



Development Permit Panel Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, July 15, 2026
3:30 p.m.

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on June 24, 2026.*



1. **GENERAL COMPLIANCE – REQUEST BY CHRISTOS PLATIS (ONNI 7811 ALDERBRIDGE HOLDING CORP.) FOR A GENERAL COMPLIANCE RULING AT 7811 ALDERBRIDGE WAY**

(File Ref. No.: DP 18-841057) (REDMS No. 8420202)

APPLICANT: Christos Platis (Onni 7811 Alderbridge Holding Corp.)

PROPERTY LOCATION: 7811 Alderbridge Way

Director's Recommendations

That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).



2. **DEVELOPMENT VARIANCE PERMIT 23-018630**

(REDMS No. 8307970)

APPLICANT: Nirmal Sandhu

PROPERTY LOCATION: 6360 No. 6 Road

Development Permit Panel – Wednesday, July 15, 2026

ITEM

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- (a) Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and*
- (b) Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.*



3. New Business

4. Date of Next Meeting: July 29, 2026

ADJOURNMENT



**Development Permit Panel
Wednesday, June 24, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Hopkins, Acting General Manager, Planning and Development, Acting Chair
Marie Fenwick, Director Arts Cultural and Heritage
Lloyd Bie, Director, Transportation

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 10, 2026, be adopted.

CARRIED

**1. DEVELOPMENT PERMIT DP 24-012108
(REDMS No. 8414725)**

APPLICANT: Orion Construction

PROPERTY LOCATION: 14111 Entertainment Boulevard

INTENT OF PERMIT:

1. Permit the subdivision of 14111 Entertainment Boulevard into three lots and permit construction of a two-storey commercial industrial mixed-use building on proposed Lot 2 and a six-storey hotel on proposed Lot 3, on a site zoned "Commercial and Light Industrial (ZC56) - Riverport (Fraser Land)"; and
2. Vary the minimum required parking space provisions of Richmond Zoning Bylaw 8500 applicable to proposed Lot 1 from 877 stalls to 600 on a site zoned "Entertainment & Athletics (CEA)".

Development Permit Panel

Wednesday, June 24, 2026

Applicant's Comments

Ruchir Dhall, Architecture Panel Inc., with the aid of the visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development highlighting the following:

- This project optimizes use of the parcel, consisting of Lots 1, 2 and 3. Lot 1 contains the existing theatre and currently Lots 2 and 3 are a large parking lot;
- The proposal consists of a mixed commercial and industrial building with rooftop parking on Lot 2 and a hotel on Lot 3;
- The applicant has taken into consideration Advisory Design Panel's comments and made changes to the design as per their recommendations;
- The site is safely designed for pedestrian and vehicle movement;
- Sustainability features, including high efficiency LED for all outdoor lighting will be incorporated into the proposed development;
- The project is consistent with the City's Zoning Bylaw requirements for EV charging and the BC Building Code and the City's energy efficiency requirements;
- The commercial-industrial building and hotel are anticipated to comply with ASHRAE 90.1-2019 and Step 2 with EL-3;
- The design promotes high visibility across the site through the strategic placement of glazing, lighting and active uses;
- There is barrier free accessibility across the entire site linking the new buildings and the existing theatre;
- To improve rooftop parking accessibility, an elevator was added with a direct connection to the hotel beneath the ramp;
- Amenities will be located throughout the site; and
- The variation in colour and the use of canopy elements will be used to define individual tenant spaces and enhance visual interest.

Mohamed Ahmed, AMR Systems. Inc., with the aid of the same visual presentation, spoke to the main landscape features noting that (i) the landscape design enhances the public realm, increases tree canopy, provides amenity spaces and exceeds the City's minimum tree replacement requirement, (ii) the covered amenity areas proposed in the northwest corner of the site include benches and picnic seating, (iii) extensive bicycle parking is proposed to support active transportation, (iv) large landscape islands and structural soil is incorporated throughout the site to support long term tree health, (v) at the south west corner of the site a landscape plaza with seating, decorative paving and enhanced planting is proposed, (vi) existing trees will be retained and protected where feasible per the arborist's recommendations, trees that are removed are proposed to be replaced at a minimum 2 to 1 ratio, and (vii) 119 on-site trees are proposed, along with a diverse mix of shrubs, ground covers and perennials.

Development Permit Panel

Wednesday, June 24, 2026

Panel Discussion

In response to queries from the Panel, the applicant advised that (i) the buildings are built to the flood construction level which is above the existing parking lot, (ii) there are significant off-site roadwork requirements that are proposed as part of the development, (iii) per the grading plan, the drive isle between Lot 1 and 2 will have the new slab at 3.0 m, and the asphalt on the east side of the commercial building will meet the existing building at grade, then slope up about 0.5 m so that the area functions as a single parking lot. The parking will be raised to meet the building entrance, (iv) there is no plan for street lighting for the drive isle but the applicant will put together some information on a lighting strategy prior to Council issuance, (v) there are smaller amenity spaces distributed throughout the site for employees, pedestrians, and cyclists, while a larger corner plaza serves as a shared amenity for all users, (vi) the zoning allows a broad range of potential tenancies, from restaurants and commercial amenities to front-of-house sales, with a façade and layout suited to diverse users, (vii) there will be signage directing movie patrons to the overflow parking on the rooftop, (viii) an elevator has been added on the southside of the proposed commercial building, and (ix) site access will remain open throughout construction, with access from No. 6 Road and Steveston Highway maintained, (xii) the parking area will be used for laydown and staging, with no impact to the site. In addition, staff advised that a detailed Construction Parking and Traffic Management Plan must be submitted to and approved by the City prior to building permit issuance.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed development and subdivision into three lots are intended to function together, with statutory rights-of-way over the main drive aisles and cross access easements for shared parking secured to support the proposed design, (ii) the proposed parking variance is only applicable to Lot 1 (existing movie theatre), (iii) the applicant has provided a parking survey and a transportation memorandum supporting the proposed variance, which has been supported by the City's Transportation department, (iv) prior to Zoning Bylaw adoption, the applicant is required to enter into a Servicing Agreement for frontage improvements and intersection upgrades on Steveston Highway and No. 6 Road, and water and storm service connections, and (v) prior to Building Permit issuance, the applicant must register a legal agreement committing to voluntary sustainability measures, including high efficiency LED outdoor lighting and water conservation features including plumbing fixtures and high efficiency rain metres and irrigation.

Panel Discussion

None

Development Permit Panel

Wednesday, June 24, 2026

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting that the proposed development is well suited for the area, activates a large site, and reflects strong safety and CPTED efforts. The Panel recommended additional lighting along the drive corridors, as they are public Statutory Rights of Way (SRWs). Staff were given direction to work with the applicant to address the lighting of the public SRW areas prior to the application advancing to Council for issuance.

Panel Decision

It was moved and seconded

1. *Permit the subdivision of 14111 Entertainment Boulevard into three lots and permit construction of a two-storey commercial industrial mixed-use building on proposed Lot 2 and a six-storey hotel on proposed Lot 3, on a site zoned "Commercial and Light Industrial (ZC56) - Riverport (Fraser Land)"; and*
3. *Vary the minimum required parking space provisions of Richmond Zoning Bylaw 8500 applicable to proposed Lot 1 from 877 stalls to 600 on a site zoned "Entertainment & Athletics (CEA)".*

CARRIED

2. **New Business – None.**

3. **Date of Next Meeting: July 15, 2026**

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:09 p.m.).

CARRIED

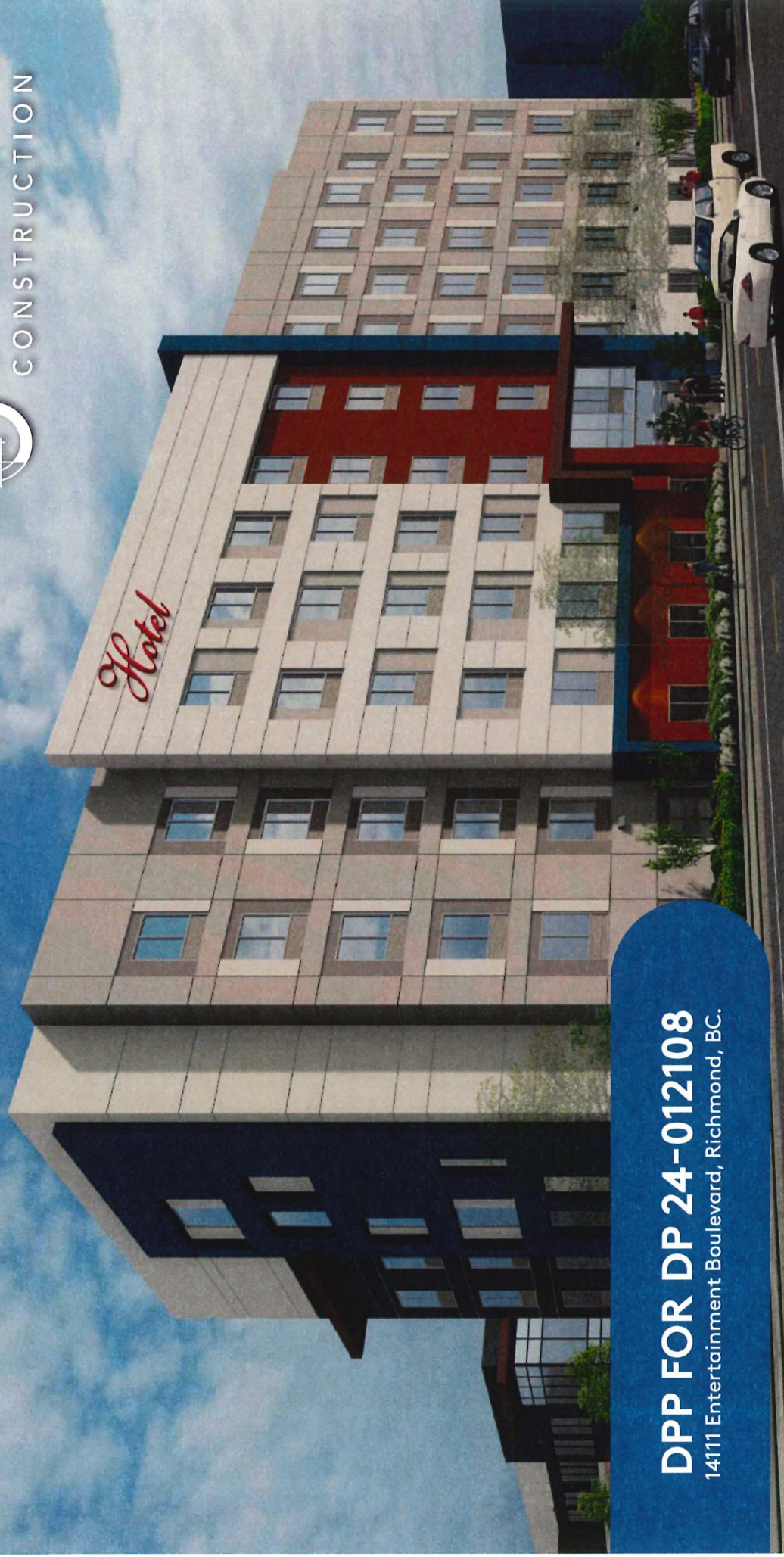
Development Permit Panel
Wednesday, June 24, 2026

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 24, 2026.

John Hopkins
Acting Chair

Raman Grewal
Legislative Services Coordinator

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
June 24, 2026



DPP FOR DP 24-012108

14111 Entertainment Boulevard, Richmond, BC.

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Project Brief.

This development proposes two buildings: a commercial building with 33 units and a hotel with 124 rooms.

Site Context

The subject property at 14111 Entertainment Boulevard occupies a prominent corner at Steveston Highway and No. 6 Road in proximity to the Fraser River. The site is surrounded by a mix of commercial and industrial uses, with broader agricultural and residential areas nearby. Currently developed with a movie theatre and associated surface parking under CEA (Entertainment and Athletics) zoning, the 5.09-hectare parcel is significantly underutilized, with the theatre footprint covering only 18% of the land. Its strategic location, direct access to Highway 99, and adjacency to established commercial activity make it well-positioned for a redevelopment that enhances the walkability of the area, introduces employment-generating uses, and better aligns the land use with evolving market demand.

Planning

The subject property at 14111 Entertainment Boulevard occupies a prominent corner at Steveston Highway and No. 6 Road in proximity to the Fraser River. The site is surrounded by a mix of commercial and industrial uses, with broader agricultural and residential areas nearby. Currently developed with a movie theatre and associated surface parking under CEA (Entertainment and Athletics) zoning, the 5.09-hectare parcel is significantly underutilized, with the theatre footprint covering only 18% of the land. Its strategic location, direct access to Highway 99, and adjacency to established commercial activity make it well-positioned for a redevelopment that enhances the walkability of the area, introduces employment-generating uses, and better aligns the land use with evolving market demand.

Sustainability Strategy

1. Energy Efficiency and Renewable Energy:

- Meet Richmond Bylaw requirements for EV charging for commercial/industrial building and hotel.
- Use high-efficiency LEDs for all outdoor lighting to improve building efficiency.
- Ensure base building electrical infrastructure can support tenant installation of motion sensors and timers in common areas to reduce electricity consumption.
- Limit window-to-wall ratio to reduce solar heat gain in industrial building.
- Incorporate high-performance glazing to enhance building energy efficiency.
- Design hotel to Step Code compliance.
- Design Industrial/commercial building to NECB 2020 or ASHRAE 90.1-2019 compliance.

2. Water Conservation:

- Install rain meter irrigation systems to optimize water use.
- Use water-efficient plumbing fixtures.
- Select drought-resistant and native plant species to minimize the need for irrigation.

3. Sustainable Building Materials and Construction:

- Use of local and recycled materials for foundations, slabs, and wall panels, where possible.
- Select long-lasting, low-maintenance materials to extend the building's lifespan and reduce future obsolescence.
- Provide fully insulated exterior wall panels on the commercial/industrial building to improve energy efficiency.
- Maximize solar reflectivity by using high albedo paint on vertical building surfaces.

4. Waste Reduction and Recycling:

- Provide facilities for three-stream waste separation and recycling.
- Store garbage and waste materials in weatherproof, animal-resistant containers that are visually screened from adjacent sites and public thoroughfares.

5. Landscaping and Transportation:

- Ensure easy access to public transportation by adding pedestrian connections to reduce the carbon footprint of commuting.
- Meet bicycle parking requirements and install bike racks throughout the project.
- Limit the removal of existing trees where possible.

CPTD Strategy

1. Natural Surveillance

The design promotes high visibility across the site through the strategic placement of glazing, lighting, and active uses.

- Extensive glazing on the commercial building provides clear sightlines to loading areas, parking courts, and primary entrances.
- The six-storey hotel—with glazing on all elevations and 24-hour operation—introduces continuous passive surveillance, increasing “eyes on the street” throughout the day and night.
- Rooftop parking has been deliberately kept open, uncluttered, and well illuminated to minimize blind spots and eliminate opportunities for concealment.

These measures collectively enhance perceived and actual safety by increasing natural observation across key movement areas.

2. Access Control

Physical and operational design elements have been used to guide legitimate users into the site while deterring unauthorized entry into sensitive locations.

- Employee-only areas within the commercial building utilize controlled access systems (e.g., keycard authentication) to manage movement.
- The hotel is designed with two primary access points, both adjacent to staffed reception desks, ensuring visitors are consistently monitored upon arrival.

These features strengthen the site's ability to regulate access and reduce opportunities for inappropriate use.

3. Territorial Reinforcement

The development establishes a clear transition between public, semi-public, and private realms.

- Landscaped setbacks along Steveston Highway, No. 6 Road, and Entertainment Boulevard visually signal entry into the site and reinforce property boundaries.
- Clearly defined vehicular access points create an intuitive sense of arrival and indicate that the space is actively managed.

Through these cues, users can readily distinguish between areas intended for public passage and those reserved for site users, reinforcing territorial cues and reducing the likelihood of trespass.

4. Maintenance (Management & Operations)

Materials and design details have been selected to support a long-term maintenance strategy consistent with CPTED best practices.

- Durable building finishes and landscape materials minimize deterioration and reduce opportunities for vandalism.
- A proactive maintenance standard—including regular cleaning and prompt repairs—signals ongoing site management and discourages unwanted behaviour consistent with “broken windows” principles.
-

5. Activity Support

Site programming and circulation have been designed to encourage legitimate activity and reduce the presence of inactive or isolated areas.

- Pedestrian pathways between the commercial building, hotel, and adjacent Cineplex are clearly delineated and supported by directional signage and continuous lighting.
- Amenity spaces are strategically located in visible, well-used areas where passive surveillance is naturally high.
- The arrangement of commercial, hospitality, and parking functions promotes steady pedestrian movement, contributing to a sense of safety and shared stewardship of the site.

6. Defensible Space

The site layout clearly defines the development as a cohesive, privately managed environment.

- Adequate setbacks and separation from adjacent roadways and parcels create a defined perimeter.
- Building orientation and landscaping reinforce the sense that the space is intended for visitors, guests, and employees, limiting opportunities for non-legitimate users to enter undetected.

Accessibility Plan

The redevelopment is designed to provide an intuitive, barrier-free experience across the entire site, linking the new buildings and the existing theatre. Both new buildings will be developed to meet BCBC accessibility requirements, City of Richmond accessible parking and bylaw requirements, and general best practices. Universal washrooms, tactile wayfinding, and clear signage are incorporated throughout to support safe and easy navigation.

All commercial units and the hotel offer accessible ground-level entry with flush sidewalks and clear pedestrian connections. A continuous, generous walking route links offsite pedestrian networks, parking stalls, amenity areas, commercial unit entrances, the hotel lobby, theatre, and the rooftop parking area to ensure seamless movement for all users. This track across the site links raised stamped-concrete pathways, raised concrete sidewalks, painted colored roadway crossings, and painted coloured pathways in front of commercial units. Elevators and stairs in the hotel and commercial building, and a safely designed ramp for vehicles, connect the rooftop parking to the ground level, allowing hotel users and theatre visitors with easy access to and from the roof.

Visitors to the theatre requiring accessible parking will continue to use accessible stalls on Lot 1 near the theatre entrance. Accessible parking is provided at grade-level and on the rooftop on Lots 2 and 3, nearby building entrances. An elevator is provided to access the rooftop parking area, allowing hotel guests to reach their rooms easily. Together, these elements create an inclusive environment that supports comfortable, safe, and direct access for visitors, employees, and hotel guests.

Design Rationale.

1. Site Design

The overall site strategy transforms an underutilized surface parking area into a connected mixed-use development featuring commercial/industrial uses and a hotel.

The redevelopment achieves a cohesive site plan that integrates into the existing theatre parcel and adjacent road network. The plan emphasizes improved pedestrian permeability, establishing new off-site sidewalks and paths, multiple raised internal crossings, and clear pathways that link the hotel, commercial building, and existing theatre. These moves create a coherent circulation network that balances vehicular function with walkability. The site also features amenity areas placed strategically across the site.

Building placement reinforces the edges of Steveston Highway and No. 6 Road while framing new amenity zones and landscaped setbacks that soften the public realm and clearly define site organization. The commercial building is situated in the middle of the north parcel, is longest north-to-south, and features commercial frontages on its east and west facades. In the south, the hotel fronts Steveston, offering a primary pedestrian entrance on this frontage and a secondary entrance from the rear. The existing site vehicle entrances on Steveston Highway and No. 6 Road are maintained and will remain open through construction. The access ramp to the rooftop parking area is placed near the southside of the commercial building close to the Steveston entrance to make wayfinding clear but far enough away to cause back ups or impede access traffic.

2. Hotel Design

The six-storey hotel acts as a prominent visual anchor along Steveston Highway, using massing, texture, and materiality to establish a contemporary hospitality presence. The façade composition layers brick, longboard, and smooth cladding in warm, complementary tones to create depth and a tactile, regionally appropriate character. Colours were chosen to complement the theatre and commercial building. Recessed windows, colour-framed openings, and a heightened and glazed entry canopy establish a dynamic rhythm, articulate the building's vertical proportions, and provide clear wayfinding for guests on both the front and rear.

Extensive glazing on all sides enhances natural surveillance, raises hotel guest experiences, and supports a welcoming, safe environment throughout the site. Access to Rooftop parking on the commercial building is provided via elevator and enclosed stairs, supplying guests parking there with secure, direct access to the hotel. Generous setbacks from No. 6 Rd., extensive landscaping including a plaza, and strengthened pedestrian linkages integrate the hotel into the existing theatre and planned commercial development while enhancing the public interface and site porosity.

3. Commercial Building Design

The commercial building is designed as a multi-tenant employment centre with an elevated architectural expression appropriate for commercial, light-industrial, and customer-serving uses. The building adopts a refined design language, including materiality and colour palette, that aligns with the surrounding entertainment and hotel contexts. The long frontage is visually broken into a sequence of smaller components through varied canopy heights, recessed and proud storefronts, articulated wall planes, and contrasting colour bands. This approach reduces perceived massing and creates a lively, fine-grained rhythm along No. 6 Road and the internal parking area.

Material choices balance durability with visual interest, integrating accent tones and canopies shared with the hotel and high-performance glazing to maintain cohesiveness across the site. Glazed overhead doors and transparent storefronts reinforce an open, engaging building edge and support flexibility in future tenant uses. Accessible sidewalks and coloured pathways wrap the building and safely interface directly with loading and entry areas. Collectively, the massing, articulation, and site integration support a contemporary, adaptable commercial building that contributes to an active, connected, and economically diverse development.

RESIDENTIAL USE

INDUSTRIAL USE

COMMERCIAL USE

AGRICULTURAL USE

GREEN SPACE

EXISTING ROAD NETWORK

BIKING PATH

WALKING TRAIL

LEGEND BY NUMBER OF MILES OF ROAD IN EACH CATEGORY



2 VIEW OF SITE FROM CORNER OF No. 6 RD & STEVESTON HWY
A-02 SCALE: 1/8" = 1'-0"



4 VIEW OF THE HOLIDAY INN TO THE NORTH
A-02 SCALE: R.T.S.



6
A-02

VIEW OF THE RICHMOND ICE CENTRE TO THE NORTH

SCALE: N.T.S.



1
A02

CONTEXT PLAN
SCALE: NTS



3
A-02

VIEW OF THE EXISTING THEATRE FROM THE
CORNER OF ENTERTAINMENT BLVD & STEVESTON HWY

SCALE: N.T.S.



5 VIEW OF THE EXISTING THEATRE FROM PARKING LOT
A-02 SCALE: N.T.S.



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ORION CONSTRUCTION
105-19023 80A AVE.
LANGLEY, BC V3Y 0E2
PHONE: (604) 362-2884

NO	DATE	REVISION
1	NOV 21 25	ADP
2	NOV 19 25	DEVELOPMENT PERMIT
3	JUN 25 25	DEVELOPMENT PERMIT
4	MAY 23 25	DEVELOPMENT PERMIT
5	MAR 04 25	RE-ISSUED FOR DP
6	NOV 12 24	RE-ISSUED FOR DP
7	NOV 12 24	RE-ISSUED FOR DP
8	MAY 13 24	RE-ISSUED FOR DP
9	OCT 11 23	RE-ISSUED FOR DP
10	JUN 16 23	ISSUED FOR DP
11	FEB 17 20	DEVELOPMENT PERMIT
12	APR 26 26	DPP

NO	DATE	REVISION
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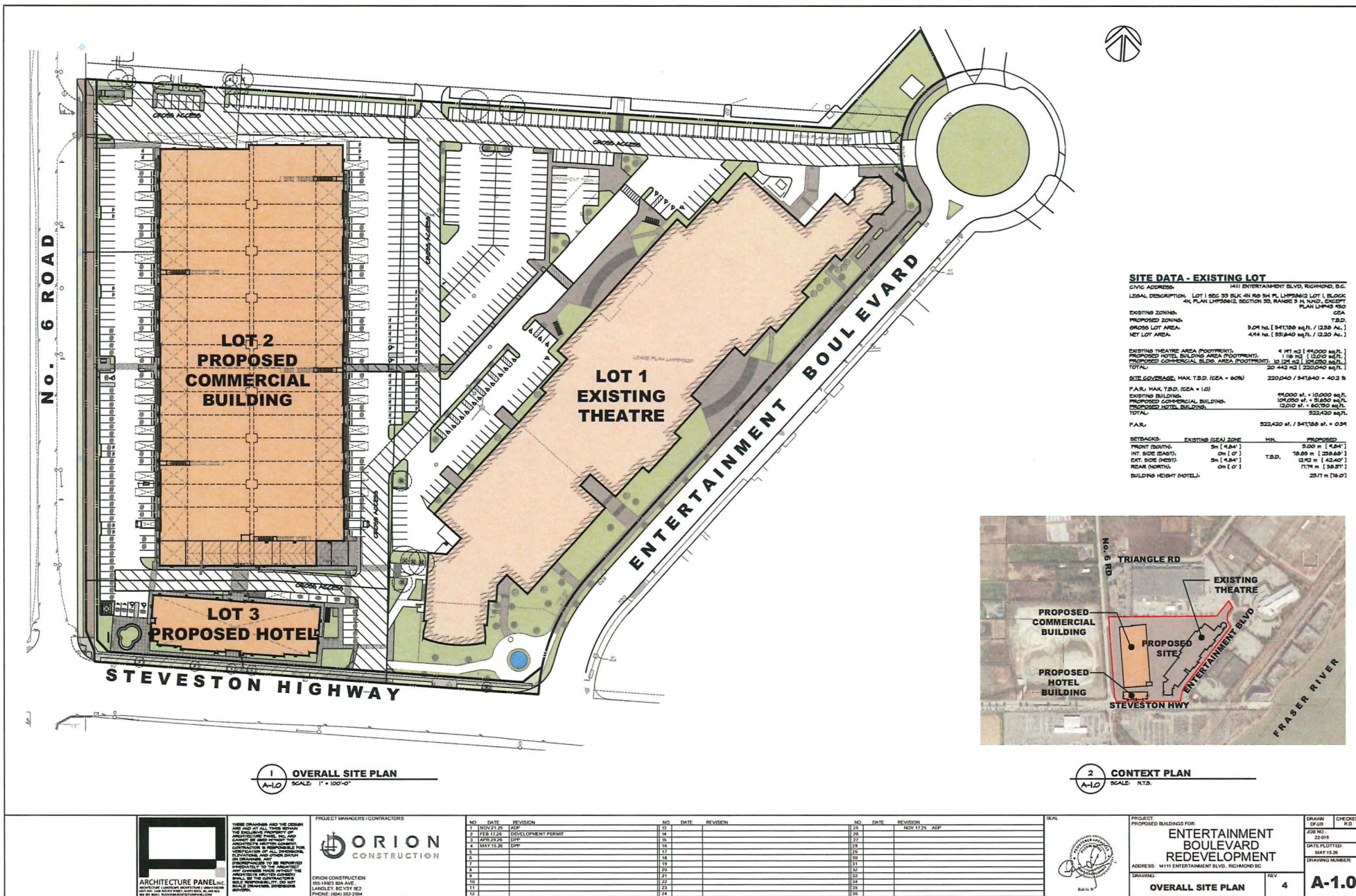
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ENTERTAINMENT BOULEVARD REDEVELOPMENT

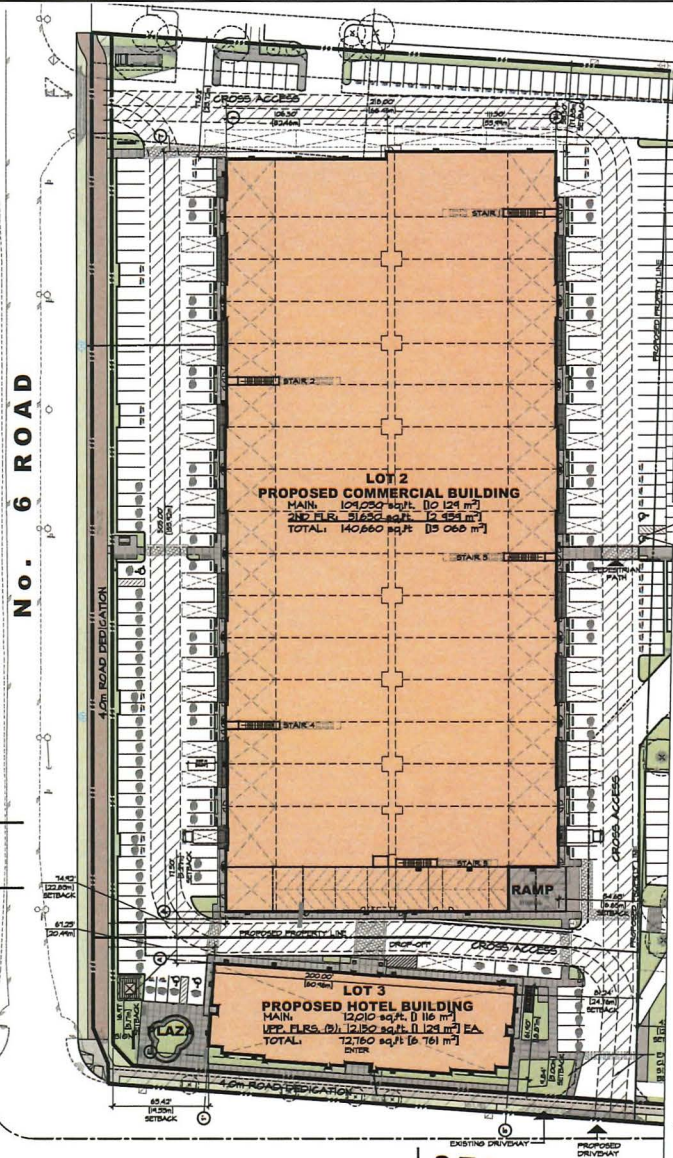
ADDRESS: 4111 ENTERTAINMENT BLVD., RICHMOND BC

**CONTEXT
PLAN & PHOTOS**

T NT REV 13	DRAWN: DFJB	CHECKED: RD
	JOB NO.: 22-019	
	DATE PLOTTED: MAY 15 20	
	DRAWING NUMBER: A-0.8	



No. 6 ROAD



SITE DATA - LOT 2 (COMMERCIAL - IR1 ZONE)

CIVIC ADDRESS: NO. 6 ROAD, RICHMOND, B.C.
LEGAL DESCRIPTION: T.B.D.

EXISTING ZONING: CEA
PROPOSED ZONING: IR1 ZONE
GROSS LOT AREA: 2.045 ha. [21,422 sq.ft. / 5.044 ACRES]
NET LOT AREA: 1,170 ha. [21,097 sq.ft. / 4.868 ACRES]

PROPOSED BUILDING AREA (FOOTPRINT): 10,124 m² [109,050 sq.ft.]

SITE COVERAGE: (IR1 MAX = 75%) 10,930 / 21,097 = 51.4 %

F.A.R. (IR1 MAX = 1.0):

PROPOSED BUILDING: 10,124 m² [109,050 sq.ft.]

MAIN FLOOR: 2,934 m² [31,650 sq.ft.]

2ND FLOOR: 15,060 m² [162,660 sq.ft.]

TOTAL: 140,660 sq.ft. / 21,097 sq.ft. = 0.663

F.A.R.: 140,660 sq.ft. / 21,097 sq.ft. = 0.663

SETBACKS: EXISTING (CEA) ZONE MIN. PROPOSED
FRONT (SOUTH): 5m [4.94'] 5m [4.94'] 5.21 m [17.08']
INT. SIDE (EAST): 0m [0'] 0m [0'] 16.65 m [54.63']
EXT. SIDE (WEST): 5m [4.94'] 5m [4.94'] 22.85 m [74.92']
REAR (NORTH): 0m [0'] 0m [0'] 11.74 m [38.51']

BUILDING HEIGHT: 12.5 m [41.0']

ENERGY COMPLIANCE: ASHRAE 90.1-2019 - EGB

PARKING CALCULATIONS - LOT 2

PROPOSED COMMERCIAL BUILDING	sq.ft.
Building Area:	m ²
Level 1 Commercial	7131 77,400
Level 1 Office	2939 31,630
Level 2 Storage	2939 31,630
Total	13009 140,660

Parking Stalls Required -	1 per (sq.ft.)
Warehouse	1,435 76.0
Auxiliary Office	1,435 77.0
Total	98.0

CROSS ACCESS PARKING ALLOCATION

Stalls Allocated to:	
Lot 1 (Existing Theatre):	292
Lot 3 (Planned):	108

Total Provided 121

Small Car Stalls Allowed (50%)	230.5
Small Car Stalls Provided	288

Accessible Stalls Req'd (2%)	1.5
Accessible Stalls Provided	7

Electric Vehicle Stalls Req'd (45%)	44
Electric Vehicle Stalls Provided	44

Loading Spaces Required - 1 space per GFLA over 20,021 sq.ft.	
Medium: 1 space plus	53819.5 2.6
Large	53819.5 2.6
Medium Proposed	32.0
Large Proposed	4.0

Bike Parking Required -	1 per (sq.ft.):
Class 1 Required	2086.63 25.3
Class 2 Required (2 Per Rack)	3986.63 35.3
Class 1 Proposed	73.0
Class 2 Proposed (2 Per Rack)	66.0

SITE DATA - LOT 3 (HOTEL - CD ZONE)

CIVIC ADDRESS: STEVENSON HIGHWAY, RICHMOND, B.C.
LEGAL DESCRIPTION: T.B.D.

EXISTING ZONING: CEA
PROPOSED ZONING: CD ZONE
GROSS LOT AREA: 0.550 ha. [50,505 sq.ft. / 0.864 ACRES]
NET LOT AREA: 0.505 ha. [52,847 sq.ft. / 0.754 ACRES]

PROPOSED HOTEL BUILDING AREA (FOOTPRINT): 1,116 m² [12,010 sq.ft.]

SITE COVERAGE: MAX. T.B.D. (CEA = 60%), 12,010 sq.ft. / 52,847 sq.ft. = 56.6 %

F.A.R. MAX. T.B.D.

PROPOSED HOTEL BUILDING: 12,010 sq.ft.

MAIN FLOOR: 12,010 (5) sq.ft.

UPPER FLOORS (5): 12,760 sq.ft.

TOTAL: 12,760 sq.ft. / 52,847 sq.ft. = 2.215

F.A.R.: 12,760 sq.ft. / 52,847 sq.ft. = 2.215

SETBACKS: EXISTING (CEA) ZONE MIN. PROPOSED
FRONT (SOUTH): 5m [4.94'] 1.65 m [5.41']
INT. SIDE (EAST): 0m [0'] T.B.D. 24.70 m [81.02']
EXT. SIDE (WEST): 5m [4.94'] 14.55 m [47.74']
REAR (NORTH): 0m [0'] 9.17 m [29.92']

BUILDING HEIGHT: 25.17 m [82.74']

ENERGY COMPLIANCE: STEP 4 AND EL-1 OR STEP 5 AND EL-2 PER CITY OF RICHMOND REQUIREMENTS

PARKING CALCULATIONS - LOT 3

PROPOSED HOTEL	m ²	sq.ft.
Building Area:		
Total Guest Units:	124	
Meeting Room:	141	1522
Office Space	80	866
Breakfast/Pantry	105	1125
Tennis Shop	12	129

Parking Stalls Required - 1 stall per:	
2 Guest Rooms	62
Office/Comm. Retail	359 (sq.ft.) 3

Total 65

Lot 3 Stalls Provided:	
New (Grade Level)	39
Allocated from Lot 2 (Roof Level)	51

Total Provided 90

Accessible Stalls Req'd (2%)	2
Accessible Stalls Provided	2 + 1 (Lot 3)

Electric Vehicle Stalls Req'd (100%)	90
Electric Vehicle Stalls Provided	90

Loading Spaces Required - 1 space per GFLA over 20,021 sq.ft.	
Medium: 1 space plus	53819.5 2.6
Large	53819.5 2.6
Medium Proposed	1.0
Large Proposed	0.0

Bike Parking Required -	1 per (sq.ft.):
Class 1 Required	3986.63 18.0
Class 2 Required (2 Per Rack)	3986.63 18.0
Class 1 Proposed	18.0
Class 2 Proposed (2 Per Rack)	18.0

OVERALL SITE PLAN (LOTS 2 & 3)
SCALE: 1" = 80'-0"



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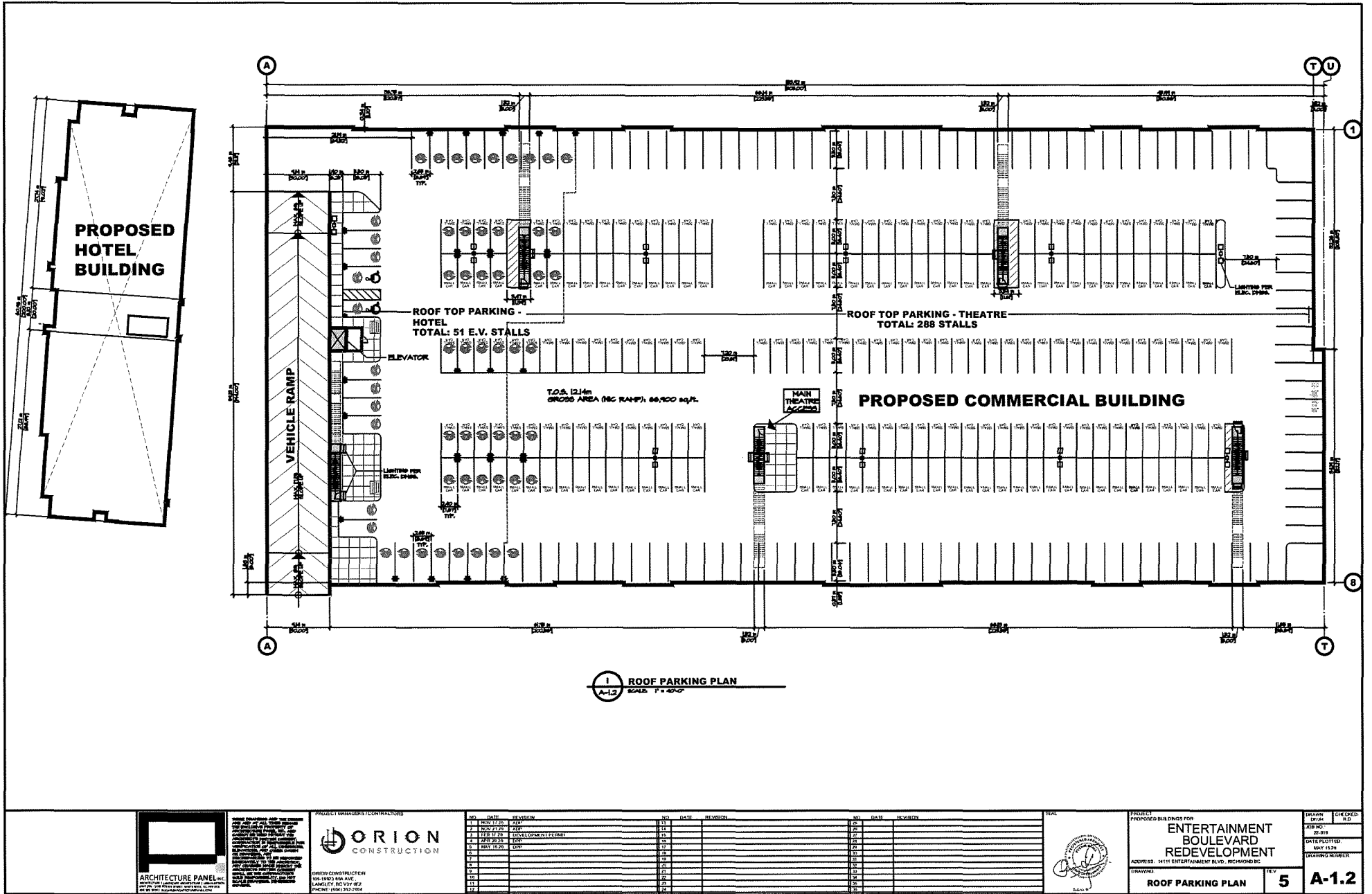


ORION CONSTRUCTION
155-1162 8th AVE.
LAKELAND, BC V2Y 8E2
PHONE: (604) 360-2984

NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 17, 2019	ISS	20		
2	NOV 21, 2019	ISS	21		
3	DEC 17, 2019	DEVELOPMENT PERMIT	22		
4	APR 29, 2020	ISS	23		
5	MAY 15, 2020	ISS	24		
6			25		
7			26		
8			27		
9			28		
10			29		
11			30		
12			31		



PROJECT: PROPOSED BUILDING FOR: ENTERTAINMENT BOULEVARD REDEVELOPMENT ADDRESS: 1411 ENTERTAINMENT BLVD., RICHMOND BC DRAWING NO.: REV: 5 DATE PLOTTED: MAY 15, 2020 DRAWING NUMBER: A-1.0b



No. 6 ROAD

STEVESTON HIGHWAY

PROPOSED HOTEL BUILDING

PROPOSED COMMERCIAL BUILDING

ELEVATOR TO ROOFTOP PARKING

EXISTING BIOPED PATH TO THEATRE

1 ACCESSIBILITY & AMENITY PLAN
A-1.5 SCALE: 1" = 80'-0"

SYMBOL LEGEND

-  CLASS 2 EXTERIOR BIKE PARKING
-  PICNIC TABLE
-  BENCH
-  CLASS 1 SECURED BIKE STORAGE ROOM
-  ACCESSIBLE PARKING STALL
-  ACCESSIBLE ACCESS TO AMENITIES
-  ACCESSIBLE ELEVATOR

ACCESSIBLE PATH OF TRAVEL

ACCESSIBILITY RATIONAL

- FULLY COMPLIANT PER BCBC 2024 SECTION 3.8 & BUILDING ACCESS HANDBOOK
- ALL UNITS ARE ACCESSIBLE
 - ACCESSIBLE MAIN FLOOR (ALL AMENITIES PROVIDED ON MAIN FLOOR - 3.8.2.1(f))
 - 50% OF PEDESTRIAN ENTRANCES ARE ACCESSIBLE - 3.8.2.2
 - ACCESSIBLE PATH OF TRAVEL
 - ACCESSIBLE PATH OF TRAVEL PROVIDED FROM ACCESSIBLE PARKING STALLS TO UNIT ENTRANCES - 3.8.2.5
 - 1600mm WIDE PATH PROVIDED TO ALL UNIT ENTRANCES - 3.8.3.3
 - ELEVATORS AND RAMP PROVIDED TO OVERCOME DIFFERENCE IN LEVEL FROM ROOF PARKING TO HOTEL - 3.8.3.2.3
 - RAMP
 - RAMP IN ACCESSIBLE PATHS OF TRAVEL TO CONFORM TO 3.8.3.5
 - ACCESSIBLE WASHROOM
 - ALL UNITS PROVIDED WITH ONE ACCESSIBLE UNIVERSAL WASHROOM - 3.8.2.8
 - ALL ACCESSIBLE UNIVERSAL WASHROOMS TO CONFORM TO THIS SECTION - 3.8.3.12
 - SIGNS & INDICATORS
 - ALL UNITS PROVIDED WITH SIGNAGE FOR ACCESSIBLE WASHROOMS & PARKING STALLS - 3.8.2.10.1
 - ALL STAIRS & RAMP PROVIDED WITH TACTILE SURFACE INDICATORS - 3.8.2.10.3
 - PASSENGER-ELEVATING DEVICES
 - ELEVATORS IN ACCESSIBLE PATHS OF TRAVEL TO CONFORM TO 3.8.5.1
 - ACCESSIBLE PARKING STALLS
 - ACCESSIBLE STALLS PROVIDE PER THE CITY OF RICHMOND ZONING BYLAW 7.5.11 & 7.5.14

AMENITY PLANNING DESIGN RATIONAL

- KEY DESIGN CONSIDERATIONS:
- DECENTRALIZED
 - ALLOWS FOR ACCESS FROM A VARIETY OF UNITS AT A TIME AND REDUCES WALKING DISTANCE FROM UNITS
 - MULTIPLE STREET CONNECTIONS
 - ACCESS POINTS TO THE SITE HAVE BEEN PROVIDED ALONG ENTERTAINMENT BLVD. TO ALLOW FOR MULTIPLE CONNECTIONS TO THE SITE FOR PEDESTRIANS AND CYCLISTS. PROVISIONS HAVE BEEN MADE FOR A FUTURE CONNECTION TO No. 6 ROAD TO ACCOMMODATE FUTURE BOULEVARD IMPROVEMENTS
 - SOUTHERN EXPOSURE
 - EFFORTS HAVE BEEN MADE TO TAKE ADVANTAGE OF THE SOUTHERN EXPOSURE TO SUNLIGHT FOR MANY OF THE AMENITY AREAS



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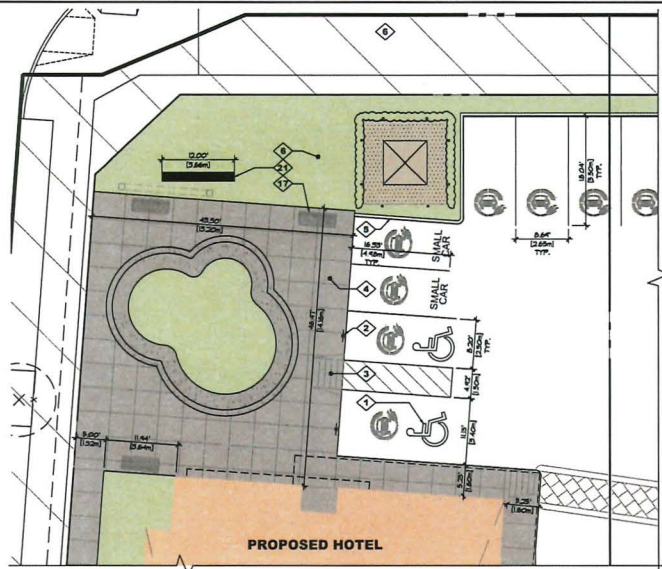


ORION CONSTRUCTION
180-1180 BIRCH AVE.
LANGLEY BC V3V 5C2
PHONE: (604) 513-2964

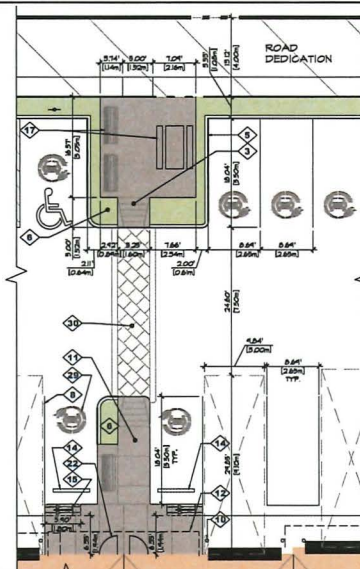
NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	JAN 18/23	ISSUED FOR DP	18	NOV 21/23	DP	26		
2	DEC 18/23	RE-ISSUED FOR DP	19	FEB 12/24	DEVELOPMENT PERMIT	27		
3	MAY 19/24	RE-ISSUED FOR DP	20	APR 23/24	DP	28		
4	NOV 19/24	RE-ISSUED FOR DP	21	MAY 13/24	DP	29		
5	NOV 12/24	RE-ISSUED FOR DP	22			30		
6	MAY 24/23	RE-ISSUED FOR DP	23			31		
7	MAY 23/23	DEVELOPMENT PERMIT	24			32		
8	JUN 23/23	DEVELOPMENT PERMIT	25			33		
9	AUG 11/23	DEVELOPMENT PERMIT	26			34		
10	DEC 23/24	DP COORDINATION	27			35		
11	NOV 19/23	DEVELOPMENT PERMIT	28			36		
12	NOV 17/23	ADP	29			37		



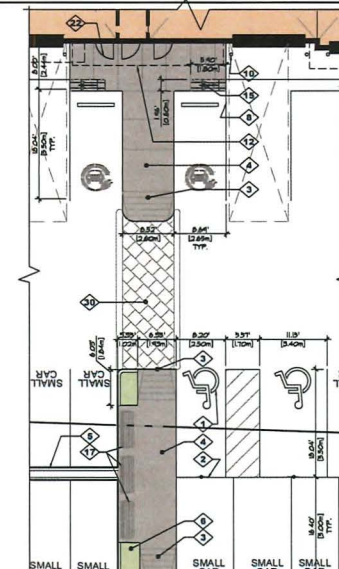
PROJECT: PROPOSED BUILDINGS FOR
ENTERTAINMENT BOULEVARD REDEVELOPMENT
ADDRESS: 1411 ENTERTAINMENT BLVD., RICHMOND BC
DRAWING: **ACCESSIBILITY & AMENITY PLAN LOT 2 & 3**
REV: 16
A-1.5



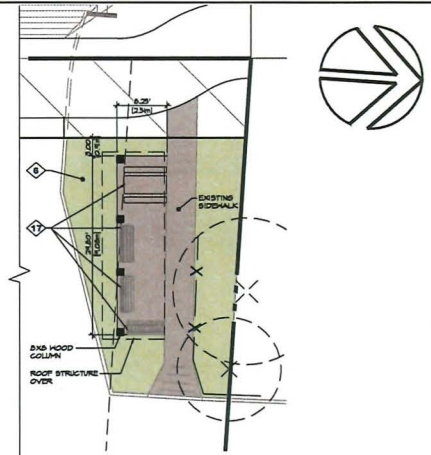
1 ENLARGED SOUTH-WEST AMENITY PLAN
SCALE: 1" = 20'-0"



2 ENLARGED WEST AMENITY PLAN
SCALE: 1" = 20'-0"



3 ENLARGED EAST AMENITY PLAN
SCALE: 1" = 20'-0"



4 ENLARGED NORTH AMENITY PLAN
SCALE: 1" = 20'-0"

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-1.B	11	FLUSH CONCRETE SIDEWALK, LIGHT BROOM FINISH, TYP. U.N.O.	21	FREE STANDING SIGNAGE, SEE DETAIL 4/A-1.B, SUBJECT TO SEPARATE SIGN PERMIT.
2	POST MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 3/A-1.B	12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION	22	TYPICAL ACCESSIBLE ENTRANCE
3	5'X5' SIDEWALK LETDOWN, PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 2/A-1.B	13	GARBAGE ROOM, SEE FLOOR PLAN 1/A-2.5	23	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
4	CONCRETE SIDEWALK, 6"± ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH	14	WHEELSTOP, SEE DETAIL 3/A-1.B	24	TRAVEL DISTANCE HYDRANT TO FDC (14') [45m] MAX CONFIRM ON SITE
5	6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 5/A-1.B	15	GLASS 2 EXTERIOR BICYCLE PARKING, SEE DETAIL 6/A-1.B	25	RETAINING WALL PER CIVIL DRAWINGS, UNPAINTED C/M 42" GUARDRAIL, GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600MM)
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS	16	PERMEABLE PAVEMENT CROSSWALK, PER LANDSCAPE ARCHITECTS DRAWINGS	26	ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
7	PAINT ON ASPHALT	17	SEATING PER LANDSCAPE ARCHITECTS DRAWINGS	27	EXISTING FIRE HYDRANT
8	4" PAINT STRIPE, TYPICAL	18	MECHANICAL ROOMS / EQUIPMENT, SEE MECHANICAL DRAWINGS	28	TREE PROTECTION FENCING PER ARBORIST REPORT
9	ASPHALT CROSSING TO MUNICIPAL SPECS	19	GAS METERS PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 4/A-1.B	29	EV PARKING SYMBOL INDICATING PARKING STALLS WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER
10	6"x8" X 1/4" THICK CONCRETE FILLED STEEL BOLLARD, PAINTED "BRIGHT YELLOW" OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 1/A-1.B	20	ELECTRICAL SUBSTATION ROOM, SEE ELECTRICAL DRAWINGS	30	RAISED, STAMPED CONCRETE CROSSWALK



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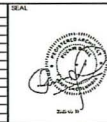


ORION CONSTRUCTION
156 1802 8th AVE.
VANCOUVER, BC V6Y 2E2
PHONE: (604) 262-2904

NO.	DATE	REVISION
1	NOV 27, 20	LOP
2	FEB 17, 21	DEVELOPMENT PERMIT
3	APR 29, 20	LOP
4	MAY 13, 20	LOP
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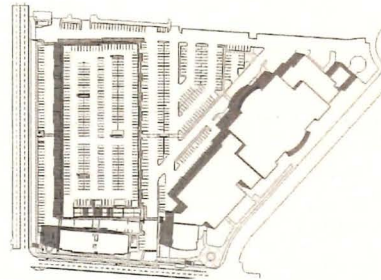
NO.	DATE	REVISION
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NO.	DATE	REVISION
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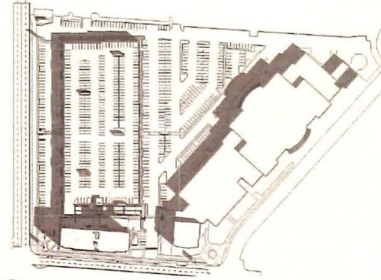


PROJECT PROPOSED BUILDINGS FOR:
ENTERTAINMENT BOULEVARD REDEVELOPMENT
ADDRESS: 14111 ENTERTAINMENT BLVD., RICHMOND BC
DRAWING: **ENLARGED AMENITY PLANS**

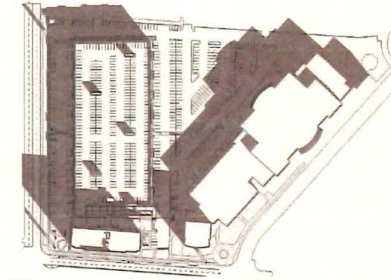
DRAWN: [Signature]
CHECKED: [Signature]
JOB NO.: 24-118
DATE PLOTTED: MAY 16, 20
DRAWING NUMBER: **A-1.7b**



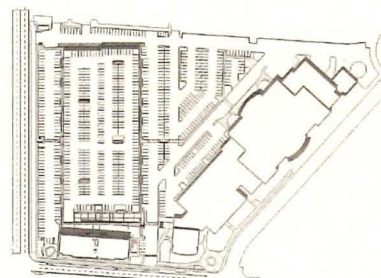
3 SHADOW STUDY - SUMMER SOLSTICE 9am
A-1.9a SCALE 1" = 100'-0"



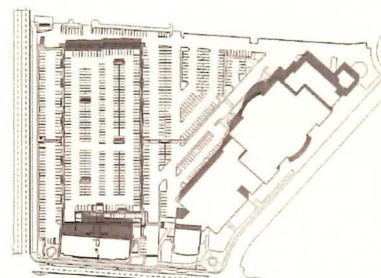
2 SHADOW STUDY - FALL EQUINOX 9am
A-1.9a SCALE 1" = 100'-0"



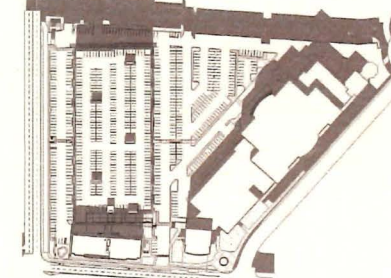
1 SHADOW STUDY - WINTER SOLSTICE 9am
A-1.9a SCALE 1" = 100'-0"



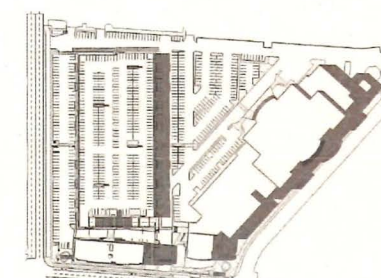
6 SHADOW STUDY - SUMMER SOLSTICE 12pm
A-1.9a SCALE 1" = 100'-0"



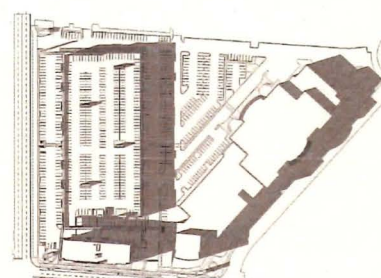
5 SHADOW STUDY - FALL EQUINOX 12pm
A-1.9a SCALE 1" = 100'-0"



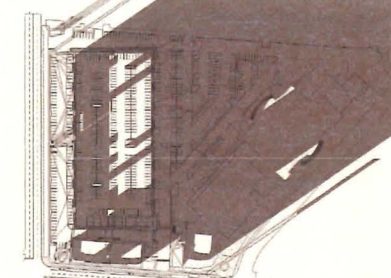
4 SHADOW STUDY - WINTER SOLSTICE 12pm
A-1.9a SCALE 1" = 100'-0"



9 SHADOW STUDY - SUMMER SOLSTICE 4pm
A-1.9a SCALE 1" = 100'-0"



8 SHADOW STUDY - FALL EQUINOX 4pm
A-1.9a SCALE 1" = 100'-0"



7 SHADOW STUDY - WINTER SOLSTICE 4pm
A-1.9a SCALE 1" = 100'-0"



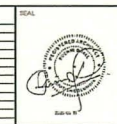
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NO.	DATE	DESCRIPTION
1	NOV 20 24	DESIGNATED FOR DP
2	NOV 20 24	DESIGNATED FOR DP
3	NOV 20 24	DESIGNATED FOR DP
4	NOV 20 24	DESIGNATED FOR DP
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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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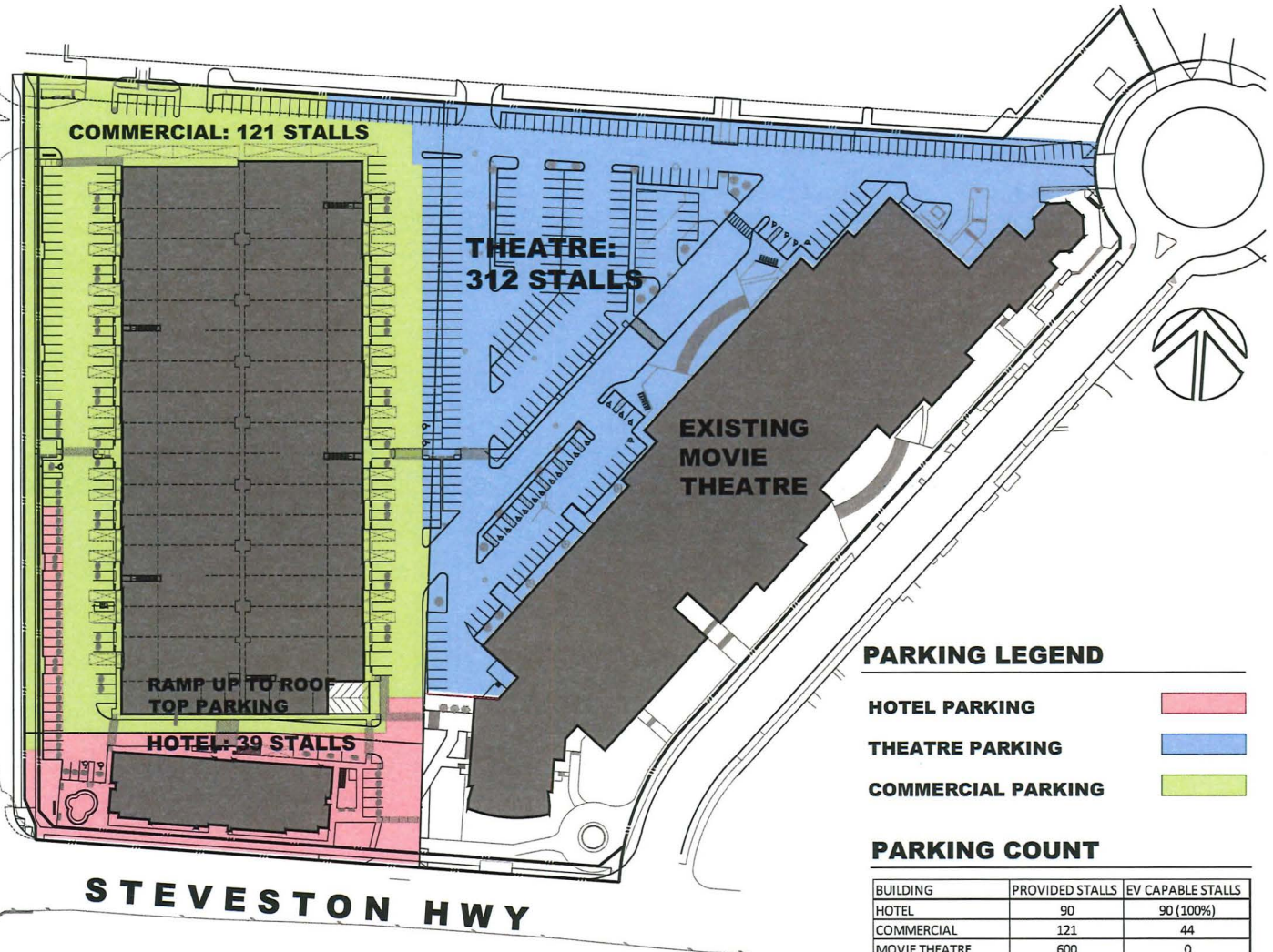


PROJECT: PROPOSED INDUSTRIAL BUILDING FOR ENTERTAINMENT BOULEVARD REDEVELOPMENT		GRAPH: A-1.9a	DATE: 05-10-24
ADDRESS: 10111 WILLOW CREEK DRIVE, WILLOW CREEK, CO 80097		PROJECT DATE: MAY 10, 2024	ORION CONSTRUCTION
SHADOW STUDY	REV: 14	A-1.9a	





NO 6 ROAD



PARKING LEGEND

HOTEL PARKING	
THEATRE PARKING	
COMMERCIAL PARKING	

PARKING COUNT

BUILDING	PROVIDED STALLS	EV CAPABLE STALLS
HOTEL	90	90 (100%)
COMMERCIAL	121	44
MOVIE THEATRE	600	0
GRAND TOTAL	811	134

2 ROOF TOP PARKING
SCALE: 1" = 100'-0"

1 GROUND FLOOR PARKING
SCALE: 1" = 100'-0"

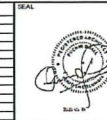


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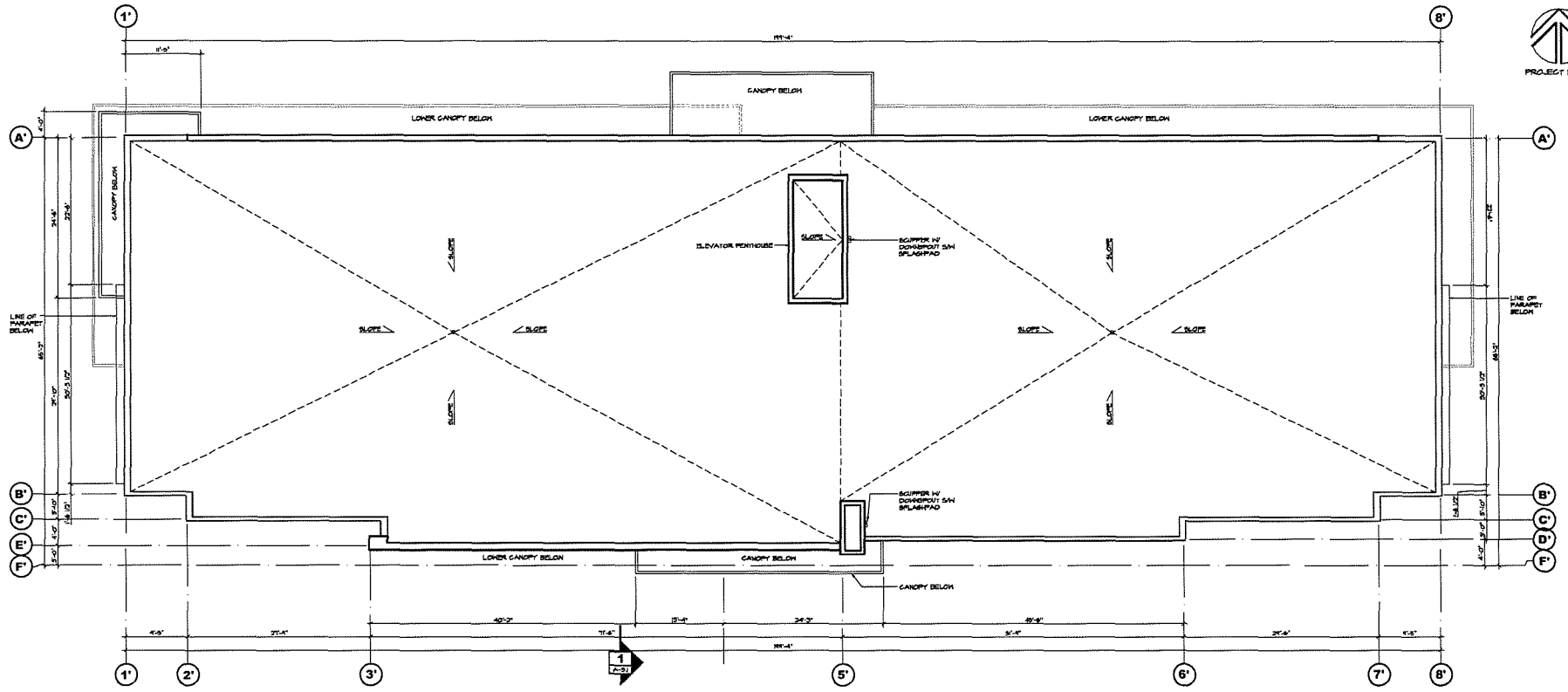


ORION CONSTRUCTION
158-1162 80A AVE.
LANGLEY, BC V3Y 8E2
PHONE: (604) 302-2904

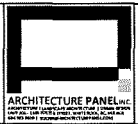
NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 17 25	ISSP	13			25		
2	FEB 17 25	DEVELOPMENT PERMIT	14			26		
3	NOV 17 25	CDP	15			27		
4	MAY 15 25	CDP	16			28		
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7			19			31		
8			20			32		
9			21			33		
10			22			34		
11			23			35		
12			24			36		



PROJECT PROPOSED BUILDINGS FOR:	ENTERTAINMENT BOULEVARD REDEVELOPMENT
ADDRESS:	1411 ENTERTAINMENT BLVD. RICHMOND BC
DRAWING:	OVERALL PARKING PLAN
REV:	4
DRAWN:	JOB NO. 25-018
CHECKED:	DATE PLOTTED: MAY 15 25
	DRAWING NUMBER: A1.13a



**HOTEL BUILDING
ROOF PLAN**
SCALE: 1/8"=1'-0"

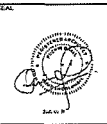


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ORION CONSTRUCTION
106-1023 ROAD
LAKELAND, FL 33552
PHONE: (800) 550-1994

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 17 11	EXP	13			25		
2	NOV 21 11	EXP	14			26		
3	FEB 15 12	DEVELOPMENTAL PERMIT	15			27		
4	APR 26 12	EXP	16			28		
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7			19			31		
8			20			32		
9			21			33		
10			22			34		
11			23			35		
12			24			36		



PROJECT: PROPOSED BUILDINGS FOR
**ENTERTAINMENT
BOULEVARD
REDEVELOPMENT**
ADDRESS: 14111 ENTERTAINMENT BLVD., RICHMOND BC
DRAWING: **HOTEL BUILDING
ROOF PLAN**

DRAWN: JH
CHECKED: RD
JUG NO: 22-619
DATE PLOTTED: MAY 15 2012
DRAWING NUMBER: **A-3.1**



MATERIAL LEGEND

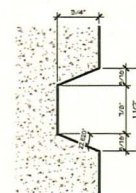
- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PREFINISHED METAL CAP FLASHING
- STOREFRONT FRAMED - BLACK PAINTED ALUMINUM
- STOREFRONT GLASS - CLEAR
- EPS WALL SYSTEM
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS
- ALUMINUM GUARDRAILS WITH GLASS PANELS
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ASH OR SIMILAR CANOPY GLAZING
- SPANDREL GLAZING (DESIGNEE TO MATCH VISION GLASS)
- SCUPPER
- STEEL SILL/LAND - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMED - BLACK PAINTED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- LONGBOARD SOFFIT
- STEEL SECTIONAL OVERHEAD DOORS WITH VISION PANELS
- LONGBOARD SIDING
- LOUVERED COVER FOR AC UNITS
- PAINTED METAL GUARDRAIL
- BRICK VENEER

NOTE: THE ABOVE LEGEND ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS. HOWEVER, THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING.

MATERIALS INDICATED MAY NOT ALL BE APPLICABLE.

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHOPPER WILLIAMS (WIL).
- MAH FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SH 1051)
 - FIELD AGENT COLOUR 1: CYBERSPACE (SH 1078)
 - FIELD AGENT COLOUR 2: GUSTON BLACK
 - FIELD AGENT COLOUR 3: GOMHODORE (SH 8524)
 - FIELD AGENT COLOUR 4: VESTIFORM METALS - BLACK COFFEE
 - LONGBOARD AGENT GLAZING: DARK BAMBOO
 - EPS COLOUR 1: HIGH REFLECTIVE WHITE (SH 1051)
 - EPS COLOUR 2: LIGHT FRENCH GRAY (SH 0075)
 - EPS COLOUR 3: CLASSIC FRENCH GRAY (SH 0075)
 - EPS COLOUR 4: GOMHODORE (SH 8524)
 - EPS COLOUR 5: CYBERSPACE (I)
 - BRICK VENEER: POCKET FENCE WHITE GLOSS GLAZED - NATURAL MATERIALS SLIM BRICK (OR EQUIV.)
 - STEEL HANDDOOR COLOUR: CYBERSPACE (SH 1078)
 - EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
 - ALUMINUM STOREFRONT MULLIONS: BLACK (INDUSTRIAL UNITS) PAINT TO MATCH GB HOTELS
 - TYPICAL GLAZING: CLEAR (LOW E AND / OR ADRHAE 40.1 2018 COMPLIANT)
 - SPANDREL GLAZING COLOUR: RAL 7012 BASALT GREY
 - TYPICAL METAL CAP FLASHING: VESTIFORM POLAR WHITE & G3 PANELS CHARCOAL, GREY & G3 PANELS



5 TYP. REVEAL DETAIL
A-4.0a SCALE: 1/2\"/>



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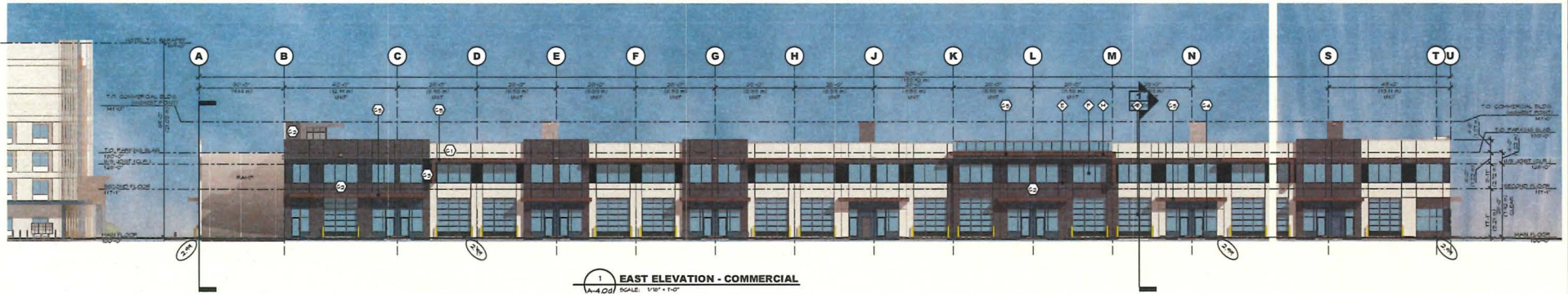
NO.	DATE	REVISION	DESCRIPTION	NO.	DATE	REVISION	DESCRIPTION
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2	NOV 12 25	REVISION FOR 2D					
3	NOV 12 25	REVISION FOR 2D					
4	NOV 12 25	REVISION FOR 2D					
5	NOV 12 25	REVISION FOR 2D					
6	NOV 12 25	REVISION FOR 2D					
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17	NOV 12 25	REVISION FOR 2D					
18	NOV 12 25	REVISION FOR 2D					
19	NOV 12 25	REVISION FOR 2D					
20	NOV 12 25	REVISION FOR 2D					



PROJECT PROVIDED INDUSTRIAL BUILDING FOR:	DRAWN BY:	CHECKED BY:
ENTERTAINMENT BOULEVARD REDEVELOPMENT	2024-10-24	2024-10-24
ADDRESS: 1811 ENTERTAINMENT BOULEVARD, BC	DATE:	DATE:
COMMERCIAL BUILDING ELEVATIONS	15	A-4.0a



15	DRAWN JBJ/H	CHECKED R.D.
	JOB NO. 22-919	
	PLOT DATE MAY 15 26	
	DRAWING NUMBER A-4.0b	



MATERIAL LEGEND

- ◇ CONCRETE TILT-UP WALL TYP. - PAINTED
- ◇ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL LIGHT
- ◇ PREFINISHED METAL CAP FLASHING
- ◇ STOREFRONT FRAMED - BLACK PAINTED ALUMINUM
- ◇ STOREFRONT GLASS - CLEAR
- ◇ EPS WALL SYSTEM
- ◇ STEEL HANDDOOR - PAINTED
- ◇ STEEL SECTIONAL OVERHEAD DOORS
- ◇ ALUMINUM GUARDRAILS WITH GLASS PANELS
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ ACH OR SIMILAR CANOPY GLASSING
- ◇ SPANDREL GLAZING (DESIGNEE TO MATCH VISION GLASS)
- ◇ COPPER
- ◇ STEEL ECOLLARD - PAINTED
- ◇ CONCRETE CURB UNDER, PAINTED
- ◇ CURTAIN WALL FRAMED - BLACK PAINTED ALUMINUM
- ◇ CURTAIN WALL GLASS - CLEAR
- ◇ LONGBOARD BOFFIT
- ◇ STEEL SECTIONAL OVERHEAD DOORS WITH VISION PANELS
- ◇ LONGBOARD SIDING
- ◇ LOUVERED COVER FOR AC UNITS
- ◇ PAINTED METAL GUARDRAIL
- ◇ BRICK VENEER

NOTE: THE ABOVE LEGEND ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS. HOWEVER, THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING. MATERIALS INDICATED MAY NOT ALL BE APPLICABLE.

