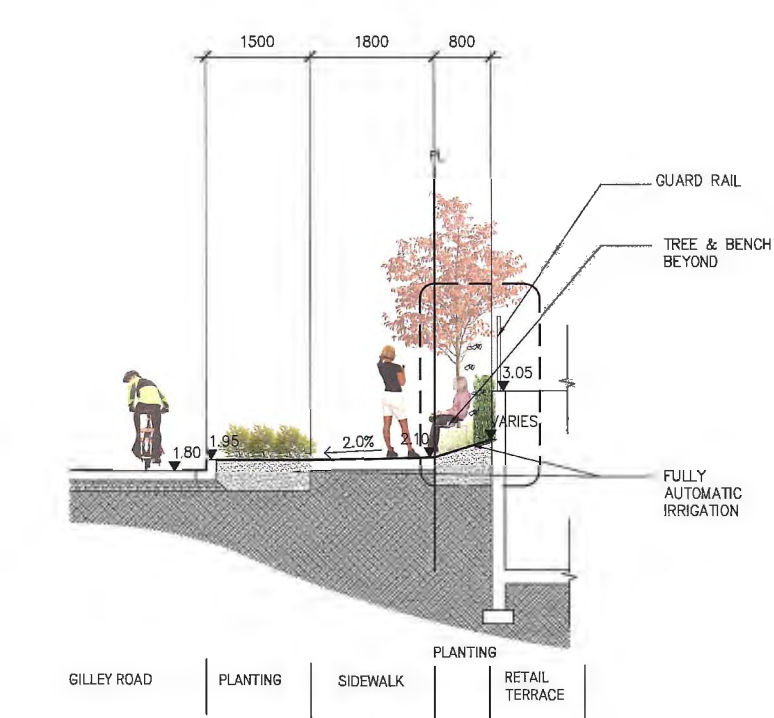
PARCEL 2 PRIVATE PATIO PLANTING WALKWAY PLANTING CHILDREN'S PLAY AREA WALKWAY PLANTING

PARCEL 3 COURTYARD

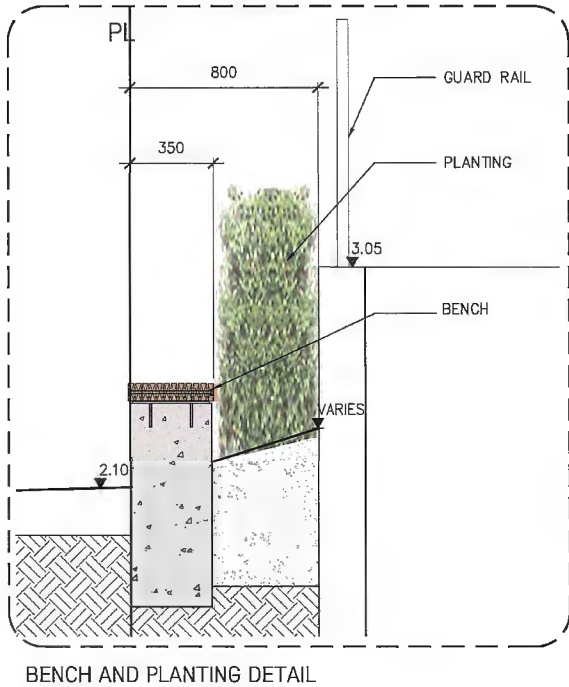
2 Parcel 2 & 3 Courtyard Looking West
L1.6 1:75

DP 15-716 268-23

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.6
Scale	as shown	
Drawn/Checked	gc / DS	



1
L1.7
Planting on Gilley Road at Westminster Highway
1:50



BENCH AND PLANTING DETAIL

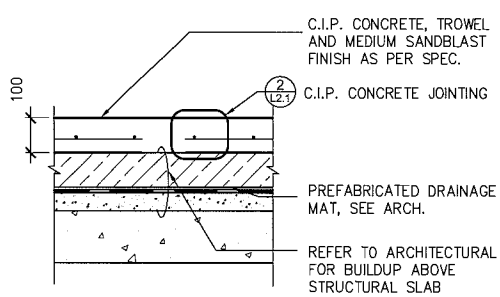
NOT FOR CONSTRUCTION		
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No.	Description	Date

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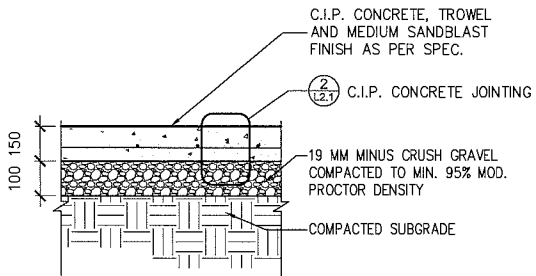
Parcel 2
Richmond BC

Landscape Sections

DP 15-716268-24

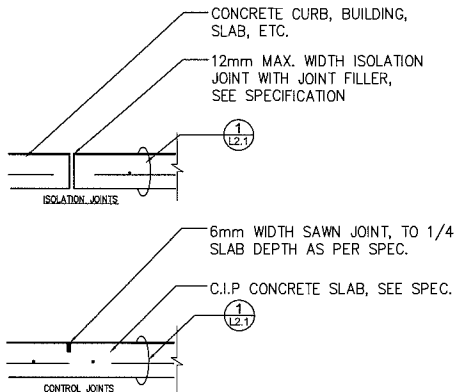


ON SLAB TYP.

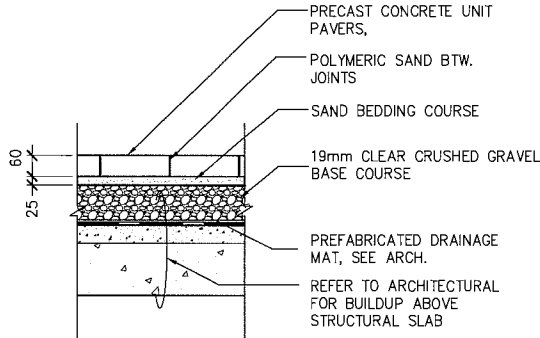


ON GRADE

1 PAVING TYPE A - CIP CONCRETE PAVING
L2.1 1:10

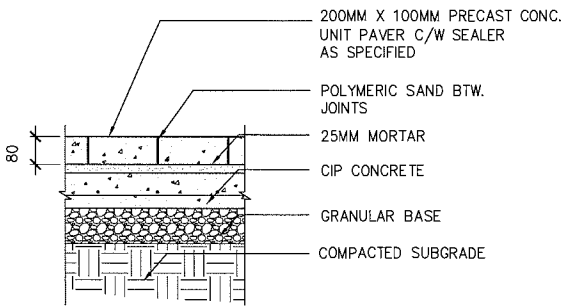


2 CIP CONCRETE JOINTING TYP.
L2.1 1:10

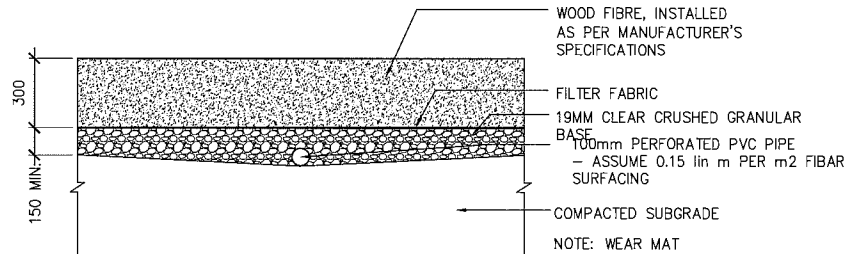


ON SLAB TYP.

4 PAVING TYPE B - PRECAST CONCRETE UNIT PAVERS
L2.1 1:10



x PAVING TYPE C - VEHICULAR UNIT PAVING
L2.1 1:10



5 PAVING TYPE E - WOOD FIBRE SURFACING
L2.1 NTS

NOTE:
CONSTRUCT ALL CONTROL JOINTS
AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM
CRACKING OCCURS

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02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Parcel 2
Richmond BC

Paving Details

DP 15-716268-25

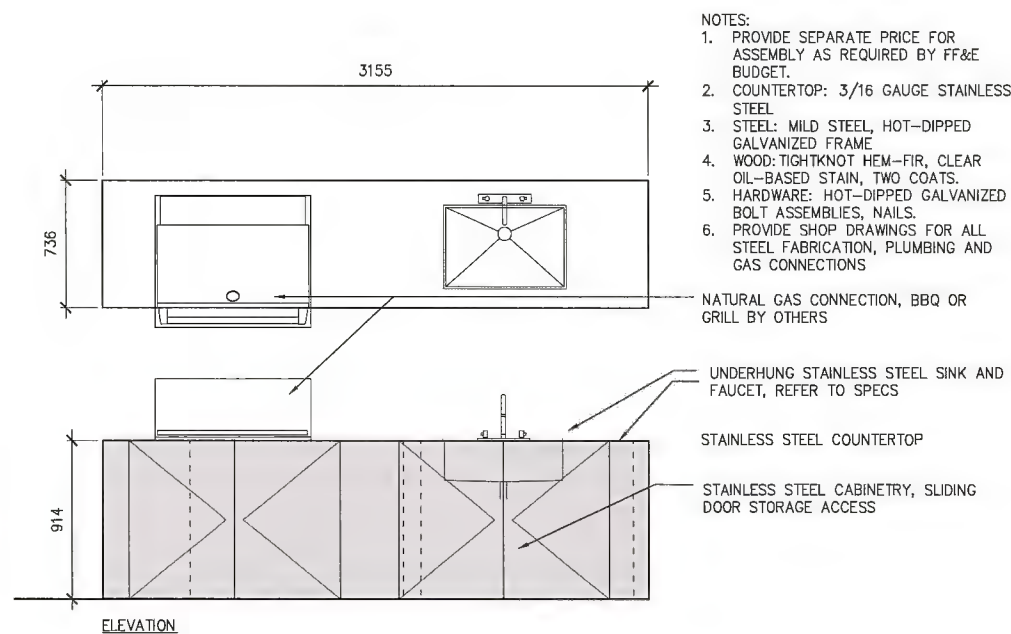


1 METAL TRELLIS PRECEDENT
2.1 NTS

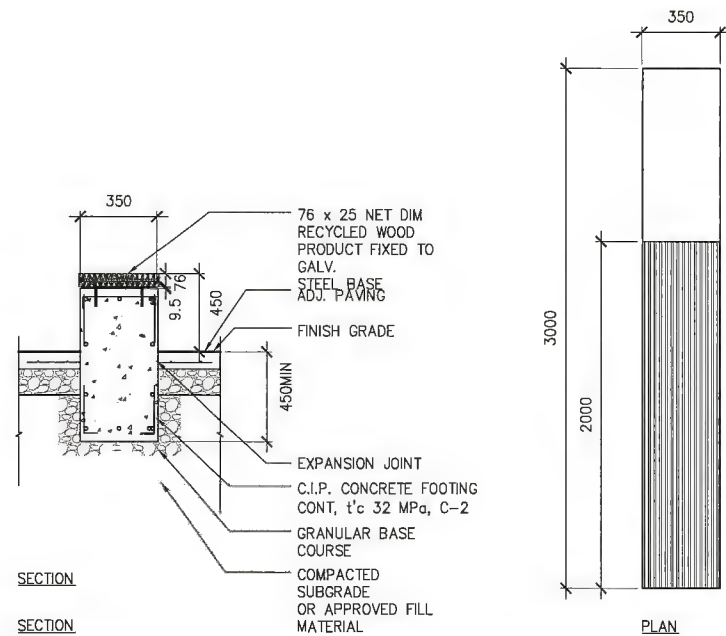


2 LOG PLAY STRUCTURE PRECEDENT
2.1 NTS

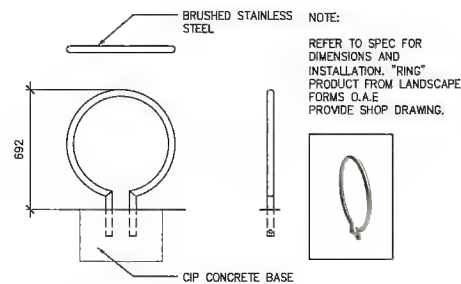
KOMPAN ROBINIA
NATURAL WOOD CLIMBING
STRUCTURE
APPROX. 6M X 6M = 36 SQ M



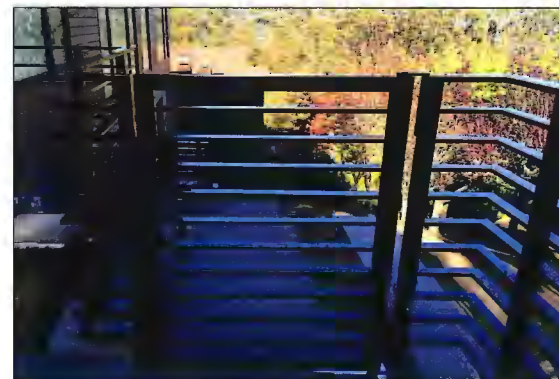
3 OUTDOOR KITCHEN
L2.2 1:20



4 CONCRETE BENCH WITH WOOD TOP - TYPICAL
L2.2 1:20



5 RING BIKE RACK
nts



6 GATE PRECEDENT
nts

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02	RE-ISSUED FOR OP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

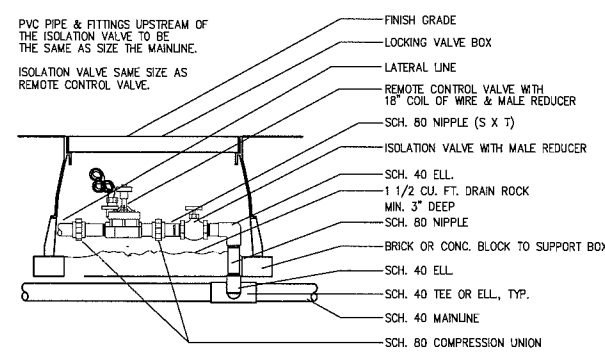
No.	Description	Date
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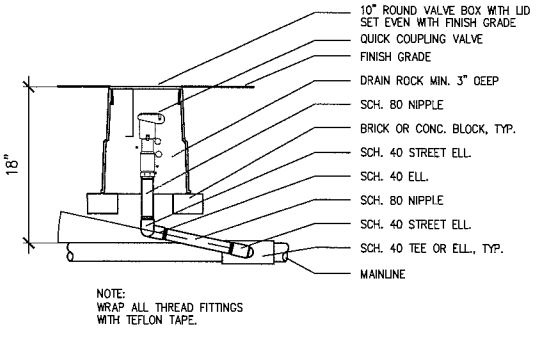
Hamilton

Parcel 2
Richmond BC

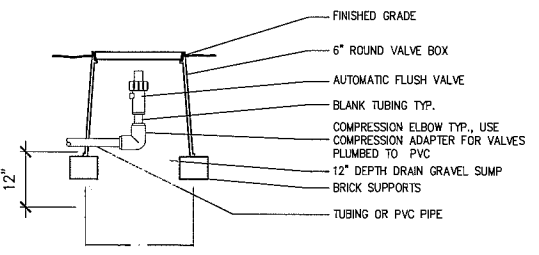
Site Furnishings
Details



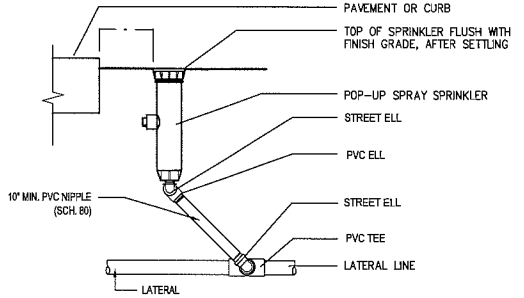
1 REMOTE CONTROL VALVE
L4.70 1:10



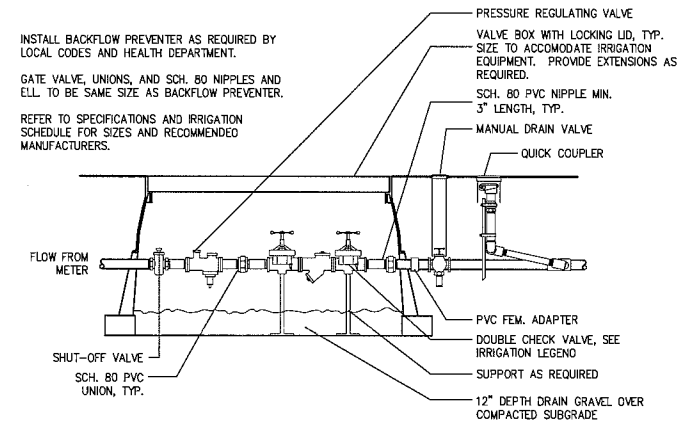
4 QUICK COUPLER
L4.70 1:10



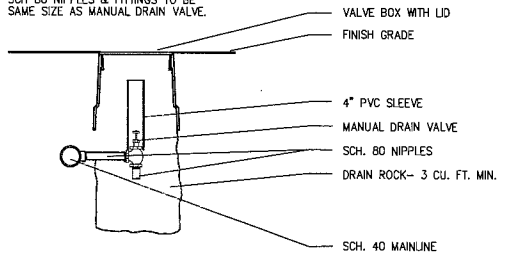
7 AUTOMATIC FLUSH VALVE
L4.70 1:10



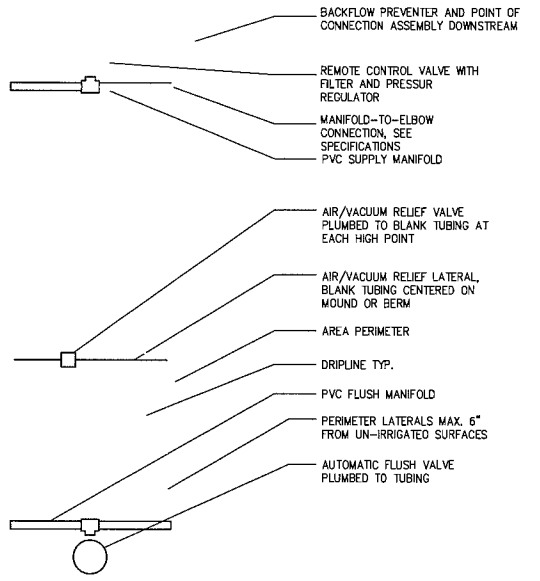
10 SPRAY POP-UP SPRINKLER
L4.70 1:10



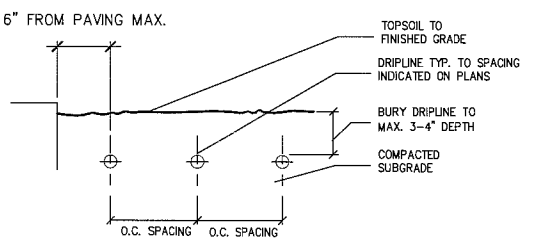
2 REMOTE CONTROL VALVE
L4.70 1:10



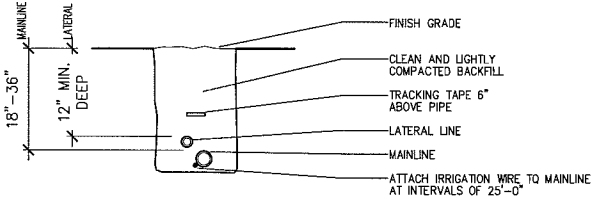
5 MANUAL DRAIN VALVE
L4.70 1:10



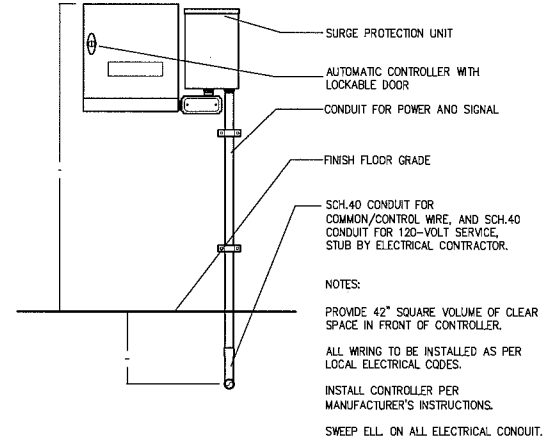
8 DRIP LAYOUT TYP.
L4.70 1:10



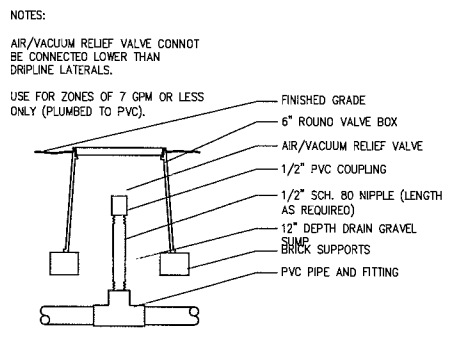
11 DRIP LAYOUT PROFILE
L4.70 1:10



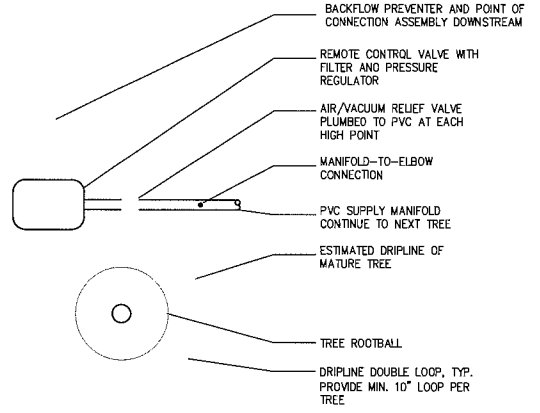
12 IRRIGATION TRENCH PROFILE TYP.
L4.70 1:10



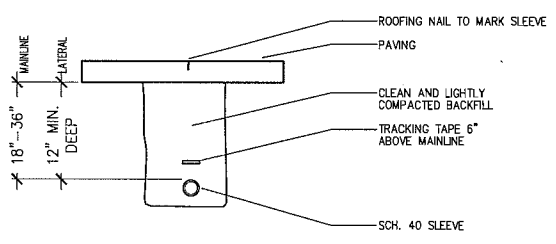
3 IRRIGATION CONTROLLER
L4.70 1:10



6 AIR VACUUM RELIEF VALVE
L4.70 1:10



9 TREE DRIP LAYOUT TYP.
L4.70 1:10



13 IRRIGATION SLEEVING TYP.
L4.70 1:10

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01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Hamilton

Parcel 2
Richmond BC

Irrigation
Details

DP 15-710208-28

Date	MAR. 10/16	Drawing Number
Project No.	1321	L2.4
Scale	as shown	
Drawn/Checked	gc DS	



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

NO. REVISION:	DATE:
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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1330-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO. **A0.1**

DP No: DP 15-716268
BP No:



View at Westminster Hwy & Gilley Road (Highstreet)

DP 15-716268
Reference Plan

E:\ACAD\00P\2013\1330\DP\1330-A0.1.DWG



Residential Main Entry / Stroll Way

DP 15-716268
Reference Plan



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
Advisory Design Panel
Response
03 JUNE 2016

NO. REVISION:	DATE:
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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T8

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1330-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A0.2

DP No: DP 15-716268
BP No:



Northwest Corner



Courtyard View



Westminister & Gilley Road

DP 15-710208
Reference Plan



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Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE: 1330-A0.1.dwg
SCALE: NTS
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.: **1330**

DWG. NO.
A0.3

DP No: DP 15-710208
BP No:



Aerial Perspective View - Southwest corner



Aerial Perspective View - Northeast corner



Aerial Perspective View - Looking North



Aerial Perspective View - Northwest corner



Aerial Perspective View - Southeast corner



Aerial Perspective View - Looking East

DP 15-716268

Reference Plan



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ISSUED:	DATE:
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3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
AERIAL PERSPECTIVE VIEWS

DATABASE: 1330-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1330

DWG. NO. **A0.4**

DP No: DP 15-716268
BP No:

E:\VACAD\2013\1330\DP\1330-A6.0 SHADOW DIAGRAM.DWG



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

DP 15-716268
Reference Plan



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Vancouver, BC Canada
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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
Advisory Design Panel
Response
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE: 1330-A0.4.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1330

DWG. NO.
A0.5

DP No: DP 15-716268
BP No:

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100-12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
CONTEXT MAP
SITE PHOTOS

