



**Development Permit Panel  
Electronic Meeting**

**Council Chambers, City Hall  
6911 No. 3 Road**

**Wednesday, August 26, 2026  
3:30 p.m.**

**MINUTES**

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on July 29, 2026.*



**1. DEVELOPMENT PERMIT DP 26-007148**  
(REDMS No. 8484010)

APPLICANT: Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road

**Director's Recommendations**

1. *That a Development Permit be issued which would:*
  - (a) *Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)"; and*
  - (b) *Vary Section 20.30.11.1 to permit hotel use within Area "B", above the first two storeys of a building.*



**2. New Business**

**3. Date of Next Meeting: September 16, 2026**

ITEM

**ADJOURNMENT**





**Development Permit Panel  
Wednesday, July 29, 2026**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Todd Gross, Director, Park Services

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 July 15, 2026, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT DP 24-012854**  
(REDMS No. 8448144)

APPLICANT: SD Railway Homes Inc

PROPERTY LOCATION: 8520 Railway Avenue

INTENT OF PERMIT:

That a Development Permit be issued which would:

1. Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned "Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Change the number of proposed market rental units provided on the site from 29 to no more than eight.

## Development Permit Panel

### Wednesday, July 29, 2026

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- (b) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.
- (c) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.

#### **Applicant's Comments**

Daniel Dirscherl Senior Project Architect, Kasian Architecture Interior Design and Planning Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development highlighting the following:

- The proposal includes 58 senior rental homes designed to support affordability and aging in place through adaptable units. The unit mix comprises 16 studios, 34 one-bedroom units, and eight two-bedroom units;
- The project includes 50 affordable Low-End Market Rental (LEMR) units and eight market rental units. A total of 54 units are adaptable Basic Universal Housing (BUH);
- The surrounding neighbourhood is predominantly single-family homes, with two and three-storey townhouses immediately to the south and an existing three-storey seniors apartment building further south along Railway Avenue;
- The proposed building uses tiered massing, increased setbacks and landscape buffers to transition the scale from its surroundings;
- A 1.0 m statutory right of way (SRW) is provided along the south property line to accommodate the widening of the existing pedestrian pathway connecting Railway Avenue to the neighbourhood east of the site. The pathway provides an east-west connection between the Railway Greenway and Kilgour Neighbourhood Park;
- The building's main entrance and ground-level units are oriented toward Railway Avenue, providing a clear address and wayfinding;
- Parking and service areas are internalized and accessed via a driveway on the north side of the site;
- Landscape buffers are used to soften the shared edges of the property;
- Level entries, accessible circulation, and centrally located amenities, including the amenity room, shared laundry, mail and parcel and waste services, support ease of use for seniors;
- Bike, scooter and EV ready parking all support mobility options for seniors;
- Fully accessible outdoor areas at ground level and level two support social connection and daily activity; and
- The building is rendered in a visually subdued palette of durable low maintenance materials.

## **Development Permit Panel**

### **Wednesday, July 29, 2026**

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Eason Li, Landscape Architect, Homing Landscape Architecture Corp., with the aid of the same visual presentation, spoke to the landscape architecture component of the proposal noting that (i) the landscape design respects the local context and existing site conditions while prioritizing seniors through accessible, senior-friendly spaces with meaningful access to nature (ii) landscape buffers are proposed along the north property line to protect neighbor privacy. A wide buffer within the east right of way, including evergreen hedges, small trees, shrubs, and groundcovers, will minimize the visual impact of the parkade wall on adjacent neighbors, (iii) multiple seating areas are provided, including at the building entrance and in the east outdoor amenity area, which also includes raised garden planters and landscaped green space; (iv) ground level landscape design provides for direct access to the ground level units facing Railway Avenue, and convenient pedestrian connections to the sidewalk and the site, (v) the main outdoor amenity space is located on the Level 2 roof deck and includes flexible seating with movable tables and chairs, plus weather protection through a metal roof trellis at the south end and shade sails at the north end, (vii) outdoor lighting is proposed for major circulation areas and amenity spaces to ensure safety, while incorporating dark-sky design principles to minimize light pollution. The secondary amenity space includes string lighting, and (viii) a variety of plants and native species will be used in the landscape planting plan.

#### **Staff Comments**

Joshua Reis, Director, Development, noted that (i) the height, massing density and setbacks of the project are consistent with what was presented to Council and considered at the Public Hearing at the time that the rezoning was considered, (ii) the total unit count remains unchanged, however, more studio and one bedroom units will now be secured as affordable housing through a City housing agreement, increasing the overall number of below market rental units in the project, (iii) about 93 percent of the units will meet the City's BUH requirements, (iv) minor changes to the Transportation Demand Management Measures are proposed due to refinements in the applicant's programming and operations, and are supported by the City's Transportation department, (v) all landscaped areas will include automatic irrigation, and (vi) a servicing agreement secured through the rezoning process includes frontage improvements, upgrades to the walkway along the southern portion of the property as well as sanitary and storm sewer upgrades and new water service connections.

## **Development Permit Panel**

### **Wednesday, July 29, 2026**

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#### **Panel Discussion**

In response to queries from the Panel, the applicant advised that (i) not all units are BUH units due to space constraints. With a shift toward more studios and one-bedroom units, meeting BUH requirements would require additional space that could not be balanced with overall livability, (ii) the south on-site walkway is limited to a width of 1.2 m due to site constraints, including a 1.0 m right of way along the south property line and the need to retain a 2.0 ft landscape buffer for evergreen hedges. The design balances available space, functionality, and landscaping, (iii) the lighting design is largely dark sky friendly, with dim lighting proposed for the Level 2 outdoor amenity space, which is not expected to see heavy nighttime use. Safety lighting is provided, while evergreen hedges and the south trellis help contain light on site and reduce spillover to neighbouring properties, (iv) 6 ft high solid wood fence screens are proposed along the north and east property line, (v) a 42 inch high metal picket guardrail will be installed along the south property line walkway, and (vi) the building's heating and cooling will use centralized air source heat pumps located on the roof, within a screened area adjacent to the elevator overrun.

The Panel noted that (i) the sun shade sail is to be reviewed and confirmed by the Engineer, failing that is not confirmed or doable, staff suggest replacing it with a hard cover shelter, (ii) adequate access is needed for Level 2 landscape maintenance, including sufficient width at the south staircase for workers and debris removal, (iii) consider replacing Japanese snowbell trees with Japanese maple or another lower debris alternative, and replacing the western hemlock along the east side with a more suitable species, such as Picea omorika, and (iv) consider using Hicks yew throughout due to its hardiness, and adaptability for both shade and growth against fences, retaining walls, etc. The applicant was advised to work with staff to address these comments.

#### **Correspondence**

None

#### **Gallery Comments**

None

#### **Panel Discussion**

The Panel supported the application, subject to the direction provided to the applicant and staff, noting the project's attention to detail, increased affordable units, and alignment with City objectives for rental housing and below market housing for an aging population. The Panel also appreciated the high number of Basic Universal Housing units. The applicant noted they would work with staff on the recommended landscape provisions.

## Development Permit Panel

### Wednesday, July 29, 2026

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#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)”;* and
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Change the number of proposed market rental units provided on the site from 29 to no more than eight.*
  - (b) *Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.*
  - (c) *Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.*

**CARRIED**

#### 2. **DEVELOPMENT VARIANCE PERMIT DV 25-026463**

(REDMS No. 8309832)

APPLICANT: Navtej Dhot

PROPERTY LOCATION: 11500 Westminster Highway

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.

#### **Applicant's Comments**

Navtej Dhot, Applicant, Astonish Designs, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2) provided background information on the proposed variance highlighting the following:

- The applicant proposes increasing the setback from 50 m to 67.2 m to allow the existing barn to be renovated for residential use and to add an adjacent carport; and
- The proposal retains the main floor, adds a carport and storage area with a sink, converts the second floor into a bedroom, and adds an open sundeck above the carport.

## Development Permit Panel

### Wednesday, July 29, 2026

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#### Staff Comments

Joshua Reis, Director, Development, noted that (i) the variance sought would allow for the existing structure (and unauthorized interior improvements) to be used for residential purposes, should the owner in the future elect to build a new residential building on the property they would need to convert the existing building back into use as a barn/agricultural structure. This commitment has been secured through a legal agreement which is required to be registered on title prior to the DVP being issued, and (ii) the property currently has farm status.

#### Panel Discussion

In response to queries from the Panel, the applicant advised that the septic field is serviced with water and power.

#### Correspondence

None

#### Gallery Comments

None

#### Panel Discussion

The Panel noted that considering a permit to authorize unauthorized construction is challenging. The Panel supported the recommendation, as it is endorsed by the Food Security and Agricultural Advisory Committee and the property is actively farmed, but noted the situation could have been avoided.

#### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.*

**CARRIED**

### 3. New Business

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, August 12, 2026 be cancelled.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, July 29, 2026**

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4. **Date of Next Meeting- August 26, 2026**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:14 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the  
Development Permit Panel of the Council  
of the City of Richmond held on  
Wednesday, July 29, 2026.

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Wayne Craig  
Chair

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Raman Grewal  
Legislative Services Coordinator



Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
July 29, 2026



## **RAILWAY AVENUE SENIORS RENTAL HOUSING**

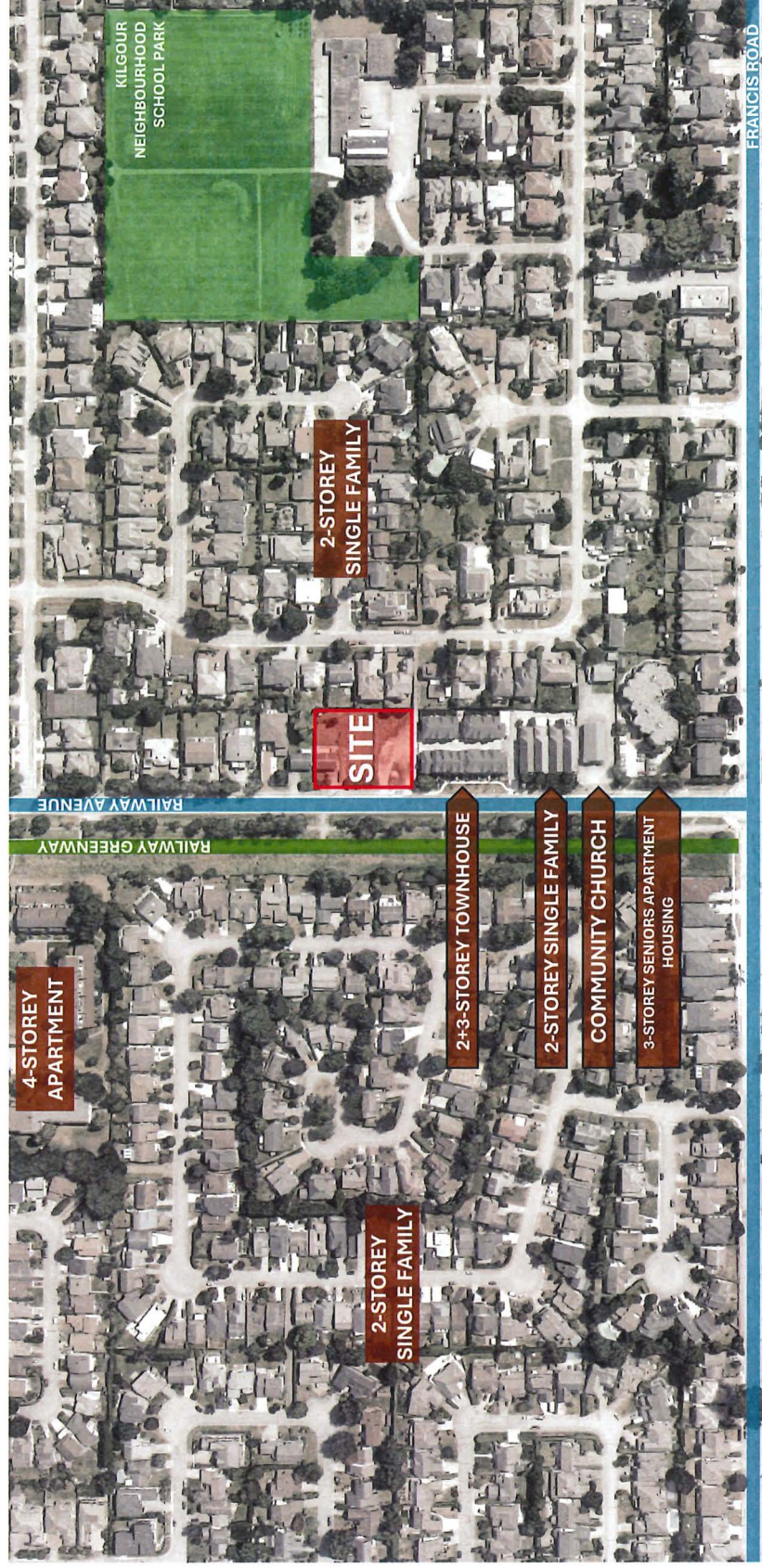
8520, 8540, 8560 Railway Avenue, Richmond, BC