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHOWN WILLIAMS VIN.
- ① MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SH 1051)
 - ② FIELD ACCENT COLOUR 1: CYBERSPACE (SH 1078)
 - ③ FIELD ACCENT COLOUR 2: GASTON BLACK
 - ④ FIELD ACCENT COLOUR 3: GONNADORE (SH 8934)
 - ⑤ FIELD ACCENT COLOUR 4: WESTPORT METALS - BLACK COFFEE
 - ⑥ LONGBOARD ACCENT GLAZING: DARK BAMBOO
 - ⑦ EPS COLOUR 1: HIGH REFLECTIVE WHITE (SH 1051)
 - ⑧ EPS COLOUR 2: LIGHT FREDICK GRAY (SH 0085)
 - ⑨ EPS COLOUR 3: CLASSIC FREDICK GRAY (SH 0075)
 - ⑩ EPS COLOUR 4: GONNADORE (SH 8934)
 - ⑪ EPS COLOUR 5: CYBERSPACE (I)
 - ⑫ BRICK VENEER: POCKET FENCE WHITE GLOSS GLAZED - NATURAL MATERIALS (SH 1078) (OR E284.1)
 - ⑬ STEEL HANDDOOR COLOUR: CYBERSPACE (SH 1078)
 - ⑭ EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
 - ⑮ ALUMINUM STOREFRONT MULLIONS: BLACK (INDUSTRIAL UNITS) PAINT TO MATCH GS HOTEL
 - ⑯ TYPICAL GLAZING: CLEAR (LOUVER AND / OR AIRWAYS 40.1 3018 COP-PLANT)
 - ⑰ SPANDREL GLAZING COLOUR: RAL 7015 BASALT GREY
 - ⑱ TYPICAL METAL CAP FLASHING: WESTPORT POLAR WHITE @ G1 PANELS CHARCOAL GREY @ G2 PANELS



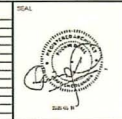
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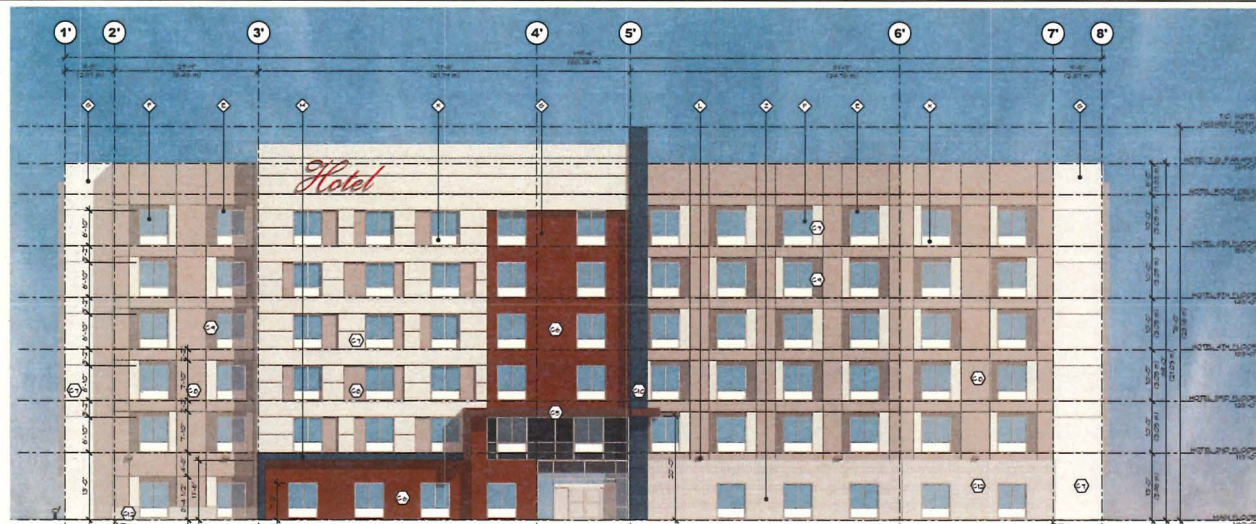
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02	NOV 10 26	REVISION FOR 02P	
03	MAY 20 25	DEVELOPMENTAL REVISION	
04	NOV 20 25	CONSTRUCTION PERMIT	
05	NOV 20 25	FOR CONSTRUCTION	
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20	NOV 20 25	FOR CONSTRUCTION	

NO.	DATE	REVISION	DESCRIPTION
01	NOV 10 24	REVISED FOR 02P	
02	NOV 10 26	REVISION FOR 02P	
03	MAY 20 25	DEVELOPMENTAL REVISION	
04	NOV 20 25	CONSTRUCTION PERMIT	
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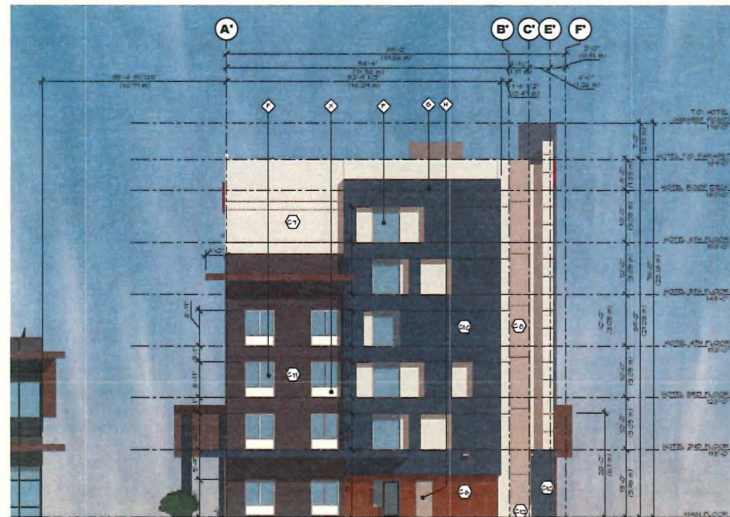
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20	NOV 20 25	FOR CONSTRUCTION	



PROJECT PROPOSED INDUSTRIAL BUILDING FOR	DATE	CHANGED
ENTERTAINMENT BOULEVARD REDEVELOPMENT	NOV 10 24	NO
4000000 101 1000000 1000000 1000000	NOV 10 24	NO
COMMERCIAL BUILDING ELEVATIONS	NOV 10 24	NO
REV 15	NOV 10 24	NO
A-4.0d	NOV 10 24	NO



2 SOUTH ELEVATION - HOTEL - 11X17
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - HOTEL - 11X17
SCALE: 3/32" = 1'-0"

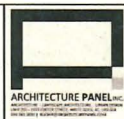
MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PREFINISHED METAL CAP FLASHING
- STOREFRONT FRAMED - BLACK PAINTED ALUMINUM
- STOREFRONT GLASS - CLEAR
- EPF WALL SYSTEM
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS
- ALUMINUM GUARDRAILS WITH GLASS PANELS
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ACM OR SIMILAR CANOPY CLADDING
- SPANDREL GLAZING (TO MATCH VISION GLASS)
- SCUPPER
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMED - BLACK PAINTED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- LONGBOARD SOFFIT
- STEEL SECTIONAL OVERHEAD DOORS WITH VISION PANELS
- LONGBOARD SIDING
- LOUVERED COVER FOR AG UNITS
- PAINTED METAL GUARDRAIL
- BRICK VENEER

NOTE THE ABOVE LISTED ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS
HOWEVER, THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING.
MATERIALS INDICATED MAY NOT ALL BE APPLICABLE

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHERRIN WILLIAMS URG.
- MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SH 1078)
 - FIELD ACCENT COLOUR 1: CYBERSPACE (SH 1078)
 - FIELD ACCENT COLOUR 2: GUTTEN BLACK
 - FIELD ACCENT COLOUR 3: COMMODORE (SH 8524)
 - FIELD ACCENT COLOUR 4: VESTIFORM METALS - BLACK COFFEE
 - LONGBOARD ACCENT CLADDING: DARK BAMBOO
 - EPF COLOUR 1: HIGH REFLECTIVE WHITE (SH 1078)
 - EPF COLOUR 2: LIGHT PRIBICH GRAY (SH 0055)
 - EPF COLOUR 3: CLASSIC PRIBICH GRAY (SH 0074)
 - EPF COLOUR 4: COMMODORE (SH 8524)
 - EPF COLOUR 5: CYBERSPACE (1)
 - BRICK VENEER: POCKET FENCE WHITE GLOSS GLAZED - METAL MATERIALS SLIM BRICK (OR EQUIV.)
 - STEEL HANDDOOR COLOUR: CYBERSPACE (SH 1078)
 - EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
 - ALUMINUM STOREFRONT MULLIONS: BLACK (INDUSTRIAL UNITS) PAINT TO MATCH GB HOTELS
 - ALUMINUM STOREFRONT MULLIONS: CLEAR ALUMINUM / OR ANTIWAVE 401 2018 COMPLIANT
 - SPANDREL GLAZING COLOUR: RAL 7013 BRANIT GRAY
 - TYPICAL METAL CAP FLASHING: VESTIFORM POLAR WHITE 6 (2) PANELS CHARCOAL GRAY # 03 PANELS



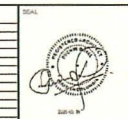
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PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 100 19020 80A AVE
LANELEY, BC V2Y 6E2
PHONE: (604) 250-2094

NO.	DATE	YMD	DESCRIPTION	NO.	DATE	YMD	DESCRIPTION
01	2024	10	28	01	2024	10	28
02	2024	10	28	02	2024	10	28
03	2024	10	28	03	2024	10	28
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08	2024	10	28	08	2024	10	28
09	2024	10	28	09	2024	10	28
10	2024	10	28	10	2024	10	28



PROJECT PROVIDED INDUSTRIAL BUILDING FOR

ENTERTAINMENT BOULEVARD REDEVELOPMENT

ADDRESS: 11111 ENTERTAINMENT BOULEVARD, VANCOUVER, BC

HOTEL BUILDING ELEVATIONS

15 **A-4.1a**

[illegible][illegible]

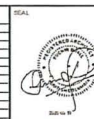
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PROJECT MANAGERS / CONTRACTORS

 OR
CONST

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE (604) 262-2994

[illegible][illegible][illegible]

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
ENTERTAINMENT
BOULEVARD
REDEVELOPMENT
ADDRESS: 14111 ENTERTAINMENT BLVD, FORTSMOORE, B.C.
DRAWING:
COLOUR & MATERIAL
BOARDS

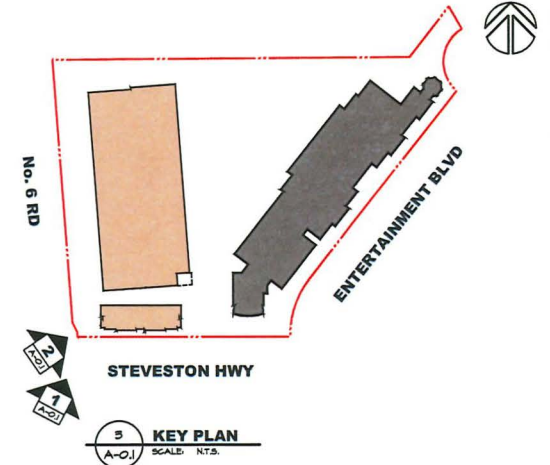
T NT	REV 2	DRAWN JBI/H	CHECKED R.D.
		JOB NO 22-019	
		PLOT DATE MAY 15 26	
		DRAWING NUMBER A-6.0a	



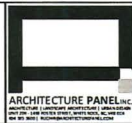
1 BIRDSEYE VIEW FROM SOUTHWEST CORNER
SCALE: N.T.S.



2 VIEW OF SOUTHWEST CORNER
SCALE: N.T.S.



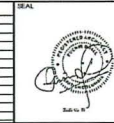
3 KEY PLAN
SCALE: N.T.S.



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ORION CONSTRUCTION
105-1111 ENTERTAINMENT BLVD., RICHMOND BC
V6X 1A1
PHONE: (604) 273-2194

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 21, 20	CONCEPT	13			25		
2	FEB 17, 20	DEVELOPMENT PERMIT	14			26		
3	APR 22, 20	CONCEPT	15			27		
4	MAY 13, 20	CONCEPT	16			28		
5			17			29		
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7			19			31		
8			20			32		
9			21			33		
10			22			34		
11			23			35		
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PROJECT: PROPOSED BUILDINGS FOR ENTERTAINMENT BOULEVARD REDEVELOPMENT ADDRESS: 1111 ENTERTAINMENT BLVD., RICHMOND BC	DATE PLOTTED: MAY 11, 2021 DRAWING NUMBER: 4	DRAWN: J. B. B. CHECKED: R. D. JOB NO.: 22-018 DATE PLOTTED: MAY 11, 2021 DRAWING NUMBER: 4
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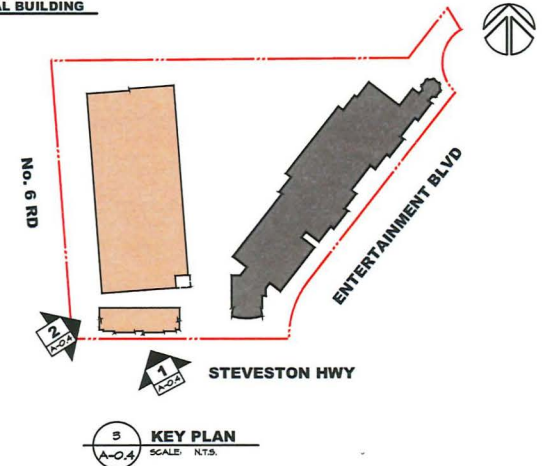
A-0.1



1
A-0.4
CLOSEUP VIEW OF HOTEL ENTRY FROM STEVESTON
SCALE: N.T.S.



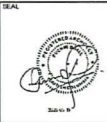
2
A-0.4
VIEW OF SOUTHWEST CORNER OF COMMERCIAL BUILDING
SCALE: N.T.S.



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PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
850-1400 BIA AVE.
LAKSEY, BC V3Y 8Z3
PHONE: (604) 342-2984

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 27 25	1	13			23		
2	FEB 17 26	DEVELOPMENT PERMIT	14			24		
3	APR 25 26	2	15			25		
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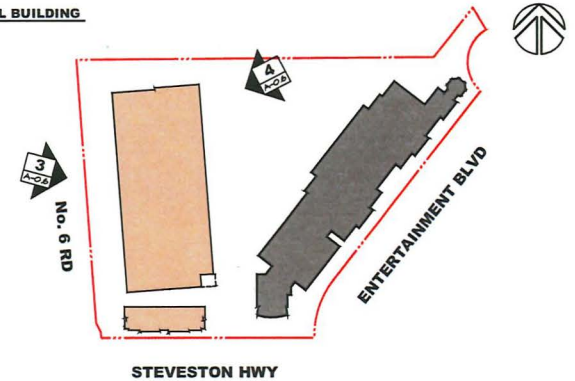
PROJECT: PROPOSED BUILDINGS FOR
ENTERTAINMENT BOULEVARD REDEVELOPMENT
ADDRESS: 14111 ENTERTAINMENT BLVD., RICHMOND BC
DRAWING: **RENDERINGS** REV: **4**
DRAWN: JGJ
CHECKED: JGJ
DATE PLOTTED: MAY 15 26
DRAWING NUMBER: **A-0.4**



1 VIEW OF WEST CENTRE OF COMMERCIAL BUILDING
SCALE: N.T.S.



2 VIEW OF NORTHEAST END OF COMMERCIAL BUILDING
SCALE: N.T.S.



STEVESTON HWY

3 KEY PLAN
SCALE: N.T.S.

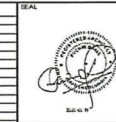


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ORION CONSTRUCTION
85-1863 BIA AVE.
LAWLEY, BC V3V 8E2
PHONE: (604) 362-2884

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
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2	FEB 17, 25	DEVELOPMENT PERMIT	14			14		
3	MAY 19, 25	SP	15			15		
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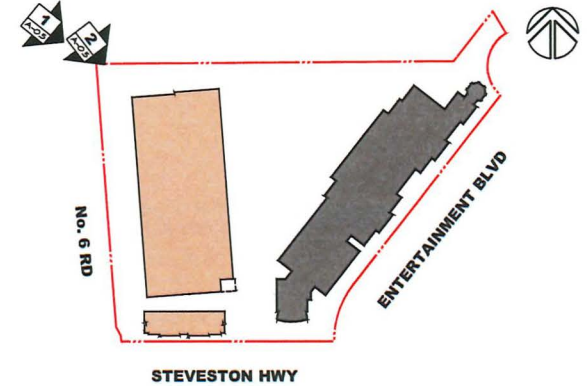
PROJECT: PROPOSED BUILDINGS FOR ENTERTAINMENT BOULEVARD REDEVELOPMENT		DATE: 2024	CHECKED: R.S.
ADDRESS: 14111 ENTERTAINMENT BLVD., RICHMOND BC		JOB NO: 25-018	
DRAWINGS: RENDERINGS		DATE PLOTTED: MAY 15, 25	
REV: 4		DRAWING NUMBER: A-0.6	



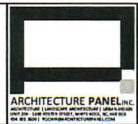
1 BIRDEYE VIEW OF NORTHWEST CORNER
SCALE: N.T.S.



2 VIEW OF NORTHWEST CORNER OF
COMMERCIAL BUILDING
SCALE: N.T.S.



3 KEY PLAN
SCALE: N.T.S.

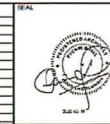


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BY ANY MEANS, ELECTRONIC OR
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PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, OR
BY ANY MEANS OF COMMUNICATION,
WITHOUT THE WRITTEN
CONSENT OF ARCHITECTURE
PANEL INC.



ORION CONSTRUCTION
154-1562 BAY AVE
LAWLEY, BC V3V 8E2
PHONE: (604) 363-3584

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 21 25	PDP	13			25		
2	FEB 17 25	DEVELOPMENT PERMIT	14			26		
3	MAY 20 25	CDP	15			27		
4	MAY 15 25	CDP	16			28		
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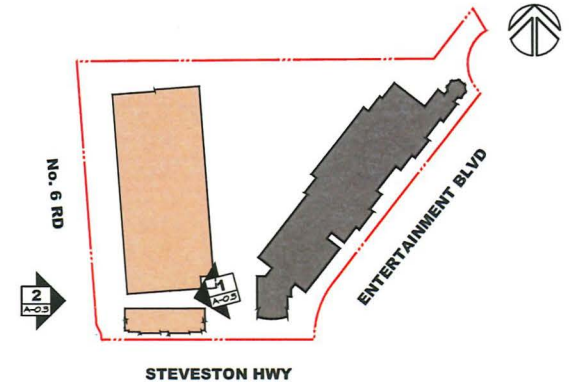
PROJECT: PROPOSED BUILDING FOR ENTERTAINMENT BOULEVARD REDEVELOPMENT		GRAPHIC NO. 01	CHECKED R.D.
ADDRESS: 14111 ENTERTAINMENT BLVD., RICHMOND BC		DATE PLOTTED: MAY 15 25	DRAWING NUMBER
RENDERINGS	REV 4	A-0.5	



1 VIEW TO WEST BETWEEN BUILDINGS
A-0.3 SCALE: N.T.S.



2 VIEW TO EAST BETWEEN BUILDINGS
A-0.3 SCALE: N.T.S.



3 KEY PLAN
A-0.3 SCALE: N.T.S.



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THE WRITTEN PERMISSION OF
ARCHITECTURE PANEL INC.

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
150-1150 85A AVE.
LANGLEY, BC V3Y 0E3
PHONE: (604) 762-2104

NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	NOV 21.20	1	13			20		
2	FEB 17.20	2	14			21		
3	APR 23.20	3	15			22		
4	MAY 13.20	4	16			23		
			17			24		
			18			25		
			19			26		
			20			27		
			21			28		
			22			29		
			23			30		
			24					



PROJECT: PROPOSED BUILDINGS FOR ENTERTAINMENT BOULEVARD REDEVELOPMENT ADDRESS: 1411 ENTERTAINMENT BLVD., RICHMOND BC		DRAWN: JH/JH CHECKED: H.D.
DRAWING: RENDERINGS		DATE PLOTTED: MAY 13.20
REV: 4	DRAWING NUMBER: A-0.3	



ENTERTAINMENT BLVD REDEVELOPMENT

14111 ENTERTAINMENT BLVD | RICHMOND | BC

LANDSCAPE DRAWINGS

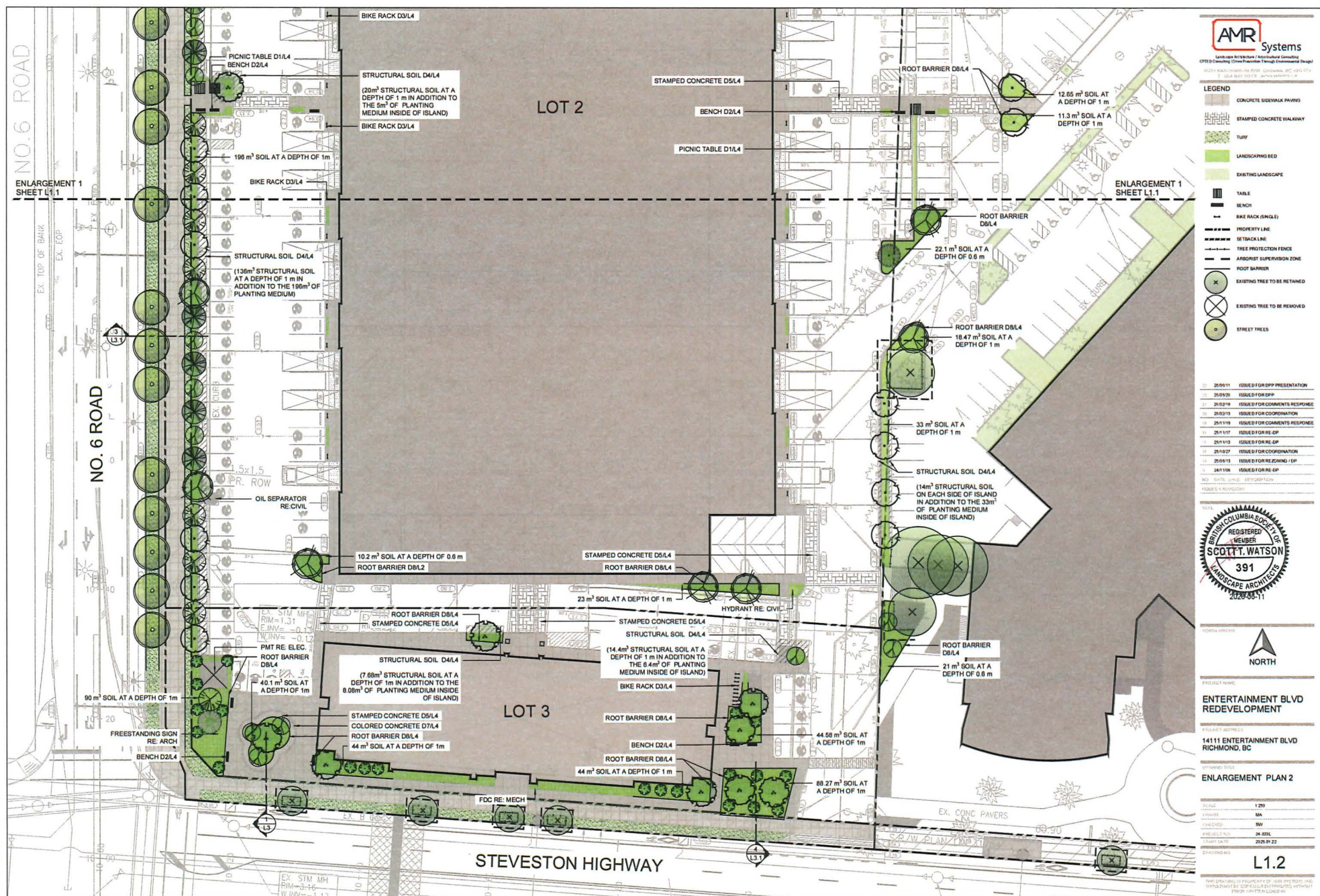


24-323L | L0 |



Landscape Architecture / Arboricultural Consulting
CPTED Consulting (Crime Prevention Through Environmental Design)





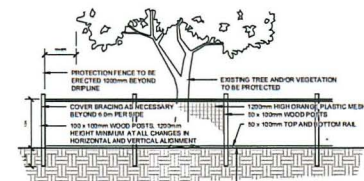
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| 20-05-11 | ISSUED FOR DPP PRESENTATION |
| 20-05-26 | ISSUED FOR DPP |
| 20-06-20 | ISSUED FOR COMMENTS RESPONSE |
| 20-07-13 | ISSUED FOR COORDINATION |
| 20-11-19 | ISSUED FOR COMMENTS RESPONSE |
| 20-11-17 | ISSUED FOR RE-DP |
| 20-11-13 | ISSUED FOR RE-DP |
| 20-11-27 | ISSUED FOR COORDINATION |
| 20-06-13 | ISSUED FOR RE-JOINING / DP |
| 20-11-08 | ISSUED FOR RE-DP |
- REG. EX-16 9-002 06-10-2016 FOUR
 10-16-16 4-10-2016
 10-16-16 4-10-2016



TREE MANAGEMENT PLAN

L1.4

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NOTES

1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
2. AIR EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
3. NO EXISTING OR REMAINING UTILITIES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
4. ALL TREE PROTECTION TO BE ERRECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION DETAILS

1:50

- LEGEND**
- CONCRETE SIDEWALK PAVING
 - STAMPED CONCRETE WALKWAY
 - TURF
 - LANDSCAPING BED
 - EXISTING LANDSCAPE
 - TABLE
 - BENCH
 - BIKE RACK (SINGLE)
 - PROPERTY LINE
 - SEWER LINE
 - TREE PROTECTION FENCE
 - ARBOREST SUPERVISION ZONE
 - ROOT BARRIER
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - STREET TREES

- 25/09/11 ISSUED FOR DPP PRESENTATION
- 25/09/11 ISSUED FOR DPP
- 25/02/14 ISSUED FOR COMMENTS RESPONSE
- 25/02/14 ISSUED FOR COORDINATION
- 25/01/16 ISSUED FOR COMMENTS RESPONSE
- 25/01/17 ISSUED FOR RE.DP
- 25/01/17 ISSUED FOR RE.DP
- 25/02/17 ISSUED FOR COORDINATION
- 25/05/13 ISSUED FOR RE.DP / CIP
- 24/11/08 ISSUED FOR RE.DP
- NO DATE / LINE OPT/OPT-TECH
- ISSUES & RESPONSE



PROJECT NAME
ENTERTAINMENT BLVD REDEVELOPMENT

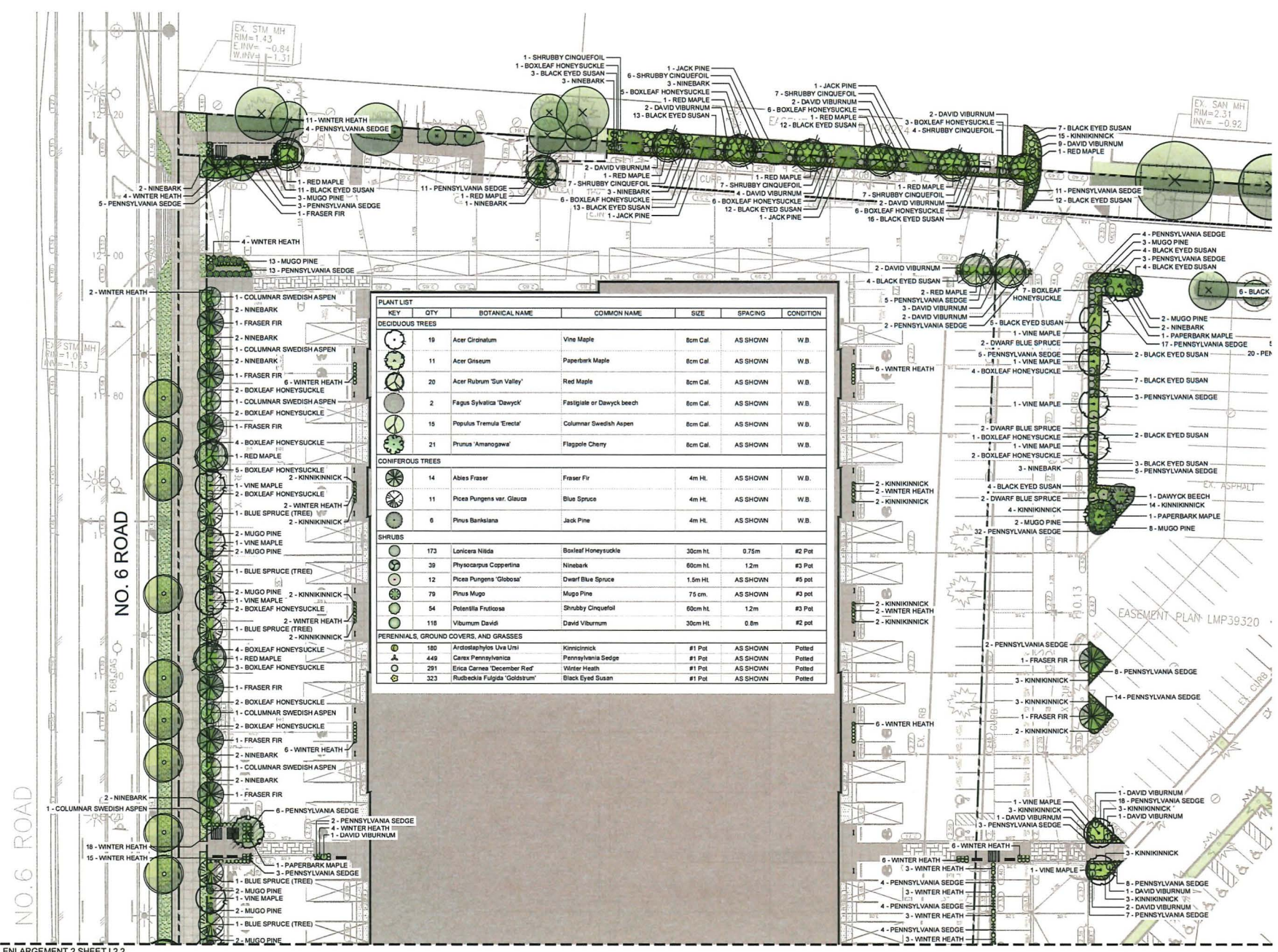
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14111 ENTERTAINMENT BLVD
RICHMOND, BC

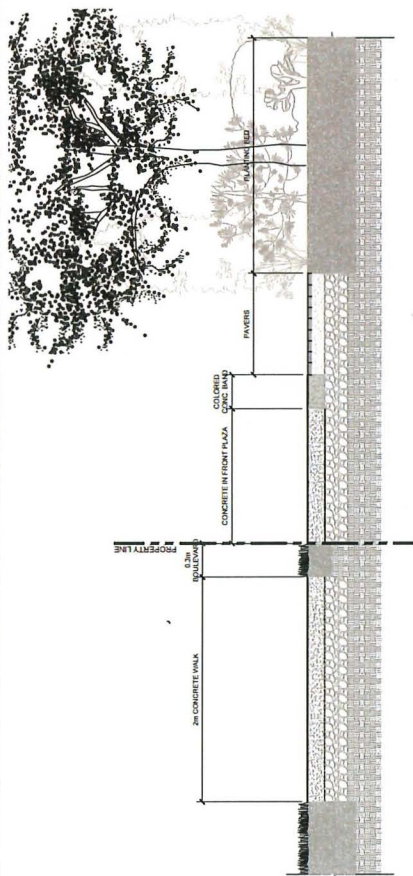
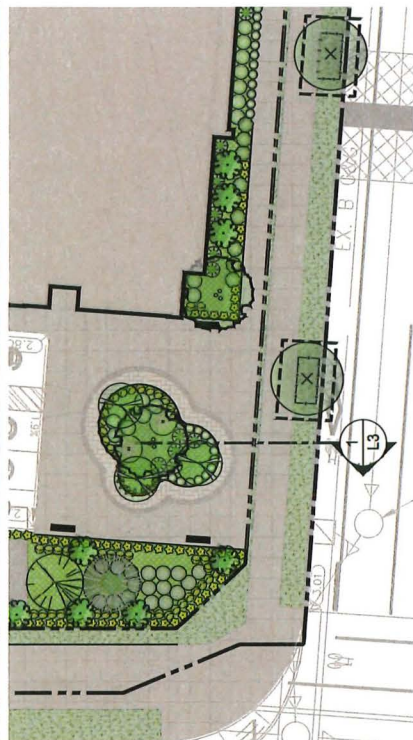
PLANTING PLAN
ENLARGEMENT 1

SCALE	1:250
DRAWN	MA
CHECKED	BSW
PROJECT NO.	24-303
DATE	2025.01.22

L2.1

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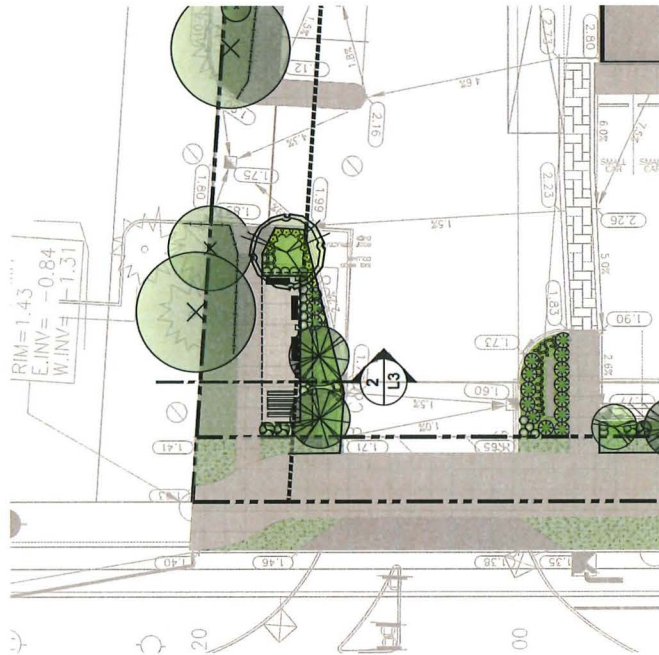




1 SOUTH SITE SECTION



9 NORTH SITE SECTION



NTS



	CONCRETE SIDEWALK PAVING
	STAMPED CONCRETE WALKWAY
TOWN	
	LANDSCAPING BED
	EXISTING LANDSCAPE
	TABLE
	BENCH
	BIKE RACK SINGLES
	PROPERTY LINE
	SETBACK LINE
	TREE PROTECTION FENCE
	AUGMENTED SUPERVISION ZONE
	ROOT BARRIER
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	STREET TREES

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20-06-11	ISSUED FOR IIP
20-09-28	ISSUED FOR COMMENTS RESPONSE
20-09-28	ISSUED FOR COORDINATION
20-09-13	ISSUED FOR COMMENTS RESPONSE
20-11-17	ISSUED FOR THE IIP
20-11-17	ISSUED FOR THE IIP
20-10-27	ISSUED FOR COORDINATION
20-09-13	ISSUED FOR RECONCILING IIP
20-11-08	ISSUED FOR THE IIP

ENTERTAINMENT BLVD
REDEVELOPMENT

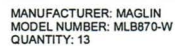
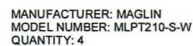
14111 ENTERTAINMENT BLVD
RICHMOND, BC

LANDSCAPE
SECTIONS

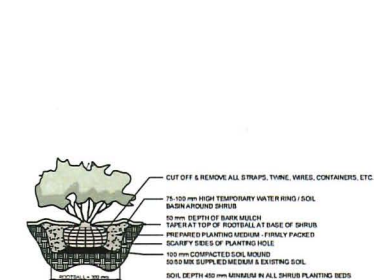
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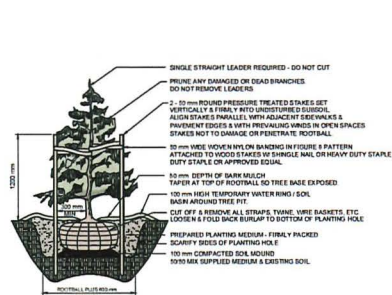
THEORY OF LINGUISTICS
 SECOND EDITION
 BY ROBERT L. C. HARRIS



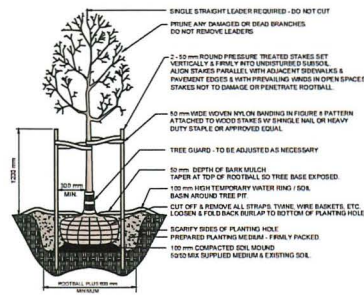
- CONCRETE TO BE 32MPa CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED
- CONCRETE TO HAVE TIEBOLTS FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK
- EXPANSION JOINTS TO BE LOCATED AT 4.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS
- CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTRE LINE OF 4.0m WIDTH WALKWAY
- CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND
- ALL DIMENSIONS ARE IN MILLIMETRES



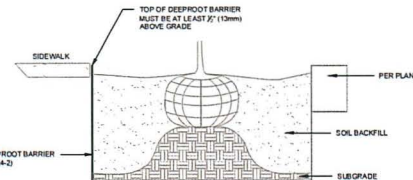
SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



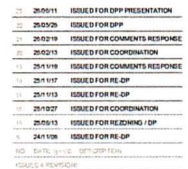
CONIFEROUS TREE N.T.S.



DECIDUOUS TREE NTS



1-604-687-0899
www.deeproot.com



NORTH AMERICA

ENTERTAINMENT BLVD REDEVELOPMENT

**14111 ENTERTAINMENT BLVD
RICHMOND, BC**

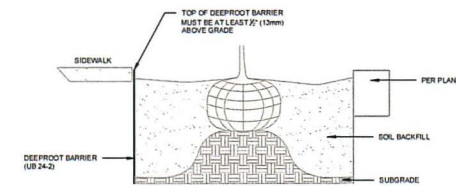
ISSUING TITLE

DETAILS

SCALE	AS NOTED
ORIGIN	MA
ONE DIED	SW
PROJECT NO.	34-323L
START DATE	2025.01.22

L4

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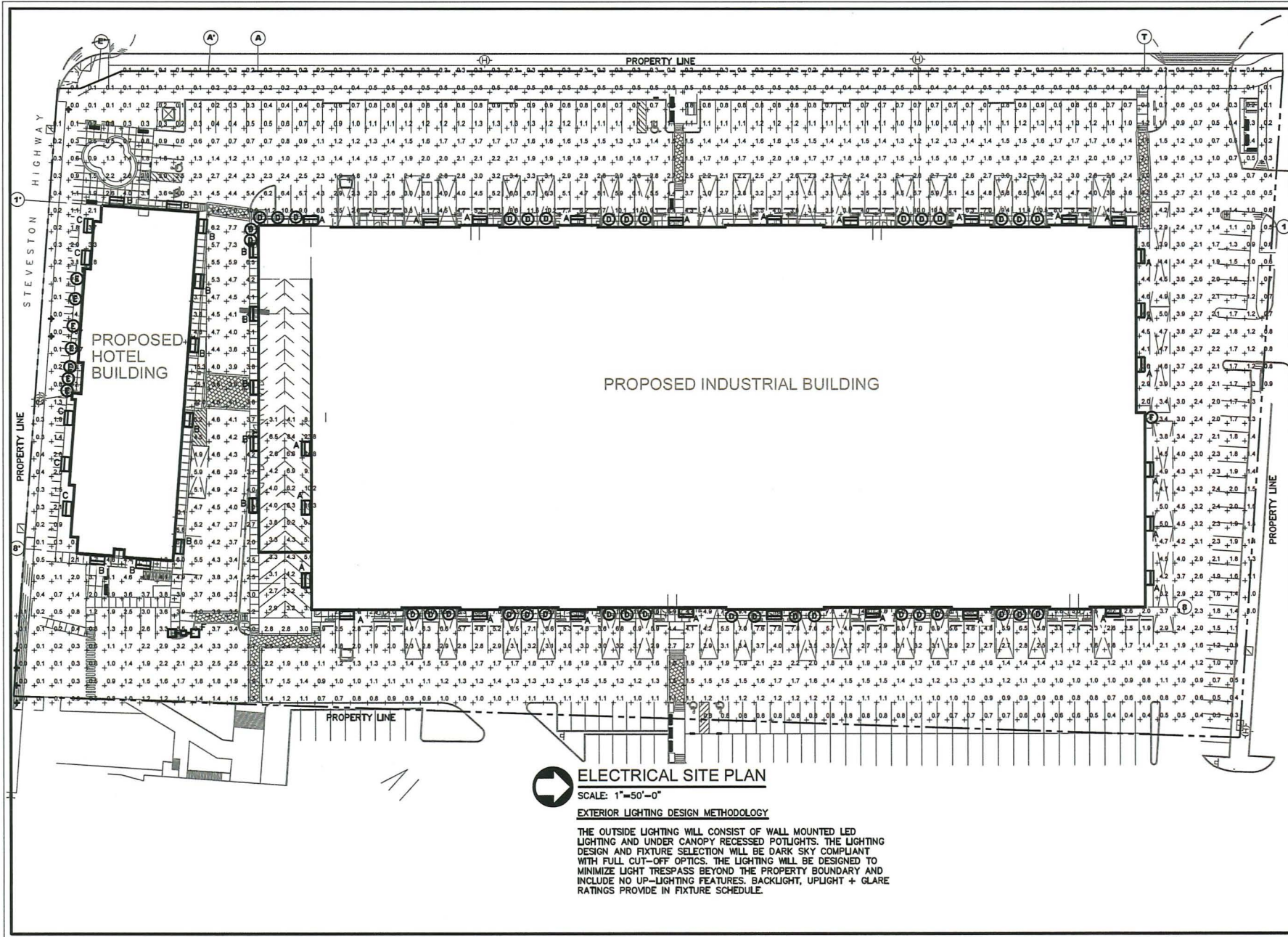


MANUFACTURER: DEEPROOT CANADA CORP.
MODEL: UB 24-2

1-604-687-0899
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ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
UNIT 200 - 1890 NOTTE STREET, WHITE ROCK BC V4B 6P4
(604) 362-3630 | ARCH@ARCHITECTUREPANEL.COM

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SMI Consultants Group Ltd.
Professional Electrical Consulting
1000 - 1230 Brown Street
White Rock BC V4B 6P4
www.smiconsultants.ca

THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING APPLICABLE CODES:

BUILDING CODE: BCBC 2024
ELECTRICAL CODE: CEC 2024
ENERGY CODE: ASHRAE 90.1 (2019)
ESBC PERMIT TO PRACTICE: #1000739

NO.	DATE	DESCRIPTION
1	MAY 27, 2024	RE-ISSUED FOR GP
2	NOV 09, 2024	ISSUED FOR GP REVIEW

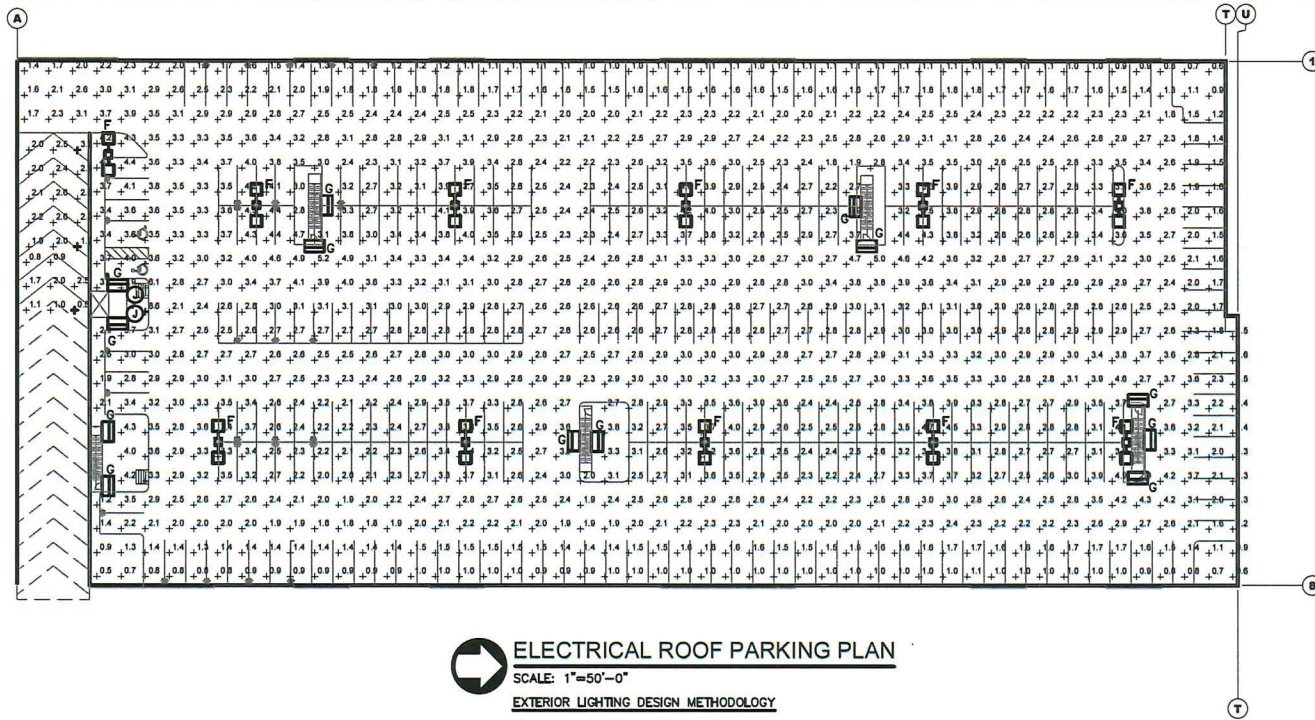
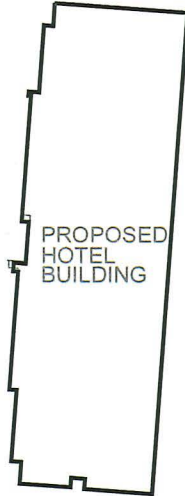
ORION CONSTRUCTION
ORION CONSTRUCTION
105-18923 BDA AVE.
LANGLEY, BC V3Y 0E2
PHONE: (604) 362-2994

PROJECT: PROPOSED:
ENTERTAINMENT BLVD REDEVELOPMENT
ADDRESS: 14111 ENTERTAINMENT BLVD, RICHMOND, B.C.

DRAWING:
ELECTRICAL PLAN

SEAL	FOR NO.	DRAWN
	5/24/2024	L.L.
	DESIGNED	R.C.T.
	CHECKED	R.C.T.
	PLAT DATE	

PROJECT - DRAWING NUMBER	REV.
ED1 402	2



ELECTRICAL ROOF PARKING PLAN

SCALE: 1"=50'-0"

EXTERIOR LIGHTING DESIGN METHODOLOGY

THE OUTSIDE LIGHTING WILL CONSIST OF WALL MOUNTED LED LIGHTING AND UNDER CANOPY RECESSED POTLIGHTS. THE LIGHTING DESIGN AND FIXTURE SELECTION WILL BE DARK SKY COMPLIANT WITH FULL CUT-OFF OPTICS. THE LIGHTING WILL BE DESIGNED TO MINIMIZE LIGHT TRESPASS BEYOND THE PROPERTY BOUNDARY AND INCLUDE NO UP-LIGHTING FEATURES. BACKLIGHT, UPLIGHT + GLARE RATINGS PROVIDE IN FIXTURE SCHEDULE.

FIXTURE SCHEDULE

	TYPE	SYMBOL	DESCRIPTION	LAMPS	MOUNTING
	A		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B2-U0-G2	LED 72W, 4000K	WALL MOUNTED +28' AFF
	B		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G2	LED 47W, 4000K	WALL MOUNTED +12' AFF
	C		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE II OPTICS. B0-U0-G0	LED 10W, 4000K	WALL MOUNTED +12' AFF
	D		HIGH LUMEN 6" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G1	LED 34W, 4000K	RECESSED IN SOFFIT
	E		HIGH LUMEN 6" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G1	LED 22W, 4000K	RECESSED IN SOFFIT
	F		DUAL MOUNT LED AREA LIGHTS C/W CUTOFF TYPE III OPTICS. B2-U0-G4	LED 2x102W, 4000K	POLE MOUNTED, +25'-0" AFF POLE
	G		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G0	LED 19W, 4000K	WALL MOUNTED +10' ABOVE PARKING
	H		WALL MOUNTED LED WALL PACK C/W CUTOFF TYPE IV OPTICS. B1-U0-G2	LED 59W, 4000K	WALL MOUNTED +20' ABOVE RAMP
	J		4" LED POTLIGHT C/W CLEAR ALZAK REFLECTOR. B0-U0-G0	LED 17W, 4000K	RECESSED IN SOFFIT



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THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING APPLICABLE CODES:
BUILDING CODE: CBC 2024
ELECTRICAL CODE: CEC 2024
ENERGY CODE: ASHRAE 90.1 (2019)
CBC PERMIT TO PRACTICE: #1000739

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ORION CONSTRUCTION
105-10023 80A AVE.
LANGLEY, BC V3Y 0E2
PHONE: (604) 362-2994

PROJECT: PROPOSED

ENTERTAINMENT BLVD
REDEVELOPMENT

ADDRESS: 14111 ENTERTAINMENT BLVD, RICHMOND, B.C.

DRAWING
ELECTRICAL
DEVELOPMENT
PARKING ROOF

SEAL	JOB NO.	DRAWN	DATE
		LL	
		R.C.T.	
		R.C.T.	
		R.C.T.	
		R.C.T.	

PROJECT - DRAWING NUMBER
ED2 K22

REV.
2

THANK YOU

ORION CONSTRUCTION

Unit #105 - 19923 80A Avenue
Langley, BC, V2Y 0E2

info@orionconstruction.ca
604-362-2994

orionconstruction.ca



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 24, 2026

From: Joshua Reis
Director, Development

File: DP 18-841057

Re: **Application by Christos Platis for a General Compliance Ruling to the
Development Permit (DP 18-841057) at 7811 Alderbridge Way**

Staff Recommendation

That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).

Staff Report

Origin

Christos Platis, on behalf of Onni 7811 Alderbridge Holding Corp. (Director: Rossano De Cotiis), has requested a General Compliance ruling regarding changes to the approved Development Permit (DP) (DP 18-841057) for a mixed-use mid-rise residential and limited commercial development at 7811 Alderbridge Way on a site zoned “Residential/Limited Commercial (RCL2)”. A location map and aerial photo are contained in Attachment 1.

The approved DP represents the second phase of the Riva development, with the first phase located west of the subject site at 5311 Cedarbridge Way, 7008 River Parkway and 7771 Alderbridge Way, and is occupied. The approved DP consists of one five-storey mixed-use building with ground-floor commercial space and indoor amenity areas, one six-storey residential building, and a shared partially below-grade parking structure. This DP was issued by Council on May 25, 2020. Following issuance of the DP, the applicant has advanced detailed design and is currently undertaking site servicing works under the associated Servicing Agreement (SA 19-852855).

The proposed changes to the approved DP generally include:

- building envelope and cladding materials;
- commercial storefront design;
- proposed unit mix;
- landscape and public realm; and
- parking area, bicycle parking and mechanical/ infrastructure.

A side-by-side comparison of the previously approved plans and proposed modifications discussed in this report are in Attachment 2 and the proposed replacement DP plans are in Attachment 3.

Background

Development surrounding the subject site is as follows:

To the North: Across River Parkway, an existing two-storey industrial business park development zoned “Industrial Business Park (IB1)”.

To the South: Across Alderbridge Way, an existing industrial retail development with vehicle repair and child care uses zoned “Industrial Retail (IR1)”.

To the East: Across the future Minoru Boulevard extension, an existing industrial retail development zoned “Industrial Retail (IR1)”.

To the West: Phase 1 of the subject RIVA development, consisting of four six-storey residential apartment buildings zoned “High Density Low Rise Apartments (RAH2)”.

Staff Comments

The proposed scope of changes to the approved DP, meet the intent of the applicable design guidelines in the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and are in compliance with the “Residential/Limited Commercial (RCL2)” zone and are in general

compliance with the original DP as issued by Council in 2020.

Analysis

The approved DP for Phase 2 of the RIVA development consists of two separate buildings, referred to in this report as Riva 5 and Riva 6. Riva 5 is a five-storey building with ground-floor commercial retail space on Alderbridge Way and Minoru Boulevard, while Riva 6 is a six-storey residential building on River Parkway and Minoru Boulevard. While both buildings have distinct building forms, they each share a coordinated site design including a central greenway connection and partial below-grade parkade.

A. Riva 5 Building Revisions

Architectural Expression and Building Envelope Revisions

The proposed revisions to the approved design include:

- Revised unit stacking configurations at the building's northeast and southeast corners to improve structural coordination and to reduce suspended concrete conditions, while retaining façade articulation and material differentiation at prominent corner locations.
- Replacement of aluminum windows with vinyl windows at the northeast and southeast building corners to improve thermal and acoustic performance, air/water tightness and long-term building envelope durability, while maintaining the overall framed corner expression, glazing rhythm and architectural articulation of the approved design.
- Refinement of wing walls and projecting façade elements at select corner locations to improve balcony openness, and access to natural light, while maintaining the overall articulated corner expression of the approved design.
- Modification of the raised parapet wall and roofline elements along the eastern portion of the south elevation to improve constructability and to simplify roof and envelope transitions.
- Increase in roof overhang depth at each corner of the building and along portions of the perimeter roof edge from 1.22 m (4 ft.) to 1.83 m (6 ft.) to improve weather protection, reduce façade exposure and enhance the usability of upper-level outdoor spaces.
- Addition of taller windows for the Level 5 units located at the northeast corner of the building to improve access to daylight.

The proposed revisions maintain the overall design intent of the approved development by retaining differentiated upper-storey massing, framed corner expression, material variation and façade articulation that contribute to a distinct architectural identity and pedestrian-oriented streetscape character along Alderbridge Way and Minoru Boulevard.

Commercial Storefront and Podium Material Revisions

The proposed revisions to the approved commercial storefront and podium design include:

- Replacement of portions of the brick veneer cladding with darker-coloured Hardie panel systems at Levels 1 and 2, while maintaining brick veneer elements at key storefront and pedestrian interfaces to preserve the overall architectural character of the podium and streetscape frontage.
- Addition of brick veneer storefront columns to strengthen streetscape character and improve the pedestrian experience along the commercial frontage.

- Addition of mechanical grilles above storefront glazing systems to accommodate servicing and ventilation requirements while supporting future tenant flexibility and maintaining consistency along the commercial frontage.
- Addition of double-door storefront entries for the Commercial Retail Units (CRUs) to improve tenant flexibility, accessibility and long-term commercial viability.

The revised podium treatment continues to provide a defined and active commercial frontage along Alderbridge Way through retained material contrast, storefront glazing and pedestrian-scaled detailing.

B. Riva 6 Building Revisions

Building Envelope and Material Revisions

The proposed revisions to the approved building envelope and material palette include:

- Replacement of aluminum windows with vinyl windows together with revised vertical cladding and framing elements surrounding the punched-window conditions throughout the building façades to improve thermal and acoustic performance, air/water tightness and long-term building envelope durability, while maintaining the overall vertical expression and articulated façade character of the approved design.
- Refinement of select roofline and balcony framing elements associated with the upper-storey massing feature along the north elevation to reduce building envelope complexity and improve balcony openness and access to natural light.
- Refinement of select balcony fin walls and divider elements to create more open balcony conditions and improve access to natural light, while retaining the overall massing articulation and balcony rhythm of the approved design.
- Replacement of lap siding wall elements and portions of brick veneer wall finish with Hardie panel systems and aluminum trim to provide a revised material palette across the façade, while maintaining material contrast and the character of the approved design.

The proposed revisions maintain the overall design intent and architectural character of the approved development through continued upper-storey differentiation, horizontal datum lines, material contrast, vertical façade articulation and framed massing elements consistent with the articulated built form approved along River Parkway.

C. Site-Wide Revisions

Unit Mix Revisions

The proposed revisions to the approved unit mix and residential layout include:

- Conversion of 33 two-bedroom units within Riva 6 into 51 one-bedroom units, resulting in an increase in the total unit count for Riva 6 from 206 units to 224 units. In addition, four two-bedroom units within Riva 5 have been reconfigured as three-bedroom units, with no change to the overall unit count for that building (Table 1).

The proposed changes to the unit mix do not impact the unit mix of the 21 Low-End Market Rental (LEMR) units secured through the registered Housing Agreement for the subject development. In addition, the development continues to comply with the City's family-friendly housing policy by providing 60 per cent two- and three-bedroom units. The proposed revisions do not result in an increase to the approved Floor Area Ratio (FAR).

Table 1 - Summary of Proposed Riva 5+6 Unit Mix Revisions

Approved Unit Mix Riva 5 + 6			
Unit Type	Riva 5	Riva 6	Development Total (%)
1 Bedroom	59	45	104 (28%)
2 Bedroom	85	134	219 (60%)
3 Bedroom	18	27	45 (12%)
Total Units	162	206	368 (100%)
Proposed Unit Mix Riva 5 + 6			
Unit Type	Riva 5	Riva 6	Development Total (%)
1 Bedroom	59	96	155 (40%)
2 Bedroom	81	101	182 (47%)
3 Bedroom	22	27	49 (13%)
Total units	162	224	386 (100%)

Amenity Area Revisions

The proposed revisions to the approved indoor and outdoor amenity areas include:

- The total number of units in Riva 5 and 6 has been increased from 368 units to 386 units. Accordingly, the Level 1 indoor amenity area, which is shared between Riva 5 and Riva 6, has been expanded and reconfigured. Based on the revised unit count, 772 m² (8,310 ft²) of indoor amenity space is required. The proposal provides approximately 791 m² (8,514 ft²), which exceeds the City's minimum indoor amenity space requirement.
- As part of the reconfiguration of the shared indoor amenity area, the approved guest suite has been relocated to accommodate the expanded indoor amenity space. The applicant is required to amend the existing Guest Suite covenant as a condition of General Compliance to reflect the revised location of the guest suite.
- Expansion of the outdoor shared amenity program adjacent to the Level 1 gym, to include the addition of wellness-oriented amenities such as barrel saunas, a cold plunge, seating areas and enhanced indoor-outdoor connectivity intended to support a broader range of resident recreation and social programming. The proposal provides approximately 2,471 m² (26,598 ft²) of outdoor amenity space, compared to 2,309 m² (24,854 ft²) under the original DP. This exceeds the City's minimum outdoor amenity space.
- Minor revisions are proposed to the landscaped outdoor amenity areas, including the addition of a dog run, reconfiguration of the child play area, play features and circulation areas, and associated landscape refinements to coordinate with the expanded indoor and outdoor amenity areas.

The proposed revisions improve the functionality and diversity of indoor and outdoor amenity spaces while continuing to exceed the City's minimum amenity space requirements and maintaining the overall recreational and social programming intended through the approved development.

Landscape and Public Realm Revisions

The proposed revisions to the approved landscape and public realm design include:

- Revised exterior access stair, patio and planter wall configurations are proposed for select ground-oriented units fronting Minoru Boulevard and Alderbridge Way. Along Minoru Boulevard, the replacement of internal stairs with exterior access stairs improves interior unit configuration efficiency. The change results in a 0.14 m (0.46 ft.) increase to the associated planter wall height. Along Alderbridge Way, minor revisions to the exterior access stair configuration are proposed and do not result in any increase to the associated wall height. The revisions remain limited in scale and maintain the intended interface between the ground-oriented units and the adjacent public realm.
- Relocation of one of the proposed Upright English oak tree from the commercial frontage to the northwest corner of the site, replacing the previously approved yellow flowering witch hazel at that location, and minor adjustment to the location of the yellow flowering witch hazel tree near the commercial units, to improve commercial frontage visibility, pedestrian accessibility, and separation between commercial and residential frontages.
- There are no proposed changes to total number of trees to be planted on site (89 trees).
- Relocation of bike racks and addition of movable planters along the CRU frontage to improve storefront visibility and flexibility of the commercial frontage area. Relocation of bike racks will require modification or replacement of the existing Bike Facilities covenant as a condition of General Compliance.
- Modification of the existing landscape legal agreement is required to reflect the revised landscape plans, including changes to outdoor amenity areas, tree placement, planter walls, bike rack locations and associated landscape treatments. As part of the approved DP, the City continues to hold a Landscape security of \$855,741.00 to ensure completion of the required landscape works. Staff have reviewed the proposed landscape revisions and are satisfied that the existing landscape security remains sufficient to secure completion of the revised landscape works.

Collectively, the proposed revisions maintain the overall landscape design intent of the approved development while improving pedestrian circulation, commercial frontage visibility, functionality and long-term landscape implementation.

Parking Area, Bicycle Parking and Mechanical Revisions

The proposed revisions to the approved parking and bicycle facilities include:

- Revision of the parkade structural grid and column spacing from a two-bay to three-bay configuration to improve circulation, space planning flexibility and structural coordination. No changes are proposed to the approved number of parking spaces.
- Increase in the number of Class 1 bicycle parking spaces from 462 to 483 spaces, and the Class 2 spaces from 76 to 78 as a result of the increase in the number of residential units. Proposed bicycle parking would comply with minimum Zoning Bylaw requirements.
- Redistribution of Class 2 bicycle parking on site, with additional bicycle parking relocated to the East-West Greenway frontage to improve visibility, accessibility and integration with the active transportation network. Accordingly, a modification of the existing Bike Facilities covenant is required as a condition of General Compliance to address changes to bike parking on-site.

- Addition of a micro-mobility hub (i.e. designated space which can accommodate e-scooters, etc.) along the east-west greenway frontage, providing an additional Transportation Demand Management (TDM) measure that supports active transportation and shared mobility options. Accordingly, a modification to the existing east-west greenway covenant is required as a condition of General Compliance to address the location of and access to the micro-mobility hub.
- Enlargement and reconfiguration of the Level 1 mechanical and service area from approximately 100 m² (1,076 ft²) to 174 m² (1,873 ft²) to accommodate building servicing and mechanical equipment requirements identified through detailed consultant coordination subsequent to the original DP approval. The applicant's professional consultant has confirmed that the increased area is required to accommodate the necessary mechanical equipment and servicing infrastructure for the development.

The proposed revisions maintain compliance with applicable parking and bicycle parking requirements while improving site functionality, supporting active transportation objectives and accommodating building servicing requirements identified through detailed design.

Conclusion

Christos Platis, on behalf of Onni 7811 Alderbridge Holding Corp. (Director: Rossano De Cotiis), has requested a General Compliance ruling for proposed changes, including to the building envelope and cladding materials, unit layout and amenity area, landscape and public realm, parking area and mechanical room. As the applicant's proposal meets applicable policies and guidelines, staff recommends support of this General Compliance request for changes to the approved Development Permit (DP 18-841057).

Respectfully submitted,

Andrew Norton, Manager – West, Development

Report Contributors

This report was prepared by Alex Costin, Planner 1, Development Applications

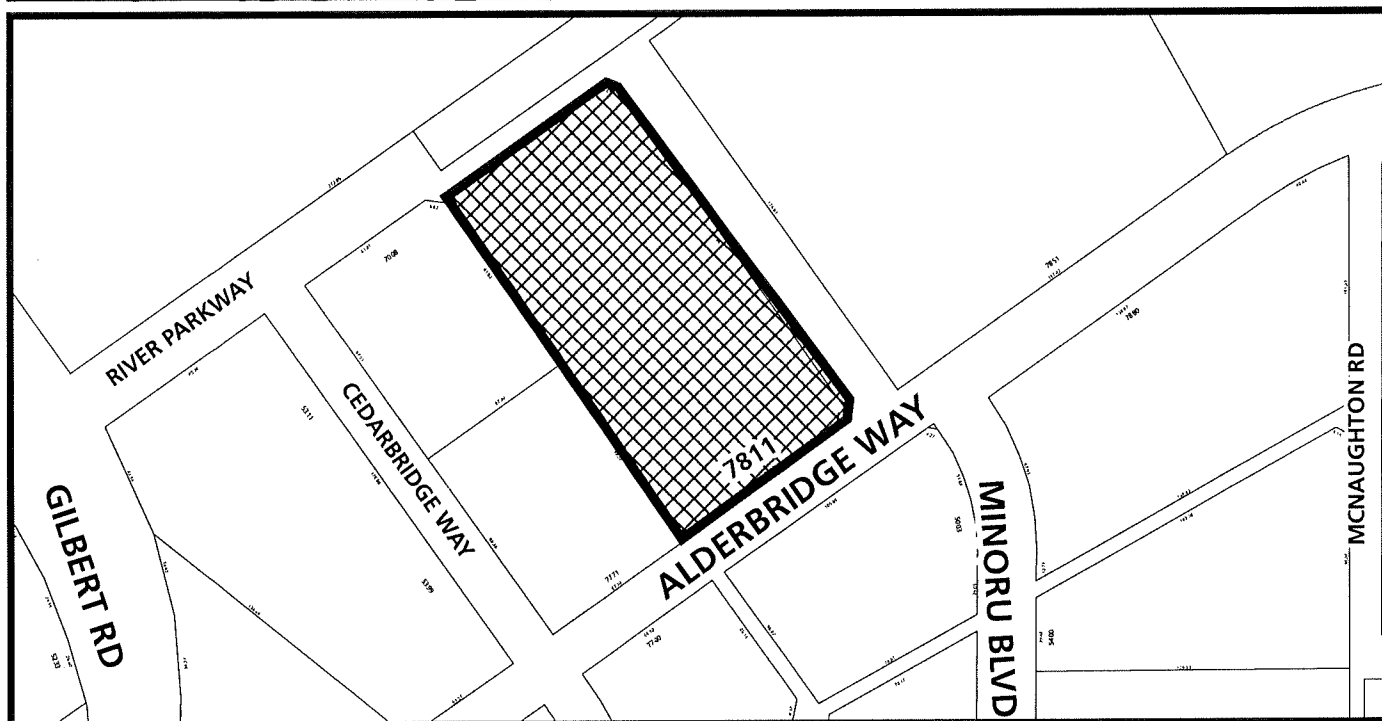
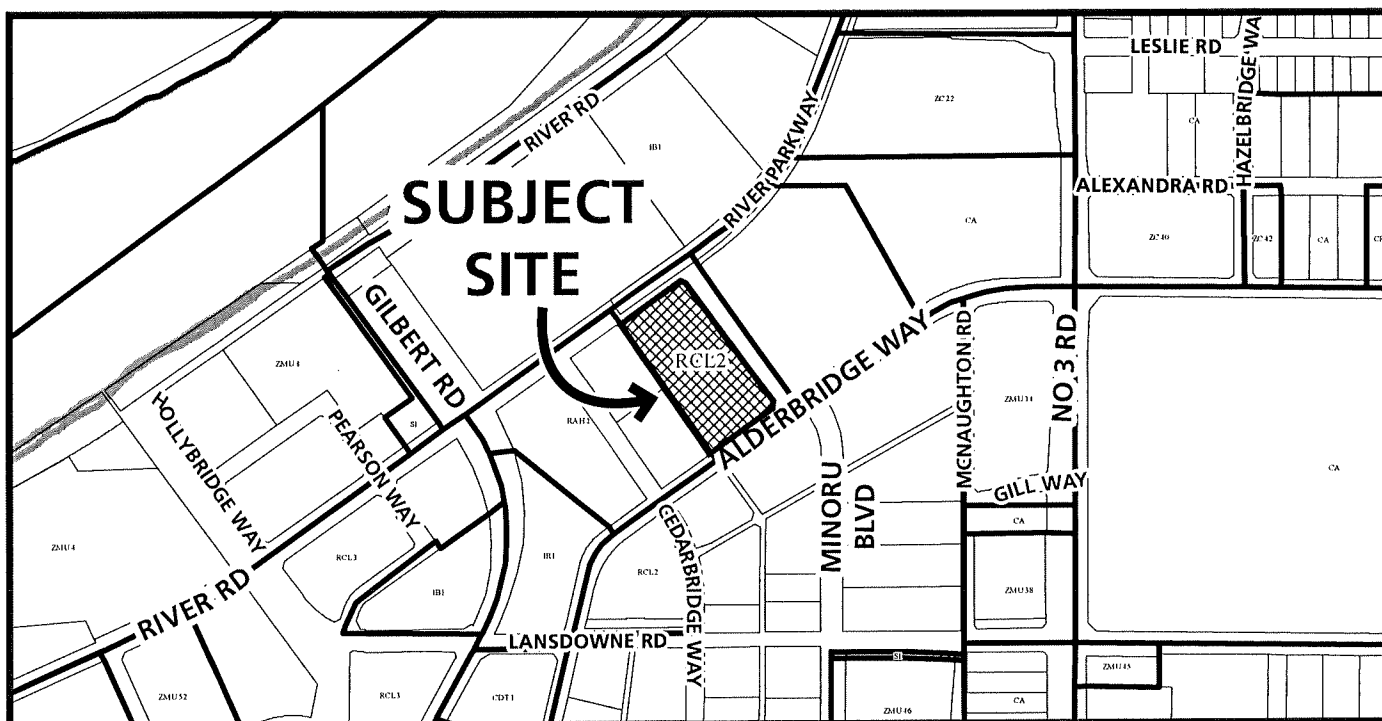
- Att. 1: Location Map
 2: Proposed Changes Comparison
 3: Proposed replacement Development Permit plans

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

1. **Landscape Agreement:** Modification or replacement of the existing landscape agreement, as determined to the satisfaction of the City, to reflect the revised landscape plans that include changes to outdoor amenity areas, tree placement, planter walls, bike rack locations and associated landscape treatments.
2. **Bike Facilities Covenant:** Modification or replacement of the existing Bike Facilities covenant registered on title (CA8185777), as determined to the satisfaction of the City, to reflect the revised bike parking layout onsite.
3. **Guest Suites Covenant:** Modification or replacement of the existing Guest Suites covenant registered on title (CA8187565), as determined to the satisfaction of the City, to reflect the relocation of the guest suite associated with the expanded and reconfigured shared indoor amenity area.
4. **East-West Greenway:** Modification or replacement of the existing East-West Greenway covenant registered on title (CA8187525 to CA8187534), as determined to the satisfaction of the City, to reflect the addition of the micro-mobility hub within the East-West Greenway area.