DATABASE: 1330-A0.5.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. _____

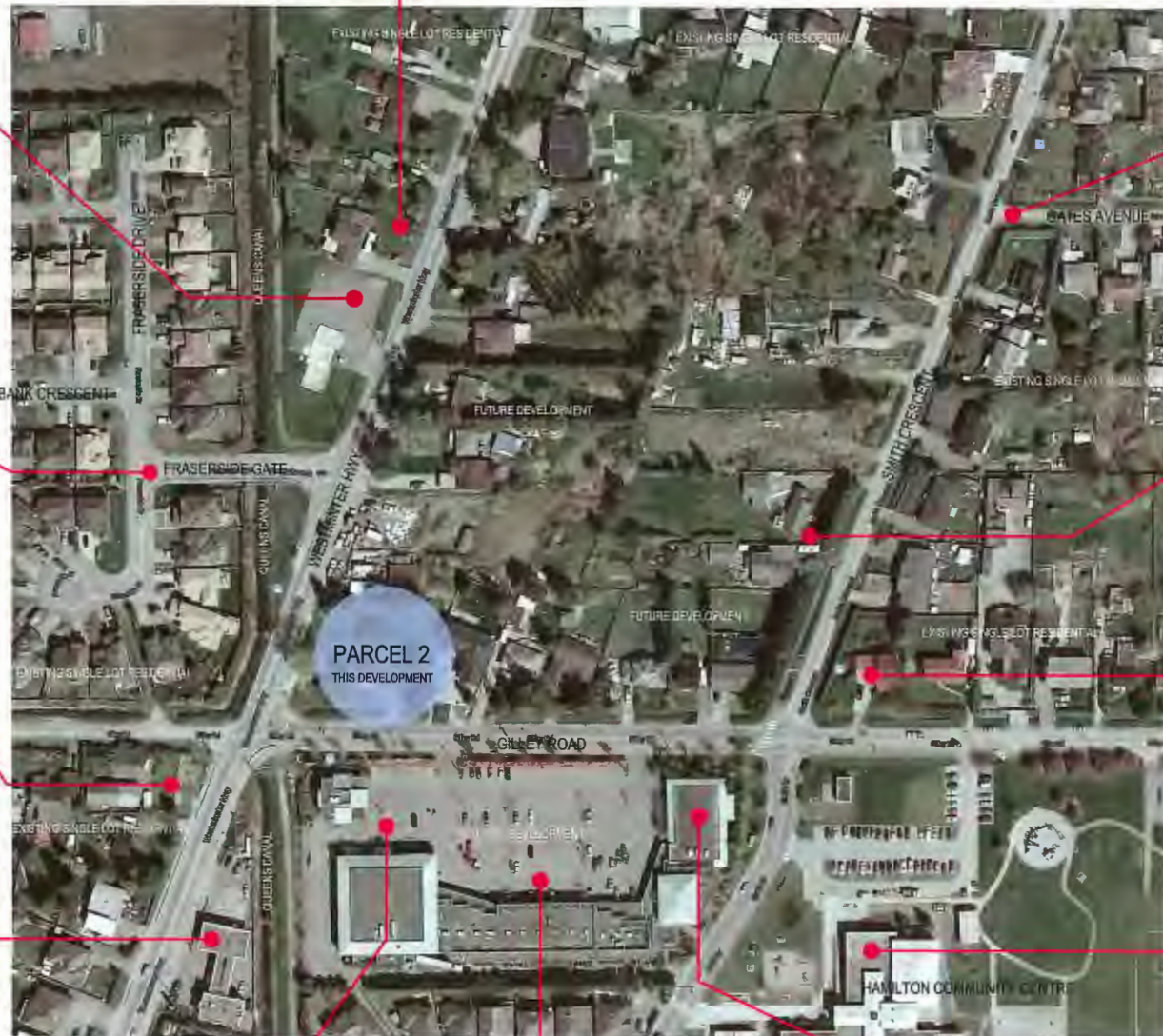
PROJECT NO. 1330



DWG. NO. **A0.6**

DP No: DP 15-71626

BP No.



DP 15-710208
Reference Plan



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 9, 2016

From: Wayne Craig
Director of Development

File: DP 15-716274

Re: Application by Oris Developments (Hamilton) Corp. for a Development Permit on Parts of 23241 and 23281 Gilley Road, and Part of 23060, 23066, 23080, and part of 23100 Westminster Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 130-unit seniors housing building on parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;
 - b) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and
 - c) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).

Wayne Craig
Director of Development

MM:blg
Att. 3

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to develop a 130-unit seniors housing building occupying parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)". The subject site, Oris' Parcel 2, and their adjacent Parcel 3 project site, will be consolidated and subdivided as a condition of rezoning (See Parcels 2 and 3 on the attached Development Permit Plan DP15-716274 - #2).

The subject site, Oris' Parcel 3 project, is being rezoned from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9261 (RZ 14-660662). The Parcel 3 project provides a continuum of accommodation and care with: 82 congregate housing units, 18 memory care and transition units, and 30 independent living strata units.

Immediately to the south, Oris' Parcel 2 project is being processed concurrently with a rezoning under Bylaw 9262 (RZ 14-660663) and a Development Permit application (DP 15-716268). Parcel 2 includes a mixed-use, four-storey building located at the corner of Gilley Road and Westminster Highway with 69 apartment units and 932 m² (10,030 ft²) of ground-level retail.

The two (2) buildings on Parcels 2 and 3 are connected in that they share a common driveway and have connected parkades with shared parking. The buildings also have shared indoor amenity space on Parcel 3.

Together, the Parcel 2 and 3 projects include the first new developments within the Hamilton Area Plan's *Village Centre*. The above zoning amendment bylaws for these projects received third reading at a Public Hearing on September 8, 2015.

As a condition of rezoning, the applicant is also entering into a Servicing Agreement (SA15-617692) for significant improvements to Westminster Highway and Gilley Road as discussed below, Riparian Management Area (RMA) habitat compensation works, and constructing a sewer main extension to the Gilley Road sanitary pump station discussed further in the Parcel 2 Development Permit report (DP15-716268).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings zoned "Single Detached (RS1/F)". This area will be redeveloped with up to four-storey apartment buildings.

- To the south, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with a four-storey, mixed-use building on Oris Developments (Hamilton) Corp.’s proposed Parcel 2 (DP15-716268).
- To the east, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with further four-storey, mixed-use buildings.
- To the west, a vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)”. This area will be redeveloped with townhouses.

Rezoning and Public Hearing Results

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

- Improve the grade difference between the public sidewalk and the main level of the building along Westminster Highway to address the objective of achieving a comfortable height transition.
- Provide adequate landscape screening of the projecting parts of the parkade.
- Provide adequate animation of the streetscape and application of CPTED principles.

The Public Hearing for the rezoning of this site was held on September 8, 2015. No concerns about rezoning the property were expressed at the Public Hearing.

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

- The large expanse of the lower section of the building’s west elevation facing Westminster Highway was broken down in scale with addition of a landscaped terrace and additional plantings. These changes provide for a more comfortable transition to the adjacent sidewalk while screening the parkade.
- The elevated walkway and parkade wall adjacent to a portion of the building’s Gilley Road frontage have been well addressed with the addition of stone cladding, benches and planters.
- Additional building design elements and articulation have been included to create a focal point at the northwest corner of the building at Westminster Highway and New Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)” zone except for the zoning variances noted below.

Development Access and Streets:

The proposed seniors congregate care / apartment building on Parcel 3 and the adjacent mixed-used building on the Parcel 2 to the south will have a common, private vehicle driveway entering from Westminster Highway that will be extended through to Smith Crescent as future parcels develop to the east. This common driveway is designated within the Hamilton Area Plan as a *Shared Street* with a statutory right-of-way (ROW) to ensure local public vehicle and pedestrian access with maintenance by the future owners of the development.

This Staff Report references the name “New Road” as included within the Development Permit plans and Rezoning Considerations, which then will be officially named through the City’s road naming policy prior to issuance of the Building Permit.

Westminster Highway:

The applicant will complete a number of improvements to Westminster Highway which will remain at its current 1.0 m (3.3 ft.) elevation. The major transportation improvements include, but are not limited to:

- A 1.8 m (6.0 ft.) wide on-street bike lane, new minimum 2.5 m (8.0 ft.) wide off-road multi-use pathway/sidewalk with a 1.5 m. (5.0 ft.) landscaped boulevard on the east side of Westminster Highway to the north of the proposed publicly accessible, privately maintained New Road.
- A bus lay-by and a shelter occupying an expanded 5.0 m (16.5 ft.) wide section of sidewalk are located near the Gilley Road intersection.
- A southbound left-turn lane into the development’s proposed New Road.

Parking:

The partially below-grade parkades for Parcels 2 and 3 will be connected with vehicle access being provided on Parcel 3 to the proposed publicly accessible New Road. The proposed parking meets the requirements in Zoning Bylaw 8500 as follows:

- Parcel 3 includes 102 parking spaces required for the apartments and seniors congregate housing units, 24 resident parking spaces for Parcel 2, and 19 excess parking spaces. The excess parking may be allocated via easement to future adjacent development phases by the applicant if desired.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.

Tree Retention and Replacement:

No trees are planned to be retained on the site given that the building parkade will occupy the entirety of the site to provide the necessary parking. The applicant has submitted a landscape plan as part of the Development Permit that identifies 33 trees on Parcel 3. This exceeds the replacement tree ratio of at least 2:1 to compensate for the 11 removed trees.

Common Indoor Amenity Space:

There is approximately 1,094 m² (11,776 ft²) of common amenity space for use of Parcel 3. Part of this large amenity space will be for residents of the building on Parcel 3, and part for shared use by residents on Parcel 2. The amenity areas on Parcel 3 include the following:

- For the use apartment/ seniors congregate housing on Parcel 3: 704 m² (7,587 ft²) of amenity space; comprised of two (2) lounges, dining room, theatre, kitchen, country kitchen, library, beauty salon and barber shop.
- Shared between Parcel 3 and adjacent Parcel 2: 321 m² (3,458 ft²) of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for Parcel 2: A 69 m² (741 ft²) amenity room for use of residents of only the adjacent Parcel 2.

There will be a requirement for registration of an easement on Parcel 3 to ensure that residents of Parcel 2 are provided with rights of access and use for the above amenity areas.

Common Outdoor Amenity Space:

The outdoor amenity on Parcel 3 includes 1,180 m² (12,702 ft²) within a large courtyard within this “U” shaped building which includes raised garden plots, a walking pathway and seating described further below.

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

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

- 1) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building.
- 2) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building.

(Staff supports the above proposed minor variances as they both pertain to a large stone clad architectural fin feature that improves the transition in the building design between its north and west elevations while allowing for a pop-up corner roof. The fin feature and pop-up corner roof accentuate this corner of the building to create a gateway focal point at the corner of Westminster Highway and the New Road providing access to the development.)

- 3) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).

(Staff supports the above proposed variance as it will allow for a 3.6 m (11.8 ft.) by 8.35 m (27.4 ft.) communal garden shed for use of the residents, while not reducing the useable common amenity space within the courtyard that would be created with the shed being set back 3.0 m (9.8 ft.) from the property line. As this is an interior side lot line shared with Parcel 2, the proposed shed is not visible from the adjacent streets. The landscape plans for Parcels 2 and 3 have been developed together and take into account the proposed shed location.)

Advisory Design Panel Comments

The Advisory Design Panel meeting was held on May 18, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- Westminster Highway and the building's parkade slab remain at the current geodetic elevation of approximately 1.0 m, well below the 3.5 m main floor elevation of the building. With this elevation difference, the height of the parkade creates a substantial "building base".
- Wide and heavily landscaped terraces above Westminster Highway provide an attractive grade transition to the adjacent streetscape.
- The interim grade transitions to the existing single-family dwellings on the north and east sides of building (designated for future four-storey redevelopment in the Hamilton Area Plan) are addressed with temporary landscape berms sloping down at 3:1 angle and extending 5.0 m (16.5 ft.) away from the building.
- The building's south courtyard opens out onto a walkway shared with the adjacent mixed-use building on Parcel 2.
- The north-south greenway; which leads from Parcel 2 and the *High Street Plaza* to the south, is located on the east side of the building podium, will be widened to the east and extended to north by future developments. In the interim, grade transitions to the existing single-family lots on the north and east side of the building (planned for future four-storey redevelopment) are addressed with a sloping landscape berm. This berm will be included within an easement registered on title of the adjacent lots in favour of Parcel 3 as a condition of issuance of the Development Permit.
- The New Road rises from Westminster Highway up to the 3.5 m elevation of the building's main floor.
- The sidewalk adjacent to the New Road and north-south greenway provide for pedestrian circulation for the proposed and future developments as provided by *Shared Street* and *Strollway* networks in the Hamilton Area Plan.

Urban Design and Site Planning

- The building has a wide "U" shape with a courtyard facing to the south towards the mixed-use building proposed for Parcel 2.
- On the north elevation facing New Road, a large port cochere provides the focal point for the building and creates a covered area for vehicle drop-off/pick-up of residents.
- The parkade entrance for the subject Parcel 3 and the adjacent Parcel 2 building is accessed from the New Road on the north elevation.

Architectural Form and Character

- The building's facades are articulated with stepped massing components, balconies, material and colour and varied roof projections.
- Key building corners are expressed with higher roofs.
- The building elevations include a soft green and grey vinyl siding and cementitious (Hardie) siding applied to accentuate building articulation.
- The balconies are enclosed with glass railings accented by horizontal metal banding.
- Numerous balcony columns and sections of the soffit above the balconies are clad with reddish-brown stained wood to further accentuate the articulation of the building's facades.

- There are cultured grey ledge stone architectural fin features and columns supporting the porte cochere, parkade entrance, and on the prominent vertical architectural elements at the northeast and northwest corners of the building. Sections of the ground floor include stone elements which break-up the walls and support the balconies on the three (3) floors above.
- The memory ward on the ground floor of the southwest wing of the building has smaller windows and a shared, private patio instead of individual unit patios.

Landscape Design and Open Space Design

- The building's podium at 2.5m (8.2 ft.) above Westminster Highway to the west has been addressed with two (2) heavily landscaped planter terraces. There are two (2) types of treatment of the 5.25 m (17.2 ft.) to 5.5 m (18.0 ft.) area between the building and public sidewalk on Westminster Highway that are shown on the landscape plans in the Development Permit. The upper terrace also includes a fully accessible pathway leading from the south courtyard to New Road.
- On the north side of the site, New Road includes a 2.5 m (8.2 ft.) sidewalk, port cochere pedestrian pick-up/drop-off area and an outdoor dining patio, all paved with scored concrete.
- The on-site, publicly accessible north-south greenway includes a 2.5 m (8.2 ft.) sidewalk with scored concrete and a treed planting strip to provide a buffer to private common patios on the east side of the building. This greenway will be widened by the future adjacent development to the east and extended to the north by other developments.
- The large south courtyard provides the main amenity space for the project which includes the following outdoor living elements:
 - An outdoor siting and dining patio.
 - Community garden plots and garden shed.
 - Shuffle board.
 - Seating areas set amongst raised landscape mounds with trees.
 - A separate, enclosed, private patio area for the memory care ward.

Crime Prevention Through Environmental Design

The proposed development includes the following design elements that support CPTED principles:

- The four-storey buildings have a substantial number of balconies and windows facing adjacent roadways and public greenway, while having sufficient landscaping for privacy for units on the ground level.
- The large amenity areas facing onto the internal courtyard, public greenway and the New Road have front elevations with windows and major entry doors that provide for more "eyes on the street".
- The internal courtyard and pedestrian mews between the subject building and the adjacent Parcel 2 building include landscaping that provides a balance between privacy for residents and visibility onto the common pathways.

- The courtyard and pedestrian pathway are separated from Westminster Highway and the north-south greenway by gates and railings that prevent entry of strangers, but still provide for visibility.
- The project includes a lighting plan; with lighting of private and public areas on the greenway and New Road.

Accessible Housing

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The applicant has stated that every reasonable effort will be made to provide accessibility features in every unit and most, if not all, will meet the “basic universal housing” provisions under Zoning Bylaw 8500 at Building Permit plans stage.

Energy and Sustainability

The applicant is proposing that the development be LEED Silver equivalent with a rating of 51. The LEED Silver equivalency is based the following identified sustainability measures as included on the initial LEED Project Checklist (Attachment 3):

- Providing on-site geothermal heating
- Water efficient landscaping.
- Dual flush toilets and low flow faucets.
- Low-E glazing on all windows.
- Energy Star appliances.
- Recycled and regional materials.

The applicant is proposing the above elements which are intended to be included in the detailed architectural and engineering plans at time of building permit application. The applicant has constructed a number of projects with geothermal heating in Richmond. The provision of an on-site geothermal heating system, however, is not secured through registration of a restrictive covenant on title or other means.

Conclusions

The proposed seniors building on Parcel 3, along with the adjacent Parcel 2 mixed-use development, constitute the first two (2) Development Permit applications to be considered under the Hamilton Area Plan.

The proposed four-storey building is consistent with the intent of the Area Plan’s *Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)* designation and Development Permit Area guidelines.

The subject developments provide the basis for creating the envisioned pedestrian-oriented, mixed-use *Village Centre*. The proposed development also establishes the first legs of the planned east-west *Shared Street* with New Road and the north-south greenway for *Strollway* network provided for under the Area Plan. These improvements are at the core of creating a pedestrian-oriented *Village Centre* for Hamilton.

Given the above, staff recommends that the Development Permit for the proposed project be issued.



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

MM:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$735,056.
- Registration on title an easement extending for a depth of 5.0 m (16.5 ft.) onto the lots immediately north and east of Parcel 3 in favour of the owners of Parcel 3 to allow them to install, maintain and remove a landscape berm which includes soil, landscaping, irrigation and drainage as may be needed on these adjacent lots.
- Registration of a restrictive covenant on title that requires prior to issuance of a Building Permit, that the owner would submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), and which addresses:
 - For the 9 weeks in the summer to coincide with the school closure, a minimum of one lane alternating traffic and a pedestrian walkway, on or immediately adjacent, to Gilley Road to the satisfaction of the City with diligence in not backing up eastbound traffic from Gilley Road onto Westminster Highway and provide a continuous walkway for pedestrians.
 - Consultation with the school administration must occur for the works scheduled to be done in September, 2017, so notification can be given to parents on how to get their children to school during that time period.
 - Consultation must take place with the Hamilton Community Center as to how the partial closure will affect patrons using the center and possible alternate routes of access.
 - Consultation with Coast Mountain Bus on potential impact to their routes in the area.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Completion of a Waste Management Plan to confirm the allocation of recycling and garbage containers within the refuse rooms for the different uses within the Parcel 3 seniors building.



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-716274

Attachment 1

Address: 23241 and 23281 Gilley Road, and 23060, 23066, 23080 and part of 23100 Westminster Highway

Applicant: Oris Developments (Hamilton) Corp. Owner: Oris Developments (Hamilton) Corp.

Planning Area(s): Hamilton

Floor Area Gross: 10,035 m² Floor Area Net: 8,660 m²

	Existing	Proposed
Site Area:	5,783 m ²	5,783 m ²
Land Uses:	Single-Family	Seniors Residential
OCP Designation:	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Zoning:	"Single Detached (RS1/F)"	"Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"
Number of Units:	N/A	130

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.50 plus 0.19 for amenity space	1.50 plus 0.19 for amenity space	none permitted
Lot Coverage:	Max. 60%	54%	none
Setback – Front Yard: (West; Westminster Hwy)	Min. 6.0 m	6.0 m	none
Setback – Side Yard: (North)	Min. Bldg. 10.0 m, Canopy 5.0 m	Bldg. 10.0 m, Canopy 5.0 m; variance requested to increase the permitted 0.60 m projection	Variance of 0.47m required for an architectural feature from 0.60 m to 1.07 m
Setback – Interior Side Yard: (South)	Min. 3.0 m	3.0 m	none
Setback – Rear Yard: (East)	Min. 6.0 m	6.0 m	Variance of 2.7m required for a garden shed from 3.0 m to 0.3 m
Height (m):	Max. 17.0 m	17.6 m	Variance of 0.6m required for an architectural feature from 17.0 m to 17.6 m
Lot Size:	5,000 m ²	5,783 m ²	none

Off-street Parking Spaces – Regular/Commercial:	102	102 plus 19 excess parking spaces for potential use in future adjacent parcels	none
Off-street Parking Spaces – Accessible:	2	4	none
Total off-street Spaces:	102	102 plus 19 excess parking spaces for potential use in future adjacent parcels	none
Tandem Parking Spaces	0	0	none
Amenity Space – Indoor:	Min. 100 m ²	636 m ²	none
Amenity Space – Outdoor:	Min. 780 m ²	1,432 m ²	none

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

**Wednesday, May 18, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

- 2. DP 15-716268 – 69-UNIT MIXED USE FOUR-STOREY BUILDING; AND**
- 3. DP 15-716274 – 130-UNIT SENIORS RESIDENTIAL AND CONTINUUM OF CARE FOUR-STOREY BUILDING**

ARCHITECT: Rositch Hemphill Architect

PROPERTY LOCATION: Westminster Highway and Gilley Road

Applicant's Presentation

Dana Westermarck, Oris Consulting Ltd., Keith Hemphill, Rositch Hemphill Architect, and Doug Shearer, Hapa Collaborative, provided background information on the proposed developments (Parcels 2 and 3) and answered queries from the Panel.

Panel Discussion

Comments from the Panel for Items 2 and 3 were as follows:

- appreciate the proposed architectural design and proper use of shape and form; building overhangs and setbacks provide solar shading; *Noted.*
- the project is in the right direction in terms of sustainability; the applicant is aiming for LEED Silver equivalency for the project; however, LEED scorecards need to be provided to show how the targeted energy credits are to be achieved;
We have included the LEED Scorecard and response from our LEED consultant confirming that LEED silver equivalent will be achieved.
- appreciate the proposed geo-exchange system; investigate opportunities for sharing of heating system for residential and retail units;
Oris will be providing a geoexchange system and will continue to explore options to share energy between uses.
- provide details on parking ventilation; consider introducing shafts and/or openings in the north, west and south exposures;
Parking ventilation is achieved through grills at vertical wall facing Westminster Hwy. and have been integrated into the landscape design.

- provide a mechanical room for the swimming pool;

This was already included on sheet A3.0 for Parcel 3.

- review the distance between the kitchen exhaust and make-up air unit to ensure compliance with requirements;

Done, see roof plan.

- consider further design development to the High Street Plaza in Parcel 2 to make it more engaging and inviting as a community gathering place as envisioned by the project; should also be able to accommodate community events for residents and non-residents of the proposed development;

The High Street Plaza occupies the same space as the Fire Lane and Staging Area which cannot contain any permanent structures or trees. However, once the adjacent parcel is developed and the plaza space is more defined the fire lane can shift east between both parcels to allow for the street trees to continue from the north. In the interim, moveable furniture, moveable planters, and overhangs have been included to provide comfort to invite residents and visitors to use this community space. Refer to L1.1 Landscape Materials & Layout Plan Parcel 2.

- the walking loop around the two parcels should be more distinct; also consider introducing safety measures to enable pedestrians, especially seniors, to cross the ramp safely;

All pedestrian routes in both parcels are meant to have visual prominence. The walking loop/assisted living walking route is meant to be a feature unique to Parcel 3. There, safety measures such as signage and contrast paving have been proposed to ensure pedestrians (especially seniors) are able to cross the ramp safely. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 3.

- consider more architectural variations between the two buildings;

The two buildings are differentiated through the use of material changes and colour. Parcel 2 is accented with brick and panels of strong 'rust' colour while parcel 3 is accented with stone and strong panels of sage green. See sheet A0.2 for Parcel 2.

- appreciate the master plan for the proposed developments (Parcels 2 and 3); appreciate the massing and density; *Noted.*

- the prominent corner at Gilley Road and Westminster Highway appears compressed; needs design development to improve architectural expression; Consider making it clearer through (i) widening the upper stairs leading to the retail units, *Done* (ii) shifting the parkade stairs away from Gilley Road and farther north along Westminster Highway to provide better separation from the corner stairs, *Done*; *a new area of landscape planting has been added to better separate and differentiate the stairs*; and (iii) removing the tree near the corner; *The tree has been removed and a planter has been added to further separate the two staircases. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 2.*

- differentiate the main entrance to residential units from the retail units' entry at the High Street Plaza along Gilley Road; develop a hierarchy of entrances; the main entry to the residential units should be visually distinct and separate from the retail entrance;

What was interpreted by the panel as a 'retail entrance' was simply the accessible access to the commercial parking provided with an elevator. The design intent is to play down the entry to a more subtle character consistent with the commercial frontage which is very different than the residential. The residential entry has been made larger and enhanced with additional timber detail to increase the differentiation.