**Development Permit Panel**

**kasian** 

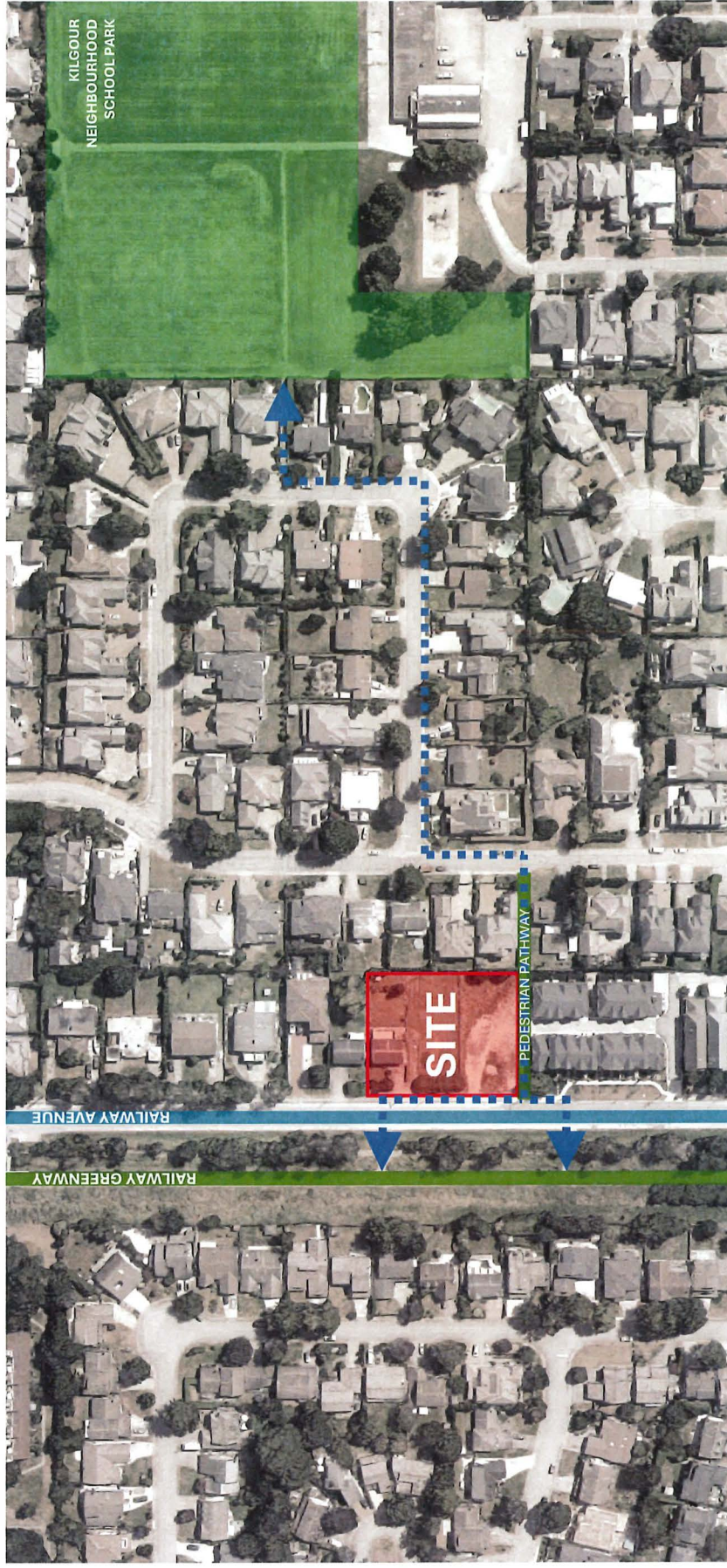


## Neighbourhood Context

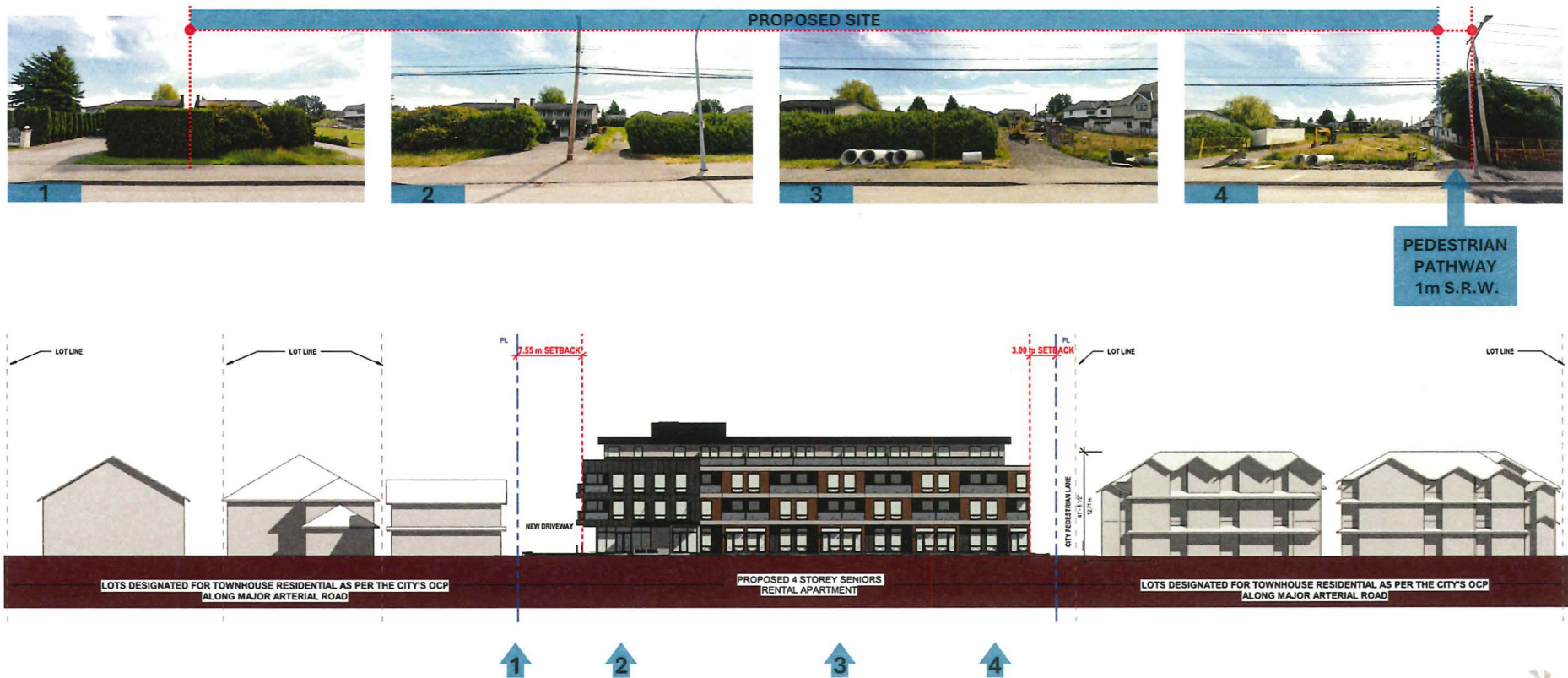




## Neighbourhood Context

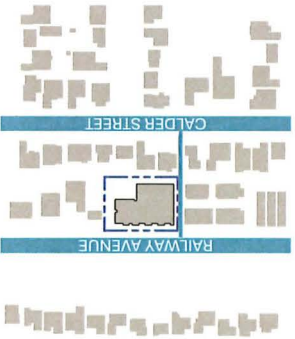
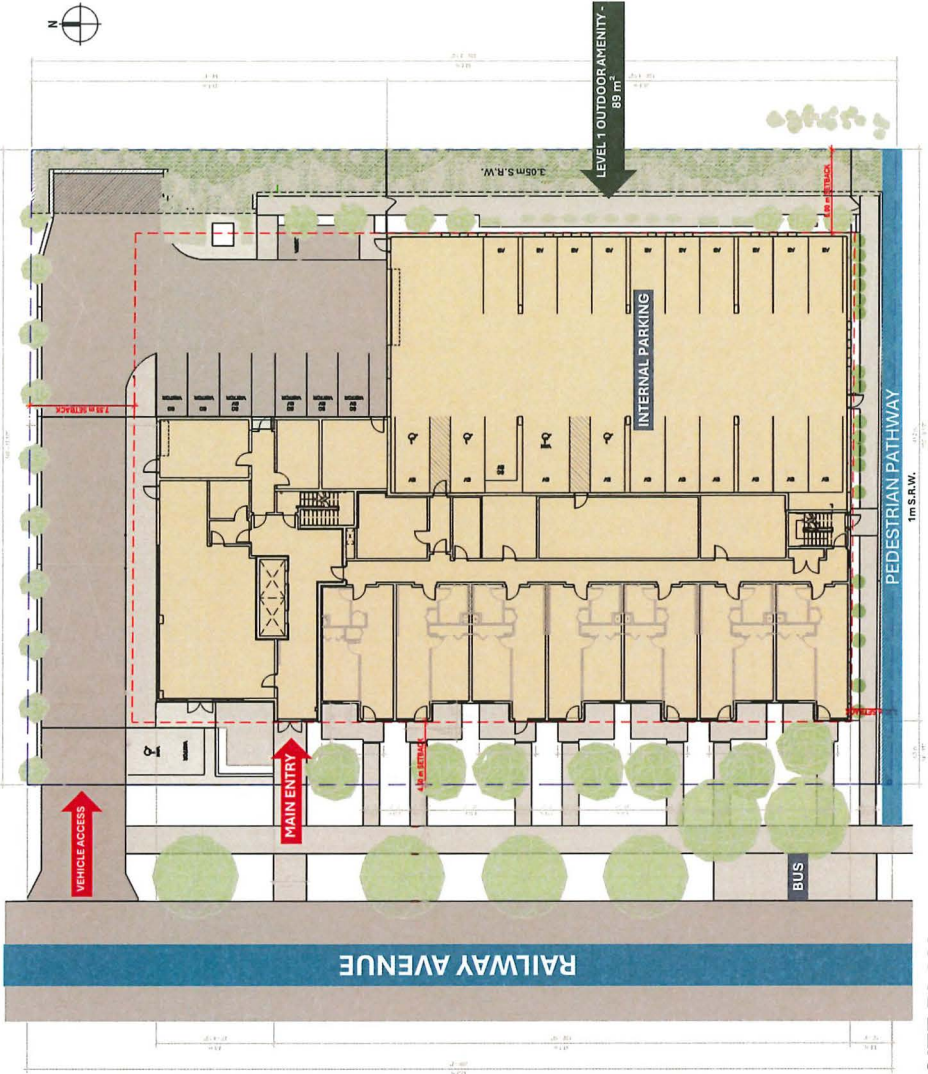