City of
Richmond



DP 25-037353

Original Date: 12/23/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-037353

Original Date: 12/23/25

Revision Date:

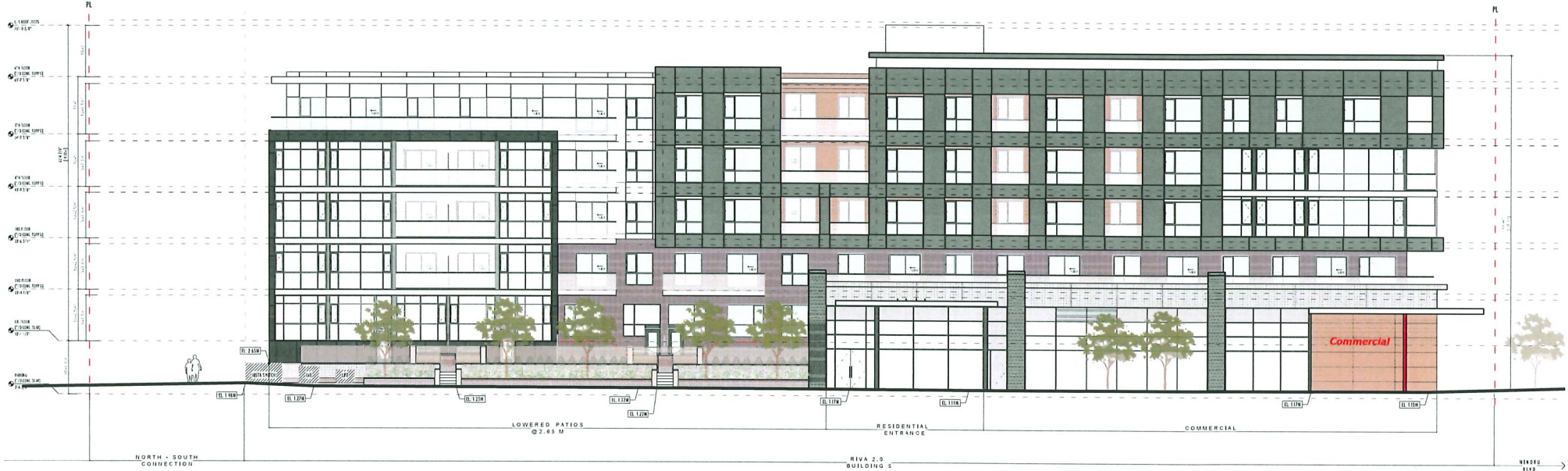
Note: Dimensions are in METRES

RIVA 5

CHANGES & REVISIONS

OVERALL COMPARISON

SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

EAST ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

NORTH ELEVATION



ORIGINAL DP SUBMISSION

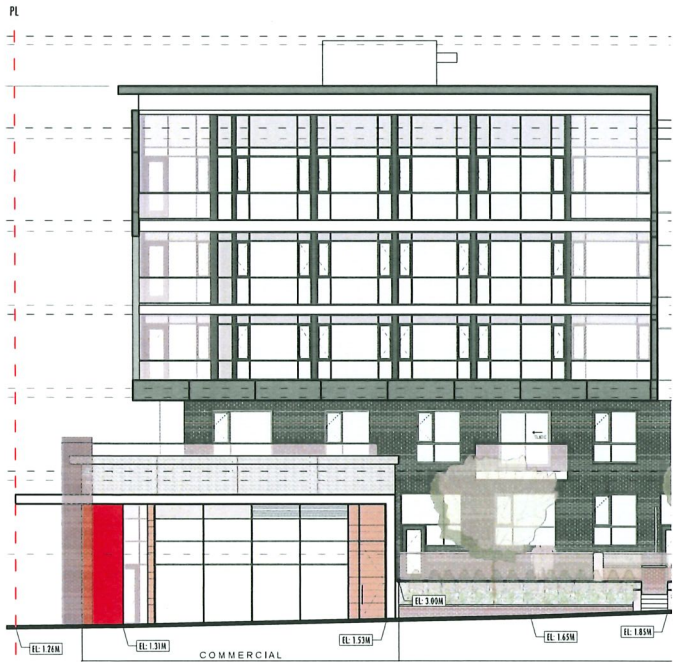


PROPOSED

WEST ELEVATION



REVISED CORNER TREATMENT

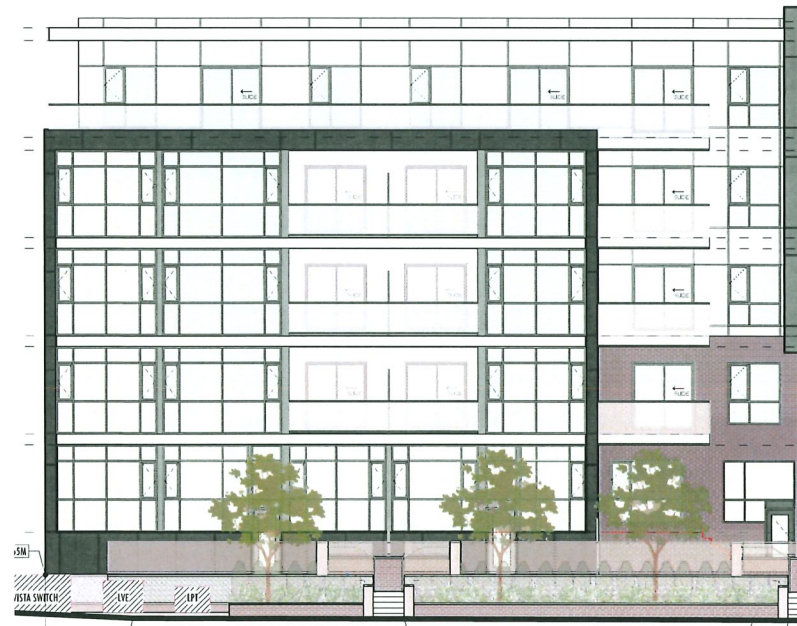


ORIGINAL DP SUBMISSION

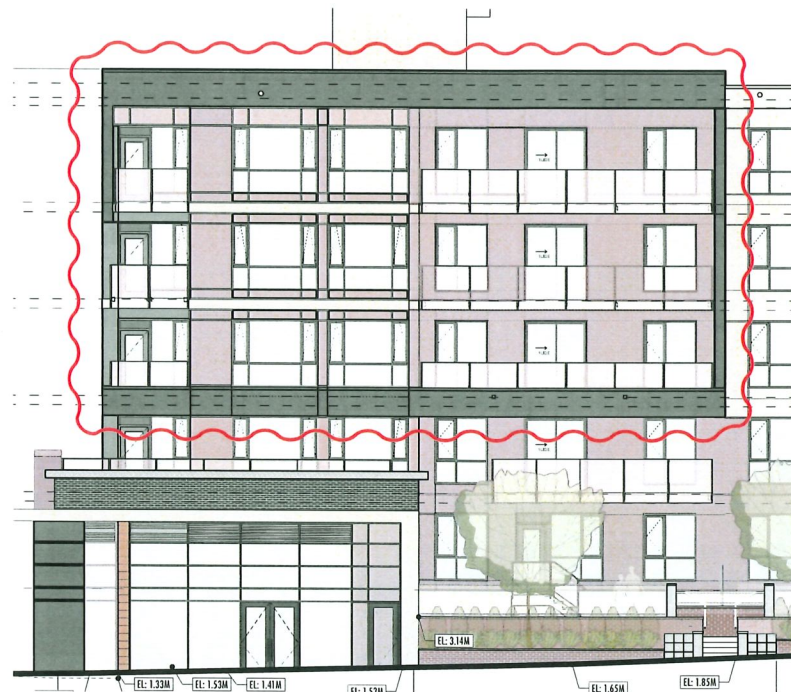
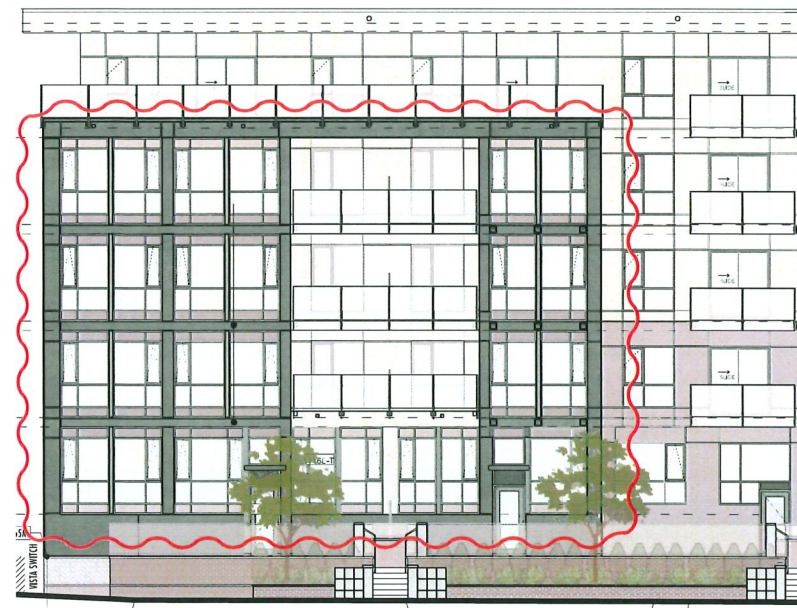


PROPOSED

WINDOW SYSTEM CHANGES

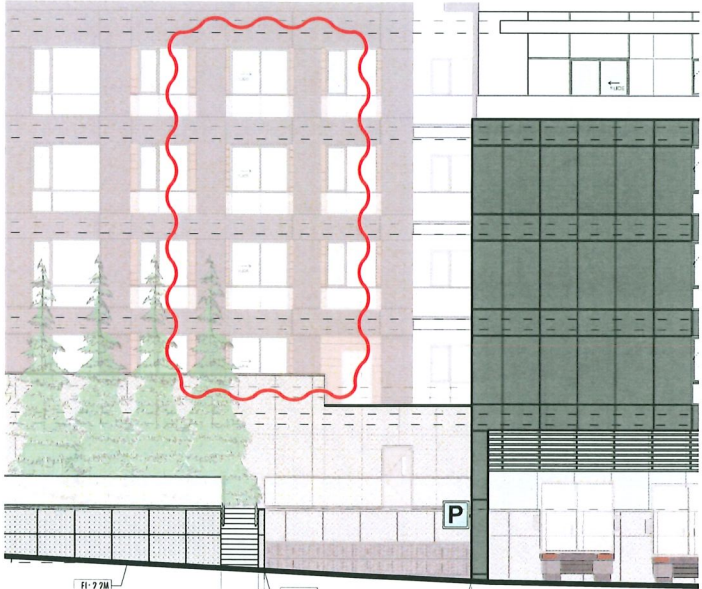
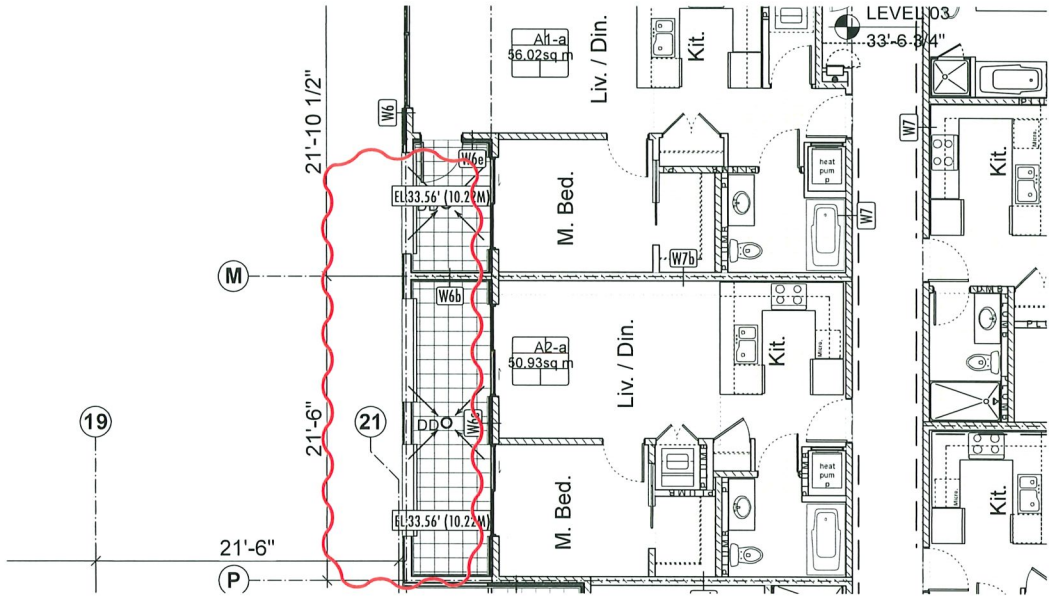


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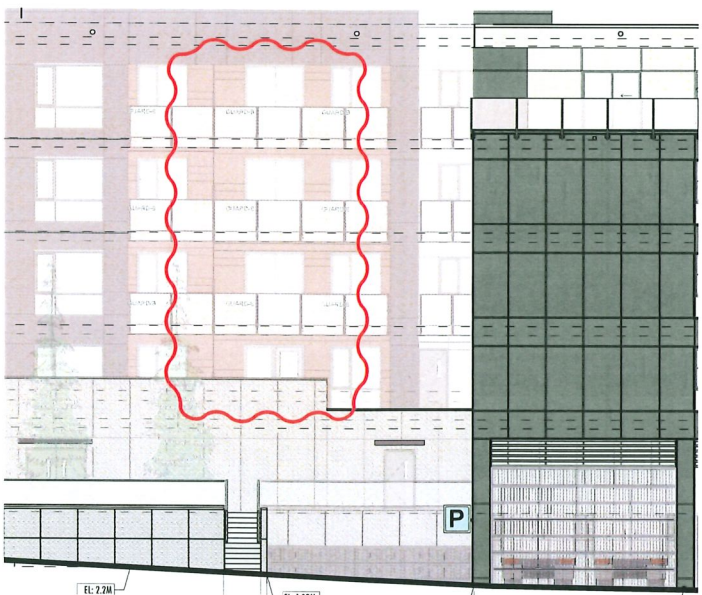
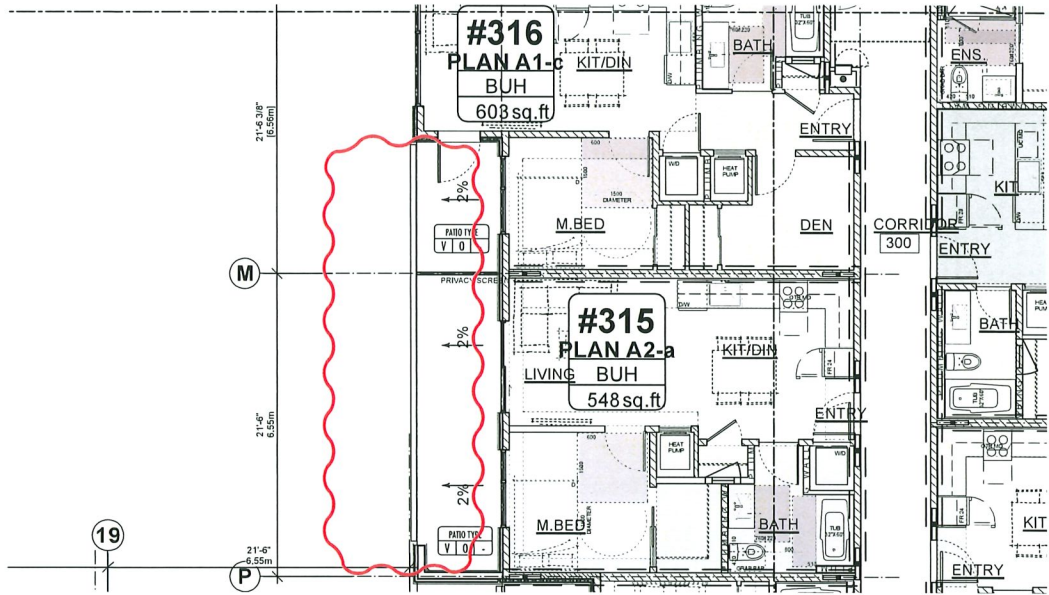


PROPOSED

WING WALLS HAVE BEEN REDUCED

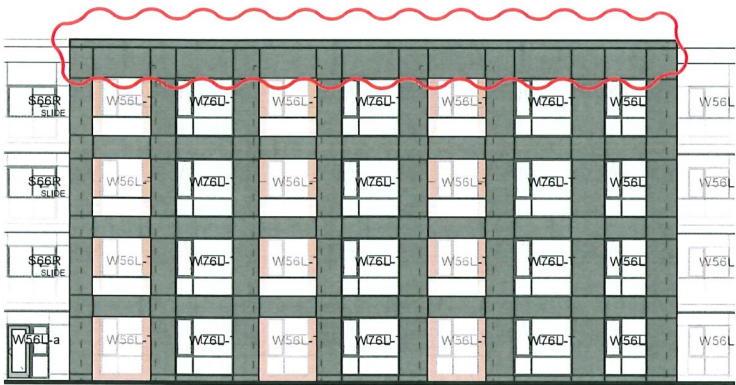
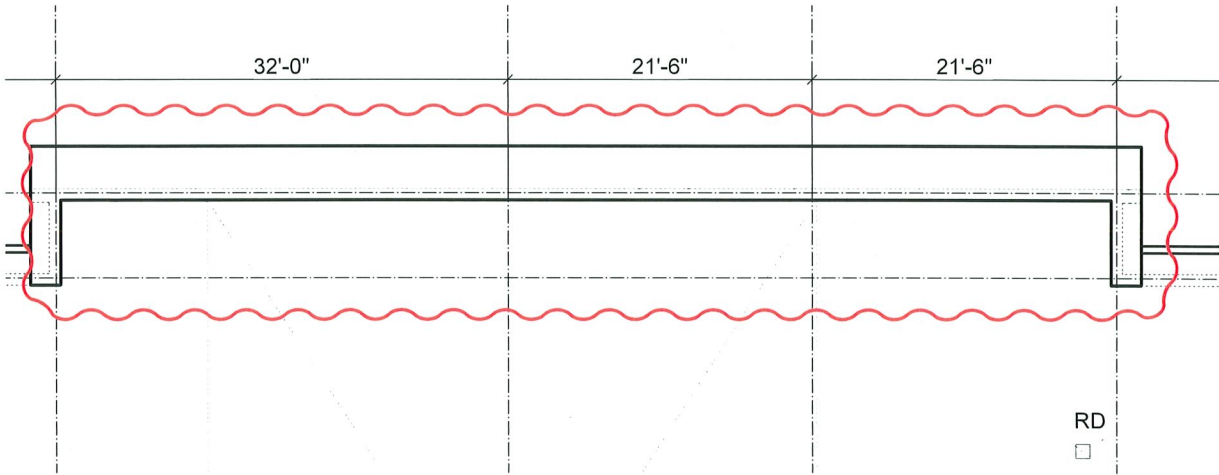


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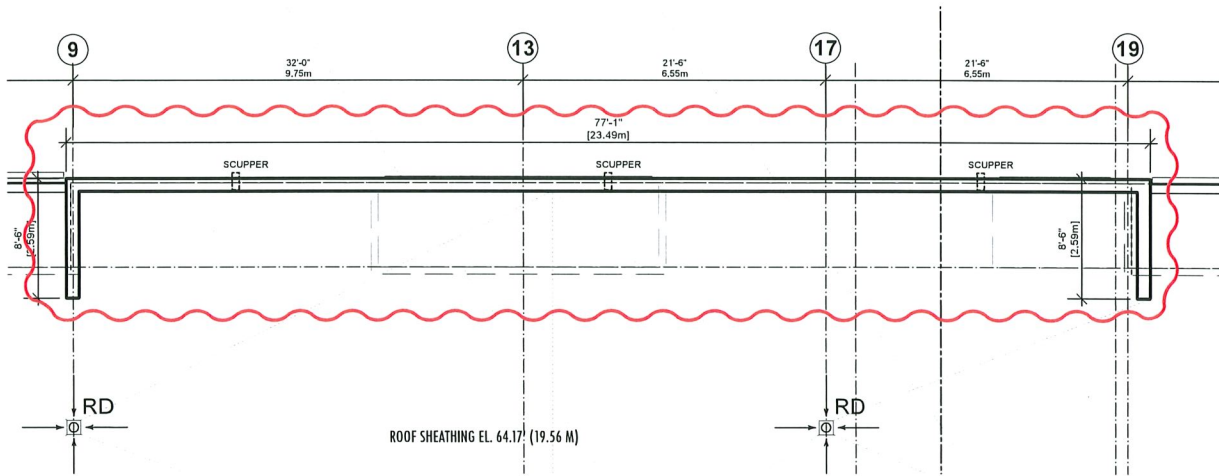


PROPOSED

ROOFLINE PARAPET REVISIONS

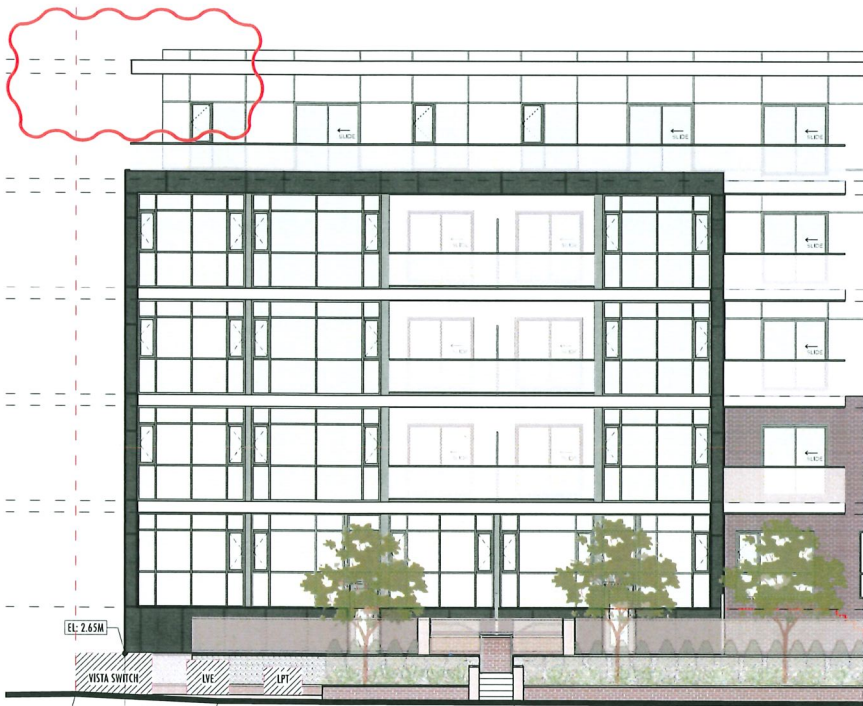
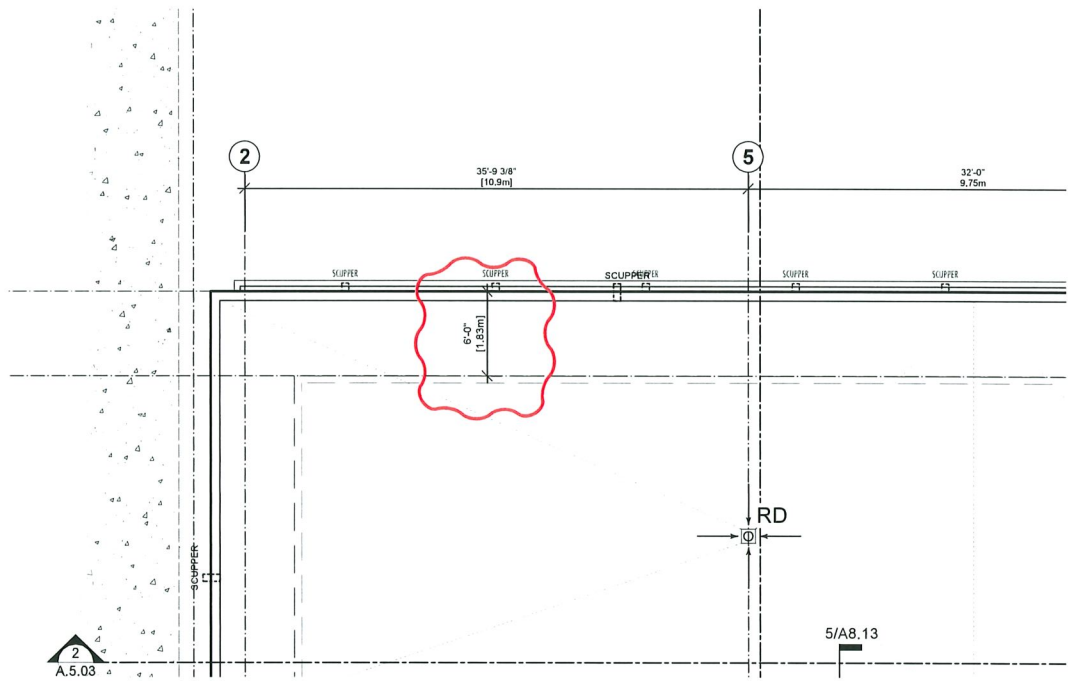
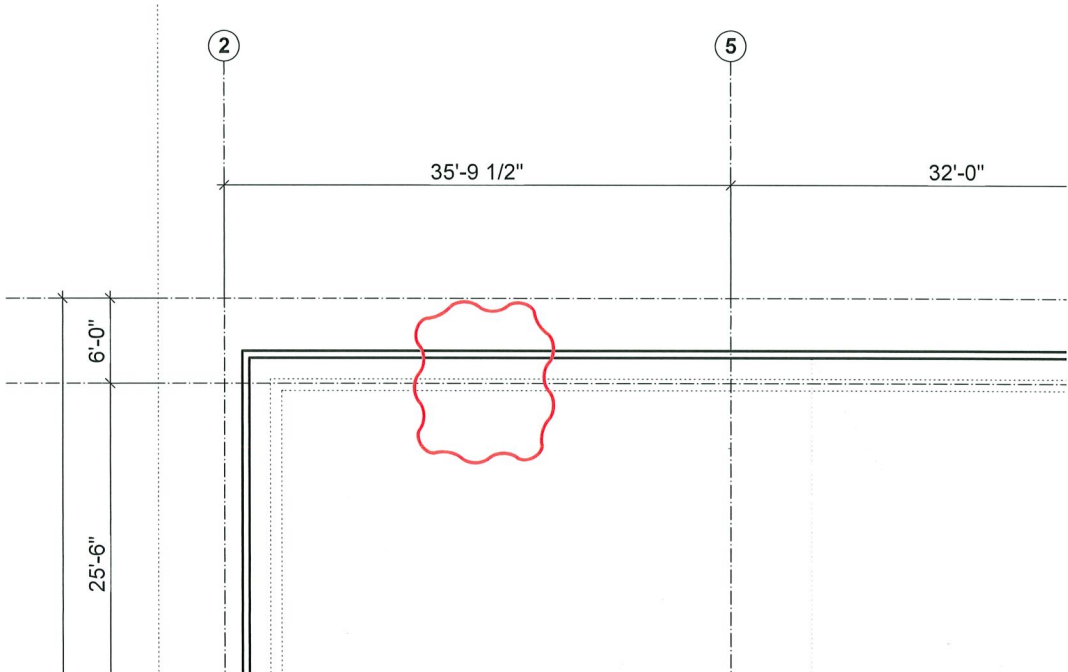


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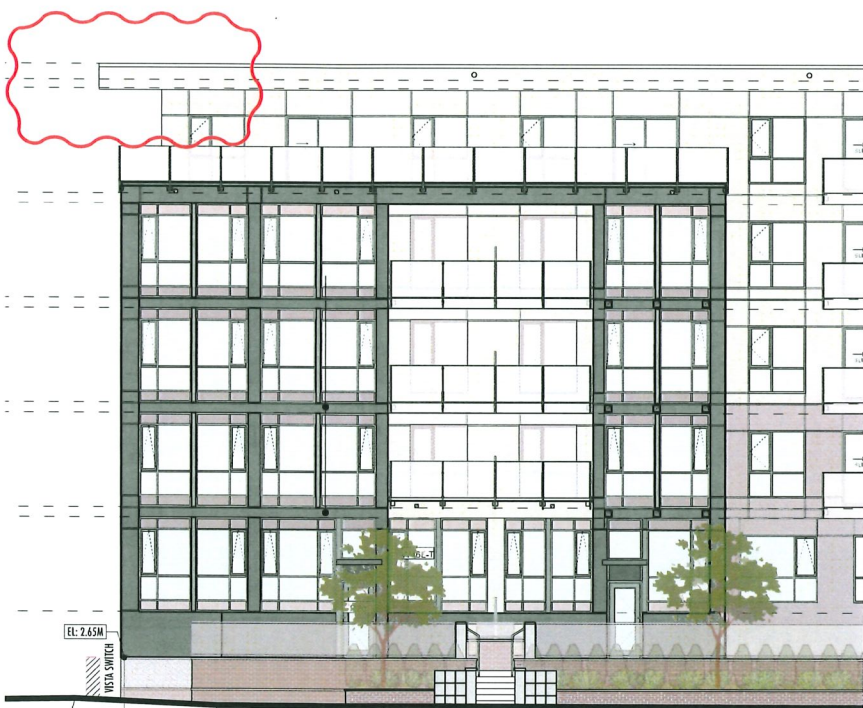


PROPOSED

MAIN ROOF OVERHANG REVISION FROM 4'0" TO 6'0"

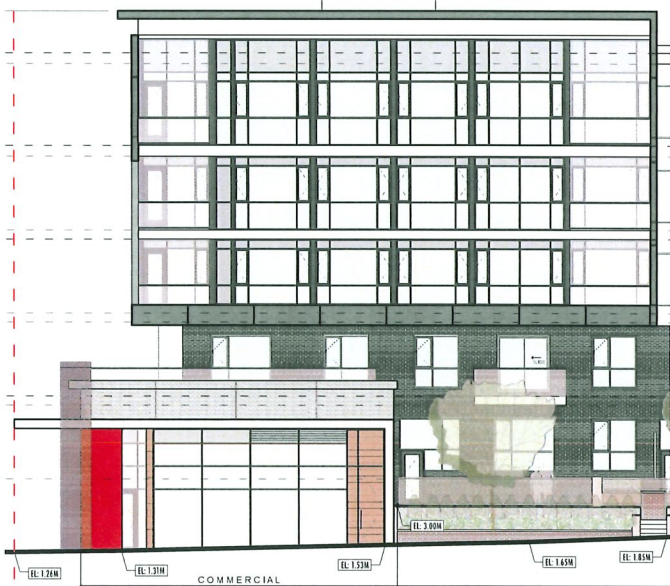


ORIGINAL DP SUBMISSION

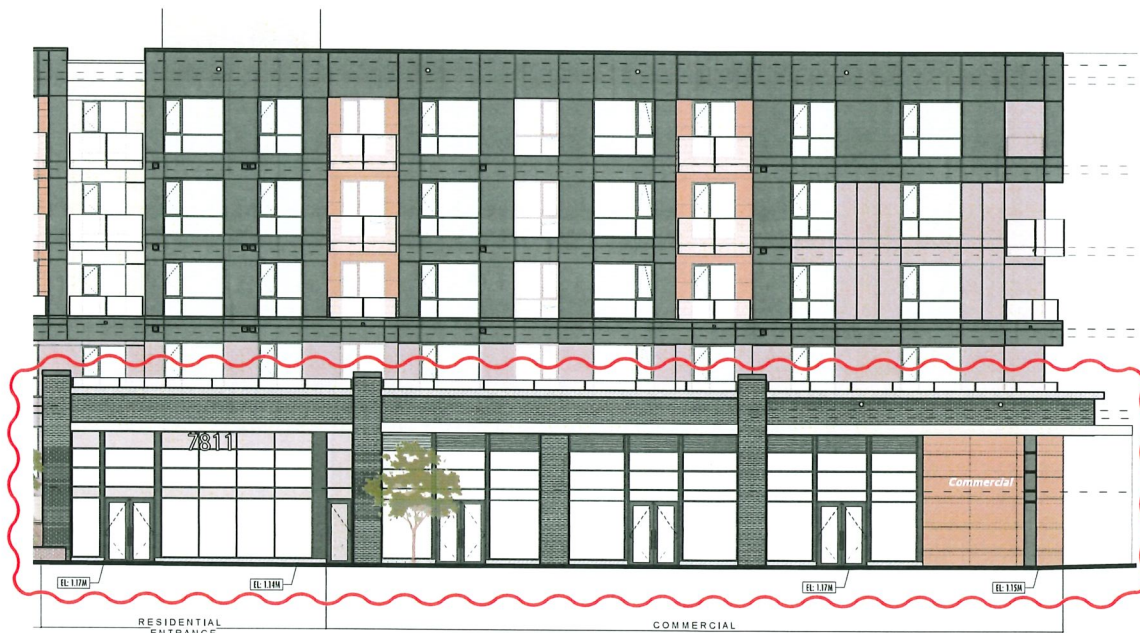


PROPOSED

CRU & STOREFRONT REVISION



ORIGINAL DP SUBMISSION



PROPOSED

BRICK/HARDIE MATERIAL ADJUSTMENTS



ORIGINAL DP SUBMISSION



PROPOSED

REVISED UNIT STACKING

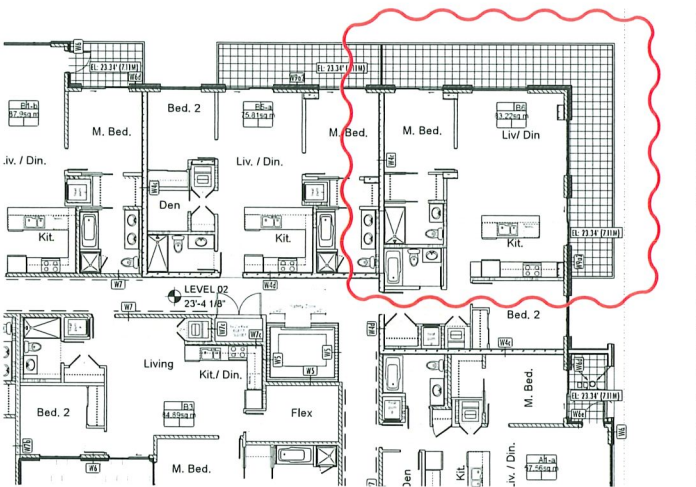
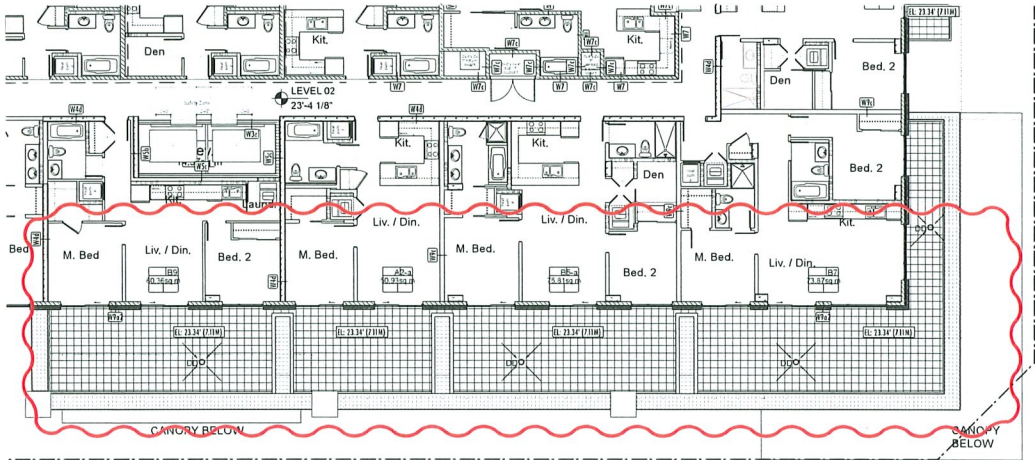


ORIGINAL DP SUBMISSION

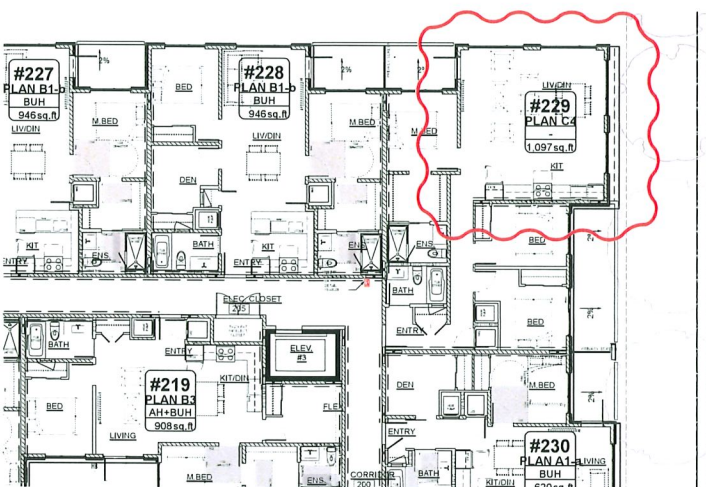
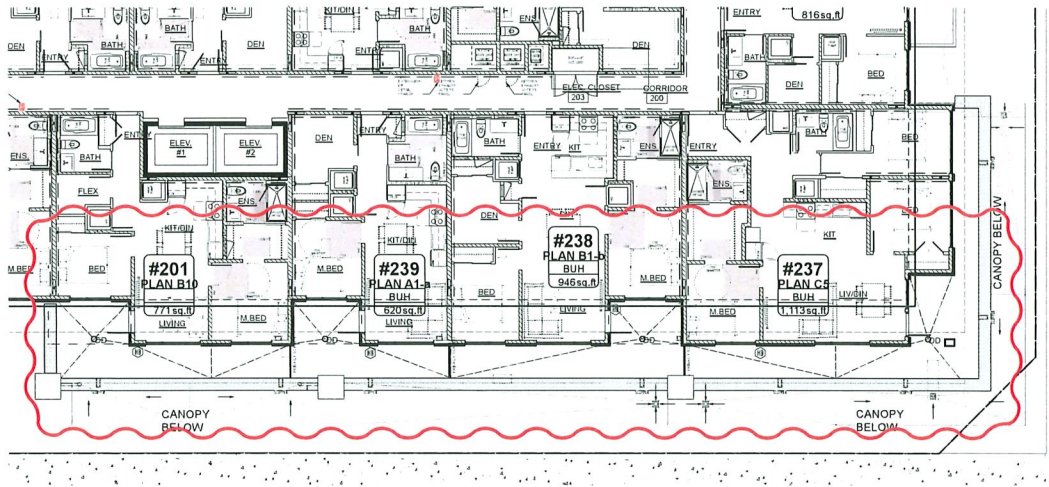


PROPOSED

STACKING OF UNITS

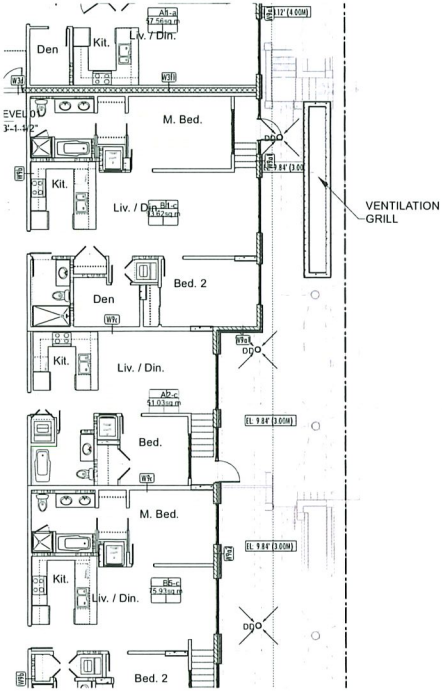


ORIGINAL DP SUBMISSION

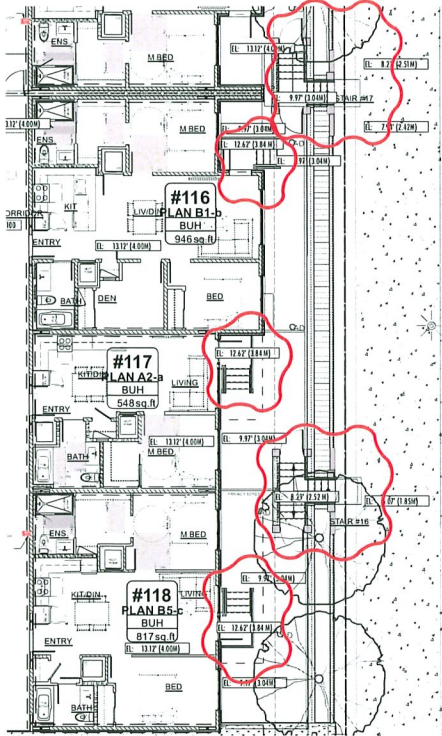


PROPOSED

STAIR/PATIO REFINEMENTS



LEVEL 5 PLAN



LEVEL 5 PLAN



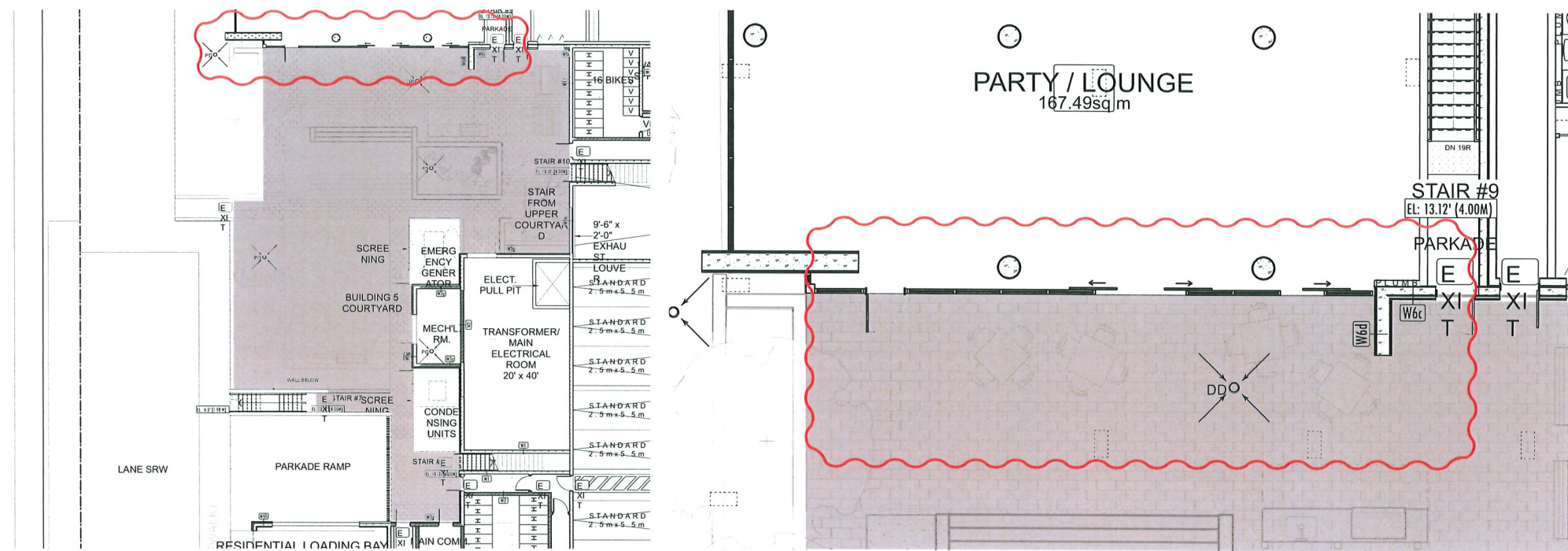
ORIGINAL DP SUBMISSION



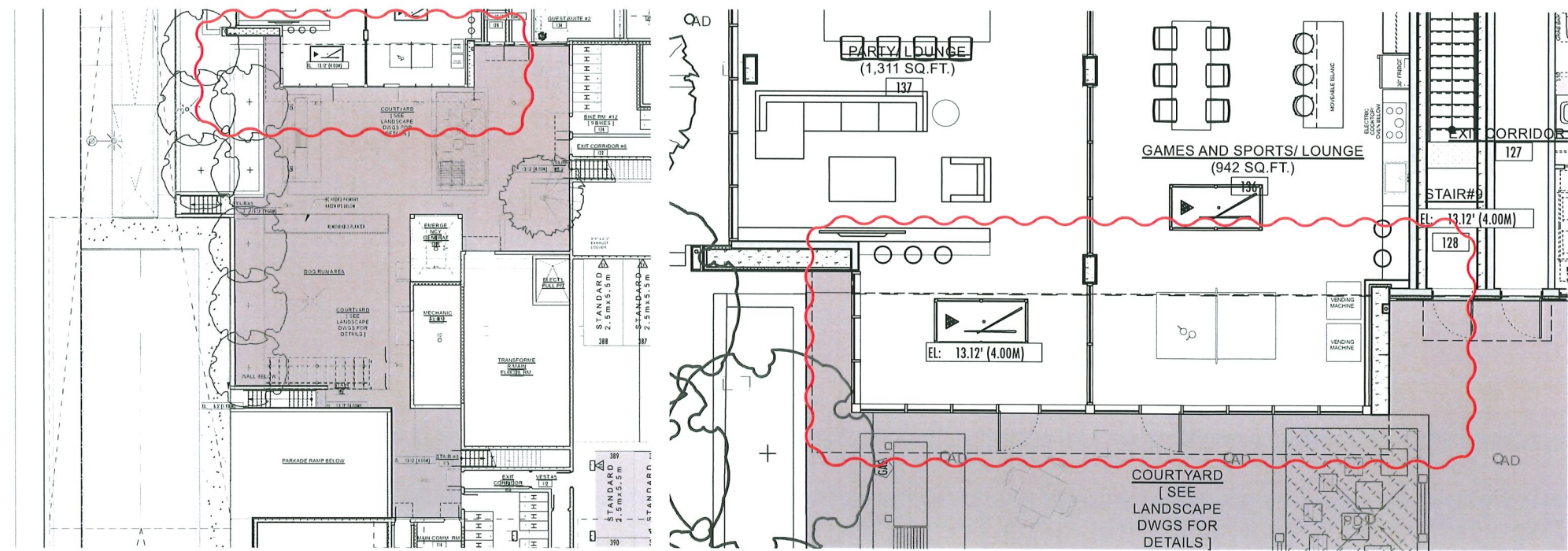
PROPOSED

AMENITY AREA REVISIONS

INDOOR AMENITY EXPANSION

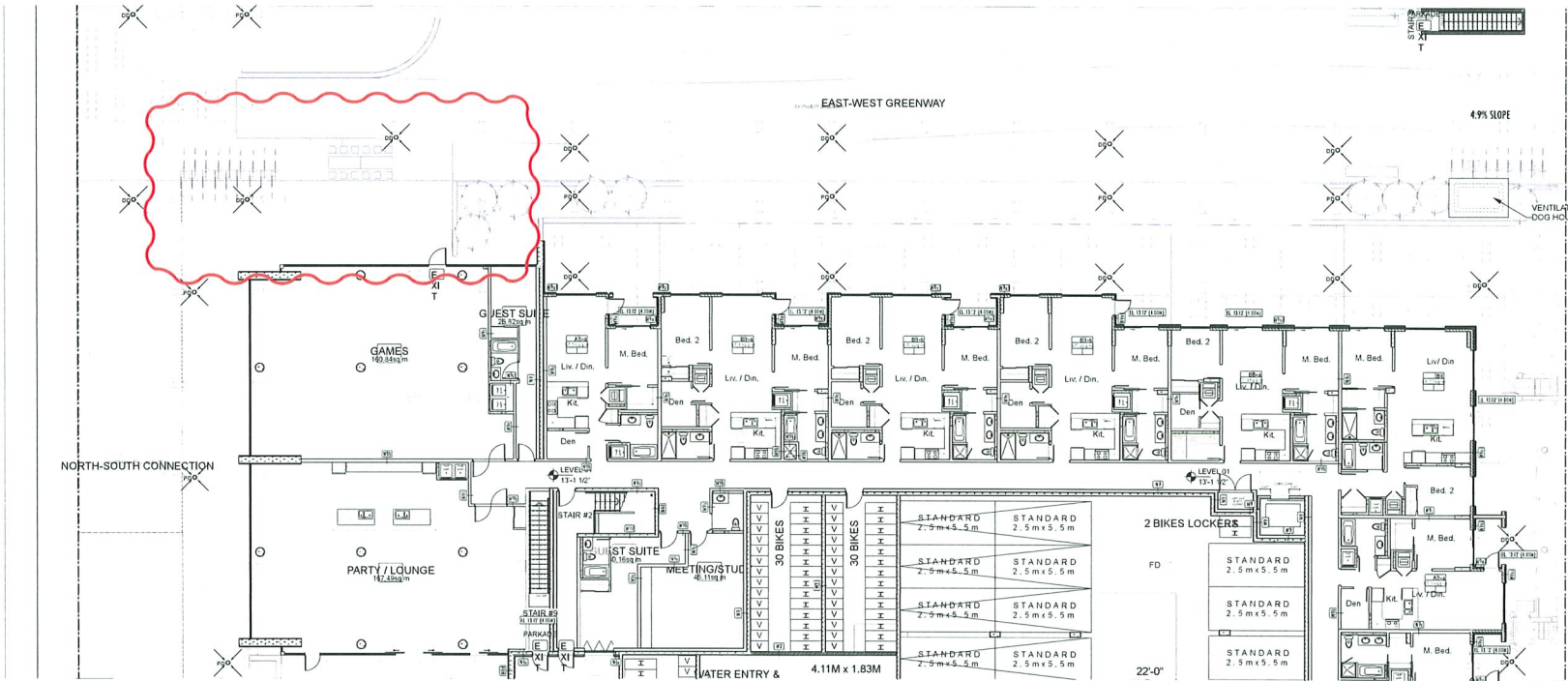


ORIGINAL DP SUBMISSION

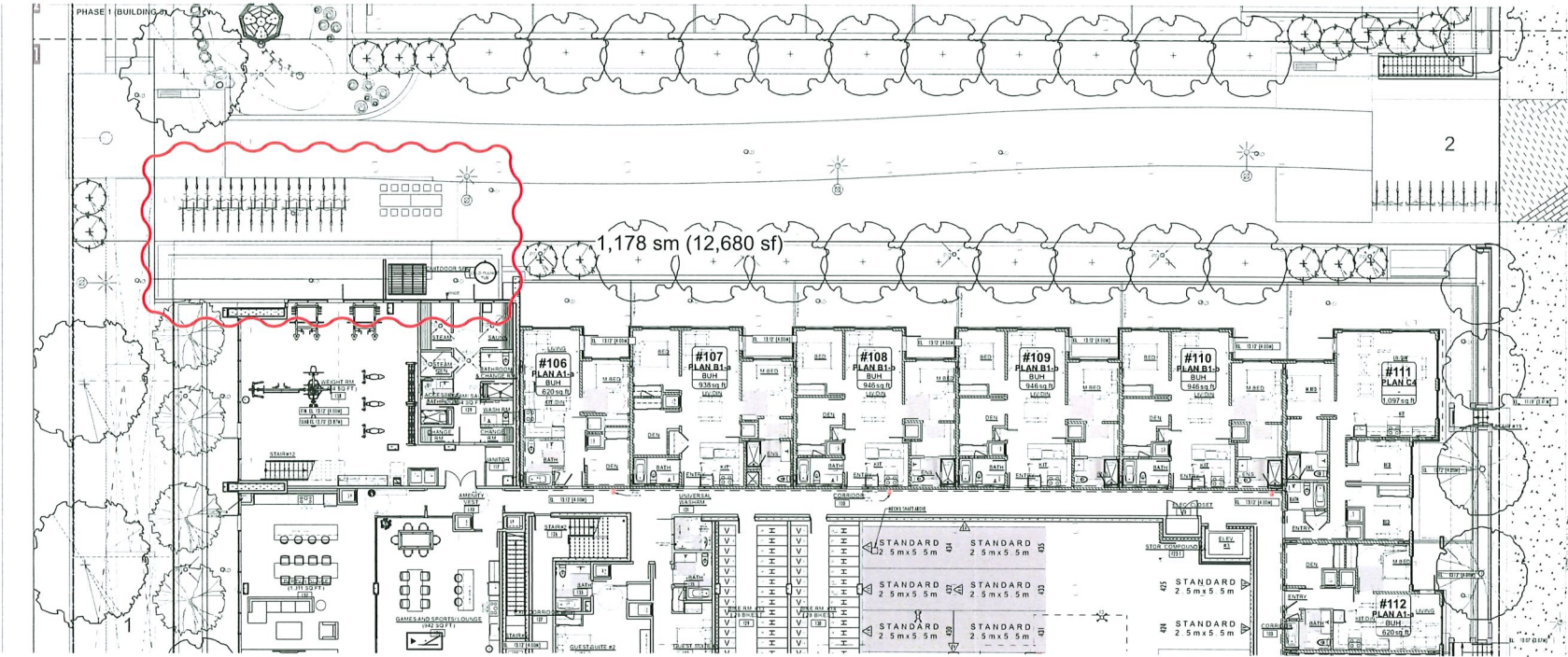


PROPOSED

OUTDOOR WELLNESS PROGRAMMING

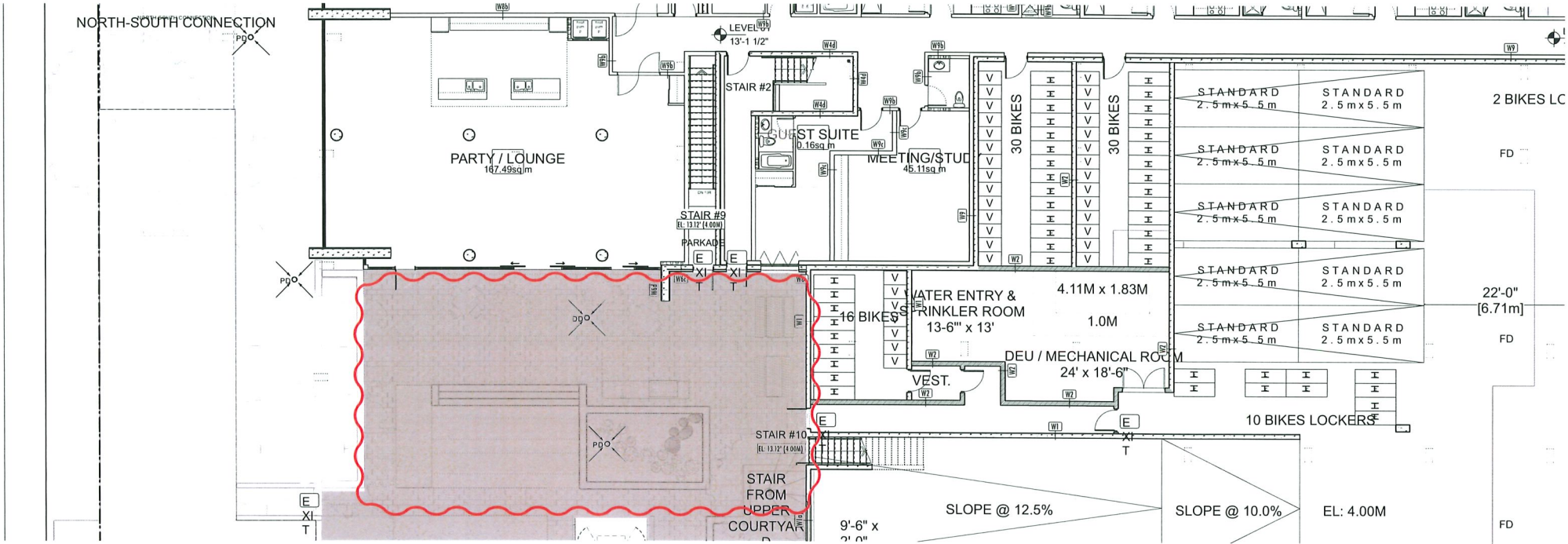


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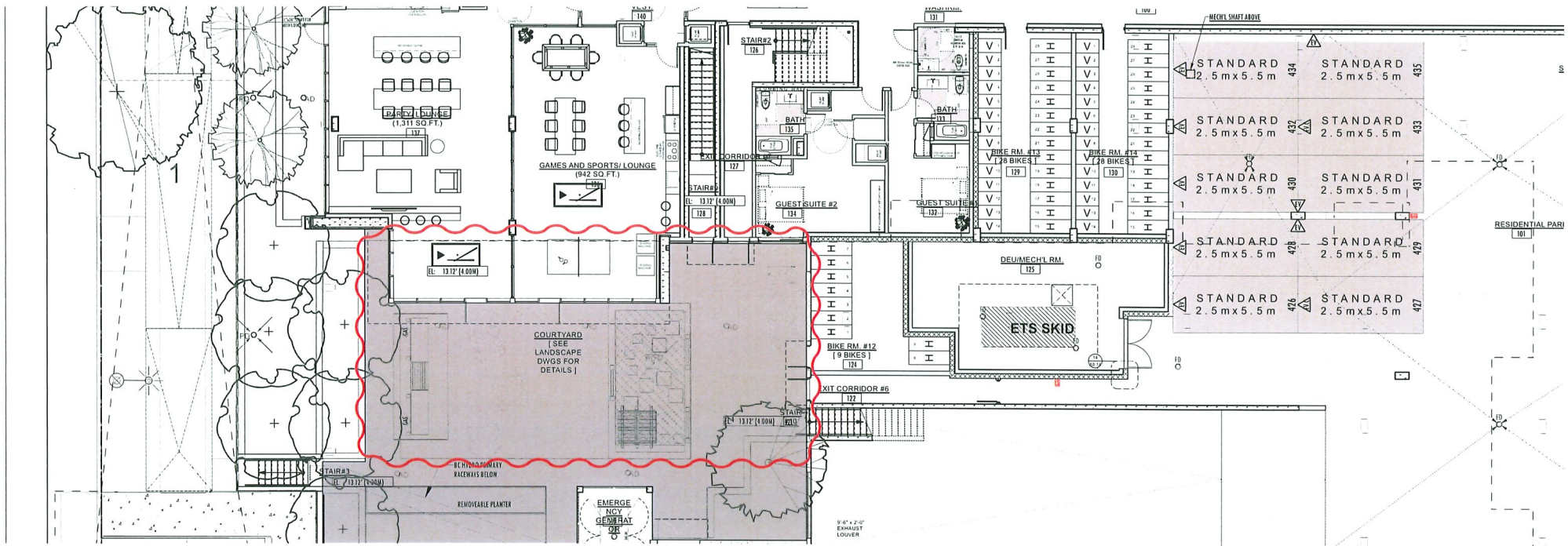


PROPOSED

PLAY AREA REFINEMENT

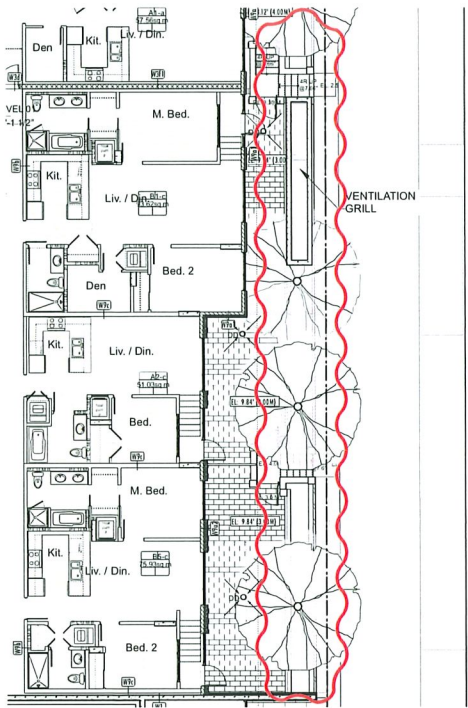


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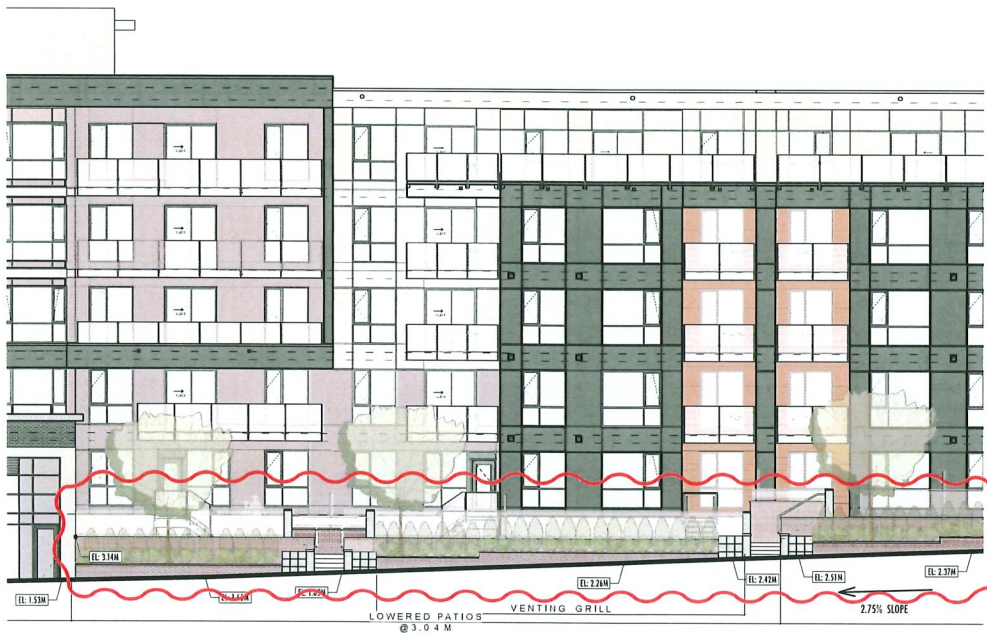
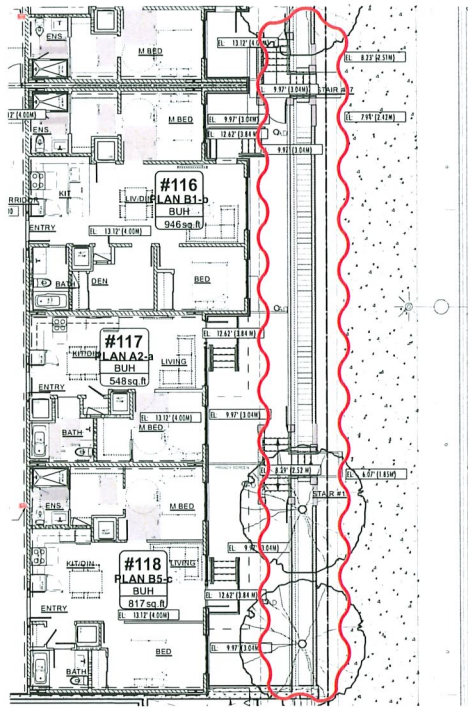


PROPOSED

PLANTER WALL HEIGHT ADJUSTMENT

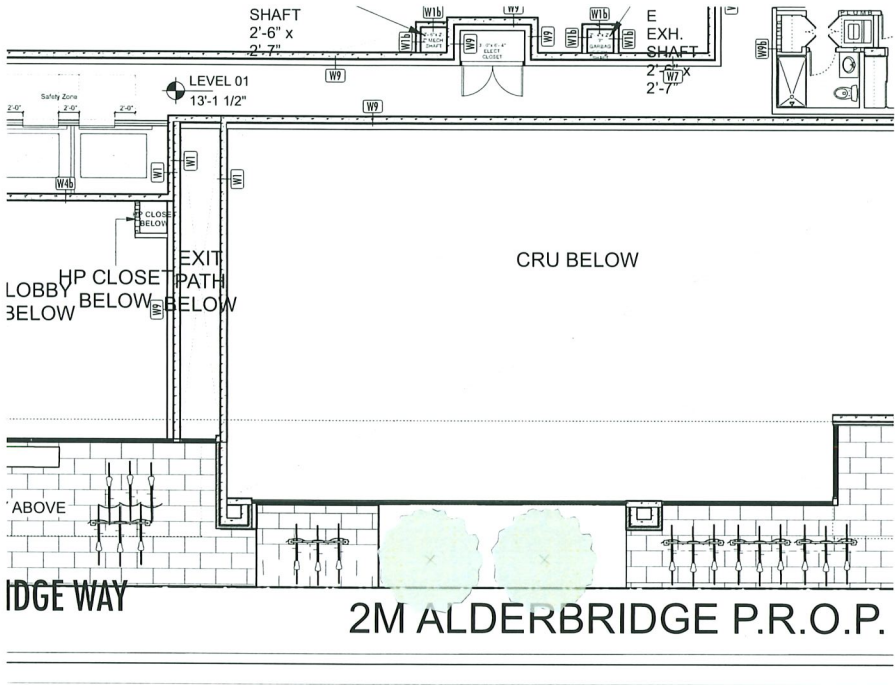
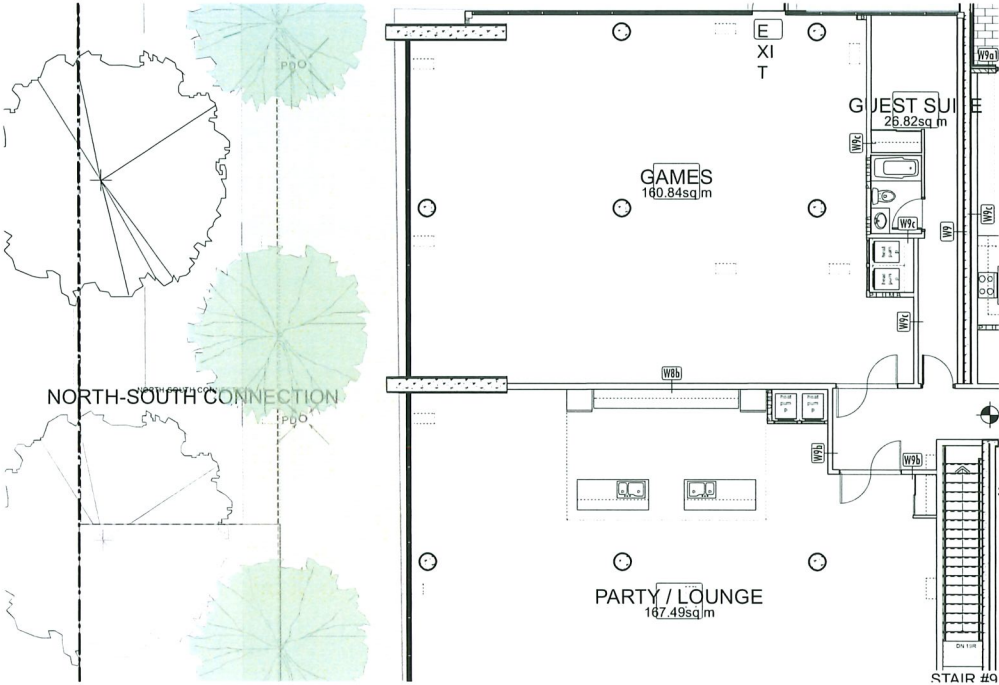


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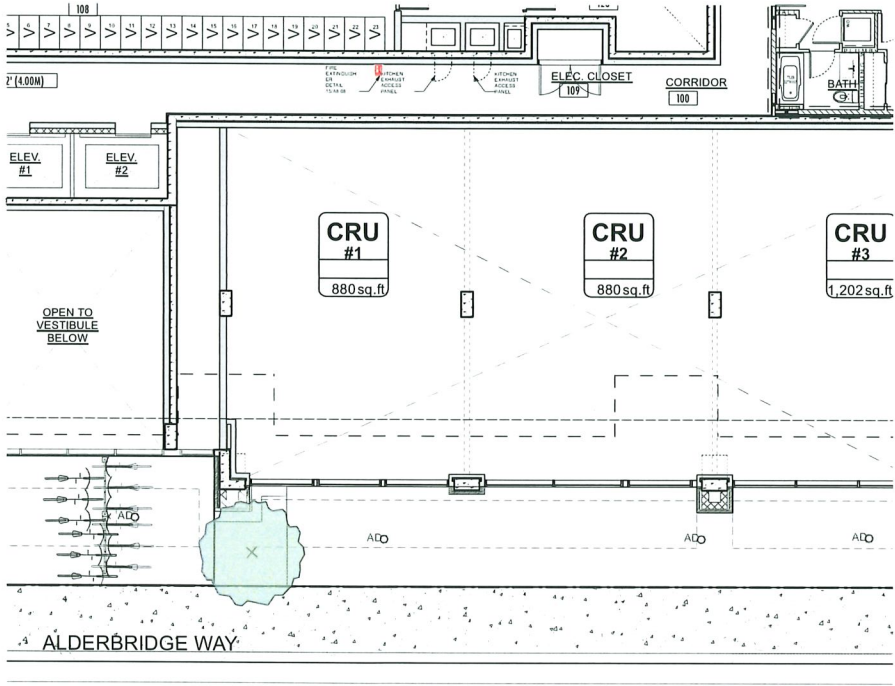
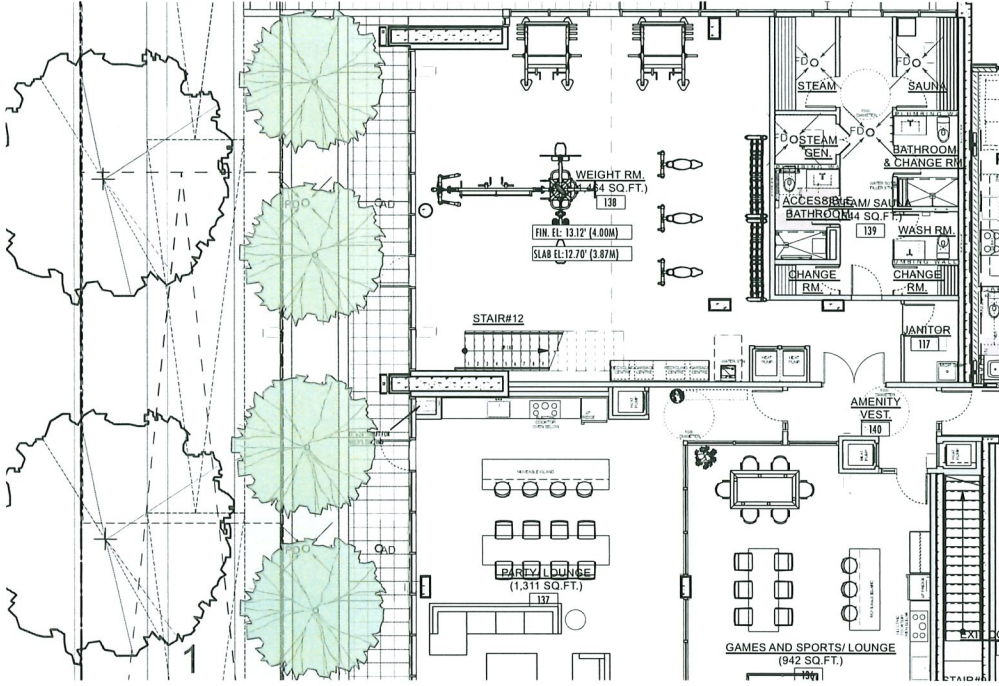


PLANTER HEIGHT RAISED BY
PROPOSED

RELOCATION OF TREES

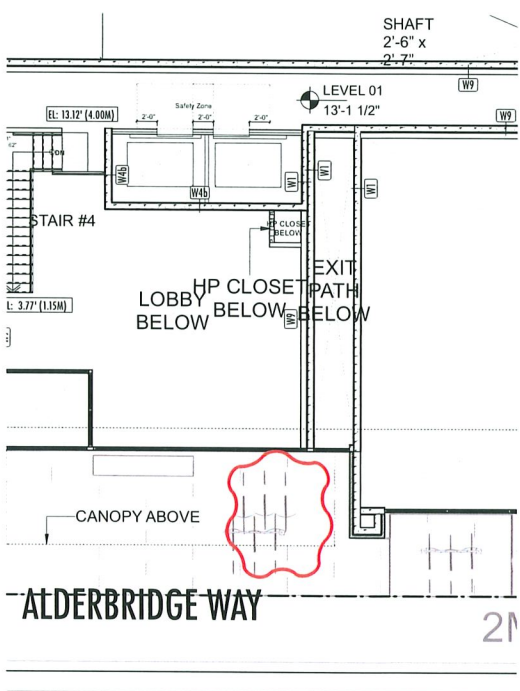
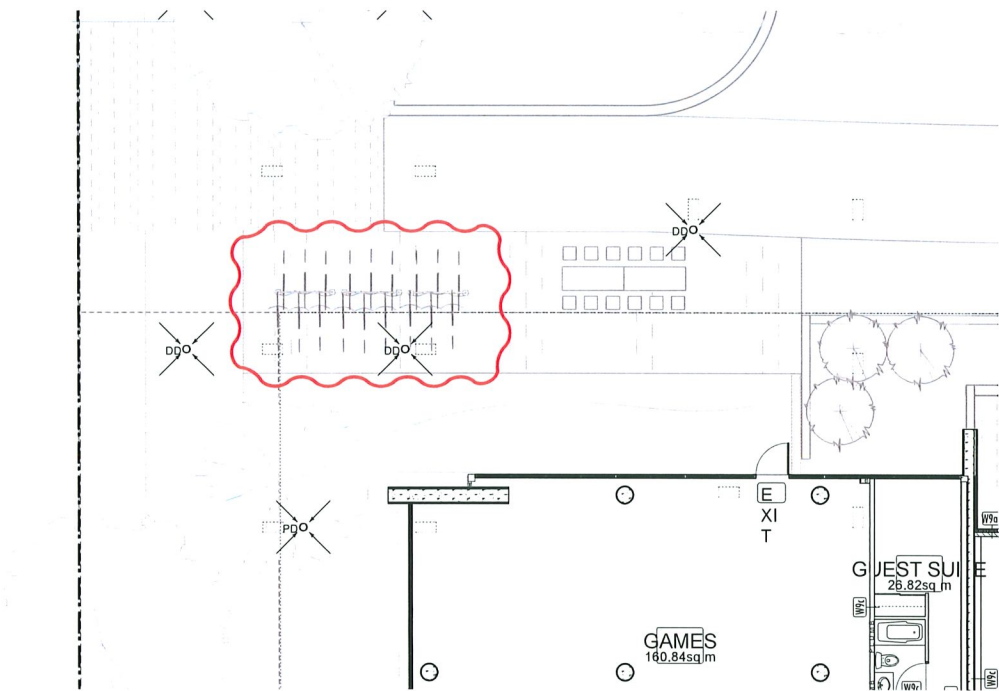


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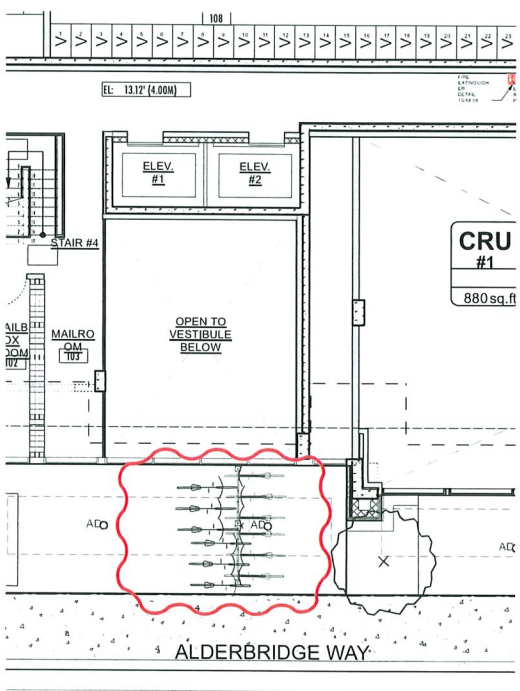
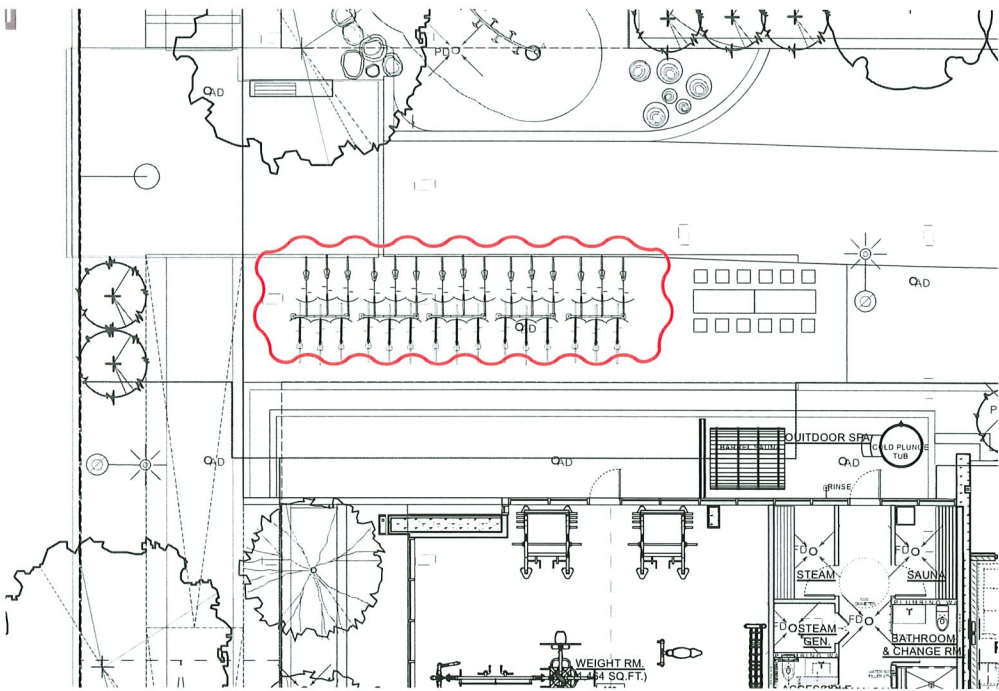