- reconsider use of vinyl in some portions of the proposed buildings; consider replacing with more durable materials such as hardie panel to maintain the robust character of the proposed developments;

As part of both increasing the use of the more robust 'hardie' material and to increase the differentiation of the two buildings, strategically chosen panels of wall have been changed to 'hardie' panel with a strong contrasting colour. Parcel 2 is enhanced with panels of 'rust' colour, and brick, while Parcel 3 is enhanced with 'sage green' and stone. See sheet A0.2 for Parcels 2 and 3.

- consider simplifying the jagged roofline by eliminating some indents;

Consideration has been given to the suggestion. However, the roof line typically follows the massing and is an important element in identifying and separating the balcony stacks which contribute to the building articulation.

- planting of street trees along Gilley Road need to have a rhythm to provide individual character to each retail space; apply the proposed landscaping along the Westminster Highway elevation to the Gilley Road elevation;

The rhythm of the street tree planting on Gilley has been adjusted to contribute to the character of each retail space. Refer to sheet L1.1 for Parcel 2.

- consider eliminating the landscape berm in the Parcel 3 courtyard to better integrate the two courtyards and encourage more inter-generational use;

The landscape berm between Parcel 2 and 3 has been minimized, to provide more visual permeability between the two courtyards and encourage more inter-generational use. Refer to sheet L1.1 for Parcel 2.

- applicant needs to provide lighting details for the proposed developments; consider pedestrian safety and security in the lighting plan along the edges of the two parcels and inside the courtyards;

Lighting that considers pedestrian safety and security on both parcels will be included in the next submission. Refer to sheet L1.1 for Parcels 2 and 3.

- appreciate the sustainability features of the proposed development; applicant is encouraged to exceed the targeted LEED Silver equivalency; investigate opportunities for enhancing sustainability in the building envelope, e.g. by introducing triple-glazed window materials along the south side of Parcel 2 to mitigate direct sun exposure;

Oris is committed to sustainability as demonstrated in leading in this area by including geo-exchange in many of its projects. Oris will continue to look at other features and at this time will commit to LEED silver equivalency.

- appreciate the accessibility of pedestrian pathways around the site; ***Noted.***
- appreciate the design of washrooms in majority of residential units in Parcel 3; however, unit-types A and D2 have inward-opening doors; consider replacing with outward-opening doors which are more accessible and child-friendly; outward-opening doors could also be introduced in residential units in Parcel 2;

Consideration of this point will be given to the functionality of the doors at the building permit stage.

- consider design development to the hard landscaping along Gilley Road, e.g. by incorporating a patterned concrete/paver band to provide more visual interest to pedestrians;

Paving bands and a more distinct paving pattern has been introduced to the hard landscape along Gilley Road to contribute to visual interest for pedestrians. Refer to sheet L1.1 for Parcel 2.

- appreciate the landscape approach to address the proposed grade changes from Westminster Highway and Gilley Road; ***Noted.***
- support the choice of planting materials for the project; ***Noted.***
- support the use of mounted planters which appear more friendly; however, ensure adequate soil volume;

Slab depth to allow for adequate soil volume as set by the BC Landscape Standard will be coordinated. Soil will be mounded where necessary to achieve adequate soil volume.

- consider introducing landscaping elements to link/tie-in the big courtyard together, e.g. introduce a band to encourage shared use by residents of the two parcels;

Paving pattern and site furnishings such as benches, bike racks, and planting straddling both parcels invite residents of the two parcels to utilize the courtyard. The reduction of the landscape berm and permeability of the fence material between the parcels can link the two together and invite shared use.

- ensure visual connection of the grand stair along Westminster Highway with the gate/access control on the stair landing above to improve pedestrian experience; applicant needs to provide details;

The gate location has been moved west to the top of the stairs along Westminster Highway so it is visible from the bottom of the stairs.

- consider design development to the gate in the courtyard to create a more friendly character and enhance the pedestrian experience;

The courtyard gate design will be further developed in the working drawing phase to appear more "friendly" in character and enhance the pedestrian experience. Refer to sheet L2.2 for Site Furnishing Parcel 2.

- review the proposed landscaping on seniors' housing frontage at Westminster Highway to ensure visual permeability from the internal walkway ramp to the street;

A gate controls access from the walking route to the street. Low planting in planters on the Westminster Highway allow for visual permeability to the street beyond.

- agree with the proposal for early integration of shafts for parking ventilation as it will impact the landscaping of the project; and *See previous note.*
- review the long roof line; consider introducing height variation with parapet or architectural elements.

Roof lines have been adjusted with the principal corner roof pop-ups on Parcel 2 being enlarged. Similar treatments with roof pop-ups have been added to the northeast and northwest corners of the Parcel 3 building.

Panel Decision

It was moved and seconded

That DP 15-716268 and DP 15-716274 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.



LEED 2009 for New Construction and Major Renovations

Project Checklist

Hamilton - P3

May 30/16

21 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

4 2 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

7 25 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	11		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

3 4 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1	1		Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

8 2 5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
		1	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
		1	Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Geo-piles	1
1			Credit 1.2	Innovation in Design: Green Education	1
1			Credit 1.3	Innovation in Design: Integrative Process	1
1			Credit 1.4	Innovation in Design: Community Outreach and Involvement	1
1			Credit 1.5	Innovation in Design: Site Assessment	1
1			Credit 2	LEED Accredited Professional	1

3 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: optimize energy performance	1
1			Credit 1.2	Regional Priority: BC Urban only: SSc2 - Development Density and Conn	1
1			Credit 1.3	Regional Priority: BC urban only: WEc3 - Water Use Reduction (>= 35% 1	1
			Credit 1.4	Regional Priority:	1

52 8 45 Total Possible Points: 110

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



City of Richmond

Development Permit

No. DP 15-716274

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060,
23066, 23080 AND PART OF 23100 WESTMINSTER HIGHWAY

Address: C/O DANA WESTERMARK
12235 No. 1 ROAD
RICHMOND, BC V7E 1T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;
 - b) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and
 - c) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #28 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 \$735,056 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.

Development Permit

No. DP 15-716274

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060,
23066, 23080, AND PART OF 23100 WESTMINSTER HIGHWAY

Address: C/O DANA WESTERMARK
12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

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.
DAY OF , .

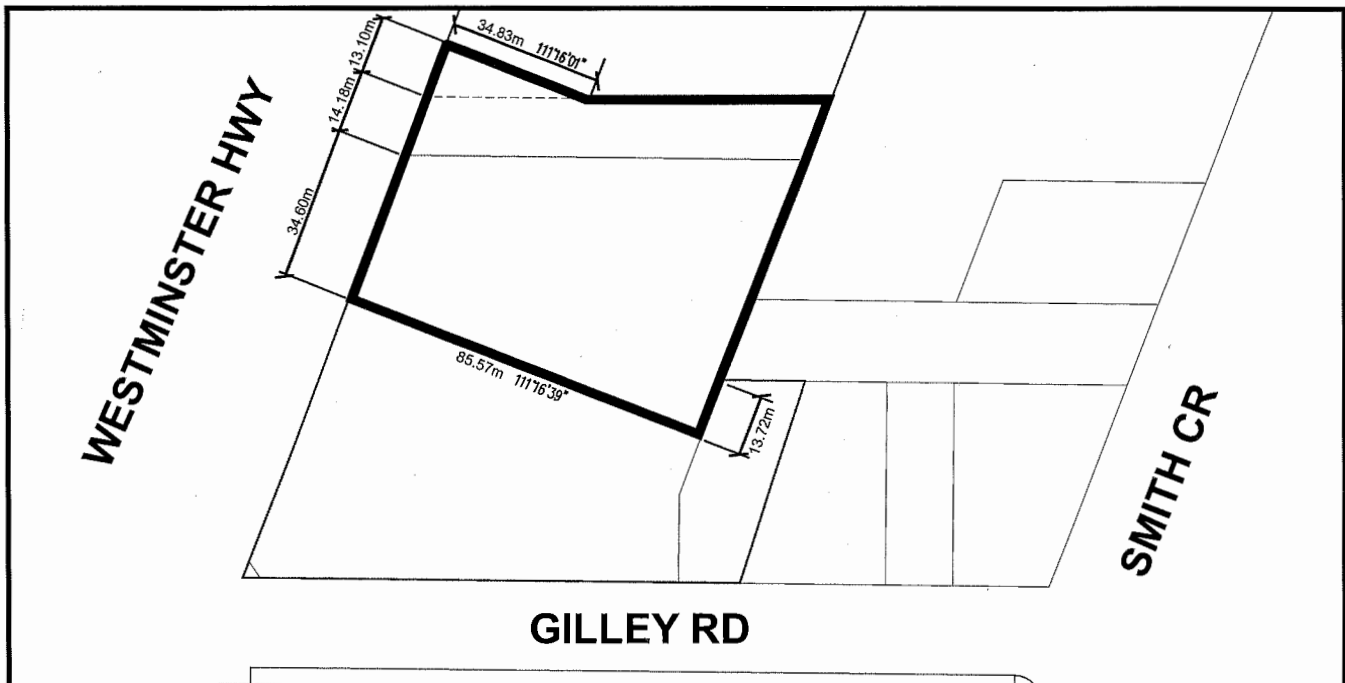
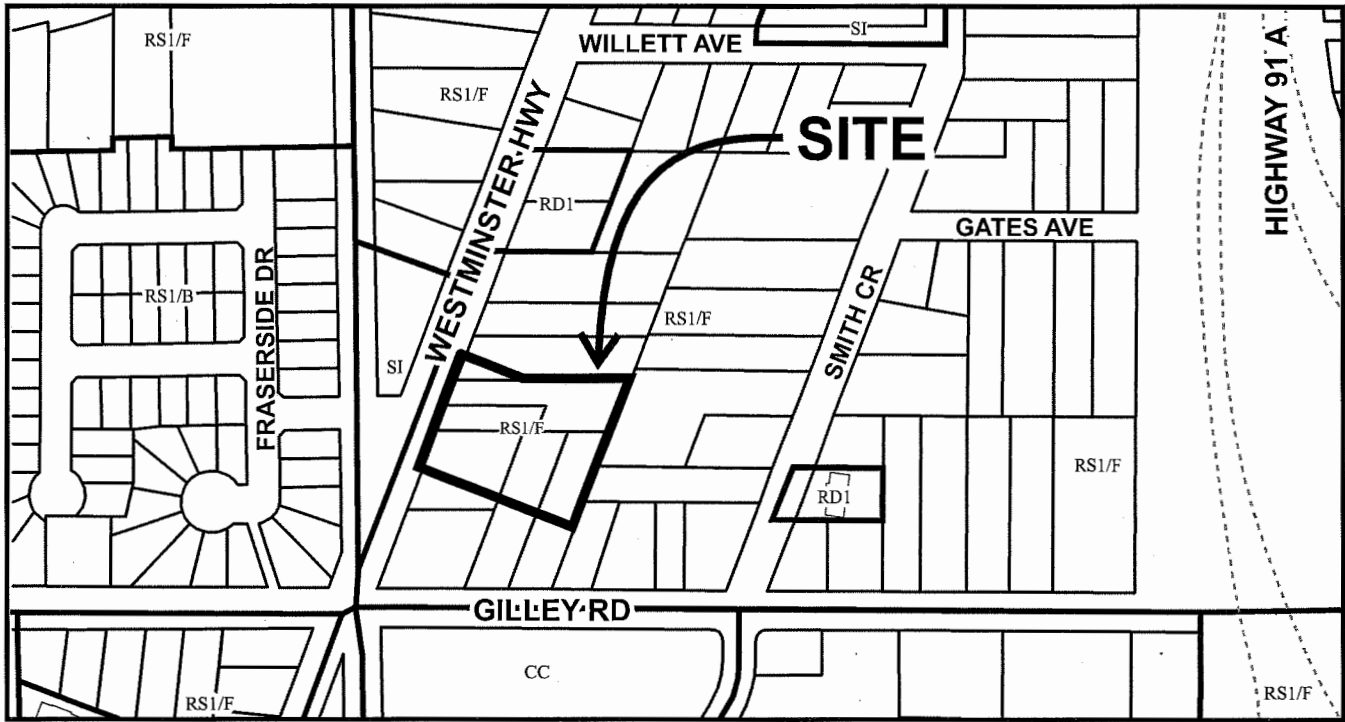
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 15-716274
SCHEDULE "A"

Original Date: 02/02/16

Revision Date:

Note: Dimensions are in METRES

HAMILTON LANDS - PARCEL 3

Westminster Hwy, Richmond, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION :

4 STOREY WOOD FRAMED APARTMENT SENIORS BUILDING
OVER 1 LEVEL UNDERGROUND PARKING

MUNICIPAL ADDRESS :

NEW ROAD, RICHMOND, BC

LEGAL DESCRIPTION :

LOT 3 BLOCK NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN E795355

ZONE :

DENSITY / UNIT STATISTICS :

	No.	Sq. Ft.	Acres	Sq. M.	F.A.R.	UFA
GROSS SITE AREA	0.578	62,248	1.429	5,783	1.50	90.57
NUMBER OF UNITS		130				
NET FLOOR AREA (For Non-Amenity FAR)		93,217 Sq.Ft.		8,660 M ²		
FAR		1.50				
Net Amenity Floor Area - 0.19 FAR as max. permitted.		11,827 Sq.Ft.		1,099 M ²		0.19 Amenity FAR
Amenity Area - Provided		11,786 Sq.Ft.		1,095 M ²		
LOT COVERAGE PERMITTED IN ZLIR27 Zone		60%				
LOT COVERAGE PROVIDED :		50%				
PARKING REQUIRED :		102				
PARKING PROVIDED :		102				
AMENITY REQUIREMENTS:						
Required Amenity: As per Rezoning consideration #16		3,458 Sq.Ft.		321 M ²		
Provided Indoor Amenity: As per Rezoning consideration #16		3,458 Sq.Ft.		321 M ²		
Outdoor Amenity for the 30 Market Housing (min. 6m2/unit)		1,938 Sq.Ft.		180 M ²		
BIKE SPACES REQUIRED : Market Housing 30 units x 1.25 = 37.5 Assisted Living 6.27 x (415/100) = 25.5 Class 1 bike = 36 Market Housing, 12 Assisted Living Class 2 bike = 26 Bike Spaces						
BIKE SPACES PROVIDED :						
Class 1 bike = 36 Market Housing, 12 Assisted Living Class 2 bike = 26 Bike Spaces						
BUILDING HEIGHT : PERMITTED		4 Storey				
BUILDING HEIGHT : PROPOSED		4 Storey				
PROPOSED BLDG SETBACKS :						
SOUTH P.L.	3.00 M	10.00 FT				P.L. Rear Lot Line
EAST P.L.	6.00 M	20.00 FT				P.L. Interior Side Lot Line (Streetway ROW)
NORTH P.L.	10.00 M	32.81 FT				P.L. Front Lot Line (5.00M Entry Canopy Roof Line)
WEST P.L.	6.00 M	20.00 FT				P.L. Exterior Side Lot Line (Westminster Hwy)

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Unit Net Floor Area (sq ft)	Required Parking	Required Parking
Unit A	seniors	Studio, Independent / Assisted Living	317	3	951	
Unit B	seniors	1 Br. Independent / Assisted Living	508	21	10,666	
Unit B1	seniors	1 Br. Independent / Assisted Living	471	6	2,826	
Unit B2	seniors	1 Br. Independent / Assisted Living	540	2	3,080	
Unit B3	seniors	1 Br. Independent / Assisted Living	511	3	1,533	
Unit B4	seniors	1 Br. Independent / Assisted Living	560	2	1,120	
Unit B5	seniors	1 Br. Independent / Assisted Living	489	3	1,467	
Unit C	seniors	2 Br. + Den. Independent / Assisted Living	554	16	8,864	
Unit C1	seniors	2 Br. + Den. Independent / Assisted Living	577	11	6,347	
Unit C2	seniors	2 Br. + Den. Independent / Assisted Living	584	3	1,752	
Unit D	seniors	2 Br. Independent / Assisted Living	678	3	2,034	
Unit D1	seniors	2 Br. Independent / Assisted Living	701	3	2,103	
Unit D2	seniors	2 Br. Independent / Assisted Living	703	3	2,109	
Unit D3	seniors	2 Br. Independent / Assisted Living	600	3	1,800	
			82		44,654	
Unit mA	market	2 Br. Market Seniors Housing	600	18	10,800	
Unit mA1	market	2 Br. Market Seniors Housing	680	3	2,040	
Unit mB	market	2 Br. Market Seniors Housing	680	3	2,040	
Unit mC	market	2 Br. Market Seniors Housing	855	3	2,565	
Unit mC1	market	2 Br. Market Seniors Housing	850	3	2,550	
			80		19,995	
Unit MC	seniors	Memory Care Units	245	12	2,940	
Unit TA	seniors	Studio Transition Units	413	1	413	
Unit TB & TC	seniors	Seniors Bedroom Transition Units	422	5	2,110	
			18		5,463	
Total			130		70,112	75.0

Visitors 0.2/Unit (market) 3 extra parking reduction	3.0
24 Single (1 per)	24.0
Parking Required	102.0

PARCEL 3	Gross Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)	Net Area (sq ft)
Ground Floor	26,693	741	741	741	741	741	741	741	741
2nd Floor	26,197								
3rd Floor	26,596								
4th Floor	26,542								
Total	105,028	741	741	741	741	741	741	741	741

Parcel 2 & 3 Parking Stats

Parcel	Type	No. of Units	By-Law Rate	Stall Required	Stall Provided	Total Stalls In Parcel	Surplus Stalls for Future Phases
Parcel 2	Residential	69	1.5	104	106		
Parcel 2	Res. Visitors	69	0.2	14	14		
Parcel 2	Commercial	832 sq.m.	3/100 m - 350 sq m then 4/100 m	30	37		
Parcel 2 Total				134	143		
Parcel 3	Market	30	1.5	45	45		
Parcel 3	Res. Visitors	30	0.2	3	3		
Parcel 3	Memory Ward / Assisted Living	100	0.3	30	30		
Parcel 3	Staff (estimated 24 staff)	24	24	24	24		
Parcel 2 & 3 Total				236	245	264	19

Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (parallel)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	14
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
			46%			

SHARED & COMMON INDOOR AMENITY IN PARCEL 3 :

	Sq. Ft.	Sq. M.
Common Amenity Floor Area for Exclusive Use of the Parcel 3 Seniors Building	7,587	705
Portion of Common Amenity Floor Area (Private dining / Multi-Purpose space) for Use of the Parcel 3 Seniors Building and Parcel 2, 4 & 5 - Residential Buildings with individual resident user fees or open to the public	735	68
Pool Area for Use of the Parcel 3 Seniors Building and Adjacent Parcel 2, 4 & 5 - Residential Buildings without individual resident user fees.	3,458	321
Amenity Space for Exclusive Use of the Adjacent Parcel 2 Building without individual resident user fees.	741	69
Total Shared Amenity Space	4,934	458

PROJECT DIRECTORY:

OWNER:	ORIS CONSULTING 100 - 1225 No. 1 Road, Richmond, B.C. V7E 1T8
CONTACTS:	DANA WESTERMARK PAUL DAYTON NATHAN CURRAN DANIEL HEST Phone: 604-669-8002 Email: dana@oriscanada.ca paul@oriscanada.ca nathan@oriscanada.ca daniel@oriscanada.ca
ARCHITECT:	ROSITCH HEMPHILL ARCHITECTS 100 - 120 POWELL STREET VANCOUVER, B.C. V6A 1G1
CONTACTS:	KATH HEMPHILL LUIS BONDIO Phone: 604-669-8002 Email: kathy@rhaarchitects.ca luis@rhaarchitects.ca
LANDSCAPE ARCHITECT:	HAPA COLLABORATIVE 403 - 2515 ST. AVENUE VANCOUVER, B.C. V6L 1M8
CONTACTS:	DOUG SHEPHERD GLENN GANETTE Phone: 604-669-1150 Email: doug@hapa.co glenn@hapa.co

DRAWING LIST

NO.	COVER PAGE/PROJECT STATS	NA
A0.1	3D MASSING	NA
A0.2	3D MASSING	NA
A0.3	3D MASSING	NA
A0.4	3D AERIAL VIEWS	NA
A0.5	SHADOW DIAGRAM	NA
A0.6	CONTEXT SITE PHOTOS	NA
A1.0	OVERALL SITE PLAN	1"=50'-0"
A1.1	SITE PLAN	1"=10'-0"
A1.2	SITE PLAN - TRUCK TURNING MOVEMENT DIAGRAM	1"=10'-0"
A2.0	PARKING PLAN - PARCEL 2 & 3	1"=20'-0"
A2.1	PARKING PLAN - PARCEL 2	1"=10'-0"
A3.0	FLOOR PLAN LEVEL 1	3/32"=1'-0"
A3.1	FLOOR PLAN LEVEL 2	3/32"=1'-0"
A3.2	FLOOR PLAN LEVEL 3	3/32"=1'-0"
A3.3	FLOOR PLAN LEVEL 4	3/32"=1'-0"
A3.4	ROOF PLAN	3/32"=1'-0"
A4.0	MATERIAL LEGEND	1/4"=1'-0"
A4.1	BUILDING ELEVATIONS (SOUTH AND WEST)	3/32"=1'-0"
A4.2	BUILDING ELEVATIONS (NORTH AND EAST)	3/32"=1'-0"
A4.3	BUILDING ELEVATIONS (COURTYARD)	3/32"=1'-0"
A5.0	SITE SECTION A & B	1"=10'-0"
A7.0	RAILING & TRIM DETAILS	1 1/2"=1'-0"

TOTAL PAGES: 23



Perspective



Location Map



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ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016
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Response
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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
COVER / STATS

DATABASE: 1330-A0.0.dwg
SCALE: NTS
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1331

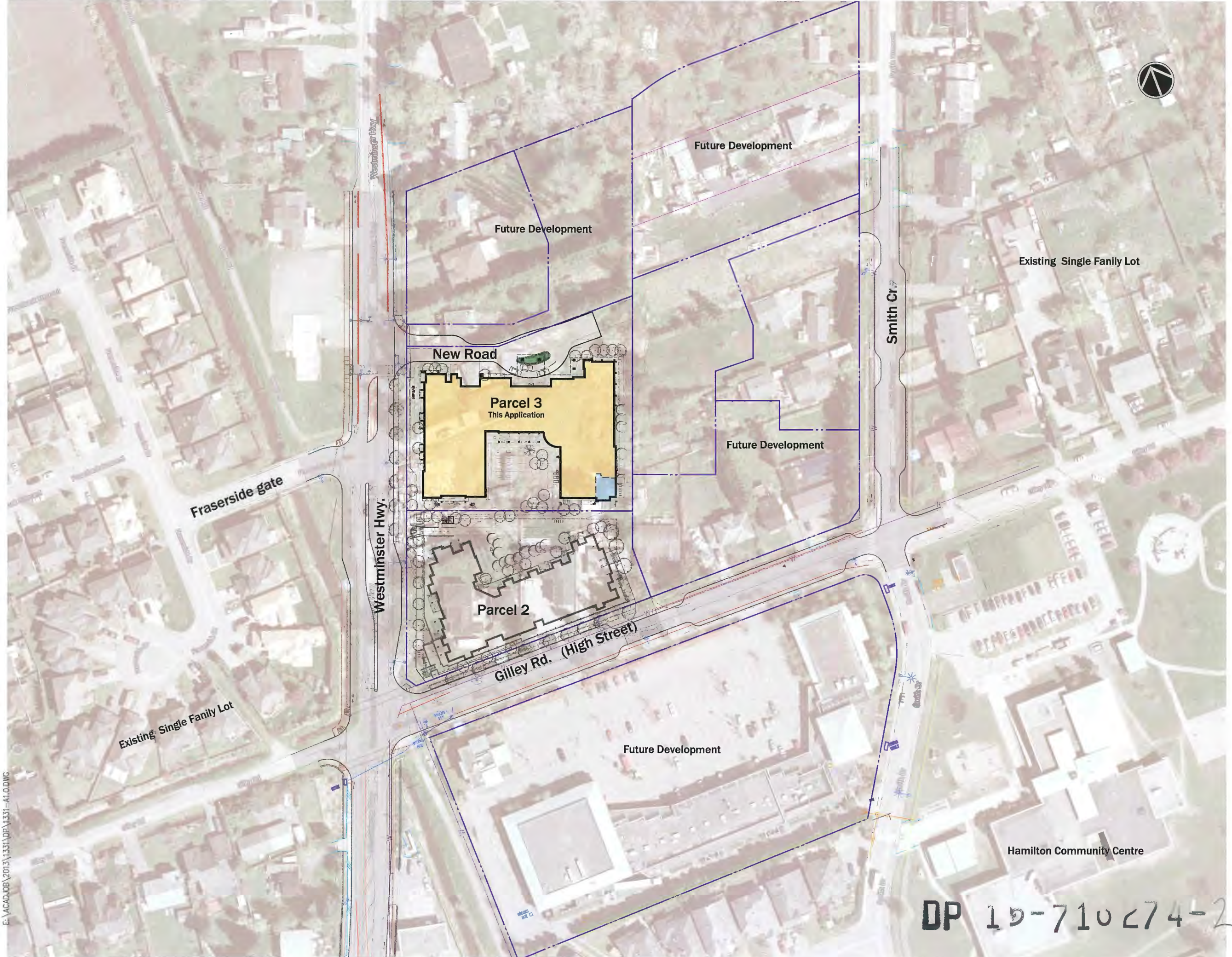
DWG. NO.
A0.0

DP No: DP-15-716274
BP No:

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DP 15-716274-1

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ARCHITECTURAL SEAL:

CLIENT:
 **New Coast Lifestyles**
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
SITEPLAN - OVERALL

DATABASE: 1330-A1.0.dwg
SCALE: 1"=50'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A1.0**

DP No: DP 15-716274
BP No:

DP 15-710274-2



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3. REVISED DP RESPONSE	09 MAY 2016
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CLIENT:
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7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
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Westminster Hwy, Richmond BC

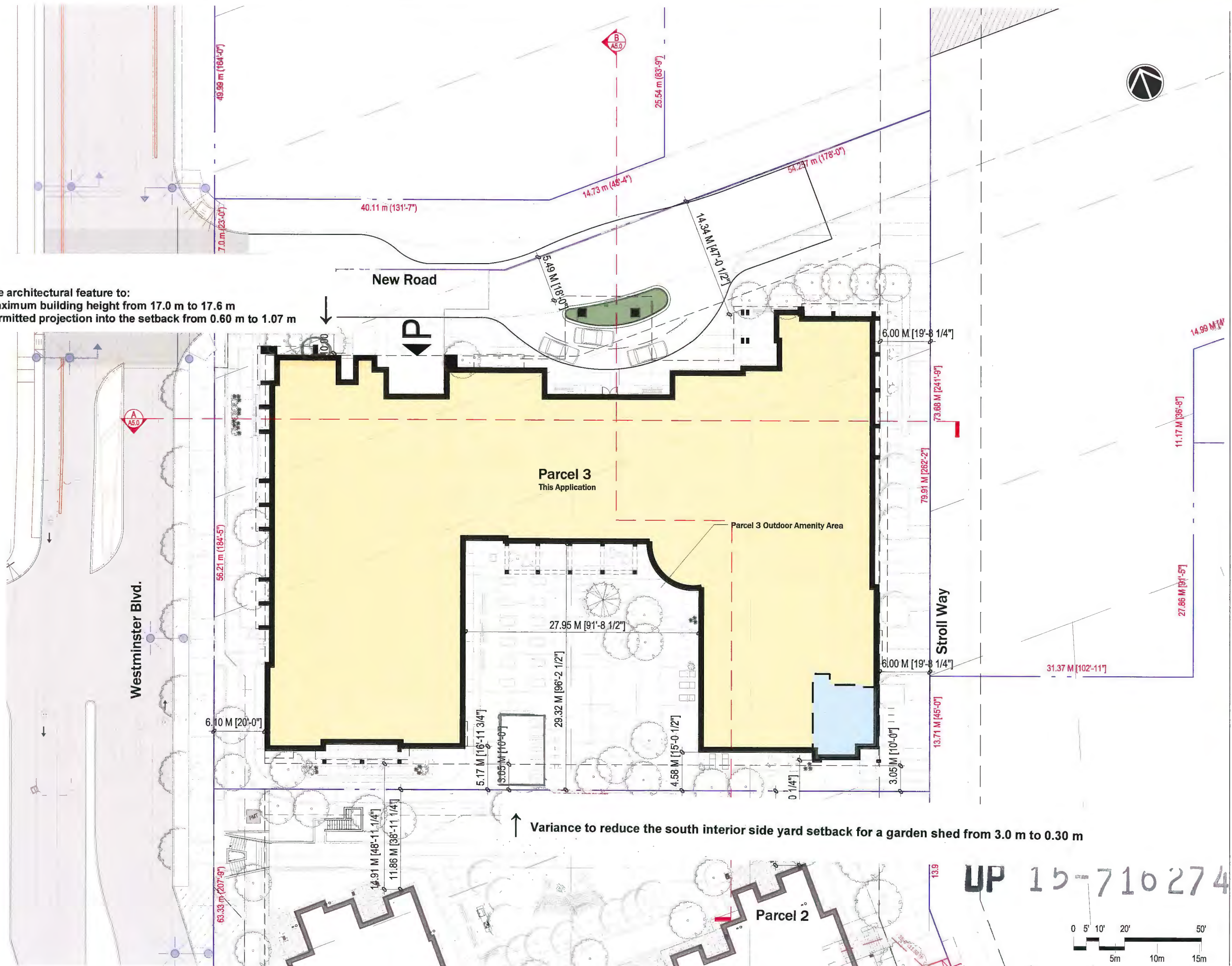
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SITEPLAN - PARCEL 3

DATABASE: 1330-A1.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO: 1331

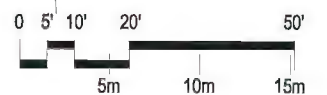
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A1.1

DP No: DP 15-716274
BP No:

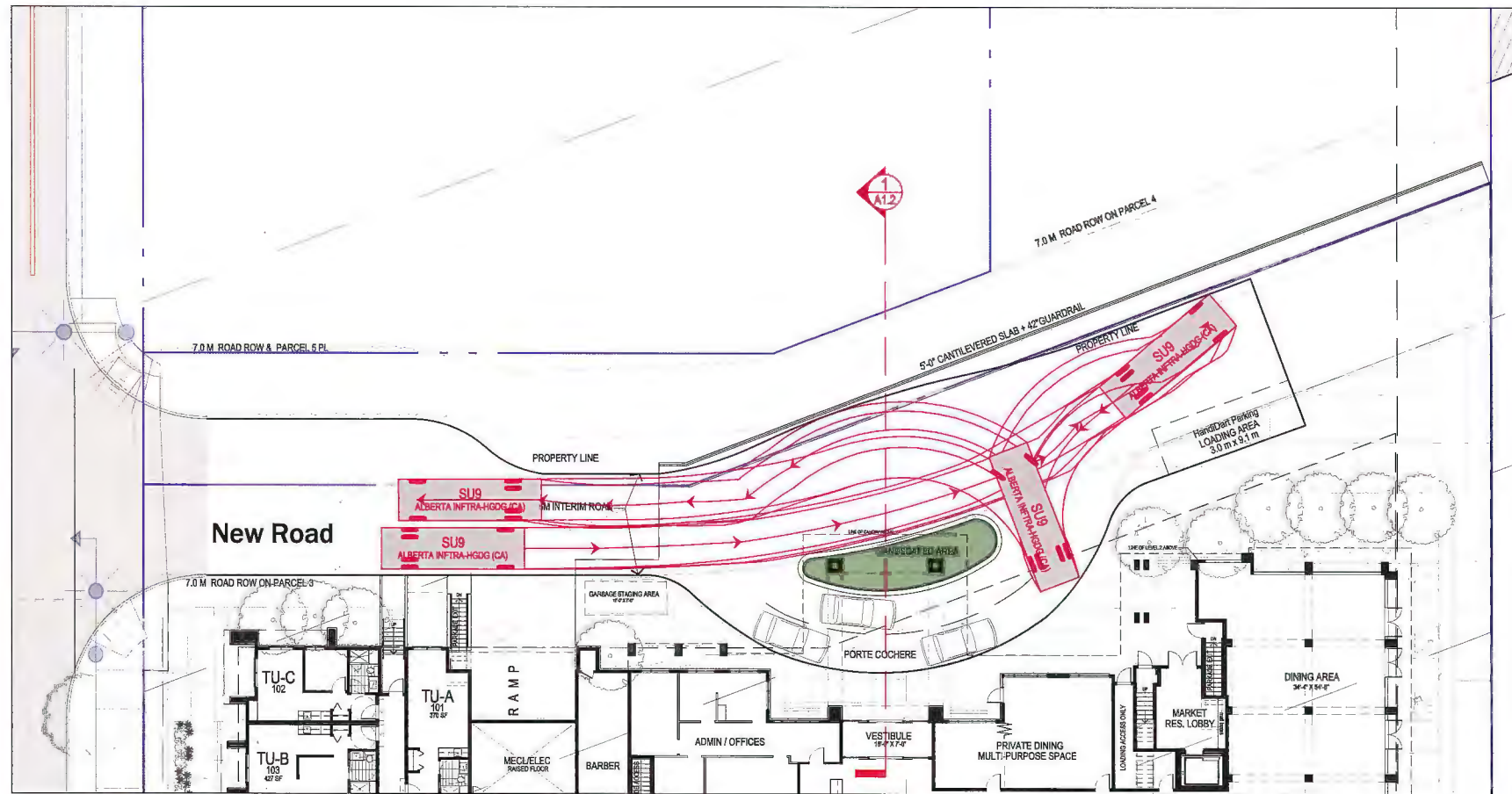
Variances for the architectural feature to:
-Increase the maximum building height from 17.0 m to 17.6 m
-Increase the permitted projection into the setback from 0.60 m to 1.07 m



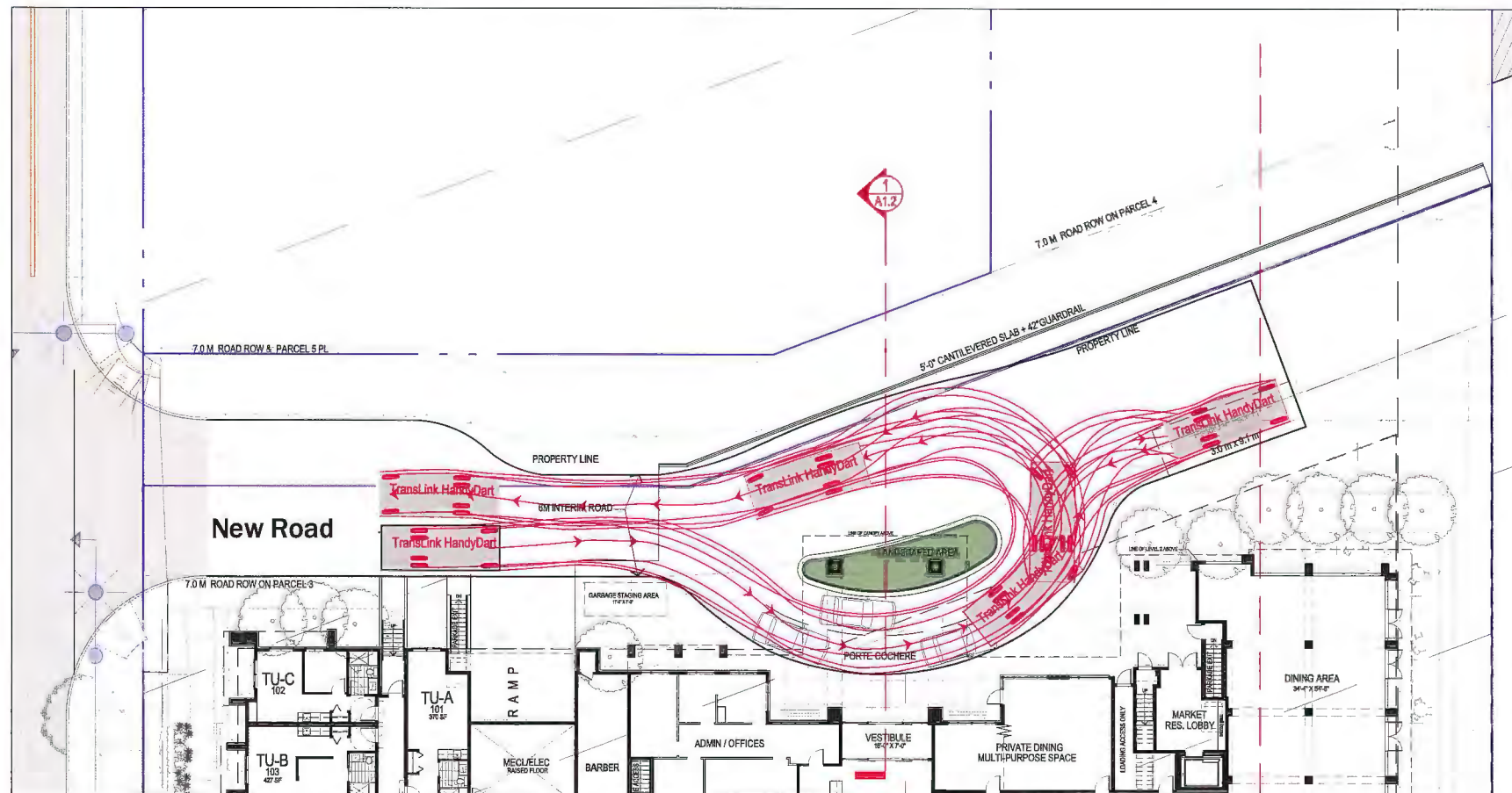
↑ Variance to reduce the south interior side yard setback for a garden shed from 3.0 m to 0.30 m



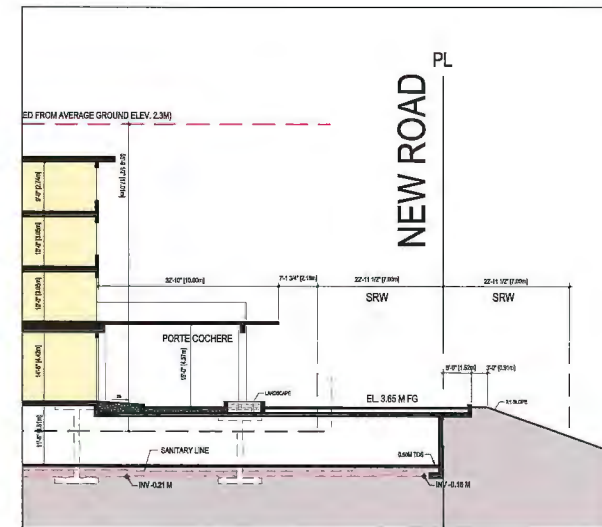
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GARBAGE/SANITATION / MOVING TRUCK AND TURNING MOVEMENT
REFER TO TRAFFIC ENGINEER'S REPORT



HANDYDART TURNING MOVEMENT



1 SECTION 1
SCALE: 1/16" = 1'-0"



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1. D.P. APPLICATION 20 NOV. 2015
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CLIENT:
NCL New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
SU-9 TRUCK / HANDYDART
TURNING MOVEMENT

DATABASE: 1330-A1.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

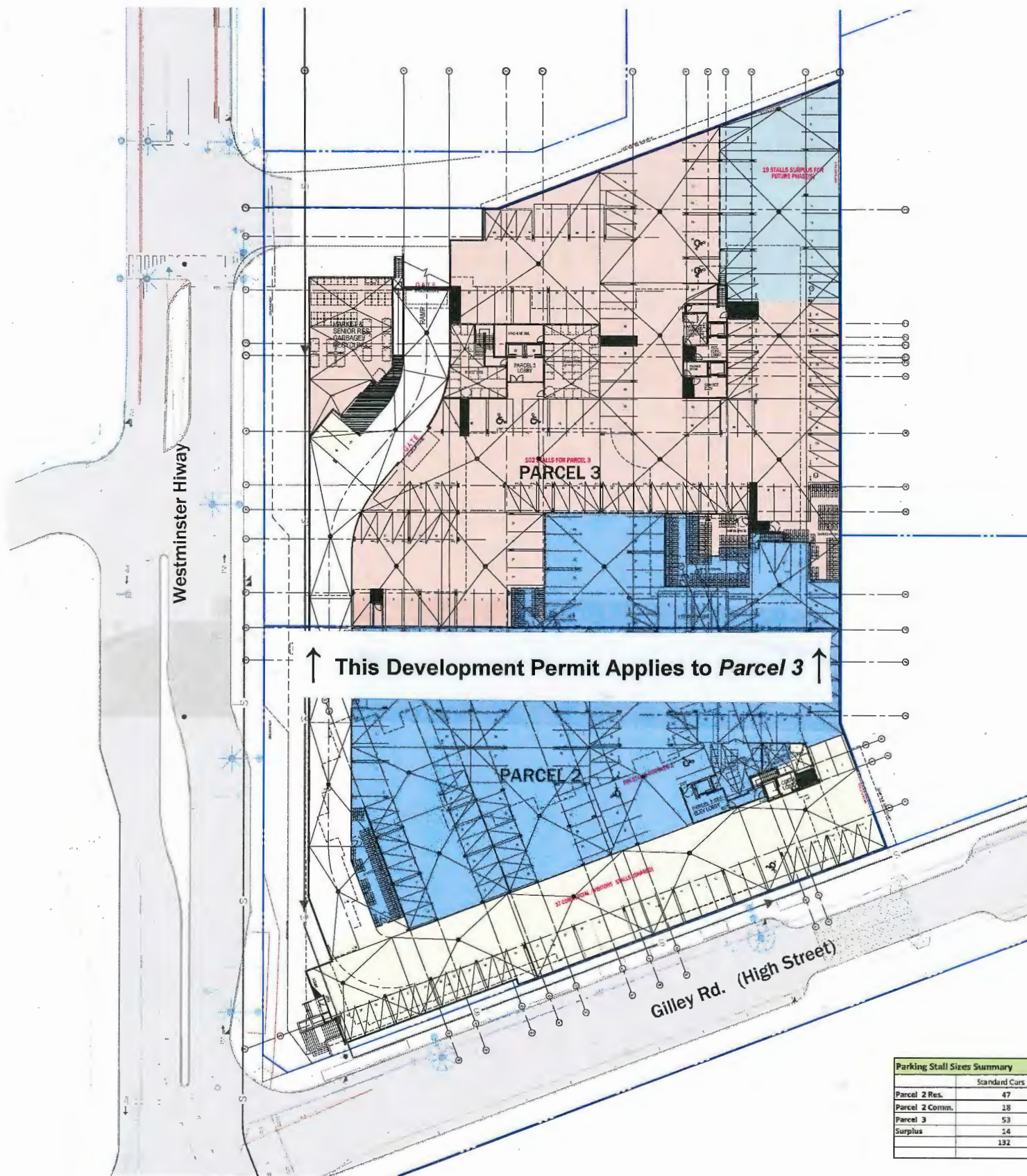
PROJECT NO. 1331

DWG. NO. A1.2

DP No: DP 15-716274
BP No:

DP 15-716274-4

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Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (realized)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	24
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
		46N				



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Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
OVERALL PARKING PLAN

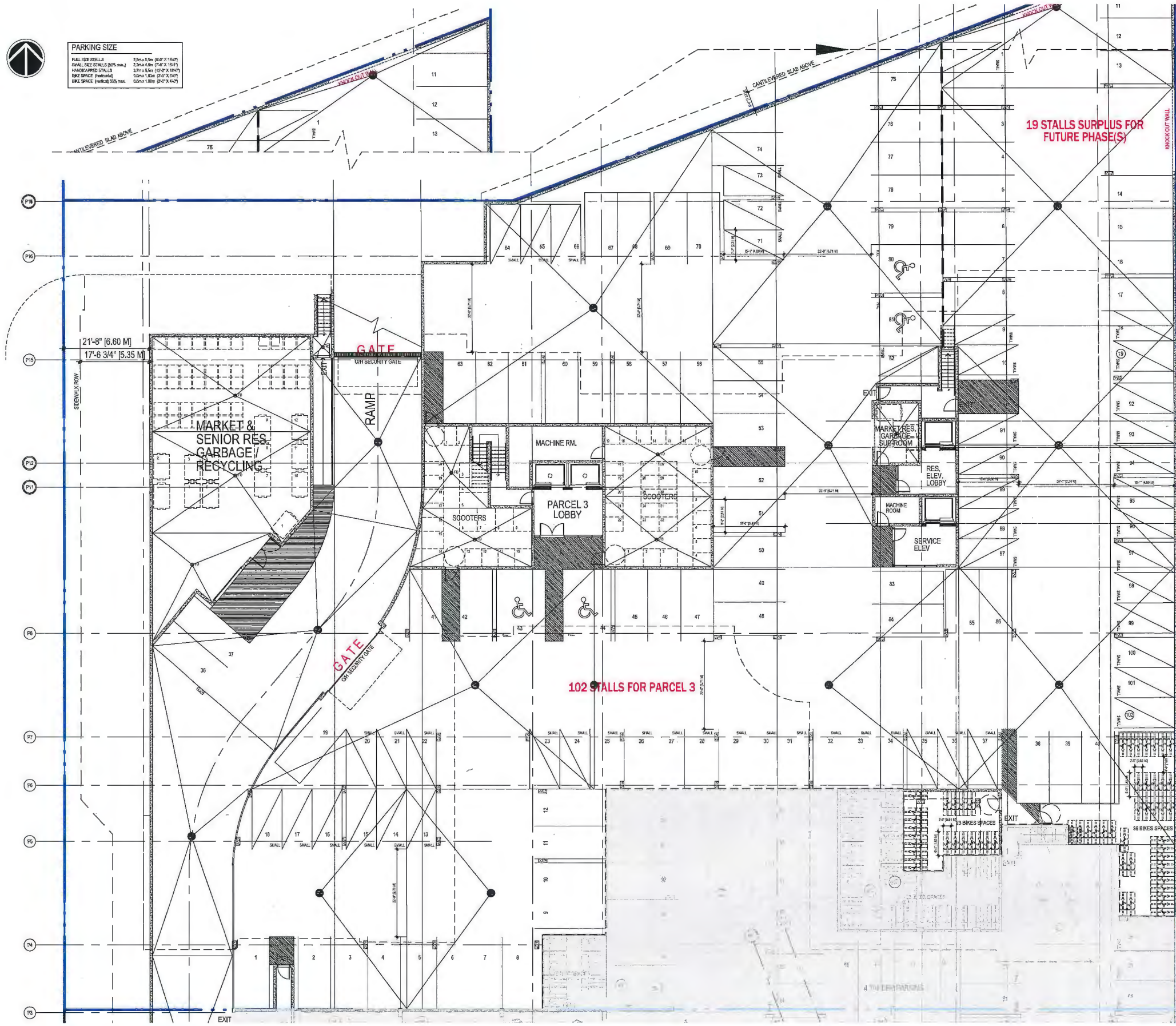
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SCALE: 1"=25'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

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1331

DWG. NO.
A2.0

DP No: DP 15-718274
BP No:

DP 15-710274-5



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PROJECT:
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Westminster Hwy, Richmond BC