## Streetscape on Railway Avenue





Site Response



29

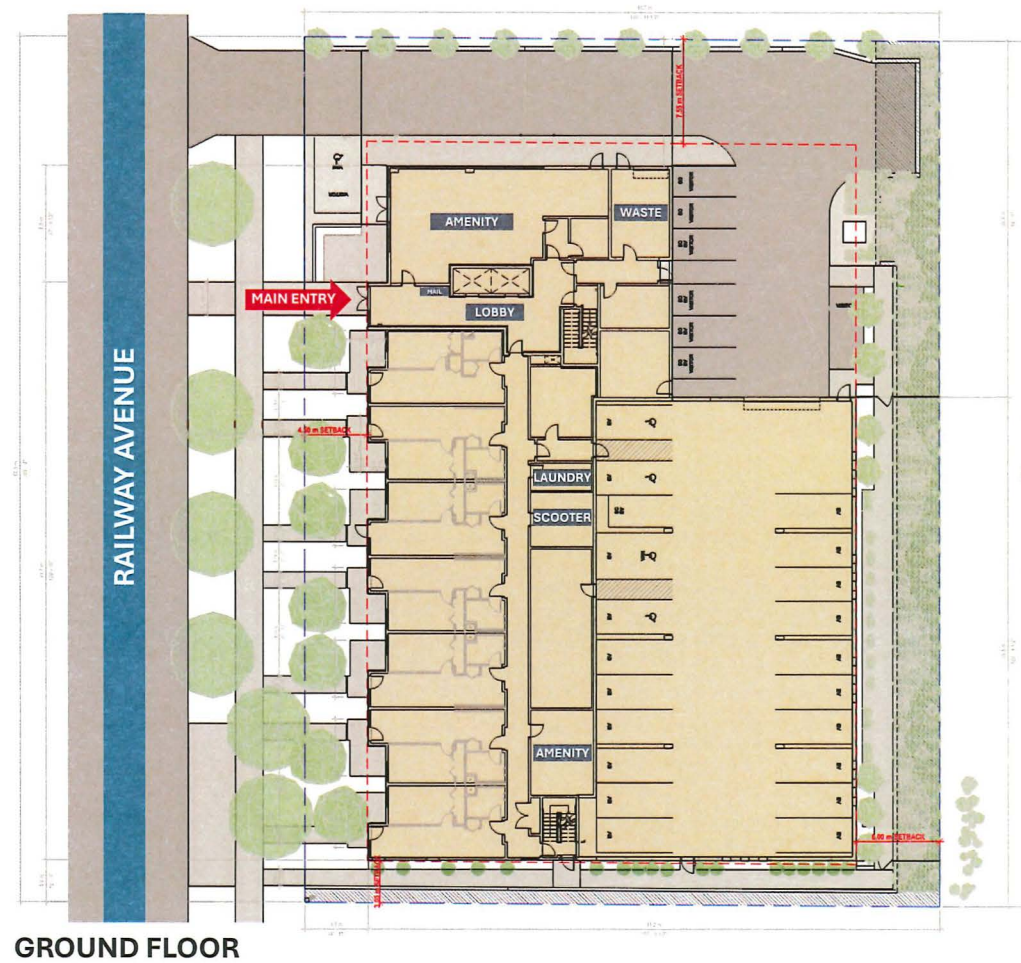
vehicle parking stalls

25

resident bicycle stalls

SITE PLAN

## Programming & Accessibility



**05**

accessible vehicle parking stalls

**10**

scooter stalls with charging access

**134.6 m<sup>2</sup>**

indoor amenity

**451.6 m<sup>2</sup>**

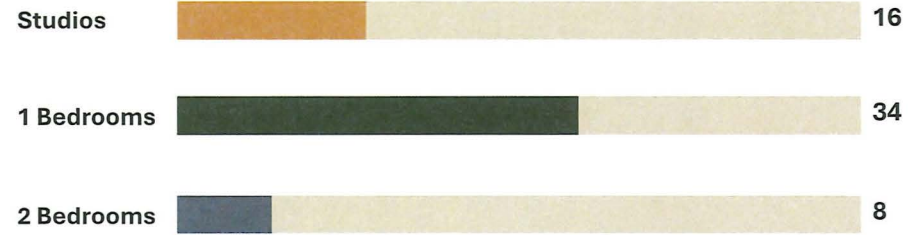
outdoor amenity

**kasian**   
DP PANEL

## Unit Mix



SECOND FLOOR



**08**  
market rental units

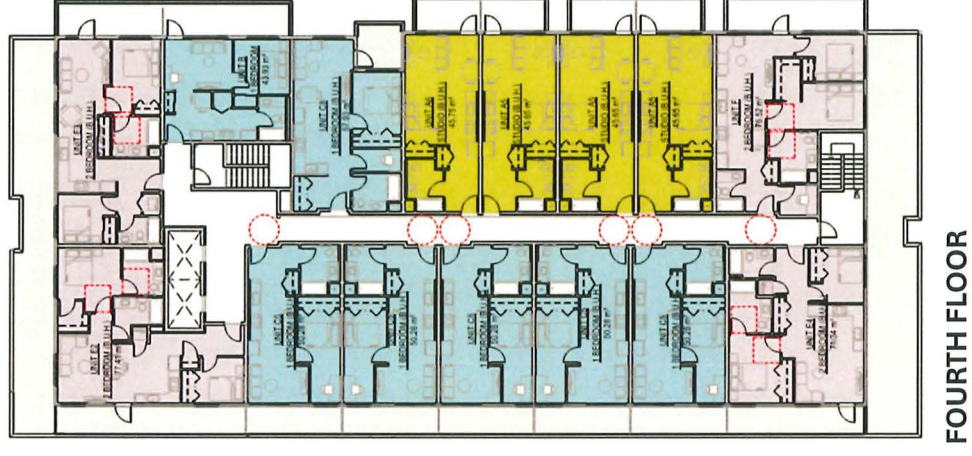
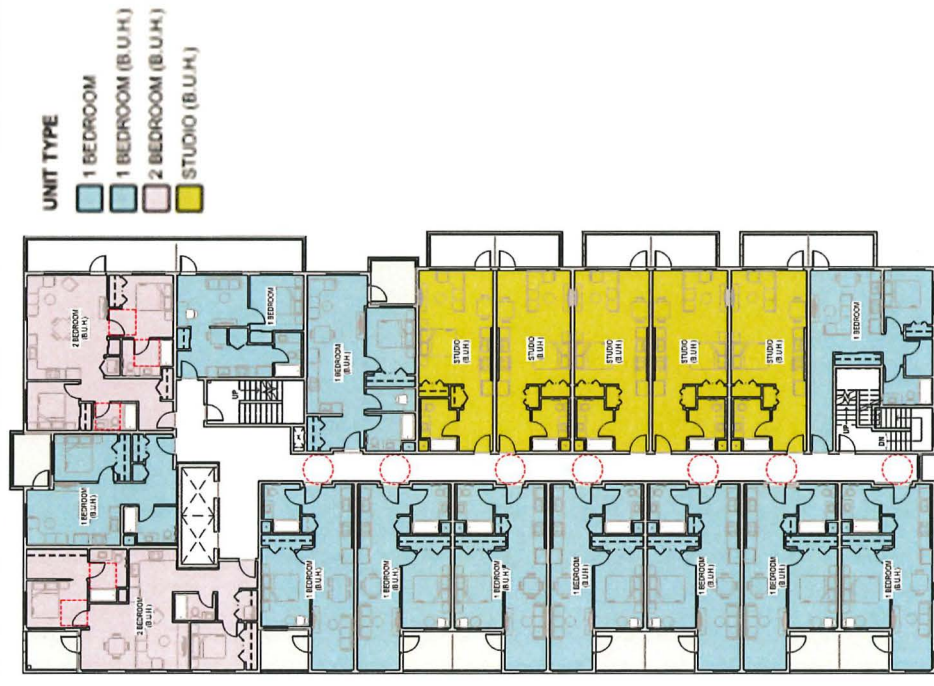
**58**  
total units

**50 / 80%**  
LEMR affordable units

**54 / 93%**  
Basic Universal Housing (B.U.H.) units



# Unit Mix





## Architectural Expression

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WEST ELEVATION | RAILWAY AVENUE



NORTH ELEVATION | SIDE YARD



EAST ELEVATION | REAR YARD



SOUTH ELEVATION | SIDE YARD

# Materiality



1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) C/W INSULATED GLASS UNITS (IGU)



2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING



3. CEMENTITIOUS PANEL - GREY FIBRE VERTICAL SHIPLAP



4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY



5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR



6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR



7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE



8. PAINTED CONCRETE MASONRY UNIT IN ARTIC WHITE



9. ROOFTOP MECHANICAL EQUIPMENT SCREEN



10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST



11. PERFORATED METAL SOFFIT IN CASHMERE

**kasian**   
DP PANEL



## Perspective Views

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NORTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE

## Perspective Views

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SOUTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE



## Perspective Views

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NORTHWEST CORNER AERIAL PERSPECTIVE | RAILWAY AVENUE

## Perspective Views

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NORTHEAST CORNER AERIAL PERSPECTIVE



# RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP

JULY 7, 2026

## LANDSCAPE DRAWING INDEX

| DRAWING INDEX |                                                  |
|---------------|--------------------------------------------------|
| SHEET No.     | SHEET NAME                                       |
| L 0.0         | LANDSCAPE COVER SHEET                            |
| L 0.1         | LANDSCAPE DESIGN RATIONALE                       |
| L 1.0         | LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 1      |
| L 1.1         | LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 2      |
| L 1.2         | LANDSCAPE SECTIONS                               |
| L 1.3         | POROUS SURFACE & LIVE LANDSCAPING AREA DIAGRAM   |
| L 1.4         | PRECEDENTS                                       |
| L 1.5         | LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 1 |
| L 1.6         | LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 2 |
| L 1.7         | LANDSCAPE LIGHTING PLAN - LEVEL 1                |
| L 1.8         | LANDSCAPE LIGHTING PLAN - LEVEL 2                |
| L 2.0         | LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 1   |
| L 2.1         | LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 2   |
| L 3.0         | HARDSCAPE DETAILS                                |
| L 3.1         | HARDSCAPE DETAILS                                |
| L 3.2         | FURNITURING DETAILS                              |
| L 3.3         | FURNITURING DETAILS                              |
| L 3.4         | FURNITURING DETAILS                              |
| L 3.5         | SOFTSCAPE DETAILS                                |

## GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

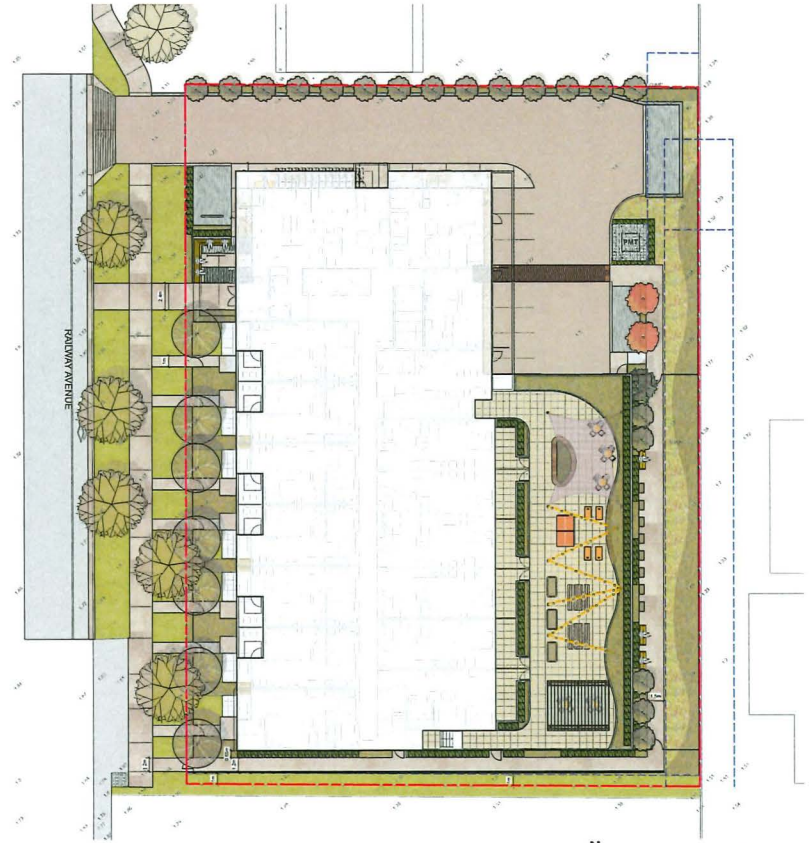
LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.



RAILWAY AVENUE SENIOR RENTAL HOUSING LANDSCAPE SITE PLAN



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1420 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT  
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BETWEEN THE DRAWINGS AND THE  
SPECIFICATIONS OR ANY OTHER DOCUMENT  
ASSOCIATED WITH THE PROJECT THE CONFLICT  
SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

## Revisions

| NO. | Date       | Note                |
|-----|------------|---------------------|
| 1   | 2022-08-21 | ISSUED FOR REZONING |
| 2   | 2024-03-20 | ISSUED FOR DP       |
| 3   | 2024-10-15 | ISSUED FOR DP       |
| 4   | 2025-04-07 | ISSUED FOR DP       |
| 5   | 2025-03-22 | ISSUED FOR DP       |
| 6   | 2025-05-12 | ISSUED FOR DP       |
| 7   | 2025-07-07 | ISSUED FOR DP       |

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

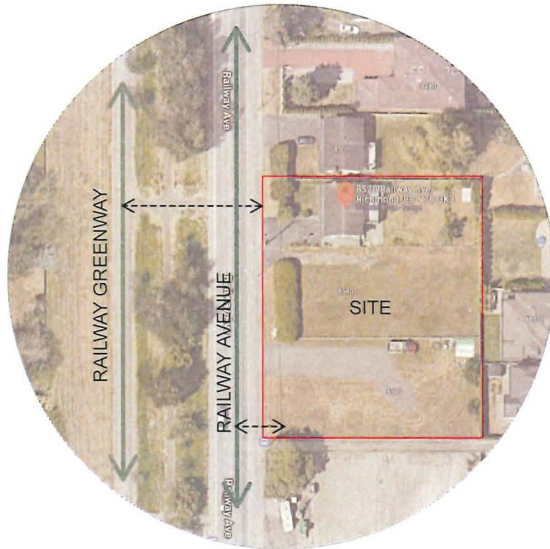
DRAWN BY: EL

REVIEWED BY: EL

## Landscape Cover Sheet

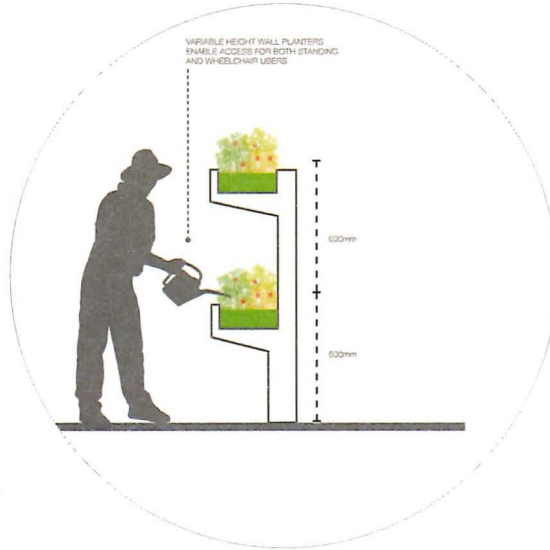
PLAN #3 L0.0





#### Thoughtful Design to Respect the Context

The site is surrounded by single family houses on the north and east sides, future townhouse development on the south side, and Railway Avenue and Railway Greenway on the west side. Landscape design intends to protect the privacy of neighbors, and creates a strong connection between the site and the Railway Avenue and Railway Greenway. A row of columnar trees with shrubs underneath are installed along the north property line to create a green buffer between the site and the north neighbor. The green buffer will protect the north neighbor's privacy and prevent overlooking. A 3-meter wide landscape buffer is also provided along the east property line within the SRW to ensure the privacy of the east neighbor. Greenwall trellis system with vines are proposed on the south side of parkade building to create a green wall facing the future townhouse development in the south. Low terraced concrete planters are proposed along the west property line to separate the public boulevard with the private front yards. The main entry is proposed at the northwestern corner of the site, which creates a direct pedestrian and cycling connection with the Railway Greenway.



#### Senior-Friendly Landscape Design

The landscape is designed for the seniors. No steps are proposed in the outdoor landscape areas to ensure universal accessibility. A continuous flush concrete path is proposed on the ground level around the building to provide a safe outdoor walking route. The path improves the mobility for the seniors, and provides them with easy access to the outdoor amenity space east of parkade building. A lot of benches are provided along the path for the seniors to sit and rest frequently, and all the benches are designed specifically for the seniors including the disabled seniors. 36 inches high raised wood garden beds are proposed in the outdoor amenity space east of parkade building, and the seniors can easily enjoy gardening there without bending.



#### Equitable Access to Nature

Accessing to nature is challenging for the seniors, especially for the disabled seniors. The landscape design intends to provide equitable access to nature for the seniors to benefit their physical and mental health. The raised wood agricultural planters in the center of the roof amenity space on the top of parkade are designed specifically for the seniors. The seniors with wheelchairs can easily move close to the planters and enjoy gardening there. Concrete planting beds are designed to be 42 inch high above the patio along the edges of the roof amenity space, and the seniors do not need to bend when working in the planting beds. Evergreen shrubs are proposed in the raised planting beds to prevent overlooking to the neighbors. Besides, a 18" high planter with wood bench seating along the edges is proposed on the roof amenity space, which provides the opportunity for the seniors to touch the plants and feel their texture when seating on the bench.