PROPOSED

RELOCATION OF BIKE RACKS

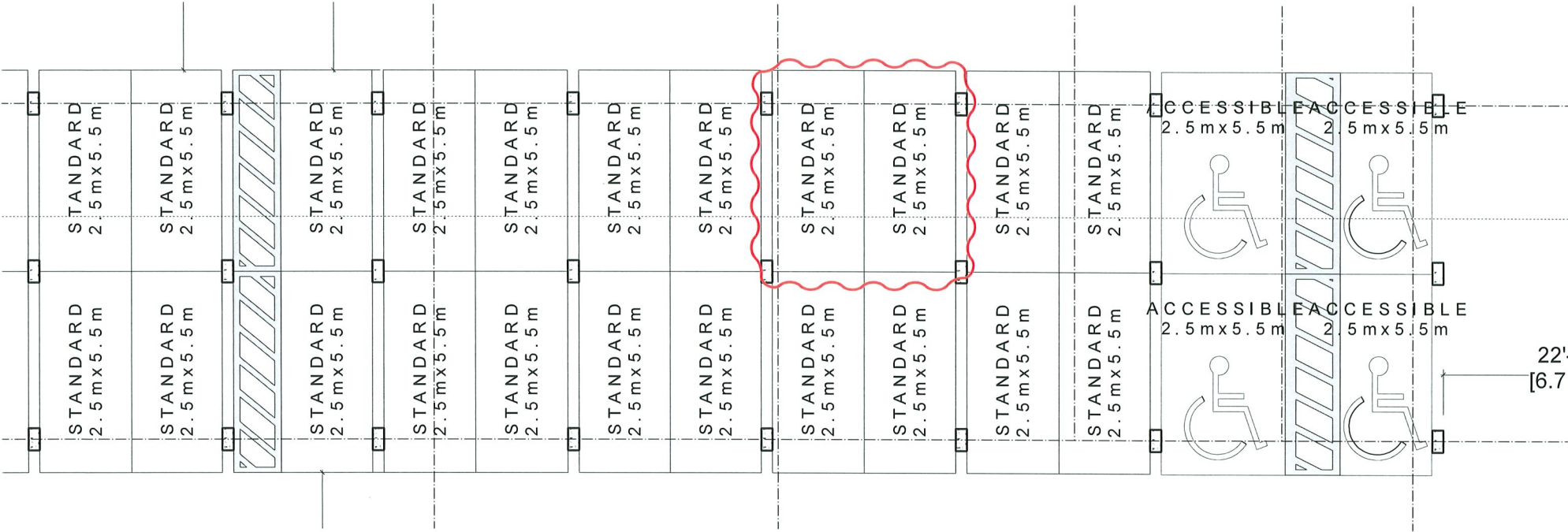


ORIGINAL DP SUBMISSION

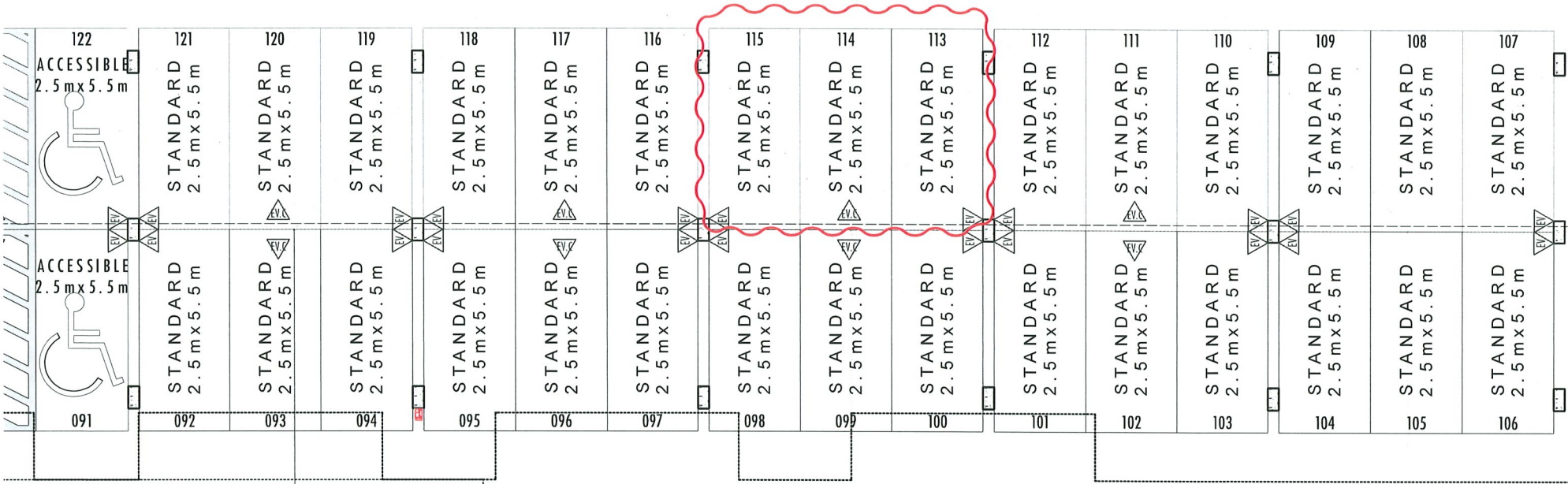


PROPOSED

REVISED PARKING GRID/LAYOUT - FROM 2 BAY TO 3 BAY STRUCTURAL GRID

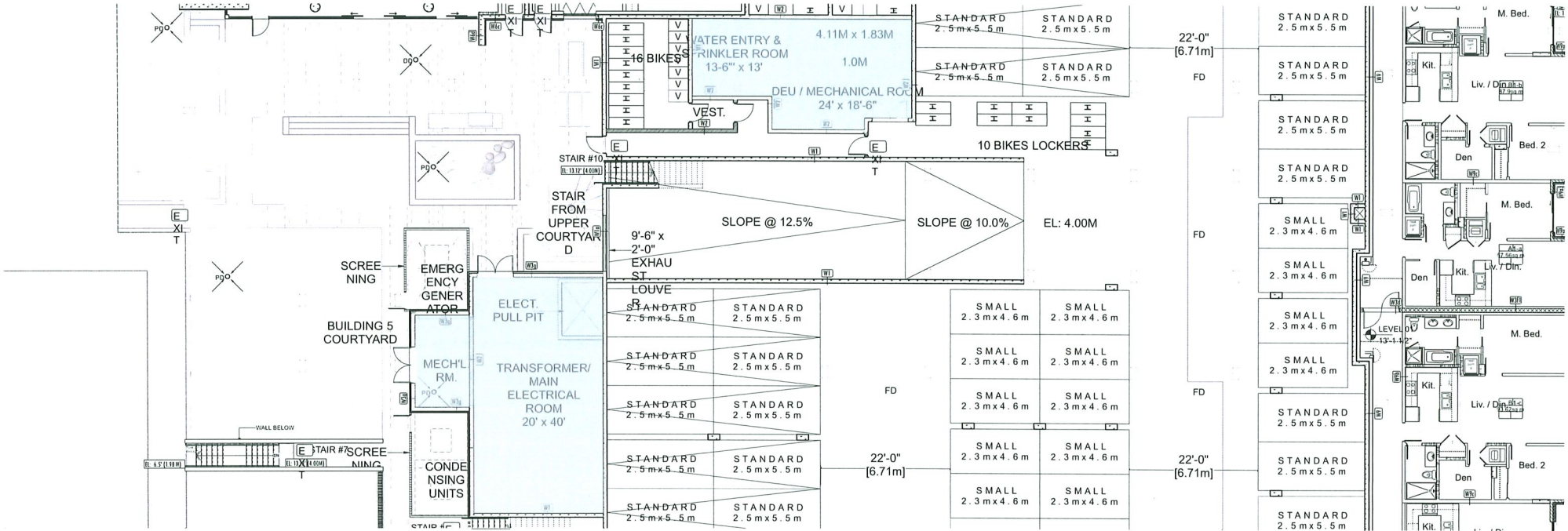


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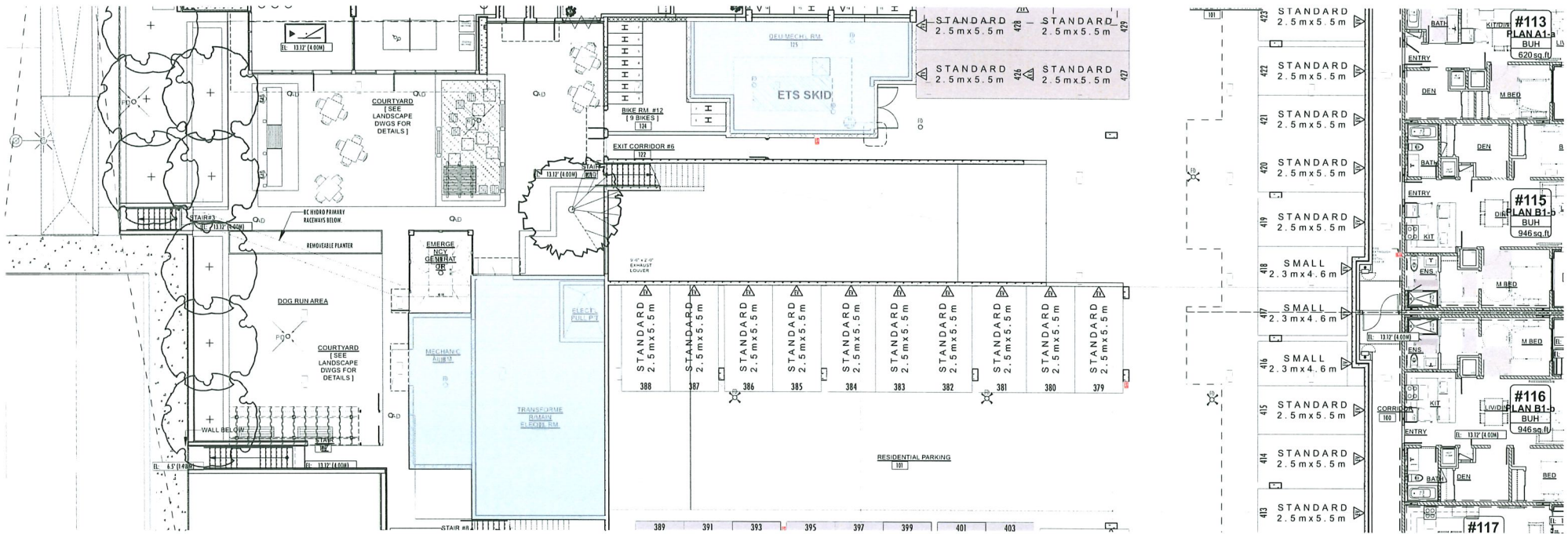


PROPOSED

MECHANICAL/SERVICE AREA REVISIONS



ORIGINAL DP SUBMISSION



PROPOSED

RIVA 6

CHANGES & REVISIONS

OVERALL COMPARISON

SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

EAST ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

NORTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

WEST ELEVATION



ORIGINAL DP SUBMISSION

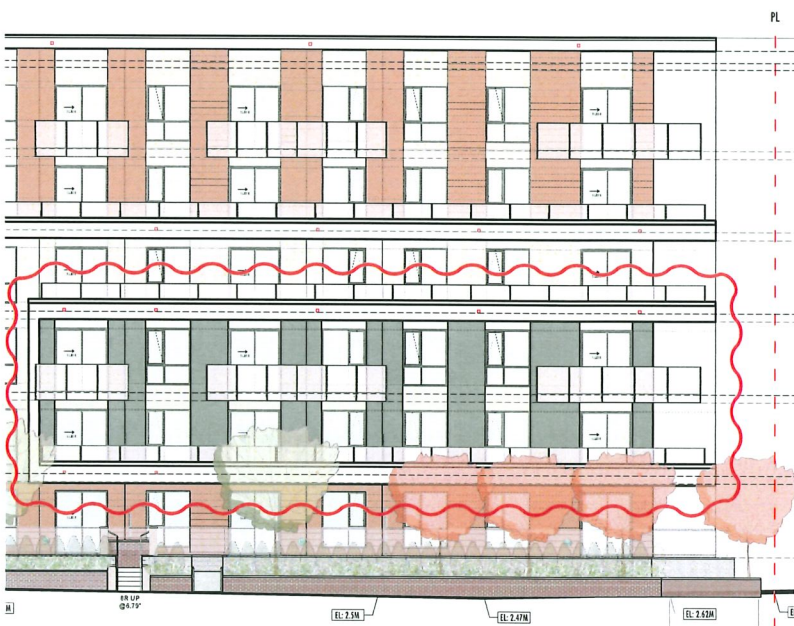


PROPOSED

WINDOW SYSTEM CHANGES

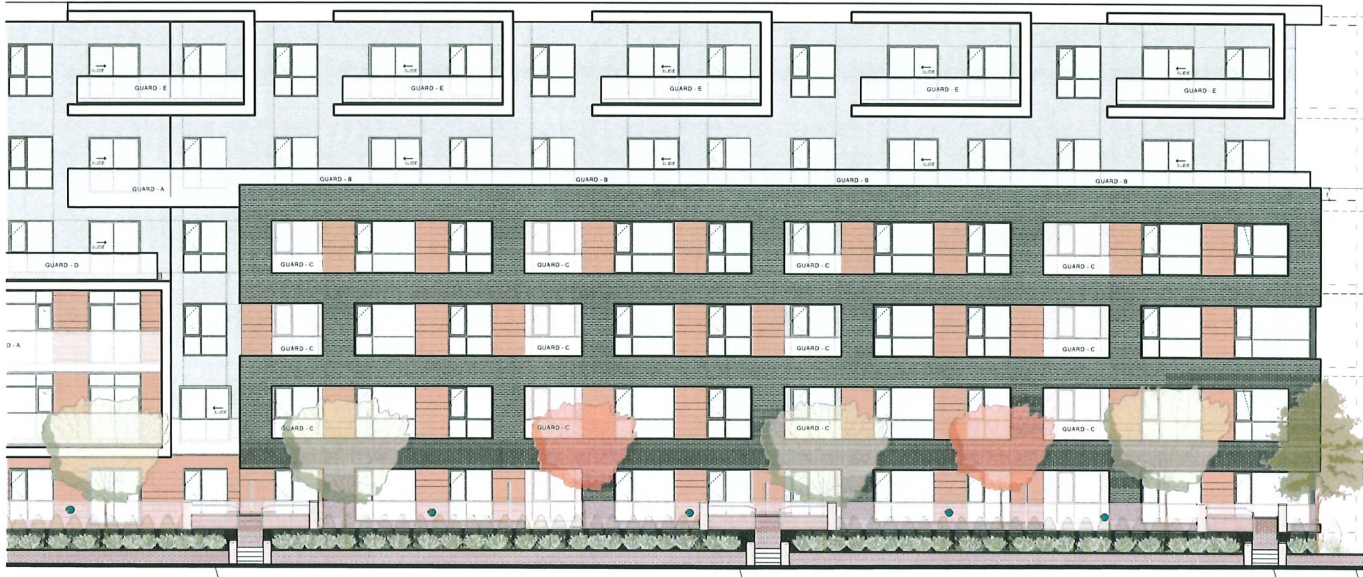


ORIGINAL DP SUBMISSION



PROPOSED

BALCONY/FRAME REFINEMENTS



ORIGINAL DP SUBMISSION



PROPOSED

CLADDING AND MATERIAL REVISIONS



ORIGINAL DP SUBMISSION

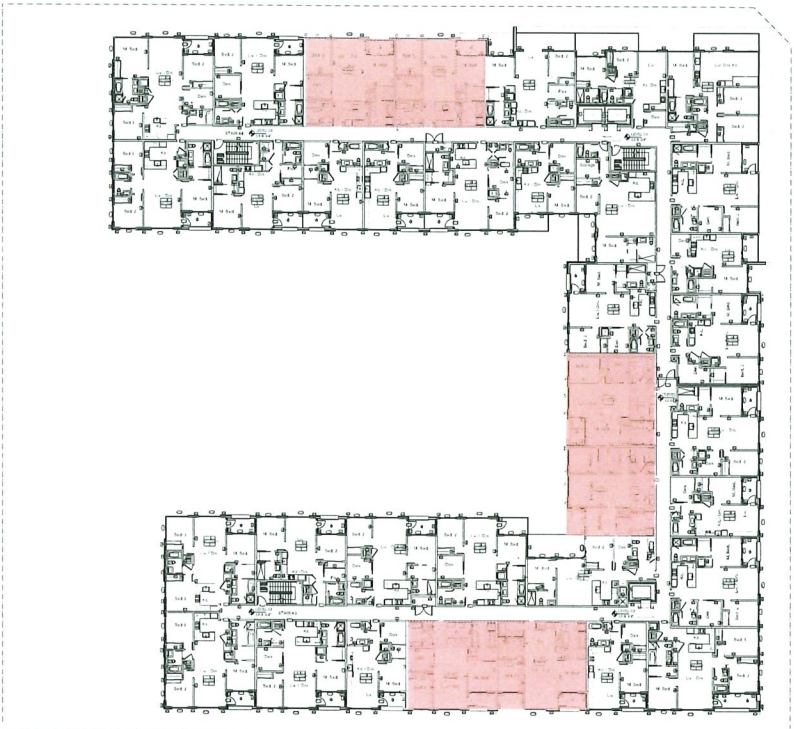


PROPOSED

REVISED UNIT MIX

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]
06	7	[7]	26	[23]	2	[2]	35	[32]
05	7	[7]	26	[23]	2	[2]	35	[32]
04	8	[7]	21	[21]	6	[6]	35	[34]
03	8	[7]	21	[21]	6	[6]	35	[34]
02	8	[7]	21	[21]	6	[6]	35	[34]
01	7	[6]	19	[19]	5	[5]	31	[30]
Unit mix	45	[41]	134	[128]	27	[27]	206	[196]
	22%		65%		13%		100%	95%

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]
06	16	[16]	20	[20]	2	[2]	38	[38]
05	16	[16]	20	[20]	2	[2]	38	[38]
04	16	[16]	16	[15]	6	[6]	38	[37]
03	16	[16]	16	[15]	6	[5]	38	[36]
02	16	[16]	16	[15]	6	[5]	38	[36]
01	16	[16]	13	[12]	5	[5]	34	[33]
Unit mix	96	[96]	101	[97]	27	[25]	224	[218]
	43%		45%		12%		100%	97%



ORIGINAL DP SUBMISSION



6 2-BED UNITS CONVERTED TO 9 3-BED UNITS ON TYPICAL FLOOR

PROPOSED



PROJECT INFO		
PROJECT ADDRESS:	7811 ALDERBRIDGE WAY, RICHMOND, B.C.	
ZONING:	RCL2	
EXISTING SITE AREA (GROSS):	12,934.7 sq. m. [Site Survey - Aug. 18th, 2017]	PERMITTED FLOOR AREA: 30,752.2 sq. m.
LANE TRANSFER TO OWNED AREA:	1,852.5 sq. m. [Plan of Land Transfer - May 25th, 2018]	PROPOSED FLOOR AREA: 30,752 sq. m.
ROAD DEDICATION AREA:	4,341.8 sq. m. [Subdivision Plan - March 19th, 2018]	PERMITTED FAR: 2.0
PROPOSED SITE AREA:	14,645.5 sq. m. [Subdivision Plan - March 19th, 2018]	PROPOSED FAR: 2.0
HYPOTHETICAL SITE AREA:	15,376.6 sq. m. [Subdivision Plan - March 19th, 2018]	PROPOSED INDOOR AMENITY SPACE: 830 sq. m.
		PROPOSED OUTDOOR AMENITY SPACE: 2'242 sq. m.
		PROPOSED CCAP ADDITIONAL OUTDOOR SPACE: 4'249.35 sq. m.
FAR AREA BASED ON HYPOTHETICAL SITE:	(15,376.6 x 2) ~ 30,753.2 sq. m.	

[illegible][illegible]

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	TOTAL	<i>UNIT</i>	TOTAL	<i>UNIT</i>	TOTAL	<i>UNIT</i>	TOTAL	<i>UNIT</i>		SERVICE	CIRCULATION	AMENITY	EQUIP. EX.	BUH EX.		1 B	2 B	3 B
B5	59	(92)	81	(78)	22	(17)	162	(147)	14,986 sq m	174 sq m	200 sq m	736 sq m	166 sq m	302 sq m	13,409 sq m	7	5	3
	36%		50%		14%		100%	91%								15 Units		
B6	96	(95)	101	(97)	27	(25)	224	(218)	18,277 sq m	100 sq m	296 sq m	0 sq m	228 sq m	417 sq m	12,236 sq m	0	4	2
	43%		45%		12%		100%	97%								6 Units		

Total	155	(148)	182	(175)	49	(42)	386	(265)	33,263.07 sq m	274.00 sq m	495.72 sq m	735.69 sq m	394.72 sq m	718.96 sq m	30,645 sq m	7	9	5	
	40%		47%		13%		100%	95%								21 Units			
Target									33,389.59 sq m							39,753 sq m			
Difference									-117.44 sq m							-108 sq m			

	UNITS	BILLING FACTOR	Required Parking
TOTAL UNITS	142		
MARKET RESIDENTIAL	147	0.20	177
AUTOCARE HOUSING	15	0.10	15
TOTAL RESIDENTIAL			192
MARKET HOTELS	147	0.20	294
INTERMEDIATE HOTELS	15	0.25	38
TOTAL HOTELS			332
CONVERSION (1 phase of 50 units)		0.2/100 sq.ft.	
TOTAL REQUIRED			524

PROVIDED (HS)					
CAR PARKING	RESIDENTS		VISITORS		TOTAL
	level 1	P1	level 1	P1	%
STANDARD	23	36	29	18	64% > 50%
SMALL	8	18	0	15	121
TAMPER	26	26	0	0	62
ACCESSIBLE	0	4	0	2	6
TOTAL	57	124	0	16	371
	228		76		100%
TOTAL LEVEL 1		57		29	0 - reg no
TOTAL P1		228		29	0 - reg no
MAX TAMPERS	128				

	UNITS	DILUTION RATIO	Required Parking
TOTAL UNITS	200		
MARKET RESIDENTIAL	210	1.26	263
APPROXIMATE WORKINGS	5	0.95	
TOTAL RESIDENTIAL			263
MARKET VEHICLES	210	0.56	118
APPROXIMATE OPERATIONS	5	0.20	
TOTAL VEHICLES			118
TOTAL REQUIREMENT			

CAR PARKING	RESIDENTS		VISITORS		TOTAL	%
	level 1	P1	level 1	P1		
STANDARD	0	59	0	17	76	48% (=100%)
SMALL	0	97	0	10	107	
TANDON	0	44	0	0	44	
ACCESSIBLE	0	4	0	2	6	
TOTAL	0	204	0	29	233	
		334		29		100 %
TOTAL LVL 1	0		459 P1	0 mg/m		
TOTAL P1	233		1,61/m	0 mg/m		
NAAL TANDON	176					

RESIDENTIAL	UNITS	BYLAW RATIO	AREA
Class 1	162	1.25	203
Class 2	162	0.20	32

COMMERCIAL			
Class 1		0.27 / 100 sqm	275 sqm 1
Class 2		0.4 / 100 sqm	275 sqm 1
TOTAL CLASS 1			204
TOTAL CLASS 2			33 (provided on landscape)

	level 1	P1	Total	%
HORIZONTAL	60	186	246	
VERTICAL	86	37	123	33%(<33%)
TOTAL	146	223	369	

RESIDENTIAL	UNITS	BYLAW RATIO	AREA			
Class 1	224	1.25	280			
Class 2	224	0.70	45		(provided on landscape)	
BIKE STORAGE PROVIDED (CLASS 1)						
	level 1		P1	Total	%	
HORIZONTAL	0		79	79		
VERTICAL	0		35	35	20%(-33%)	
TOTAL	0		114	114		

	UNITS	BYLAW RATIO MEDIUM	BYLAW RATIO LARGE	AREA
RESIDENTIAL	162	1 per (81 to 240)	1 per (81 to 240)	1 MEDIUM = 1 LARGE
COMMERCIAL		1 up to 500 sqm	N/A	269.42 sqm 1 MEDIUM

RESIDENTIAL:	2 MEDIUM
COMMERCIAL:	1 MEDIUM (shared)

	UNITS	BYLAW RATIO MEDIUM	BYLAW RATIO LARGE	AREA
RESIDENTIAL	224	1 per (81 to 240)	1 per (81 to 240)	1 MEDIUM + 1 LARGE

RESIDENTIAL		2 MEDIUM
-------------	--	----------

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	30477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 0.05	1524 sq m
AFFORDABLE HOUSING PROPOSED IN B5	91 sq m
AFFORDABLE HOUSING PROPOSED IN B6	522 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	613 sq m

1 BED UNITS		
TYPE	AREA	COUNT
A1-b	42.25 sq m	1
A2-a	50.93 sq m	5
A2-b	51.03 sq m	1
TOTAL	368 sq m	7.0

2 BED UNITS		
TYPE	AREA	COUNT
B1	84.8 sq m	1
B4	81.61 sq m	3
B5-a	75.93 sq m	1
TOTAL	405 sq m	5.0

3 BED UNITS		
TYPE	AREA	COUNT
C1	117.14 sq m	1
C2	103.44 sq m	1
C3	102.02 sq m	1
TOTAL	323 sq m	3.0

TOTAL		
	1,096 sq m	15

1 BED UNITS (Avg)		0 sq m
TYPE	AREA	COUNT
TOTAL	0 sq m	0.0

2 BED UNITS		
TYPE	AREA	COUNT
B134	77	1.0
B14	82	3.0
TOTAL	323 sq m	4.0

3 BED UNITS		
TYPE	AREA	COUNT
C1	87	2.0
TOTAL	175 sq m	2.0
TOTAL	498 sq m	6

1 BED UNITS (Avg.)		58 sq m
TYPE	AREA (sq m)	COUNT
A1-a	57.56	27
A1-c	56.01	17
A2-a	50.93	4
A2-b	50.91	1
A2-d	53	2
A6	77.03	1
TOTAL	2878	52
2 BED UNITS (Avg.)		78 sq m
TYPE	AREA (sq m)	COUNT
B1-a	86.14	8
B1-b	87.9	32
B1-d	87.86	4
B2	74.9	6
B3	85.47	3
B5-a	79.84	5
B5-b	78.87	2
B5-c	75.93	1
B5-d	75.81	8
B8	62.81	1
B10	72.46	4
B11	76.11	1
B11-c	65.55	1
TOTAL	6293	76
3 BED UNITS (Avg.)		95 sq m
TYPE	AREA (sq m)	COUNT
C1-a	108.55	3
C2-a	98.25	3
C2-b	88.23	2
C3	90.22	2
C4	102	5
C5	103.44	2
C6-a	85.47	1
C6-b	85.36	1
TOTAL	1865	19

1 BED UNITS (Avg.)		55 sq m
TYPE	AREA (sq m)	COUNT
A1-a	58	19
A1-b	58	4
A1-c	57	36
A1-d	57	6
A2	51	8
A2-a	51	6
A2-b	52	6
A2-c	53	8
A2-d	53	2
A3	56	1
TOTAL	2432	96
2 BED UNITS (Avg.)		79 sq m
TYPE	AREA (sq m)	COUNT
A4	65	3
B1-a	65	6
B1-a2	65	4
B1-a3	65	4
B1-a4	65	2
B1-b	68	8
B1-b2	68	2
B1-b3	68	8
B1-d	66	4
B2	75	6
B2-a	75	2
B2-b	75	2
B5-a	76	2
B5-a2	76	4
B5-b	80	12
B5-d	74	2
B5-d2	86	4
B5-e	78	2
B11	76	2
B11-b	70	4
B13	89	5
B14	82	3
B15	66	2
B16	74	2
TOTAL	4551	97
3 BED UNITS (Avg.)		95 sq m
TYPE	AREA (sq m)	COUNT
C1	109	8
C1-a	93	4
C2-c	97	3
C6	87	2
C7-a	87	2
C7-b	87	2
C8-a	96	1
C8-c	101	3
TOTAL	2456	25

COMMON INDOOR AMENITY	792 sq m
ROOM TYPE	AREA
CARDIO	120.95 sq m
GAMES & SPORTS / LOUNGE	87.81 sq m
GAMING	40.09 sq m
GUEST SUITE 1	34.41 sq m
GUEST SUITE 2	33.06 sq m
PARTY / LOUNGE	121.78 sq m
STEAM/SAUNA	50.5 sq m
STUDY AND MEETING ROOM	155.02 sq m
UNIVERSAL WASHROOM	5.98 sq m
UNIVERSAL WASHROOM 2	6.34 sq m
WEIGHT ROOM	136.02 sq m
TOTAL	792 sq m

- 21 Affordable Housing units required to comply with legal agreements
- 349 Basic Universal Housing Features units required to comply with Zoning Bylaw standards
- Aging in place features provided in all units (lever handles, grab bar blocking at toilets, showers and bathtubs)
- Indoor Amenity space for the shared use of all residents on levels 1 and 2 in Building 5 for the shared use of residents of Building 5 and Building 6. Indoor Amenities include 2 guest suites, which shall not to include kitchen facilities.
- Development required to connect to OVDEU District Energy Utility requirements as per legal agreement
- Development required to demonstrate LEED silver equivalent standard and comply with step 3 of BC Energy Step Code
- Development required to meet indoor acoustic and thermal criteria as per legal agreement. Building envelope upgrades required as per Acoustic and Mechanical reports in compliance with legal agreement and City's noise regulation
- SRWs as per legal agreements along north and south private roads, north-south pedestrian link and east-west pedestrian link greenway, including bicycle storage area and children's play area.
- Hose bibs to be provided in north-south and east-west pedestrian links and both courtyards
- Servicing Agreement required. Off-site and SRW works to be provided via separate required Servicing Agreement for C road works, frontage improvement works, infrastructure works and SRW public access works as per legal agreement.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

#		
1	6/17/2018	6/17/2018 6:00 AM - 6:00 PM
2	7/1/2018	6:00 AM - 6:00 PM
3	7/1/2018	6:00 AM - 6:00 PM
4	8/27/2018	6:00 AM - 6:00 PM
5	7/1/2018	6:00 AM - 6:00 PM
6	7/1/2018	6:00 AM - 6:00 PM
7	8/6/2018	6:00 AM - 6:00 PM
8	8/27/2018	6:00 AM - 6:00 PM
9	7/1/2018	6:00 AM - 6:00 PM
10	7/1/2018	6:00 AM - 6:00 PM
11	8/27/2018	6:00 AM - 6:00 PM
12	7/1/2018	6:00 AM - 6:00 PM
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36	7/1/2018	6:00 AM - 6:00 PM
37	7/1/2018	6:00 AM - 6:00 PM
38	8/27/2018	6:00 AM - 6:00 PM
39	7/1/2018	6:00 AM - 6:00 PM
40	7/1/2018	6:00 AM - 6:00 PM
41	8/27/2018	6:00 AM - 6:00 PM
42	7/1/2018	6:00 AM - 6:00 PM
43	7/1/2018	6:00 AM - 6:00 PM
44	8/27/2018	6:00 AM - 6:00 PM
45	7/1/2018	6:00 AM - 6:00 PM
46	7/1/2018	6:00 AM - 6:00 PM
47	8/27/2018	6:00 AM - 6:00 PM
48	7/1/2018	6:00 AM - 6:00 PM
49	7/1/2018	6:00 AM - 6:00 PM
50	8/27/2018	6:00 AM - 6:00 PM

It is important to note that the above results are based on the assumption that the system is in a steady state. If the system is not in a steady state, the results may be different.

YAMAMOTO
ARCHITECTURE

202 - 23 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1127

PROJECT —

Riva Building 5

7811 Alderbridge V

100

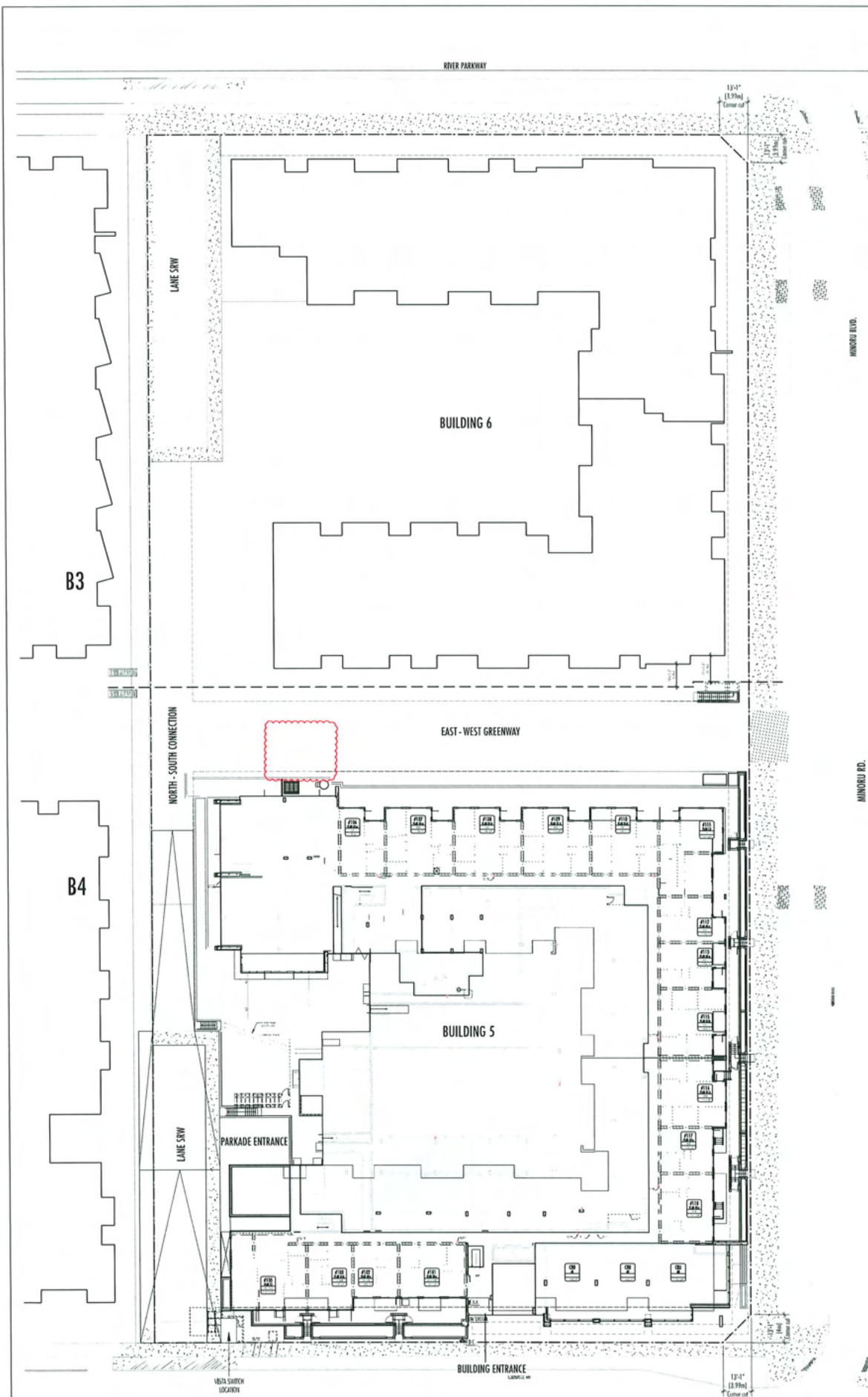
Project Statistics

SCALE = 1-5000
DATE = 01/01/2000

DATE: _____

A.0.01

PROJNO = 0000



AFFORDABLE HOUSING SUMMARY		
TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	30477 sq m	
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 0.85	1524 sq m	
AFFORDABLE HOUSING PROPOSED IN B5	91 sq m	
AFFORDABLE HOUSING PROPOSED IN B6	522 sq m	
TOTAL AFFORDABLE HOUSING PROPOSED	613 sq m	

COMMON INDOOR AMENITY		792 sq m
ROOM TYPE	AREA	
CARDIO	120.95 sq m	
GYMNASIUM / SPORTS / LOUNGE	87.81 sq m	
GAMING	40.09 sq m	
GUEST SUITE 1	34.41 sq m	
GUEST SUITE 2	33.06 sq m	
PARTY / LOUNGE	121.78 sq m	
STEAM/SAUNA	50.5 sq m	
STUDY AND MEETING ROOM	155.03 sq m	
UNIVERSAL WASHROOM	5.99 sq m	
UNIVERSAL WASHROOM 2	4.34 sq m	
WIGWAG ROOM	134.03 sq m	
TOTAL	792 sq m	

AFFORDABLE UNITS - BUILDING B5		
1 BED UNITS	AREA	COUNT
A1a	62.25 sq m	1
A2a	50.93 sq m	5
A2c	51.03 sq m	1
TOTAL	368 sq m	7.0

2 BED UNITS	AREA	COUNT
B3	84.0 sq m	1
B4	81.61 sq m	3
B5c	75.93 sq m	1
TOTAL	405 sq m	5.0

3 BED UNITS	AREA	COUNT
C1	117.14 sq m	1
C5	103.44 sq m	1
C5	102.02 sq m	1
TOTAL	323 sq m	3.0
TOTAL	1,096 sq m	15

AFFORDABLE UNITS - BUILDING B6		
1 BED UNITS (Avg.)		0 sq m
TOTAL	0 sq m	0.0

2 BED UNITS	AREA	COUNT
B13a	77	1.0
B14	82	3.0
TOTAL	323 sq m	4.0

3 BED UNITS	AREA	COUNT
C7	87	2.0
TOTAL	175 sq m	2.0
TOTAL	498 sq m	6

BUILDING 5 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]
05	13	[11]	20	[11]	4	[11]	37	[11]
04	13	[12]	18	[11]	6	[11]	37	[11]
03	13	[10]	18	[11]	6	[11]	37	[11]
02	14	[11]	17	[11]	4	[11]	35	[11]
01	6	[1]	8	[1]	2	[1]	16	[11]
P1	0	[1]	0	[1]	0	[1]	0	[1]
UNIT MIX	59	[142]	81	[110]	22	[11]	162	[147]
	36%		50%		14%		100%	91%

* B6 Project statistics - for reference only. Not included in B5 permit submission *

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]
06	16	[11]	20	[12]	2	[1]	38	[11]
05	16	[11]	20	[12]	2	[1]	38	[11]
04	16	[11]	16	[11]	6	[1]	38	[11]
03	16	[11]	16	[11]	6	[1]	38	[11]
02	16	[11]	16	[11]	6	[1]	38	[11]
01	16	[11]	13	[12]	5	[1]	34	[11]
Unit mix	16	[11]	101	[117]	27	[11]	224	[118]
	43%		45%		12%		100%	97%

Unit Summary

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]	TOTAL	[B/L/H]
B5	59	[152]	81	[111]	22	[11]	162	[147]
	36%		50%		14%		100%	91%

Total	155	[148]	182	[173]	49	[42]	386	[263]
Target								
Difference								

GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE HOUSING		
	SERVICE	CIRC.	AMENITY	EQUIP. EX.	BUH EX.		1B	2B	3B
2,946 sq m		50 sq m	0 sq m	38 sq m	69 sq m	2,788 sq m	0	0	0
3,116 sq m		50 sq m	0 sq m	38 sq m	69 sq m	2,959 sq m	1	1	1
3,115 sq m		50 sq m	0 sq m	38 sq m	69 sq m	2,959 sq m	3	1	1
3,246 sq m		50 sq m	322 sq m	36 sq m	65 sq m	2,773 sq m	1	1	0
2,242 sq m	175 sq m		470 sq m	16 sq m	30 sq m	1,552 sq m	2	1	1
359 sq m			0 sq m	0 sq m	0 sq m	359 sq m	0	0	0
15,024 sq m	175 sq m	200 sq m	791 sq m	166 sq m	302 sq m	13,391 sq m	7	5	3
							15 Units		

GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	SERVICE	CIRCULATION	AMENITY	EQUIP. EX.	BUH EX.		1B	2B	3B
2,909 sq m		62 sq m	0 sq m	39 sq m	71 sq m	2,738 sq m	0	0	0
2,909 sq m		58 sq m	0 sq m	39 sq m	71 sq m	2,741 sq m	0	0	0
3,131 sq m		58 sq m	0 sq m	39 sq m	71 sq m	2,943 sq m	0	1	0
3,132 sq m		58 sq m	0 sq m	39 sq m	71 sq m	2,944 sq m	0	1	1
3,132 sq m		58 sq m	0 sq m	39 sq m	71 sq m	2,944 sq m	0	1	1
3,064 sq m	100 sq m		0 sq m	35 sq m	63 sq m	2,866 sq m	0	1	0
18,277.87 sq m	100 sq m	296 sq m	0 sq m	228 sq m	417 sq m	17,236 sq m	0	4	2
							6 Units		

GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	SERVICE	CIRCULATION	AMENITY	EQUIP. EX.	BUH EX.		1B	2B	3B
14,986 sq m	174 sq m	200 sq m	736 sq m	166 sq m	302 sq m	13,409 sq m	7	5	3
							15 Units		

ACCESSIBILITY STRATEGY:

BASIC UNIVERSAL HOUSING FEATURES HAVE BEEN INCORPORATED THROUGH OUT THE PROJECT TO FACILITATE READY ACCESS AND USE OF ALL PUBLIC AMENITIES BY A PERSON WITH A DISABILITY. BUILDING LOBBIES ARE LEVEL WITH SIDEWALK AND ARE WHEEL CHAIR ACCESSIBLE. COMMON OUTDOOR AREAS OF THE EAST WEST GREENWAY AND THE NORTH SOUTH LANE ARE WHEELCHAIR ACCESSIBLE FROM ALDERBRIDGEWAY AT SOUTH WEST CORNER, MINOUR BOULEVARD ON THE EAST AND NEW RIVERPARKWAY AT NORTH WEST. LANDSCAPED COURTYARDS OF BOTH THE BUILDINGS ARE WHEEL CHAIR ACCESSIBLE FROM WITHIN THE BUILDINGS.

EVERY DWELLING UNIT, PUBLIC AMENITY SPACE AND CRU IS WHEEL CHAIR ACCESSIBLE FROM THE ROAD AND ON-SITE PARKING AREA. TO FACILITATE THIS, THE LOBBIES OF BOTH THE BUILDINGS HAVE BEEN DROPPED IN ELEVATION TO MATCH THE SIDEWALK ELEVATION. THE DOORS TO THE MAIN LOBBY ARE PROVIDED WITH AUTOMATIC DOOR OPENERS. ELEVATOR ACCESS IS PROVIDED FROM THESE LOBBIES TO CONNECT TO ALL THE LEVELS OF THE BUILDINGS INCLUDING PARKING LEVELS.

ENTRY DOORS TO ALL UNITS AND COMMON AMENITY AREA CONFORM TO 4.1.6.5, 4.1.6.8 AND 4.1.6.11.D OF GENERAL DEVELOPMENT GUIDELINES. COMMON CORRIDORS ARE MORE THAN 1220 MM WIDE AND PROVIDE MORE THAN 1500MM BY 1500MM ADJACENT TO THE ELEVATOR ENTRANCE.

95% OF TOTAL NUMBER OF UNITS PROPOSED CONFORM TO BASIC UNIVERSAL HOUSING FEATURES LAID OUT IN 4.1.6 OF GENERAL DEVELOPMENT GUIDELINES. OUT OF THIS THERE ARE 98 1-BED UNITS, 205 2-BED UNITS AND 45 3-BED UNITS.

WHEEL CHAIR ROUTING HAS BEEN SHOWN IN RED DOTTED LINE

LEGEND

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Building 6

Building 7

Building 8

Building 9

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Building 11

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PROVIDED [86]

CAR PARKING	RESIDENTS		VISITORS		TOTAL	%
	level 1	P1	level 1	P1		
STANDARD	0	59	0	17	76	
SMALL	0	97	0	10	107	46% (=59/126)
RANDOM	0	44	0	0	44	
ACCESSIBLE	0	4	0	2	6	
TOTAL	0	204	0	29	233	100 %
	204		29			
TOTAL LVL 1	0		450/30		0 sq m	
TOTAL P1	233		0/0/0m		0 sq m	

MAX RANDOM 176

LOADING SPACES PROVIDED		
RESIDENTIAL		2 MEDIUM

	level 1	P1	Total	%
HORIZONTAL	60	186	246	
VERTICAL	86	37	123	33%(-33%)
TOTAL	146	223	369	

BIKE STORAGE REQUIRED (B6)						
RESIDENTIAL	UNITS	BYLAW RATIO	AREA			
Class 1	224	1.25	280			
Class 2	724	0.70	45		(provided on landscape)	
BIKE STORAGE PROVIDED (CLASS 1)						
		level 1	P1	Total		%
HORIZONTAL	0		79			
VERTICAL	0		35	35		31% (<33%)
TOTAL	0		114	114		

DOORS TO HAVE NON-REMOVABLE PIN HINGES

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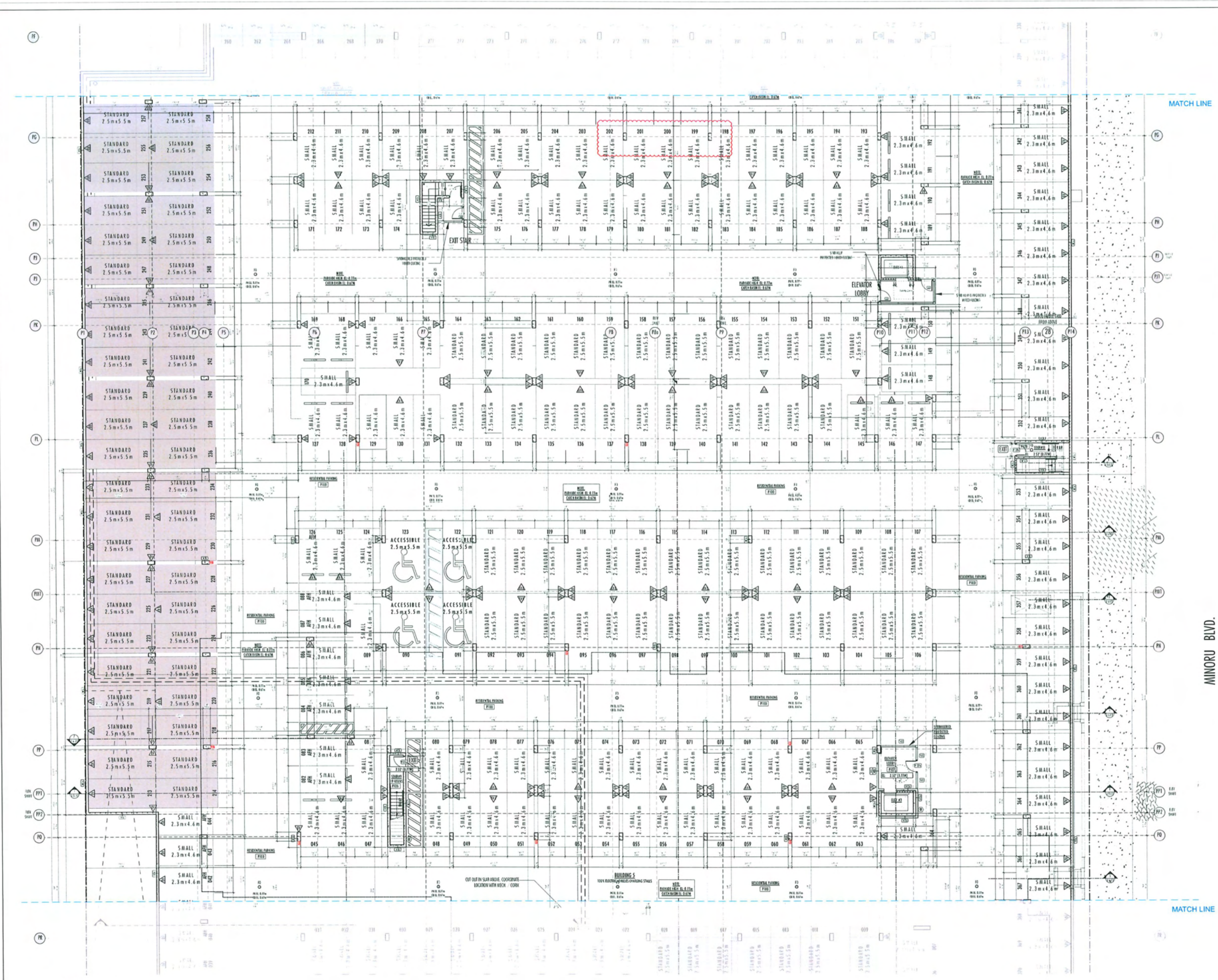
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DATE: — 15	

A.1.02

19-02702-1011





LEGEND

Structural: Column, Beam, Wall, Slab, Stair, etc.

Mechanical: Duct, Pipe, etc.

Electrical: Conduit, Cable, etc.

Other: Finish, etc.

NOTES

1. All dimensions are in meters unless otherwise specified.

2. All work shall be in accordance with the latest edition of the National Building Code of Canada.

3. All materials shall be of good quality and meet the requirements of the applicable standards.

4. All work shall be completed within the specified time frame.

DOOR POSITIONING GUIDE

1. All doors shall be opened in the direction of travel.

2. All doors shall be opened in the direction of travel.

3. All doors shall be opened in the direction of travel.

CONCRETE LEGEND

1. 25 MPa concrete

2. 30 MPa concrete

3. 40 MPa concrete

ACCOMMODATION LEGEND

1. Accessible parking space

2. Accessible parking space

3. Accessible parking space

NO.	DATE	DESCRIPTION
1	2024-01-15	Initial design
2	2024-02-01	Revised design
3	2024-02-15	Final design

YANANOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6P 1M6
T: 604 731 1237 F: 604 731 1237

PROJECT

Riva Building 5

DRIVING TITLE

Partial Parking Plan Level P1

SCALE

1/4" = 1'-0"

DATE

NOV 14, 2024

BY

PS

CHECKED

PS

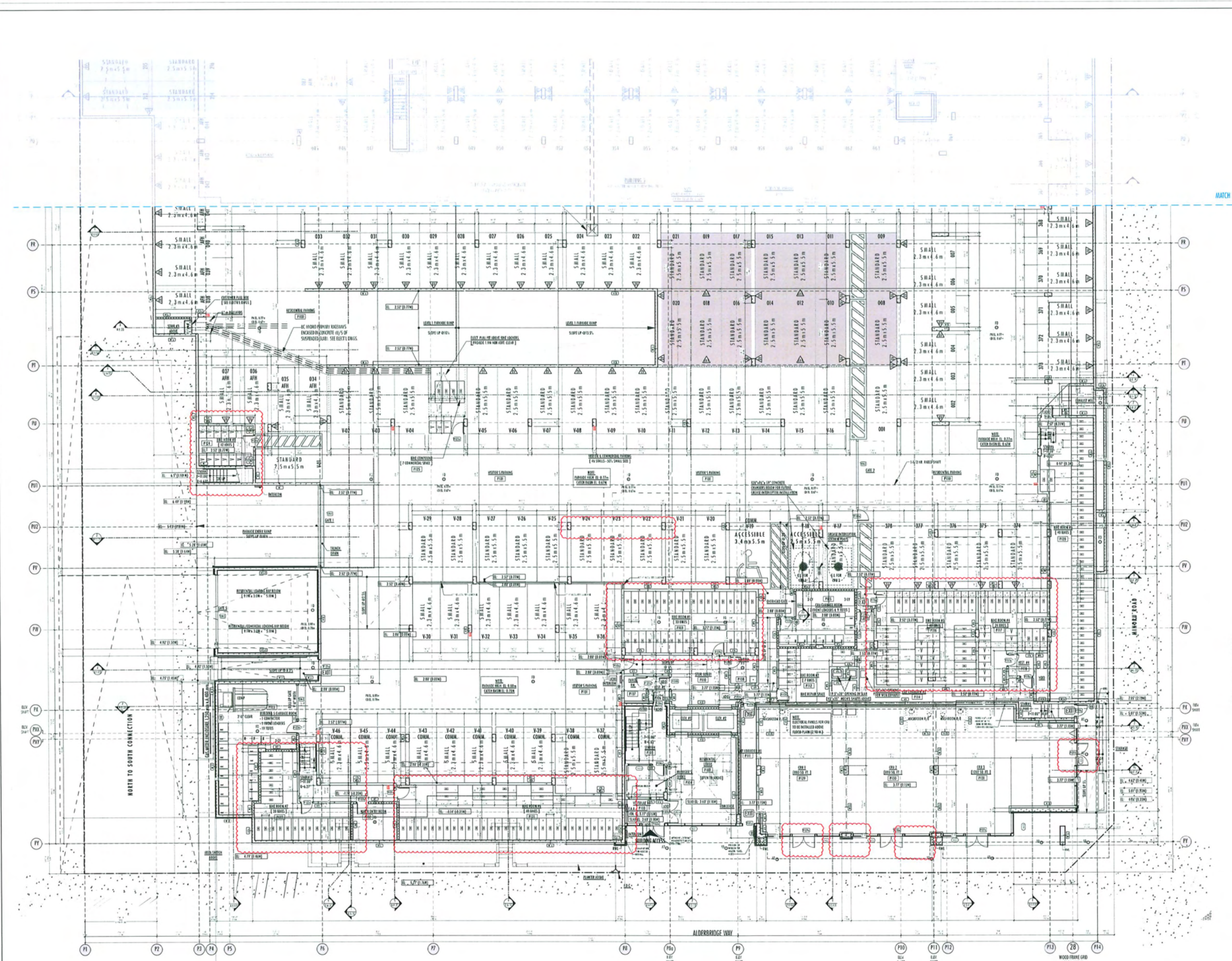
PROJECT NO.

1801

DP 18-841057

PLAN 4C

JUN 24 2026



LEGEND

Notes:
1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions are to the centerline of the element unless otherwise specified.
3. All dimensions are to the face of the element unless otherwise specified.
4. All dimensions are to the centerline of the element unless otherwise specified.
5. All dimensions are to the face of the element unless otherwise specified.

DOOR SCHEDULING GUIDE

Notes:
1. All doors are to be 2100mm high unless otherwise specified.
2. All doors are to be 900mm wide unless otherwise specified.
3. All doors are to be 1800mm wide unless otherwise specified.
4. All doors are to be 2100mm high unless otherwise specified.
5. All doors are to be 900mm wide unless otherwise specified.

COMPASS

Notes:
1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions are to the centerline of the element unless otherwise specified.
3. All dimensions are to the face of the element unless otherwise specified.
4. All dimensions are to the centerline of the element unless otherwise specified.
5. All dimensions are to the face of the element unless otherwise specified.

SECTION

Notes:
1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions are to the centerline of the element unless otherwise specified.
3. All dimensions are to the face of the element unless otherwise specified.
4. All dimensions are to the centerline of the element unless otherwise specified.
5. All dimensions are to the face of the element unless otherwise specified.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1G6
T: 604.731.1327 F: 604.731.1327

PROJECT

Riva Building 5
7811 Alderbridge Way
Richmond, B.C.

DRIVING TITLE

Partial Parking Plan Level P1
Below Building 5

SCALE

1:100

SHEET NO.

A.1.05

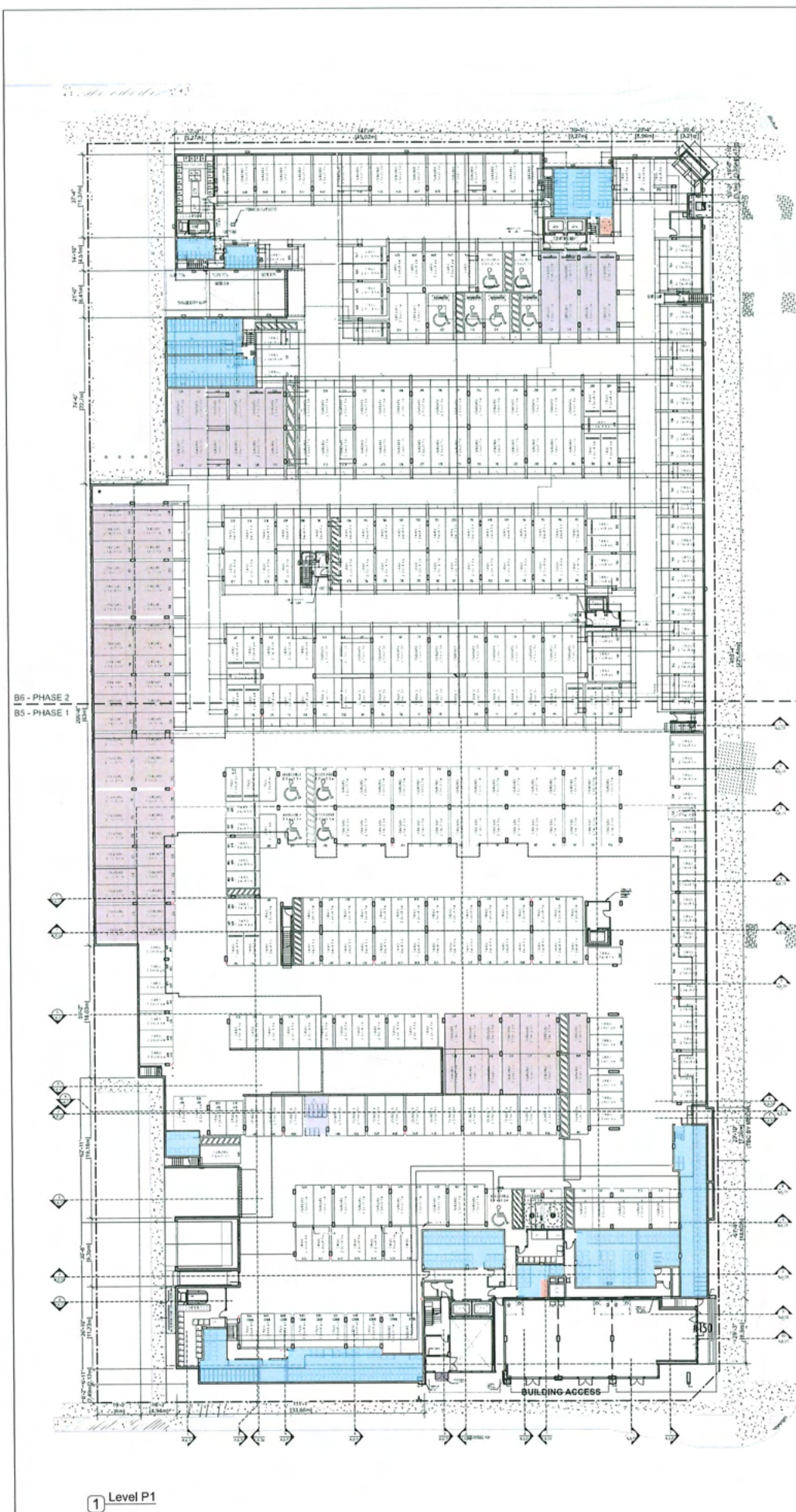
CHECKED

10/10/2021

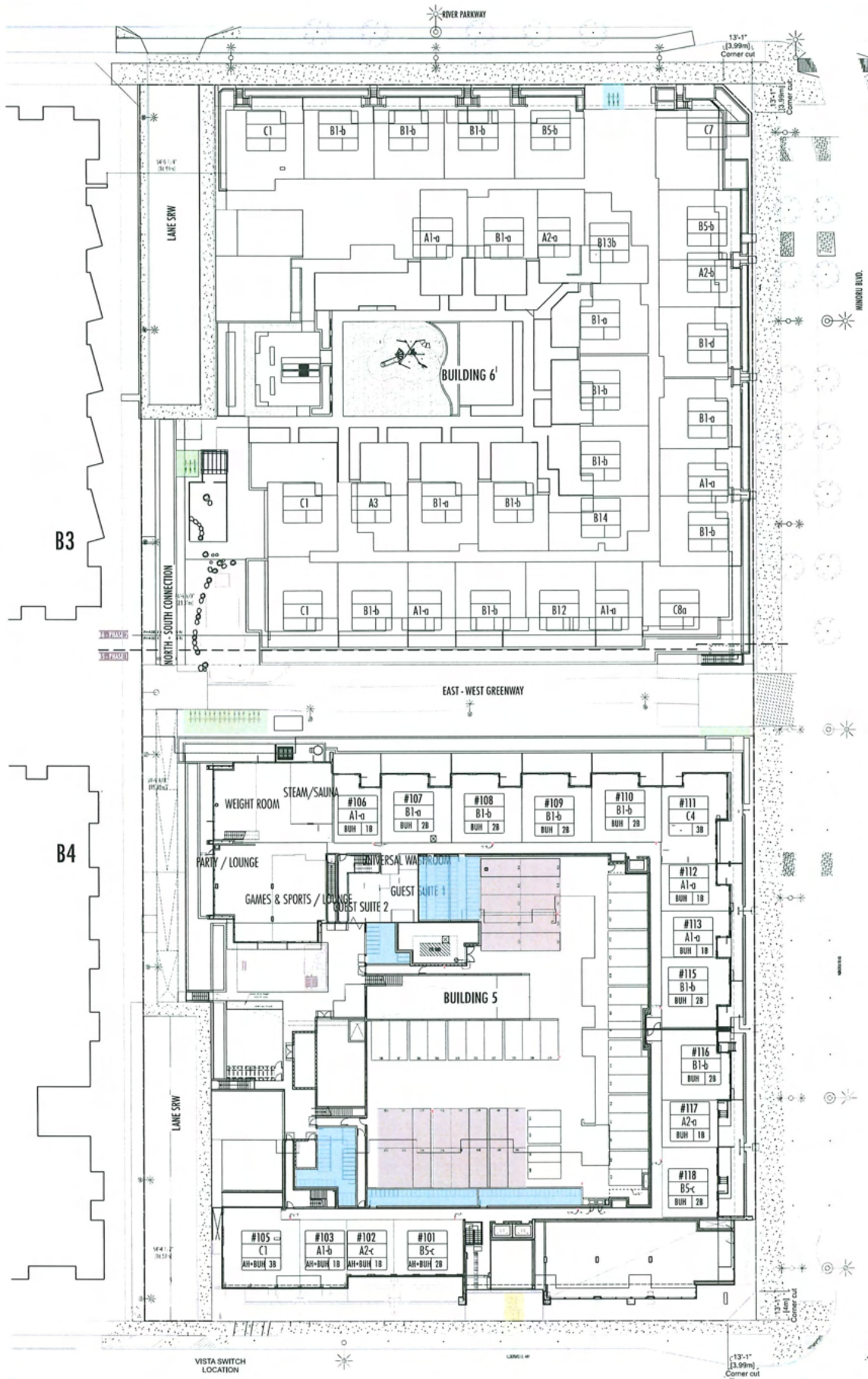
DP 18-841057

PLAN 4d

JUN 24 2026



1 Level P1

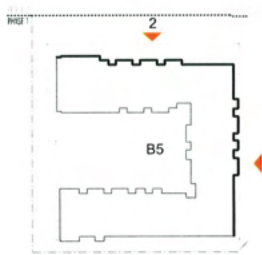


2 Level 1

- LEGEND:
- Class 1 Bike Storage Room
 - Class 1 Bike Storage - Commercial
 - Class 2 Bike Storage - Residential
 - Class 2 Bike Storage - Commercial
 - Bike Repair Area

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- BUILDING 5 - ELEVATION KEY NOTES :**
- 1 ARCHITECTURAL CONCRETE: PEARL GRAY
 - 2 LONG BOARD TONGUE & GROOVE PLANKS (CEDAR COLOUR)
 - 3 FIBRE CEMENT PANEL : IRON GRAY W/ ALUMINUM TRIM
 - 31 FIBRE CEMENT PANEL : LIGHT GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT PANEL : PEARL GRAY W/ ALUMINUM TRIM
 - 5 FIBRE CEMENT LAP SIDING - 5" EXPOSURE: SMOOTH (BENJAMIN MOORE "NATURAL CEDARTONE ES-45" SOLID)
 - 6 BRICK CLADDING - DARK GRAY
 - 7 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY
 - 8 DOUBLE GLAZED ALUMINUM FRAMED STONE-FRONT WINDOW
 - 9 DOUBLE GLAZED VINYL FRAMED WINDOW W/ METAL PANELS-LIGHT GRAY
 - 10 LOWER PLANTER WALL : FULL BRICK CLADDING
 - 11 ARCHITECTURAL CONCRETE WALL : PAINTED
 - 12 ALUMINUM SIGNAGE MOUNTED TO CANOPY
 - 13 PARKADE GATE & EXIT DOOR - STEEL - PAINTED
 - 14 METAL & GLASS GUARDRAIL
 - 15 ARCHITECTURAL CONCRETE SOFFIT: PEARL GRAY
 - 151 FIBRE CEMENT SOFFIT BOARD: PEARL GRAY
 - 16 FIBRE CEMENT SOFFIT BOARD: IRON GRAY
 - 17 METAL AND FROSTED GLASS PRIVACY SCREEN
 - 18 MECHANICAL EQUIPMENT METAL SCREEN
 - SC - SCUPPER VT - VENT
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY EXCEPT SPECIFIED OTHERWISE



1 B5 EAST ELEVATION
1/8" = 1'-0"



2 B5 NORTH ELEVATION
1/8" = 1'-0"

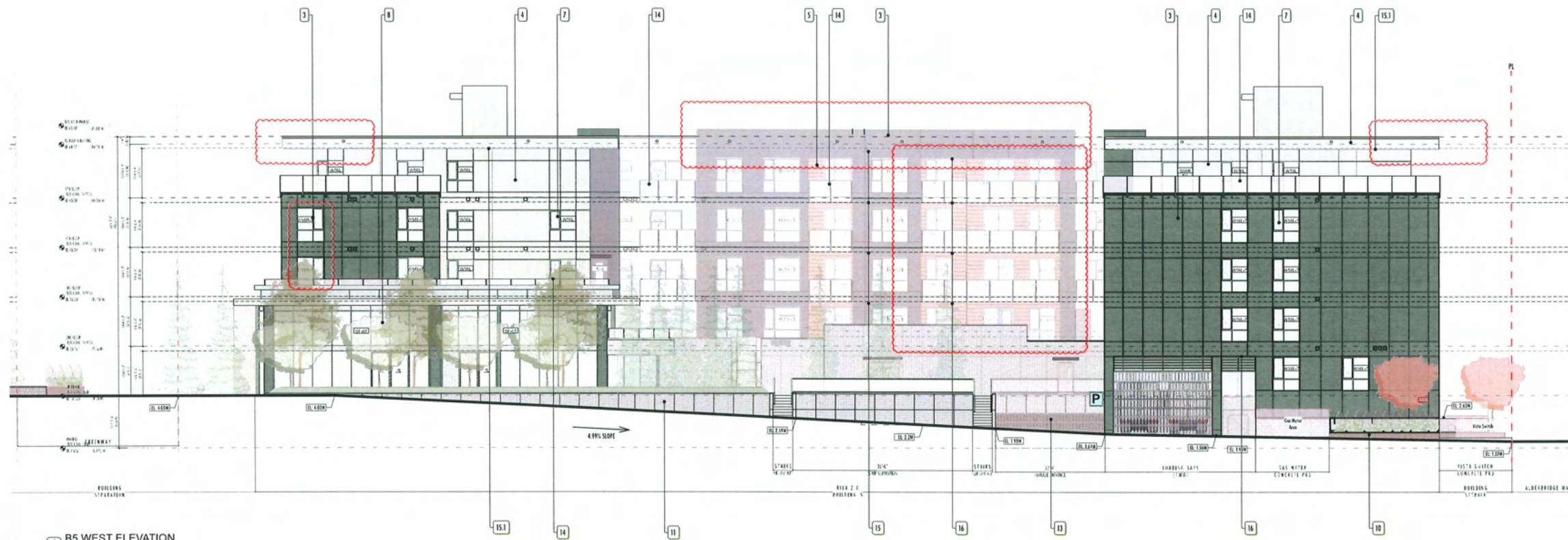
1	ARCHITECTURAL CONCRETE: PEARL GRAY
2	LONG BOARD TONGUE & GROOVE PLANKS (CEDAR COLOUR)
3	FIBRE CEMENT PANEL : IRON GRAY W/ ALUMINUM TRIM
31	FIBRE CEMENT PANEL : LIGHT GRAY W/ ALUMINUM TRIM
4	FIBRE CEMENT PANEL : PEARL GRAY W/ ALUMINUM TRIM
5	FIBRE CEMENT LAP SIDING - 5" EXPOSURE: SMOOTH (BENJAMIN MOORE "NATURAL CEDARTONE ES-45" SOLID)
6	BRICK CLADDING - DARK GRAY
7	DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY
8	DOUBLE GLAZED ALUMINUM FRAMED STONE-FRONT WINDOW
9	DOUBLE GLAZED VINYL FRAMED WINDOW W/ METAL PANELS-LIGHT GRAY
10	LOWER PLANTER WALL : FULL BRICK CLADDING
11	ARCHITECTURAL CONCRETE WALL : PAINTED
12	ALUMINUM SIGNAGE MOUNTED TO CANOPY
13	PARKADE GATE & EXIT DOOR - STEEL - PAINTED
14	METAL & GLASS GUARDRAIL
15	ARCHITECTURAL CONCRETE SOFFIT: PEARL GRAY
151	FIBRE CEMENT SOFFIT BOARD: PEARL GRAY
16	FIBRE CEMENT SOFFIT BOARD: IRON GRAY
17	METAL AND FROSTED GLASS PRIVACY SCREEN
18	MECHANICAL EQUIPMENT METAL SCREEN
SC	SCUPPER
VT	VENT

YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1B5
T: 604.731.1127 F: 604.731.1327

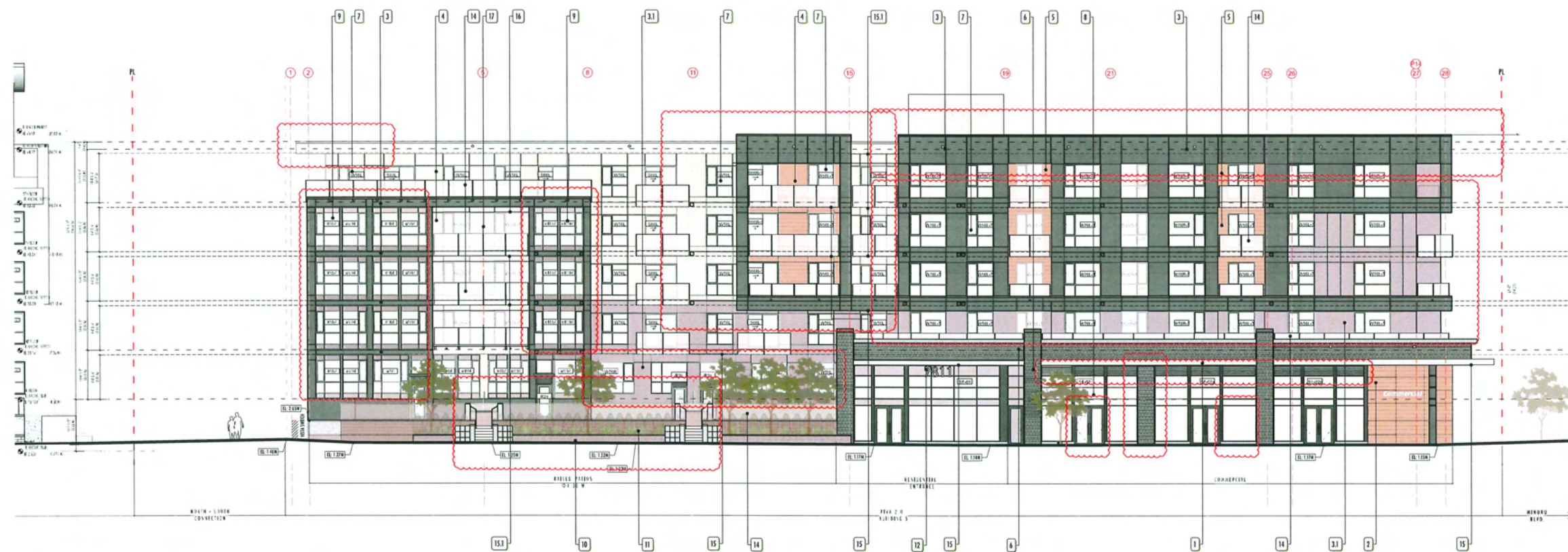
Riva Building 5
7811 Altonbridge Way
Richmond, BC