DRAWING TITLE:
U/G PARKING - PARCEL 2

DATABASE: 1330-A2.1.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

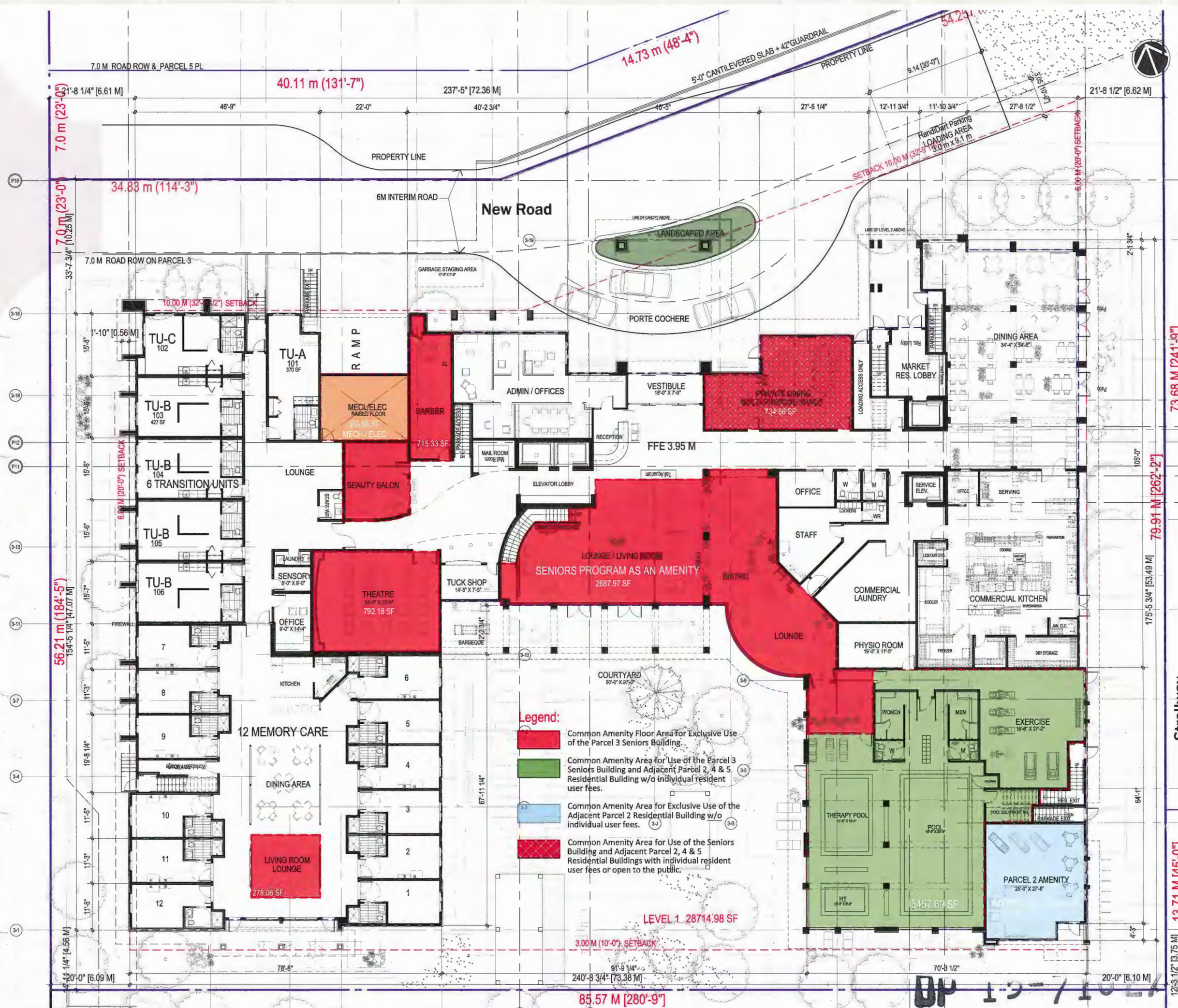
DWG. NO.
 A2.1

DP No: DP 15-716274
BP No:

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DP 15-710274-6

Westminster Highway



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4. A.D.P. RESPONSE

DATE:
20 NOV. 2015
29 MARCH 2016
09 MAY 2016
03 JUNE 2016

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Westminster Hwy, Richmond BC

DRAWING TITLE:
GROUND FLOOR PLAN

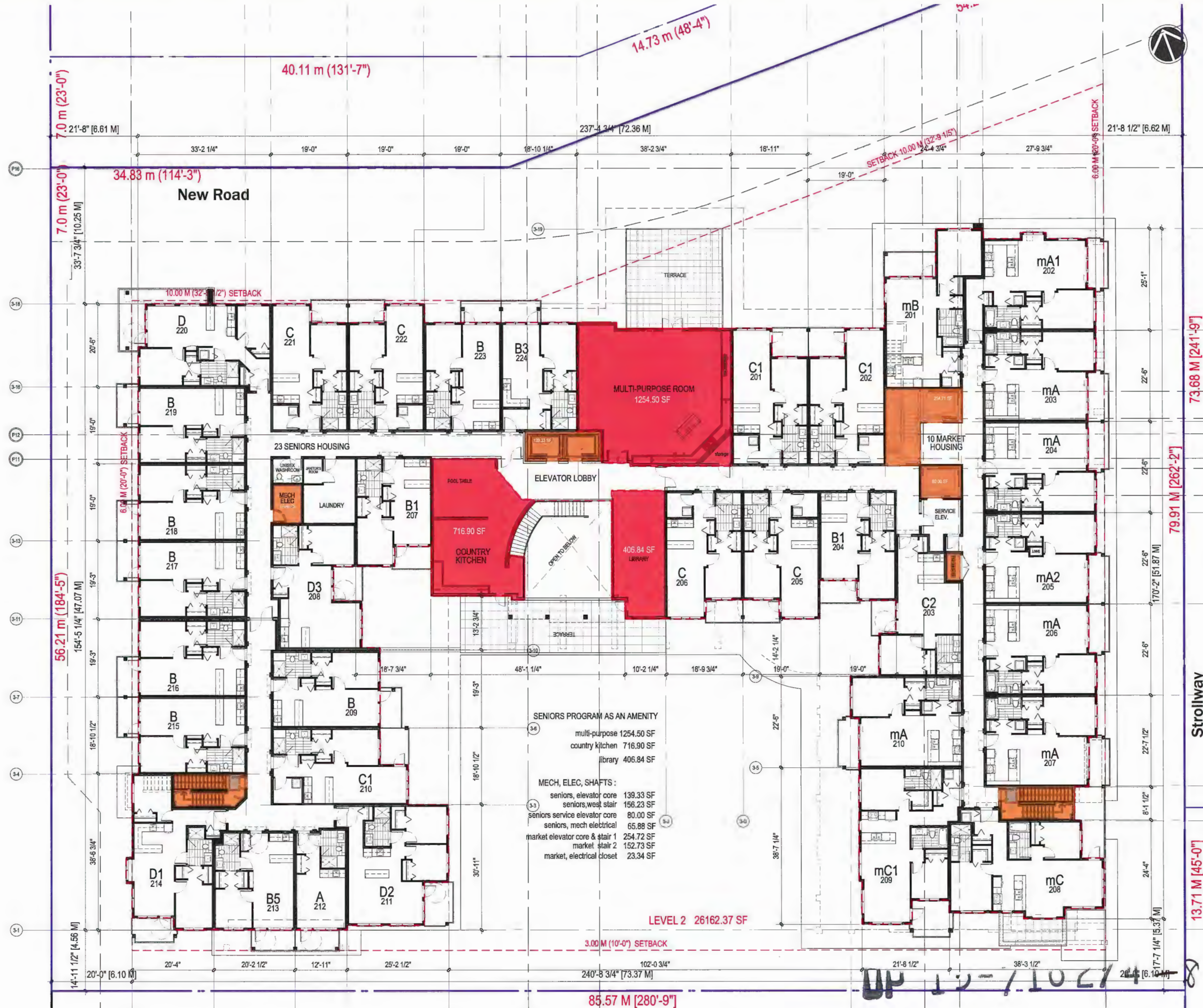
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PLTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. A3.0

DP No: DP 15-716274
BP No:

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New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
2ND FLOOR PLAN

DATABASE: 1331-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

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1331

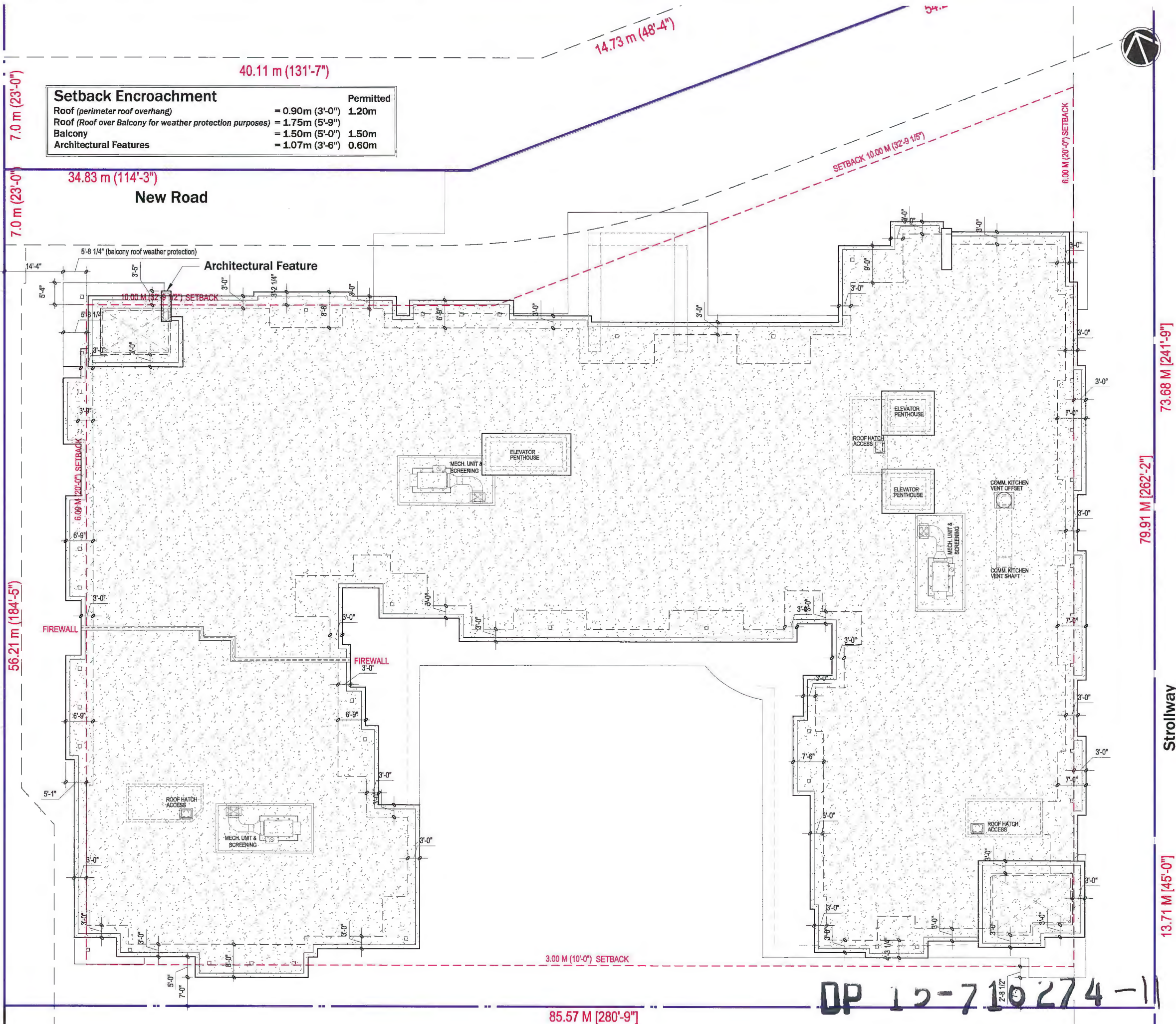
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DP No: DP 15-716274
BP No:

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7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
ROOF PLAN

DATABASE: 1331-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1331

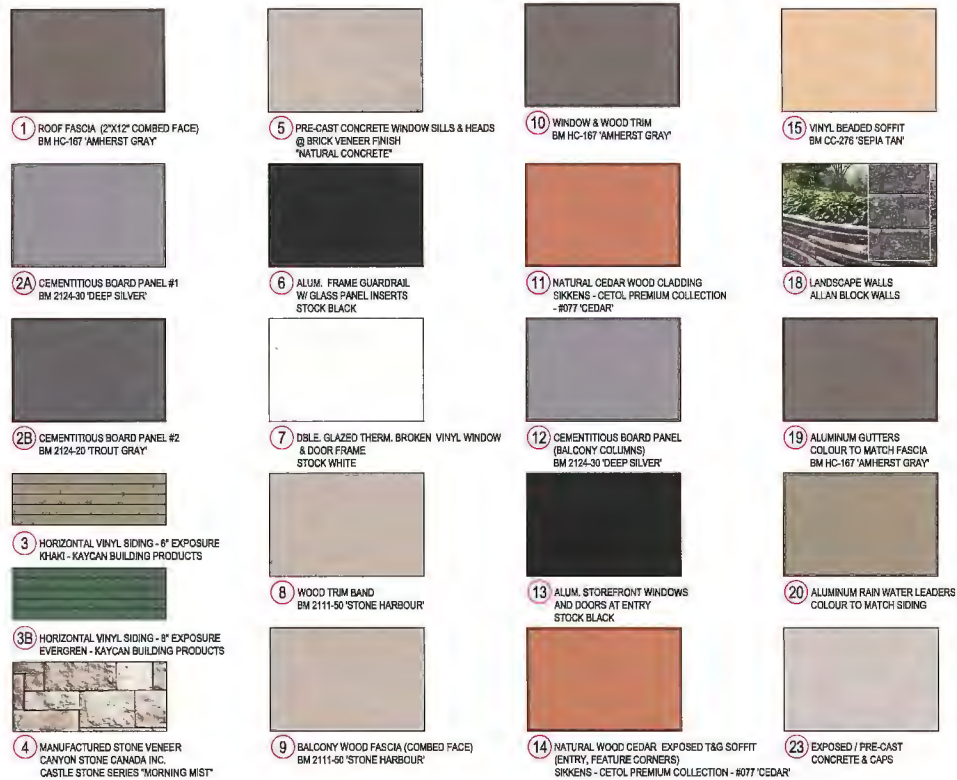
DWG. NO.
A3.4

DP No: DP-15-716274
BP No:

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FINISH SCHEDULE		
MATERIALS		COLOUR
1 ROOF FASCIA (2'X12" COMBED FACE)	- PAINTED	BM HC-167 'AMHERST GRAY'
2 CEMENTITIOUS BOARD (PANELS)	2A - PAINTED	BM 2124-30 'DEEP SILVER'
CEMENTITIOUS BOARD (PANELS)	2B - PAINTED	BM 2124-20 'TROUT GRAY'
3 HORIZONTAL VINYL SIDING - 6" EXPOSURE	- PREFINISHED	KHAKI - KAYCAN BUILDING PRODUCTS
3B HORIZONTAL VINYL SIDING - 8" EXPOSURE	- PREFINISHED	EVERGREEN - KAYCAN BUILDING PRODUCTS
4 MANUFACTURED STONE VENEER	- PREFINISHED	CANYON STONE CANADA INC. CASTLE STONE SERIES 'MORNING MIST'
5 PRE-CAST CONCRETE WINDOW SILLS & HEADS @ MANUFACTURED STONE VENEER	- PREFINISHED	NATURAL CONCRETE
6 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS	- PREFINISHED	STOCK BLACK
7 DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	- PREFINISHED	STOCK WHITE
8 WOOD TRIM BAND (COMBED FACE)	- PAINTED	BM 2111-50 'STONE HARBOUR'
9 BALCONY WOOD FASCIA (COMBED FACE)	- PAINTED	BM 2111-50 'STONE HARBOUR'
10 WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)	- PAINTED	BM HC-167 'AMHERST GRAY'
11 NATURAL CEDAR WOOD CLADDING	- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 'CEDAR'
12 CEMENTITIOUS BOARD PANEL (BALCONY COLUMNS)	- PAINTED	BM 2124-30 'DEEP SILVER'
13 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	- PREFINISHED	STOCK BLACK
14 NATURAL WOOD CEDAR EXPOSED T&G SOFFIT (ENTRY, FEATURE CORNERS)	- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 'CEDAR'
15 VINYL BEADED SOFFIT	- PREFINISHED	BM CC-276 'SEPIA TAN'
16 EXPOSED ARCHITECTURAL CONCRETE	- PREFINISHED	60 mil TRAFFIC COATING ON HORIZONTAL SURFACES, 40 mil ELASTOMERIC COATING ON VERTICAL SURFACES
17 LIGHT FIXTURES	- PREFINISHED	STOCK BLACK
18 LANDSCAPE WALLS	- PREFINISHED	ALLAN BLOCK WALLS
19 ALUMINUM GUTTERS	- PREFINISHED	COLOUR TO MATCH FASCIA
20 ALUMINUM RAIN WATER LEADERS	- PREFINISHED	COLOUR TO MATCH SIDING
21 METAL CLAD EXT. DOORS	- PAINTED	BM CC-544 'OVERCOAT'
22 STEEL FRAME CANOPY W/ GLASS PANELS	- PREFINISHED	STOCK BLACK
23 EXPOSED / PRE-CAST CONCRETE & CAPS	- PAINTED	BM HC-169 'COVENTRY GRAY'
24 ARCHITECTURAL ALUMINUM HORIZONTAL VISORS	- PAINTED	T.B.C.
25 ALUM. FRAME PRIVACY SCREEN W/ FROSTED GLASS INSERTS	- PREFINISHED	T.B.C.
26 ROOF TOP MECHANICAL EQUIPMENT SCREENING - ALUMINUM	- PREFINISHED	BM HC-167 'AMHERST GRAY'

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.



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Response
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
MATERIAL LEGEND

DATABASE: 1330-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1331

DWG. NO.
A4.0

DP No: DP 15-716274
BP No:

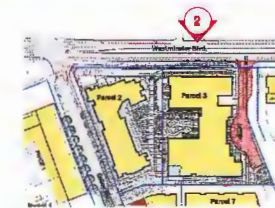
DP 15-710274-12



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (NEW ROAD)
SCALE: 3/32" = 1'-0"



Keyplan



Rositch Hemphill Architect

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Vancouver, BC Canada
V6A 1G1

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7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32" = 1'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
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PROJECT NO. 1331

DWG. NO. A4.1

DP No: DP 15-718274
BP No:

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Westminster Hwy, Richmond BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1331

DWG. NO.
A4.2

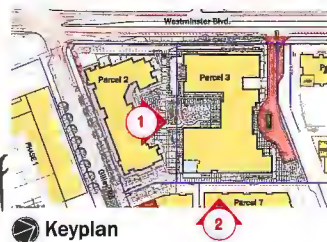
DP No: DP 15-716274
BP No:



2 EAST ELEVATION (STROLLWAY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (COURTYARD)
SCALE: 3/32" = 1'-0"



DP 15-710274-14

Rositch Hemphill Architect

**120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1**

t 604.669.6002
f 604.669.1091

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ISSUED:	DATE:
1. D P APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

NO. REVISION:	DATE:
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ARCHITECTURAL SEAL:

CLIENT:

 **New Coast Lifestyles**
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
COURTYARD ELEVATIONS

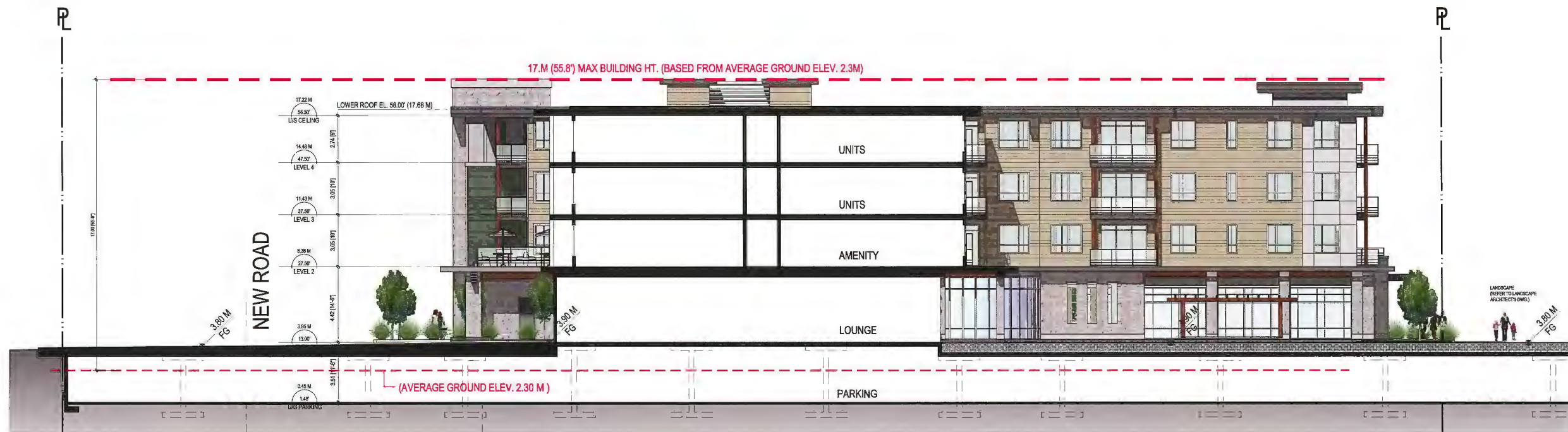
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SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH



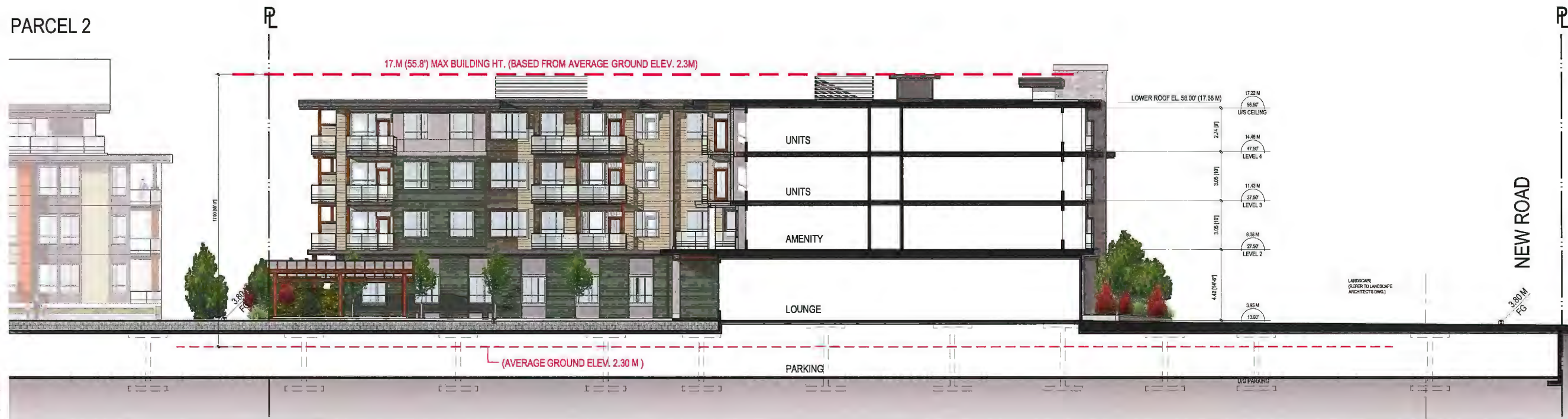
DWG. NO.