#### Revisions

| NO. | Date       | Note                |
|-----|------------|---------------------|
| 1   | 2022-08-21 | ISSUED FOR REZONING |
| 2   | 2024-03-20 | ISSUED FOR DP       |
| 3   | 2024-10-15 | ISSUED FOR DP       |
| 4   | 2025-04-07 | ISSUED FOR DP       |
| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

#### RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

#### Landscape Design Rationale

PLAN #3.a L0.1

| SYMBOL | MATERIALS | DETAILS |
|--------|-----------|---------|
|--------|-----------|---------|



SUN SHADE SAIL,  
INSTALLATION TO BE  
REVIEWED AND  
CONFIRMED BY  
ENGINEER

2. NO SCALE DRAWINGS.
3. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANT DRAWINGS.
- 3.1 ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE PLACED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATIOMS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



DO NOT SCALE THE DRAWINGS. COPYRIGHT  
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BETWEEN THE DRAWINGS AND THE  
SPECIFICATIONS OR ANY OTHER DOCUMENT  
ASSOCIATED WITH THE PROJECT, THE CONFLICT  
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| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

SCALE: 3/32"=1'0"(1:128)

REVIEWED BY: EL

## Landscape Layout & Materials Plan - Level 1

PLAN #3.b L1.0

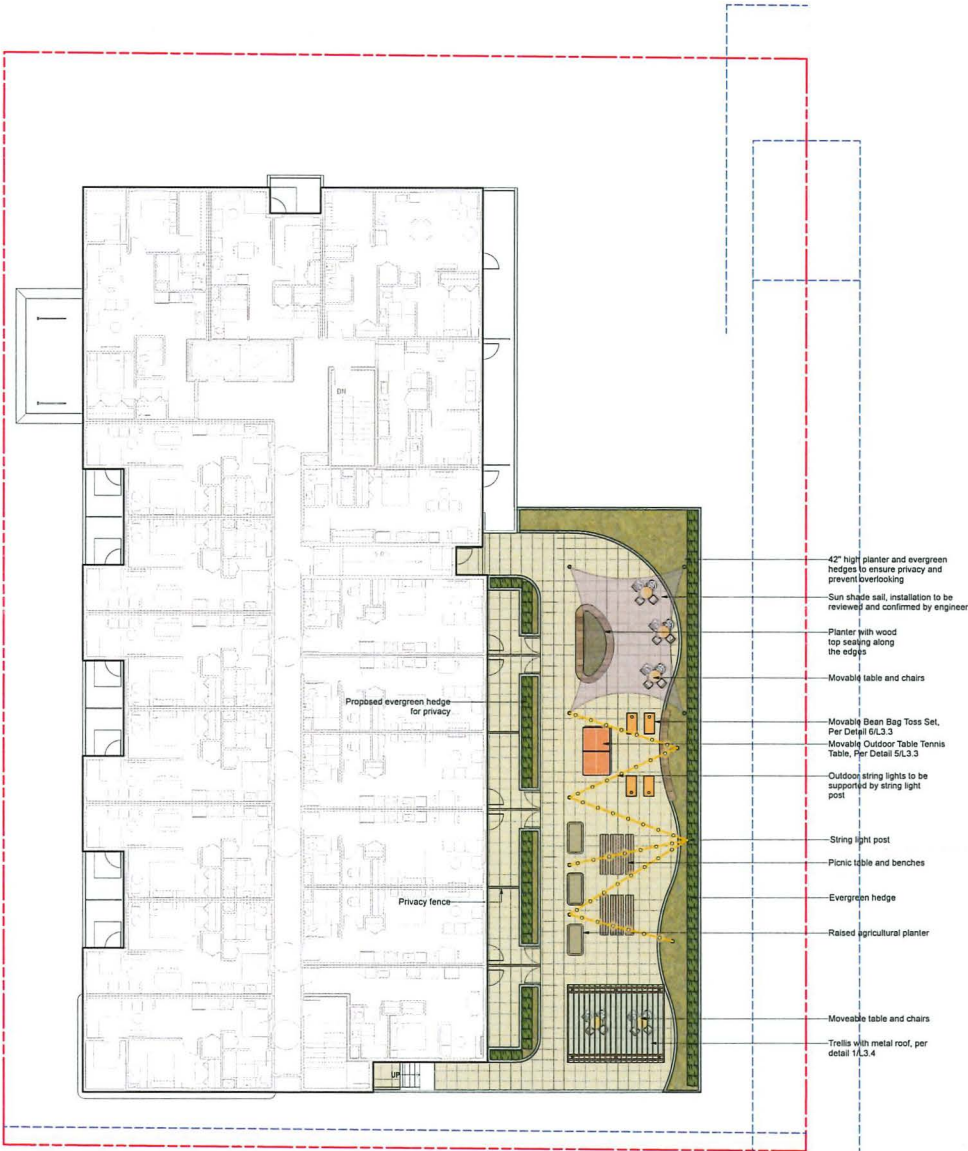


LANDSCAPE LEGENDS

| SYMBOL | MATERIALS                             | DETAILS |
|--------|---------------------------------------|---------|
|        | PERMEABLE PAVER FOR INTERNAL DRIVEWAY | 3/L3.0  |
|        | PEDESTRIAN CONCRETE UNIT PAVERS       | 2/L3.0  |
|        | CIP CONCRETE PAVING                   | 1/L3.0  |
|        | 18\"X18\" CONCRETE PAVING             | 5/L3.0  |
|        | 24\"X24\" PORCELAIN PAVING            | 3/L3.1  |
|        | GRAVEL                                | 4/L3.0  |
|        | ASPHALT DRIVEWAY, PER CIVIL           |         |
|        | STAMPED ASPHALT PAVING, PER CIVIL     |         |
|        | LAWN                                  | 6/L3.5  |
|        | PLANTING BED                          | 45/L3.5 |
|        | RAISED WOOD GARDEN BED                | 1/L3.3  |
|        | CONCRETE PLANTER                      | 15/L3.1 |
|        | BENCH                                 | 4/L3.2  |
|        | MOVABLE TABLE AND CHAIRS              | 2/L3.3  |
|        | BIKE RACKS                            | 1/L3.2  |
|        | PICNIC TABLE AND BENCHES              | 2/L3.2  |
|        | 6\"-0\" HIGH WOOD FENCE               | 6/L3.2  |
|        | GUARDRAIL                             | 5/L3.2  |

LAYOUT AND MATERIALS NOTES:

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- 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.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



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| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

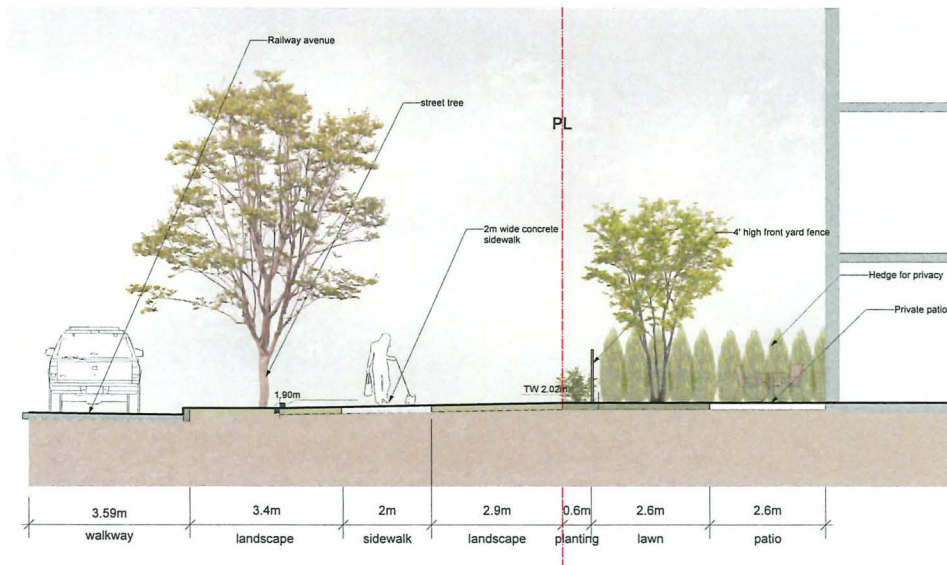
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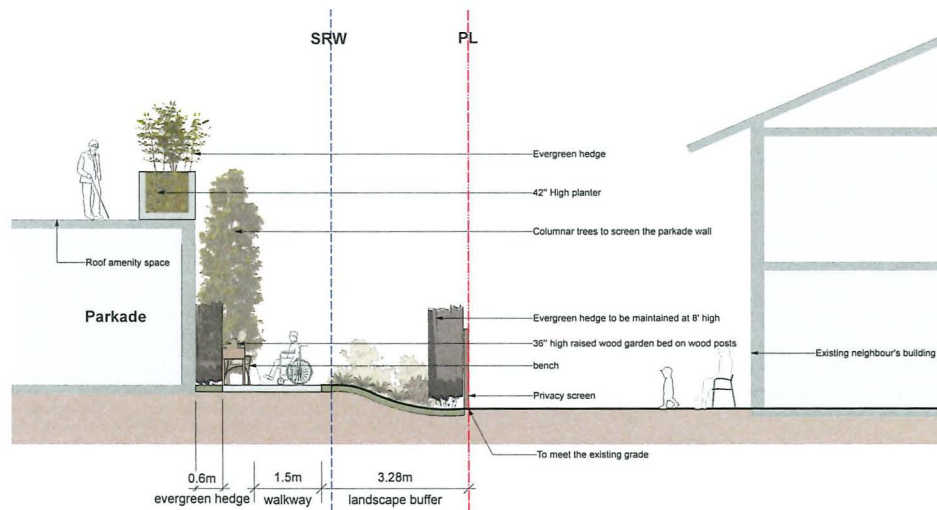
Landscape Layout  
& Materials Plan -  
Level 2

PLAN #3.c L1.1

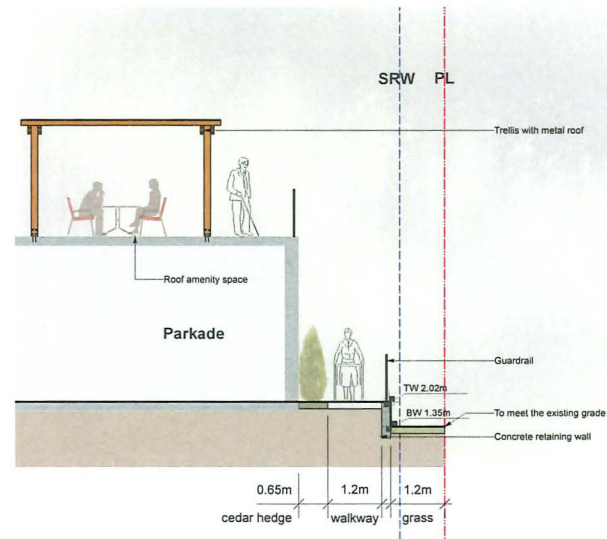




1 Landscape Section Through West Property Line and Railway Avenue  
Scale: 1:50



3 Landscape Section Through East Property Line  
Scale: 1:50



2 Landscape Section Through South Property Line  
Scale: 1:50

#### Revisions

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| 6   | 2026-05-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Sections

PLAN #3.d L1.2

POROUS SURFACE LEGENDS

| SYMBOL                                                                           | MATERIALS                                                                           | AREA                  |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------|
|  | POROUS LANDSCAPING<br>WITH LIVE PLANT<br>MATERIAL: LAWN,<br>GROUND COVER &<br>SHRUB | 580.09 m <sup>2</sup> |
|  | POROUS HARDSCAPE<br>MATERIAL: PERMEABLE<br>PAVER & GRAVEL                           | 66.47 m <sup>2</sup>  |