Building 5 Elevations

Scale: 1/8" = 1'-0"
Date: 12th Feb 2024
Sheet: A.3.01
Total: 1001



1 B5 WEST ELEVATION
1/8" = 1'-0"

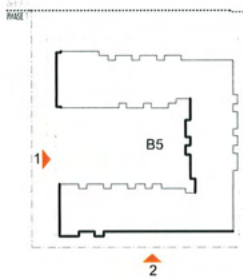


2 B5 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING 5 - ELEVATION KEY NOTES :

- 1 ARCHITECTURAL CONCRETE: PEARL GRAY
- 2 LONG BOARD TONGUE & GROOVE PLANKS (CEDAR COLOUR)
- 3 FIBRE CEMENT PANEL : IRON GRAY W/ ALUMINUM TRIM
- 31 FIBRE CEMENT PANEL : LIGHT GRAY W/ ALUMINUM TRIM
- 4 FIBRE CEMENT PANEL : PEARL GRAY W/ ALUMINUM TRIM
- 5 FIBRE CEMENT LAP SIDING - 5" EXPOSURE: SMOOTH (BENJAMIN MOORE "NATURAL CEDARTONE ES-45" SOLID)
- 6 BRICK CLADDING - DARK GRAY
- 7 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY
- 8 DOUBLE GLAZED ALUMINUM FRAMED STORE-FRONT WINDOW
- 9 DOUBLE GLAZED VINYL FRAMED WINDOW W/ METAL PANELS-LIGHT GRAY
- 10 LOWER PLANTER WALL : FULL BRICK CLADDING
- 11 ARCHITECTURAL CONCRETE WALL : PAINTED
- 12 ALUMINUM SIGNAGE MOUNTED TO CANOPY
- 13 PARKADE GATE & EXIT DOOR : STEEL - PAINTED
- 14 METAL & GLASS GUARDRAIL
- 15 ARCHITECTURAL CONCRETE SOFFIT: PEARL GRAY
- 15.1 FIBRE CEMENT SOFFIT BOARD: PEARL GRAY
- 16 FIBRE CEMENT SOFFIT BOARD: IRON GRAY
- 17 METAL AND FROSTED GLASS PRIVACY SCREEN
- 18 MECHANICAL EQUIPMENT METAL SCREEN
- SC - SCUPPER
- VT - VENT

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY EXCEPT SPECIFIED OTHERWISE



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YAMAMOTO ARCHITECTURE

202 - 23 East 8th Avenue
Vancouver, BC V5T 1R5
T: 604.731.1127 F: 604.731.1237

Riva Building 5

2811 Alberbridge Way
Richmond, BC

Building 5 Elevations

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

Sheet: A.3.02

Date: 10/16/2024

Drawn by: [Name]

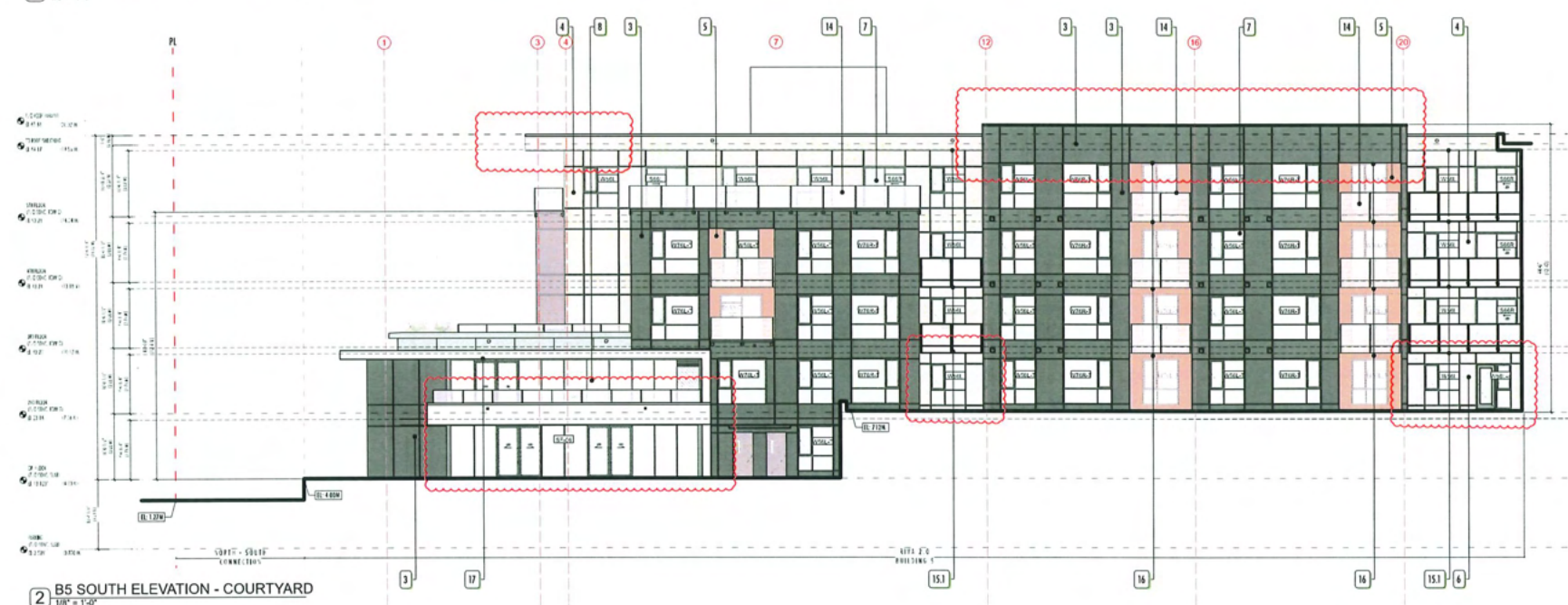
Check by: [Name]

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

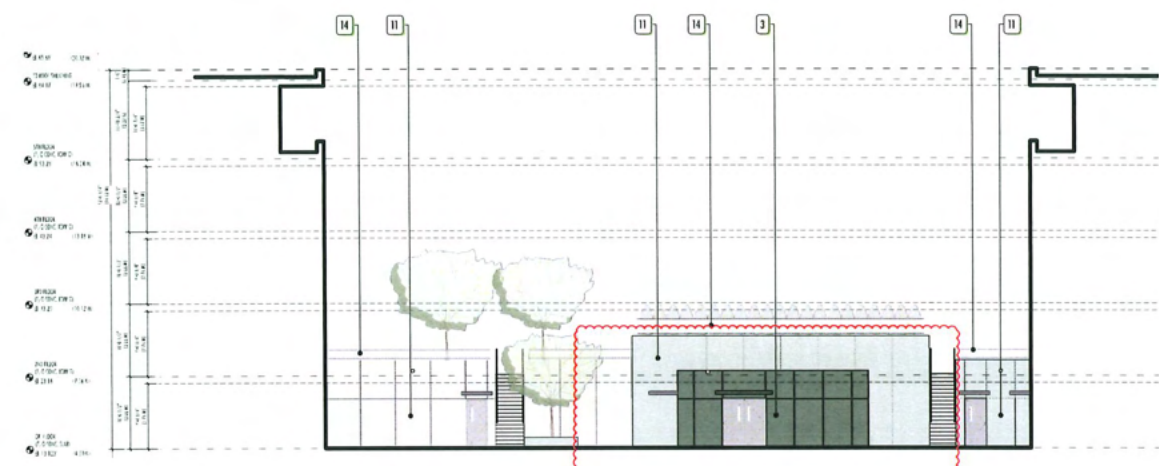
Sheet: A.3.02



1 B5 NORTH ELEVATION - COURTYARD
1/8" = 1'-0"

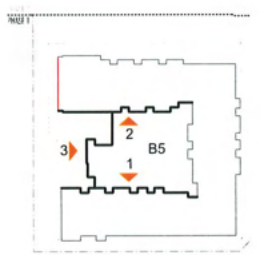


2 B5 SOUTH ELEVATION - COURTYARD
1/8" = 1'-0"



3 B5 WEST ELEVATION - COURTYARD @ GROUND LEVEL
1/8" = 1'-0"

- BUILDING 5 - ELEVATION KEY NOTES :**
- 1 ARCHITECTURAL CONCRETE: PEARL GRAY
 - 2 LONG BOARD TONGUE & GROOVE PLANKS (CEDAR COLOUR)
 - 3 FIBRE CEMENT PANEL : IRON GRAY W/ ALUMINUM TRIM
 - 31 FIBRE CEMENT PANEL : LIGHT GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT PANEL : PEARL GRAY W/ ALUMINUM TRIM
 - 5 FIBRE CEMENT LAP SIDING-5" EXPOSURE: SMOOTH (BENJAMIN MOORE "NATURAL CEDARSTONE ES-45" SOLID)
 - 6 BRICK CLADDING- DARK GRAY
 - 7 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY
 - 8 DOUBLE GLAZED ALUMINUM FRAMED STORE-FRONT WINDOW
 - 9 DOUBLE GLAZED VINYL FRAMED WINDOW W/ METAL PANELS-LIGHT GRAY
 - 10 LOWER PLANTER WALL : FULL BRICK CLADDING
 - 11 ARCHITECTURAL CONCRETE WALL : PAINTED
 - 12 ALUMINUM SIGNAGE MOUNTED TO CANOPY
 - 13 PARKADE GATE & EXIT DOOR : STEEL - PAINTED
 - 14 METAL & GLASS GUARDRAIL
 - 15 ARCHITECTURAL CONCRETE SOFFIT: PEARL GRAY
 - 151 FIBRE CEMENT SOFFIT BOARD: PEARL GRAY
 - 16 FIBRE CEMENT SOFFIT BOARD: IRON GRAY
 - 17 METAL AND FROSTED GLASS PRIVACY SCREEN
 - 18 MECHANICAL EQUIPMENT METAL SCREEN
 - SC - SCUPPER
 - VT - VENT
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD- PEARL GRAY EXCEPT SPECIFIED OTHERWISE



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YAMAMOTO ARCHITECTURE

202 - 23 East 8th Avenue
Vancouver, BC V5T 1B5
T - 604.731.1127 F - 604.731.1127

Riva Building 5

7811 Altonbridge Way
Richmond, BC

Building 5 Elevations

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

Sheet: A.3.03

100% 100% 100%

PLAN 8

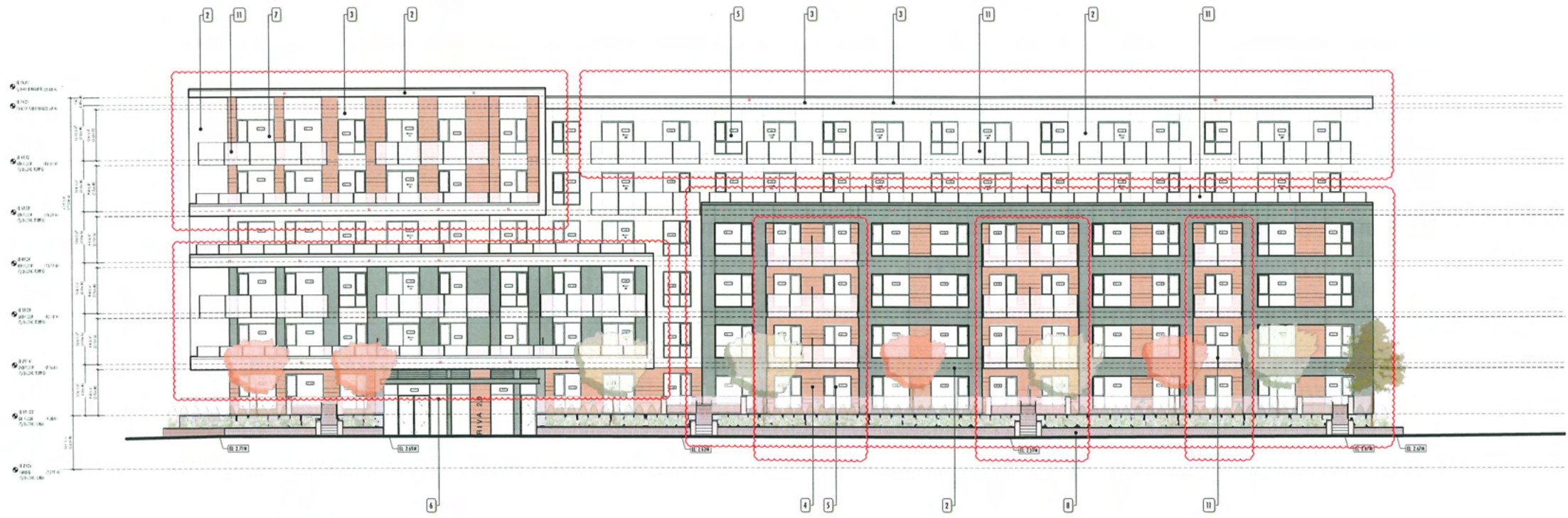
DP 18-841057

JUN 24 2026

- BUILDING 6 - ELEVATION KEY NOTES:**
- 1 ARCHITECTURAL CONCRETE, PEARL GRAY
 - 2 FIBRE CEMENT PANEL, IRON GRAY W/ ALUMINUM TRIM
 - 3 FIBRE CEMENT PANEL, PEARL GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT LAP SHEET, 5" EXPOSURE, SHODON (BENDABLE MOORE "NATURAL CEMENT ES-45" SOUND)
 - 5 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY OR CHARCOAL
 - 6 DOUBLE GLAZED STONE FRON/CURTAINWALL ; EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL ; INTERIOR FRAME COLOR: CLEAR ANODIZED
 - 7 DOUBLE GLAZED CLEAR VINYL WINDOW VINYL ; EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL ; INTERIOR FRAME COLOR: WHITE ; METAL SPANDREL AT FLOOR LINE: TO MATCH EXTERIOR FRAME COLOR ; GLASS: WARM GRAY (OPALCOAT 200) ; SPANDREL GLASS - GRAY
 - 8 LOWER PLANTER WALL, FULL/ THIN BRICK CLADDING, DARK IRON SPOT BY PACIFIC CLAY
 - 9 LOWER ARCHITECTURAL CONCRETE WALL - PAINTED
 - 10 PARKING GATE & EXIT DOOR - STEEL - PAINTED
 - 11 METAL & GLASS GUARDRAIL, FRAMES: CHARCOAL, GLASS: CLEAR
 - 12 FIBRE CEMENT SOFFIT BOARD, LIGHT IRON W/ 2" VENT STRIPS
 - 13 FIBRE CEMENT SOFFIT BOARD, IRON GRAY W/ 2" VENT STRIPS
 - 14 METAL AND TINTED GLASS PRIVACY SCREEN, FRAMES: CHARCOAL
 - 15 PRE-FINISHED METAL SCULPERS
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY EXCEPT SPECIFIED OTHERWISE

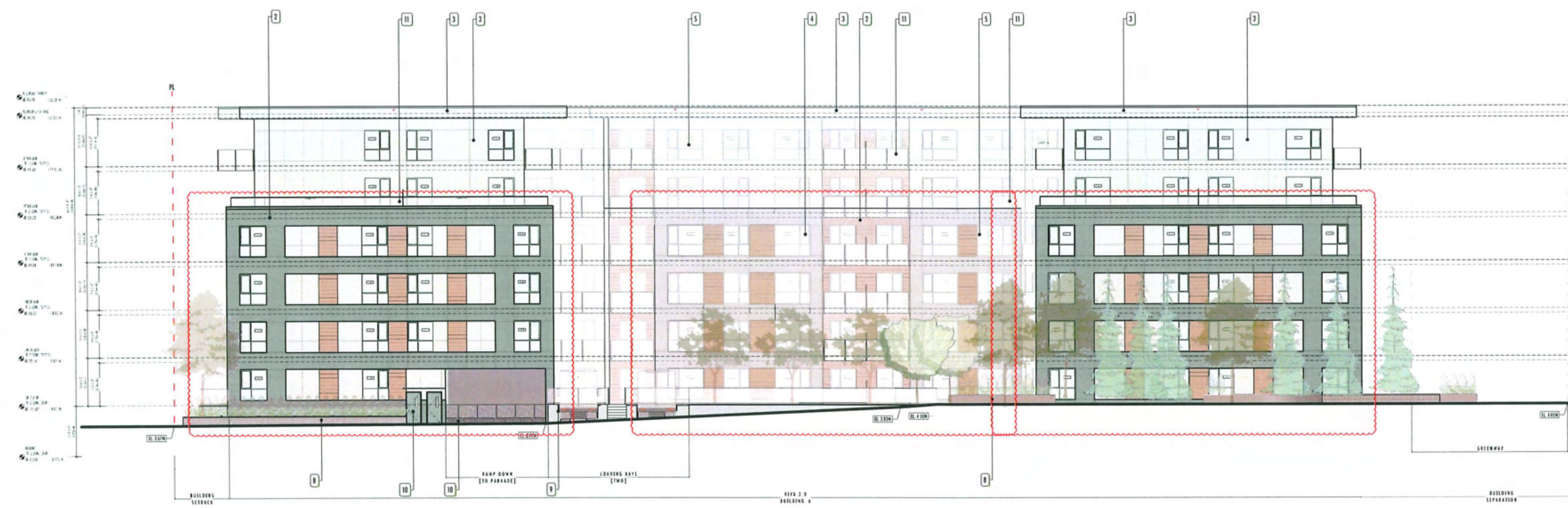


1 B6 EAST ELEVATION
1" = 20'-0"



2 B6 NORTH ELEVATION
1" = 20'-0"

YAMAHOTO ARCHITECTURE	
202 - 33 East 8th Avenue Vancouver, BC V6T 1S5 T: 604.731.1327 F: 604.731.1327	
PROJECT -	
Riva Building 6	
7030 River Parkway Richmond, B.C.	
DRAWING TITLE -	
Building 6 Elevations	
SCALE - 1/8"=1'-0"	SHEET NO -
DATE - NOV 14, 2019	A.3.04
DRAWN - PS	
CHECKED -	FILE NO - 1801



1 B6 WEST ELEVATION
1/8" = 1'-0"



2 B6 SOUTH ELEVATION
1/8" = 1'-0"

- BUILDING 6 - ELEVATION KEY NOTES:**
- 1 ARCHITECTURAL CONCRETE, PEARL GRAY
 - 2 FIBRE CEMENT PANEL - IRON GRAY W/ ALUMINUM TRIM
 - 3 FIBRE CEMENT PANEL - PEARL GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT LAP-SHINGLES EXPOSURE, SMOOTH (BENHART MOORE "NATURAL CEMENT" ES-45" SMOOTH)
 - 5 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY OR CHARCOAL
 - 6 DOUBLE GLAZED STONE-FRONT, CEMENT-FRONT, EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL, INTERIOR FRAME COLOR: CLEAR ANODIZED
 - 7 DOUBLE GLAZED CLEAR VINYL WINDOW VINYL, EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL, INTERIOR FRAME COLOR: WHITE, METAL SPANDREL AT FLOOR LINE: TO MATCH EXTERIOR FRAME COLOR GLASS: VARIOUS GRAY (OPALCOAT 200) SPANDREL GLASS - GRAY
 - 8 LOWER PLASTER WALL - FULL / TRIM BRICK CLADDING, DARK IRON SPOT BY PACIFIC CLAY
 - 9 LOWER ARCHITECTURAL CONCRETE WALL - PAINTED
 - 10 PARKADE GATE & EXIT DOOR - STEEL - PAINTED
 - 11 METAL & GLASS GUARDRAIL, FRAMES: CHARCOAL, GLASS: CLEAR
 - 12 FIBRE CEMENT SOFFIT BOARD: LIGHT IRON W/ 2" VENT STRIPS
 - 13 FIBRE CEMENT SOFFIT BOARD: IRON GRAY W/ 2" VENT STRIPS
 - 14 METAL AND FROSTED GLASS PRIVACY SCREEN, FRAMES: CHARCOAL
 - 15 PRE-FINISHED METAL SCUPPERS
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY EXCEPT SPECIFIED OTHERWISE

1	ARCHITECTURAL CONCRETE, PEARL GRAY
2	FIBRE CEMENT PANEL - IRON GRAY W/ ALUMINUM TRIM
3	FIBRE CEMENT PANEL - PEARL GRAY W/ ALUMINUM TRIM
4	FIBRE CEMENT LAP-SHINGLES EXPOSURE, SMOOTH (BENHART MOORE "NATURAL CEMENT" ES-45" SMOOTH)
5	DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY OR CHARCOAL
6	DOUBLE GLAZED STONE-FRONT, CEMENT-FRONT, EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL, INTERIOR FRAME COLOR: CLEAR ANODIZED
7	DOUBLE GLAZED CLEAR VINYL WINDOW VINYL, EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL, INTERIOR FRAME COLOR: WHITE, METAL SPANDREL AT FLOOR LINE: TO MATCH EXTERIOR FRAME COLOR GLASS: VARIOUS GRAY (OPALCOAT 200) SPANDREL GLASS - GRAY
8	LOWER PLASTER WALL - FULL / TRIM BRICK CLADDING, DARK IRON SPOT BY PACIFIC CLAY
9	LOWER ARCHITECTURAL CONCRETE WALL - PAINTED
10	PARKADE GATE & EXIT DOOR - STEEL - PAINTED
11	METAL & GLASS GUARDRAIL, FRAMES: CHARCOAL, GLASS: CLEAR
12	FIBRE CEMENT SOFFIT BOARD: LIGHT IRON W/ 2" VENT STRIPS
13	FIBRE CEMENT SOFFIT BOARD: IRON GRAY W/ 2" VENT STRIPS
14	METAL AND FROSTED GLASS PRIVACY SCREEN, FRAMES: CHARCOAL
15	PRE-FINISHED METAL SCUPPERS

DATE	18-08-2027
BY	YAMAMOTO ARCHITECTURE
CHECKED	YAMAMOTO ARCHITECTURE

PROJECT	Riva Building 6
LOCATION	1028 River Parkway Richmond, B.C.
DESIGNER	YAMAMOTO ARCHITECTURE
SCALE	1/8" = 1'-0"
DATE	NOV. 2019
DESIGNER	PS
CHECKED	PS

YAMAMOTO ARCHITECTURE	202 - 33 East 8th Avenue Vancouver, BC V6H 1S6 T: 604.731.1227 F: 604.731.1227
PROJECT	Riva Building 6
LOCATION	1028 River Parkway Richmond, B.C.
DESIGNER	YAMAMOTO ARCHITECTURE
SCALE	1/8" = 1'-0"
DATE	NOV. 2019
DESIGNER	PS
CHECKED	PS

YAMAMOTO ARCHITECTURE	202 - 33 East 8th Avenue Vancouver, BC V6H 1S6 T: 604.731.1227 F: 604.731.1227
PROJECT	Riva Building 6
LOCATION	1028 River Parkway Richmond, B.C.
DESIGNER	YAMAMOTO ARCHITECTURE
SCALE	1/8" = 1'-0"
DATE	NOV. 2019
DESIGNER	PS
CHECKED	PS



- BUILDING 6 - ELEVATION KEY NOTES:**
- 1 ARCHITECTURAL CONCRETE: PEARL GRAY
 - 2 FIBRE CEMENT PANEL: IRON GRAY W/ ALUMINUM TRIM
 - 3 FIBRE CEMENT PANEL: PEARL GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT LAP SIDING S- EXPOSURE. SMOOTH
(BENADUIM HONEY "NATURAL CEDAR/TONE 65-45" SOUND)
 - 5 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY OR CHARCOAL
 - 6 DOUBLE GLAZED STORE FRONT, CORDON ROSS
EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL;
INTERIOR FRAME COLOR: CLEAR ANODIZED
 - 7 DOUBLE GLAZED CLEAR VINYL WINDOW VINYL
EXTERIOR FRAME COLOR: EQUIVALENT TO VINYL WINDOW'S CHARCOAL
INTERIOR FRAME COLOR: EQUIVALENT
METAL SHROUDEL AT FLOOR LINE: TO MATCH EXTERIOR FRAME COLOR
GLASS: WARM GRAY (BLACK/COAT 20)
SHROUDEL GLASS - GRAY
 - 8 LOWER PLANTER WALL - FULLY THIN BRICK CLADDING. DARK IRON
SPOT BY PACIFIC CLAY
 - 9 LOWER ARCHITECTURAL CONCRETE WALL - PAINTED
 - 10 PARKADE GATE & EXIT DOOR - STEEL - PAINTED
 - 11 METAL & GLASS GUARDRAIL, FRAMES: CHARCOAL, GLASS: CLEAR
 - 12 FIBRE CEMENT SOFFIT BOARD: LIGHT MUST 1/2" VENT STRIPS
 - 13 FIBRE CEMENT SOFFIT BOARD: IRON GRAY 1/2" VENT STRIPS
 - 14 METAL AND FROSTED GLASS PRIVACY SCREEN; FRAMES: CHARCOAL
 - 15 PRE-FINISHED METAL SCUPPERS
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY
EXCEPT SPECIFIED OTHERWISE



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**YAMAMOTO
ARCHITECTURE**

—

202 • 33 East 8th Avenue
Vancouver, BC V5T 1R5
T • 604 731 1127 F • 604 731 1327

平均値 =

Riva Building 6
7026 River Parkway
Richmond, B.C.

Building 6 Elevations

SCALE — 100"=10'	SHEET NO. —
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DATE — NOV, 1st, 2019	A.3.06
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debtors—PS	

CH-ED-20--	PRO-10-- 1601
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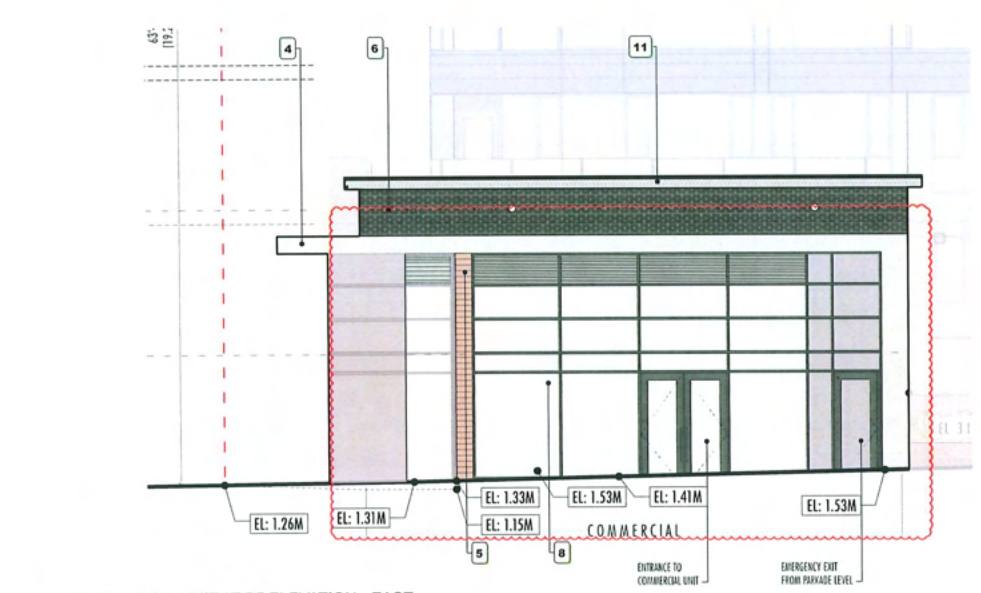
CH-ED-20--	PRO-10--1601
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CH-ED-20--	PRO-10-- 1601
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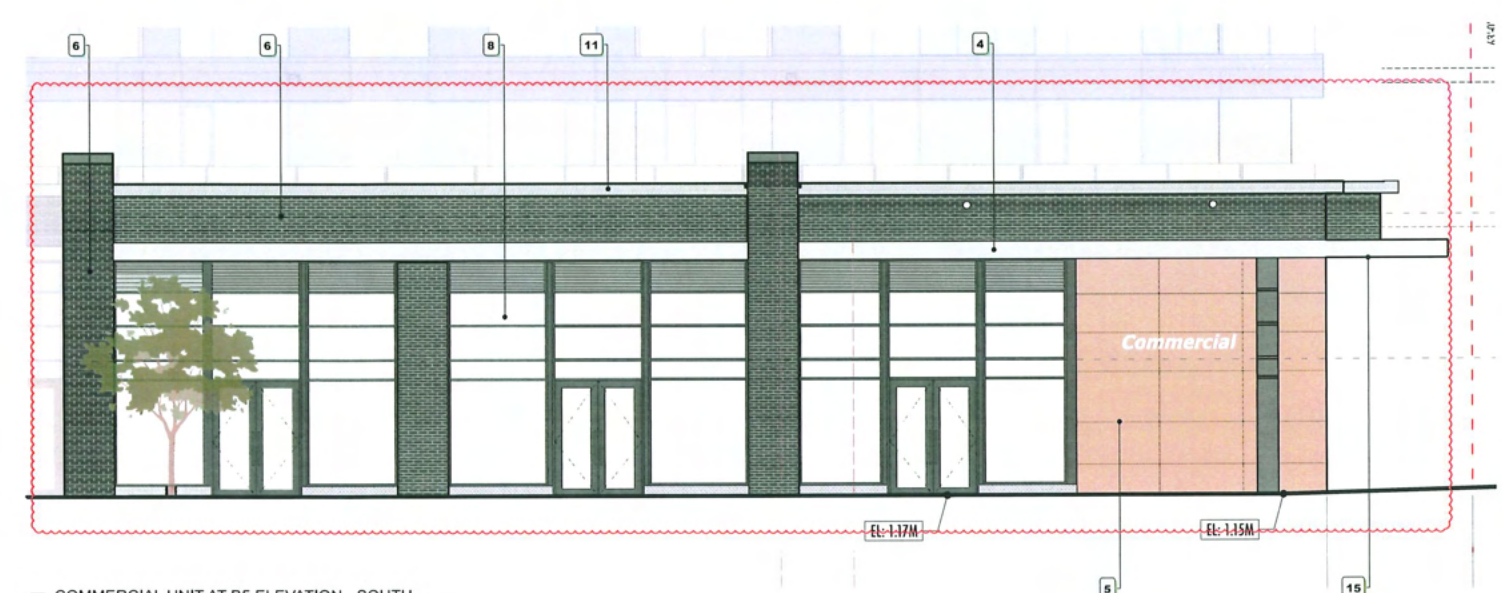
PLAN 11

DP 18-841057

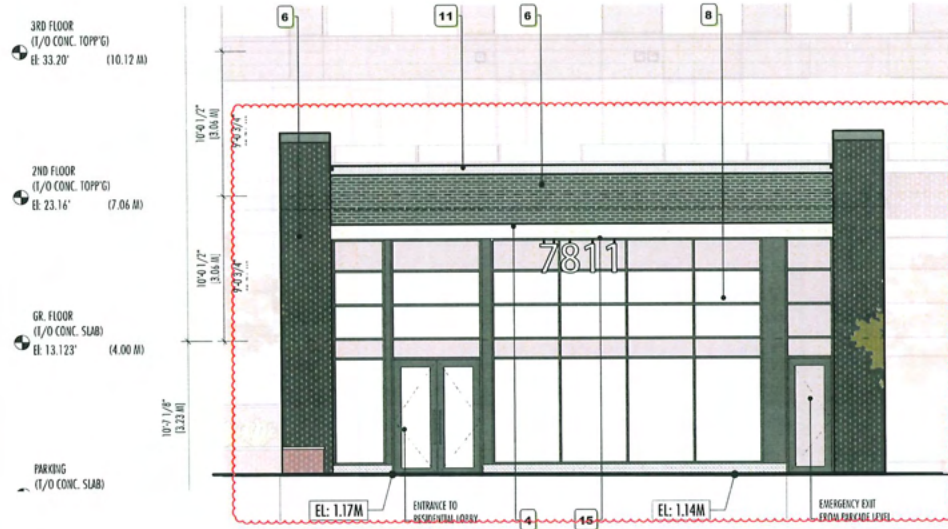
JUN 24 2026



1 COMMERCIAL UNIT AT B5 ELEVATION - EAST
1/4" = 1'-0"



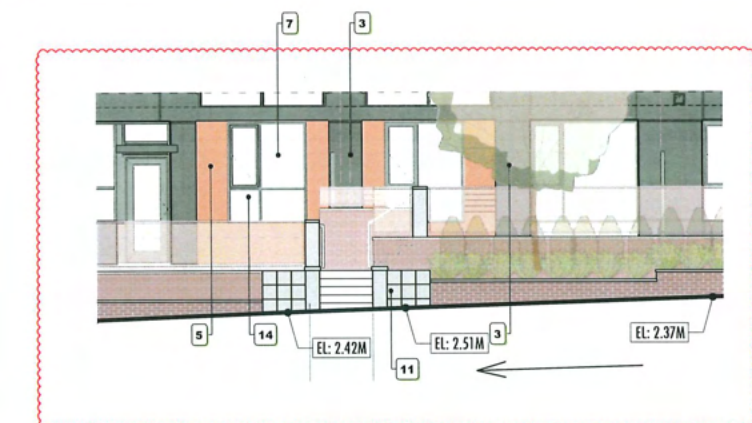
2 COMMERCIAL UNIT AT B5 ELEVATION - SOUTH
1/4" = 1'-0"



3 BUILDING 5 RESIDENTIAL LOBBY ELEVATION - SOUTH
1/4" = 1'-0"

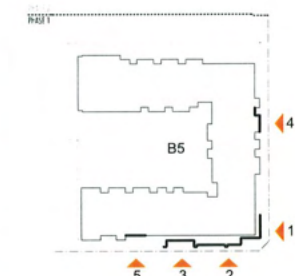


5 BUILDING 5 STREET LEVEL UNIT ELEVATION - SOUTH
1/4" = 1'-0"

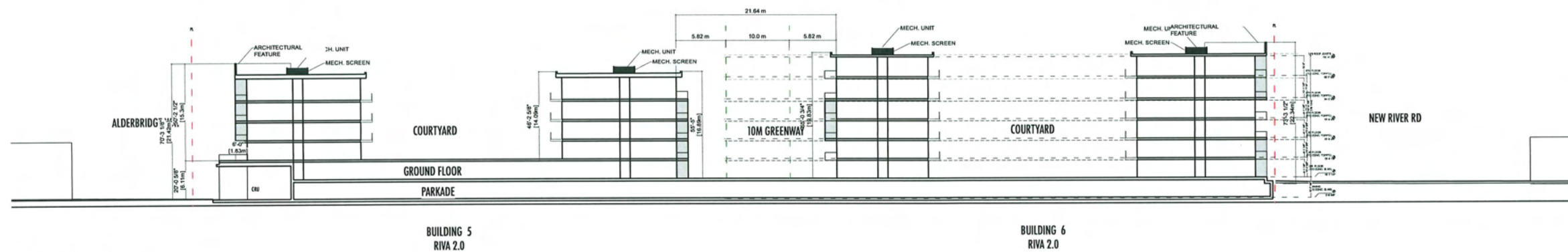
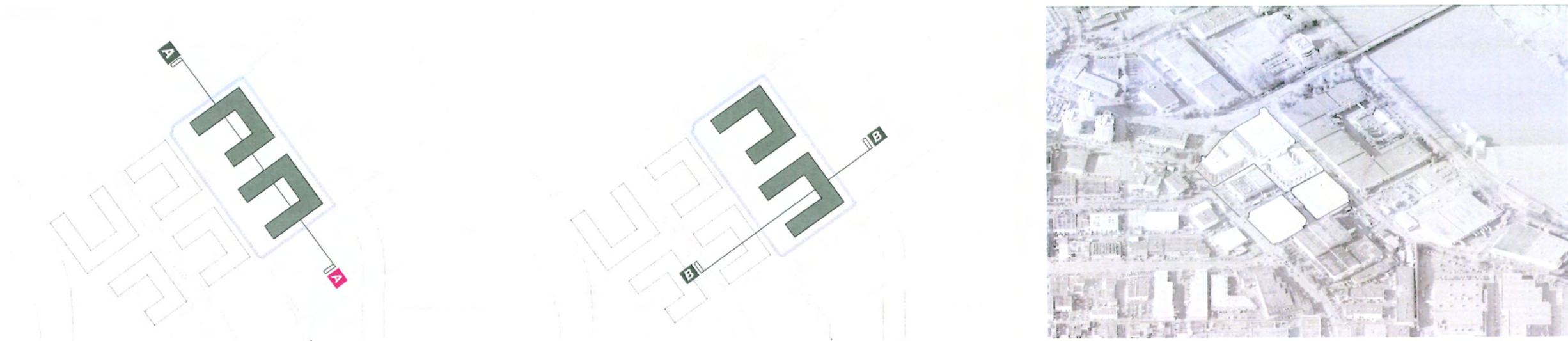


4 BUILDING 5 STREET LEVEL UNIT ELEVATION - EAST
1/4" = 1'-0"

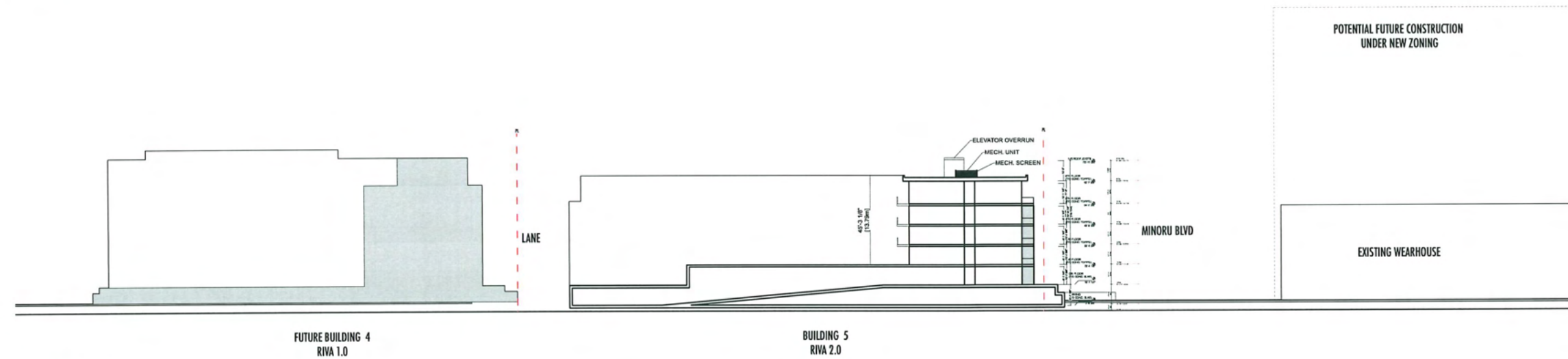
- BUILDING 5 - ELEVATION KEY NOTES:**
- 1 ARCHITECTURAL CONCRETE: PEARL GRAY
 - 2 LONG BOARD TONGUE & GROOVE PLANKS (CEDAR COLOUR)
 - 3 FIBRE CEMENT PANEL : IRON GRAY W/ ALUMINUM TRIM
 - 31 FIBRE CEMENT PANEL : LIGHT GRAY W/ ALUMINUM TRIM
 - 4 FIBRE CEMENT PANEL : PEARL GRAY W/ ALUMINUM TRIM
 - 5 FIBRE CEMENT LAP SIDING - 5" EXPOSURE: SMOOTH (BENJAMIN MOORE "NATURAL CEDARTONE ES-45" SOLID)
 - 6 BRICK CLADDING - DARK GRAY
 - 7 DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GRAY
 - 8 DOUBLE GLAZED ALUMINUM FRAMED STORE FRONT WINDOW
 - 9 DOUBLE GLAZED VINYL FRAMED WINDOW W/ METAL PANELS - LIGHT GRAY
 - 10 LOWER PLANTER WALL : FULL BRICK CLADDING
 - 11 ARCHITECTURAL CONCRETE WALL : PAINTED
 - 12 ALUMINUM SIGNAGE MOUNTED TO CANOPY
 - 13 PARKADE GATE & EXIT DOOR : STEEL - PAINTED
 - 14 METAL & GLASS GUARDRAIL
 - 15 ARCHITECTURAL CONCRETE SOFFIT: PEARL GRAY
 - 16 FIBRE CEMENT SOFFIT BOARD: IRON GRAY
 - 17 METAL AND FROSTED GLASS PRIVACY SCREEN
 - 18 MECHANICAL EQUIPMENT METAL SCREEN
 - SC - SCUPPER
 - VT - VENT
- NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - PEARL GRAY EXCEPT SPECIFIED OTHERWISE



1	ARCHITECT	YAMAMOTO ARCHITECTURE
2	DATE	2025-06-04
3	PROJECT	7811 Alberbridge Way, Richmond, BC
4	CLIENT	Riva Building 5
5	DESIGNER	Yamamoto Architecture
6	DATE	2025-06-04
7	PROJECT	7811 Alberbridge Way, Richmond, BC
8	CLIENT	Riva Building 5
9	DESIGNER	Yamamoto Architecture
10	DATE	2025-06-04
11	PROJECT	7811 Alberbridge Way, Richmond, BC
12	CLIENT	Riva Building 5
13	DESIGNER	Yamamoto Architecture
14	DATE	2025-06-04
15	PROJECT	7811 Alberbridge Way, Richmond, BC
16	CLIENT	Riva Building 5
17	DESIGNER	Yamamoto Architecture
18	DATE	2025-06-04
19	PROJECT	7811 Alberbridge Way, Richmond, BC
20	CLIENT	Riva Building 5
21	DESIGNER	Yamamoto Architecture
22	DATE	2025-06-04
23	PROJECT	7811 Alberbridge Way, Richmond, BC
24	CLIENT	Riva Building 5
25	DESIGNER	Yamamoto Architecture
26	DATE	2025-06-04
27	PROJECT	7811 Alberbridge Way, Richmond, BC
28	CLIENT	Riva Building 5
29	DESIGNER	Yamamoto Architecture
30	DATE	2025-06-04
31	PROJECT	7811 Alberbridge Way, Richmond, BC
32	CLIENT	Riva Building 5
33	DESIGNER	Yamamoto Architecture
34	DATE	2025-06-04
35	PROJECT	7811 Alberbridge Way, Richmond, BC
36	CLIENT	Riva Building 5
37	DESIGNER	Yamamoto Architecture
38	DATE	2025-06-04
39	PROJECT	7811 Alberbridge Way, Richmond, BC
40	CLIENT	Riva Building 5
41	DESIGNER	Yamamoto Architecture
42	DATE	2025-06-04
43	PROJECT	7811 Alberbridge Way, Richmond, BC
44	CLIENT	Riva Building 5
45	DESIGNER	Yamamoto Architecture
46	DATE	2025-06-04
47	PROJECT	7811 Alberbridge Way, Richmond, BC
48	CLIENT	Riva Building 5
49	DESIGNER	Yamamoto Architecture
50	DATE	2025-06-04



4 SITE SECTION AA
1"=20'-0"



5 SITE SECTION BB
1"=20'-0"

NO.	DATE	ISSUE
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB 26th, 2019	ISSUED FOR DP APPLICATION

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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TYPE -

Site Sections

SCALE - 1"=20'-0"

DATE - APR 8, 2019

DRAWN BY - PS

CHECKED BY -

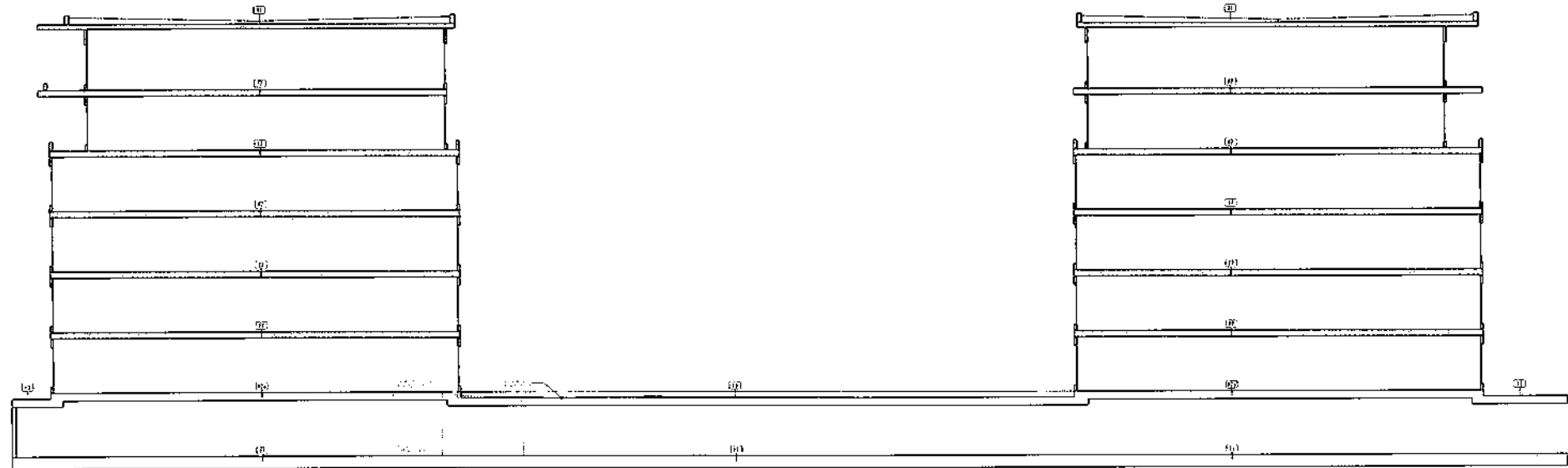
SHEET NO -
A.0.12

PROJ NO - 1601

DP 18-841057

PLAN 13

JUN 24 2026

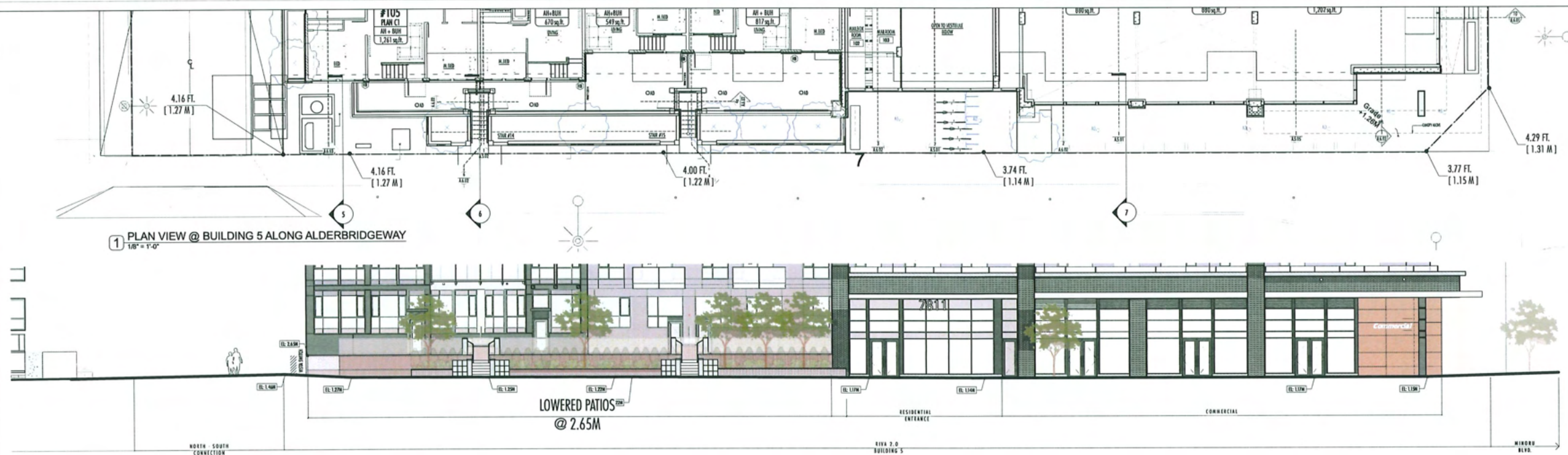


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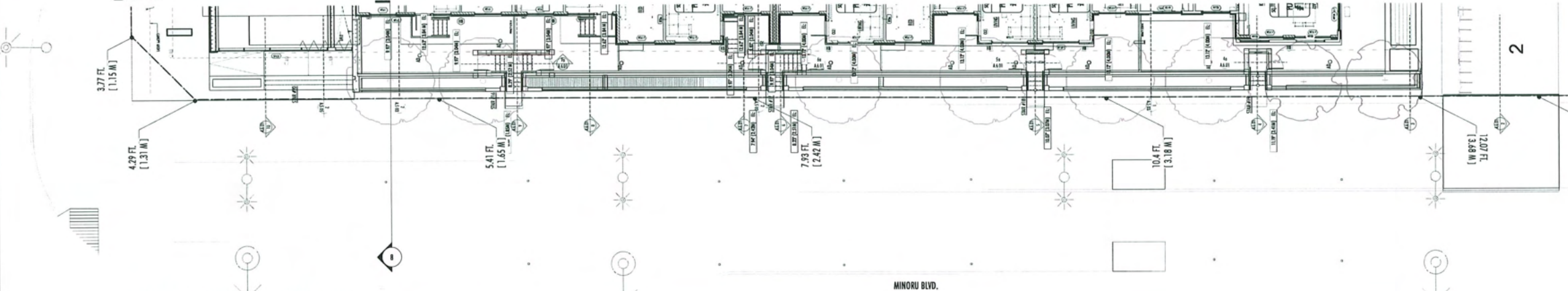
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Russ Building 5	
Address: 600 N. W. 7th St. Rooming #2	
Billing Section	
DATE: _____	
A.4.01	



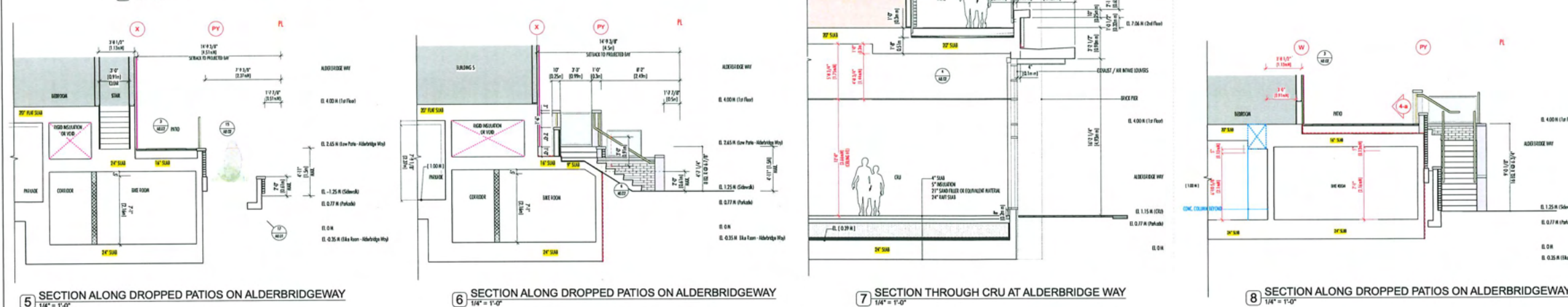
1 PLAN VIEW @ BUILDING 5 ALONG ALDERBRIDGEWAY
1/8" = 1'-0"

2 STREETSCAPE @ BUILDING 5 ALONG ALDERBRIDGEWAY
1/8" = 1'-0"



3 PLAN VIEW @ BUILDING 5 ALONG MINORU
1/8" = 1'-0"

4 STREETSCAPE @ BUILDING 5 ALONG MINORU
1/8" = 1'-0"



5 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"

6 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"

7 SECTION THROUGH CRU AT ALDERBRIDGE WAY
1/4" = 1'-0"

8 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"

I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB 26th, 2019	ISSUED FOR DP APPLICATION
NO	DATE	ISSUE

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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

Residences at Riva-2

7811 Alderbridge Way
Richmond, BC

Street Sections

SCALE - AS NOTED

DATE - APR 8, 2019

DRAWN - PS

CHECKED -

SHEET NO -

A.0.10

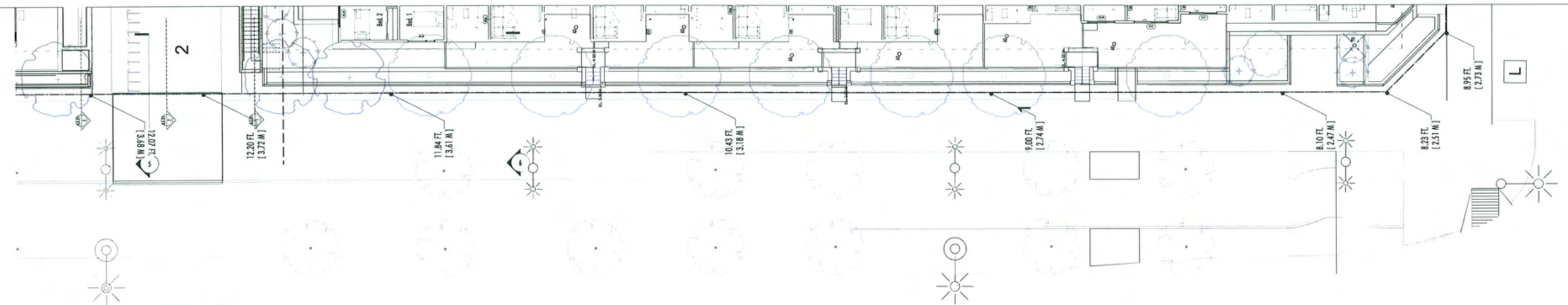
NO. 10 -

1601

PLAN 15

DP 18-841057

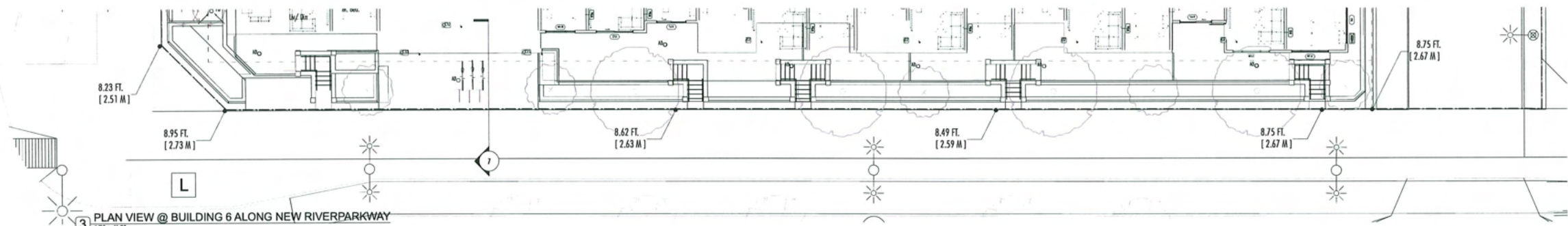
JUN 24 2026



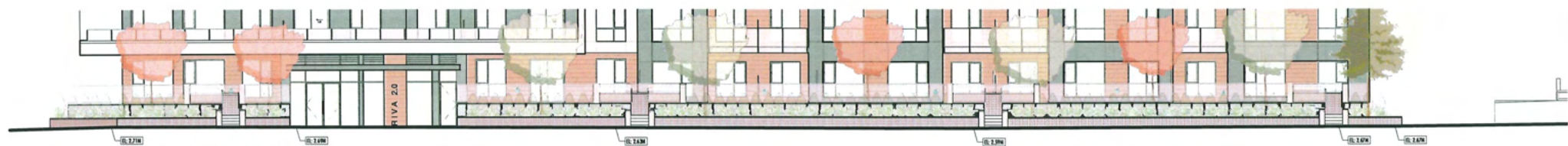
1 PLAN VIEW @ BUILDING 6 ALONG MINORU
1/8" = 1'-0"



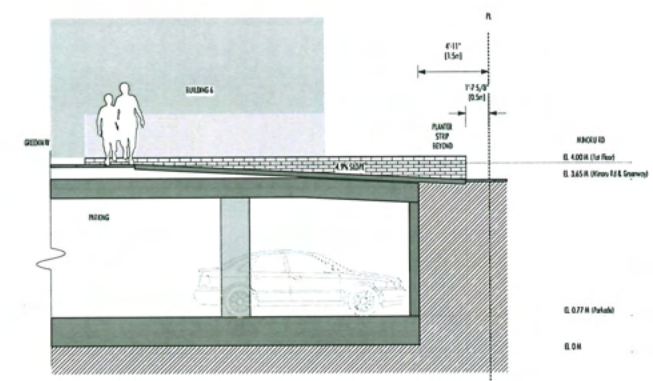
2 STREETSCAPE @ BUILDING 6 ALONG MINORU
1/8" = 1'-0"



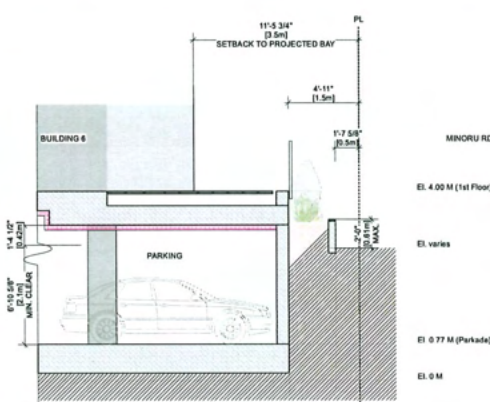
3 PLAN VIEW @ BUILDING 6 ALONG NEW RIVERPARKWAY
1/8" = 1'-0"



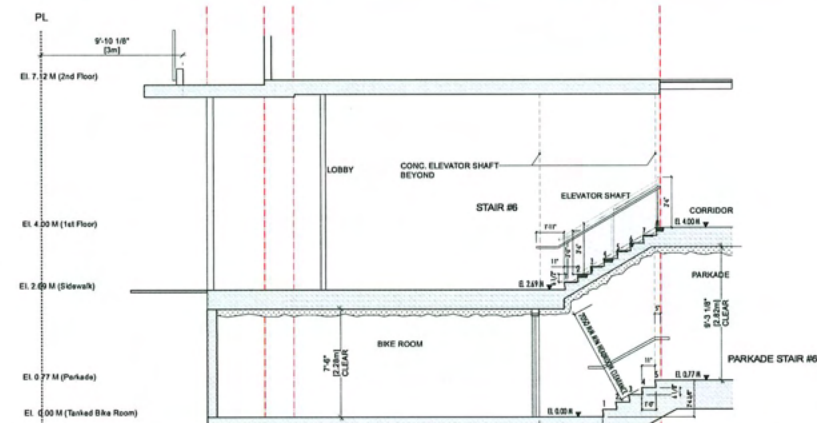
4 STREETSCAPE @ BUILDING 6 ALONG NEW RIVERPARKWAY
1/8" = 1'-0"



5 SECTION ALONG GREENWAY AT MINORU
1/4" = 1'-0"



6 SECTION ALONG PATIOS ON MINORU
1/4" = 1'-0"



7 SECTION THROUGH ENTRANCE LOBBY AT NEW RIVER PARKWAY
1/4" = 1'-0"

NO	DATE	ISSUE
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB 26th, 2019	ISSUED FOR DP APPLICATION

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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

Street Sections

SCALE - AS NOTED

DATE - APR 8, 2019

DRAWN - PS

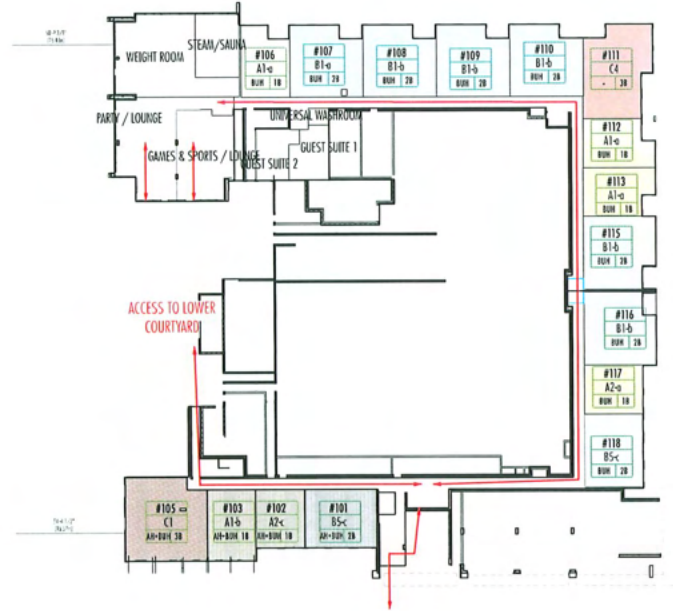
SHEET NO -
A.0.11

NO - 1601

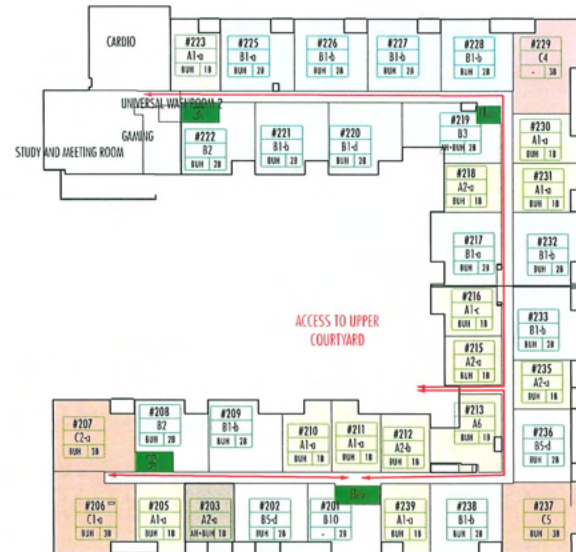
PLAN 16

DP 18-841057

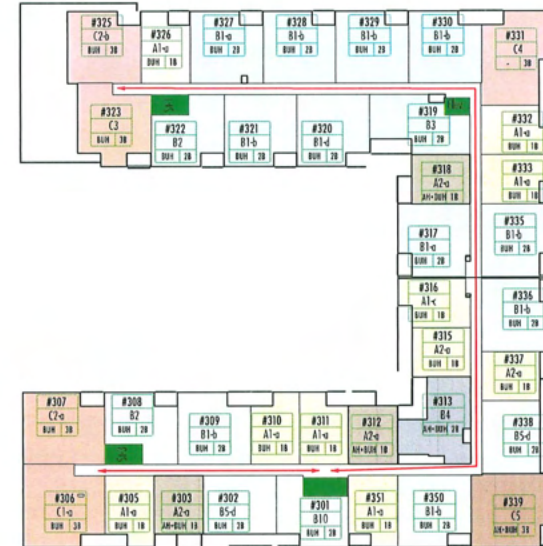
JUN 24 2026



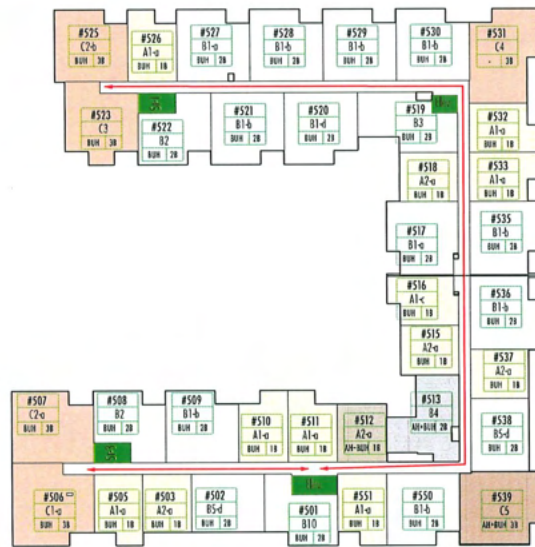
1 Building 5- Ground Lvl.



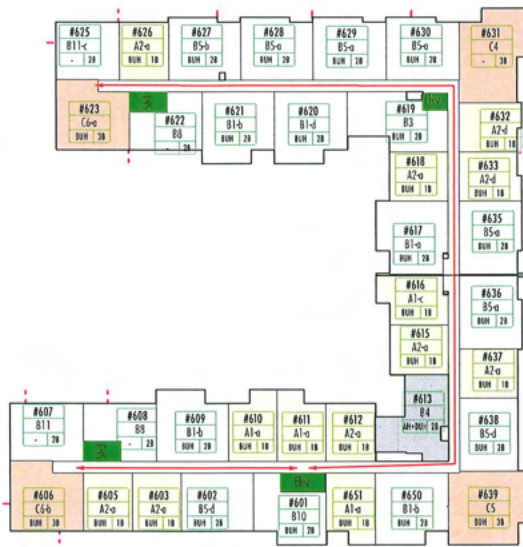
2 Building 5- 02 Lvl.