A4.3

DP No: DP 15-716274
BP No:



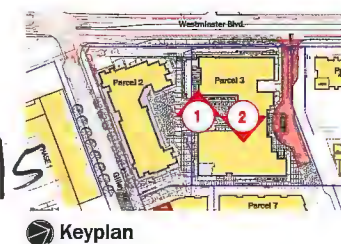
2 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

E:\ACADJOB\2013\1331\DP\1331-A4.0.DWG

DP 15-710274-15





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ISSUED:
1. D.P. APPLICATION
2. DP RESPONSE
3. REVISED DP RESPONSE
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DATE:
20 NOV. 2015
29 MARCH 2016
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NCL New Coast Lifestyles
7600 Alderbridge Way
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PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

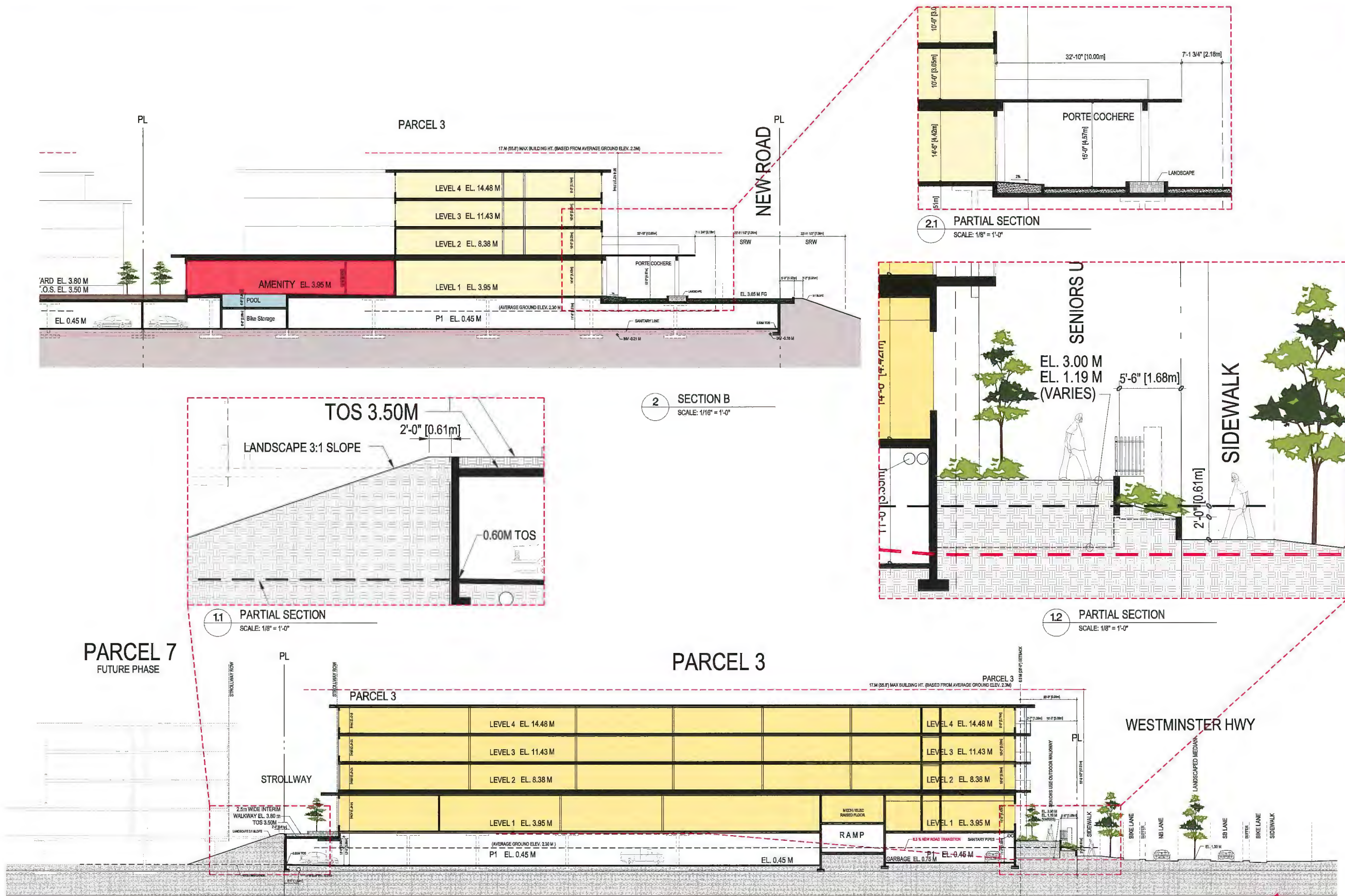
DRAWING TITLE:
BUILDING SECTIONS

DATABASE: 1331-A5.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

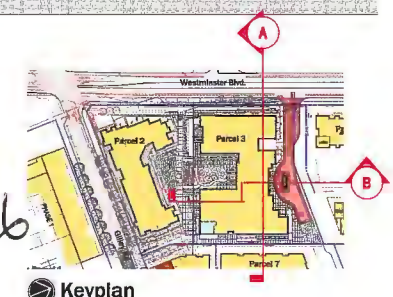
PROJECT NO.
1331

DWG. NO.
A5.0

DP No: DP 15-716274
BP No:

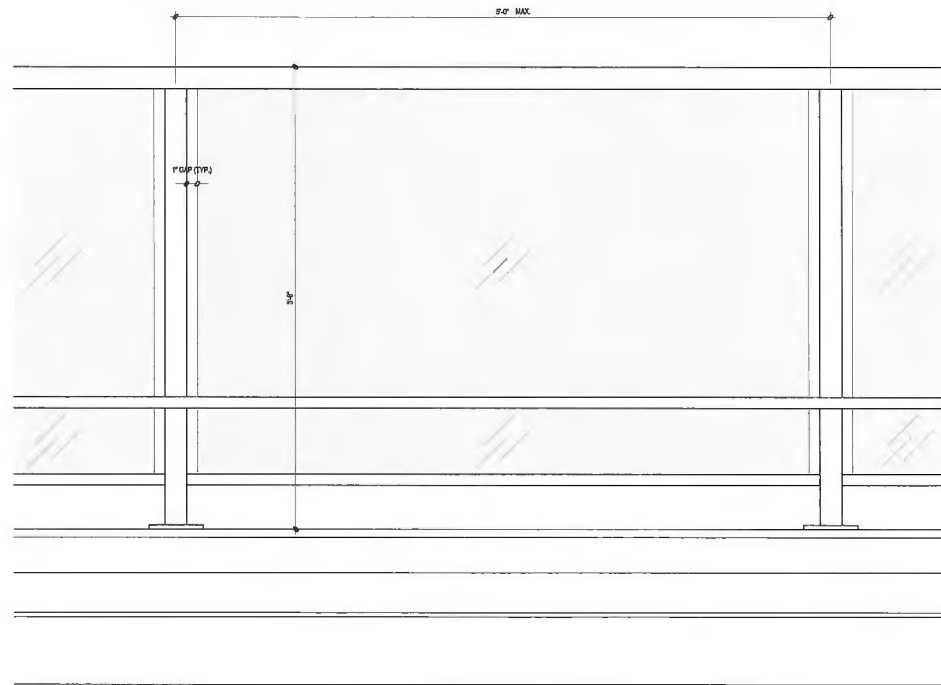


DP 15-716274-16

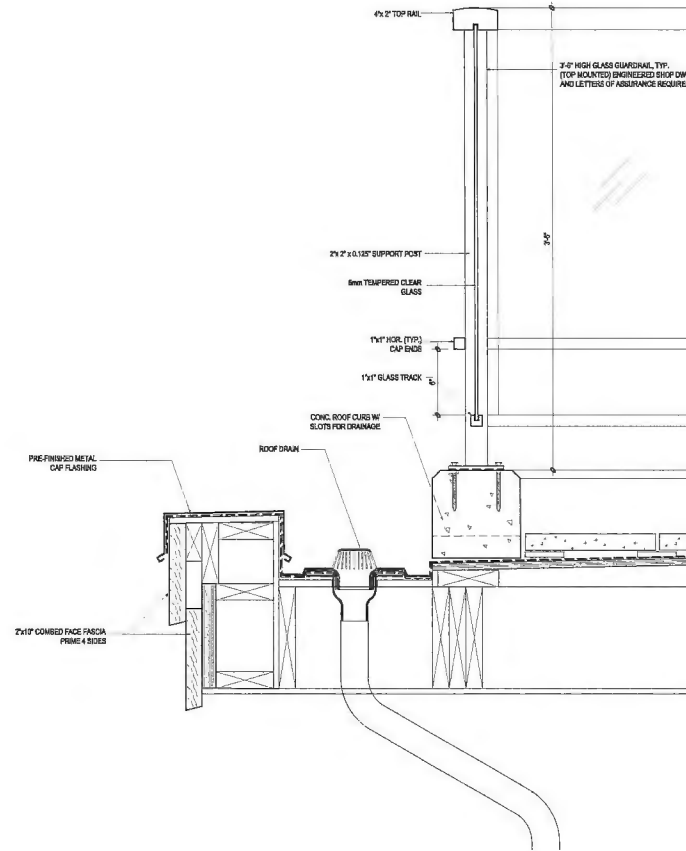


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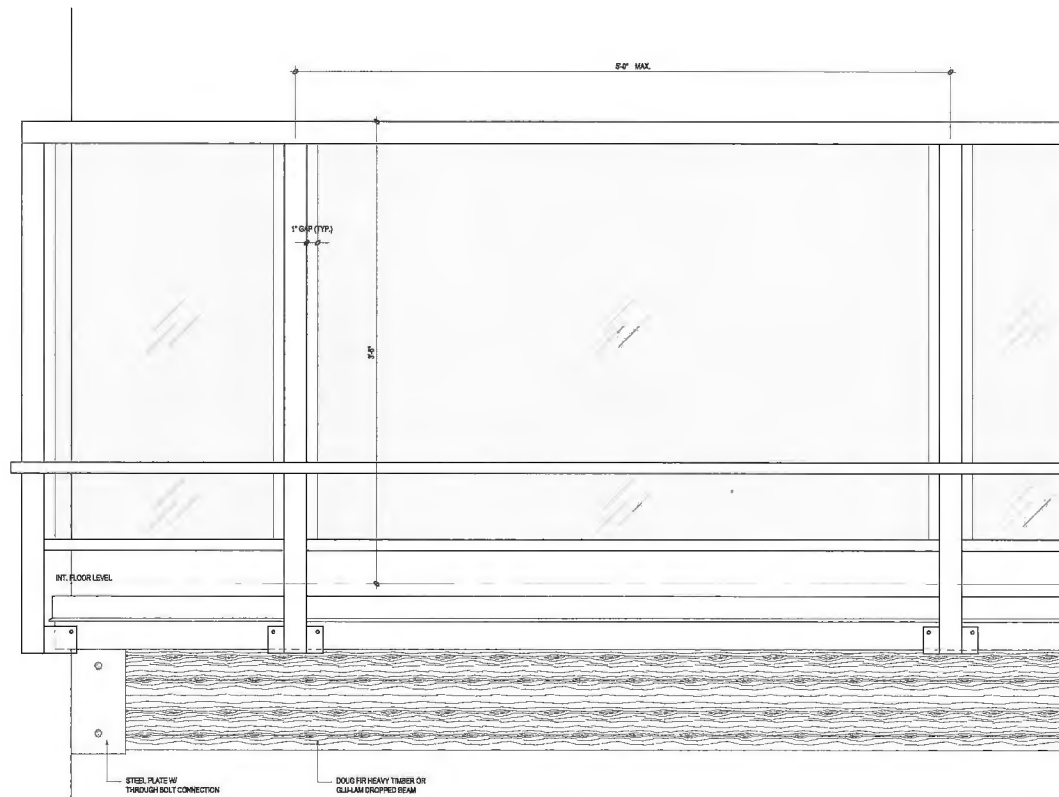
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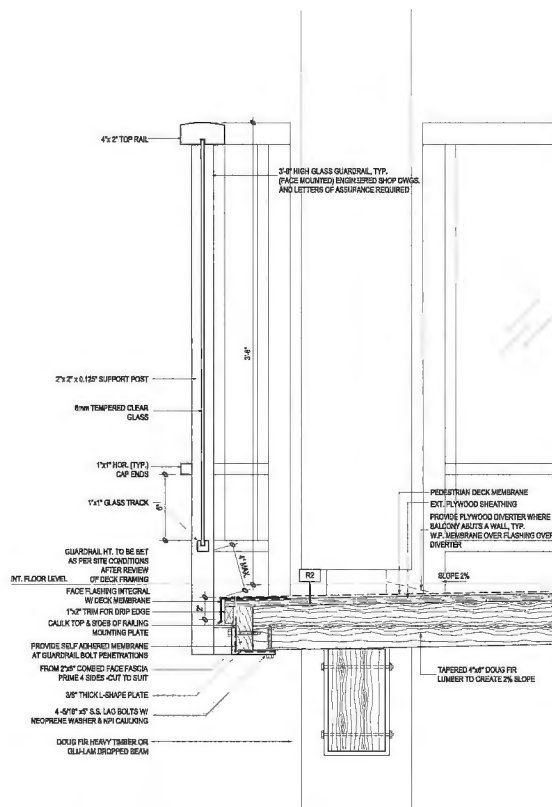
2a TYP. TOP MOUNTED TERRACE RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



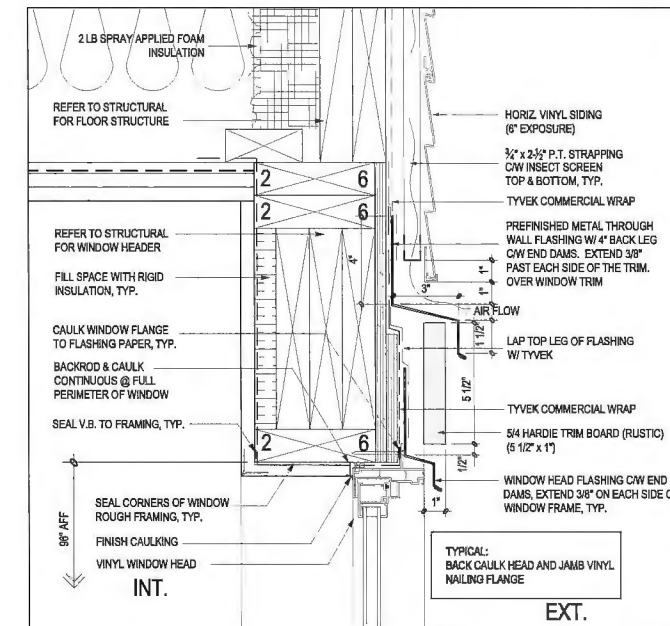
2 TYP. TOP MOUNTED TERRACE RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



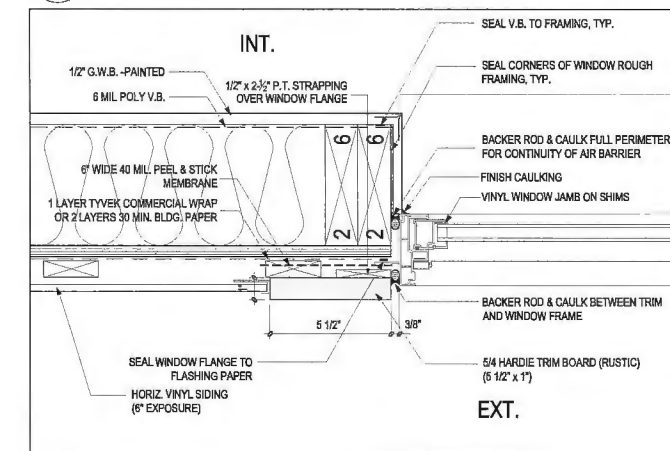
1a TYP. FACE MOUNTED BALCONY RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



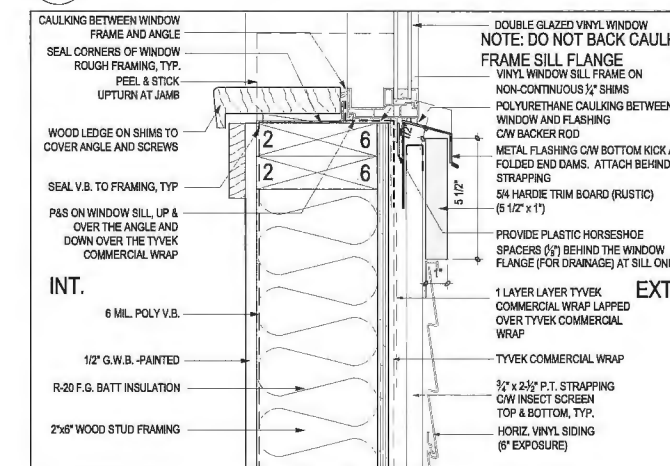
1 TYP. FACE MOUNTED BALCONY RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



5 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



4 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



3 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



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2. D.P. RESPONSE
3. REVISED D.P. RESPONSE
4. A.D.P. RESPONSE
DATE:
20 NOV. 2015
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ISSUED FOR
Advisory Design Panel
Response
03 JUNE 2016

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
TYP. DETAILS

DATABASE: 1330-A7.0.dwg
SCALE: 1-1/2"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: RN
CHECKED: KSH
PROJECT NO. 1331

DWG. NO.
A7.0

DP No: DP 15-716274
BP No:

DP 15-716274-17

Landscape Rationale

Area Revitalization

As part of the revitalization of the Hamilton Lands the development of the seniors' housing facility on Parcel 3 and neighbouring Parcel 2 mixed use development provide improvements to pedestrian connections, high quality streetscapes and enhancements to the open space network. A hierarchy of open spaces has been introduced for both parcels that provides a rich environment of private and public landscape types. For Parcel 3 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; a south facing, well programmed secure courtyard space; and secure perimeter walking route.

Pedestrian Connectivity

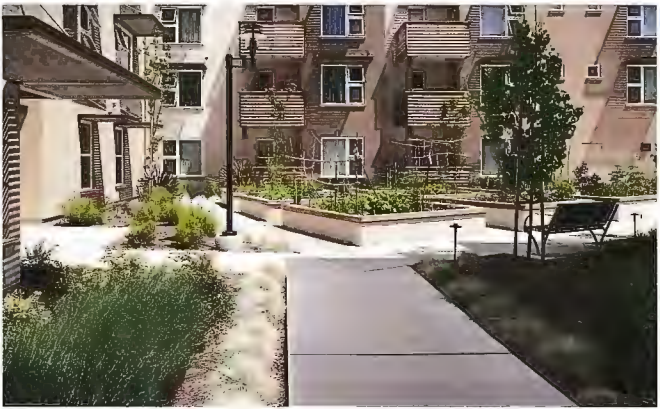
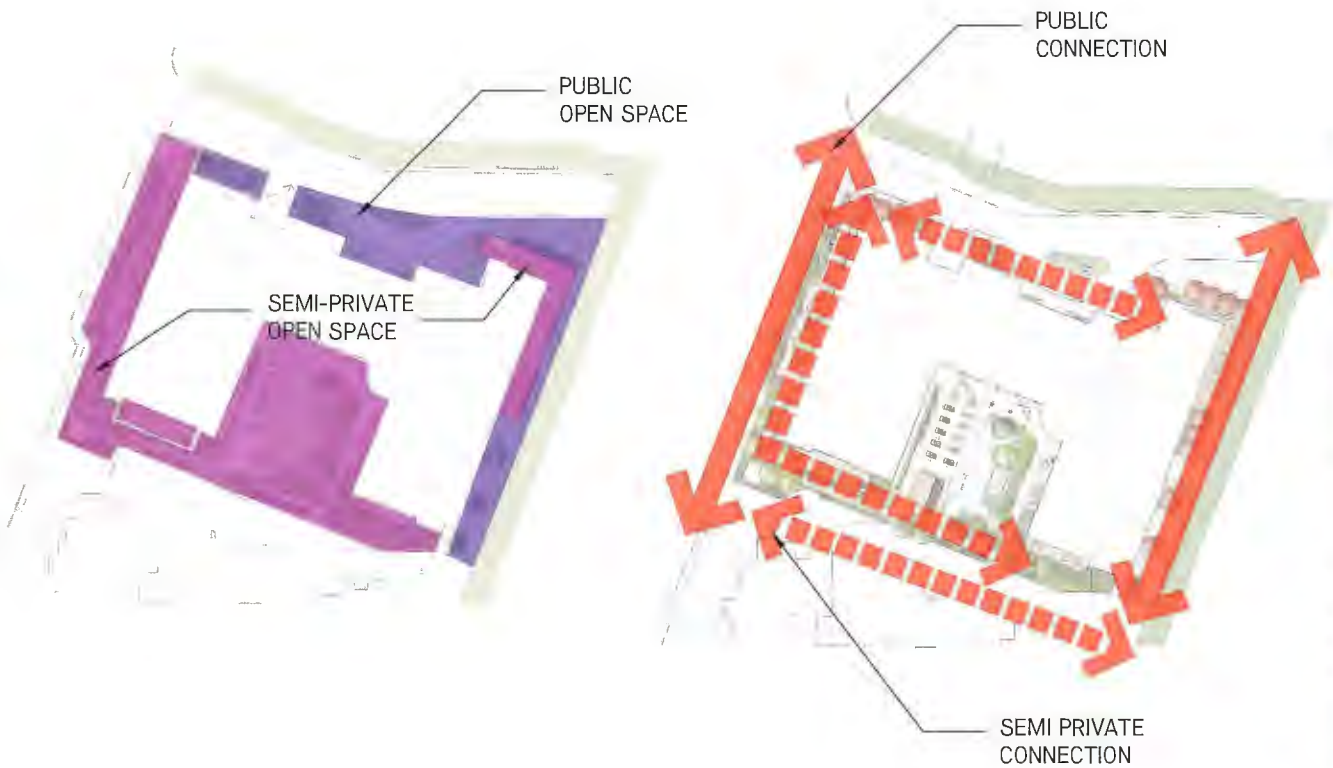
The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings. A secure walkway on the west side of the building provides amenity for residents.

Defining the Edge between Public and Private

Layered plantings screen walls and fences that define the edges between public space and private space on Westminster Highway. Gates located at the north, east, west and south access points delineate the shift from public space to the internal courtyard. To the south planted berms and fencing mark the transition between the Parcel 3 courtyard and walkway to the adjacent parcel. The internal courtyard and west strollway are secure, as is the memory garden, which is separate from all the other spaces.

Programming and Opportunities for Recreation

The well programmed secured courtyard space provides recreation, socialization and activity space for Parcel 3 residents. Urban agriculture planters and a potting shed provide residents with the facilities for gardening activities for Parcel 3 residents. The shuffle board and gazebo provide opportunities for recreation and socialization within the courtyard. The landscaped walking route extends from the courtyard and following the south and west perimeter of the building providing residents with access to recreation.



HAPA

Landscape Architecture
Urban Design

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03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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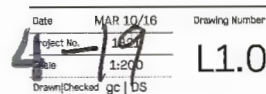
Hamilton

Parcel 3
Richmond BC

Landscape Concept Plan
& Rationale

DP 15-710 274-18

Date	MAR 10/16	Drawing Number
Project No.	1321	L0.1
Scale	NTS	
Drawn/Checked	gc DS	



DETAIL SECTION		CJ	CONTROL JOINT		LIGHTING ON STRUCTURE
DETAIL NUMBER		-EJ-	EXPANSION JOINT		BOLLARD LIGHTING
SHEET ON WHICH DETAIL IS SHOWN		EQ	EQUIDISTANT		WALL LIGHTING
PRIMARY SECTION		PA	PLANTING AREA		
		TYP	TYPICAL		
EXTERIOR ELEVATION			OUTDOOR AMENITY SPACE AS PER O.C.P.		
REVISION		1433 m2			

NOTE: All pedestrian walkways and open space areas to feature landscape lighting for safety and amenity.