TOTAL POROUS SURFACE AREA: 646.56 m<sup>2</sup>

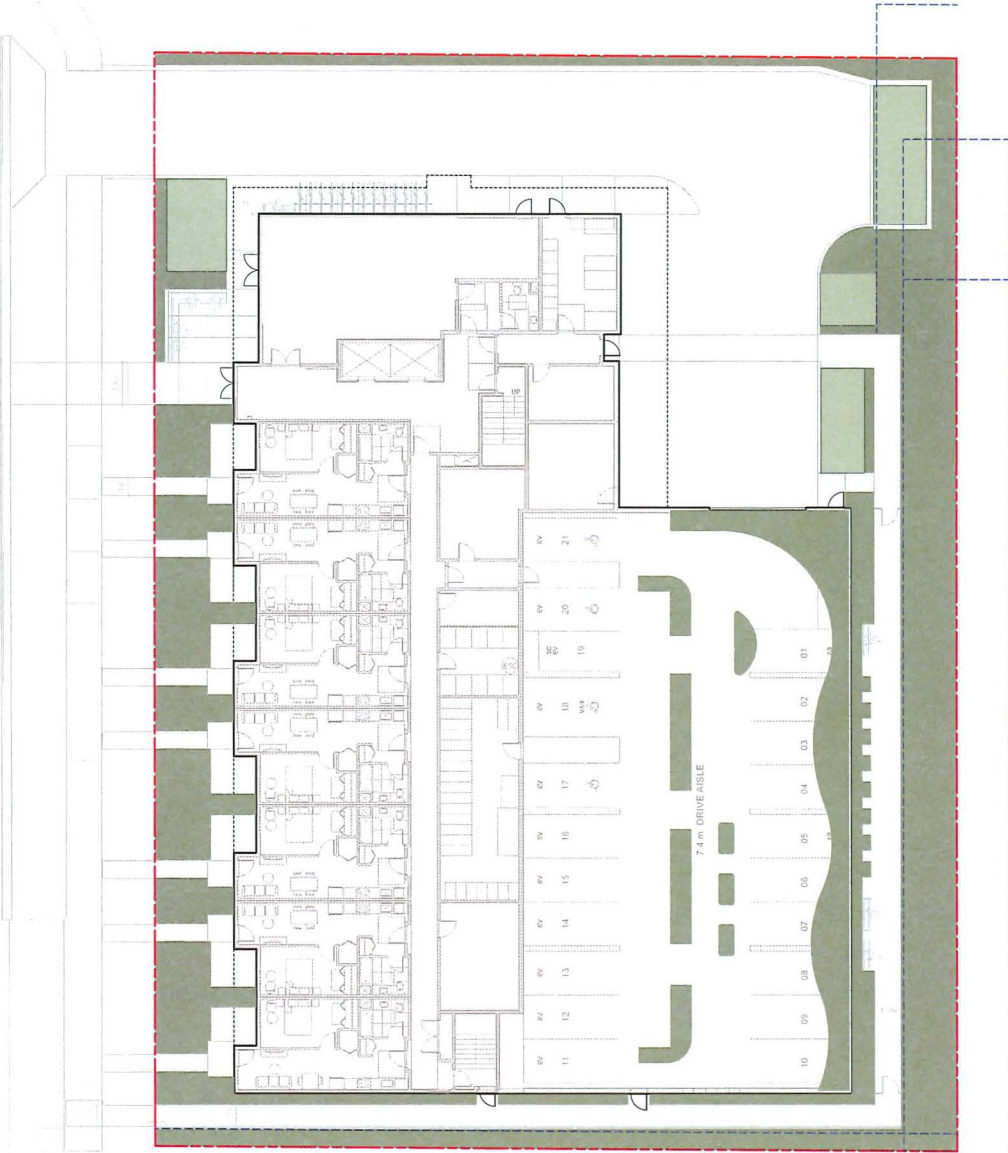
TOTAL LOT AREA: 2859.34 m<sup>2</sup>

TOTAL POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 23%

TOTAL NON-POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 77%

TOTAL POROUS LANDSCAPING AREA COVERAGE  
PERCENTAGE: 20.3%

RAILWAY AVENUE



0 5 10 15 m



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**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Porous Surface &  
Live Landscaping  
Area Diagram**

**PLAN #3.e L1.3**





a row of columnar trees to define the edge



garden



planter with wood bench seating



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outdoor lightings



raised planting bed



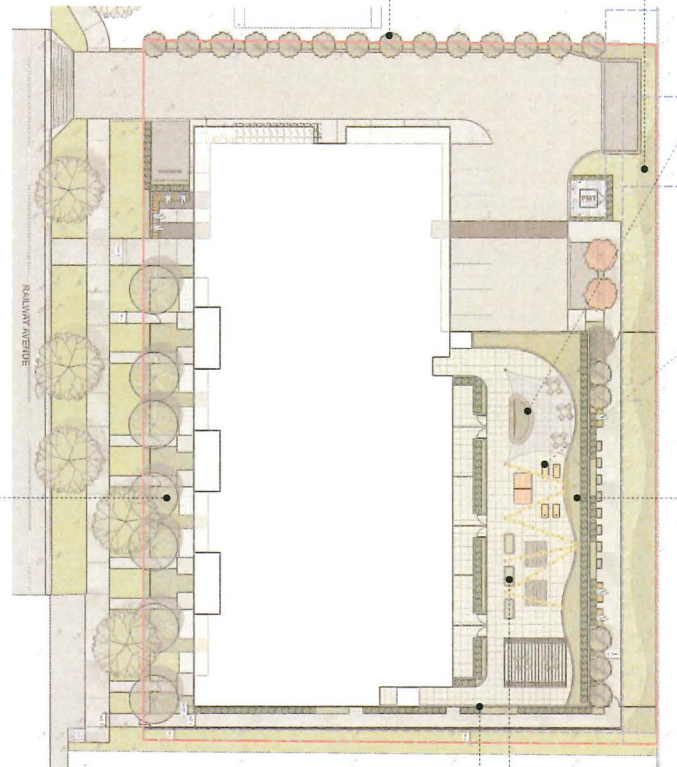
raised agricultural planters



plants along path



green wall



**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

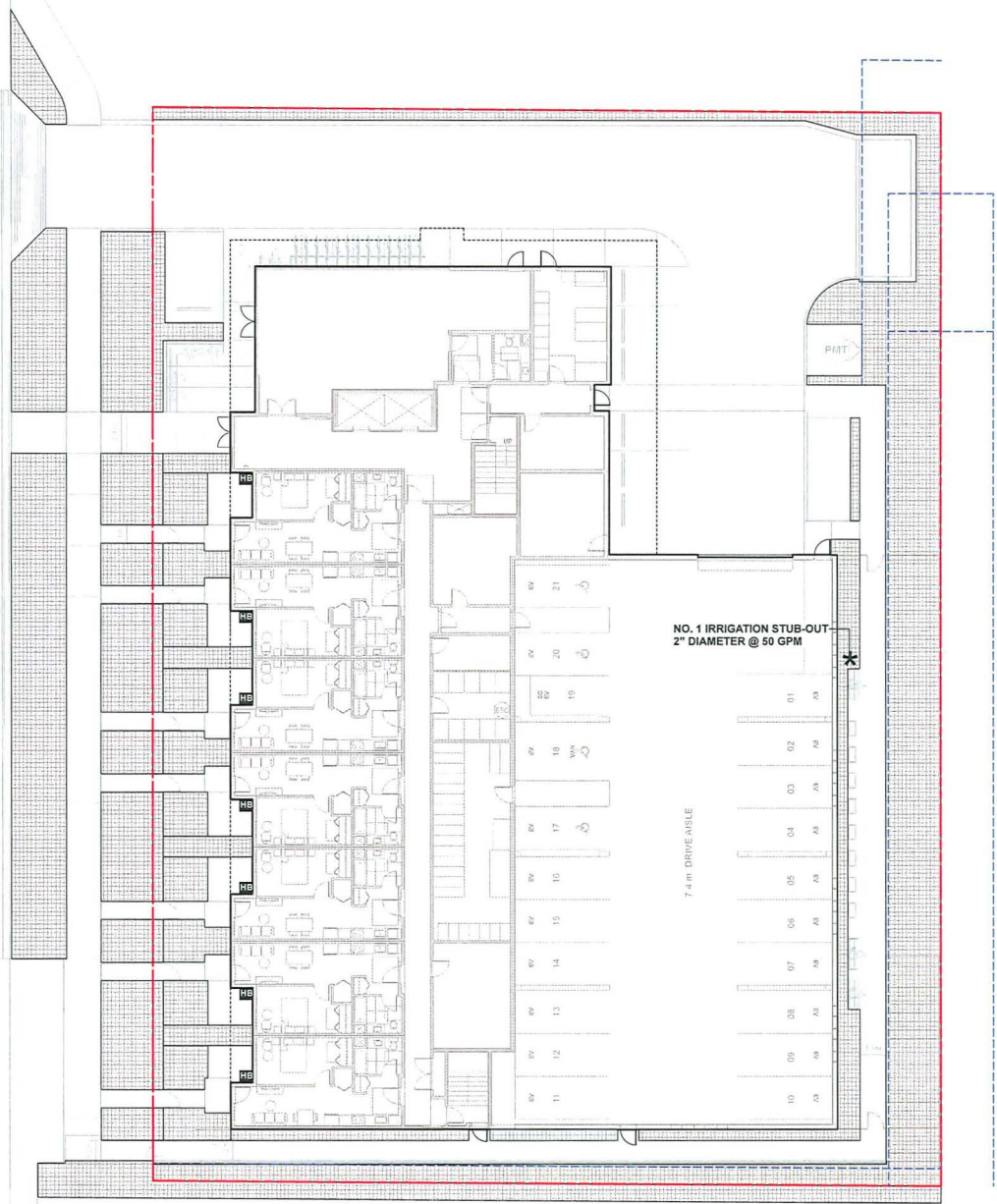
**Precedents**

PLAN #3.f L1.4



| IRRIGATION LEGENDS                                                                |                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|
| KEY                                                                               | DESCRIPTION                                           |
| *                                                                                 | WATER STUB-OUT<br>SCHEMATIC ONLY. REFER TO MECHANICAL |
| HB                                                                                | HOSE BIB<br>SCHEMATIC ONLY. REFER TO MECHANICAL       |
|  | IRRIGATION AREA                                       |

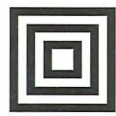
RAILWAY AVENUE



NO. 1 IRRIGATION STUB-OUT  
2" DIAMETER @ 50 GPM

7.4 m DRIVE AISLE

PIT



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**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Design-Build  
Irrigation Plan -  
Level 1**

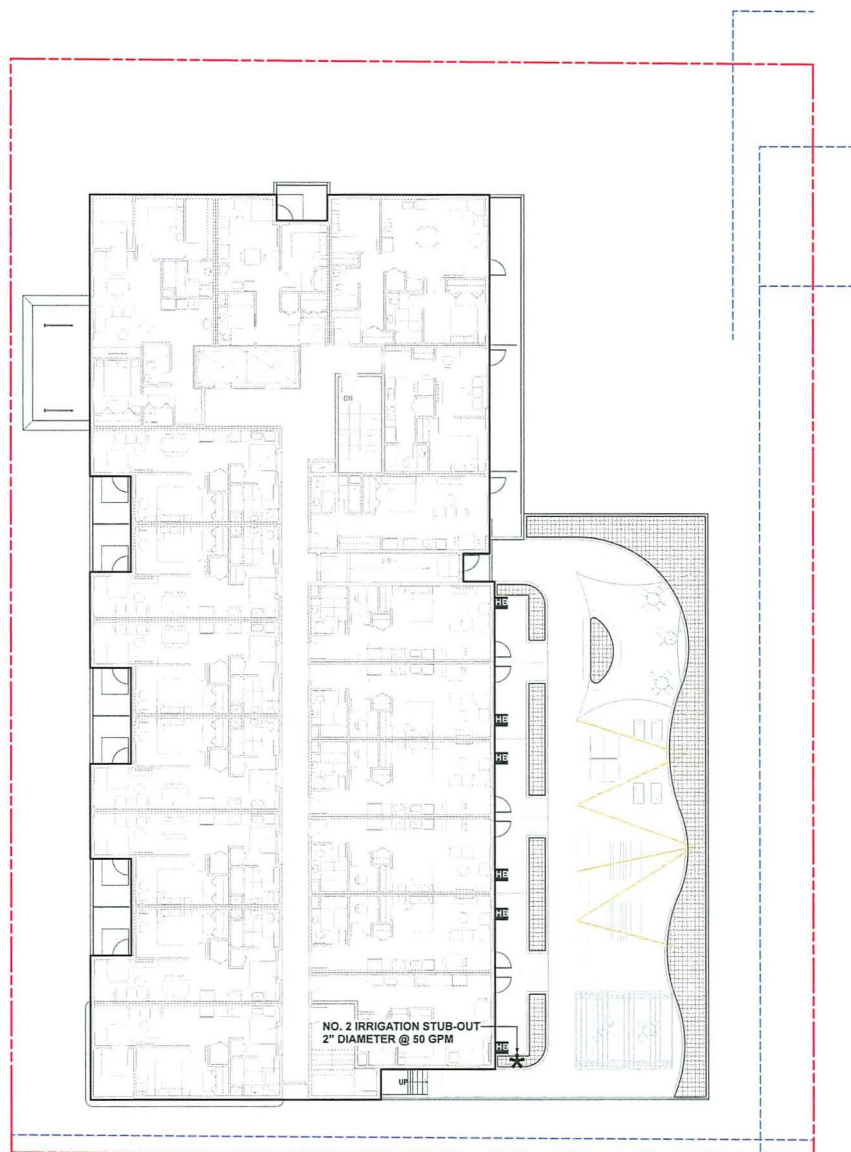
PLAN #3.g L1.5

| KEY | DESCRIPTION |
|-----|-------------|
|-----|-------------|

 WATER STUB-OUT  
SCHEMATIC ONLY. REFER TO MECHANICAL

 HOSE BIB  
SCHEMATIC ONLY. REFER TO MECHANICAL

 IRRIGATION AREA



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## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

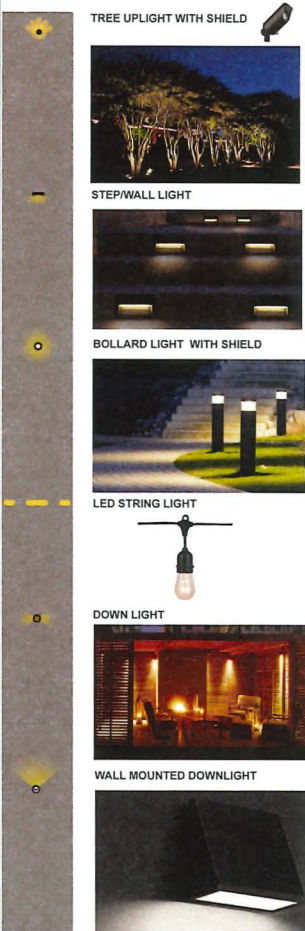
Landscape  
Design-Build  
Irrigation Plan -  
Level 2