3 Building 5- 03 Lvl.



4 Building 5- 04 Lvl.



5 Building 5- 05 Lvl.

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	36477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 0.85	1524 sq m
AFFORDABLE HOUSING PROPOSED IN B5	91 sq m
AFFORDABLE HOUSING PROPOSED IN B6	532 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	613 sq m

AFFORDABLE UNITS - BUILDING B5

TYPE	AREA	COUNT
1 BED UNITS		
B1-a	62.25 sq m	1
B1-b	60.93 sq m	5
B1-c	51.03 sq m	1
TOTAL	368 sq m	7.0
2 BED UNITS		
B2	88.9 sq m	1
B3	81.61 sq m	3
B4	75.93 sq m	1
TOTAL	405 sq m	5.0
3 BED UNITS		
C1	117.14 sq m	1
C2	103.44 sq m	1
C3	102.02 sq m	1
TOTAL	322 sq m	3.0
TOTAL	1,096 sq m	15

AFFORDABLE UNITS - BUILDING B6

TYPE	AREA	COUNT
1 BED UNITS (Avg.)	0 sq m	
2 BED UNITS		
B1-a	77	1.0
B1-b	82	3.0
TOTAL	323 sq m	4.0
3 BED UNITS		
C1	87	2.0
C2	175	2.0
TOTAL	478 sq m	6

MARKET UNITS - BUILDING B5 AVG. 74 sq m

TYPE	AREA (sq m)	COUNT
1 BED UNITS (Avg.)		50 sq m
A1-a	57.56	27
A1-c	56.01	4
A2-a	50.93	17
A2-b	50.91	1
A2-d	53	2
A6	77.03	1
TOTAL	2878	52
2 BED UNITS (Avg.)		78 sq m
B1-a	85.14	8
B1-b	87.9	32
B1-d	87.86	4
B2	74.9	6
B3	85.47	3
B5-a	79.84	5
B5-b	78.07	2
B5-c	75.93	1
B5-d	75.81	8
B8	62.81	1
B10	72.46	4
B11	76.11	1
B11-c	65.55	1
TOTAL	6293	76
3 BED UNITS (Avg.)		95 sq m
C1-a	108.55	3
C2-a	98.25	3
C2-b	88.23	2
C3	90.22	2
C4	102	5
C5	103.44	2
C6-a	85.47	1
C6-b	85.36	1
TOTAL	1865	19

BUILDING 5 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE HOUSING		
	TOTAL	[BUNK]	TOTAL	[BUNK]	TOTAL	[BUNK]	TOTAL	[BUNK]		SERVICE	CIRC.	AMENITY	EQUIP. EX.	BUH EX.		1 B	2 B	3 B
-									2,946 sq m						0 sq m	0	0	0
B5	13	[13]	20	[19]	4	[3]	37	[33]	3,116 sq m		50 sq m	0 sq m	38 sq m	69 sq m	2,788 sq m	0	1	0
B3	13	[10]	18	[18]	6	[5]	37	[33]	3,115 sq m		50 sq m	0 sq m	38 sq m	69 sq m	2,959 sq m	3	1	1
B2	14	[13]	17	[16]	4	[3]	35	[32]	3,246 sq m		50 sq m	322 sq m	36 sq m	65 sq m	2,773 sq m	1	1	0
B1	6	[4]	8	[7]	2	[1]	16	[12]	2,242 sq m	175 sq m		470 sq m	16 sq m	30 sq m	1,552 sq m	2	1	1
P1	0	[0]	0	[0]	0	[0]	0	[0]	359 sq m			0 sq m	0 sq m	0 sq m	359 sq m	0	0	0
UNIT MIX	59	[57]	81	[74]	22	[17]	162	[147]	15,024 sq m	175 sq m	200 sq m	791 sq m	166 sq m	302 sq m	13,391 sq m	7	5	3
	36%		50%		14%		100%	91%								15 Units		

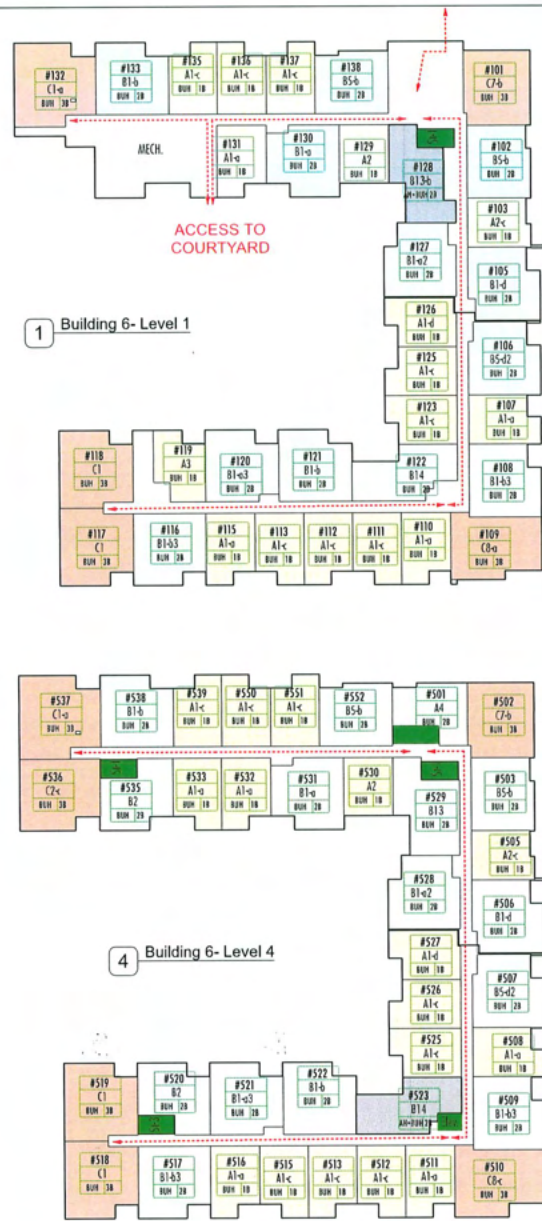
100% OF AH UNITS OF B5 COMPLY WITH BUHF

100% OF AH UNITS OF B5 COMPLY WITH BUHF

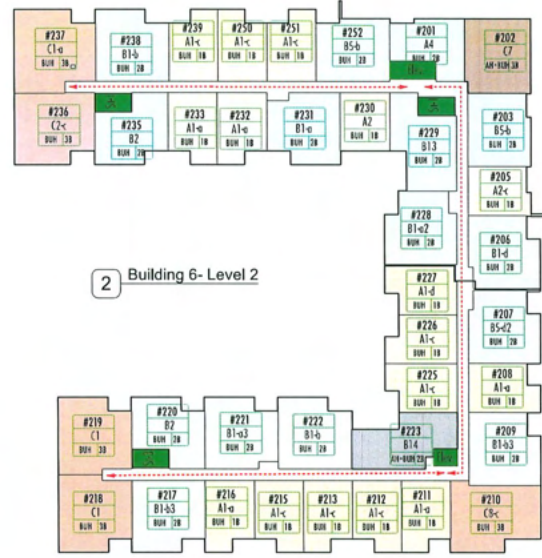
ACCESSIBILITY STRATEGY: RED DOTTED LINE INDICATES WHEEL CHAIR ROUTE TO COMMON AREAS & AMENITIES

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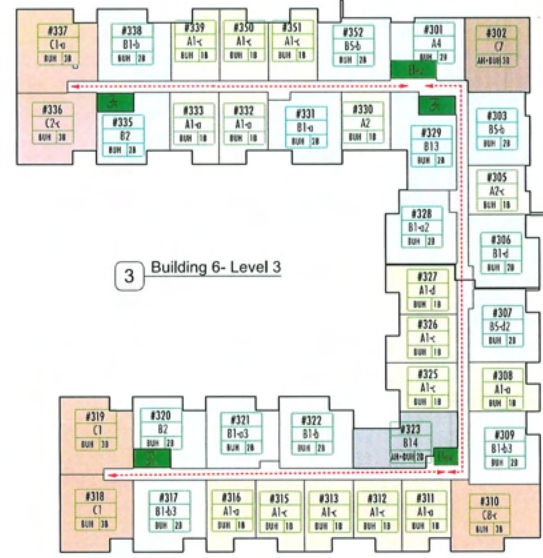
YAMAMOTO ARCHITECTURE	
202 - 33 East 8th Avenue Vancouver, BC V6P 1G5 T: 604.731.1327 F: 604.731.1327	
PROJECT - Riva Building 5	
1211 Abbotsford Way Richmond, B.C.	
DRAWING TITLE - BUILDING 5 (BUH + AH)	
SCALE - B5	SHEET NO. - A.0.15
DATE - NOV 16, 2019	
DRAWN BY - JS	
CHECKED BY -	FILE NO. - 581



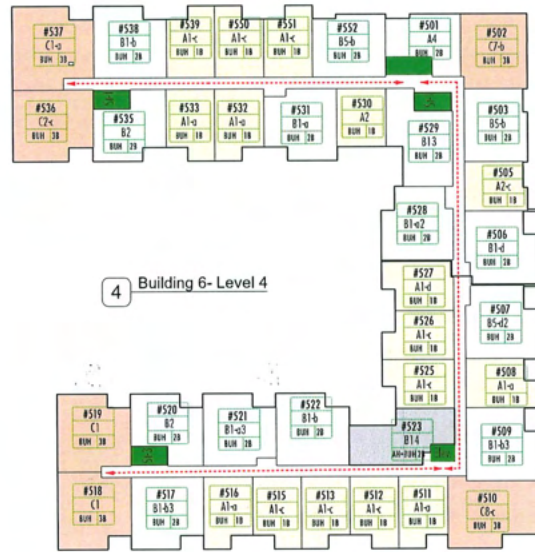
1 Building 6- Level 1



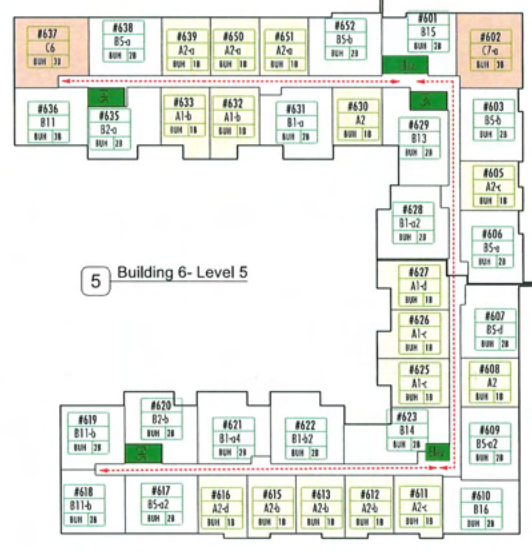
2 Building 6- Level 2



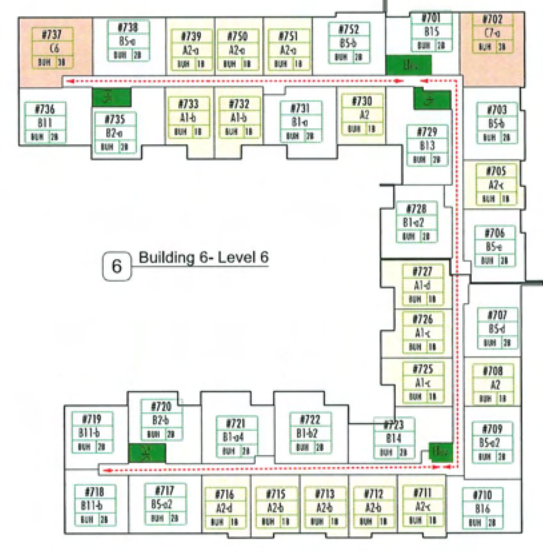
3 Building 6- Level 3



4 Building 6- Level 4



5 Building 6- Level 5



6 Building 6- Level 6

BUILDING 6 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]		SERVICE	CIRCULATION	AMENITY	EQUIP. EX.	BUH EX.		1 B	2 B	3 B
06	16	[16]	20	[20]	2	[2]	38	[38]	2,909 sq m		62sq m	0sq m	39sq m	71sq m	2,738sq m	0	0	0
05	16	[16]	20	[20]	2	[2]	38	[38]	2,909 sq m		58sq m	0sq m	39sq m	71sq m	2,741sq m	0	0	0
04	16	[16]	16	[15]	6	[6]	38	[37]	3,131 sq m		58sq m	0sq m	39sq m	71sq m	2,963sq m	0	1	0
03	16	[16]	16	[15]	6	[5]	38	[36]	3,132 sq m		58sq m	0sq m	39sq m	71sq m	2,964sq m	0	1	1
02	16	[16]	16	[15]	6	[5]	38	[36]	3,132 sq m		59sq m	0sq m	39sq m	71sq m	2,964sq m	0	1	1
01	16	[16]	13	[12]	5	[5]	34	[33]	3,064 sq m	100sq m		0sq m	35sq m	63sq m	2,866sq m	0	1	0
Unit mix	96	[96]	101	[97]	27	[25]	224	[218]	18,277.07 sq m	100sq m	296sq m	0sq m	228sq m	417sq m	17,236 sq m	0	4	2
		43%		45%		12%	100%	97%								6 Units		

100% OF AH UNITS OF B6 COMPLY WITH BUHF

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	30,724 sq m
AFFORDABLE HOUSING AREA TO BE @ 5% PROVIDED	1,536 sq m
AFFORDABLE HOUSING PROPOSED IN B5	0 sq m
AFFORDABLE HOUSING PROPOSED IN B6	0 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	0 sq m

AFFORDABLE UNITS - BUILDING B6

1 BED UNITS (Avg.)			0 sq m
TYPE	AREA	COUNT	
TOTAL	0 sq m	0.0	
2 BED UNITS			0 sq m
TYPE	AREA	COUNT	
B6a	77	1.0	
B6b	82	3.0	
TOTAL	322 sq m	4.0	
3 BED UNITS			0 sq m
TYPE	AREA	COUNT	
B7	27	2.0	
TOTAL	175 sq m	2.0	
TOTAL	498 sq m	6	

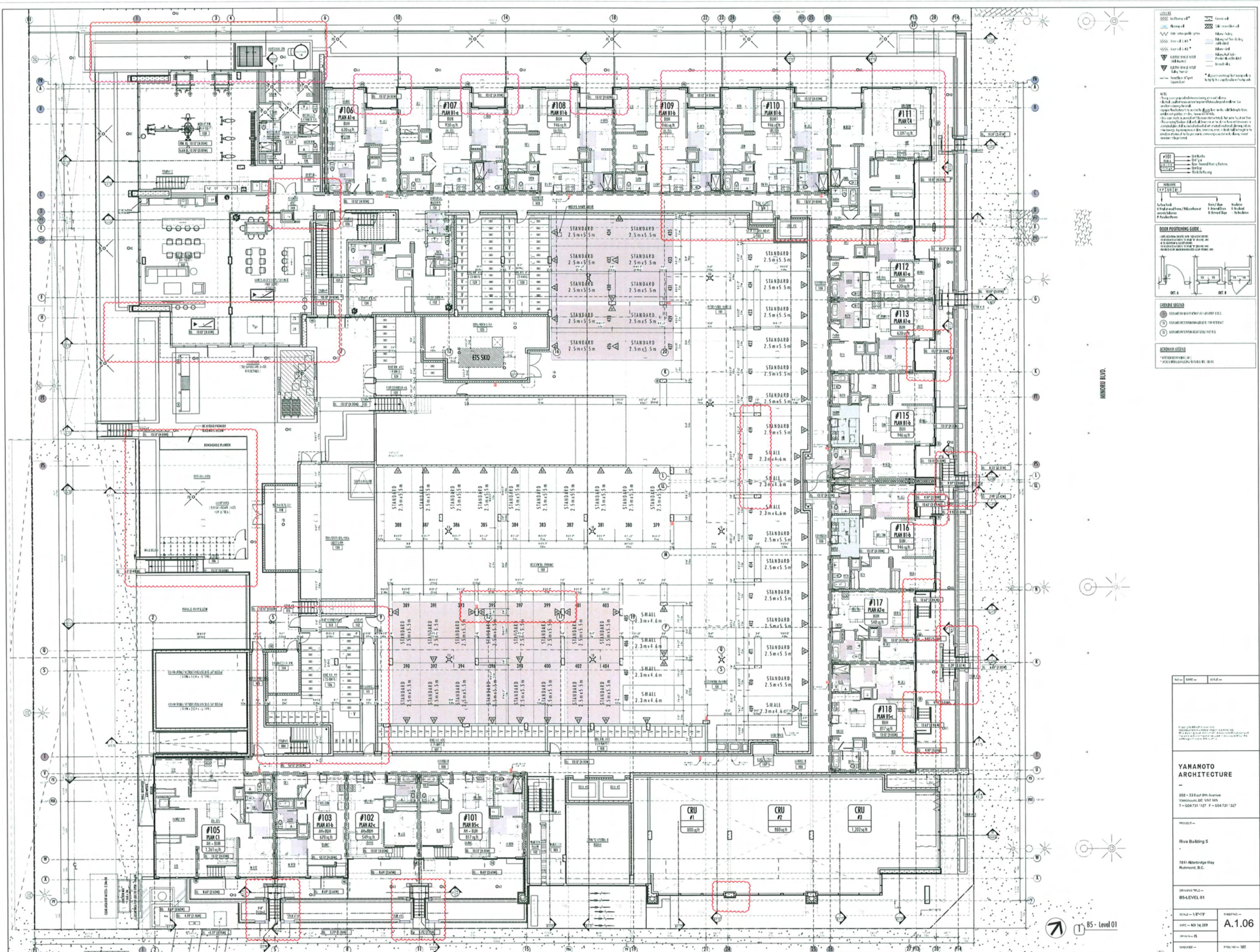
100% OF AH UNITS OF B6 COMPLY WITH BUHF

ACCESSIBILITY STRATEGY:
RED DOTTED LINE INDICATES
WHEEL CHAIR
ROUTE TO COMMON AREAS &
AMENITIES

MARKET UNITS - BUILDING B6

1 BED UNITS (Avg.)			56 sq m
TYPE	AREA	COUNT	
A1-a	58 sq.m.	19.0	
A1-b	58 sq.m.	4.0	
A2	53 sq.m.	0.0	
A2-c	53 sq.m.	0.0	
A3	56 sq.m.	1.0	
TOTAL	2,238 sq m	40.0	
2 BED UNITS (Avg.)			81 sq m
TYPE	AREA	COUNT	
A4	65 sq.m.	3.0	
B1	88 sq.m.	0.0	
B1-a	85 sq.m.	6.0	
B1-b	85 sq.m.	6.0	
B1-c	85 sq.m.	4.0	
B1-d	85 sq.m.	2.0	
B1-e	88 sq.m.	0.0	
B1-f	88 sq.m.	2.0	
B1-g	88 sq.m.	2.0	
B1-h	88 sq.m.	0.0	
B1-i	86 sq.m.	4.0	
B2	75 sq.m.	6.0	
B2-a	74 sq.m.	2.0	
B2-b	75 sq.m.	2.0	
B2-c	76 sq.m.	2.0	
B2-d	80 sq.m.	12.0	
B2-e	74 sq.m.	2.0	
B2-f	78 sq.m.	2.0	
B2-g	76 sq.m.	4.0	
B2-h	86 sq.m.	4.0	
B11	76 sq.m.	2.0	
B11-a	70 sq.m.	4.0	
B12	78 sq.m.	6.0	
B13	89 sq.m.	5.0	
B14	82 sq.m.	3.0	
B15	66 sq.m.	2.0	
B16	74 sq.m.	2.0	
TOTAL	2,868 sq m	97.0	
3 BED UNITS (Avg.)			98 sq m
TYPE	AREA	COUNT	
C1-a	93 sq.m.	4.0	
C1	109 sq.m.	8.0	
C2-a	97 sq.m.	3.0	
C6	87 sq.m.	2.0	
C7-a	87 sq.m.	2.0	
C7-b	87 sq.m.	2.0	
C8	96 sq.m.	1.0	
C8-c	101 sq.m.	3.0	
TOTAL	2,456 sq m	25.0	

NAME	DATE	STATUS
YAMAMOTO ARCHITECTURE		
202 - 33 East 9th Avenue Vancouver, BC V6T 1G6 T: 604.731.1127 F: 604.731.1327		
PROJECT -		
Riva Building 6		
7028 River Parkway Richmond, B.C.		
DRAWING TITLE -		
BUILDING 6 (BUH + AH)		
SCALE - NTS	SHEET NO. -	
DATE - NOV. 1st 2019	A.0.16	
DRAWN BY - PS		
CHECKED BY -	P.04/10 - 1601	



JUN 24 2026

PLAN 20

DP 18-841057

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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YAMAHOTO ARCHITECTURE

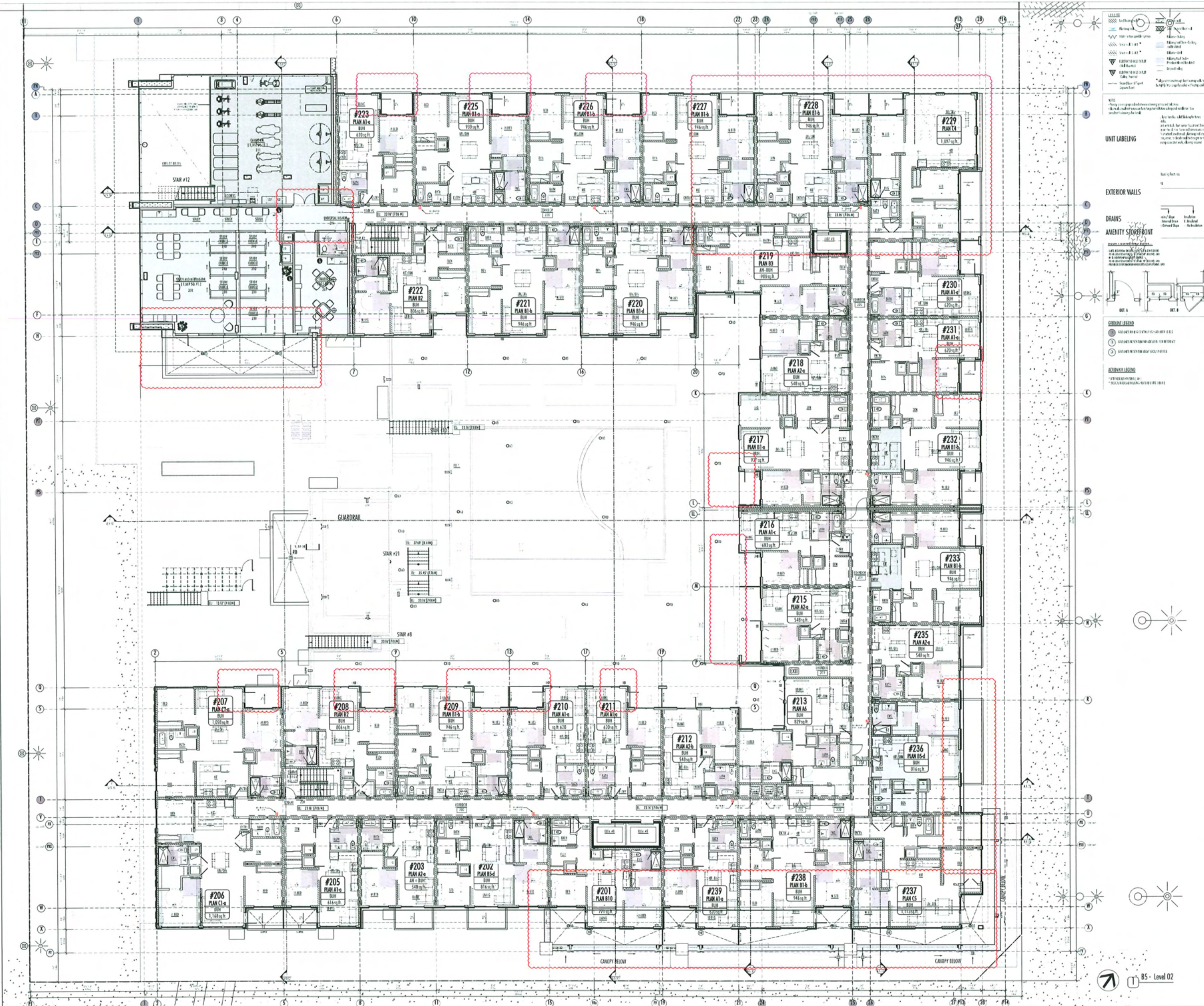
202 - 33 East 8th Avenue
Vancouver, BC V6T 1S6
T: 604.731.1127 F: 604.731.1327

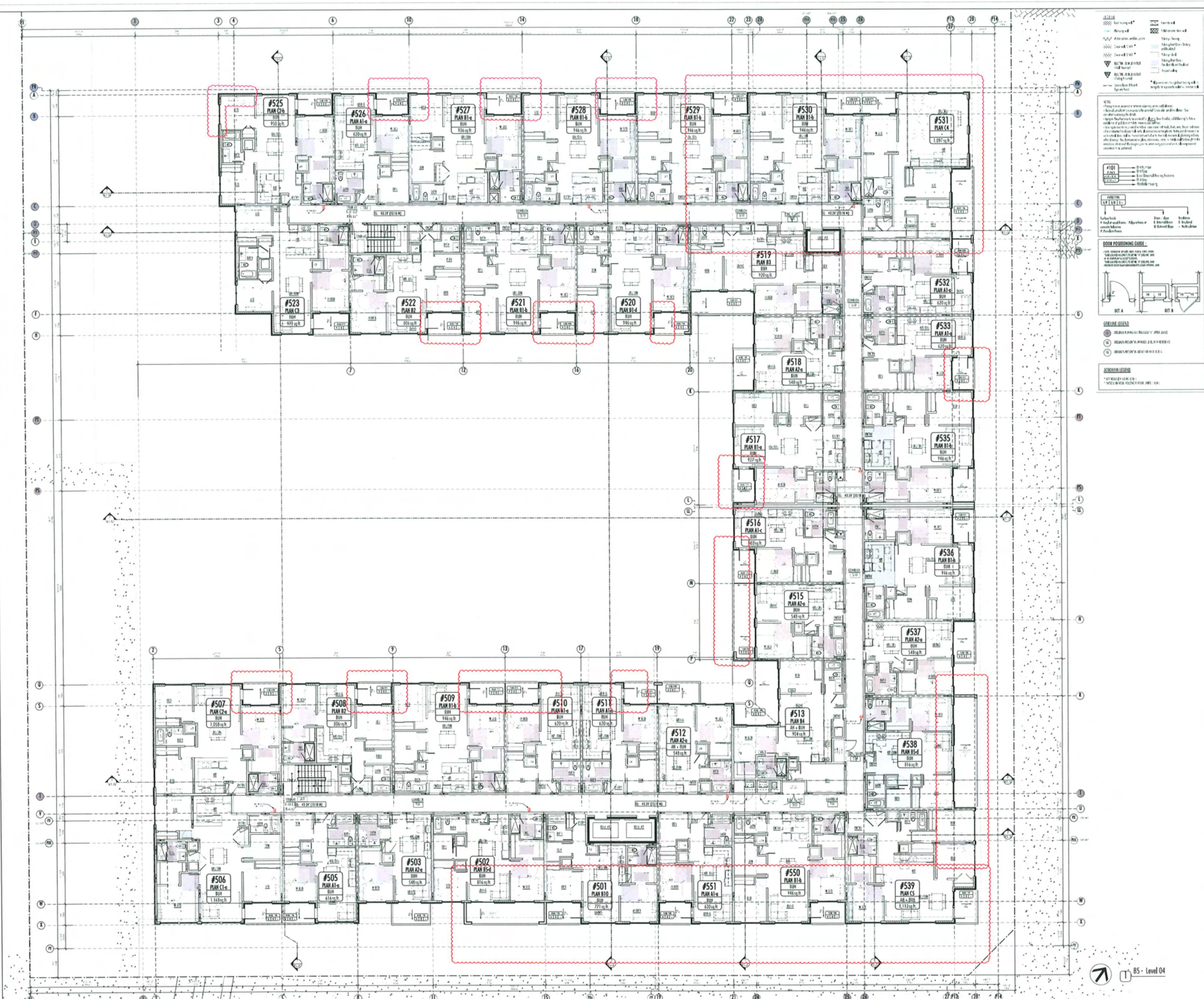
PROJECT: Riva Building 5
7811 Alderbridge Way
Richmond, B.C.

DRIVING: B5-LEVEL 02

SCALE: 1/8"=1'-0"
DATE: NOV 14, 2025
DRAWN BY: JS
CHECKED BY: PHD/VO - SBB

SHEET NO: A.1.07





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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1S5
T: 604.731.1127 F: 604.731.1127

PROJECT

Riva Building 5

7811 Abernethy Way
Richmond, B.C.

DRIVING FILE

BS-LEVEL 04

SCALE

1/8" = 1'-0"

DATE

NOV 16 2019

DESIGNER

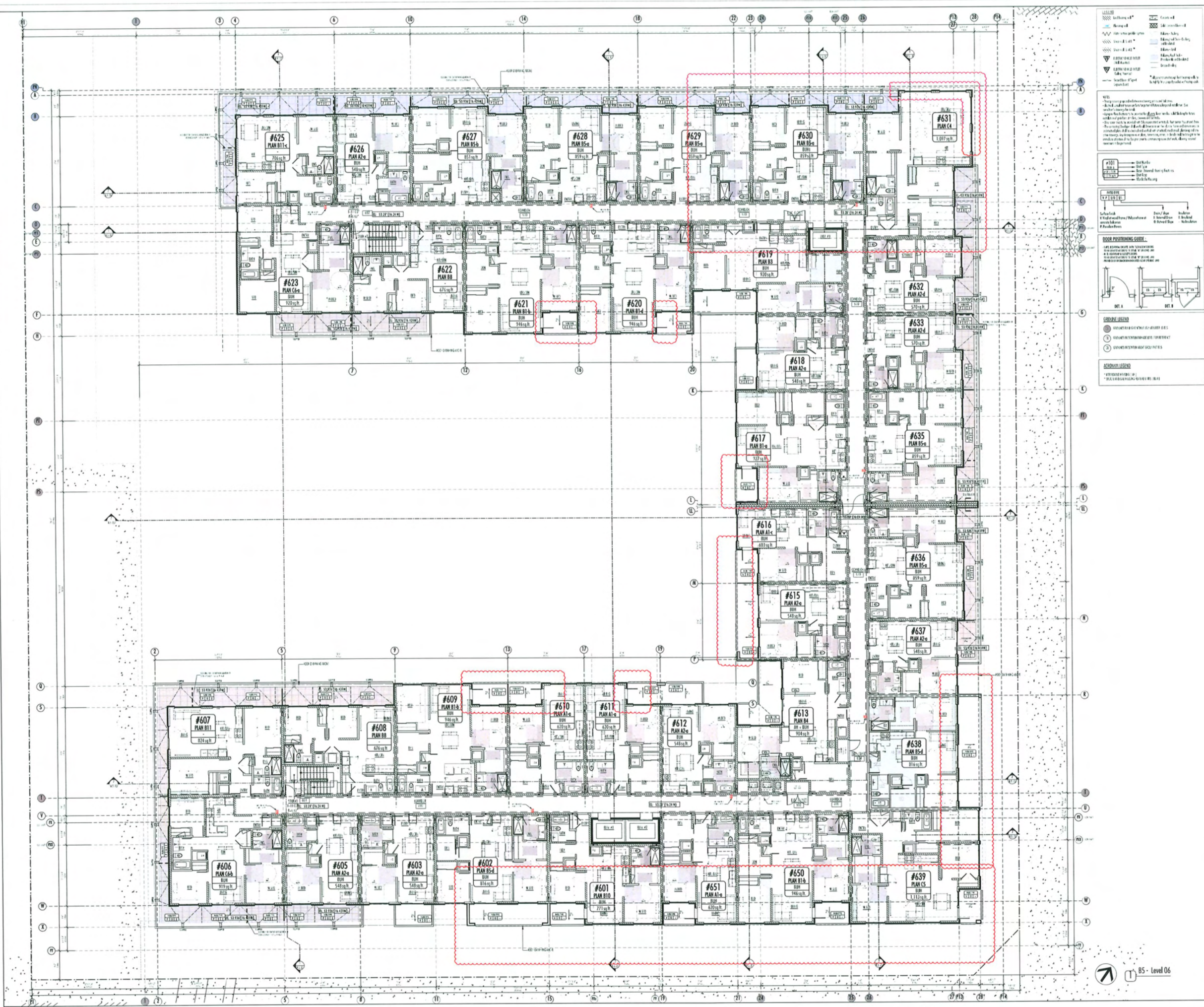
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SHEET NO.

A.1.09



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6M 1S6
T: 604.731.1127 F: 604.731.1327

PROJECT: Riva Building 5

7811 Alderbridge Way
Richmond, B.C.

DRAWING FILE: B5-LEVEL 06

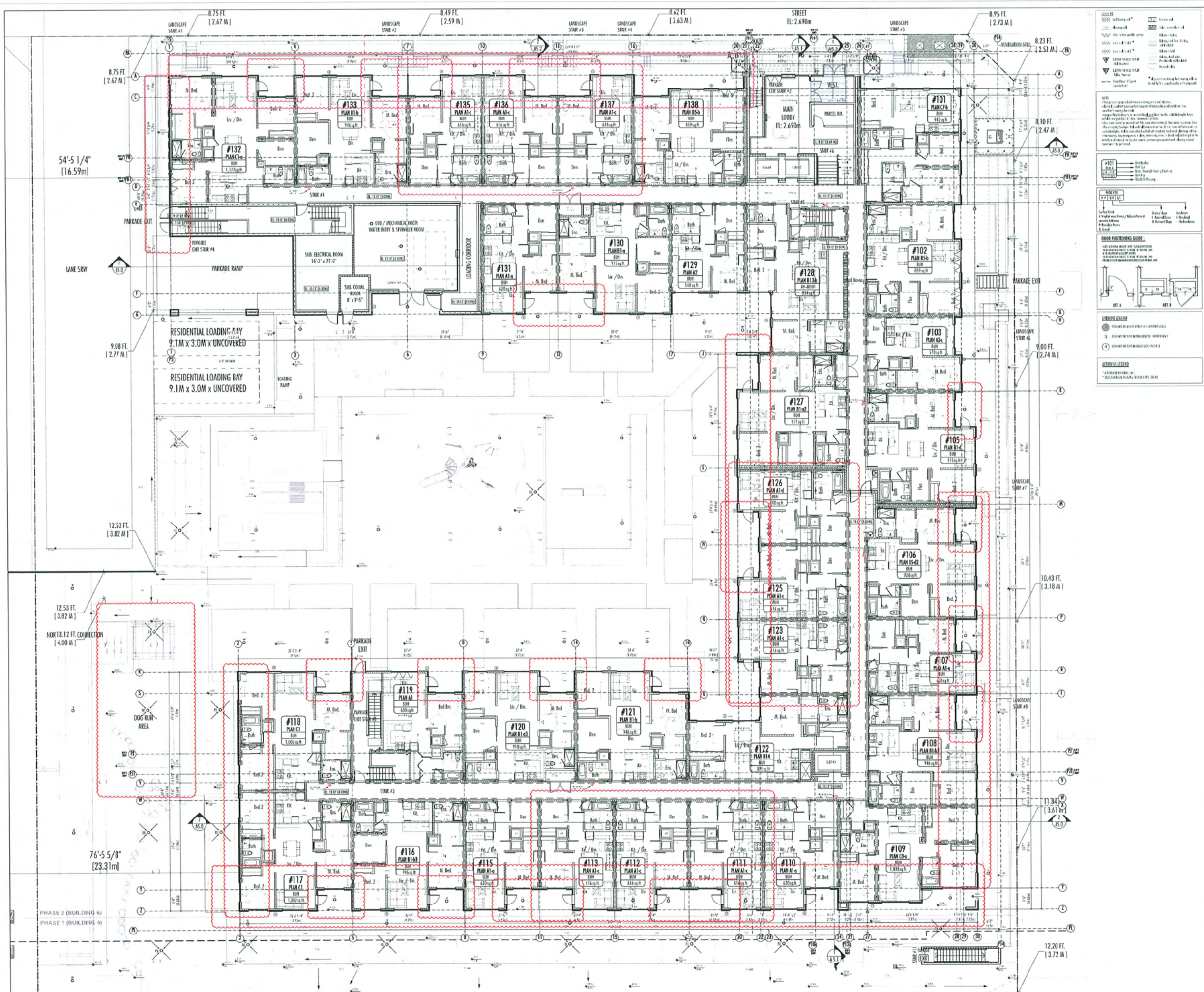
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SHEET: 06 of 20

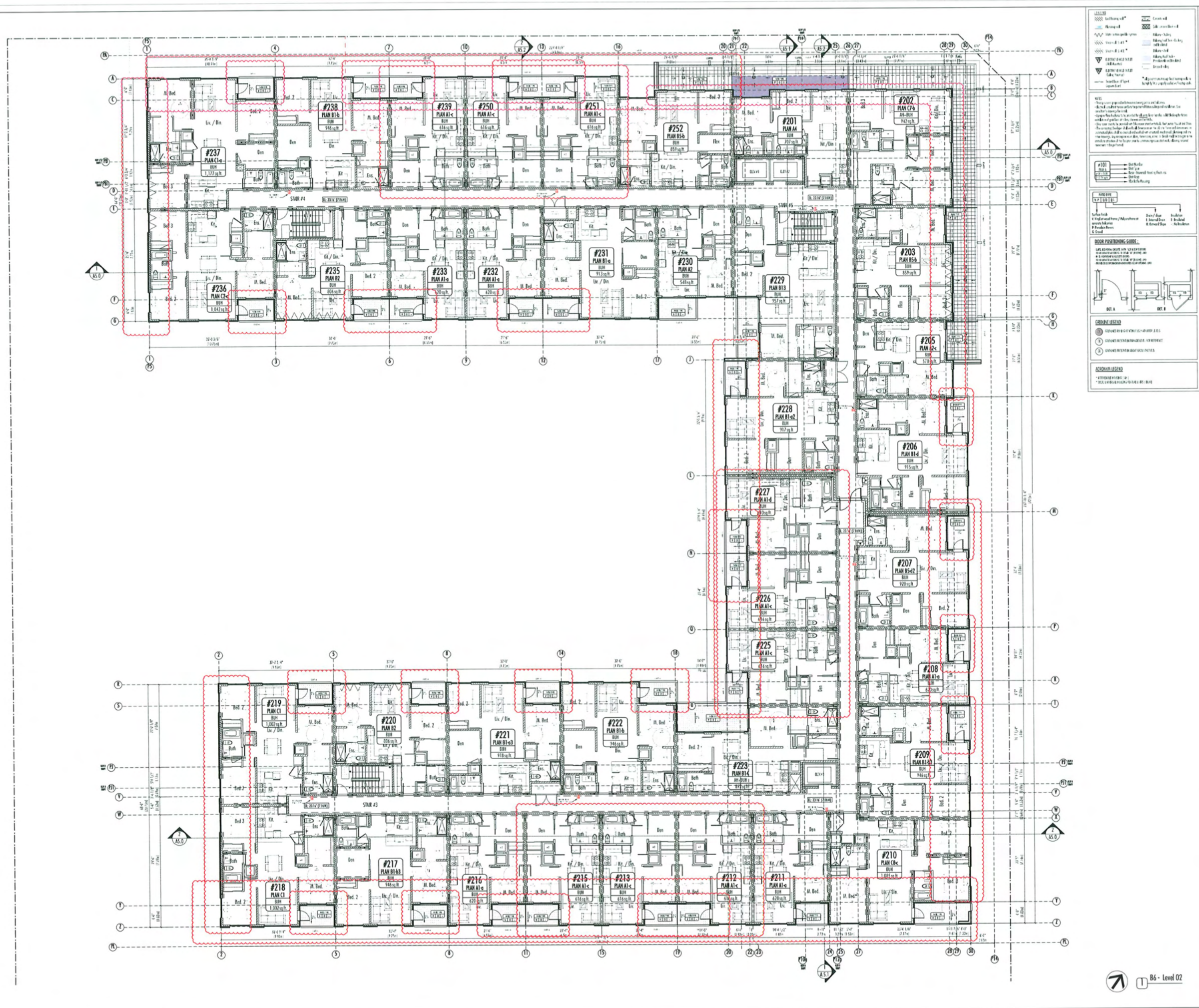
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SHEET NO: A.1.10

PROJECT NO: 18-841057



YAMAMOTO ARCHITECTURE	
302 - 33 East 8th Avenue Vancouver, BC V6T 1B6 T: 604.731.1227 F: 604.731.1227	
PROJECT -	
Riva Building 6	
7028 River Parkway Richmond, B.C.	
DRAWING TITLE -	
B5-LEVEL 01	
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - NOV. 1st, 2019	A.1.12
DRAWN BY -	PS
CHECKED BY -	PS



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PLAN 26

DP 18-841057

JUN 24 2026

YANAMOTO
ARCHITECTURE

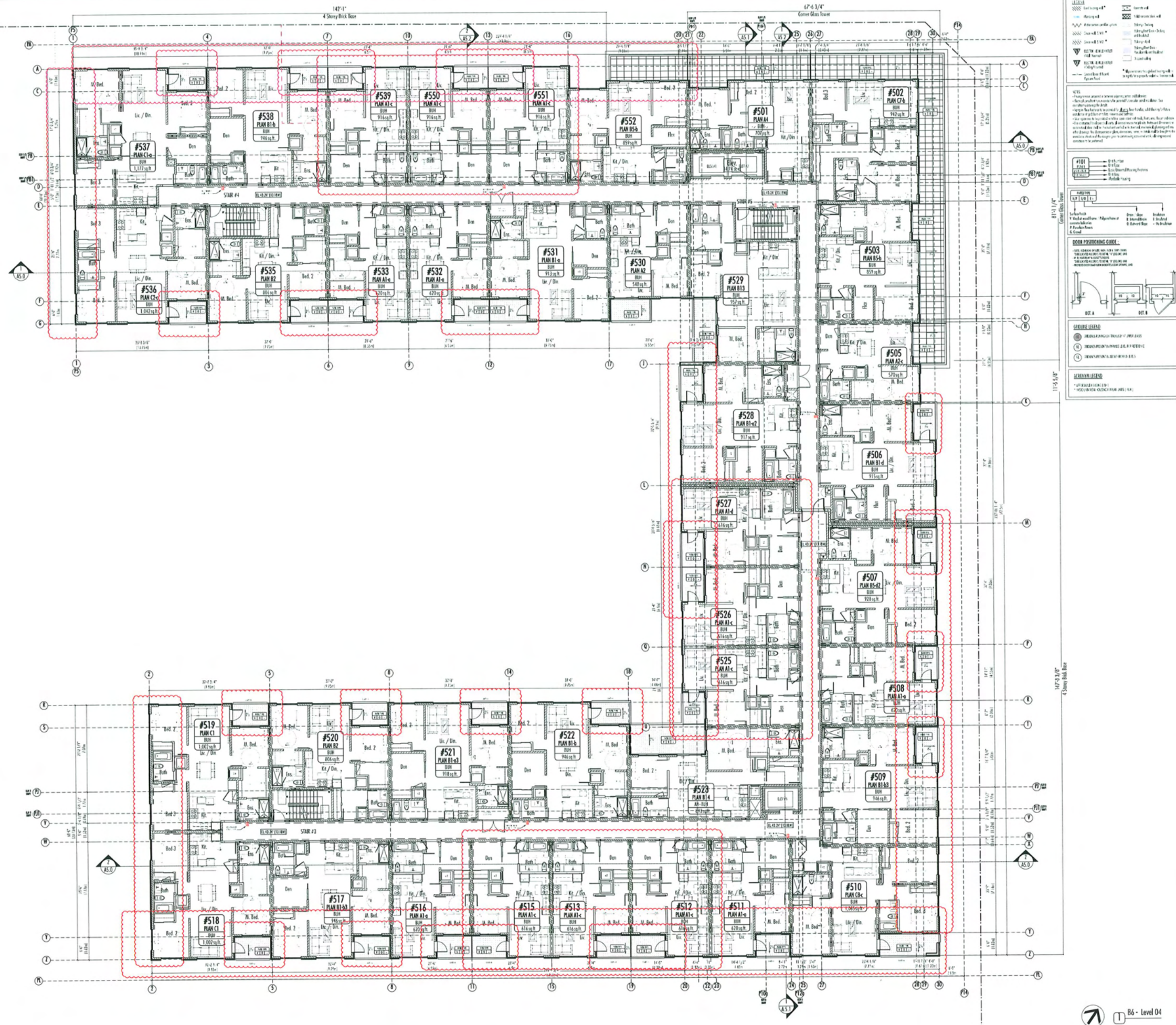
202 - 33 East 8th Avenue
Vancouver, BC V6M 1S6
T: 604.731.1127 F: 604.731.1327

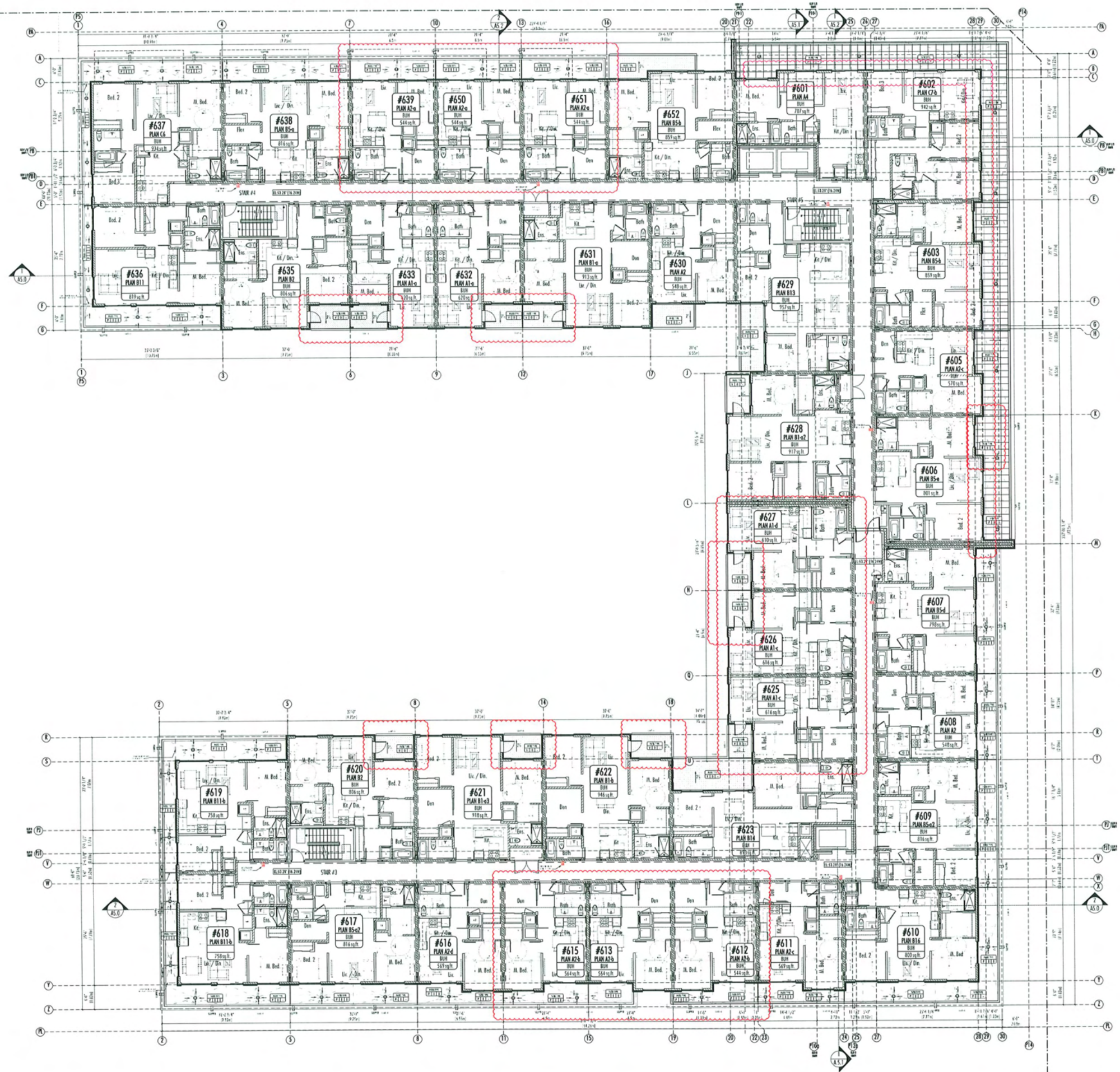
PROJECT:
Riva Building 6
7028 River Parkway
Richmond, B.C.

DRIVER: M.L.
B64 LEVEL 02

SCALE: 1/8" = 1'-0"
SHEET: B64-02
DATE: JUN 24 2026

DATE NO.:
A.1.13



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69	1886-1900	1886-1900 1886-1900
70	1901-1915	1901-1915 1901-1915
71	1916-1930	1916-1930 1916-1930
72	1931-1945	1931-1945 1931-1945
73	1946-1960	1946-1960 1946-1960
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75	1976-1990	1976-1990 1976-1990
76	1991-2005	1991-2005 1991-2005
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256		

YANAMOTO ARCHITECTURE == 302 - 33 East 6th Avenue Vancouver, BC V6T 1K5 T = 604 731 127 F = 604 731 127	
PROJECT == Riva Building 6 + 7028 River Parkway Richmond, B.C.	
DRAWING TITLE == B6-LEVEL 05	
SCALE = 1/8"=1'-0" DATE = NOV. 1st 2019 DRAWN BY = PS	SHEET NO. = A.1.16
CHECKED BY = PROJECT NO. =	FILE NO. = 1601



NOTES:
1. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE EXISTING CONDITIONS AND INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
2. THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1	PLAN	LANDSCAPE ARCHITECT'S DESIGN
2	PLAN	LANDSCAPE ARCHITECT'S DESIGN
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100	PLAN	LANDSCAPE ARCHITECT'S DESIGN

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RICHMOND, BRITISH COLUMBIA



LANDSCAPE ARCHITECT'S DESIGN

DATE: 07/21/2024

DESIGN: DS

SCALE: 1:500

DATE: 07/21/2024

PROJECT NO.

LANDSCAPE
OVERALL SITE PLAN

Sheet 01-1

L1.0

PLAN 32

UP 18-841027

JUN 24 2026

KEY	SYMBOL	DETAIL	MATERIAL
1		1-3 L6.9	PAVING TYPE A CIP CONCRETE, REFER TO CIVIL
2		4-6 L6.9	PAVING TYPE B VEHICULAR CONCRETE UNIT PAVER AS SPECIFIED
3a		7 L6.9	PORCELAIN TILE AS SPECIFIED
3b		8-9 L6.9	PAVING TYPE C PEDESTRIAN CONCRETE UNIT PAVER 3b BROWN
4		7 L6.1	PAVING TYPE D COMPOSITE WOOD DECKING
5		2 L6.1	PAVING TYPE E COBBLE DRAIN STRIP AS SPECIFIED
6			MOVEABLE TABLE AND CHAIRS NIC - BY OTHERS
7		1-2 L6.2	CUSTOM CIP CONCRETE BENCH AS PER DETAILS
8		6 L6.2	METAL PLANTER
9		6 L6.3	GREEN BIN CITY OF RICHMOND STANDARD BIN
10		3 L6.3	BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
11		8 L6.4	PLAY LOG ON RUBBER SURFACING
13		1-4 1-4 L6.2B L6.2C	TRELLIS AT BBQ AREA AS PER DETAILS
14		1-4 1-4 L6.2B L6.2C	BBQ COUNTER AS PER DETAILS
15		4 L6.3	POTTING TABLE
16		2 L6.5	SILDE TYPE A WEEVOS PLAY STRUCTURE (2-5 YEAR)
17		6 L6.4	SILDE TYPE B CUBE PLAY STRUCTURE (2-5 YEAR)
18		1 L6.5	SLIDE TYPE - C NETPLEX PLAY STRUCTURE (5-12 YEAR) STRUCTURE SPANS ACROSS RIVA 5 & 6
19		7 L6.4	BOBBLE RIDER PRODUCT AS SPECIFIED
20		10 L6.4	PLAY HOUSE PRODUCT AS SPECIFIED
21		01 L6.4	PLAY SURFACING ENGINEERED WOOD CHIP SURFACING CSA APPROVED
22		02 L6.4	BURIED LOG ENDS AS PER DETAILS
24			UNIT BLOCK WALL, TYP. REFER TO ARCHITECT
25			CONCRETE WALL WITH BRICK FACE, TYP. REFER TO ARCHITECT
26			CONCRETE WALL, TYP. REFER TO ARCHITECT
27		06 L6.6	AGRICULTURAL PLANTER AS PER DETAILS
28		1 L6.3	TRAFFIC BOLLARD
30		6 L6.3	TOOL STORAGE BENCH
31		5 L6.2	FREE STANDING BENCH (COMPOSITE)
32			HOSE BIB AT GARDEN AREA REFER TO MECHANICAL
34		4 L6.2	CONCRETE BENCH WITH COMPOSITE BENCH TOP
35		3 L6.4	BOULDERS
36		5 L6.1	SYNTHETIC TURF / PLAY FALL SURFACE AT PLAYSPACE

38			PLAY/SEAT CUBES
39			SLIDE TYPE D DOUBLE HILL SLIDE AND MOUND
40			POURED IN PLACE RUBBER PLAY FALL SURFACING
41			DOG RUN ARTIFICIAL TURF AREA
42			DOG RUN FENCE AND GATE
43			DOG WASTE STATION
44			TRELLIS AT DOG RUN
45			PLANTER AT DOG RUN

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
7. ALL LANDSCAPE IS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
8. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LEAD DESIGNER AND SCENE ARCHITECT DOES NOT
DISAPPEAR THE EXTERIOR LOCATION AND ELEVATION
OF AN ELEMENT AT THE PROJECT SITE. PLACING
HIGHLIGHTS IN CONCEALED SPACES OF THE
BUILDING. WITH PLACING IN PLACES WITH OTHER
CONSTRAINTS OR SOURCES. THE CONTRASTING
RESPONSIBLE FOR VARIOUS ALL THE COLORING

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CURRENT
FOR THE PROJECT AND SHOULD NOT BE USED OTHERWISE
WITHOUT REPERCUSSION

DO NOT SCALE OFF OF THESE DRAWINGS AND
RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY
MEASURED OFF OF THESE DRAWINGS.

[illegible]

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RICHMOND, BRITISH COLUMBIA

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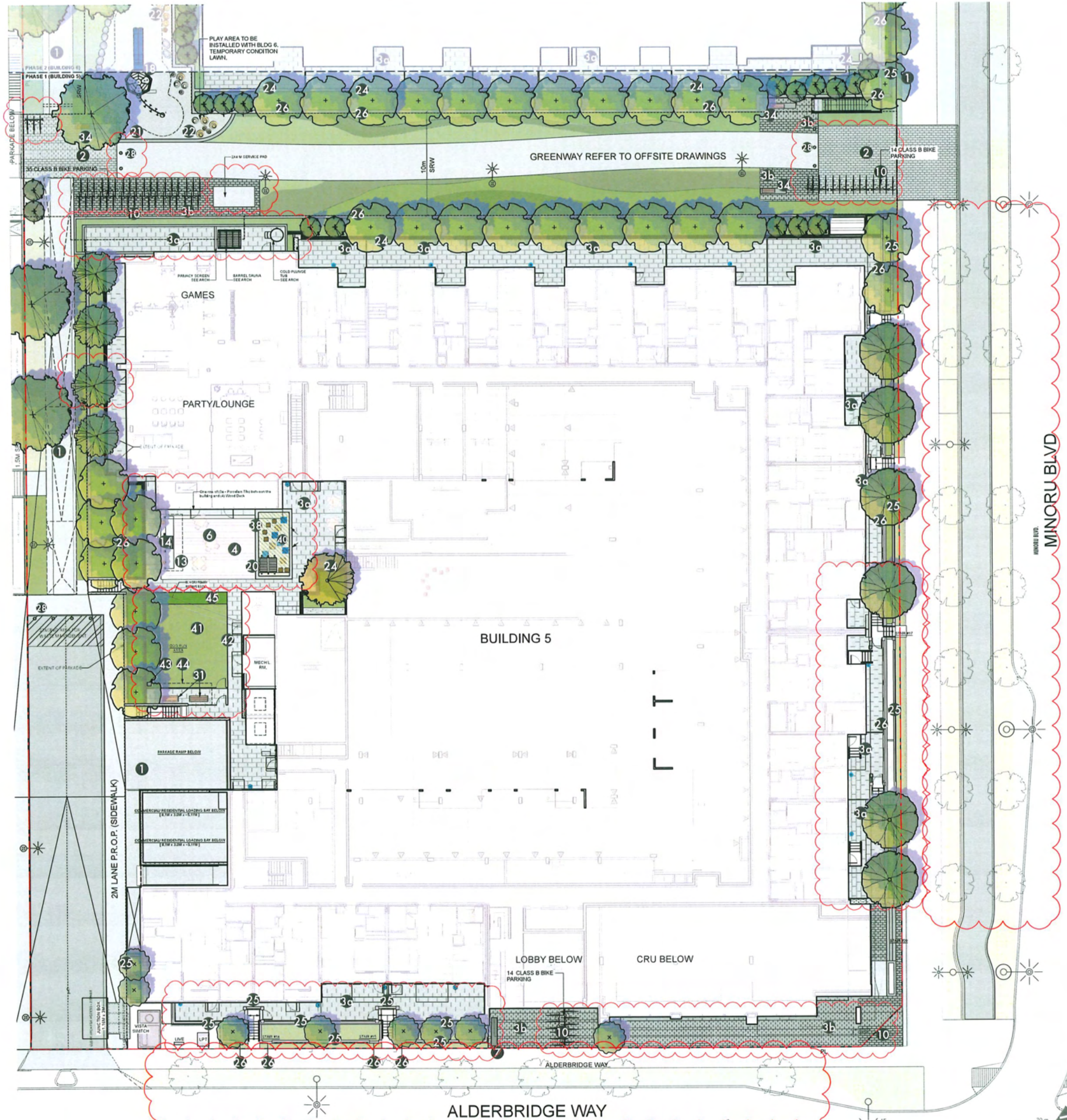
2010年	2011年	2012年
2012年	2013年	
2014年	2015年	
2016年	2017年	
2018年	2019年	

MATERIALS LEGEND
BUILDING 5+6

09-28-13

L1.1

LEGEND			
KEY	SYMBOL	DETAIL (RIVA 5)	MATERIAL
1		1-3 1.6.0	PAVING TYPE A CIP CONCRETE, REFER TO CIVIL
2		1-4 1.6.0	PAVING TYPE B VEHICULAR CONCRETE UNIT PAVES AS SPECIFIED
3c		7 1.6.0	PORCELAIN TILE AS SPECIFIED
3b		8-9 1.6.0	PAVING TYPE C PEDESTRIAN CONCRETE UNIT PAVES 3b BROWN
4		7 1.6.1	PAVING TYPE D COMPOSITE WOOD DECKING
5		2 1.6.1	PAVING TYPE E COBBLE DRAIN STRIP AS SPECIFIED
6			MOVEABLE TABLE AND CHAIRS NIC - BY OTHERS
7		1-2 1.6.2	CUSTOM CIP CONCRETE BENCH AS PER DETAILS
8			METAL PLANTER
10		3 1.6.3	BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
11		5 1.6.3	PLAY LOG ON RUBBER SURFACING
13		1.6.7 1.6.2	TRELLIS AT BBQ AREA AS PER DETAILS
14		5-7 1.6.2	BBQ COUNTER AS PER DETAILS
17		6 1.6.3	SLIDE TYPE B CUBE PLAY STRUCTURE (2-5 YEAR)
18		1 1.6.3	SLIDE TYPE - C NETPLEX PLAY STRUCTURE (5-12 YEAR) STRUCTURE SPANS ACROSS RIVA 5 & 6
19		3 1.6.3	BOBBLE RIDER PRODUCT AS SPECIFIED
20		10 1.6.3	PLAY HOUSE PRODUCT AS SPECIFIED
21		1 1.6.3	PLAY SURFACING ENGINEERED WOOD CHIP SURFACING CSA APPROVED
22		2 1.6.3	BURIED LOG ENDS AS PER DETAILS
23			UNIT BLOCK WALL, TYP. REFER TO ARCHITECT
24			CONCRETE WALL WITH BRICK FACE, TYP. REFER TO ARCHITECT
25			CONCRETE WALL, TYP. REFER TO ARCHITECT
26		1 1.6.3	TRAFFIC BOLLARD
31		8 1.6.2	FREE STANDING BENCH (COMPOSITE)
34		3 1.6.2	CONCRETE BENCH WITH COMPOSITE BENCH TOP
35		7 1.6.4	BOULDERS
36		3 1.6.1	SYNTHETIC TURF / PLAY FALL SURFACE AT PLAYSPACE
37		4 1.6.4	PLAY/SEAT CUBES
38		8 1.6.4	SLIDE TYPE D DOUBLE HILL SLIDE AND MOUND
40		9 1.6.4	POURED IN PLACE RUBBER PLAY FALL SURFACING
41		6 1.6.1	DOG RUN ARTIFICIAL TURF AREA
42		3 1.6.5	DOG RUN FENCE AND GATE
43		4 1.6.5	DOG WASTE STATION
44		4 1.6.1	TRELLIS AT DOG RUN
45		9 1.6.2	PLANTER AT DOG RUN



NOTES:

1. LANDSCAPE PLAN IS A PRELIMINARY DESIGN. IT IS NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE.

1	PAVING TYPE A	CIP CONCRETE, REFER TO CIVIL
2	PAVING TYPE B	VEHICULAR CONCRETE UNIT PAVES AS SPECIFIED
3c	PORCELAIN TILE	AS SPECIFIED
3b	PAVING TYPE C	PEDESTRIAN CONCRETE UNIT PAVES 3b BROWN
4	PAVING TYPE D	COMPOSITE WOOD DECKING
5	PAVING TYPE E	COBBLE DRAIN STRIP AS SPECIFIED
6	MOVEABLE TABLE AND CHAIRS	NIC - BY OTHERS
7	CUSTOM CIP CONCRETE BENCH	AS PER DETAILS
8	METAL PLANTER	
10	BIKE RACK	(4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
11	PLAY LOG ON RUBBER SURFACING	
13	TRELLIS AT BBQ AREA	AS PER DETAILS
14	BBQ COUNTER	AS PER DETAILS
17	SLIDE TYPE B	CUBE PLAY STRUCTURE (2-5 YEAR)
18	SLIDE TYPE - C	NETPLEX PLAY STRUCTURE (5-12 YEAR) STRUCTURE SPANS ACROSS RIVA 5 & 6
19	BOBBLE RIDER	PRODUCT AS SPECIFIED
20	PLAY HOUSE	PRODUCT AS SPECIFIED
21	PLAY SURFACING	ENGINEERED WOOD CHIP SURFACING CSA APPROVED
22	BURIED LOG ENDS	AS PER DETAILS
23	UNIT BLOCK WALL, TYP.	REFER TO ARCHITECT
24	CONCRETE WALL WITH BRICK FACE, TYP.	REFER TO ARCHITECT
25	CONCRETE WALL, TYP.	REFER TO ARCHITECT
26	TRAFFIC BOLLARD	
31	FREE STANDING BENCH (COMPOSITE)	
34	CONCRETE BENCH WITH COMPOSITE BENCH TOP	
35	BOULDERS	
36	SYNTHETIC TURF / PLAY FALL SURFACE AT PLAYSPACE	
37	PLAY/SEAT CUBES	
38	SLIDE TYPE D	DOUBLE HILL SLIDE AND MOUND
40	POURED IN PLACE RUBBER PLAY FALL SURFACING	
41	DOG RUN ARTIFICIAL TURF AREA	
42	DOG RUN FENCE AND GATE	
43	DOG WASTE STATION	
44	TRELLIS AT DOG RUN	
45	PLANTER AT DOG RUN	

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RICHMOND, BRITISH COLUMBIA

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LANDSCAPE PLAN
BUILDING 5 LEVEL 1

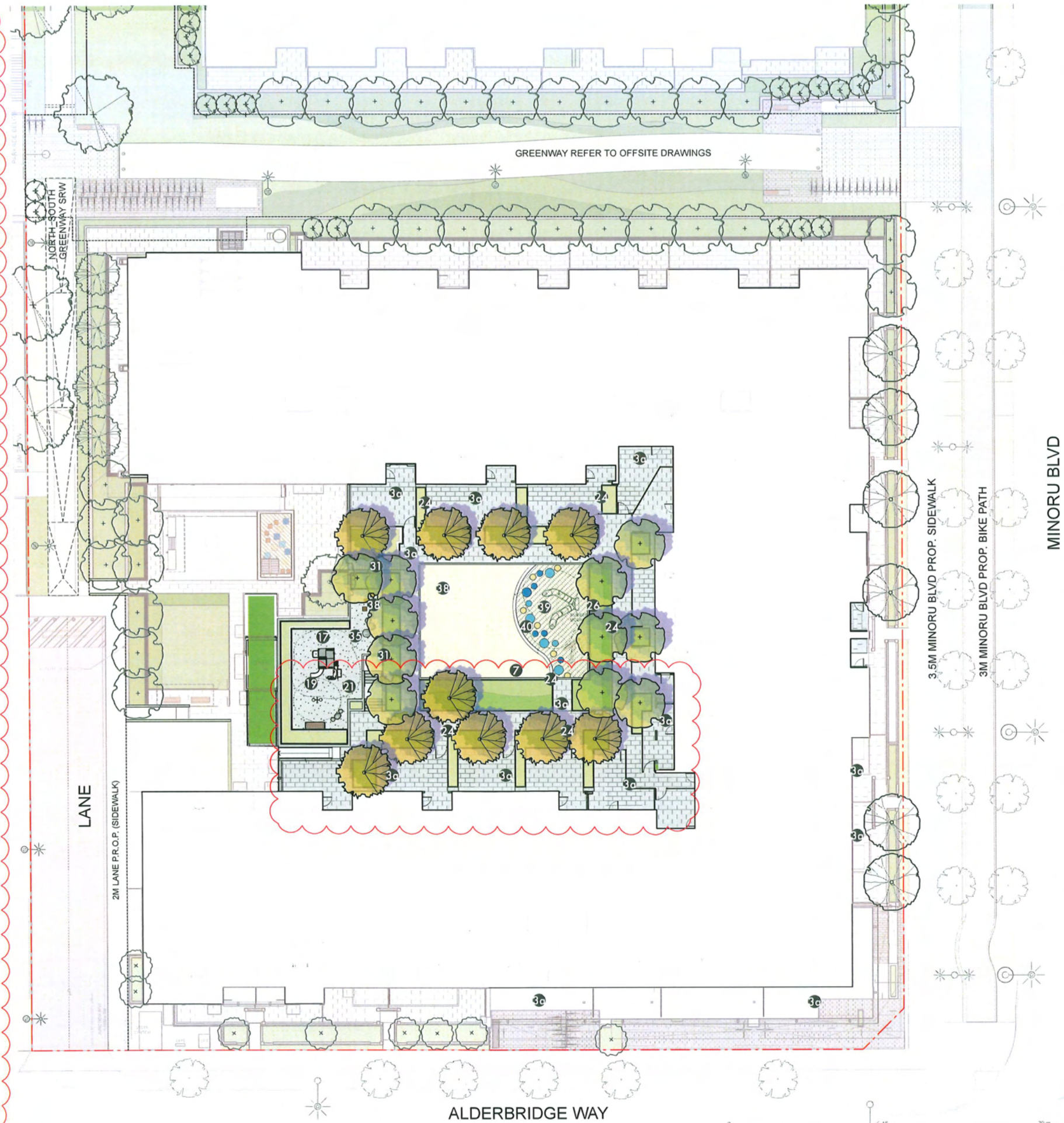
L1.3-1

PLAN 34a

JUN 24 2026

DP 18-841057

LEGEND			
KEY	SYMBOL	DETAIL (RIVA 5)	MATERIAL
1		1-3 1.6.0	PAVING TYPE A CIP CONCRETE, REFER TO CIVIL
2		4-6 1.6.0	PAVING TYPE B VEHICULAR CONCRETE UNIT PAVES AS SPECIFIED
3c		7 1.6.0	PORCELAIN TILE AS SPECIFIED
4b		8-9 1.6.0	PAVING TYPE C PEDESTRIAN CONCRETE UNIT PAVES 3b BROWN
4		7 1.6.1	PAVING TYPE D COMPOSITE WOOD DECKING
5		2 1.6.1	PAVING TYPE E COBBLE DRAIN STRIP AS SPECIFIED
6			MOVEABLE TABLE AND CHAIRS NIC - BY OTHERS
7		1-2 1.6.2	CUSTOM CIP CONCRETE BENCH AS PER DETAILS
8			METAL PLANTER
10		3 1.6.3	BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
11		5 1.6.4	PLAY LOG ON RUBBER SURFACING
13		4,6,7 1.6.2	TRELLIS AT BBQ AREA AS PER DETAILS
14		5-7 1.6.2	BBQ COUNTER AS PER DETAILS
17		6 1.6.4	SLIDE TYPE B CUBE PLAY STRUCTURE (2-5 YEAR)
18		1 1.6.5	SLIDE TYPE - C NET/PEX PLAY STRUCTURE (5-12 YEAR) STRUCTURE SPANS ACROSS RIVA 5 & 6
19		3 1.6.4	BOBBLE RIDER PRODUCT AS SPECIFIED
20		10 1.6.4	PLAY HOUSE PRODUCT AS SPECIFIED
21		1 1.6.4	PLAY SURFACING ENGINEERED WOOD CHIP SURFACING CSA APPROVED
22		2 1.6.1	BURIED LOG ENDS AS PER DETAILS
24			UNIT BLOCK WALL, TYP. REFER TO ARCHITECT
25			CONCRETE WALL WITH BRICK FACE, TYP. REFER TO ARCHITECT
26			CONCRETE WALL, TYP. REFER TO ARCHITECT
28		1 1.6.3	TRAFFIC BOLLARD
31		8 1.6.2	FREE STANDING BENCH (COMPOSITE)
32		3 1.6.2	CONCRETE BENCH WITH COMPOSITE BENCH TOP
35		7 1.6.4	BOULDERS
36		5 1.6.1	SYNTHETIC TURF / PLAY FALL SURFACE AT PLAYSPACE
37		4 1.6.4	PLAY/SEAT CUBES
38		8 1.6.4	SLIDE TYPE D DOUBLE HILL SLIDE AND MOUND
40		9 1.6.5	POURED IN PLACE RUBBER PLAY FALL SURFACING
41		6 1.6.1	DOG RUN ARTIFICIAL TURF AREA
42		3 1.6.5	DOG RUN FENCE AND GATE
43		4 1.6.5	DOG WASTE STATION
44		1 1.6.3	TRELLIS AT DOG RUN
45		9 1.6.2	PLANTER AT DOG RUN



NOTES:

1. LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED LANDSCAPE DESIGN AND HAS IDENTIFIED AREAS WHERE THE PROPOSED LANDSCAPE DESIGN MAY BE IN CONFLICT WITH THE EXISTING LANDSCAPE DESIGN. THESE AREAS ARE IDENTIFIED ON THE PLAN WITH A RED DASHED LINE. THE LANDSCAPE ARCHITECT HAS IDENTIFIED AREAS WHERE THE PROPOSED LANDSCAPE DESIGN MAY BE IN CONFLICT WITH THE EXISTING LANDSCAPE DESIGN. THESE AREAS ARE IDENTIFIED ON THE PLAN WITH A RED DASHED LINE.

2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED LANDSCAPE DESIGN AND HAS IDENTIFIED AREAS WHERE THE PROPOSED LANDSCAPE DESIGN MAY BE IN CONFLICT WITH THE EXISTING LANDSCAPE DESIGN. THESE AREAS ARE IDENTIFIED ON THE PLAN WITH A RED DASHED LINE.

3. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED LANDSCAPE DESIGN AND HAS IDENTIFIED AREAS WHERE THE PROPOSED LANDSCAPE DESIGN MAY BE IN CONFLICT WITH THE EXISTING LANDSCAPE DESIGN. THESE AREAS ARE IDENTIFIED ON THE PLAN WITH A RED DASHED LINE.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024-06-04	DS	DS
2	ISSUED FOR PERMIT	2024-06-04	DS	DS
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CONTRACT NO. 2024-06-04
PROJECT NO. 2024-06-04
SHEET NO. 2024-06-04

DATE: 2024-06-04
BY: DS
CHKD: DS

SCALE: 1:50
1:100
1:200
1:500
1:1000

NOTES:

LANDSCAPE PLAN
BUILDING 5 LEVEL 2

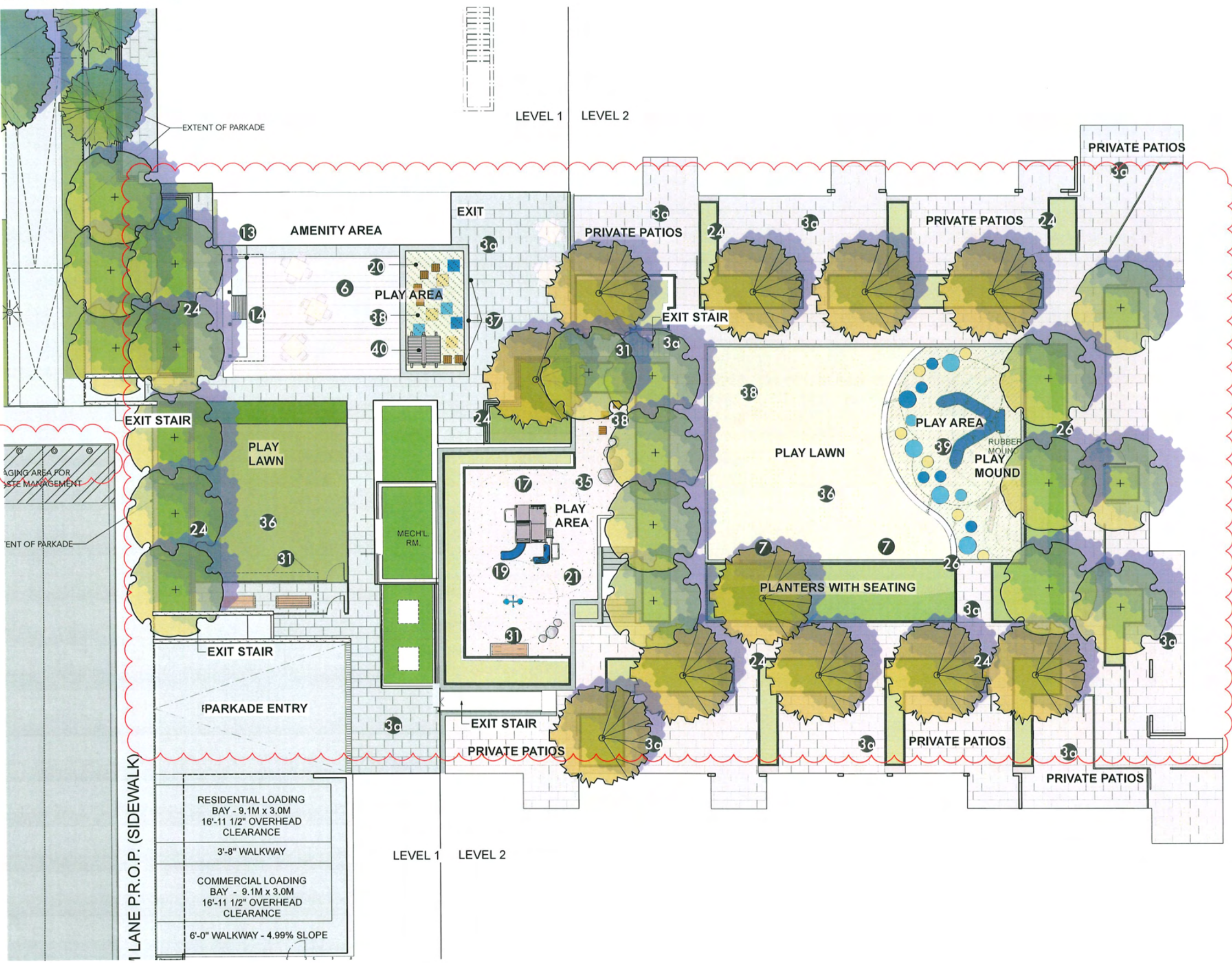
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PLAN 34b

OP 18-841057

JUN 24 2026

NOTE: FOR CALLOUT LEGEND REFER TO L1.1



NOTES:
1. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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3	PLANT	PLANT SPECIES
4	PLANT	PLANT SPECIES
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40	PLANT	PLANT SPECIES

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RICHMOND, BRITISH COLUMBIA
V6X 4A7

onni
LANDSCAPE ARCHITECTURE

DATE	2024.01.12	BY	DS
DESIGNED	DS	CHECKED	DS
SCALE	1/8" = 1'-0"	DATE	2024.01.12
PROJECT	COURTYARD PLAN	SHEET NO.	L1.5

COURTYARD PLAN
BUILDING 5 LEVEL 2

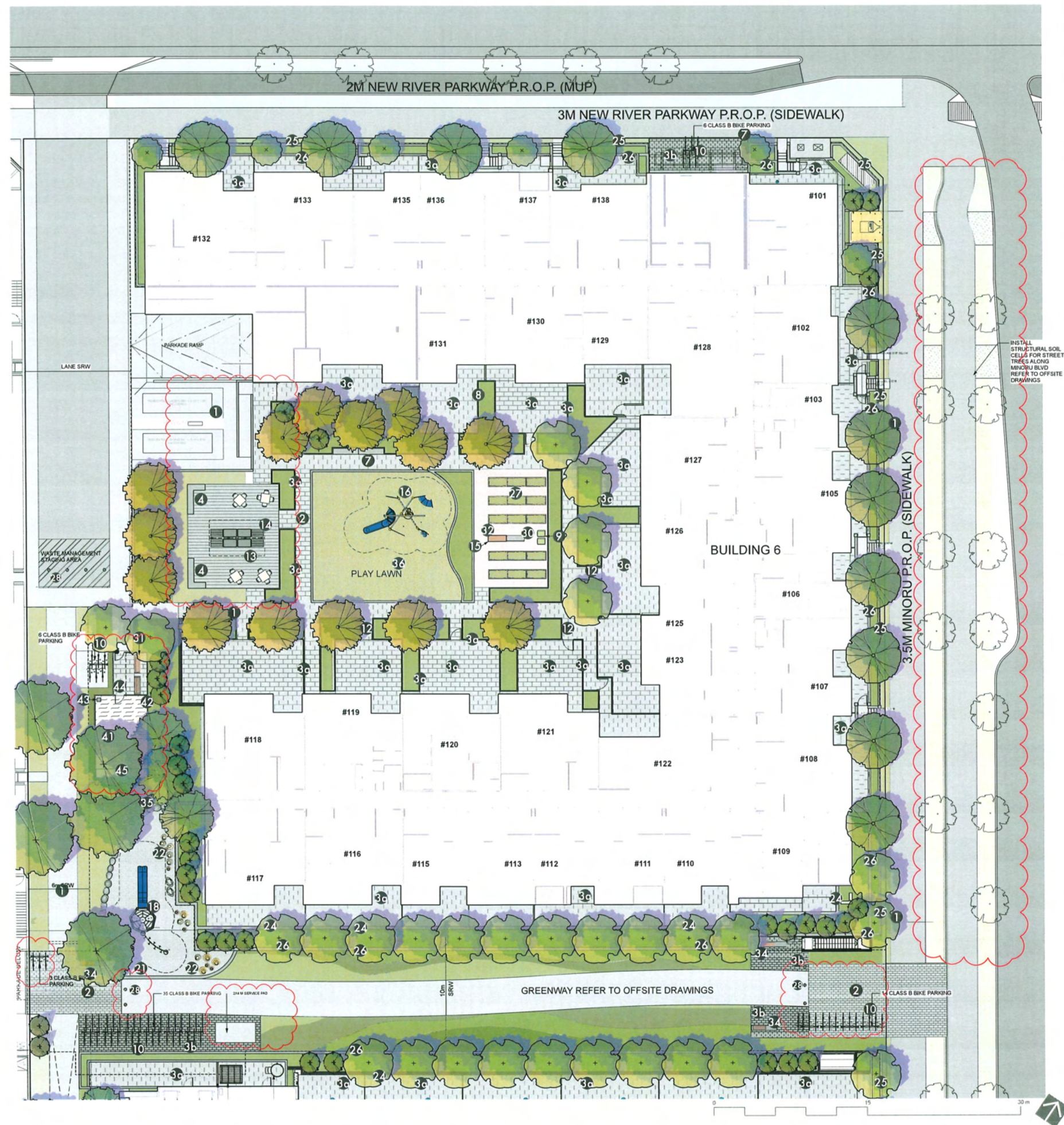
L1.5

PLAN 34C

DP 18-841057

JUN 24 2026

KEY	SYMBOL	DETAIL (RIVA 6)	MATERIAL
1		1-3 1.6.0	PAVING TYPE A CIP CONCRETE, REFER TO CIVIL
2		4-6 1.6.0	PAVING TYPE B VEHICULAR CONCRETE UNIT PAVES AS SPECIFIED
3c		7 1.6.0	PORCELAIN TILE AS SPECIFIED
3b		8-9 1.6.0	PAVING TYPE C PEDESTRIAN CONCRETE UNIT PAVES 3b BROWN
4		7 1.6.1	PAVING TYPE D COMPOSITE WOOD DECKING
5		2 1.6.1	PAVING TYPE E COBBLE DRAIN STRIP AS SPECIFIED
6			MOVEABLE TABLE AND CHAIRS NIC - BY OTHERS
7		1-2 1.6.2	CUSTOM CIP CONCRETE BENCH AS PER DETAILS
8			METAL PLANTER
9		6 1.6.3	GREEN BIN CITY OF RICHMOND STANDARD BIN
10		3 1.6.3	BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
18		1.6.3 1.6.2	TRELLIS AT BBQ AREA AS PER DETAILS
14		5-7 1.6.2	BBQ COUNTER AS PER DETAILS
15		4 1.6.3	POTTING TABLE
16		4 1.6.4	SLIDE TYPE A WEEVOS PLAY STRUCTURE (2-5 YEAR)
18		3 1.6.3	SLIDE TYPE - C NETPLEX PLAY STRUCTURE (5-12 YEAR) STRUCTURE SPANS ACROSS RIVA 5 & 6
21		1 1.6.3	PLAY SURFACING ENGINEERED WOOD CHIP SURFACING CSA APPROVED
22		2 1.6.3	BURIED LOG ENDS AS PER DETAILS
24			UNIT BLOCK WALL, TYP. REFER TO ARCHITECT
25			CONCRETE WALL WITH BRICK FACE, TYP. REFER TO ARCHITECT
26			CONCRETE WALL, TYP. REFER TO ARCHITECT
27		6 1.6.3	AGRICULTURAL PLANTER AS PER DETAILS
28		1 1.6.3	TRAFFIC BOLLARD
30		5 1.6.3	TOOL STORAGE BENCH
31		8 1.6.2	FREE STANDING BENCH (COMPOSITE)
32			HOSE BIB AT GARDEN AREA REFER TO MECHANICAL
34		3 1.6.2	CONCRETE BENCH WITH COMPOSITE BENCH TOP
35		1 1.6.4	BOULDERS
36		5 1.6.3	SYNTHETIC TURF / PLAY FALL SURFACE AT PLAYSPACE
40		7 1.6.4	POURED IN PLACE RUBBER PLAY FALL SURFACING
41		6 1.6.3	DOG RUN ARTIFICIAL TURF AREA
42		8 1.6.3	DOG RUN FENCE AND GATE
43		9 1.6.3	DOG WASTE STATION
44		7 1.6.3	TRELLIS AT DOG RUN
45		9 1.6.3	PLANTER AT DOG RUN



NOTES:

1. LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.

2. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.

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16. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.

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29. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.