PARKING ENTRY/EGRESS
GATE
BENCHES, TYP.
PLANT POTS
CIP CONCRETE PAVING
PRIVATE RESIDENCE LANDSCAPE/AMENITY - enclosed pathway
FRASERSIDE GATE
PROPERTY LINE TYP.
ENCLOSED, SECURE MEMORY CARE GARDEN
INDEPENDENT LIVING/ ASSISTED LIVING WALKING ROUTE
PMT
WESTMINSTER HWY
NEW ROAD
FUTURE DEVELOPMENT
PORT COCHERE
TEMPORARY SOFT LANDSCAPE
BIKE RACKS (12 BIKES)
OUTDOOR AMENITY AREA
DINING PATIO
2.5m INTERM WALKWAY WIDTH
UNIT PAVERS, TYP.
SEEDED BERM
CHILDREN'S POOL DECK
BIKE RACKS (12 BIKES)
POSSIBLE PUBLIC ART LOCATION
GATE
FENCE
INDEPENDENT LIVING/ ASSISTED LIVING WALKING ROUTE
CHESSTABLES
GATE
LANDSCAPE BERM, TYP.
UNIT PAVERS, TYP.
CONCRETE UNIT PAVERS
ADULT'S POOL DECK
ELECTRICAL: OUTLETS & HOSE BIBBS TO BE PROVIDED
OUTDOOR AMENITY AREA
MARKET HOUSING
ENCLOSED INDEPENDENT LIVING/ ASSISTED LIVING GARDEN - raised garden plots - potting shed - ample bench seating - internal pathway circuit
COVERED PATIO
PLANTING & SEATWALL
(12) 3'X6' PLANTER BOXES
BENCH TYP.
SHUFFLE BOARD
MEMORY CARE
UNIT PAVERS, TYP.
VINE PLANTING
SHED REFER TO ARCH.
STORAGE REFER TO ARCH.
PARCEL 3
PARCEL 2
DP 15-716274

20

Date	MAR 10/16	Drawing Number
Project No.	1321	L1.1
Scale	1:200	
Drawn/Checked	qc/DS	

DP 15-716274-20
Date: _____
Project No. _____
Scale _____

LEGEND

±00.00	PROPOSED ELEVATION
±TW	TOP OF WALL
±BW	BOTTOM OF WALL
±FFE	FINISHED FLOOR ELEVATION
±MFE	MAIN FLOOR ELEVATION
±HP	HIGH POINT
±LP	LOW POINT
±TE	TOP OF EDGER
±TB	TOP OF BENCH
±LD	LAWN DRAIN
±TD	TRENCH DRAIN
±TS	TOP OF STAIRS
±BS	BOTTOM OF STAIRS
±TC	TOP OF CURB
±BC	BOTTOM OF CURB
±(00.00)	EXISTING SPOT ELEVATION AS PER SURVEY
±(INT)	INTERPOLATED
0.0 %	DIRECTION OF SLOPE

NOTES

REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.
ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
REFER TO LAYOUT AND MATERIALS PLANS.
ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



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D4	RE-ISSUED FOR DP	JUNE 3/16
D3	RE-ISSUED FOR DP	MAY 10/16
D2	RE-ISSUED FOR DP	MAR.17/16
D1	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Hamilton

Parcel 3
Richmond BC

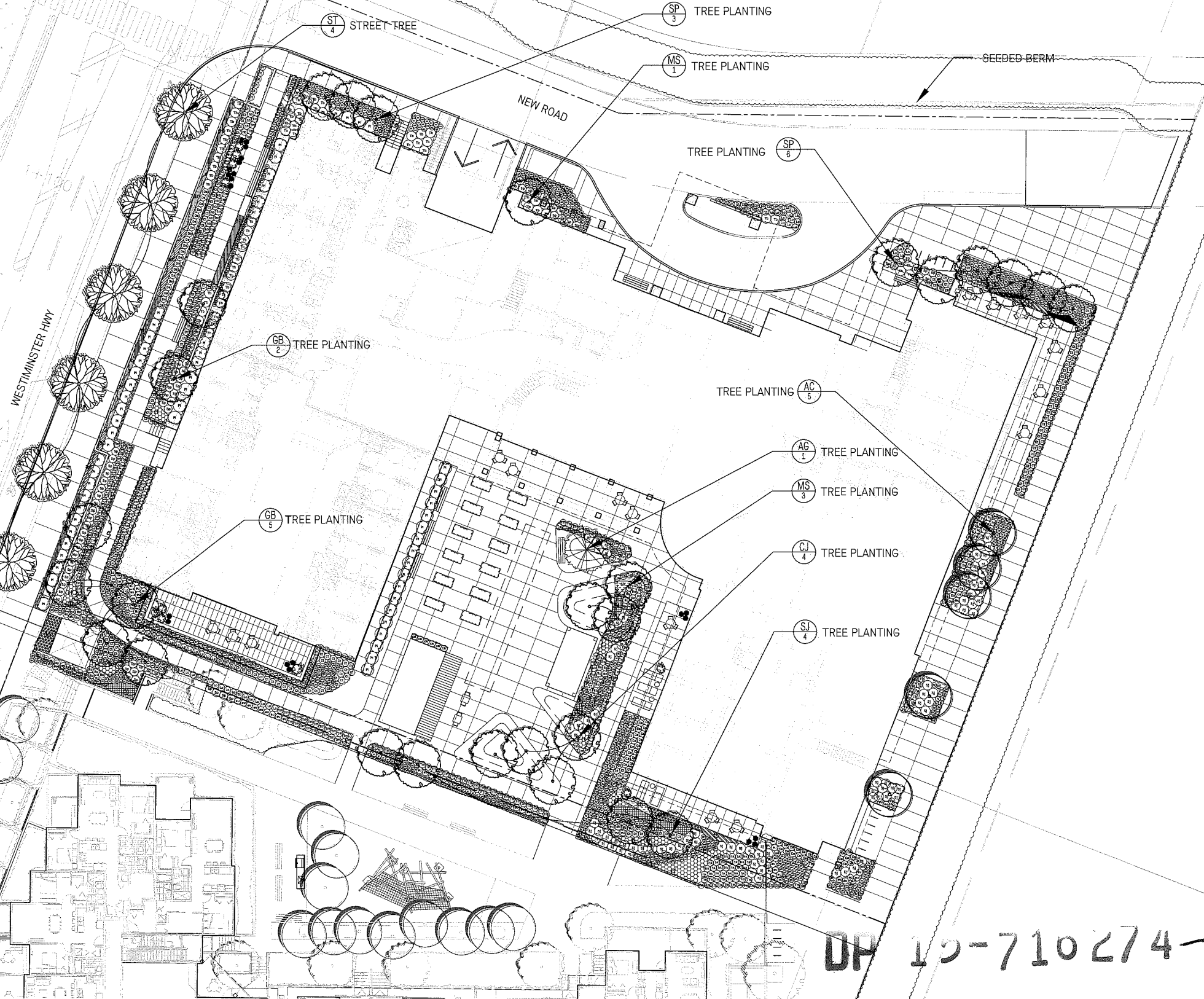
Grading
Plan

Date	MAR 10/16	Drawing Number
Project No.	1321	L1.2
Scale	1:200	
Drawn/checked	gc DS	

PRELIMINARY PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
TREES					
AC	4	Acer palmatum	Japanese Maple	2.0m ht.	B&B, well branched, dense tree
CJ	5	Cercidiphyllum japonicum	Katsura	7cm cal.	B&B, well branched, dense tree
GB	4	Ginkgo biloba	Maidenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	4	Magnolia sieboldii	Oyama Magnolia	2.0m ht.	B&B, well branched, dense tree
SP	6	Stewartia pseudocamellia	Japanese Stewartia	7cm cal.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ST	4	Street Tree (City of Richmond Standard)			
SHRUBS					
Ct	254	Choisya ternata	Mexican Mock Orange	#2 POT, 600 O.C.	FULL
Fg	43	Fothergilla major	Witch Alder	#2 POT, ACCENT	FULL
Gs	55	Gaultheria shallon	Salal	#2 POT, 450 O.C.	FULL
Lo	104	Lonicera pileata	Privet Honeysuckle	#2 POT, 600 O.C.	FULL
Os	27	Osmanthus delavayi	Sweet Olive	#2 POT, 600 O.C.	FULL
Ro	110	Rosmarinus officinalis 'Salem'	Rosemary	#2 POT, 600 O.C.	FULL
Sp	95	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	196	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
SJ	93	Spiraea japonica 'goldmound'	Japanese Spirea	#2 POT, 900 O.C.	FULL
Tb	97	Taxus baccata 'Repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL
HEDGES					
Ce	55	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pl	40	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	156	Taxus x media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL
GRASSES, FERNS, VINES, AND PERENNIALS					
ac	50	Achillea 'Moonshine'	Yarrow	#1 POT, 400 O.C.	FULL
ag	120	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
ar	115	Artemisia 'Sea Foam'	Curlicue Sage	#1 POT, 450 O.C.	FULL
as	80	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
at	20	Astilbe japonicum	False Spirea	#1 POT, 300 O.C.	FULL
bs	100	Blechnum spicant	Deer Fern	#1 POT, 380 O.C.	FULL
ca	5	Clematis armandii	Evergreen Clematis	#3 POT, STKD.	FULL
ec	44	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
ep	95	Epimedium x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	52	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	275	Festuca glauca	Elijah Blue	#1 POT, 300 O.C.	FULL
hk	13	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	59	Hosta 'Blue Angel'	Blue Angel Hosta	#1 POT, 600 O.C.	FULL
lv	210	Lavandula angustolia 'Munstead'	Lavender	#1 POT, 450 O.C.	FULL
lm	00	Liriope muscari 'Big Blue'	Blue Lily Turf	#1 POT, 450 O.C.	FULL
mo	11	Melissa officinalis	Lemon Balm	#1 POT, 300 O.C.	FULL
oj	148	Ophiopogon japonicus	Mondo grass	#1 POT, 300 O.C.	FULL
pa	20	Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage	#1 POT, 450 O.C.	FULL
ph	140	Pennisetum alopecuroides 'Hameln'	Fountain grass	#1 POT, 450 O.C.	FULL
rf	273	Rudbeckia fulgida	Black-eyed Susan	#1 POT, 300 O.C.	FULL
sn	36	Salvia nemorosa 'Caradonna'	Purple wood sage	#1 POT, 450 O.C.	FULL
sm	68	Smilacina racemosa	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sb	40	Stachys byzantina	Lamb's Ear	#1 POT, 350 O.C.	FULL
GROUND COVER					
ar	88	Arctostaphylos uva ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	00	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	140	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL
tp	48	Thymus praecox	Creeping Thyme	#1 POT, 300 O.C.	FULL

- NOTES
- ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY.
 - AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
 - ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING.



HAPA

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

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02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

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Hamilton

Parcel 3
Richmond BC

Planting
Plan

Project No.	1321	Scale	1:200	Drawn/Checked	gc DS
MAR 10/16	1321	1:200	gc DS	L1.3	



1
L1.5
Seniors' Housing Frontage at Westminster Highway
1:50



2
L1.5
Planting at Stairs Between Parcel 2 & 3 at Westminster Highway
1:50

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02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

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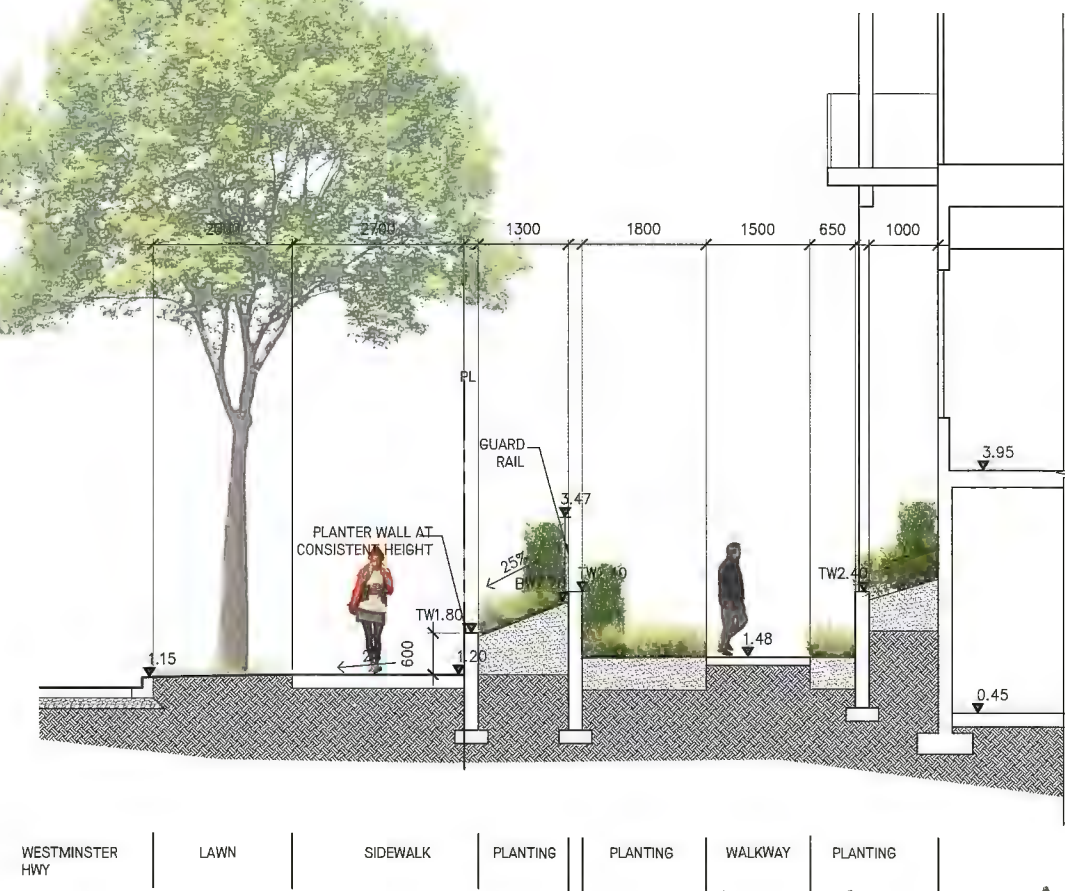
Hamilton

Parcel 3
Richmond BC

Landscape Sections



1A
L1.5
Seniors' Housing Frontage at Westminster Highway - South
1:50



1B
L1.5
Seniors' Housing Frontage at Westminster Highway - North
1:50

DP 15-716274-23

DATE	MAR 10/16	Drawing Number
Project No.	1321	L1.5
Scale	as shown	
Drawn/Checked	gc / DS	



1 Parcel 2 & 3 Courtyard Looking West
L1.6 1:75

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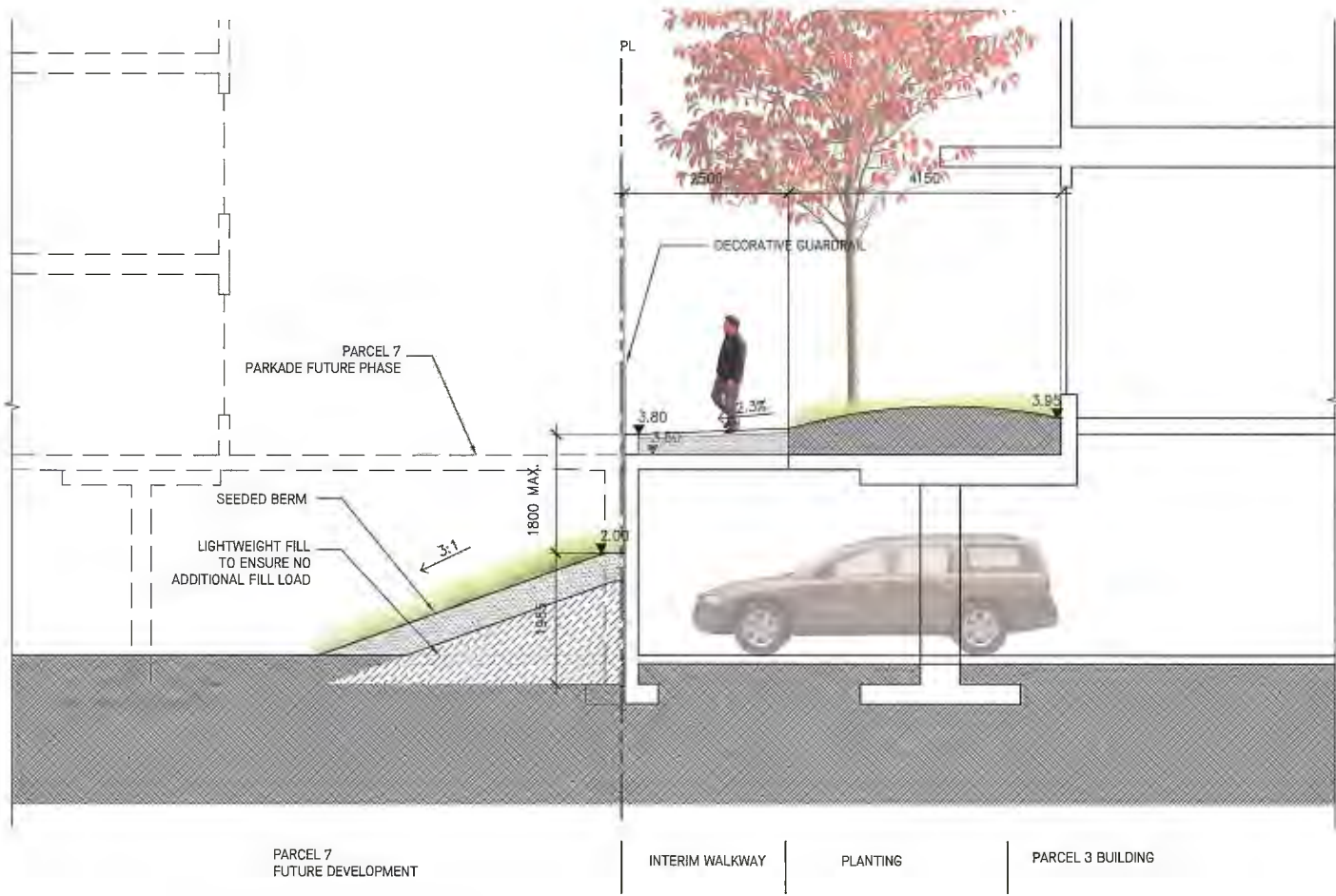
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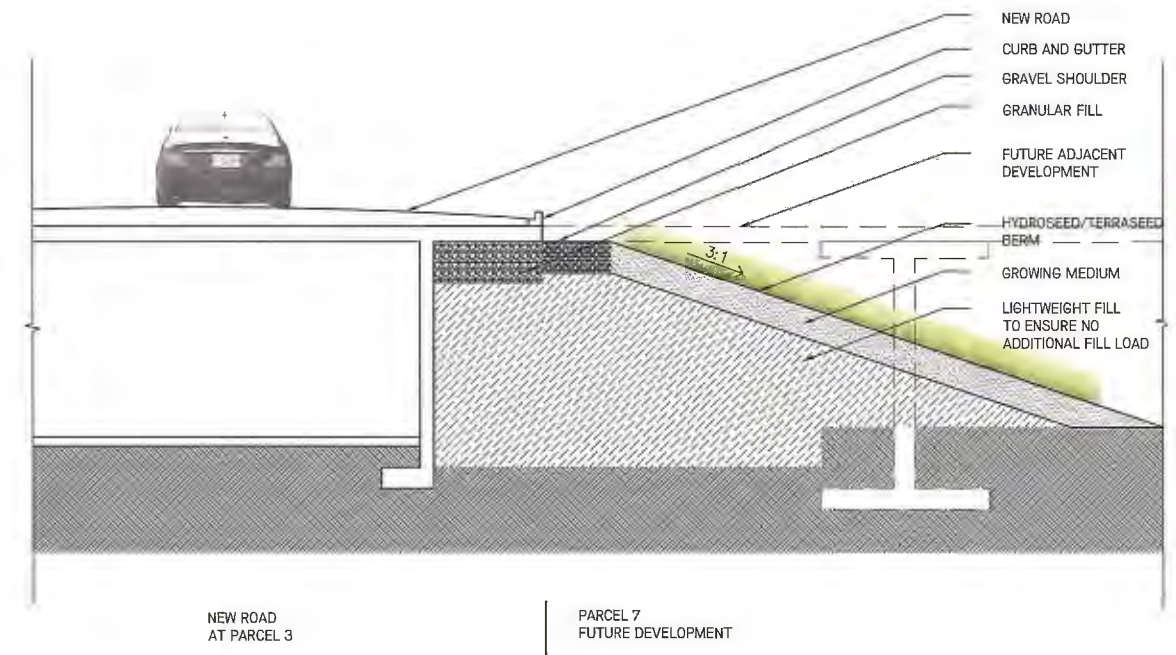
Hamilton
Parcel 3
Richmond BC

Landscape Sections

Date	MAR 10/16	Drawing Number
Project No.	1321	L1.6
Scale	as shown	
Drawn/Checked	gc / DS	

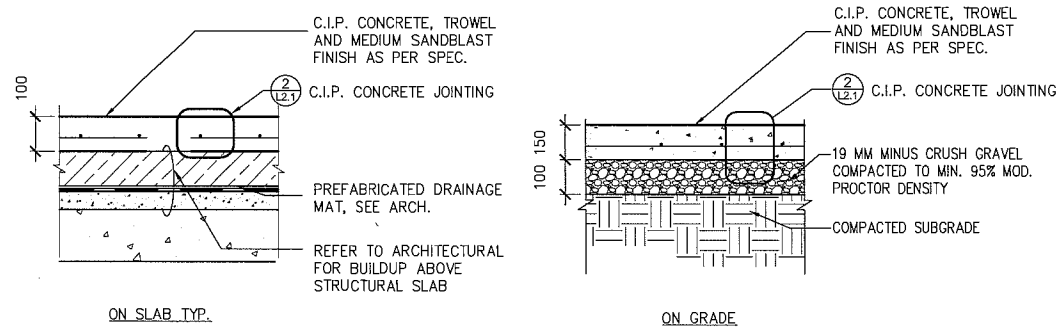


2 Parcel 3 Interim Walkway at Future Development
L1.6 1:50

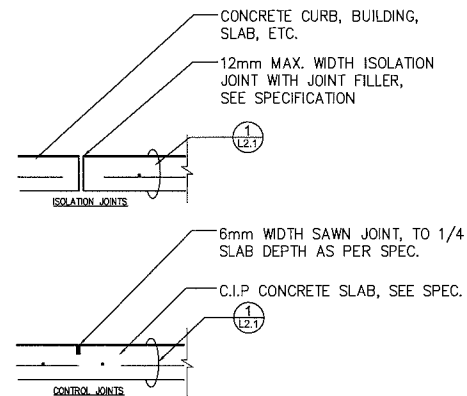


3 Parcel 3 Interim Walkway at Future Development
L1.6 1:50

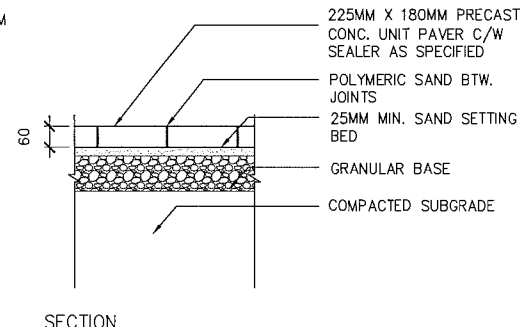
DP 12-710214-24



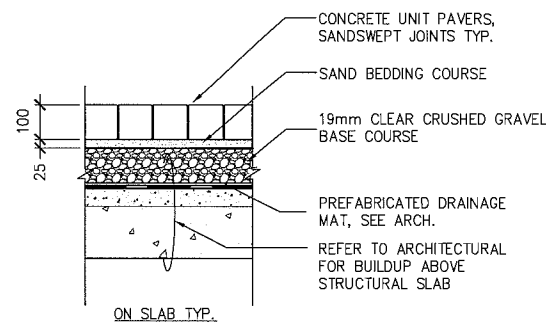
1 PAVING TYPE A - CIP CONCRETE PAVING
L2.1 1:10



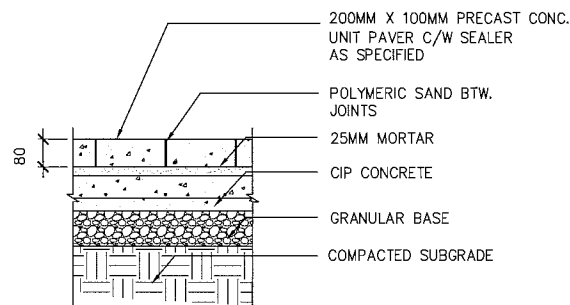
2 CIP CONCRETE JOINTING TYP.
L2.1 1:10



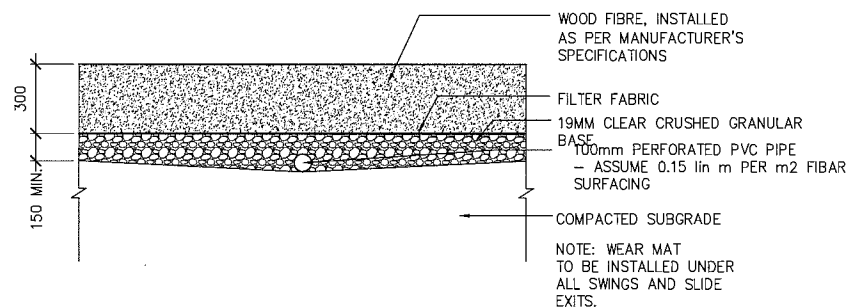
3 PAVING TYPE B - PEDESTRIAN UNIT PAVING
L2.1 1:10



4 PAVING TYPE C - PRECAST CONCRETE UNIT PAVERS
L2.1 1:10



5 PAVING TYPE E - WOOD FIBRE SURFACING
L2.1 NTS



5 PAVING TYPE E - WOOD FIBRE SURFACING
L2.1 NTS

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04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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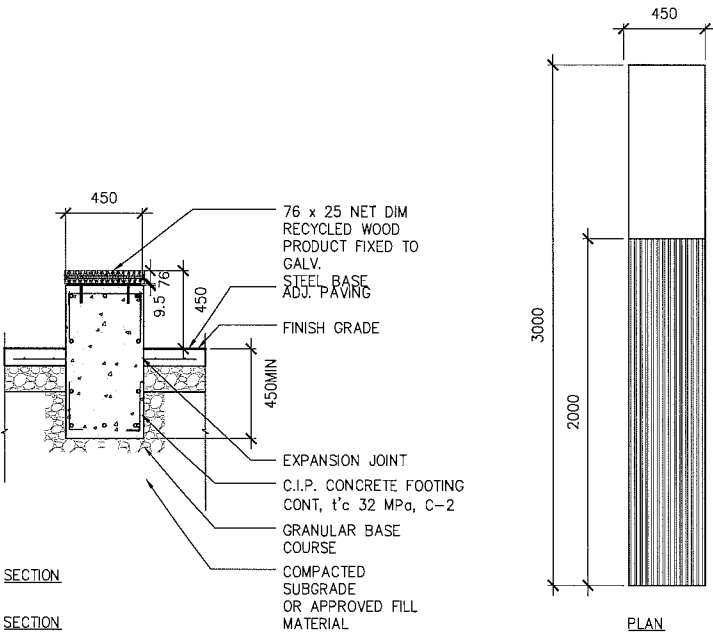
Hamilton