PLAN #3.h L1.6



## LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS



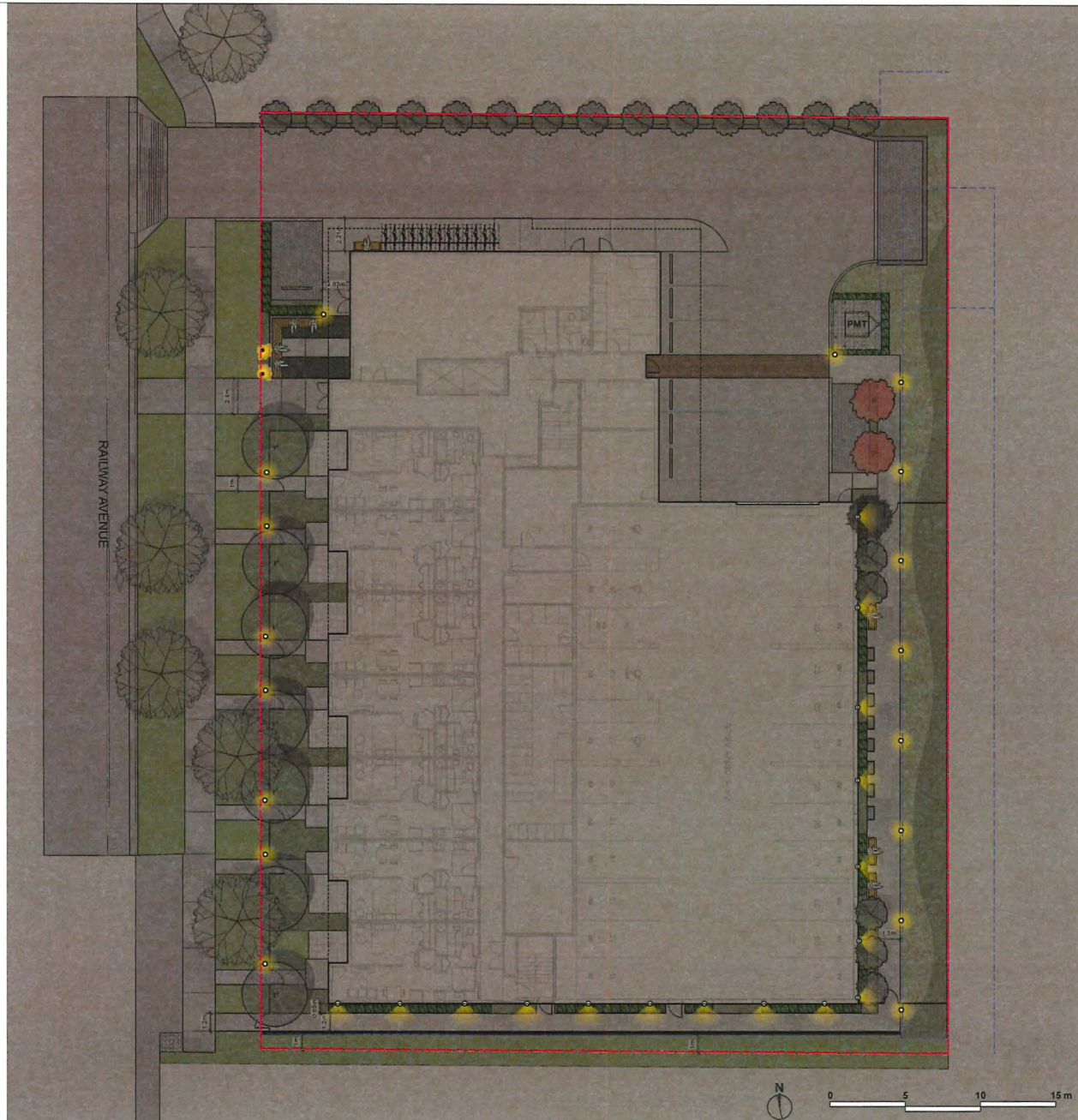
### LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.

3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



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## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Lighting Plan - Level 1

PLAN #3.i L1.7



LANDSCAPE LIGHTING LEGENDS

SYMBOL

MATERIALS



TREE UPLIGHT WITH SHIELD





STEP/WALL LIGHT





BOLLARD LIGHT WITH SHIELD





LED STRING LIGHT





DOWN LIGHT

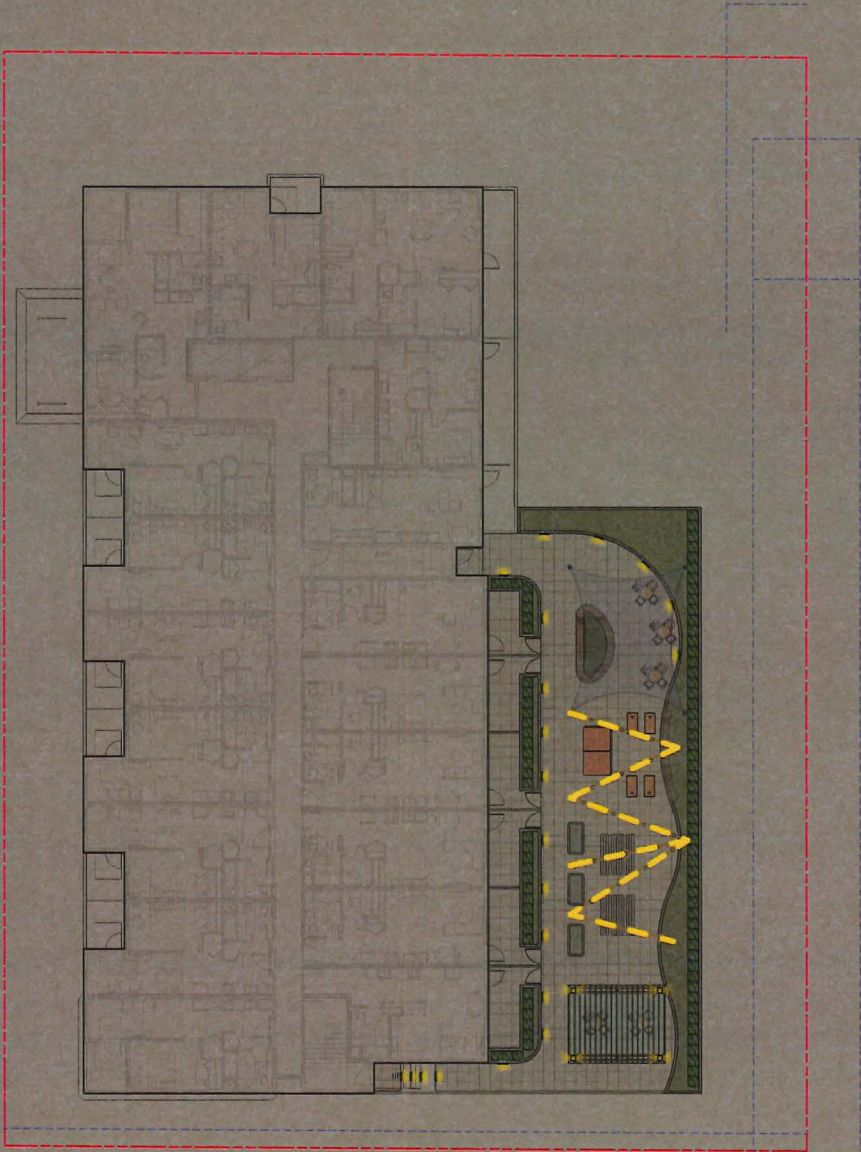




WALL MOUNTED DOWNLIGHT



- LIGHTING NOTES**
1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
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| 7         | 2025-07-07 | ISSUED FOR DP       |

**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Lighting Plan -  
Level 2**

PLAN #3j L1.8



# PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

## TREES

|    |                                      |                   |               |          |
|----|--------------------------------------|-------------------|---------------|----------|
| 7  | <i>Styrax japonicus</i>              | Japanese snowbell | 6cm cal., B&B | as shown |
| 2  | <i>Acer circinatum</i>               | Vine Maple        | 1.8m height   | as shown |
| 1  | <i>Tsuga heterophylla</i>            | Western Hemlock   | 2m height     | as shown |
| 19 | <i>Fagus sylvatica</i> 'Dawdyk Gold' | Dawdyk Gold Beech | 6cm cal., B&B | as shown |

## SHRUBS

|     |                                              |                                  |           |          |
|-----|----------------------------------------------|----------------------------------|-----------|----------|
| 16  | <i>Perfecto Mundo® Double White</i>          | Reblooming White Azalea          | #2 pot    | 24" o.c. |
| 112 | <i>Lavandula angustifolia</i> 'Hidcote'      | English Lavender                 | #2 pot    | 18" o.c. |
| 11  | <i>Rhododendron</i> 'Creta'                  | Pink Rhododendron                | #3 pot    | 36" o.c. |
| 85  | <i>Sarcococca hookeriana humilis</i>         | Himalayan Sweet Box              | #2 pot    | 24" o.c. |
| 86  | <i>Spiraea bumalda</i> 'Goldflame'           | Goldflame Spiraea                | #2 pot    | 24" o.c. |
| 76  | <i>Perfecto Mundo® Double Pink</i>           | Reblooming Pink Azalea           | #2 pot    | 24" o.c. |
| 5   | <i>Gaultheria shallon</i>                    | Salal                            | #2 pot    | 36" o.c. |
| 132 | <i>Taxus X Media</i> 'Hicksii'               | Hick's Yew                       | 4' height | 24" o.c. |
| 156 | <i>Thuja occidentalis</i> 'Smaragd'          | Emerald Cedar                    | 5' height | 24" o.c. |
| 115 | <i>Dicentra formosa</i>                      | Western bleeding heart           | #1 pot    | 18" o.c. |
| 77  | <i>Vaccinium ovatum</i>                      | Evergreen Huckleberry            | #3 pot    | 36" o.c. |
| 29  | <i>Eternal Fragrance Daphne</i>              | Daphne x transatlantica 'Blafra' | #2 pot    | 24" o.c. |
| 25  | <i>Blechnum spicant</i>                      | Deer fern                        | #2 pot    | 24" o.c. |
| 1   | <i>Forsythia x intermedia</i> 'Arnold Dwarf' | forsythia                        | #5 pot    | 48" o.c. |
| 3   | <i>Ribes sanguineum</i>                      | Red Flowering Currant            | #5 pot    | 48" o.c. |
| 4   | <i>Hydrangea paniculata</i> 'Limelight'      | Limelight Hydrangeas             | #5 pot    | 42" o.c. |
| 30  | <i>Choisya ternata</i>                       | Mexican Orange Blossom           |           |          |

## GROUND COVERS, GRASSES & VINES

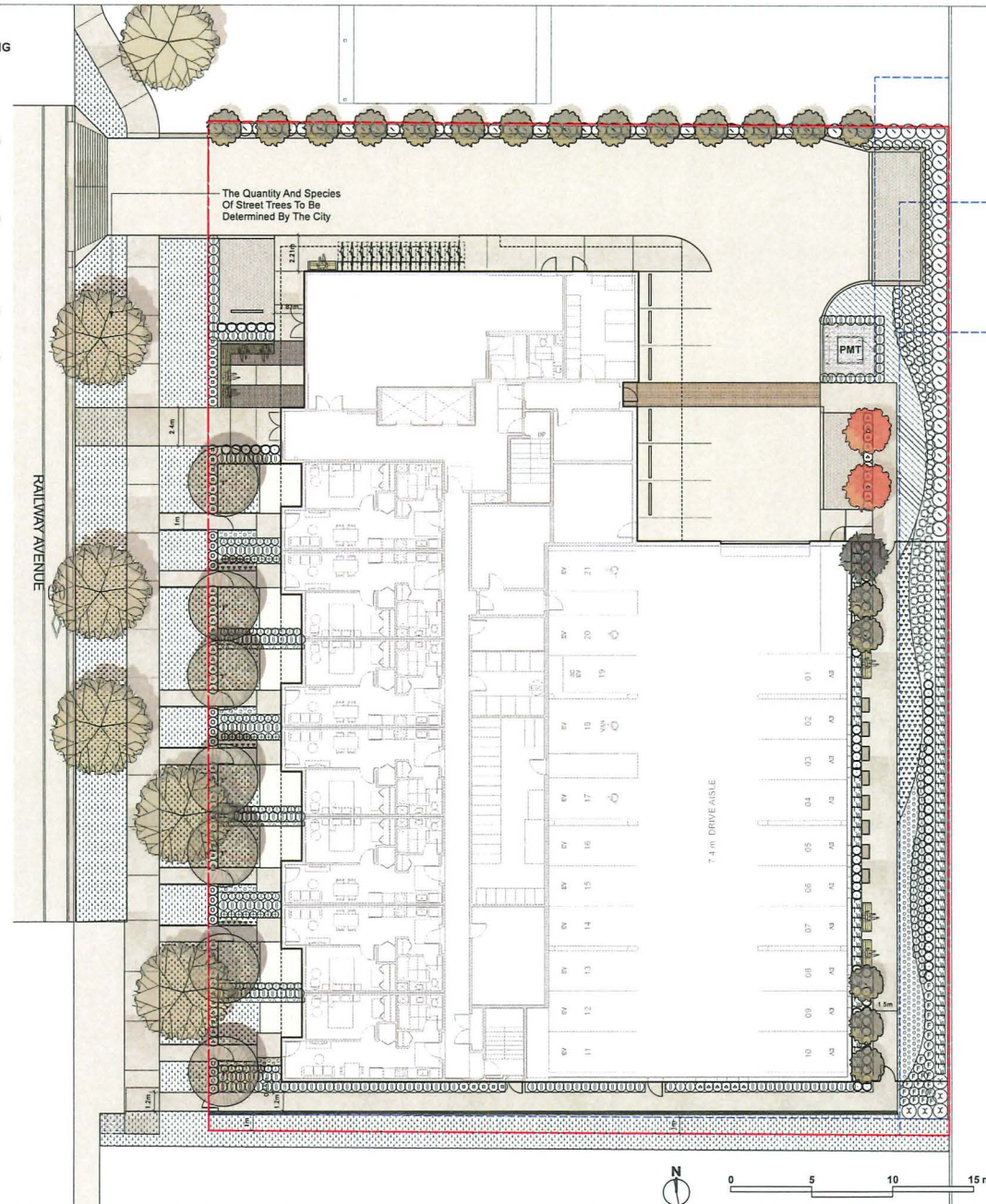
|     |                                     |                      |              |          |
|-----|-------------------------------------|----------------------|--------------|----------|
| 150 | <i>Pachysandra terminalis</i>       | Japanese pachysandra | 4"(10cm) pot | 15" o.c. |
| 152 | <i>Oxalis oregana</i>               | Redwood Sorrel       | 4"(10cm) pot | 15" o.c. |
| 0   | <i>Fragaria chiloensis</i>          | Beach strawberry     | 4"(10cm) pot | 15" o.c. |
| 30  | <i>Arctostaphylos uva-ursi</i>      | Bearberry            | 4"(10cm) pot | 15" o.c. |
| 138 | <i>Hakonechloa macra</i> 'All Gold' | Hakone Grass         | #1 pot       | 18" o.c. |

## LAWN

|     |    |
|-----|----|
| 431 | m2 |
|-----|----|

## NOTES:

- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- All planting beds to be installed with 2"(50mm) mulch per specifications.
- Street trees species and locations to be confirmed by the City of Richmond before installation.



## HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3539  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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## Revisions

| NO. | Date       | Note                |
|-----|------------|---------------------|
| 1   | 2022-08-21 | ISSUED FOR REZONING |
| 2   | 2024-03-20 | ISSUED FOR DP       |
| 3   | 2024-10-15 | ISSUED FOR DP       |
| 4   | 2025-04-07 | ISSUED FOR DP       |
| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

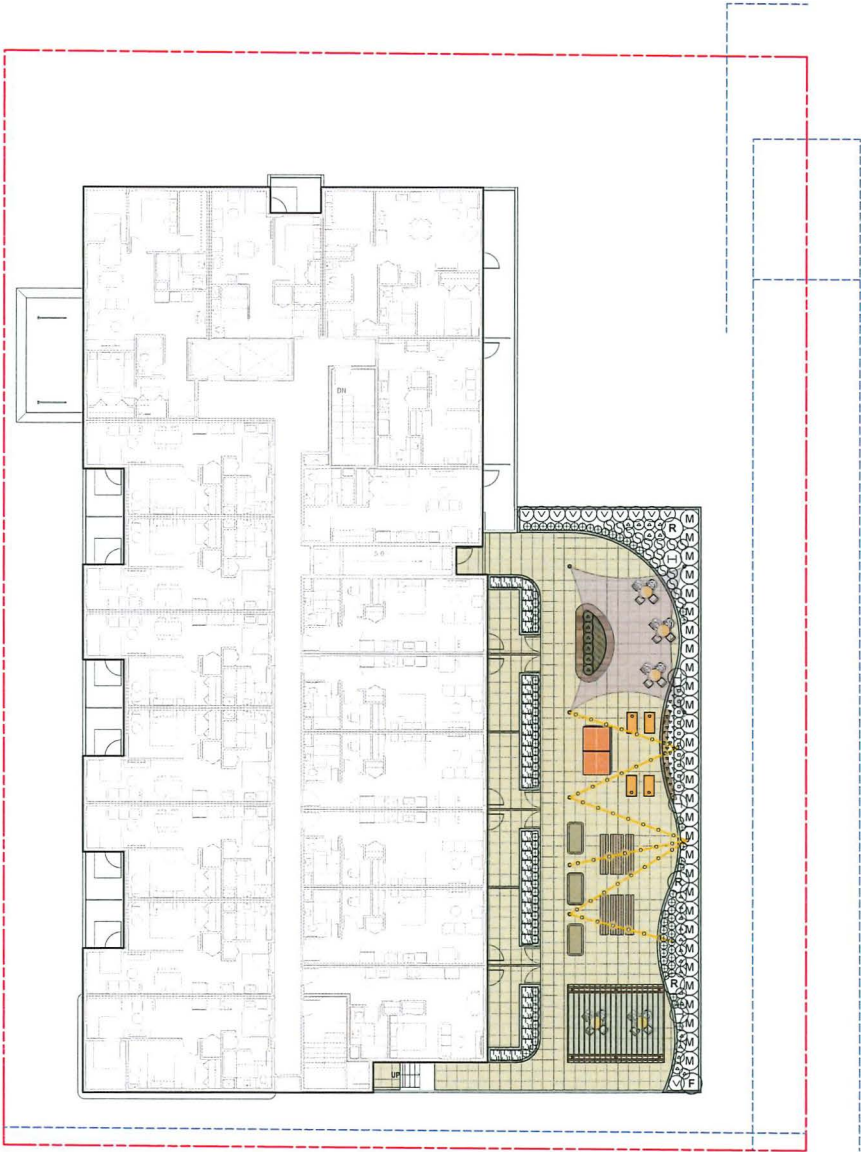
REVIEWED BY: EL

## Landscape Planting Plan & Plant List - Level 1

PLAN #3.k L2.0

| PLANT LIST                                                                          |                |                                              |                                  |                        |
|-------------------------------------------------------------------------------------|----------------|----------------------------------------------|----------------------------------|------------------------|
| QTY.                                                                                | BOTANICAL NAME | COMMON NAME                                  | SIZE                             | SPACING                |
| TREES                                                                               |                |                                              |                                  |                        |
|     | 7              | <i>Styrax japonicus</i>                      | Japanese snowbell                | 6cm cal., B&B as shown |
|     | 2              | <i>Acer circinatum</i>                       | Vine Maple                       | 1.8m height as shown   |
|     | 1              | <i>Tsuga heterophylla</i>                    | Western Hemlock                  | 2m height as shown     |
|     | 19             | <i>Fagus Sylvatica 'Dawyck Gold'</i>         | Dawyck Gold Beech                | 6cm cal., B&B as shown |
| SHRUBS                                                                              |                |                                              |                                  |                        |
|    | 16             | <i>Perfecto Mundo® Double White</i>          | Reblooming White Azalea          | #2 pot 24" o.c         |
|    | 112            | <i>Lavandula angustifolia 'Hidcote'</i>      | English Lavender                 | #2 pot 18" o.c         |
|    | 11             | <i>Rhododendron 'Crete'</i>                  | Pink Rhododendron                | #3 pot 36" o.c         |
|    | 85             | <i>Sarcococca hookeriana humilis</i>         | Himalayan Sweet Box              | #2 pot 24" o.c         |
|    | 86             | <i>Spiraea bumulda 'Goldflame'</i>           | Goldflame Spiraea                | #2 pot 24" o.c         |
|    | 76             | <i>Perfecto Mundo® Double Pink</i>           | Reblooming Pink Azalea           | #2 pot 24" o.c         |
|    | 5              | <i>Gaultheria shallon</i>                    | Salal                            | #2 pot 36" o.c         |
|    | 132            | <i>Taxus X Media 'Hicksii'</i>               | Hick's Yew                       | 4' height 24" o.c      |
|    | 156            | <i>Thuja occidentalis 'Smaragd'</i>          | Emerald Cedar                    | 5' height 24" o.c      |
|    | 115            | <i>Dicentra formosa</i>                      | Western bleeding heart           | #1 pot 18" o.c         |
|    | 77             | <i>Vaccinium ovatum</i>                      | Evergreen Huckleberry            | #3 pot 36" o.c         |
|    | 29             | <i>Eternal Fragrance Daphne</i>              | Daphne x transatlantica 'Blafra' | #2 pot 24" o.c         |
|    | 25             | <i>Blechnum spicant</i>                      | Deer fern                        | #2 pot 24" o.c         |
|    | 1              | <i>Forsythia x intermedia 'Arnold Dwarf'</i> | forsythia                        | #5 pot 48" o.c         |
|    | 3              | <i>Ribes Sanguineum</i>                      | Red Flowering Currant            | #5 pot 48" o.c         |
|   | 4              | <i>Hydrangea paniculata 'LimeLight'</i>      | LimeLight Hydrangeas             | #5 pot 42" o.c         |
|  | 30             | <i>Choisya ternata</i>                       | Mexican Orange Blossom           |                        |
| GROUND COVERS, GRASSES & VINES                                                      |                |                                              |                                  |                        |
|  | 150            | <i>Pachysandra terminalis</i>                | Japanese pachysandra             | 4" (10cm) pot 15" o.c  |
|  | 152            | <i>Oxalis oregana</i>                        | Redwood Sorrel                   | 4" (10cm) pot 15" o.c  |
|  | 0              | <i>Fragaria chiloensis</i>                   | Beach strawberry                 | 4" (10cm) pot 15" o.c  |
|  | 30             | <i>Arctostaphylos uva-ursi</i>               | Bearberry                        | 4" (10cm) pot 15" o.c  |
|  | 138            | <i>Hakonechloa macra 'All Gold'</i>          | Hakone Grass                     | #1 pot 18" o.c         |
| LAWN                                                                                |                |                                              |                                  |                        |
|  | 431            | m2                                           |                                  |                        |

- 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 CSLA Landscape Standard, latest edition.
  - 3) All planting beds to be installed with 2"(50mm) mulch per specifications.
  - 4) Street trees species and locations to be confirmed by the City of Richmond before installation.



## HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-223-3235  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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SPECIFICATIONS OR ANY OTHER DOCUMENT  
ASSOCIATED WITH THE PROJECT THE CONFLICT  
SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

### Revisions

| NO. | Date       | Note                |
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| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

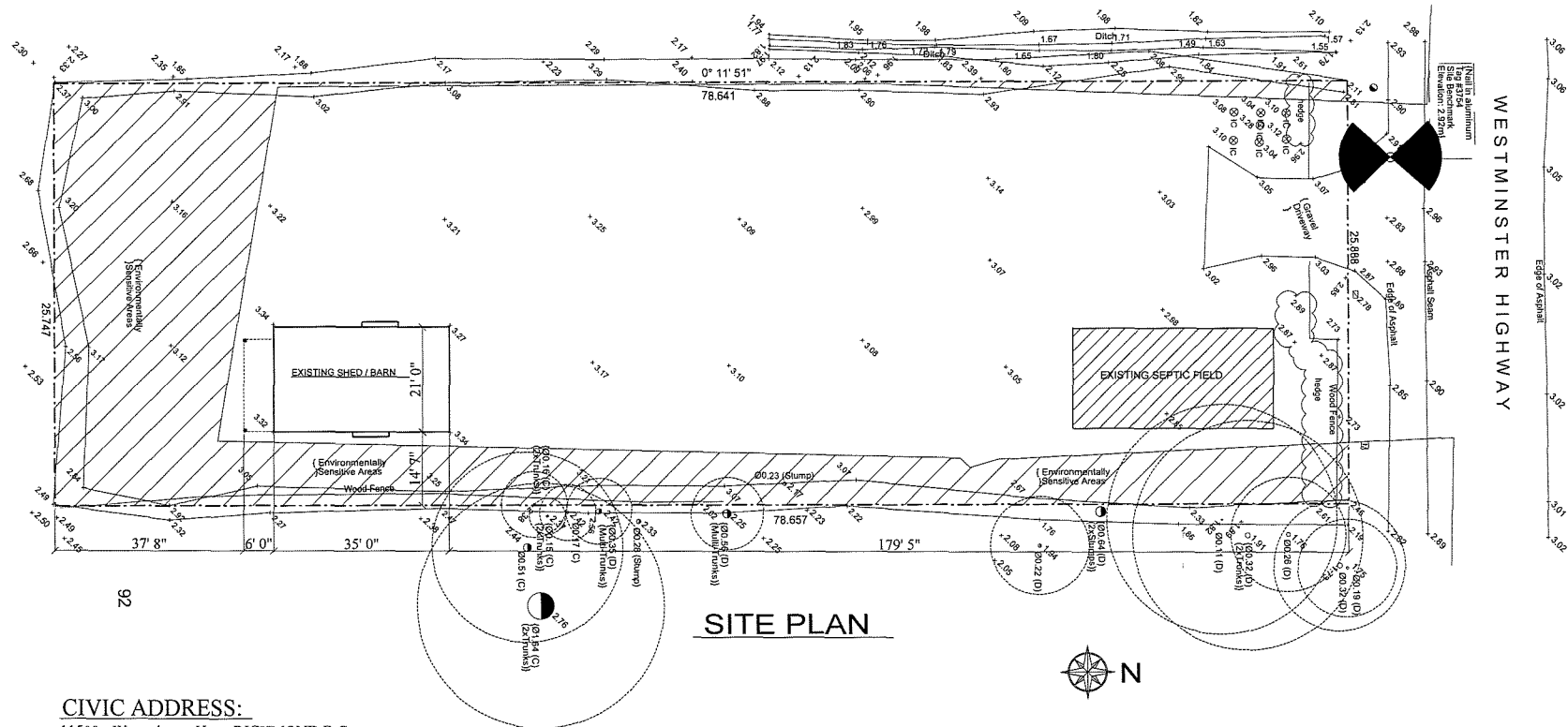
DRAWN BY: EL

REVIEWED BY: EL

## Landscape Planting Plan & Plant List - Level 2

PLAN #3.I L2.1





**CIVIC ADDRESS:**

11500 - Westminister Hwy. RICHMOND B.C.  
PID : 004-750-489

**LEGAL DESCRIPTION:**

LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023  
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,  
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

**CALCULATIONS:**

ZONE: AG-1  
LOT AREA = 21840.0 S.F. ( 2029.0 m<sup>2</sup> )

**PROPOSED F.A.R.**

MAIN FLOOR AREA = 735.0 S.F. ( 68.08 m<sup>2</sup> )  
UPPER FLOOR AREA = 735.0 S.F. ( 68.08 m<sup>2</sup> )  
TOTAL = 1470.0 S.F. ( 136.56 m<sup>2</sup> )