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LANDSCAPE CONCEPT
BUILDING 6

L1.2

PLAN 34d

JUN 24 2026

DP 18-841027



PUBLIC GREENWAY WITH SEATING AND LAYERED PLANTINGS



PUBLIC BIKE PARKING AND REST STATION



TABLE AND STOOLS

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RICHMOND, BRITISH COLUMBIA

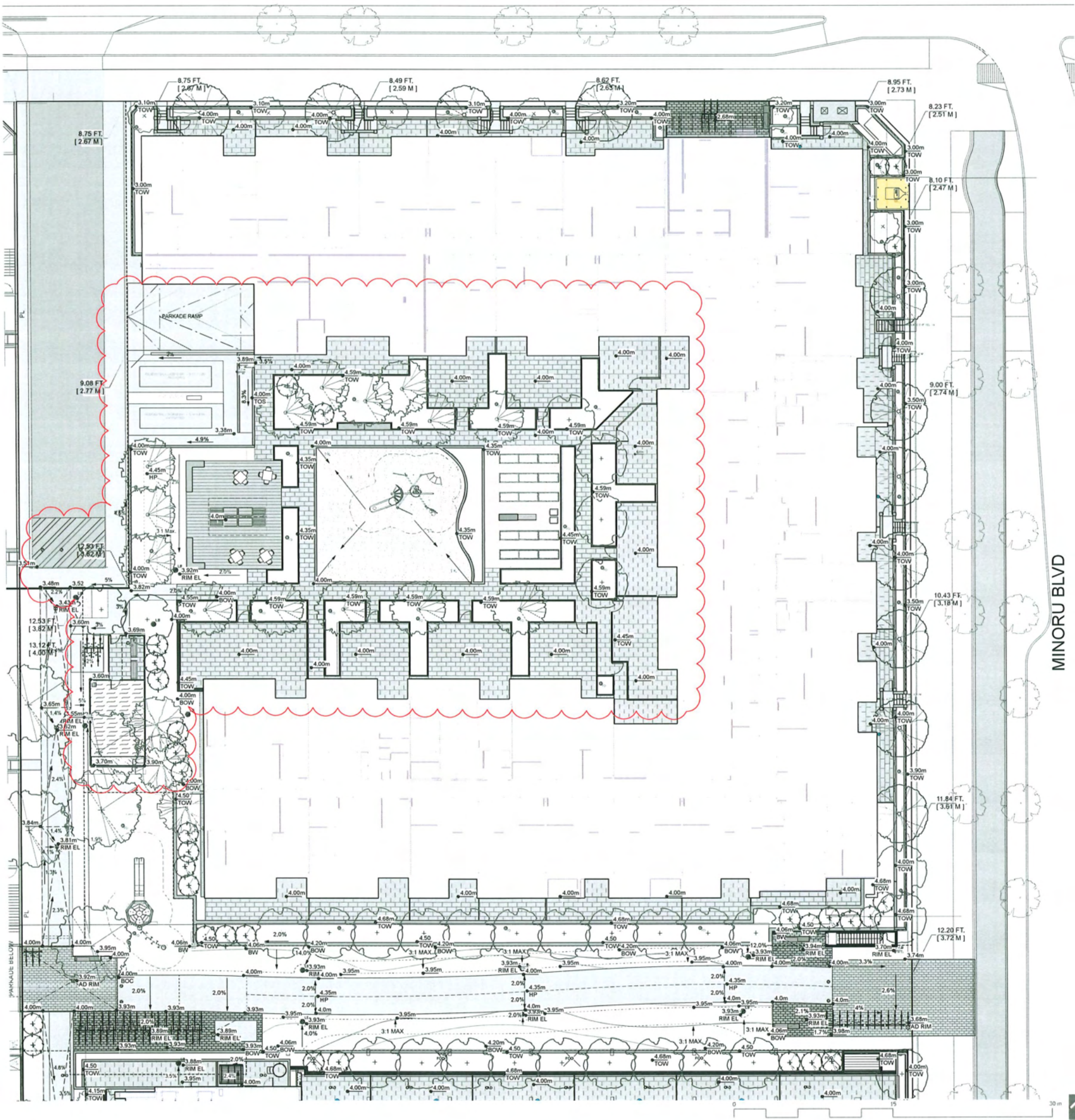
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LANDSCAPE PLAN
PUBLIC GREENWAY

L1.6

NEW RIVER PARKWAY



NOTES:
1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
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NO.	DESCRIPTION
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RICHMOND, BRITISH COLUMBIA

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DATE	08/01/20	BY	DS
DATE	10/01/20	BY	DS
DATE	11/01/20	BY	DS
DATE	12/01/20	BY	DS

GRADING PLAN
BUILDING 6

L2.0

PLAN 35b

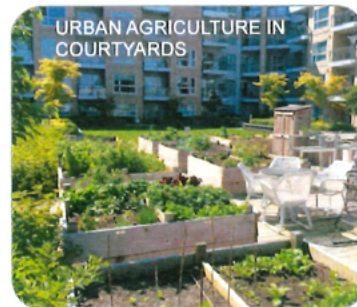
DP 18-841057

JUN 24 2026

BUILDING 5 PLANT LIST					
TREE QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
21	Offsite Trees	REFER TO OFFSITE DRAWINGS			
11	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6cm cal., B&B	as shown	8 to 9m
6	Stewartia pseudocamellia	Japanese Stewartia	7cm cal., B&B	as shown	9 to 10m
8	Hamamelis x intermedia	Yellow Flowering Witchhazel	2.5m ht., B&B	as shown	5 to 6m
15	Picea omorika	Serbian Spruce	3.5m ht., B&B	as shown	15 to 18m
3	Quercus palustris	Pin Oak	7cm cal., B&B	as shown	20 to 25m
4	Quercus robur 'Fastigiata'	Upright English Oak	7cm cal., B&B	as shown	18 to 20m
42	Styrax japonicus	Japanese Snowbell	6cm cal., B&B	as shown	8 to 9m
SHRUBS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
92	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#3 pot	18" o.c.	0.9m ht
32	Ceanothus Victoria	Victoria California Lilac	#5 pot	36" o.c.	2m ht
212	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl Mock Orange	#5 pot	30" o.c.	2m ht
33	Hydrangea quercifolia	Oakleaf Hydrangea	#5 pot	36" o.c.	1.5m ht
24	Leucothoe fontanesiana	Rainbow Leucothoe	#2 pot	24" o.c.	1.5m ht
200	Ligustrum japonicum	Japanese privet - 1m high	#5 pot	24" o.c.	3m ht
4	Ilex crenata 'Hoogendorn'	Dwarf Japanese Holly	#3 pot	24" o.c.	0.6m ht
36	Rhododendron 'Snow Lady'	White Rhododendron	#5 pot	36" o.c.	0.8m ht
112	Rhododendron 'Daphnoides'	Purple Rhododendron	#5 pot	36" o.c.	1.2m ht
141	Rhododendron 'Dreamland'	Pink Rhododendron	#5 pot	24" o.c.	1.2m ht
161	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.	0.6m ht
87	Skimmia japonica 'Reevesiana'	Japanese Skimmia	#2 pot	24" o.c.	0.9m ht
139	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.	0.9m ht
470	Taxus x media 'Hicksii'	Hick's Yew - 1.2m high	#5 pot	24" o.c.	6m -8m ht
FERNS, GROUND COVERS, AND VINES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
234	Blechnum spicant	Deer Fern	#1 pot	18" o.c.	0.4m ht
522	Epimedium x youngianum 'Roseum'	Bishop's Hat	4" (10cm) pot	15" o.c.	0.4m ht
357	Fragaria chiloensis	Beach Strawberry	4" (10cm) pot	15" o.c.	0.2m ht
256	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c.	0.6m ht
15	Parthenocissus quinquefolia	Virginia Creeper	#2 pot	24" o.c.	6m -8m ht
52	Rubus calycinoides 'Emerald Carpet'	Creeping Raspberries	4" (10cm) pot	18" o.c.	0.2m ht
234	Waldsteinia ternata	Waldsteinia	4" (10cm) pot	18" o.c.	0.2m ht
GRASSES, PERENNIALS, BULBS, AND ANNUALS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
61	Achillia millefolium	Yarrow	4" (10cm) pot	18" o.c.	0.6m ht
151	Echinacea purpurea	Purple Cone Flower	4" (10cm) pot	24" o.c.	0.6m ht
190	Miscanthus sinensis 'Andante'	Silver Spider Grass	#3 pot	42" o.c.	1.5m ht
12	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c.	0.6m ht
193	Stipa tenuissima	Mexican Feather Grass	#1 pot	24" o.c.	0.4m ht
SEDUM GREEN ROOF					
36	m2 Sun Mix Sedum tile Etera				

- NOTES:
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 - 2) All planting shall be in accordance with Canadian Landscape Standard, latest edition.
 - 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
 - 4) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.

LANDSCAPE AND PLANTING THEME



BUILDING 6 PLANT LIST

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
17	Offsite Trees	REFER TO OFFSITE DRAWINGS			
14	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	5cm cal., B&B	as shown	8 to 9m
11	Japanese Stewartia	Japanese Stewartia	6cm cal., B&B	as shown	8 to 9m
6	Hamamelis x intermedia	Yellow Flowering Witchhazel	2.5m ht., B&B	as shown	5 to 6m
16	Picea omorika	Serbian Spruce	3m ht., B&B	as shown	15 to 18m
4	Quercus palustris	Pin Oak	7cm cal., B&B	as shown	20 to 25m
3	Quercus robur 'Fastigiata'	Upright English Oak	7cm cal., B&B	as shown	18 to 20m
7	Styrax japonicus	Japanese Snowbell	5cm cal., B&B	as shown	8 to 9m
SHRUBS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
242	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#3 pot	18" o.c.	0.9m ht
25	Ceanothus Victoria	Victoria California Lilac	#5 pot	36" o.c.	2m ht
71	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl Mock Orange	#5 pot	30" o.c.	2m ht
4	Hydrangea quercifolia	Oakleaf Hydrangea	#5 pot	36" o.c.	1.5m ht
34	Leucothoe fontanesiana	Rainbow Leucothoe	#2 pot	24" o.c.	1.5m ht
214	Ligustrum japonicum	Japanese privet - 1m high	#5 pot	24" o.c.	3m ht
57	Ilex crenata 'Hoogendorn'	Dwarf Japanese Holly	#3 pot	24" o.c.	0.6m ht
57	Rhododendron 'Snow Lady'	White Rhododendron	#5 pot	36" o.c.	0.8m ht
22	Rhododendron 'Daphnoides'	Purple Rhododendron	#5 pot	36" o.c.	1.2m ht
100	Rhododendron 'Dreamland'	Pink Rhododendron	#5 pot	24" o.c.	1.2m ht
40	Ribes alpinum	Alpine Currant	#5 pot	36" o.c.	1.5m ht
241	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.	0.6m ht
65	Skimmia japonica 'Reevesiana'	Japanese Skimmia	#2 pot	24" o.c.	0.9m ht
25	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.	0.9m ht
242	Taxus x media 'Hicksii'	Hick's Yew - 1.2m high	#5 pot	24" o.c.	6m -8m ht
33	Viburnum davidii	David Viburnum	#3 pot	24" o.c.	0.9m ht
FERNS, GROUND COVERS, AND VINES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
282	Blechnum spicant	Deer Fern	#1 pot	18" o.c.	0.4m ht
253	Epimedium x youngianum 'Roseum'	Bishop's Hat	4" (10cm) pot	15" o.c.	0.4m ht
125	Fragaria chiloensis	Beach Strawberry	4" (10cm) pot	15" o.c.	0.2m ht
2	Humulus lupulus	Golden Hops	#1 pot	18" o.c.	6m -8m ht
238	Oxalis crassipes	Pink Wood Sorrel	4" (10cm) pot	15" o.c.	0.2m ht
2	Parthenocissus quinquefolia	Virginia Creeper	#1 pot	18" o.c.	6m -8m ht
113	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c.	0.6m ht
141	Rubus calycinoides 'Emerald Carpet'	Creeping Raspberry	4" (10cm) pot	18" o.c.	0.2m ht
34	Waldsteinia ternata	Waldsteinia	4" (10cm) pot	18" o.c.	0.2m ht
GRASSES, PERENNIALS, BULBS, AND ANNUALS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
27	Achillia millefolium	Yarrow	#1 pot	18" o.c.	0.6m ht
173	Astilbe x rosea 'Peach Blossom'	Pale Salmon-pink Astilbe	#1 pot	18" o.c.	0.6m ht
98	Echinacea purpurea	Purple Cone Flower	#1 pot	24" o.c.	0.6m ht
44	Hosta 'Sieboldiana'	Hosta	#1 pot	24" o.c.	0.5m ht
22	Hosta 'Fortunei Aureomarginata'	Hosta	#1 pot	24" o.c.	0.5m ht
36	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot	24" o.c.	0.6m ht
10	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c.	0.6m ht
27	Stipa tenuissima	Mexican Feather Grass	#1 pot	24" o.c.	0.4m ht

- NOTES:
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 - 2) All planting shall be in accordance with Canadian Landscape Standard, latest edition.
 - 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
 - 4) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.

NOTES:

1. LANDSCAPE PLANTING AND SITE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S LANDSCAPE DESIGN AND INSTALLATION STANDARDS (LDIS), LATEST EDITION.

2. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE DESIGN AND INSTALLATION.

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4. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE DESIGN AND INSTALLATION.

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ONNI PROJECTS: THE LANDSCAPE DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S LANDSCAPE DESIGN AND INSTALLATION STANDARDS (LDIS), LATEST EDITION.

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PLAN 36

JUN 24 2026

DP 18-841021

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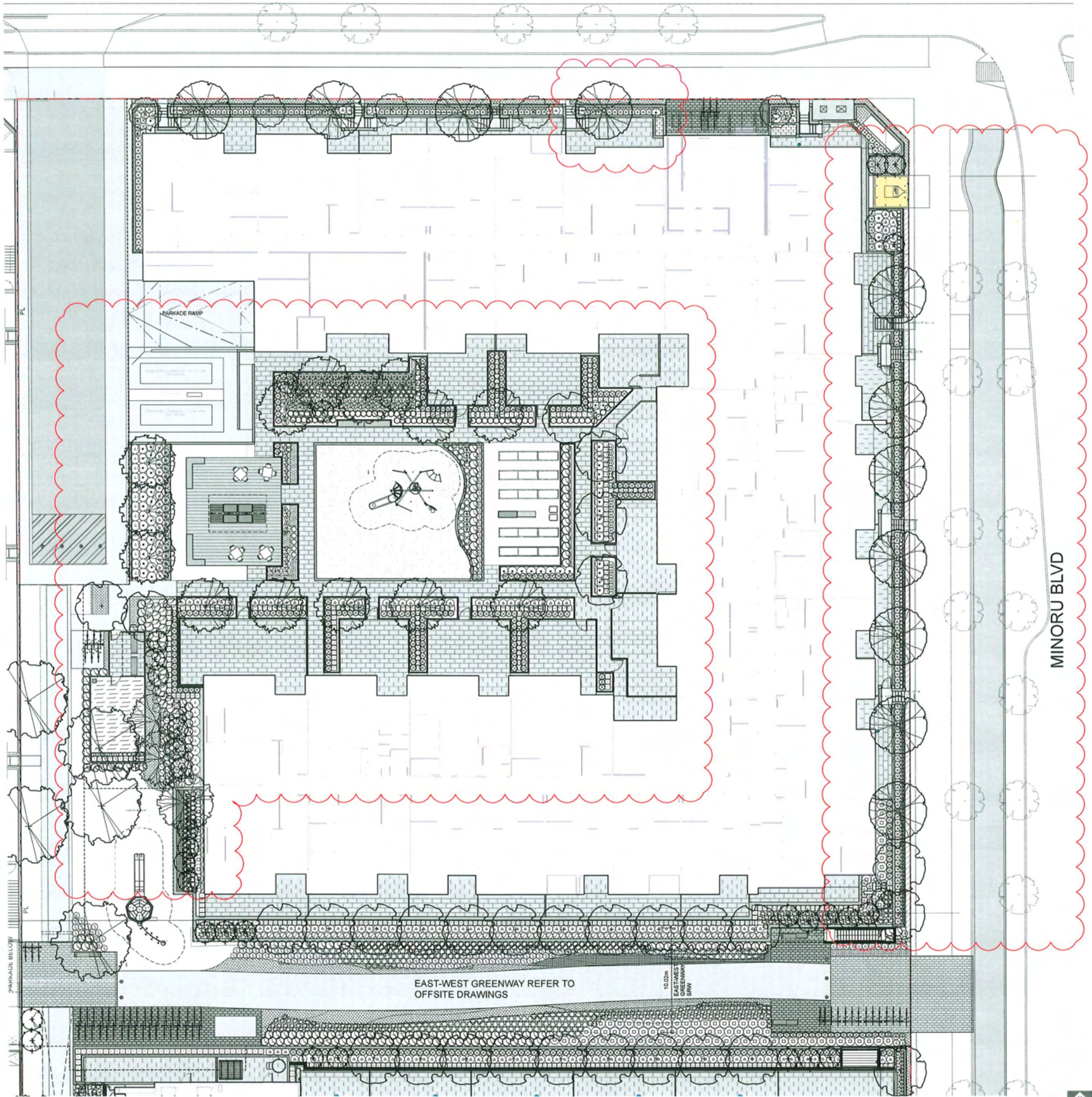
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6. $Y_i = \beta_0 + \beta_1 X_i + \beta_2 X_i^2 + \beta_3 X_i^3 + \beta_4 X_i^4 + \beta_5 X_i^5 + \beta_6 X_i^6 + \epsilon_i$
7. $Y_i = \beta_0 + \beta_1 X_i + \beta_2 X_i^2 + \beta_3 X_i^3 + \beta_4 X_i^4 + \beta_5 X_i^5 + \beta_6 X_i^6 + \beta_7 X_i^7 + \epsilon_i$
8. $Y_i = \beta_0 + \beta_1 X_i + \beta_2 X_i^2 + \beta_3 X_i^3 + \beta_4 X_i^4 + \beta_5 X_i^5 + \beta_6 X_i^6 + \beta_7 X_i^7 + \beta_8 X_i^8 + \epsilon_i$
9. $Y_i = \beta_0 + \beta_1 X_i + \beta_2 X_i^2 + \beta_3 X_i^3 + \beta_4 X_i^4 + \beta_5 X_i^5 + \beta_6 X_i^6 + \beta_7 X_i^7 + \beta_8 X_i^8 + \beta_9 X_i^9 + \epsilon_i$
10. $Y_i = \beta_0 + \beta_1 X_i + \beta_2 X_i^2 + \beta_3 X_i^3 + \beta_4 X_i^4 + \beta_5 X_i^5 + \beta_6 X_i^6 + \beta_7 X_i^7 + \beta_8 X_i^8 + \beta_9 X_i^9 + \beta_{10} X_i^{10} + \epsilon_i$

L3.2

NOTE:
1. REFER TO PLANT LIST ON L3.0
2. ALL PLANTED AREAS TO BE IRRIGATED BY HIGH EFFICIENCY IRRIGATION SYSTEM.

NEW RIVER PARKWAY



NOTES:
1. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.
3. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.

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DATE	07/11/11	BY	DA
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DATE	07/11/11		

PLANTING PLAN
BUILDING 6

L3.1

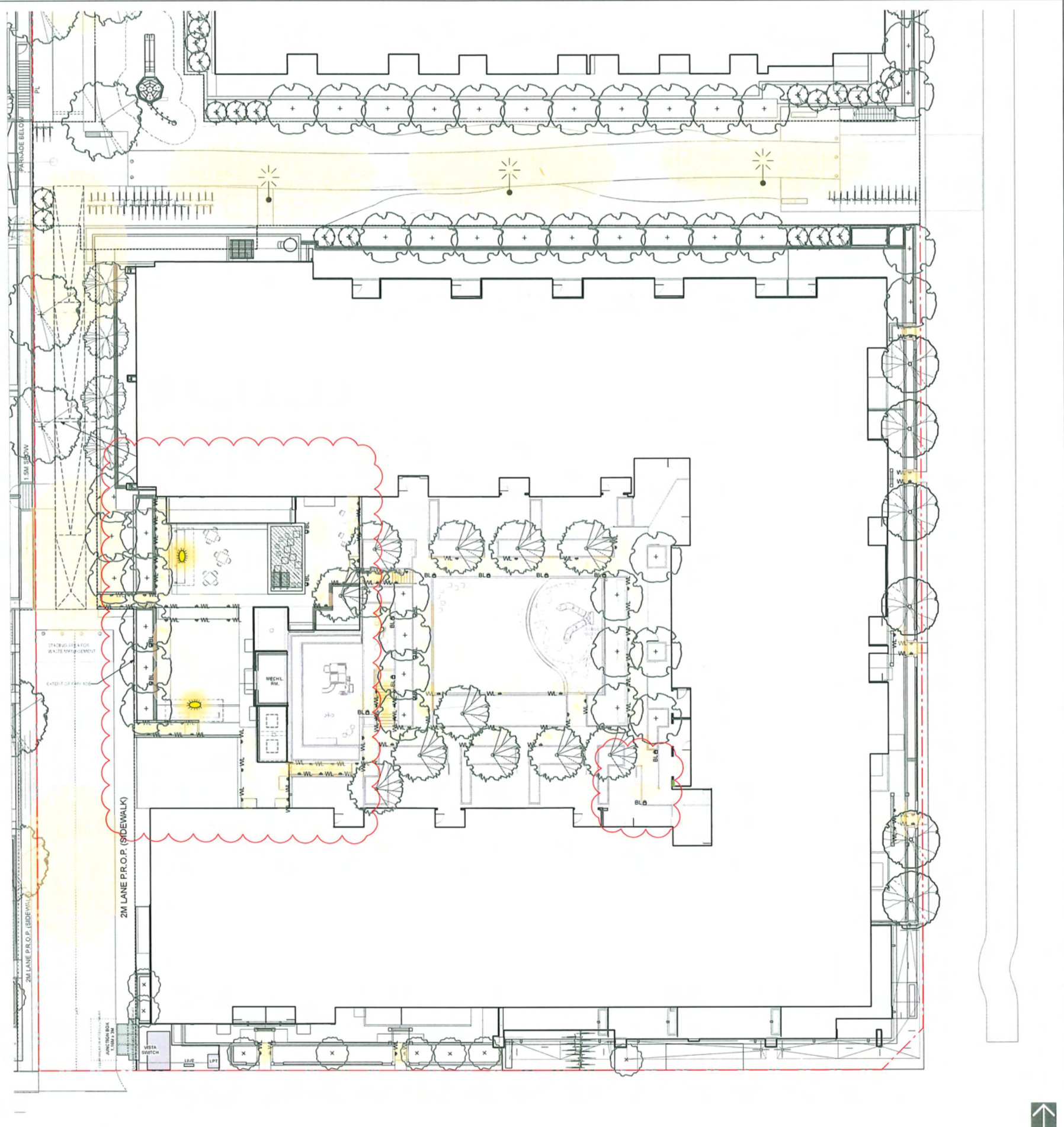
PLAN 37b

DP 18-841027

JUN 24 2025

LIGHTING LEGEND

SYMBOL	IMAGE	MATERIAL
		PEDESTRIAN POLE LIGHT (GREENWAY) SCHREDER HESTIA LIGHT ON ROUND TAPERED POLE PER CITY OF RICHMOND STANDARD SPECIFICATION
		EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)
		STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND SLS150-LED-120/277-BLACK FROM LUMUX LIGHTING INC.
		BOLLARD LIGHT NOTE: SAME WL MOUNTED ON CONCRETE BOLLARD
		TRELLIS LIGHT PROVIDER: TEGAN EXTON MONO - DIRECT MOUNT - GEMS ANODIZED ALUMINUM AVAILABLE THROUGH SLS LIGHT RESOURCE



NOTES:

1. ALL LIGHTING IS TO BE PROVIDED BY THE CLIENT.

2. THE CLIENT IS RESPONSIBLE FOR THE LOCATION AND HEIGHT OF ALL LIGHTING.

3. THE CLIENT IS RESPONSIBLE FOR THE LOCATION AND HEIGHT OF ALL LIGHTING.

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PLAN 38a

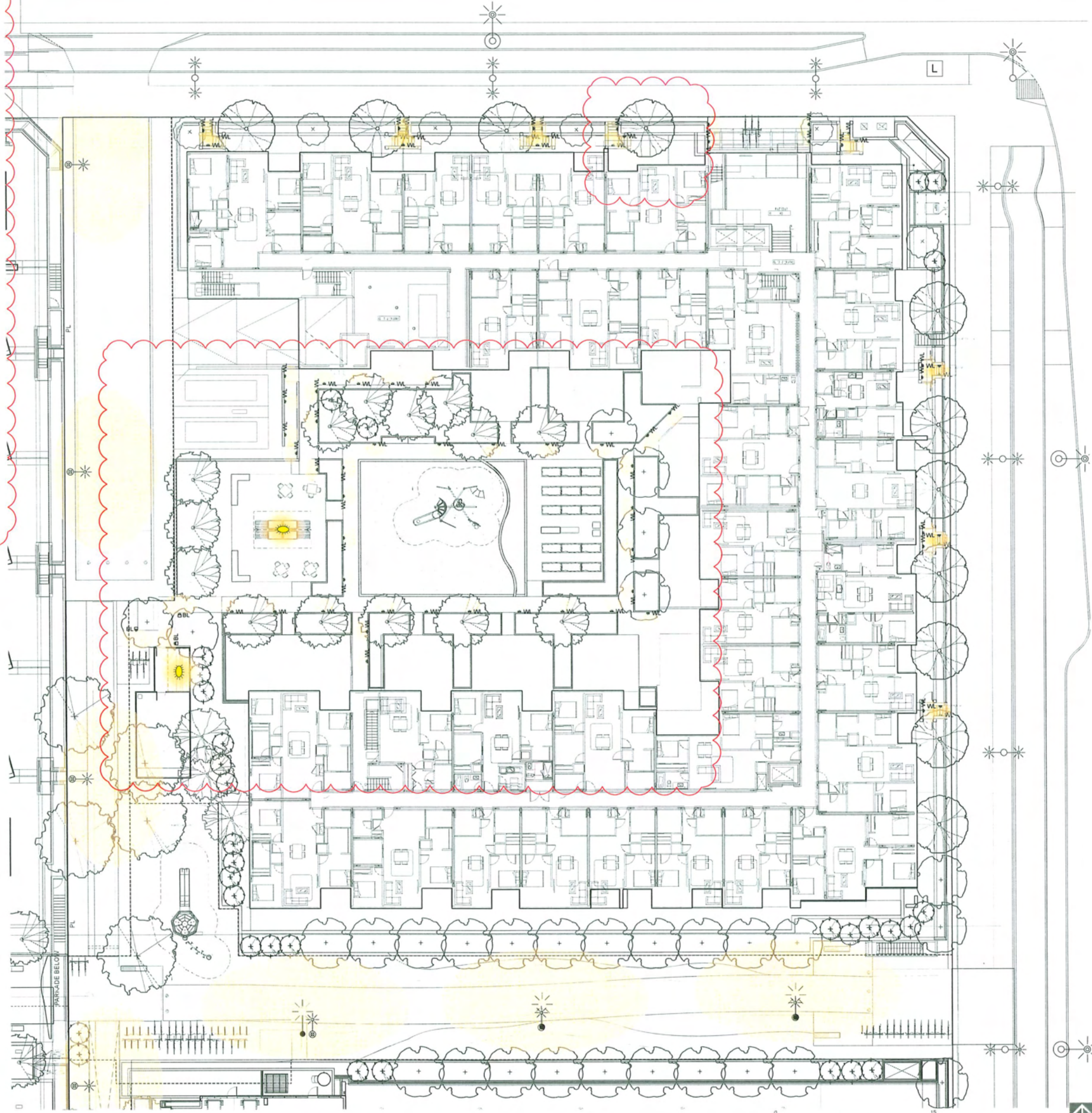
JUN 24 2026

DP 18-84 1027

L4.1

LIGHTING LEGEND

SYMBOL	IMAGE	MATERIAL
		PEDESTRIAN POLE LIGHT (GREENWAY) SCHREDER HESTIA LIGHT ON ROUND TAPERED POLE PER CITY OF RICHMOND STANDARD SPECIFICATION
		EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)
		STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND SLS150-LED-120/277-BLACK FROM LUMUX LIGHTING INC.
		BOLLARD LIGHT NOTE: SAME WL MOUNTED ON CONCRETE BOLLARD
		TRELLIS LIGHT PROVIDER: TEGAN EXTON MONO - DIRECT MOUNT - GEMS ANODIZED ALUMINUM AVAILABLE THROUGH SLS LIGHT RESOURCE



NOTES:

1. ALL LIGHTING FIXTURES SHALL BE PROVIDED BY THE CLIENT.

2. THE CLIENT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL LIGHTING FIXTURES AND THE SELECTION OF ALL LIGHTING FIXTURES SHALL BE THE RESPONSIBILITY OF THE CLIENT.

3. THE CLIENT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL LIGHTING FIXTURES AND THE SELECTION OF ALL LIGHTING FIXTURES SHALL BE THE RESPONSIBILITY OF THE CLIENT.

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5. THE CLIENT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL LIGHTING FIXTURES AND THE SELECTION OF ALL LIGHTING FIXTURES SHALL BE THE RESPONSIBILITY OF THE CLIENT.

1	PEDESTRIAN POLE LIGHT (GREENWAY)	1	PEDESTRIAN POLE LIGHT (GREENWAY)
2	EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)	2	EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)
3	STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND	3	STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND
4	BOLLARD LIGHT	4	BOLLARD LIGHT
5	TRELLIS LIGHT	5	TRELLIS LIGHT

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Scale:	1" = 10'
North:	North Arrow
Legend:	Legend
Notes:	Notes

LIGHTING CONCEPT
BUILDING 6

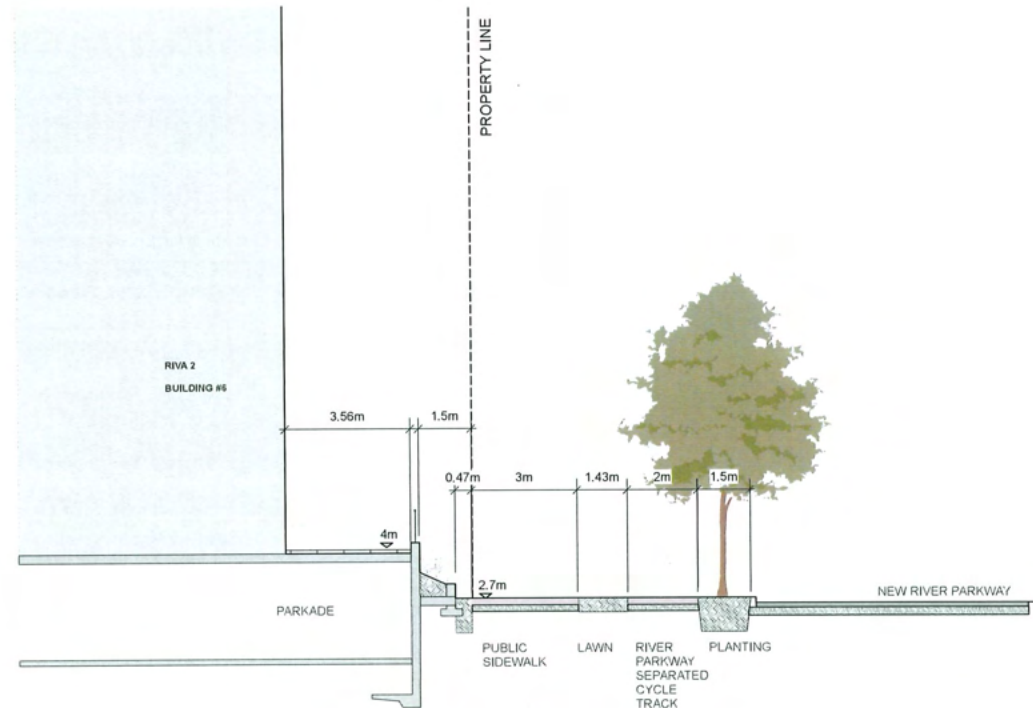
L4.0

PLAN 38b

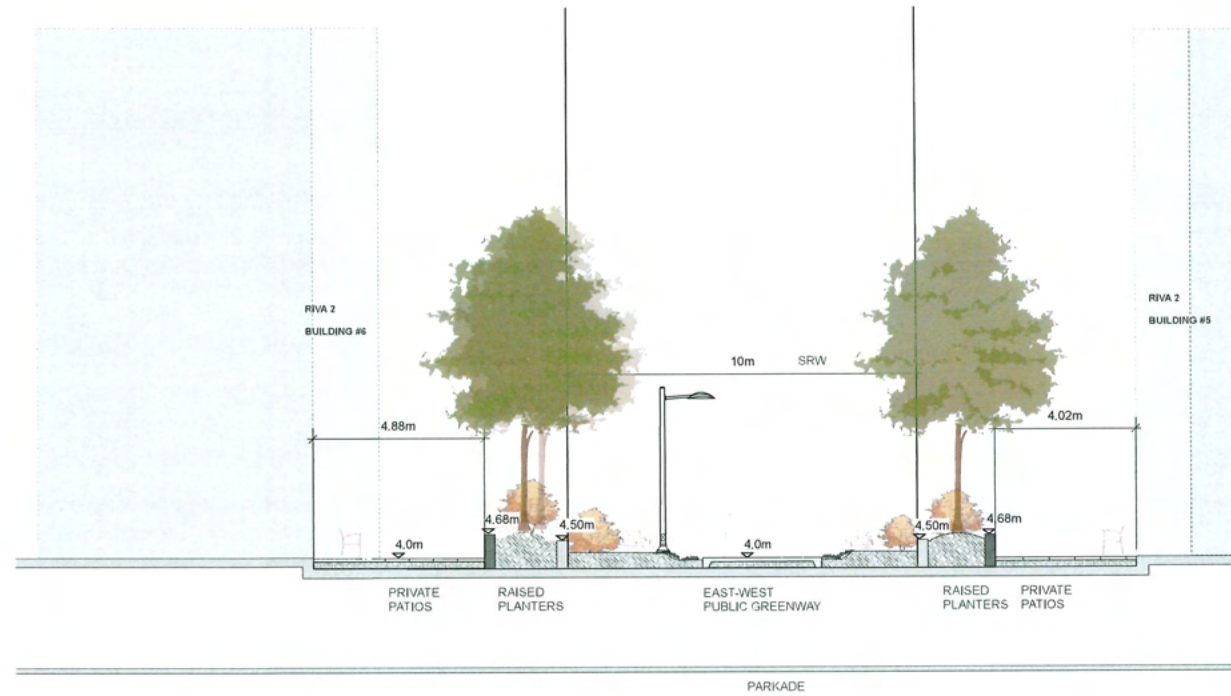
JUN 24 2026

DP 18-841057

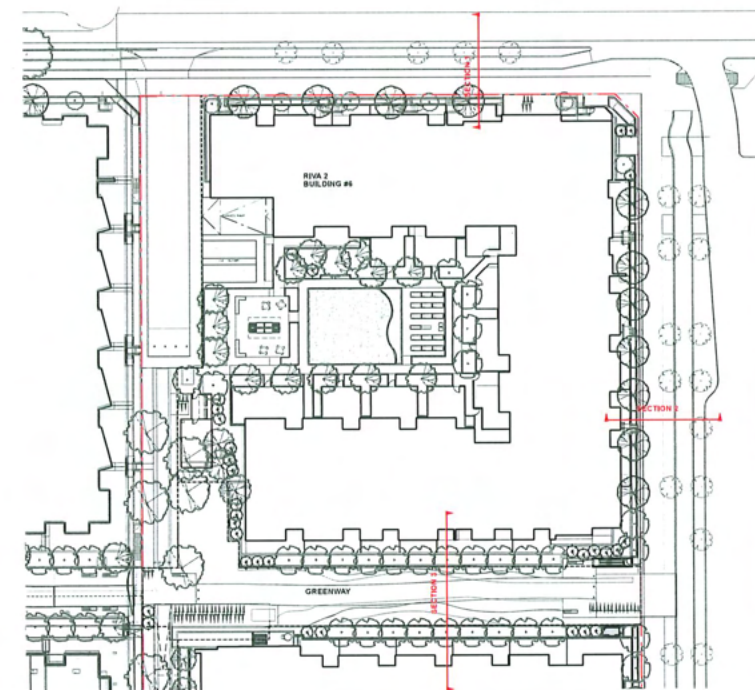
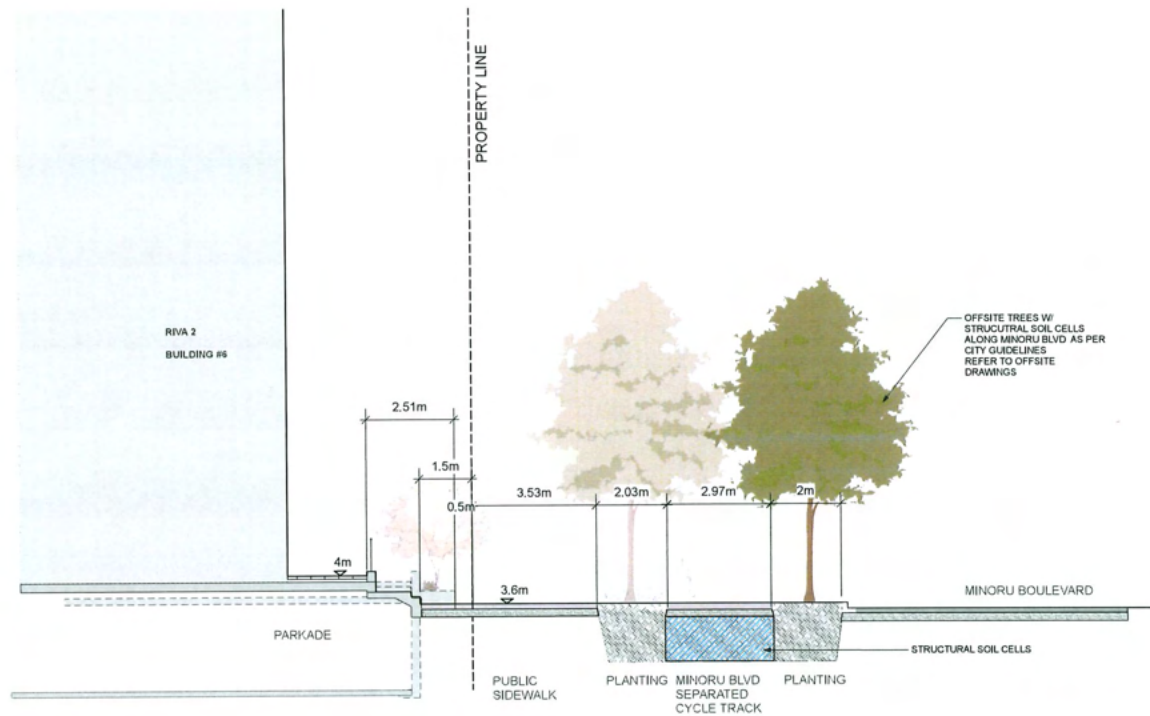
SECTION 1



SECTION 3



SECTION 2



BUILDING 6 KEY PLAN: 1/32"=1'0"

NOTES:
1. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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LANDSCAPE SECTIONS
BUILDING 6

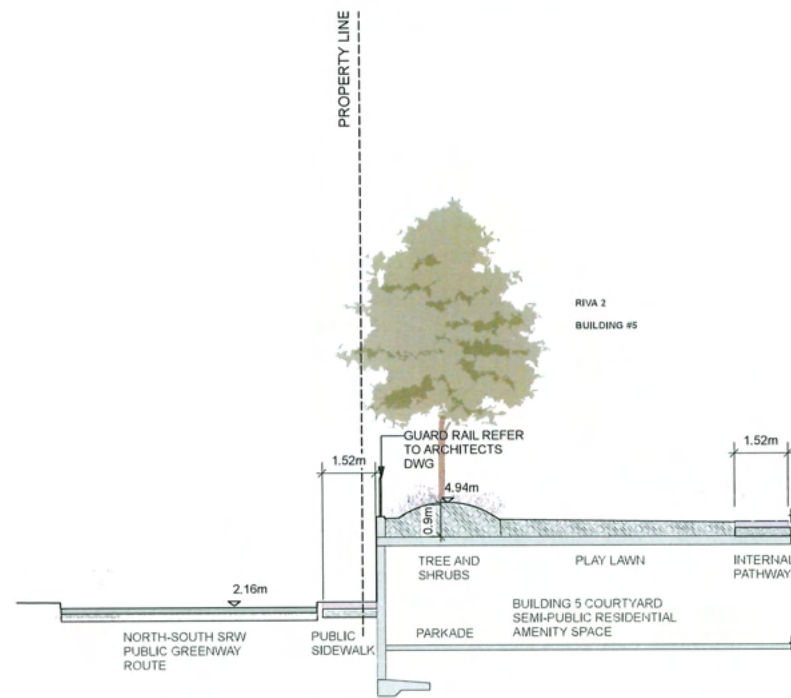
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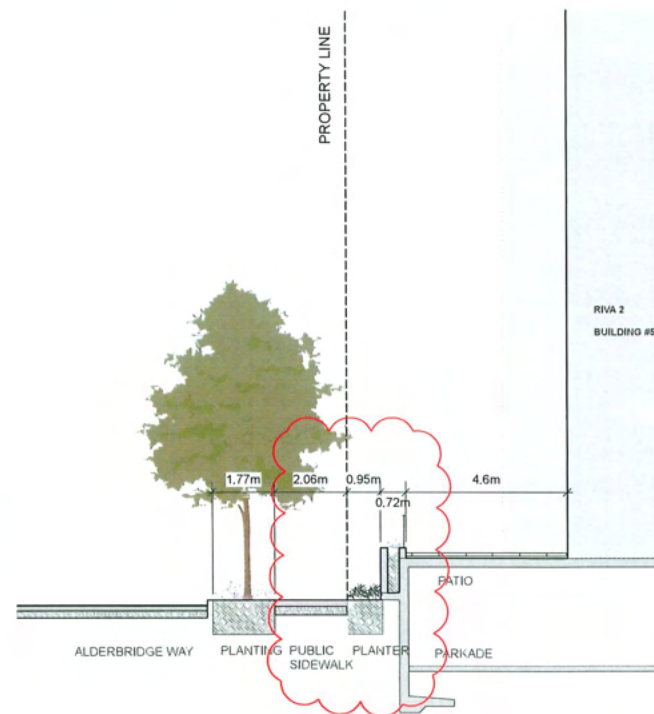
LANDSCAPE SECTIONS
BUILDING 6

DATE: 2024.05.15

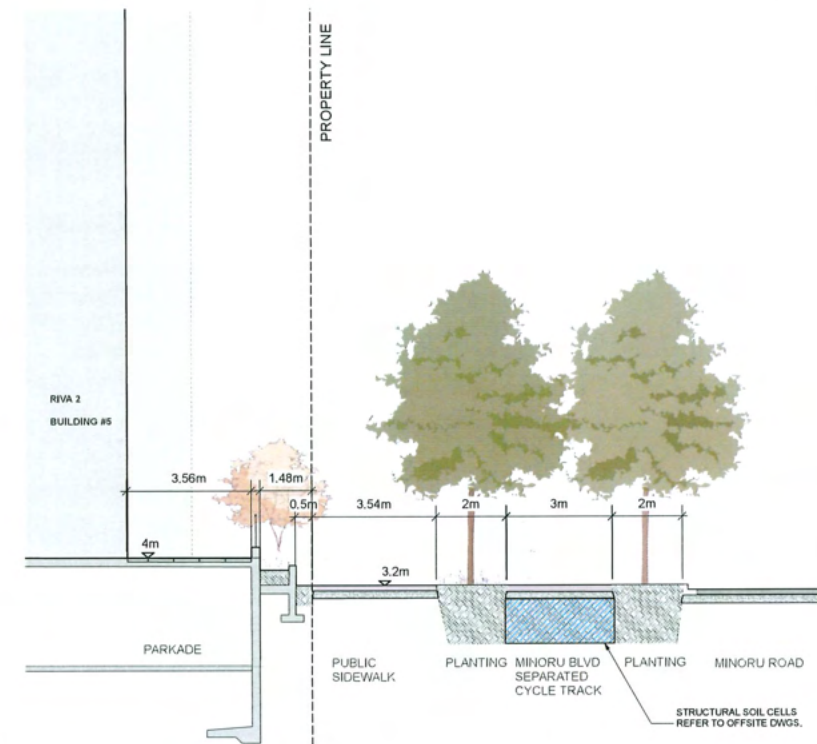
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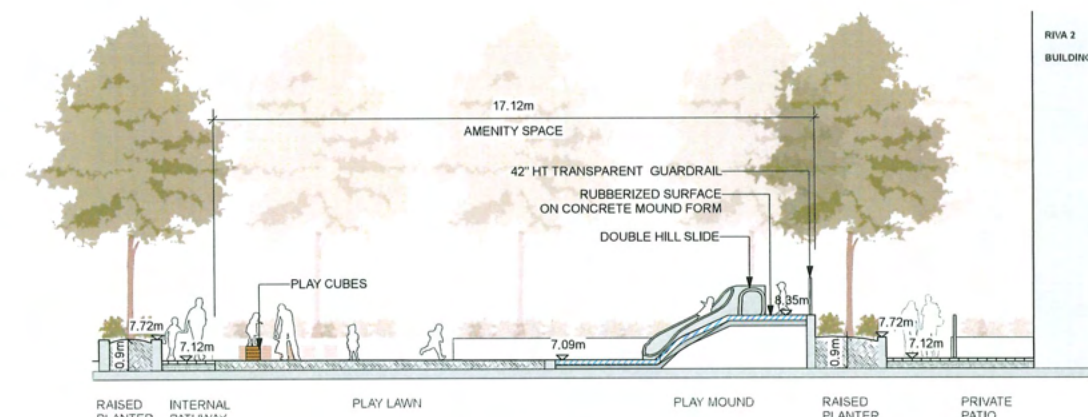
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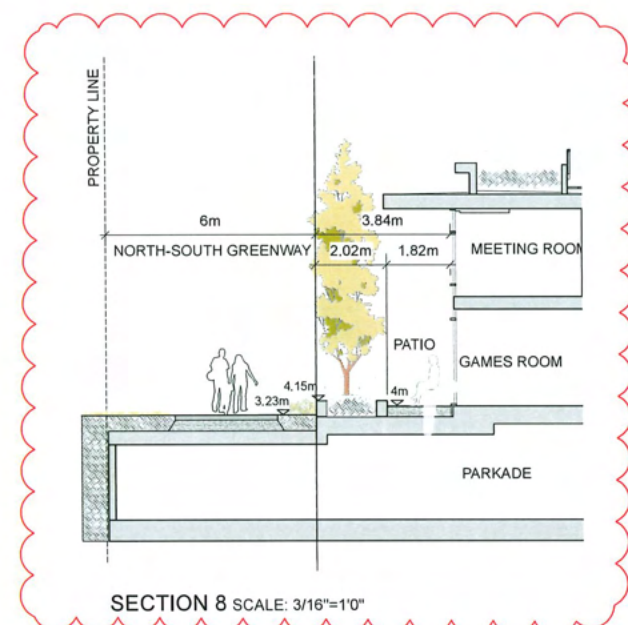
SECTION 5 SCALE: 3/16"=1'0"



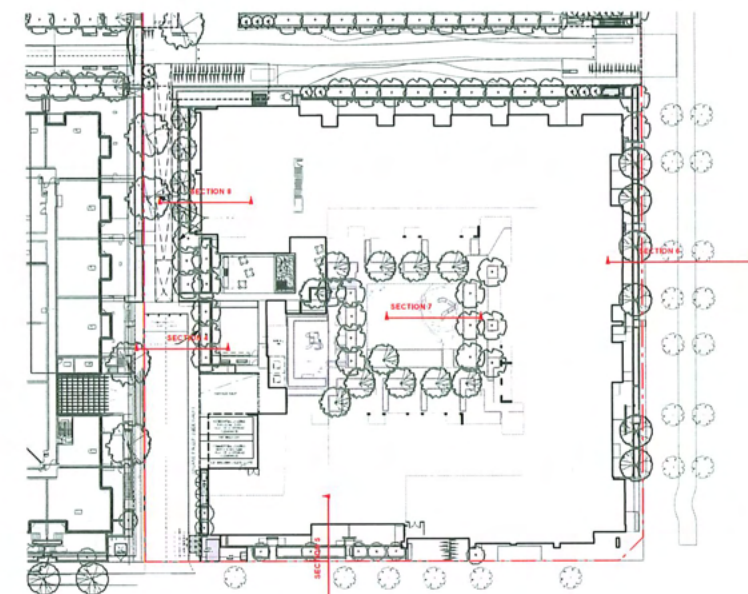
SECTION 6 SCALE: 3/16"=1'0"



SECTION 7 SCALE: 3/16"=1'0"



SECTION 8 SCALE: 3/16"=1'0"



BUILDING 5 KEY PLAN: 1/32"=1'0"

NOTES:
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RIVA 2.0
7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

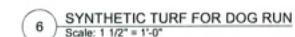
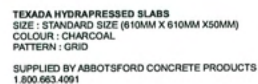
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LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF ANYTHING. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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DESIGNED BY	DS		
SCALE	1/8"=1'-0"		
DATE	07-11-20		

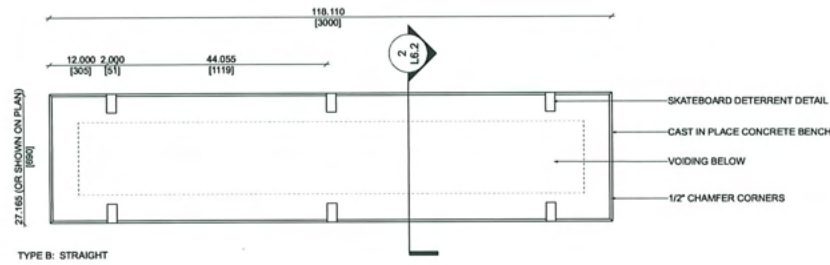
LANDSCAPE SECTIONS
BUILDING 5

L5.1

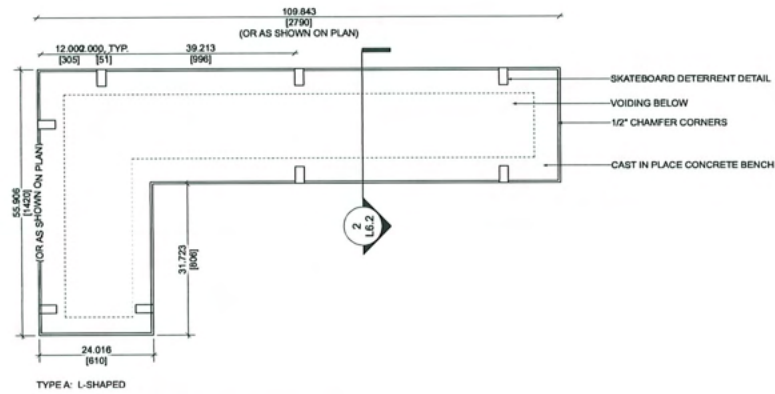


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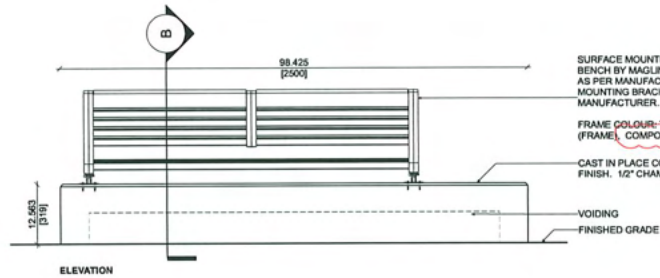




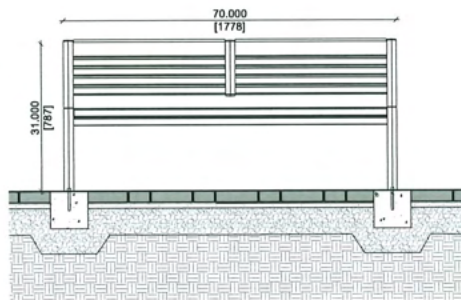
TYPE B: STRAIGHT



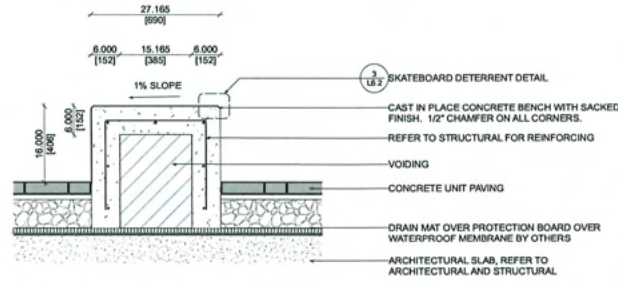
01 CUSTOM CIP CONCRETE BENCH A: PLAN VIEW
Scale: 1" = 1'-0"



04 CIP CONCRETE BENCH WITH BENCH TOP - GREENWAY
Scale: 1" = 1'-0"

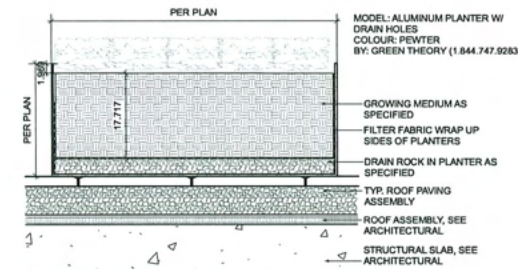
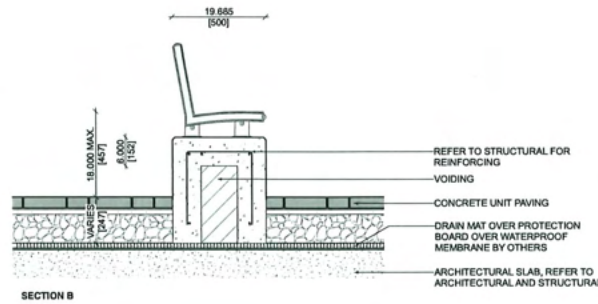


05 FREE STANDING BENCH TYPE C
Scale: 1" = 1'-0"

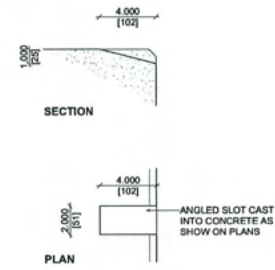


NOTE: MAX SEAT HEIGHT TO BE 1'4" ABOVE FINISHED GRADE

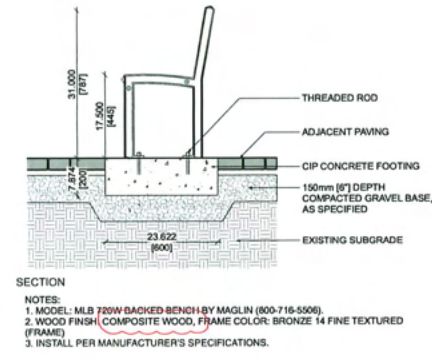
02 CUSTOM CIP CONCRETE BENCH ON SLAB: SECTION
Scale: 1" = 1'-0"



06 CUSTOM METAL PLANTER
Scale: 1" = 1'-0"



03 SKATEBOARD DETERRENT DETAIL
Scale: 3" = 1'-0"



NOTES:
1. MODEL: MLB 720W BACKED BENCH BY MAGLIN (800-716-5506).
2. WOOD FINISH: COMPOSITE WOOD, FRAME COLOR: BRONZE 14 FINE TEXTURED (FRAME).
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:
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1	20-00-00	RE-BUILD FOR RIVA 1 & 2 REVIEW
2	20-00-00	RE-BUILD FOR BUILDING 5 REVIEW
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Yamamoto
Architecture Inc.

203 - 33 EAST 8TH AVENUE, VANCOUVER, BC
V5T 1R3 TEL: 604-721-1127 FAX: 604-721-1327

RIVA BUILDING 5
7811 ALDENWICH ROAD
VANCOUVER, BRITISH COLUMBIA

CLIENT
onni

DESIGNED BY: DAVID STOYKO
DRAWN BY: DAVID STOYKO
CHECKED BY: DAVID STOYKO
DATE: 20-00-00

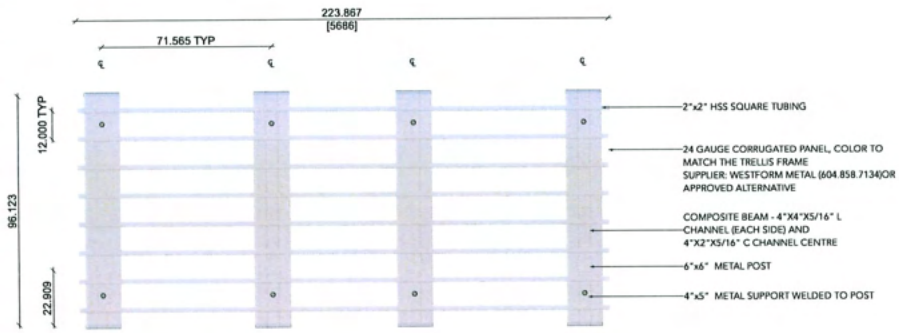
SHEET TITLE
DETAILS
FURNISHINGS

DRAWING NO.
L6.2

PLAN 43

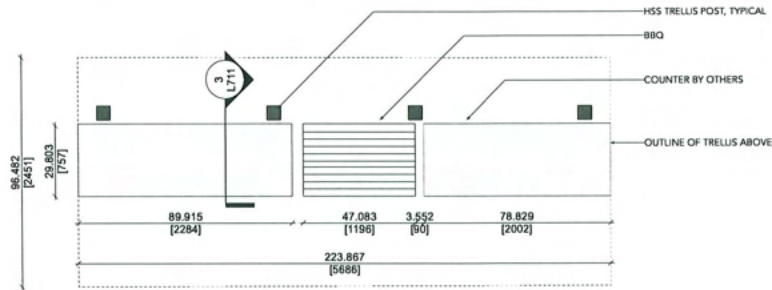
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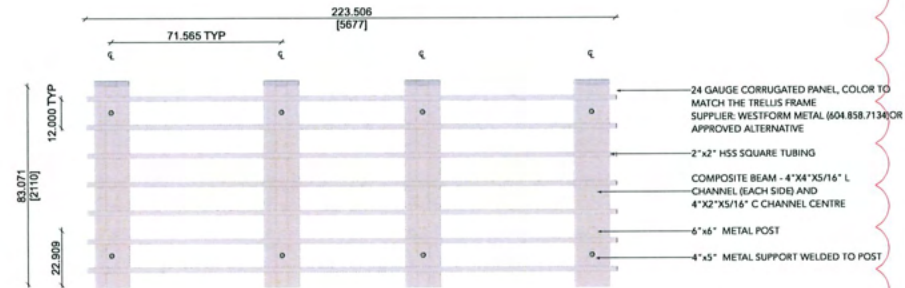


PLAN VIEW - TRELLIS

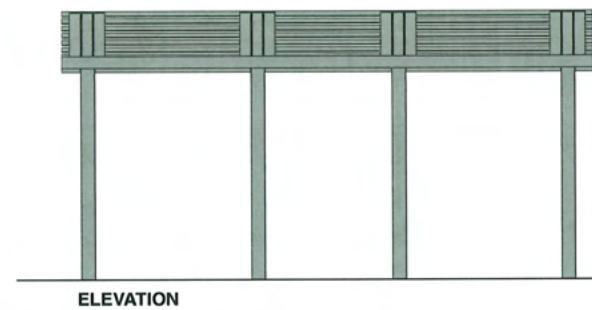
1 TRELLIS OVER BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"



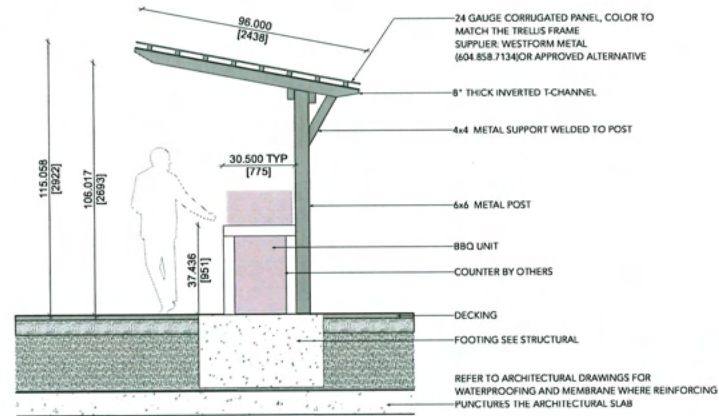
02 BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"



PLAN VIEW - TRELLIS

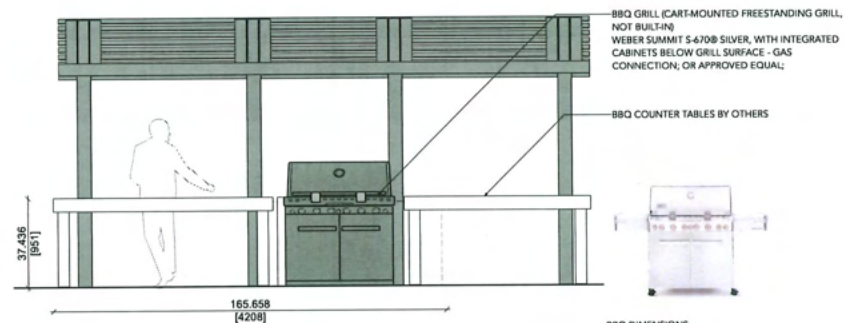


ELEVATION



SECTION

03 TRELLIS OVER BBQ AND COUNTER: SECTION
Scale: 1/2" = 1'-0"

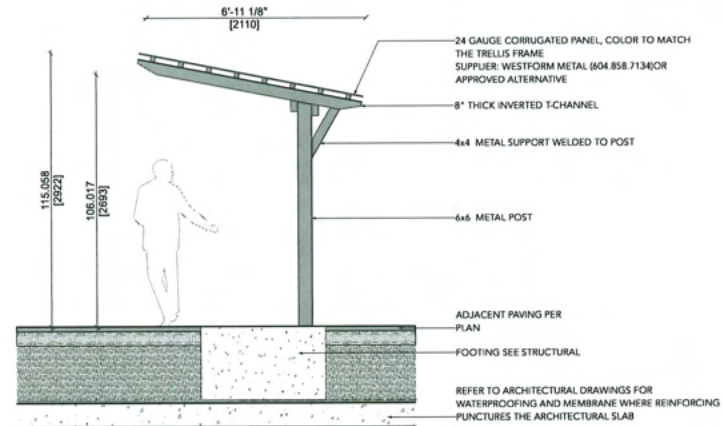


BBQ DIMENSIONS:
DEPTH: 30.5"
HEIGHT: 52"
WIDTH: 47"

TRELLIS NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. PROVIDE ISOLATOR MATERIAL BETWEEN DIFFERENT METAL TYPES.
5. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

BBQ NOTE:
1. TIMER-CONTROLLED GAS SUPPLY AND MANUAL EMERGENCY SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
2. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.

04 TRELLIS OVER BBQ AND COUNTER: ELEVATION
Scale: 1/2" = 1'-0"



SECTION

NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. PROVIDE ISOLATOR MATERIAL BETWEEN DIFFERENT METAL TYPES.
5. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

05 TRELLIS AT THE DOG RUN
Scale: 1/2" = 1'-0"

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05	22-07-21	REV. 005 FOR BUILDING 5 RIVA (CLUST REVISION)
06	22-08-21	REV. 006 FOR BUILDING 5 RIVA (RIVA 5)
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84	22-11-21	REV. 084 FOR BUILDING 5 RIVA
85	22-11-21	REV. 085 FOR BUILDING 5 RIVA
86	22-11-21	REV. 086 FOR BUILDING 5 RIVA
87	22-11-21	REV. 087 FOR BUILDING 5 RIVA
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94	22-11-21	REV. 094 FOR BUILDING 5 RIVA
95	22-11-21	REV. 095 FOR BUILDING 5 RIVA
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97	22-11-21	REV. 097 FOR BUILDING 5 RIVA
98	22-11-21	REV. 098 FOR BUILDING 5 RIVA
99	22-11-21	REV. 099 FOR BUILDING 5 RIVA
100	22-11-21	REV. 100 FOR BUILDING 5 RIVA

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RIVA BUILDING 5
7811 ALDERWOOD WAY
RICHMOND, BRITISH COLUMBIA

onni

CLIENT: onni

DATE	BY	REVISION
2023-08-01	DS	ISSUED FOR PERMIT
2023-08-01	DS	ISSUED FOR PERMIT
2023-08-01	DS	ISSUED FOR PERMIT
2023-08-01	DS	ISSUED FOR PERMIT

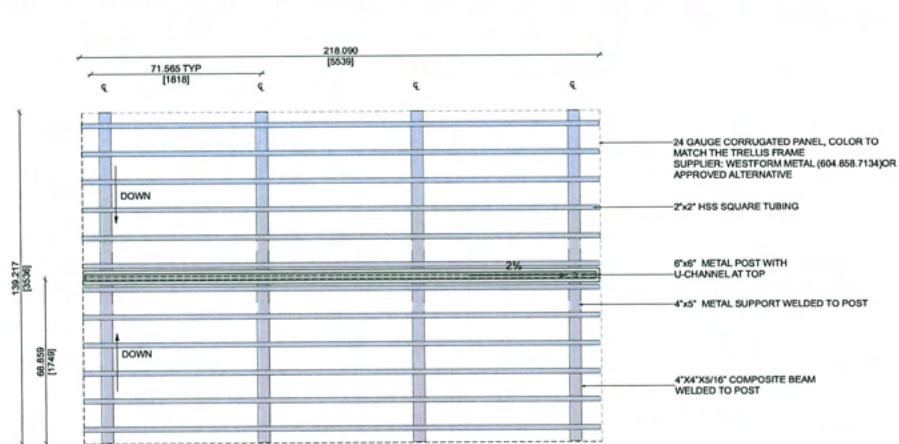
DETAILS
FURNISHINGS
(RIVA 5 TRELLIS)

L6.2B

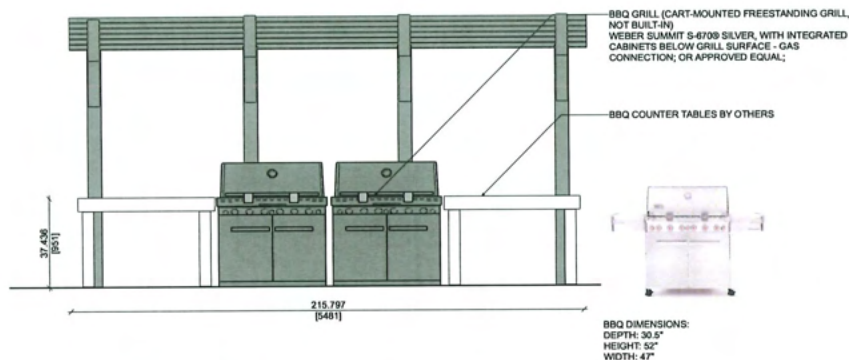
PLAN 43.1

JUN 24 2026

OP 18-841057



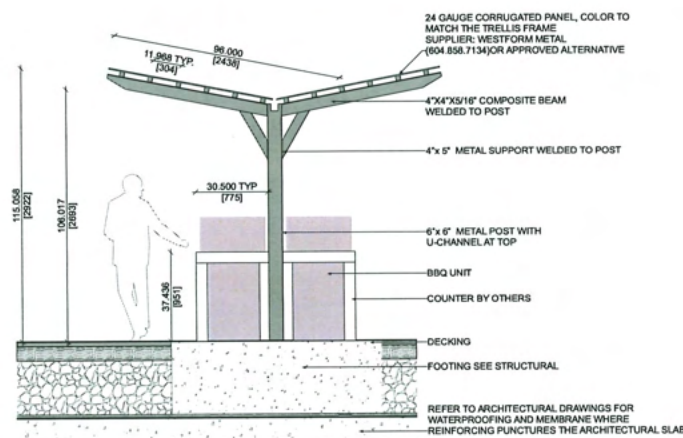
01 TRELLIS OVER BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"



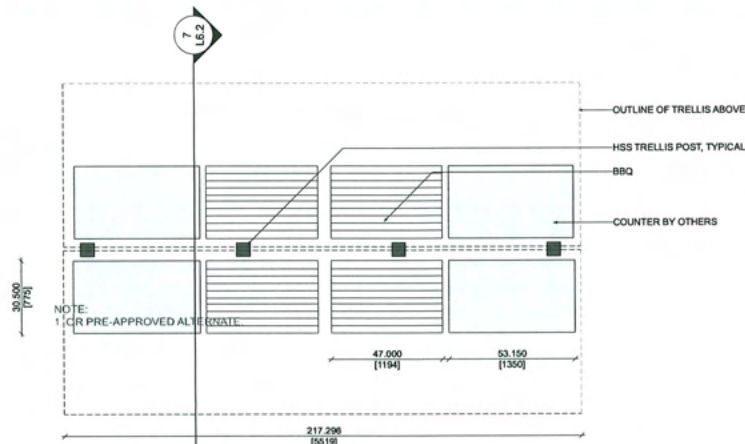
TRELLIS NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. PROVIDE ISOLATOR MATERIAL BETWEEN DIFFERENT METAL TYPES.
5. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

BBQ NOTE:
1. TIMER-CONTROLLED GAS SUPPLY AND MANUAL EMERGENCY SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
2. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.

03 TRELLIS OVER BBQ AND COUNTER: ELEVATION
Scale: 1/2" = 1'-0"

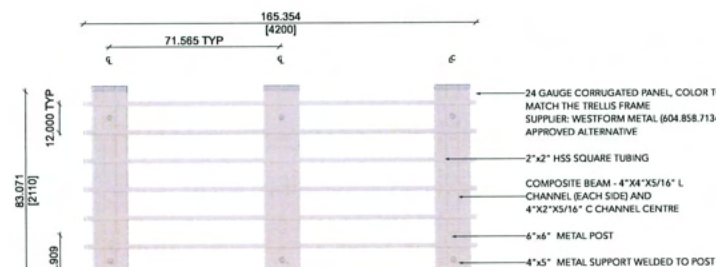


04 TRELLIS OVER BBQ AND COUNTER: SECTION
Scale: 1/2" = 1'-0"

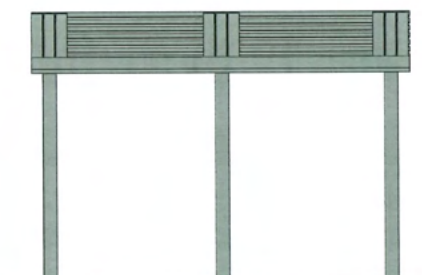


02 BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"

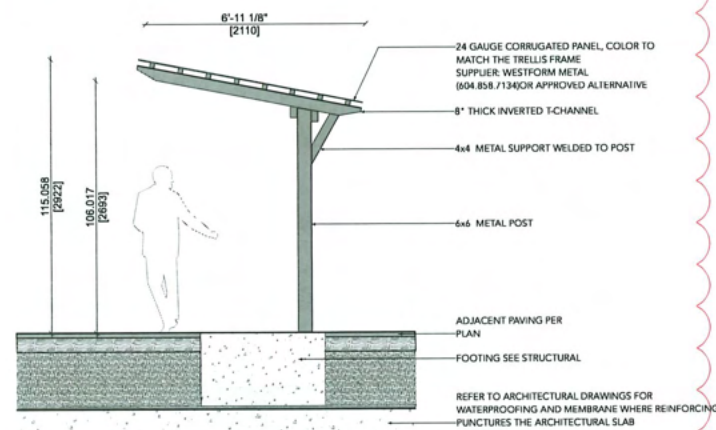
NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. PROVIDE MANUAL GAS SHUT-OFF VALVE AND USER-OPERATED TIMER CONTROL FOR BARBEQUE GAS SUPPLY.
5. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION. DO NOT PERMANENTLY ANCHOR BBQ IN PLACE.
6. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.