Parcel 3
Richmond BC

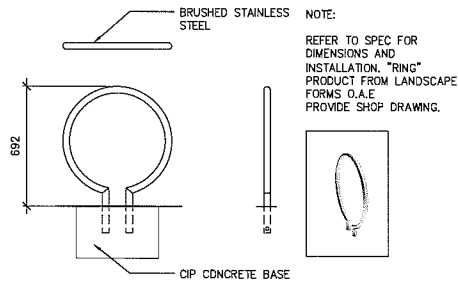
Paving Details

DP 15-710274-25

Date	MAR 10/16	Drawing Number
Project No.	1321	L2.1
Scale	as shown	
Drawn/Checked	gc/DS	



1 CONCRETE BENCH WITH WOOD TOP - TYPICAL
L2.2 1:20



2 RING BIKE RACK
L2.2 nts



3 GATE PRECEDENT
L2.2 nts

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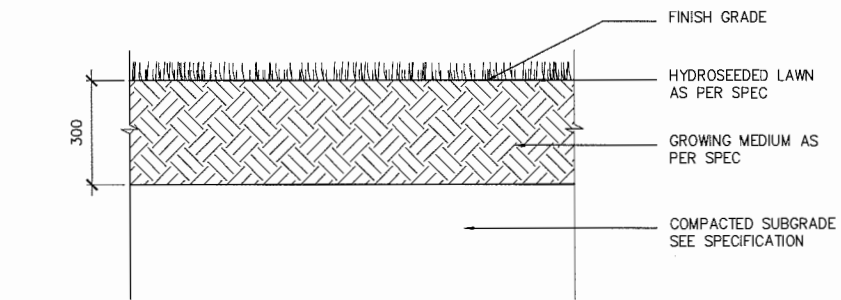
Hamilton

Parcel 3
Richmond BC

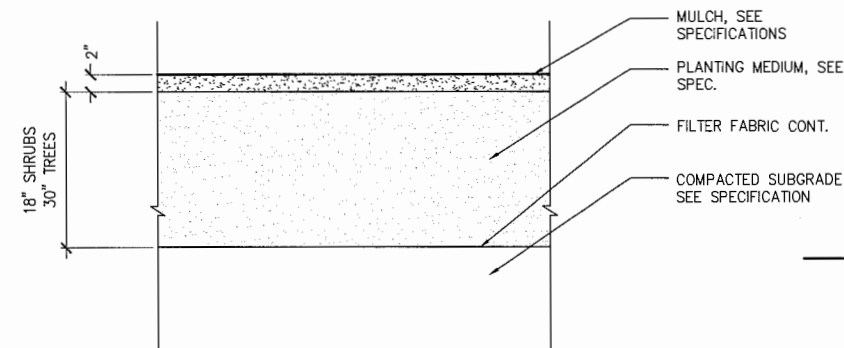
Site Furnishings
Details

DP 12-110214-26

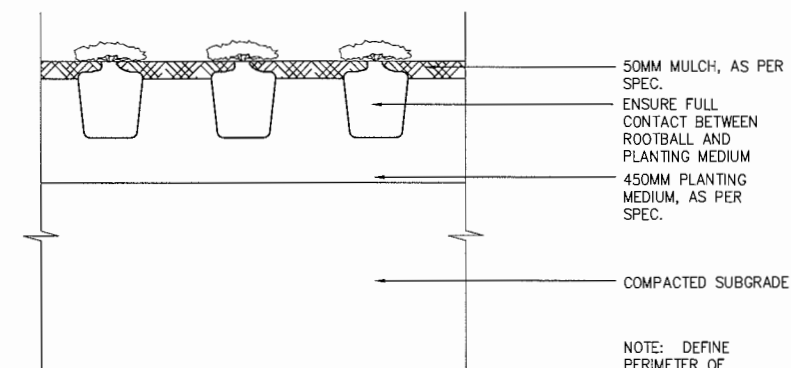
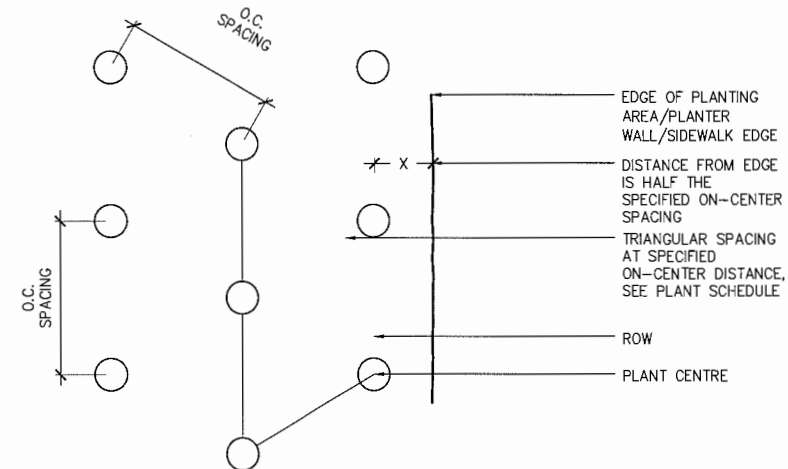
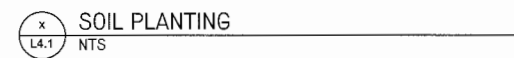
Date	MAR 10/16	Drawing Number
Project No.	1321	L2.2
Scale	as shown	
Drawn/Checked	gc DS	



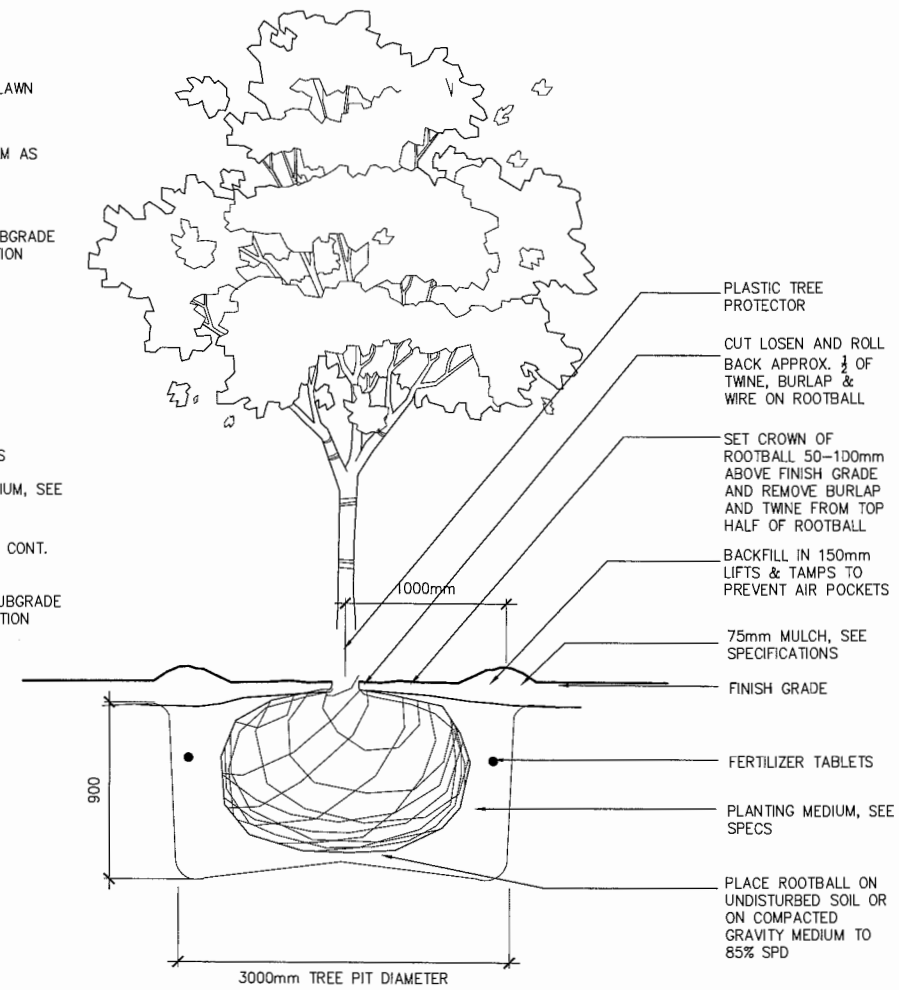
LAWN PLANTING ON GRADE



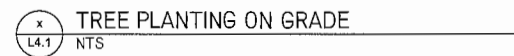
SHRUB/TREE PLANTING ON GRADE



x	SHRUB PLANTING
L4.1	NTS




TREE PLANTING ON GRADE
 NTS



NOTE: DEFINE PERIMETER OF PLANTING BED FIRST W/ SPECIFIED PLANTS, THEN INFILL AS SHOWN.

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No.	Description	Date
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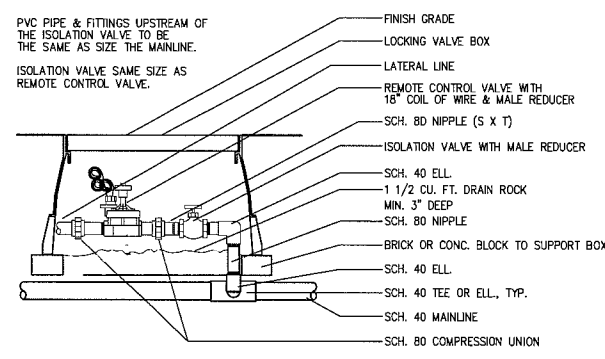
Hamilton

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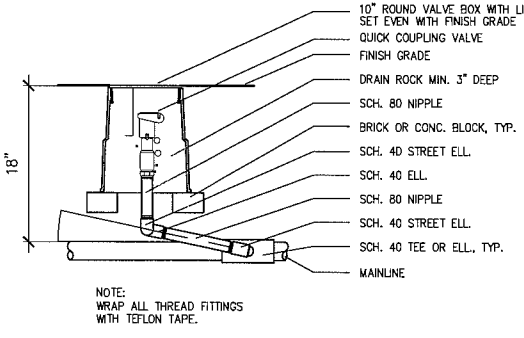
Planting Details

DP 15-710274-27

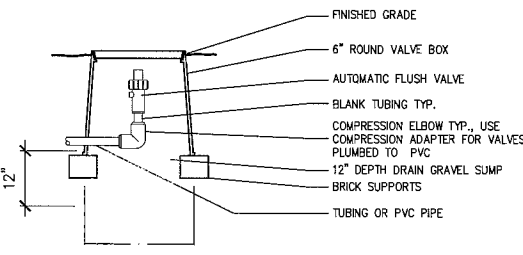
Date	MAR 10/16	Drawing Number	L2.3
Project No.	1321		
Scale	as shown		
Drawn/Checked	gc / DS		



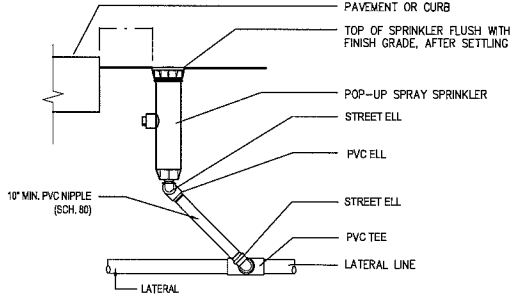
1
L4.70 1:10
REMOTE CONTROL VALVE



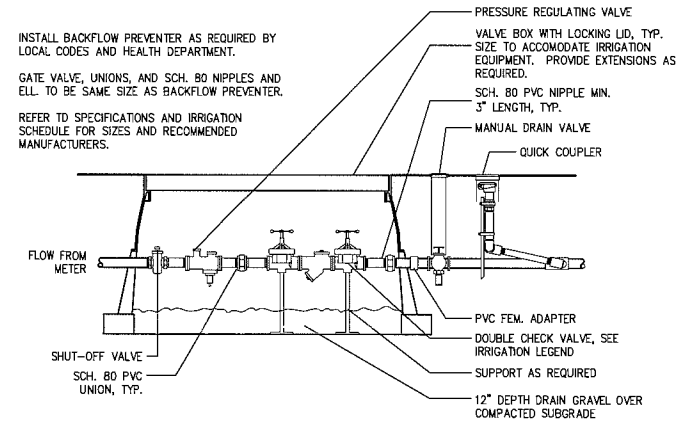
4
L4.70 1:10
QUICK COUPLER



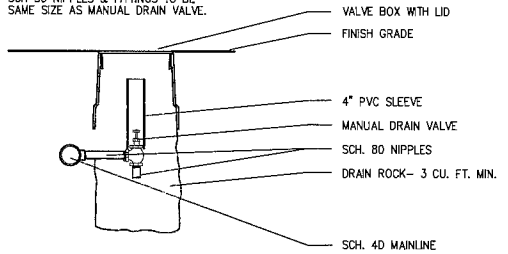
7
L4.70 1:10
AUTOMATIC FLUSH VALVE



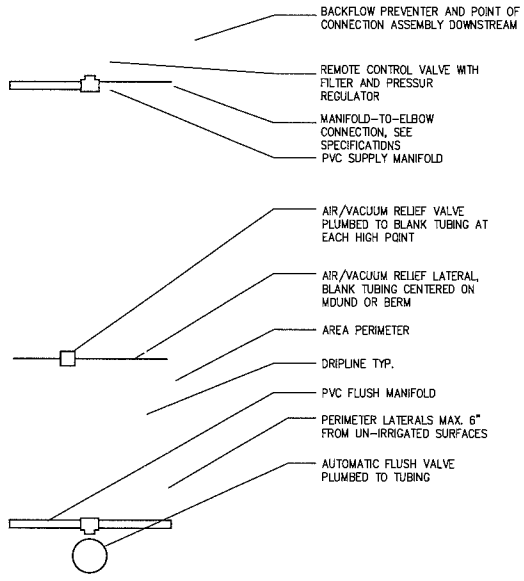
10
L4.70 1:10
SPRAY POP-UP SPRINKLER



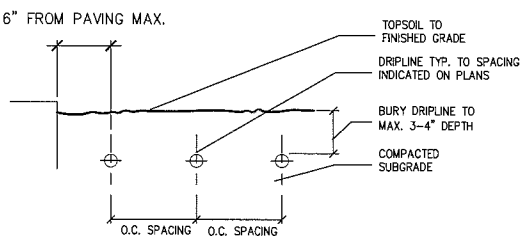
2
L4.70 1:10
REMOTE CONTROL VALVE



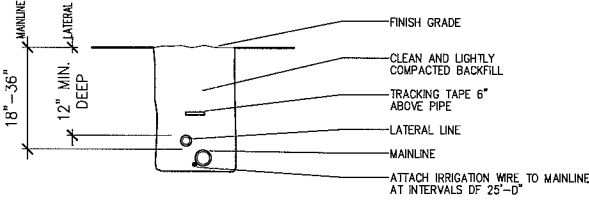
5
L4.70 1:10
MANUAL DRAIN VALVE



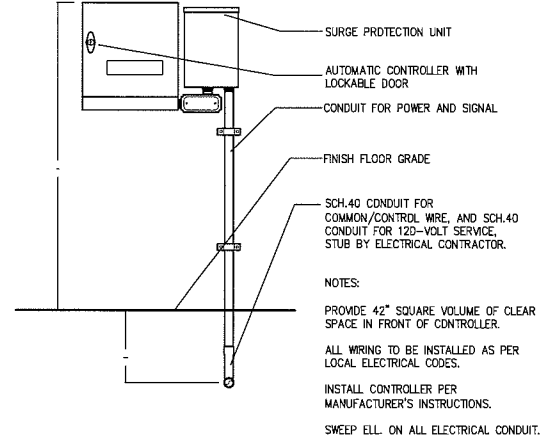
8
L4.70 1:10
DRIP LAYOUT TYP.



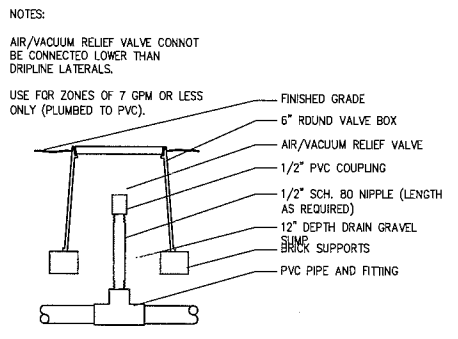
11
L4.70 1:10
DRIP LAYOUT PROFILE



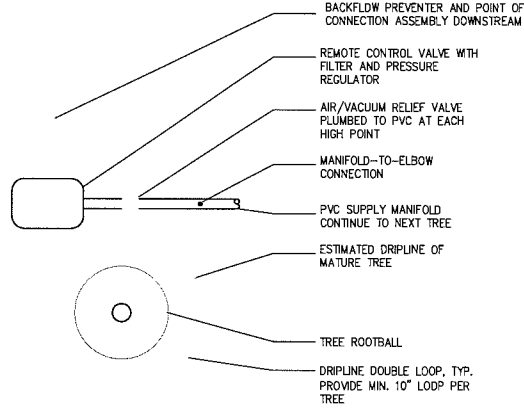
12
L4.70 1:10
IRRIGATION TRENCH PROFILE TYP.



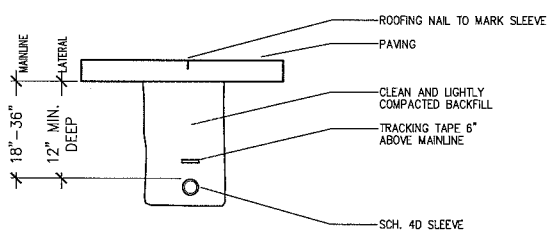
3
L4.70 1:10
IRRIGATION CONTROLLER



6
L4.70 1:10
AIR VACUUM RELIEF VALVE



9
L4.70 1:10
TREE DRIP LAYOUT TYP.



13
L4.70 1:10
IRRIGATION SLEEVING TYP.

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Landscape Architecture
Urban Design
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604 909 4150
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Hamilton
Parcel 3
Richmond BC

Irrigation
Details

DP 15-7102/4-28

Date	MAR 10/16	Drawing Number
Project No.	1321	L2.4
Scale	as shown	
Drawn/checked	gc / DS	



View at Westminster Hwy & New Road (Mid-Aerial View)



View at Westminster Hwy & New Road

E:\ACAD\03\2013\1331\DP\1331-A0.1.DWG



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Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

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**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
NCL
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
CHARACTER SKETCH

DATABASE: 1331-A0.1.dwg
SCALE: NTS
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1331

DWG. NO.
A0.1

DP No: DP 15-716274
BP No:

DP 15-716274
Reference

E:\ACAD\JOB\2013\1331\DP\1331-A0.1.DWG



Strollway and New Road - View Looking Southwest

DP 15-710274
Reference



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PROJECT:
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Westminster Hwy, Richmond BC

DRAWING TITLE:
CHARACTER SKETCH

DATABASE: 1331-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. A0.2

DP No: OP 15-710274
BP No:

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Westminster Hwy, Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE: 1331-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
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PROJECT NO.
1331

DWG. NO.
 **A0.3**

DP No: DP 15-716274
BP No:



Aerial Perspective View - Southwest corner



Aerial Perspective View - Northeast corner



Aerial Perspective View - Looking North



Aerial Perspective View - Northwest corner



Aerial Perspective View - Southeast corner



Aerial Perspective View - Looking East



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7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminister Hwy, Richmond BC

DRAWING TITLE:
AERIAL PERSPECTIVE VIEWS

DATABASE: 1331-A0.1.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A0.4**

DP No: DP 15-716274
BP No:

DP 15-716274
Reference

E:\ACADJOB\2013\1331\DP\1331-A6.0 SHADOW DIAGRAM.DWG



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

DP 15-710274
Reference



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Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE: 1331-A0.4.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. **A0.5**

DP No: DP 15-716274
BP No:



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Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:
SITE PHOTOS

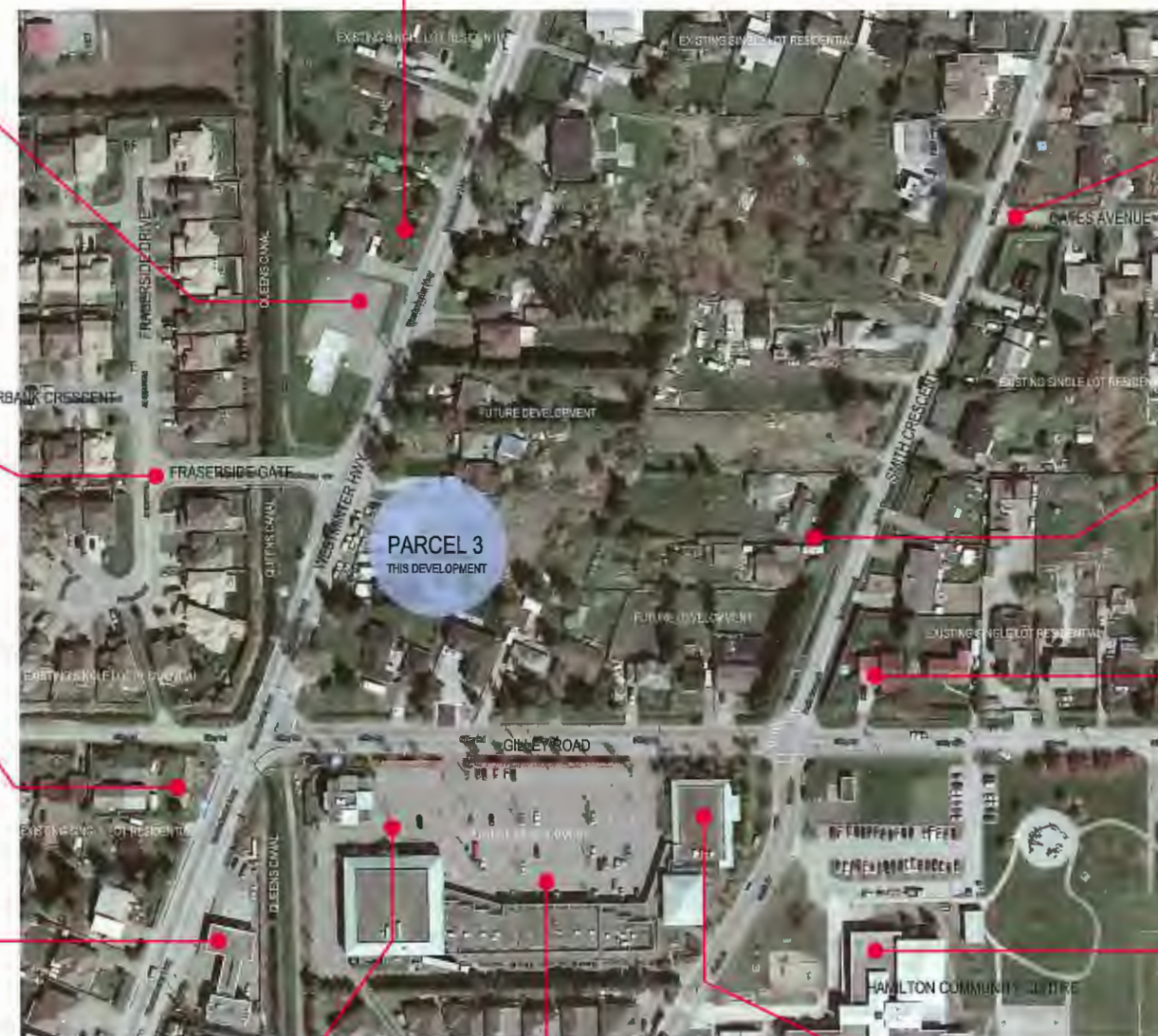
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PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 44444



DWG. NO.
A0.6

DP No: DP 15-71627
BP No:



DP 15-716274
Reference