PLAN VIEW - TRELLIS



ELEVATION



SECTION

NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. PROVIDE ISOLATOR MATERIAL BETWEEN DIFFERENT METAL TYPES.
5. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

05 TRELLIS AT DOG RUN
Scale: 1/2" = 1'-0"

NOTES:
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01	20-08-22	REVISED FOR H&A & PERMITS
02	20-08-22	REVISED FOR BUILDING PERMITS
03	20-08-22	REVISED FOR BUILDING PERMITS
04	20-07-18	REVISED FOR BUILDING PERMITS
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98	20-07-18	REVISED FOR BUILDING PERMITS
99	20-07-18	REVISED FOR BUILDING PERMITS
100	20-07-18	REVISED FOR BUILDING PERMITS

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V6T 1H5 Tel: 604-731-1127 Fax: 604-731-1327

RIVA BUILDING 5

7811 ALDENRODGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

onni

PROJECT LOCATION: 7811 ALDENRODGE WAY, RICHMOND, BC V6X 2A5
DRAWN: 01
CHECKED: 02
DATE: 18-08-2024
JOB NO: 20-002

SHEET TITLE

DETAILS
FURNISHINGS
(RIVA 6 TRELLIS)

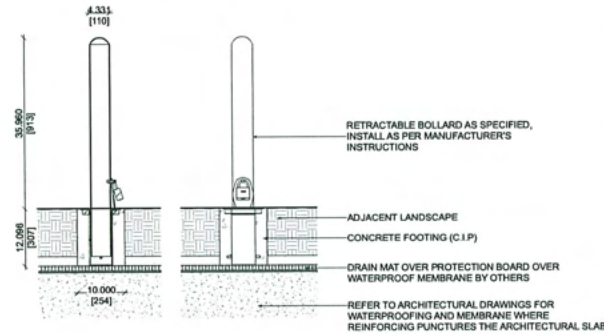
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L6.2C

PLAN 43.2

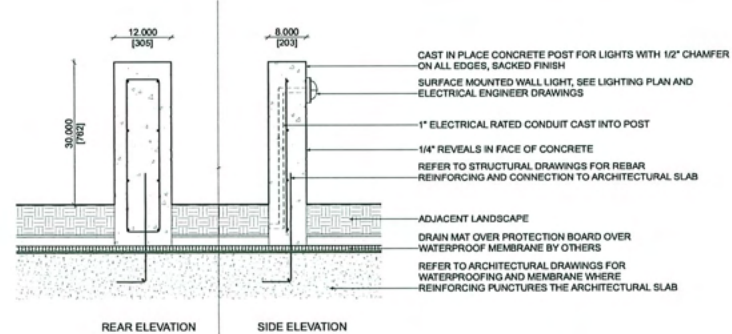
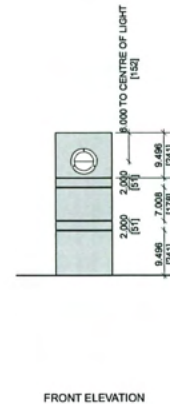
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JUN 24 2026

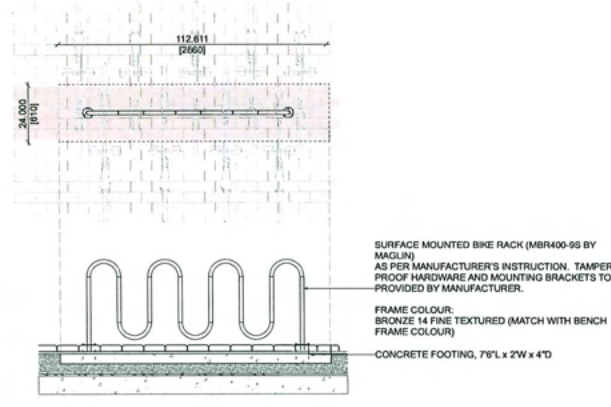
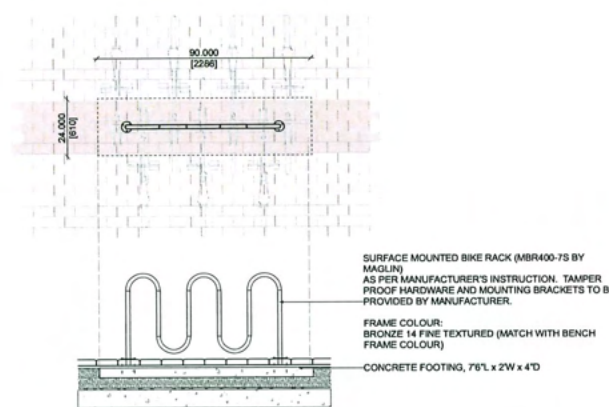


NOTES:
1. MODEL: R-8002 STAINLESS STEEL REMOVABLE BOLLARD, BY RELIANCE FOUNDRY (1 800 735 5660), OR APPROVED ALTERNATIVE.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

01 REMOVABLE BOLLARD
Scale: 1" = 1'-0"

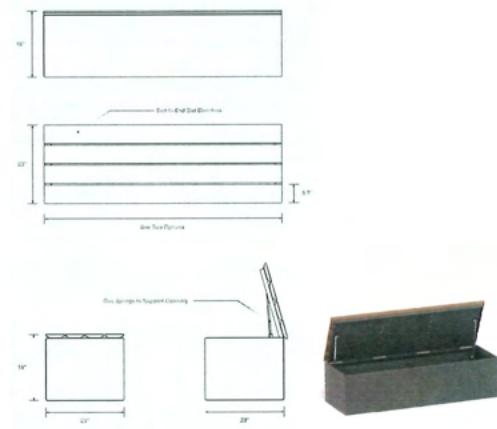


02 LIGHT BOLLARD
Scale: 1" = 1'-0"



NOTES:
1. GALVANIZED GREENHOUSE POTTING BENCH, AVAILABLE FROM WARM GREENHOUSES (888) 509-9676, www.warmgreenhouses.com
2. DIMENSIONS: 19'5" DEPTH, 36" HEIGHT, 45" LENGTH

04 POTTING TABLE
Scale: 1/2" = 1'-0"



NOTES:
1. SUPPLIER: GREEN THEORY
2. TYPE: JOIN DRY STORAGE SEATING
3. DIMENSIONS: 55"EE 6875 69"L x 23"W x 18"H
4. FINISH: ALUMINUM (PEWTER), RECYCLED PLASTIC LUMBER

05 TOOL SHED
Scale: 1/2" = 1'-0"

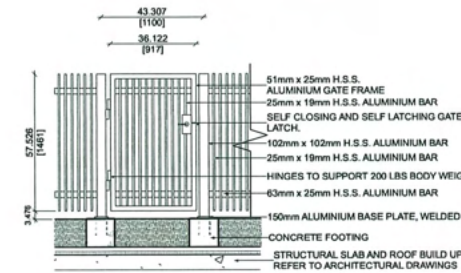
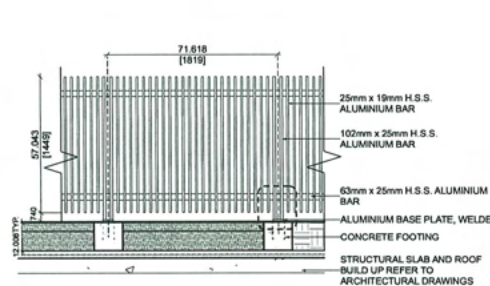
03A BIKE RACK ON SLAB
Scale: 1/2" = 1'-0"

03B BIKE RACK ON SLAB
Scale: 1/2" = 1'-0"

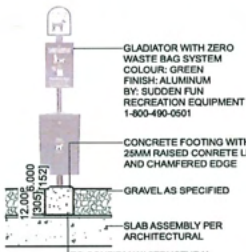


CITY OF RICHMOND STANDARD GREEN BIN
SIZE: LARGE (240 L)

06 GREEN BIN
Scale: 1/2" = 1'-0"



07 DOG RUN METAL FENCE AND GATE
Scale: 1/2" = 1'-0"



08 DOG BAG AND WASTE RECEPTACLE
Scale: 1/2" = 1'-0"

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RIVA BUILDING 5
7811 ALDENBROOK WAY
RICHMOND, BRITISH COLUMBIA

onni

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DATE: 01/11/2024

BY: [Signature]

FOR: [Signature]

DATE: 01/11/2024

BY: [Signature]

FOR: [Signature]

DATE: 01/11/2024

BY: [Signature]

FOR: [Signature]

DATE: 01/11/2024

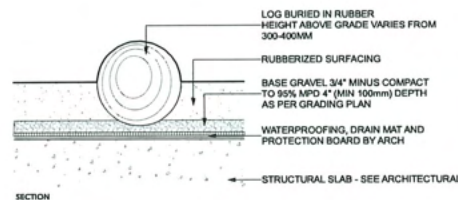
BY: [Signature]

FOR: [Signature]

DATE: 01/11/2024



LANDSCAPE STRUCTURES
CUBE PLAY STRUCTURE 2-5 YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224



NOTE:
1.APPLY LINSEED OIL ON WOOD FOR PROTECTION OR APPROVED ALTERNATE
2.GRIND AND SAND DOWN ANY BRANCH STUMPS TO BE SMOOTH AND SAFE.
3.ALL LOGS TO BE MINIMUM 20" DIAMETER

PLAY LOG ON RUBBER SURFACING



9 PLAY CUBES SEATS

[illegible]

David Stoyko
Landscape Architect

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Yamamoto
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
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RIVA BUILDING 5
7811 ALDERIDGE WAY
RICHMOND, BRITISH COLUMBIA

CONT

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DR-Asp%	47	SEAL:
C=DE*100	58	

02-Ag-E	A-E-3p-Cl ₂ Ph
02B-Ag	02B-A-E

SHEET TITLE:

DETAILS

PLAY ELEMENTS

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L6.4



ACTIVITIES 5-12 AGE RANGE:
CLIMBING
SLIDING
UPPER BODY STRENGTH (MONKEY BAR)

LANDSCAPE STRUCTURES
7 POST NETPLEX WITH DOUBLE SLIDE PLAY STRUCTURE 5-12YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

NOTE:
PLAY STRUCTURE SHOWN SPANS ACROSS RIVA 5-6
AND WILL BE INSTALLED ONLY UPON COMPLETION OF
PHASE 2 (RIVA 6)

1 SLIDE TYPE C - NETPLEX PLAY STRUCTURE



ACTIVITIES 2-5 AGE RANGE:
CLIMBING
SLIDING
TUNNEL
MUSIC
SENSORY PANELS

LANDSCAPE STRUCTURES
WEEVOS PLAY STRUCTURE 2-5 YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

BUILDING 6 PLAY STRUCTURE
NOT PART OF THIS BP

2 SLIDE TYPE A - WEEVOS PLAY STRUCTURE



GREENWAY PLAY STRUCTURE BUILDING 6 INSTALLATION
NOT PART OF THIS BP



BUILDING 6 PLAY STRUCTURE
NOT PART OF THIS BP

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MEASURING OFF OF THESE DRAWINGS.

41	20-04-05	REVISED FOR RIVA 5 & 6 REVIEW
42	20-04-05	REVISED FOR BUILDING 6 REVIEW
43	20-04-05	REVISED FOR BUILDING 6 REVIEW
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92	20-04-05	REVISED FOR BUILDING 6 REVIEW
93	20-04-05	REVISED FOR BUILDING 6 REVIEW
94	20-04-05	REVISED FOR BUILDING 6 REVIEW
95	20-04-05	REVISED FOR BUILDING 6 REVIEW
96	20-04-05	REVISED FOR BUILDING 6 REVIEW
97	20-04-05	REVISED FOR BUILDING 6 REVIEW
98	20-04-05	REVISED FOR BUILDING 6 REVIEW
99	20-04-05	REVISED FOR BUILDING 6 REVIEW
100	20-04-05	REVISED FOR BUILDING 6 REVIEW

David Stoyko
Landscape Architect
2646 6TH AVENUE EAST
VANCOUVER BC V6M 1K3
P: 604.731.0008

Yamamoto
Architecture Inc.

2021-22 David Stoyko, Vancouver, BC
V6M 1K3 Tel: 604-731-0008 Fax: 604-731-1327

RIVA BUILDING 5
7815 ALDENWICK ROAD
RICHMOND, BRITISH COLUMBIA

Client
onni

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Drawn	AS	Scale
Checked	AS	
Revised	AS	AS NOTED
Date	20-04-05	

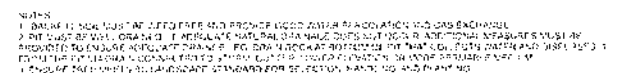
SHEET TITLE
DETAILS
PLAY ELEMENTS

DRAWING NO.
L6.5

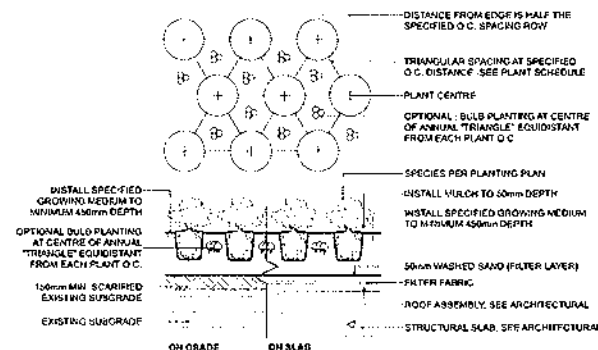
PLAN 46

JUN 24 2026

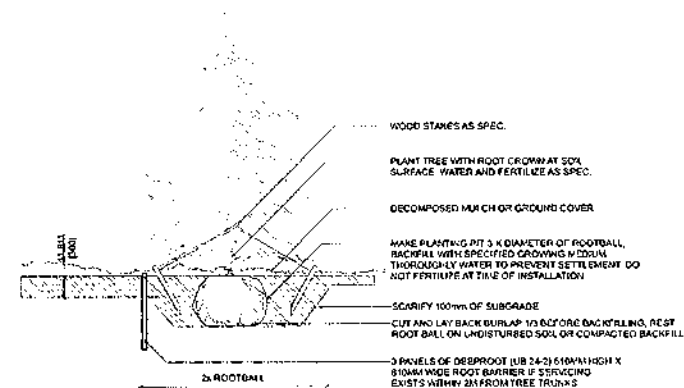
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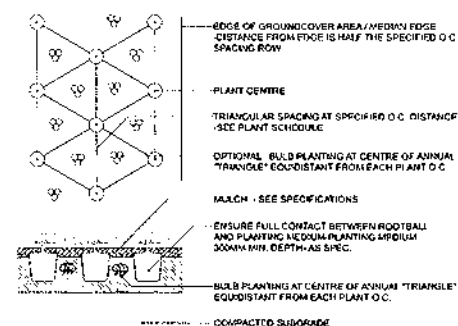
01 DECIDUOUS TREE PLANTING
Scale 3/8" = 1'-0"



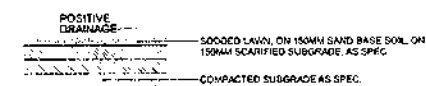
04 PROP. SHRUB PLANTING, TYP.
Scale: 1/2" = 1'-0"



02 CONIFEROUS TREE PLANTING
Scale 3/8" = 1'-0"

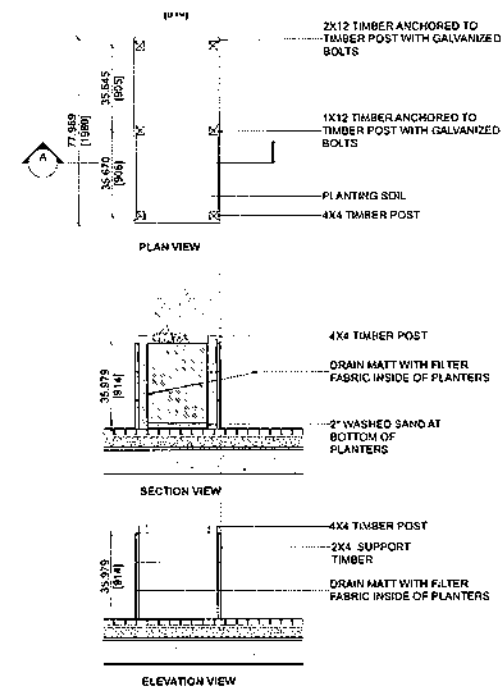


05 PROP. GROUND COVER PLANTING, TYP.
Scale: 1/2" = 1'-0"



NOTES:
1. WHERE SLOPES EXCEED 1:1, SURFACE OF SUB GRADE TO BE TEXTURED WITH
HORIZONTAL TRACKS OF OUTDOFFER OR SIMILAR EQUIPMENT, AS DIRECTED BY
ENGINEER.
2. COMPACTED SUB GRADE OR PLANTING SOIL TO BE SCARIFIED AS FOLLOWS: 6" DEPTH
SUBGRADE, AND FULL DEPTH OF PLANTING SOIL.

03 PROP. GROUND COVER PLANTING, TYP.
Scale: 1/2" = 1'-0"



06 PROP. AGRICULTURAL PLANNER, TYP.
Scale: 1/2" = 1' 0"

[illegible]

David Stoyko
Landscape Architect

Yamamoto
Architecture Inc.

202 - 33 East 42nd Avenue, Westchester, CO
 800 786 1000 Fax: 804-753-1827 Tel: 804-753-2279

RIVA BUILDING 5
PES ALDREDDON WAY
HORNSEA, ENGLISH COAST

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–401

DETAILS
PLANTING

L6.6



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 22, 2026

From: Joshua Reis
Director, Development

File: DV 23-018630

Re: **Application by Nirmal Sandhu for a Development Variance Permit at
6360 No. 6 Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and
- b) Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.

Staff Report

Origin

Nirmal Sandhu, owner of the subject property, has applied to the City of Richmond to vary the provisions of the Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum interior side yard setback for an agricultural building from 4.5 m (14.8 ft) to 3.3 m (10.8 ft); and
2. Reduce the minimum front yard setback for a roadside stand from 7.5 m (24.6 ft) to 0.0 m (0.0 ft).

The proposed Development Variance Permit does not result in any new construction on the subject property or any required upgrades to existing servicing utilities or frontage improvements. A location map and aerial identifying the parcel is found in Attachment 1.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, east and south: Properties zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR); and,

To the west: Across No 6 Road, properties zoned “Agriculture (AG1)” and located in the ALR

Staff Comments

The subject application stems from a Court Order issued in 2022, which required the applicant to apply for either demolition permits or building permits for three (3) unauthorized structures on the subject site. The applicant has chosen to apply for building permits to allow for the retention of these existing structures. To facilitate the issuances of building permits for the three structures, the applicant is required to seek setback variances for two of the structures.

The subject property is 1.89 ha (4.67 acres in size and contains an active blueberry farming operation. The applicant has provided confirmation of the property’s farm status as per BC Assessment.

There are a total of three (3) unauthorized structures:

- Shed 1, 33.7 m² (362.7 ft²) is used as a roadside stand in which the applicant sells blueberries harvested from his farm operation.
- Shed 2, 71.0 m² (764.2 ft²) is an agricultural building used for the storage of agricultural equipment.
- Shed 3, 18.7 m² (201.3 ft²) is an agricultural building used for the storage of fertilizers and other agricultural products he would like to keep separate from food production/storage and equipment.

The applicant has identified that these structures are critical to the success of the farm operation, and the farm operation would not be able to function without them. A survey plan showing the location of the existing structures is found in Attachment 3.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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 “Agriculture (AG1)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- 1) Reduce the minimum interior side yard setback for an agricultural building from 4.5 m (14.8 ft) to 3.3 m (10.8 ft); and
- 2) Reduce the minimum front yard setback for a roadside stand from 7.5 m (24.6 ft) to 0.0 m (0.0 ft).

Staff supports the proposed variance for the following reasons:

- *The subject property currently contains an operational blueberry farm and the applicant has farm status as per BC Assessment.*
- *The proposed variations to setbacks will allow the applicant to continue to use existing agricultural buildings in support of the farm operation, and an existing roadside stand to sell produce that was harvested from the farm operation.*
- *Parking for the roadside stand is to be clearly marked for use of patrons of the roadside stand. Confirmation that stalls have been marked and delineated on site, generally consistent with the drawings within the Development Variance Permit, is required prior to Development Variance Permit issuance.*
- *The structures were purposefully built within the westerly front portion of the site, to ensure maximum space is allocated to the farm operation.*
- *The structures are generally consistent with the farm aesthetic, and feature functional interior layouts for agricultural operations with minimal rooms, windows, and doors. The size and scale of the structures are commensurate to the size and scale of the farm operation.*
- *The application was brought to the Food Security and Agricultural Advisory Committee (FSAAC) for review of the application from an agricultural perspective. FSAAC reviewed and unanimously supported the subject Development Variance Permit application at its meeting held on March 29, 2026. FSAAC meeting minutes are provided in Attachment 4.*
- *The City’s Engineering and Transportation departments, and Richmond Fire and Rescue have no concerns with the proposed Development Variance Permit*
- *There is no change proposed to on-site landscaping.*
- *Staff have confirmed that at least 50% of the area of the roadside stand is limited to the sale of farm products produces on the agricultural land (parcel).*

- *The proposed variances do not result in or facilitate new construction, other than any construction required to meet BC Building Code to be confirmed through the Building Permit process.*
- *The applicant has provided letters of support from the residence in the area, including the parcel to the south (6440 No. 6 Road), and 3 parcels west of No. 6 Road (6351 No. 6 Road, 6391 No. 6 Road and 6451 No. 6 Road). Letters of support are found in Attachment 5. The applicant has contacted the owner of the property immediately the the north (6340 No. 6 Road) requesting their support, however that owner has not provided a letter of support.*

Analysis

The proposed application has been submitted to permit the existing unauthorized agricultural buildings to remain. The subject variance is required to permit the structures to be sited in their existing location. Subject to the variance permit being issued, City staff would then be able to process the existing Building Permit applications which seek to authorize the existing unauthorized constructions.

The purpose of the application is to ultimately comply with the 2022 Court Order requiring the owner to obtain building permits for all un-authorized structures. Through the Building Permit process the applicant may be required to upgrade the affected structures prior to building permit issuance to ensure that they comply with the BC Building Code.

Prior to issuance of the Development Variance Permit, the applicant is required to register a flood plain covenant on Title identifying a minimum habitable elevation of 3.0 m GSC. A copy of the agreed to Considerations is attached (Attachment 6).

Access to the parcel and to the parking stalls associated with the roadside stand will be from the existing access located at the south of the site. This access point is used as both a farm access and residential access point.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines and supports an ongoing agricultural use of the property, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

Respectfully submitted,

Chris Bishop, Manager, Development – East

Report Contributors

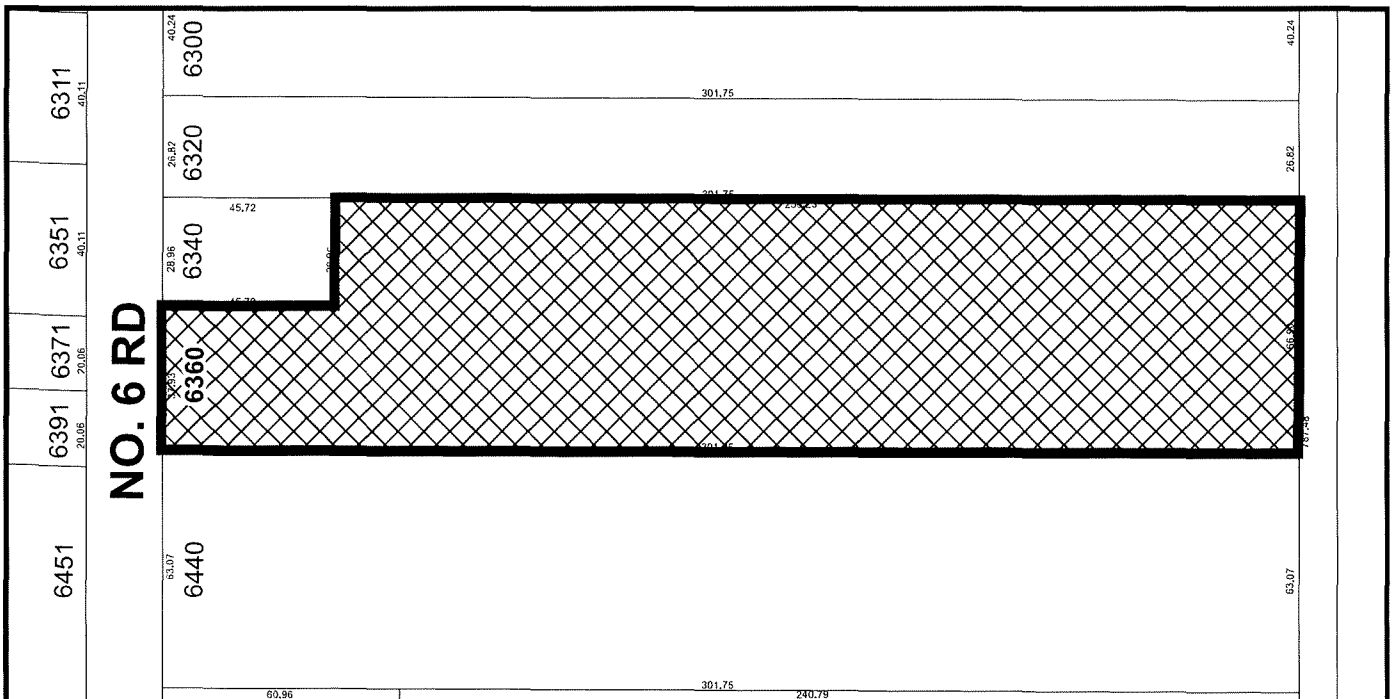
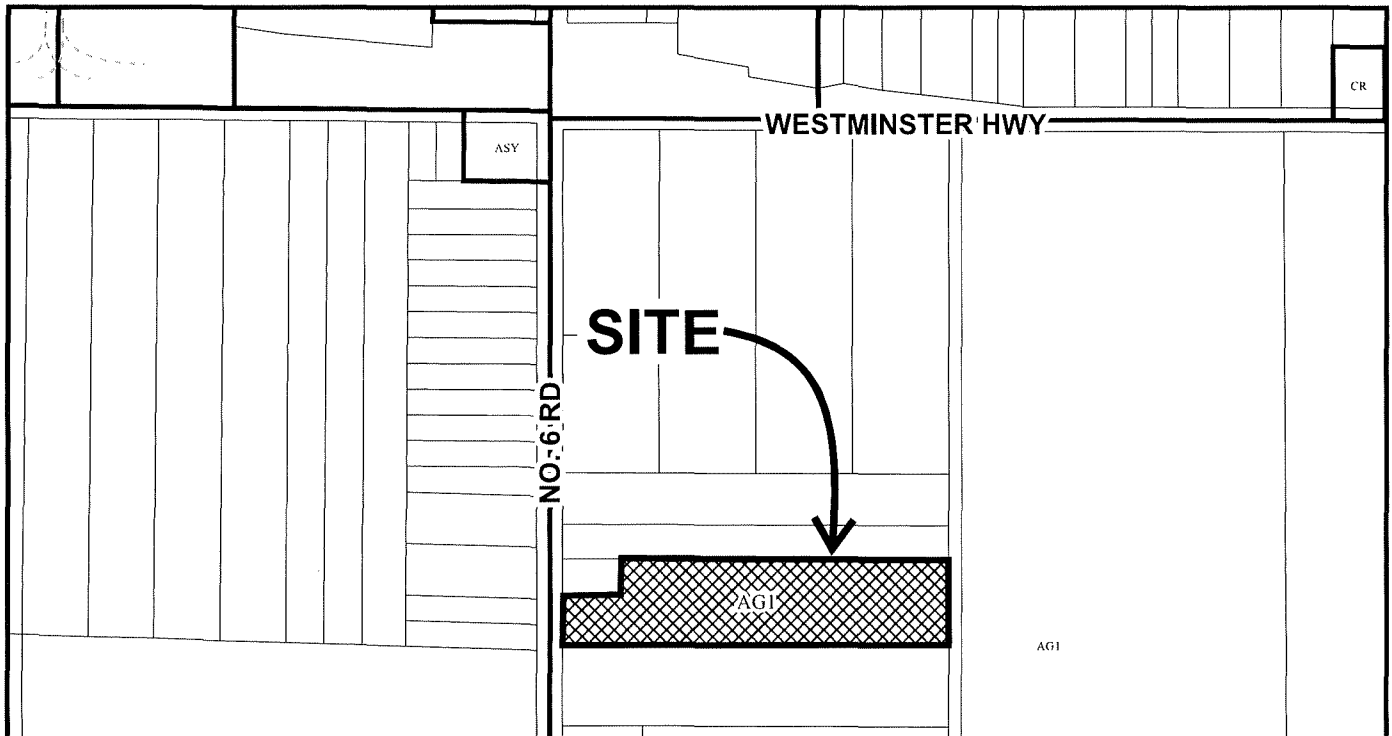
This report was prepared by James Hnatowich, Planner 1.

Att. 1: Location Map
 2: Development Application Data Sheet

- 3: Survey Plan
- 4: Except from the March 29, 2026 FSAAC Meeting Minutes
- 5: Letters of Support
- 6: Development Permit Considerations



City of
Richmond



DV 23-018630

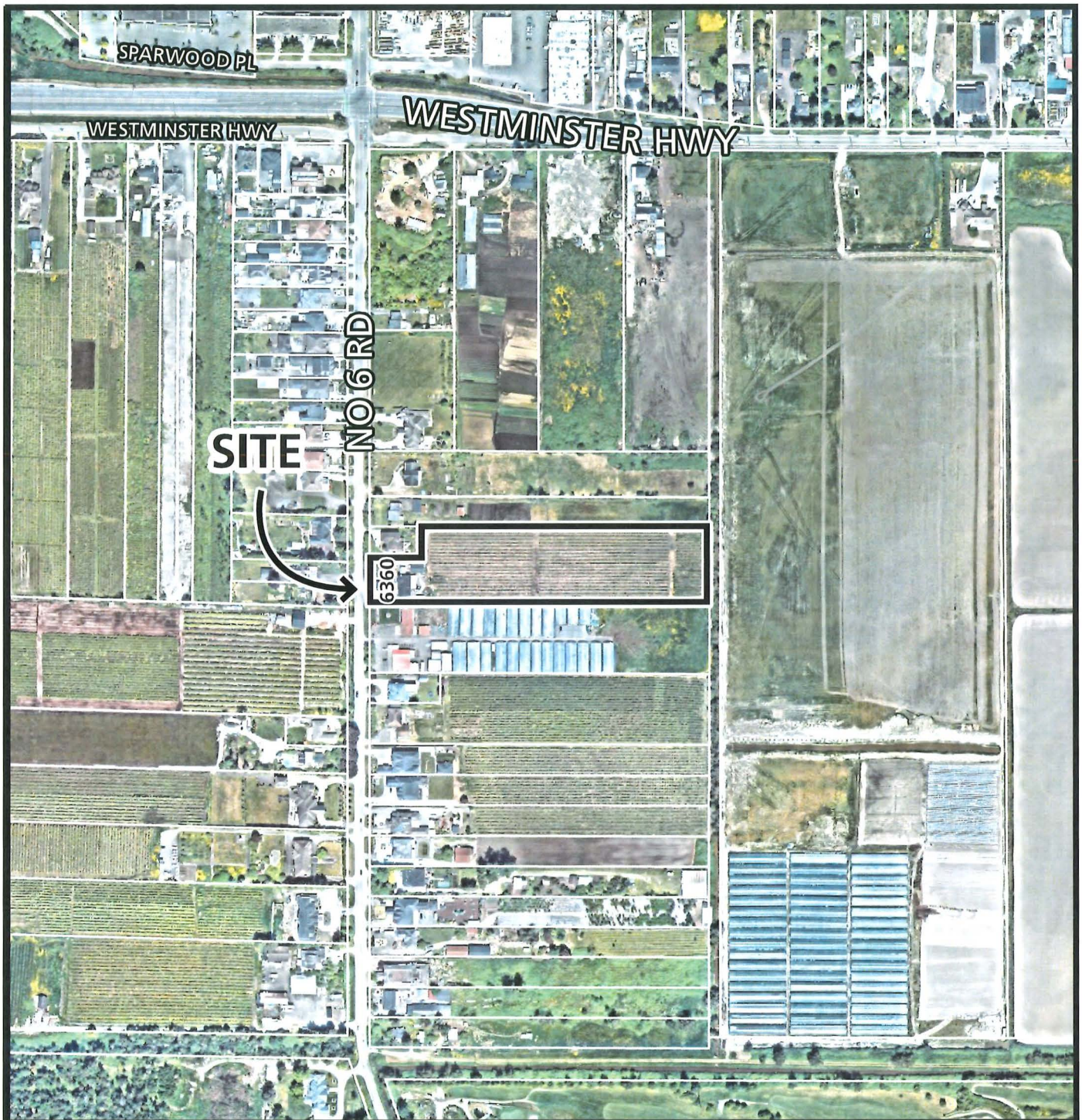
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DV 23-018630

Original Date: 04/10/26
Revision Date:

Note: Dimensions are in METRES



DV 23-018630

Attachment 2

Address: 6360 No. 6 Road

Applicant: Nirmal Sandhu

Owner: Nirmal Sandhu

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	4.67 acres (1.89 ha)	No Change
OCP Designation:	Agriculture	Agriculture
Zoning:	Agriculture (AG1)	Agriculture (AG1)

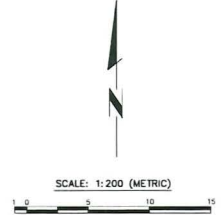
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	Complies	none permitted
Setback – Front Yard:	Min. 7.5 m (24.6 ft)	0.0 m (0.0 ft)	Variance Requested
Setback – Side Yard:	Min. 4.5 m (14.8 ft)	3.3 m (10.8 ft)	Variance Requested
Setback – Rear Yard:	Min. 4.5 m (14.8 ft)	Complies	None
Height (m):	Max. 35.0 m (114.8 ft)	4.7m (15.3 ft)	None
Off-street Parking Spaces (Road Side Stand)	1 space per 20.0 m ² = 2	3	None

TOPOGRAPHIC PLAN FOR PART OF PARCEL
'A' SECTION 9 BLOCK 4 NORTH RANGE 5
WEST NEW WESTMINSTER DISTRICT REFERENCE
PLAN 74338

FOR PERMIT APPLICATION PURPOSES ONLY

INC. ADDRESS:
360 NO. 6 ROAD
RICHMOND, BC

ONE: AG1
J.D.: 007-293-101



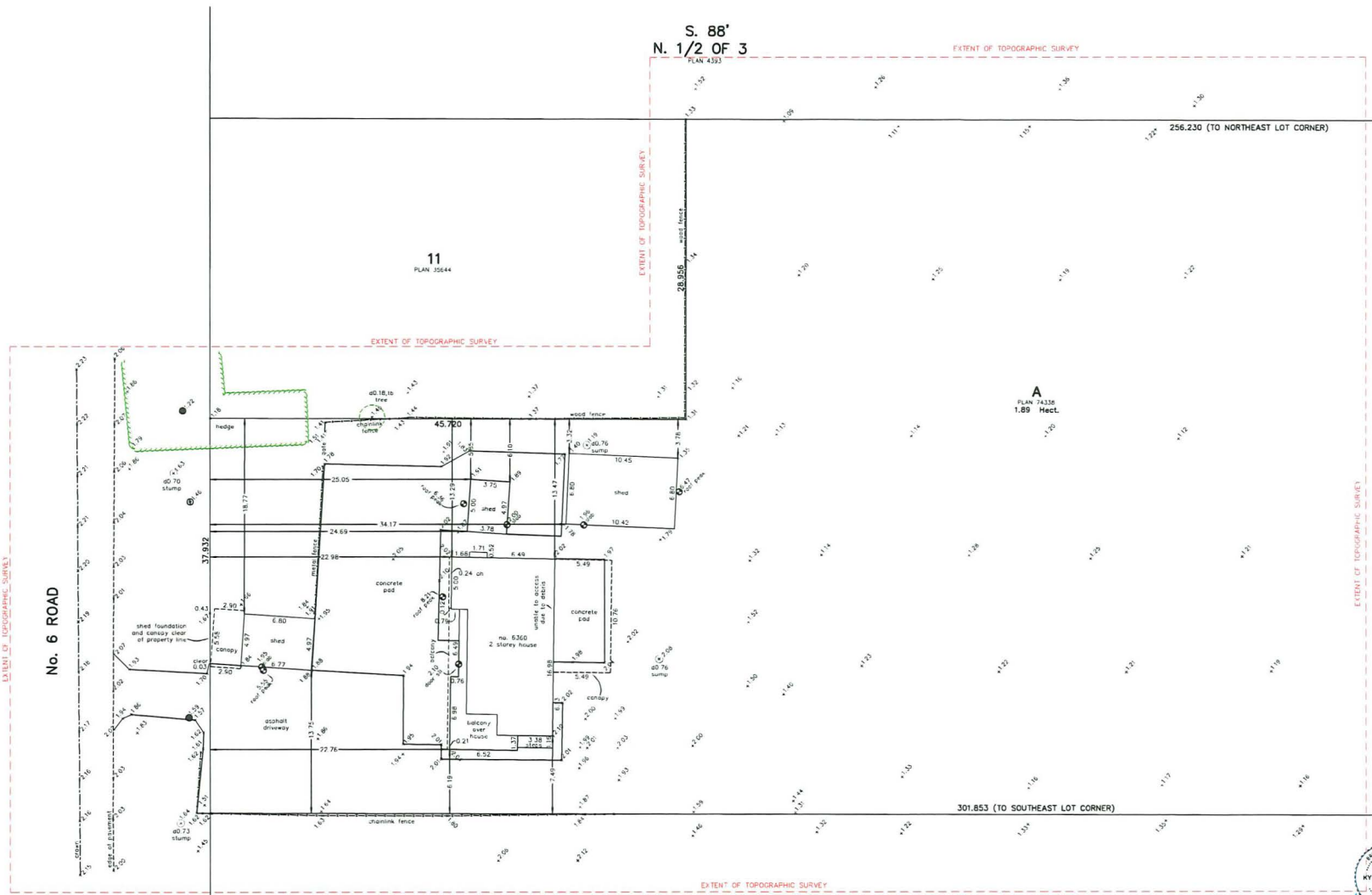
The intended plot size of this plan is 863.6 mm in width by 508.8 mm in height (ANSI U size) when plotted at a scale of 1:200.

- NOTES:**
- 1. ELEVATIONS ARE IN METRES TO CITY OF RICHMOND CVD280RD02018 GEODETIC DATUM DERIVED FROM HPM MONUMENT 94H1824 WITH ELEVATION=2.339
 - 2. ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY CITY OF RICHMOND PROTECTION OF TREES BYLAW
 - 3. BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING
 - 4. LOT DIMENSIONS AND AREA ARE DERIVED FROM LAND TITLE OFFICE RECORDS
 - 5. ALL DIMENSIONS OTHER THAN LOT DIMENSIONS ARE SHOWN TO THE NEAREST 0.10 METRES
 - 6. THIS PLAN WAS PREPARED FOR PERMIT AND DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND THEIR AUTHORIZED AGENTS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION OF THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY
 - 7. OLD SURVEY WAS COMPLETED ON OCTOBER 15TH 2025; INSPECTED IN JANUARY 5TH, 2026

- LEGAL NOTATIONS:**
- 1. THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL AND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN AS 1 (DEPOSITED JULY 30 1974)
 - 2. ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10 02 1981 UNDER NO T17084 PLAN NO. 61216
- LEGEND:**
- 1. DENOTES ELEVATION
 - 2. DENOTES CHIMNEY
 - 3. DENOTES OVERHANG
 - 4. DENOTES TWINBLE
 - 5. DENOTES POWER POLE WITH LAMP STANDARD
 - 6. DENOTES ROUND CATCH BASIN

LYON PHILLIPS
B.C. LAND SURVEYORS

12-1537 WEST 8th AVENUE
VANCOUVER, B.C. V6J 1T5
34-737-8777
FOURPHILLIPS.COM
ANLPSURVEY.CA



N. 1/2 OF 4
PLAN 4353

EXTENT OF TOPOGRAPHIC SURVEY

ATTACHMENT 3

LYON PHILLIPS
B.C. LAND SURVEYORS

12-1537 WEST 8th AVENUE
VANCOUVER, B.C. V6J 1T5
34-737-8777
FOURPHILLIPS.COM
ANLPSURVEY.CA

Certified Correct
17 March 2025
B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
THIS PLAN IS TO BE USED FOR DES
PURPOSES ONLY.

OUR FILE: 222091-TOPO-METRIC-NL2 | ON: KP DRAW: B7



Minutes Excerpts from the Food Security and Agricultural Advisory Committee (FSAAC)

Development Variance Permit DV23-018630 (6360 No. 6 Road)

James Hnatowich, Policy Planning, introduced the proposal and provided the following comments:

- The subject application stems from a requirement of a court order to receive permits for three (3) non-permitted structures. One structure is a roadside stand, which requires a front yard setback variance from 7.5 m to 0.0 m. One structure is an agricultural building used for storage of agricultural equipment, and requires a side yard setback from 4.5 m to 3.3 m. One structure is an agricultural building, that complies with zoning, but issuance of a building permit is being held in abeyance until the variance permit application is approved.
- In instances where an applicant is pursuing a variance to a side yard setback, City staff will request that the applicant seek a letter of support from the adjacent neighbour. The applicant has not produced a letter of support.
- The applicant may be required to upgrade the affected structures prior to Building Permit issuance to ensure they comply with the BC Building Code.
- The applicant is a blueberry farmer with farm status as per BC assessment.
- The Official Community Plan contains a number of policies generally in support of agriculture, food production, and food security.

The applicant provided a presentation on the application identifying:

- The applicant has been an active farmer for over 30 years. He sees value in retaining as much of the site as possible for agricultural use, which is why he constructed the structures in a compact space at the front of the property away from the rear agriculture area.
- The applicant identified that one of the sheds was constructed prior to him purchasing the property. The other sheds were built at various stages as needed for the farm operations.

In response to questions from FSAAC, the applicant identified the following:

- He built the structures as needed. Farming is a difficult profession, and he made the decision to prioritize attending to the needs of his farm operation (e.g., shelter for farm equipment) over going through the proper permit processes with the City.
- The applicant identified that he believes the adjacent neighbour (north of the subject buildings) would be unwilling to provide a letter of support due to personal differences,

but he has letters of support from other property owners in the area (which he will forward to City staff).

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the proposal for a Development Variance Permit at 6360 No. 6 Road.

Carried Unanimously

June 16, 2026

To Whom It May Concern:

**Re: Letter of Support from Neighbours:
Development Variance Permit Application
6360 No. 6 Road, Richmond, BC (DV23-018630)**

I, RON HUNN of 6440 #6 ROAD
Richmond, BC, provide my support for the variance to side front yard setbacks for an
existing agricultural building at 6360 No. 6 Road, Richmond, BC.

I also support a front yard setback for the existing roadside stand building at the property
at 6360 No. 6 Road, Richmond, BC.



Tel: 604-836-2072

June 16, 2026

To Whom It May Concern:

**Re: Letter of Support from Neighbours:
Development Variance Permit Application
6360 No. 6 Road, Richmond, BC (DV23-018630)**

I, Michael McGregor of 6351 No 6 Road
Richmond, BC, provide my support for the variance to side front yard setbacks for an
existing agricultural building at 6360 No. 6 Road, Richmond, BC.

I also support a front yard setback for the existing roadside stand building at the property
at 6360 No. 6 Road, Richmond, BC.



Tel: 604-418-2103

June 16, 2026

To Whom It May Concern:

**Re: Letter of Support from Neighbours:
Development Variance Permit Application
6360 No. 6 Road, Richmond, BC (DV23-018630)**

I, Stella Fontana of 6391 No 6 Rd
Richmond, BC, provide my support for the variance to side front yard setbacks for an
existing agricultural building at 6360 No. 6 Road, Richmond, BC.

I also support a front yard setback for the existing roadside stand building at the property
at 6360 No. 6 Road, Richmond, BC.

Stella Fontana
604 255 7192
W V

Tel: _____

June 16, 2026

To Whom It May Concern:

**Re: Letter of Support from Neighbours:
Development Variance Permit Application
6360 No. 6 Road, Richmond, BC (DV23-018630)**

I, Marianna Dente of 6451 No 6 / Rd.
Richmond, BC, provide my support for the variance to side front yard setbacks for an
existing agricultural building at 6360 No. 6 Road, Richmond, BC.

I also support a front yard setback for the existing roadside stand building at the property
at 6360 No. 6 Road, Richmond, BC.

Marianna Dente

Tel: 604 445-2687



Development Variance Permit Considerations

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

Address: 6360 No. 6 Road

File No.: DV 23-018630

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

1. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
2. **(Fees)** Payments of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fee Bylaws No 8636, as amended.
3. **(Marked Parking Stalls)** Confirmation that the roadside stand parking spaces are clearly marked and delineated on site, consistent with the drawings attached with this Development Variance Permit Package.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

Initial: _____

- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed Considerations on File)

Signed

Date



City of Richmond

Development Variance Permit

No. DV 23-018630

To the Holder: Nirmal Sandhu
Property Address: 6360 No. 6 Road
Address: 6360 No. 6 Road

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and
 - b) Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

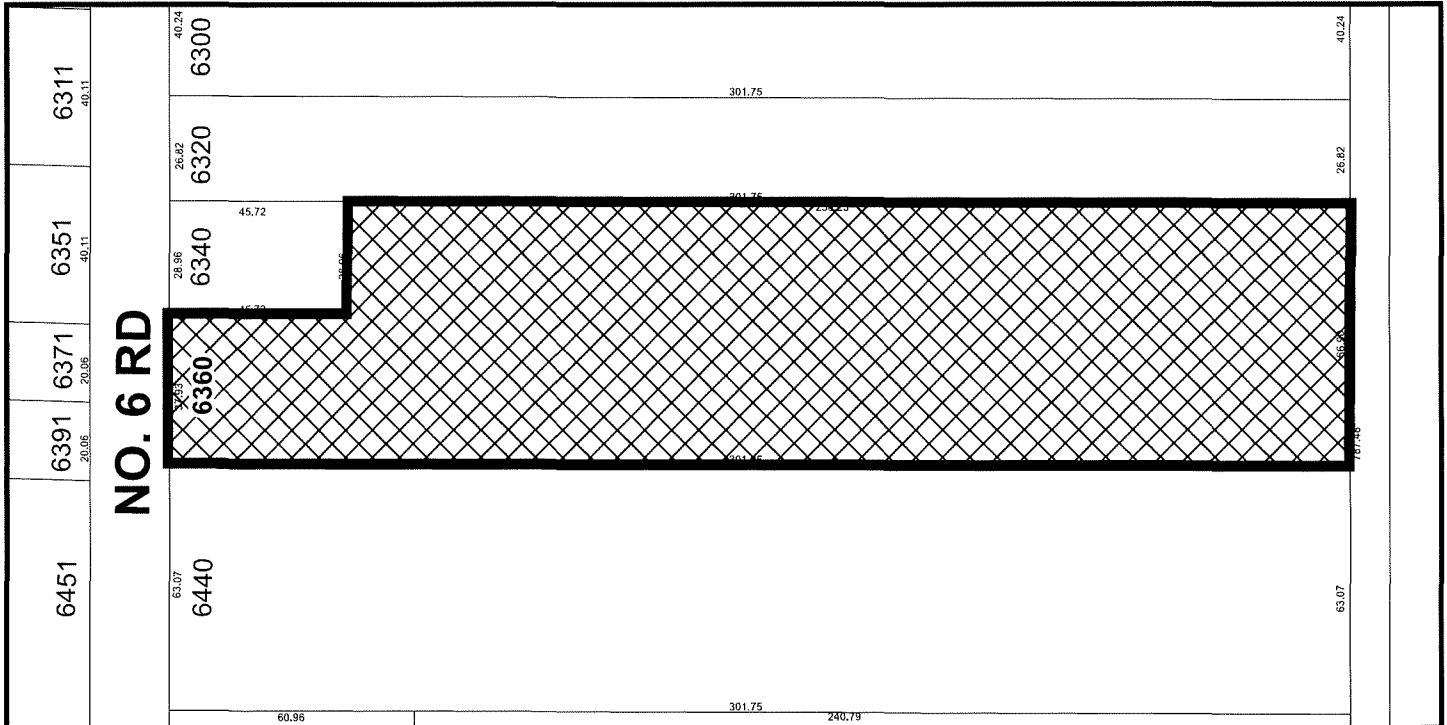
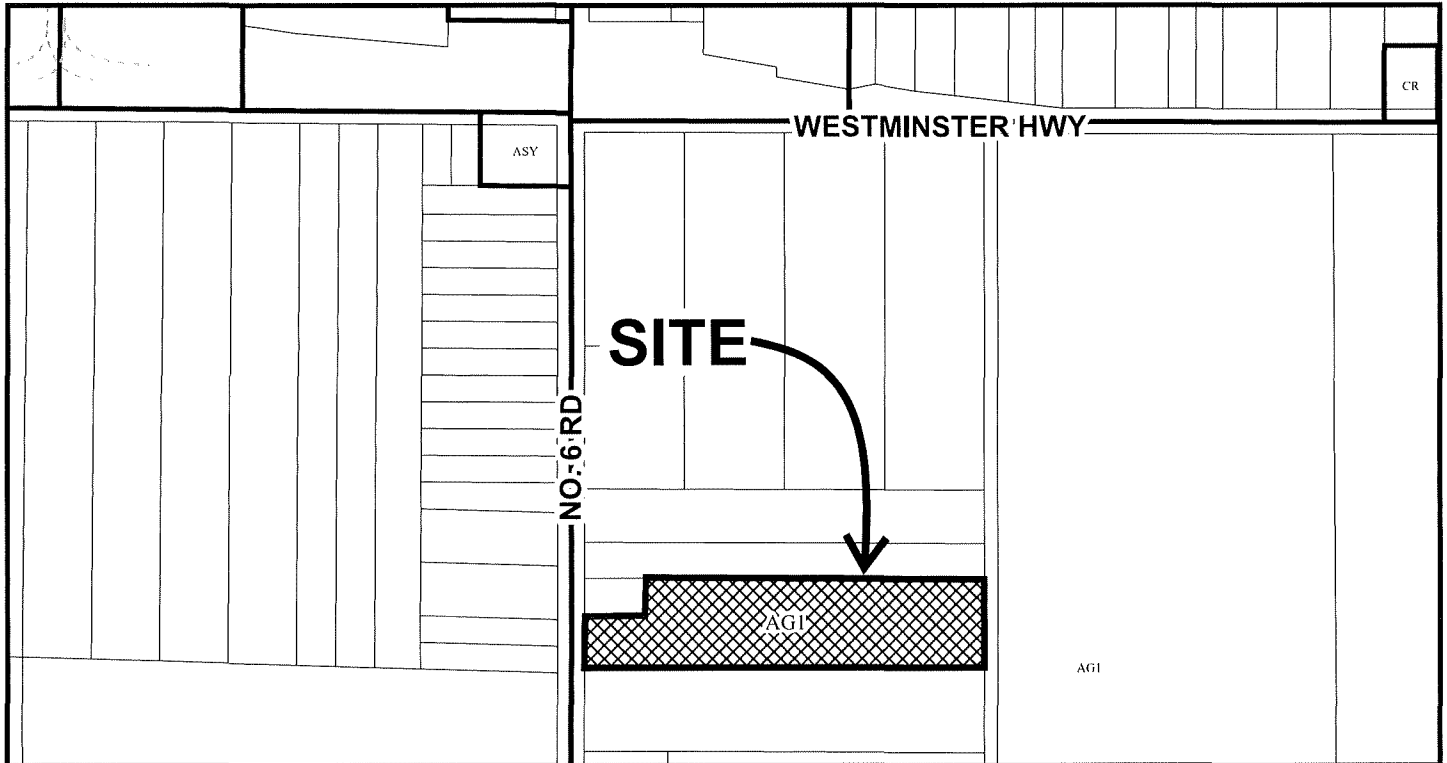
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



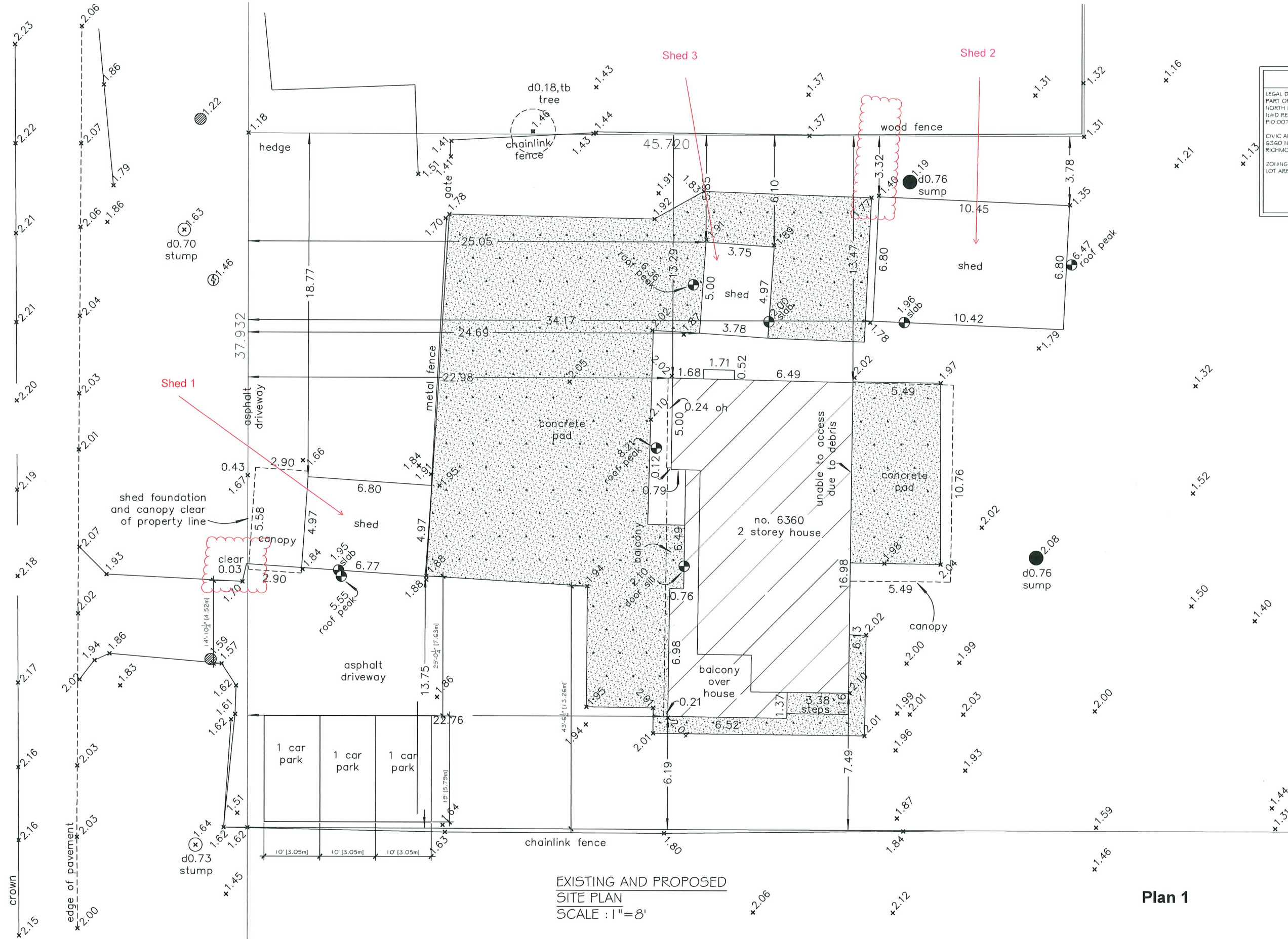
DV 23-018630
SCHEDULE "A"

Original Date: 05/19/23

Revision Date:

Note: Dimensions are in METRES

No. 6 ROAD



EXISTING AND PROPOSED
SITE PLAN
SCALE : 1"=8'

Plan 1

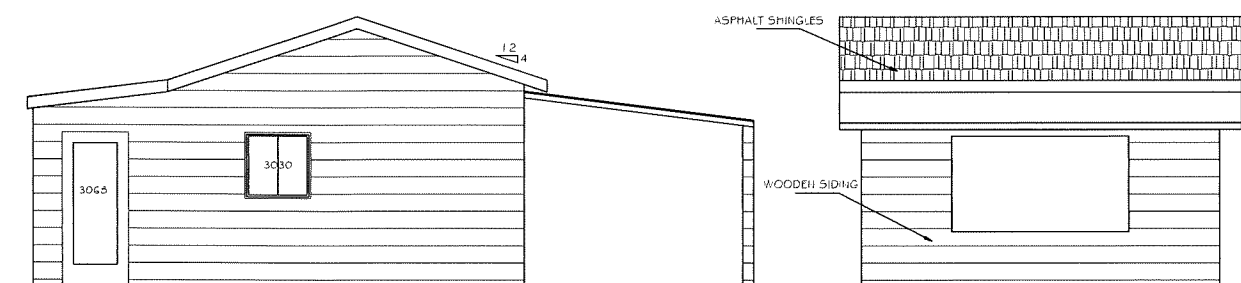
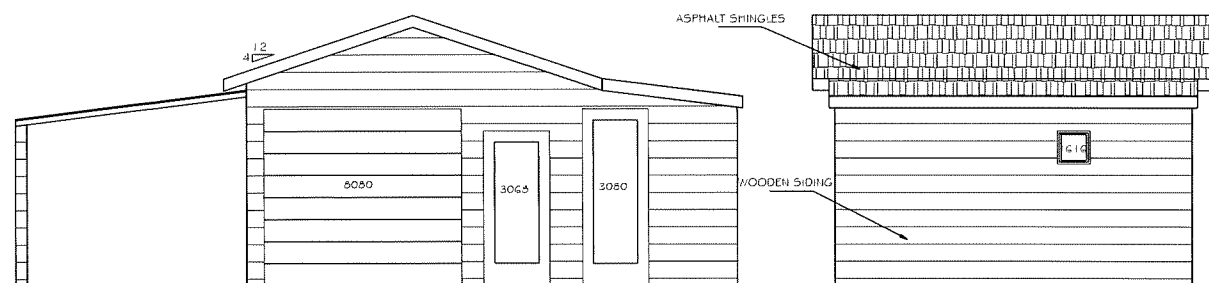
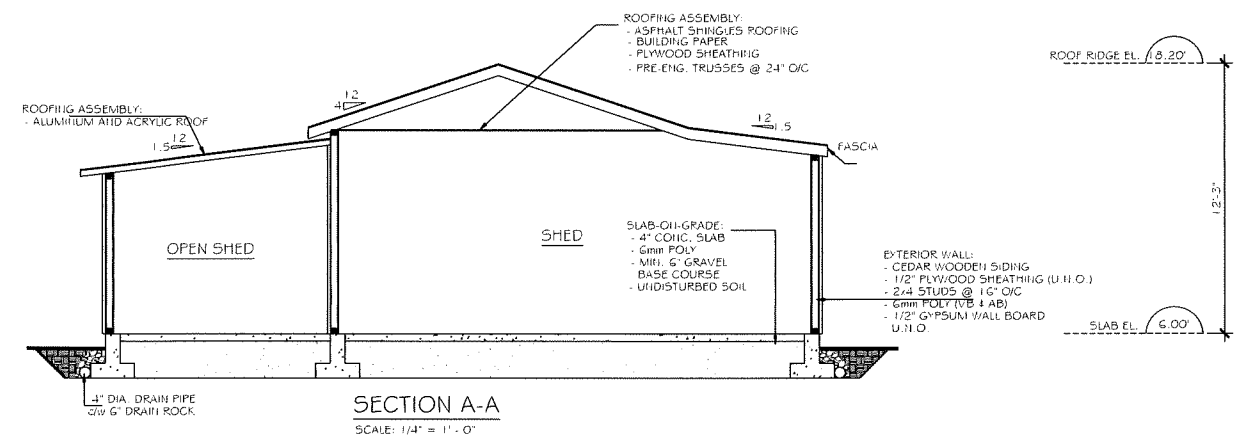
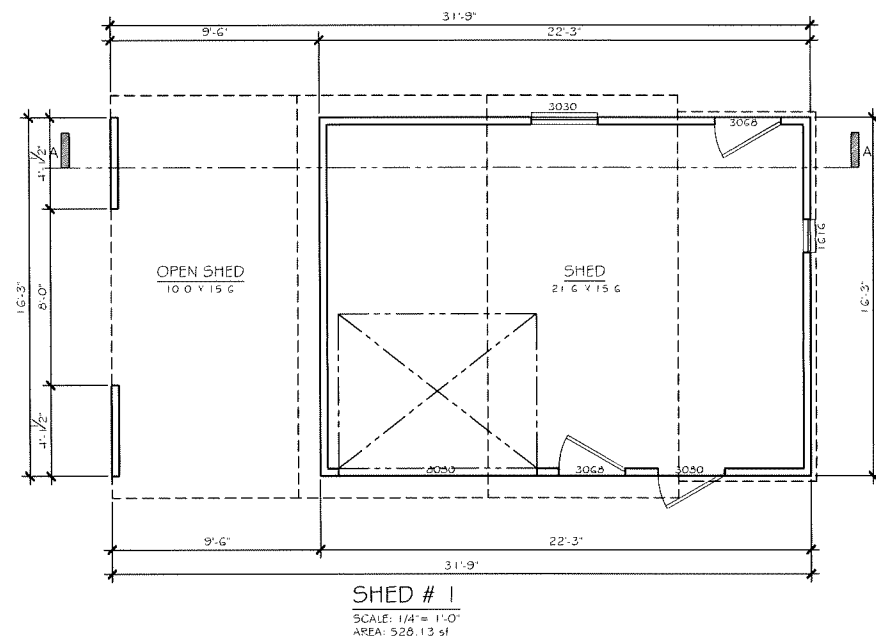
PROJECT DATA:
LEGAL DESCRIPTION: PART OF PARCEL 'A' SECTION 9 BLOCK 4 NORTH RANGE 5 TWD REFERENCE PLAN 74338 PID:007-293-101
CIVIC ADDRESS: 6360 NO 6 ROAD, RICHMOND, B.C.
ZONING: AG-1 LOT AREA: =4.66 ACRES

PROPOSED RENOVATION
ON 6360 NO 6 ROAD,
RICHMOND, BC



DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	11/30/22
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME: SITE PLAN
DRAWING NO. A1



Reference
Plan 1

PROPOSED RENOVATION
ON 6360 NO 6 ROAD,
RICHMOND, BC



Raj Home Design
11/30/22
11/30/22

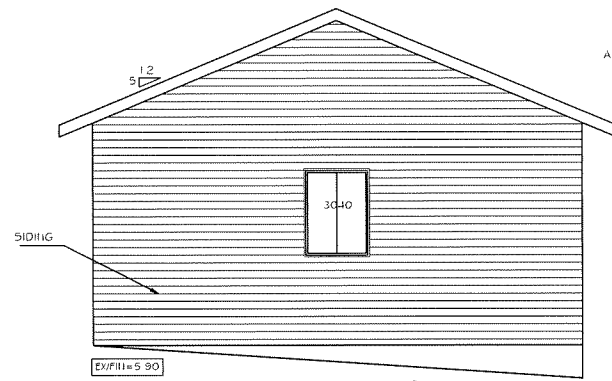
DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	11/30/22
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME.

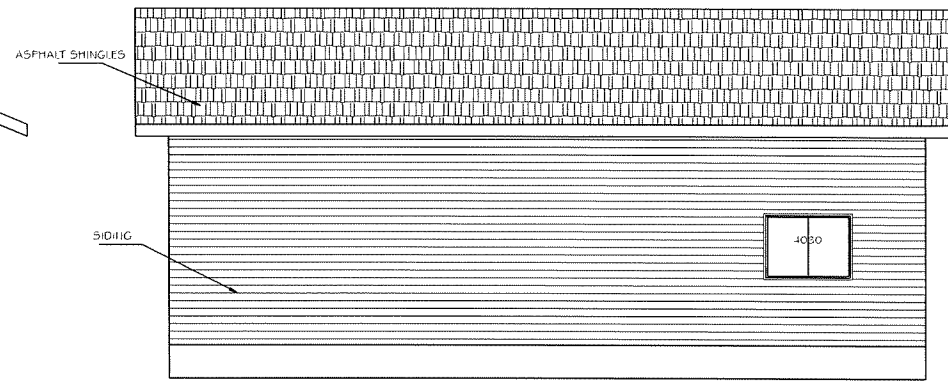
SHED # 1

DRAWING NO.

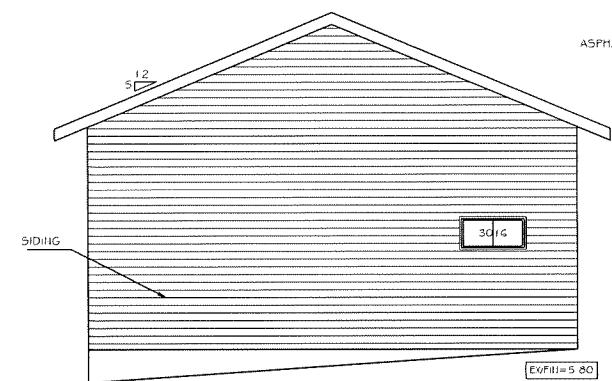
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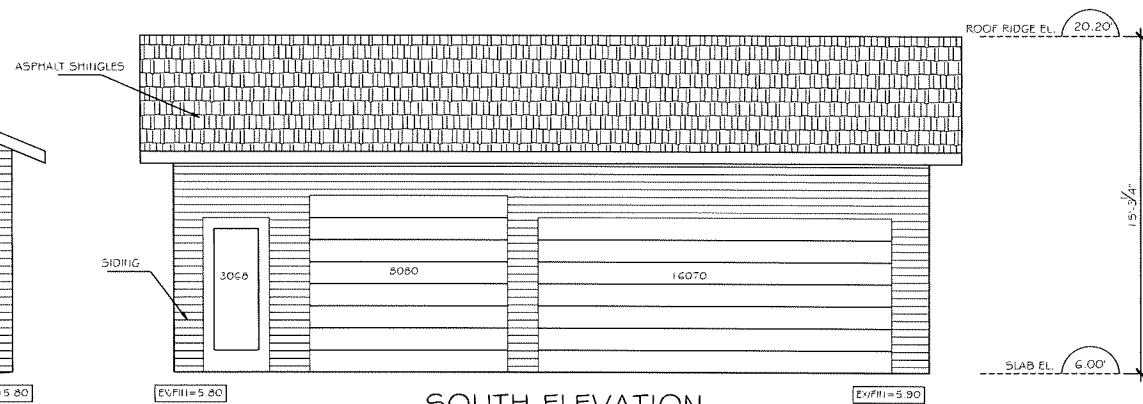
EAST ELEVATION
SCALE: 1/4" = 1' - 0"



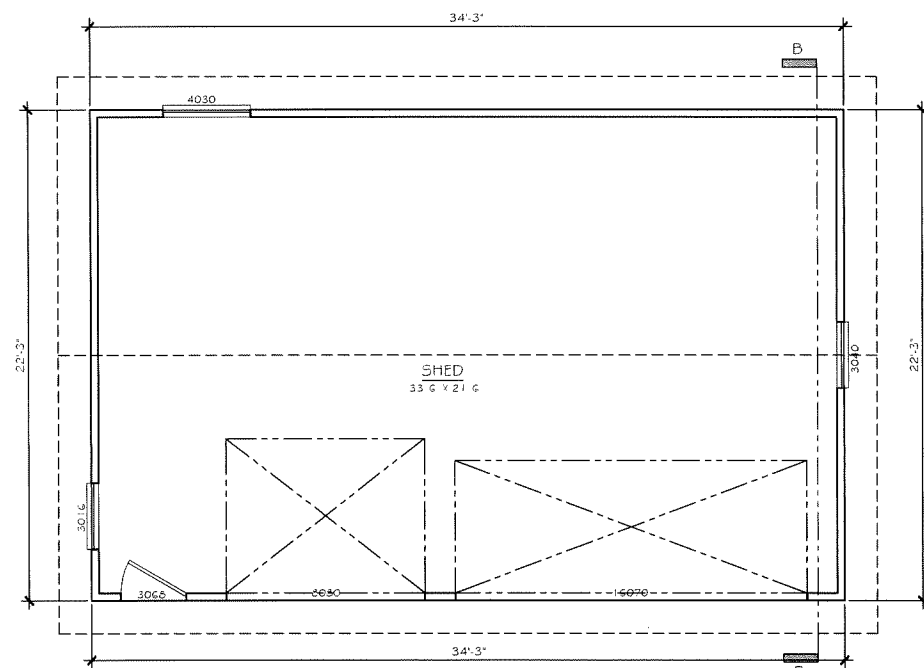
NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



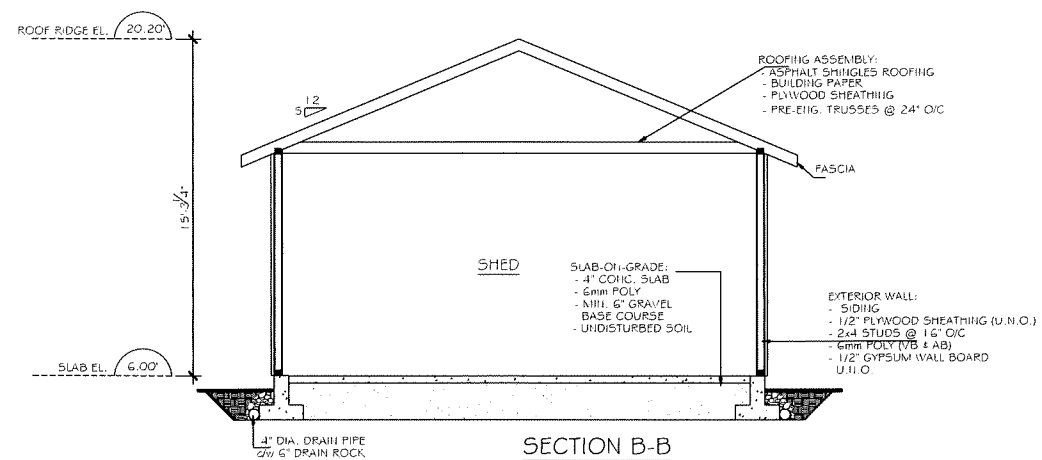
WEST ELEVATION
SCALE: 1/4" = 1' - 0"



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



SHED # 2
SCALE: 1/4" = 1' - 0"
AREA: 762.06 sq'



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

PROPOSED RENOVATION
ON 6360 NO 6 ROAD,
RICHMOND, BC



Raj Home Design
Phone: 604-441-1910
Email: raj@rajhomedesign.com
Website: www.rajhomedesign.com

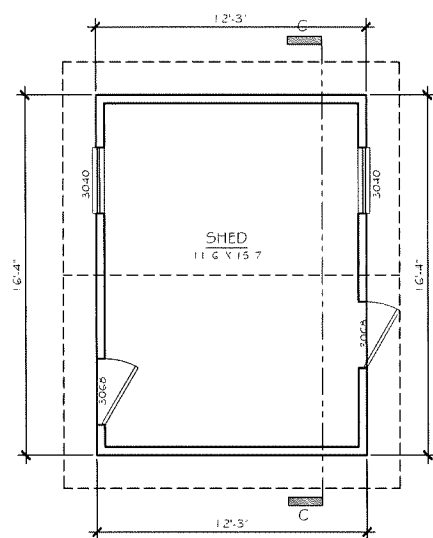
DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	11/30/22
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME:
SHED # 2

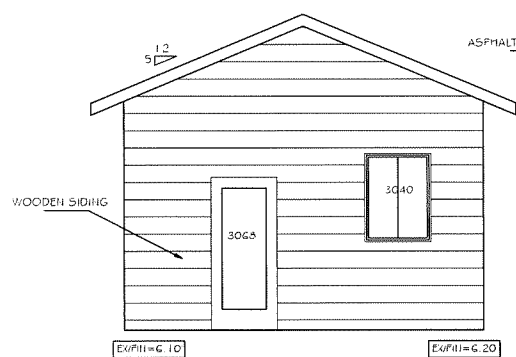
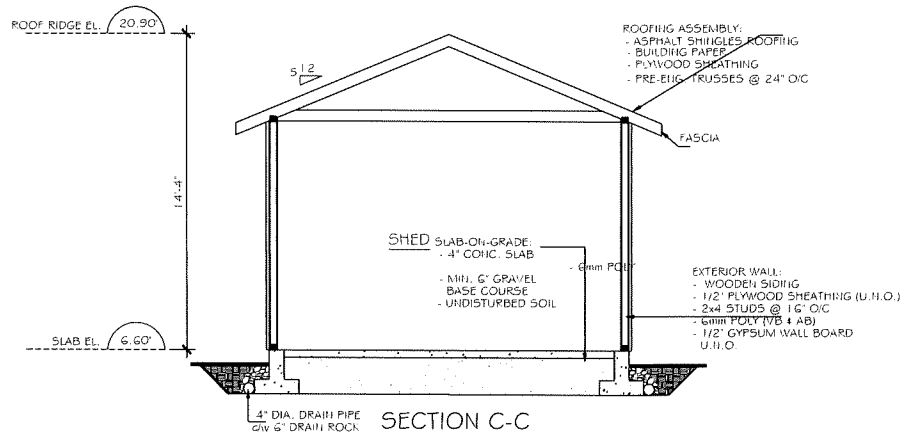
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A3

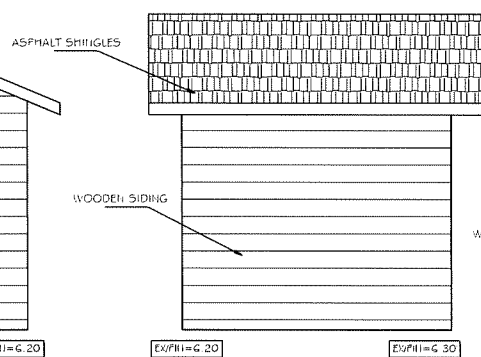
Reference
Plan 2



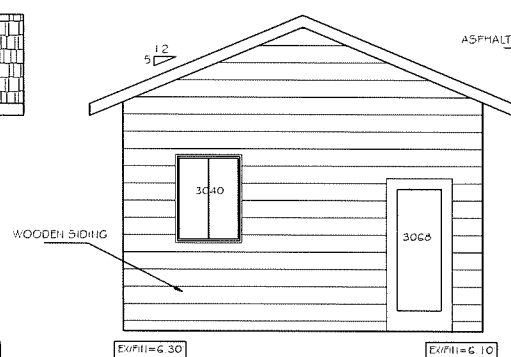
SHED # 3
SCALE: 1/4" = 1'-0"
AREA: 200.08 sf



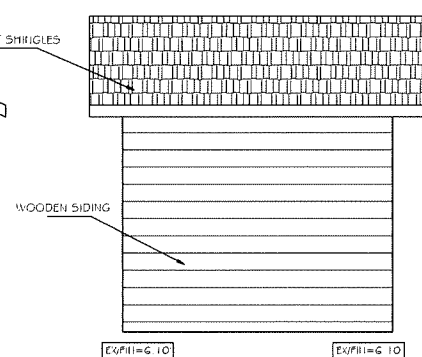
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

PROPOSED RENOVATION
ON 6360 NO 6 ROAD,
RICHMOND, BC



Raj Home Design
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DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	11/30/22
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME: SHED #3
DRAWING NO. A4

**Reference
Plan 3**