**EXISTING SITE PLAN**

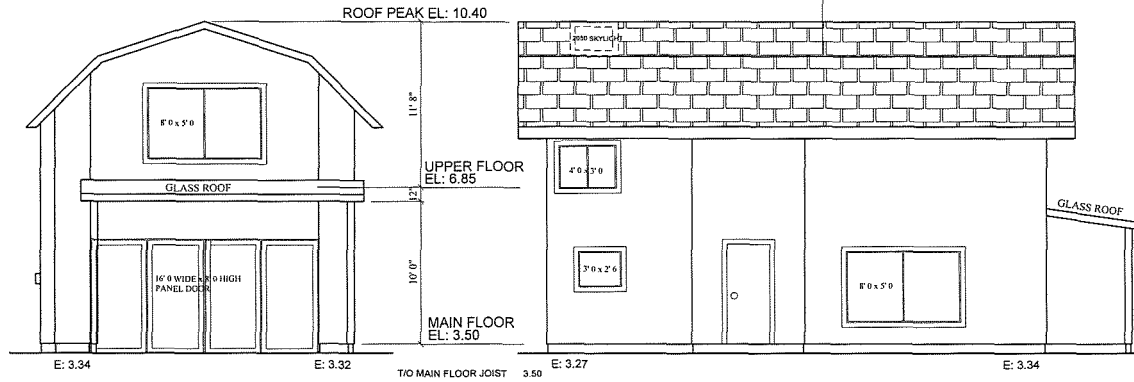
THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

Astonish Design & Detailing Ltd.  
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL : navtejshot@hotmail.com

| TITLE: EXISTING SITE PLAN                     |          |                   |              |                |
|-----------------------------------------------|----------|-------------------|--------------|----------------|
| JOB ADD: 11500 - Westminste Hwy, Richmond B.C |          |                   |              |                |
| DESIGN BY:                                    | CHK. BY: | SCALE:            | Printed On:  | SHEET NO. REV. |
| KAMAL                                         | NAVTEJ   | 3/32" = 1'-0" U/N | Sept 09 2025 | A-001          |

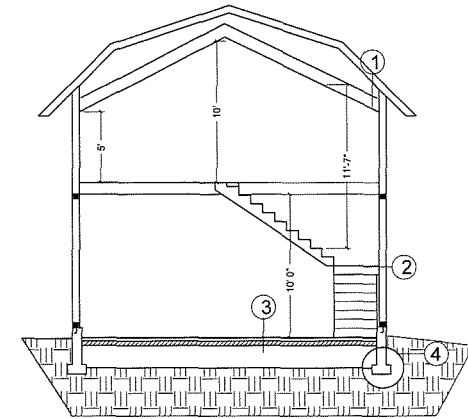


|                     |                    |                             |                             |                    |                                                                                              |
|---------------------|--------------------|-----------------------------|-----------------------------|--------------------|----------------------------------------------------------------------------------------------|
| DESIGN BY:<br>KAMAL | CHK. BY:<br>NAVTEJ | SCALE:<br>1/4" = 1'-0" U/N. | Printed On:<br>Sept 09 2025 | SHEET NO.<br>A-002 | REV<br> |
|---------------------|--------------------|-----------------------------|-----------------------------|--------------------|----------------------------------------------------------------------------------------------|



REAR ELEVATION

RIGHT SIDE ELEVATION

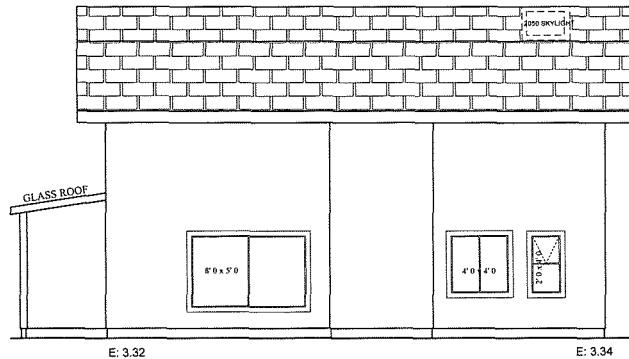


SECTION

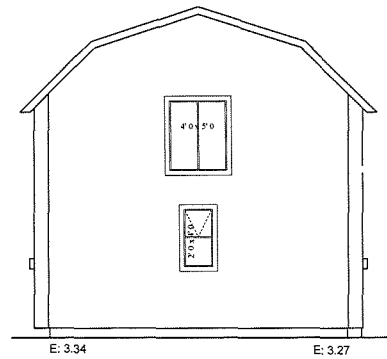
1. ROOF  
ASHPAULT SHINGLES  
MEMBRANE TYP. EAVE PROTECTION  
1/2" THICK PLYWOOD SHEATHING  
ROOF TRUSSES AT @ 24" O.C R40 INSULATION  
6 MIL. POLY VAPOUR BARRIER
- 2.) EXT. WALL  
HARDIE PLANK  
MIN. 19MM (3/4") AIR GAP  
2 LAYERS 30 MIN BUILD PAPER  
1/2" EXTERIOR PLYWOOD SHEATHING  
2X6 FRAMING @ 16" O.C R20 INSULATION  
6 MIL POLY

3. SHED FLOOR  
4" CONCRETE SLAB R12 RIGID INSULATION  
6 MIL POLY VAPOUR BARRIER  
MIN. 6" COMPACTED GRANULAR FILL

4. EXTERIOR FOUNDATION  
DRAINAGE MATT  
2 COATS ASPHALT EMULSION  
5/8" DIA. ANCHOR BOLTS @ 4 O.C.  
8" CONCRETE FOUNDATION WALL  
R28 HIGH DENSITY  
2X6 STUDS @ 24"  
1/2" GYPROC  
24"X8 CONT. CONC. STRIP FOOTINGS ON  
FIRM UNDISTURBED SOIL



LEFT SIDE ELEVATION



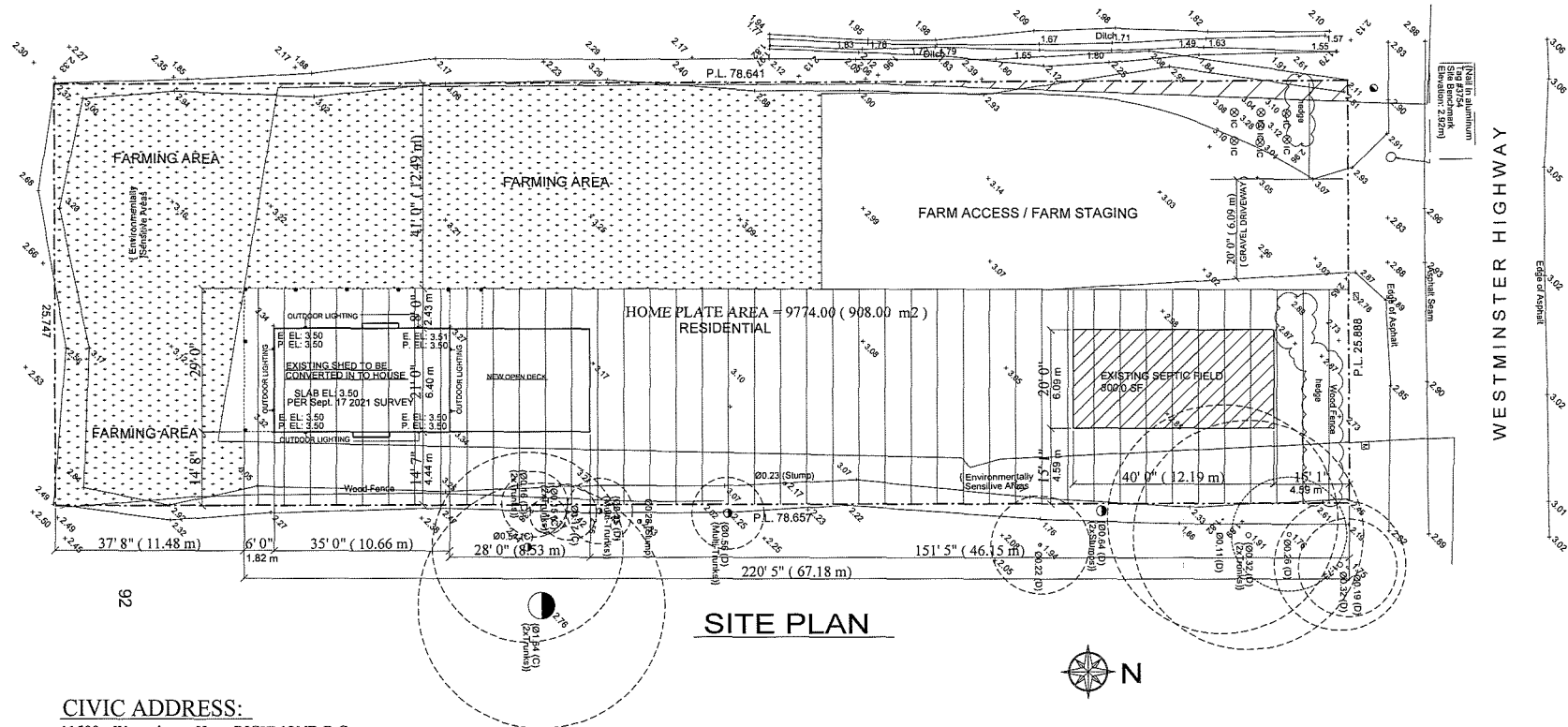
FRONT ELEVATION

## EXISTING ELEVATIONS

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

|                                                                                                                                                                |                 |                          |                          |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------|--------------------------|-----------------|
| Astonish Design & Detailing Ltd.<br>19732 - 71B Ave. Langley B.C.<br>PH: 1 604 539 1740 FAX: 1 604 539 1741<br>CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com |                 |                          |                          |                 |
| TITLE: EXISTING ELEVATIONS                                                                                                                                     |                 |                          |                          |                 |
| JOB ADD: 11500 - Westminste Hwy, Richmond B.C.                                                                                                                 |                 |                          |                          |                 |
| DESIGN BY: KAMAL                                                                                                                                               | CHK. BY: NAVTEJ | SCALE: 1/4" = 1'-0" U.N. | Printed On: Sept 09 2024 | SHEET NO: A-003 |





#### CIVIC ADDRESS:

11500 - Westminster Hwy. RICHMOND B.C.  
PID : 004-750-489

#### LEGAL DESCRIPTION:

LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023  
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,  
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

#### HOME PLATE AREA

LOT AREA = 21840.0 S.F. ( 2029.0 m<sup>2</sup> )  
HOME PLATE AREA = 9557.00 ( 887.84 m<sup>2</sup> )

#### CALCULATIONS:

ZONE: AG-1  
LOT AREA = 21840.0 S.F. ( 2029.0 m<sup>2</sup> )

#### PROPOSED F.A.R.

MAIN FLOOR AREA = 735.0 S.F. ( 68.08 m<sup>2</sup> ) EXISTING  
MAIN FLOOR AREA = 64.0 S.F. ( 5.94 m<sup>2</sup> ) PROPOSED  
CARPORT AREA = 524.0 S.F. ( 68.08 m<sup>2</sup> ) PROPOSED  
UPPER FLOOR AREA = 735.0 S.F. ( 68.08 m<sup>2</sup> ) ( EXISTING )  
TOTAL = 2058.0 S.F. ( 191.18 m<sup>2</sup> )

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

jan 15 2026

Astonish Design & Detailing Ltd.

19732 - 71B Ave. Langley B.C.

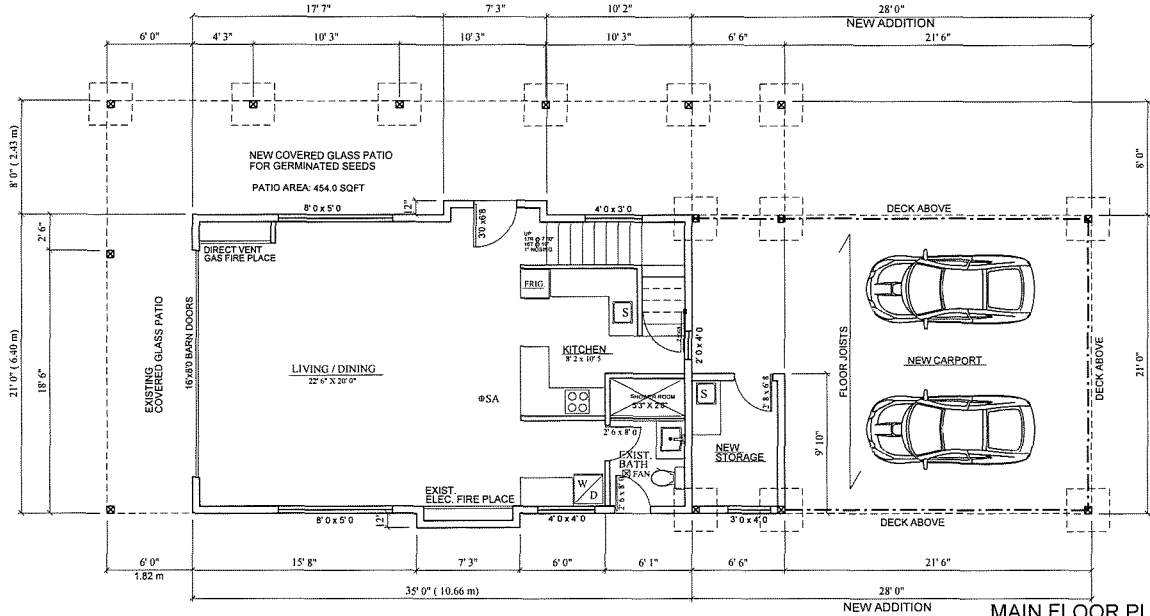
PH: 1 604 539 1740 FAX: 1 604 539 1741

CELL: 1 604 728 0389 E-MAIL: navtejshot@hotmail.com

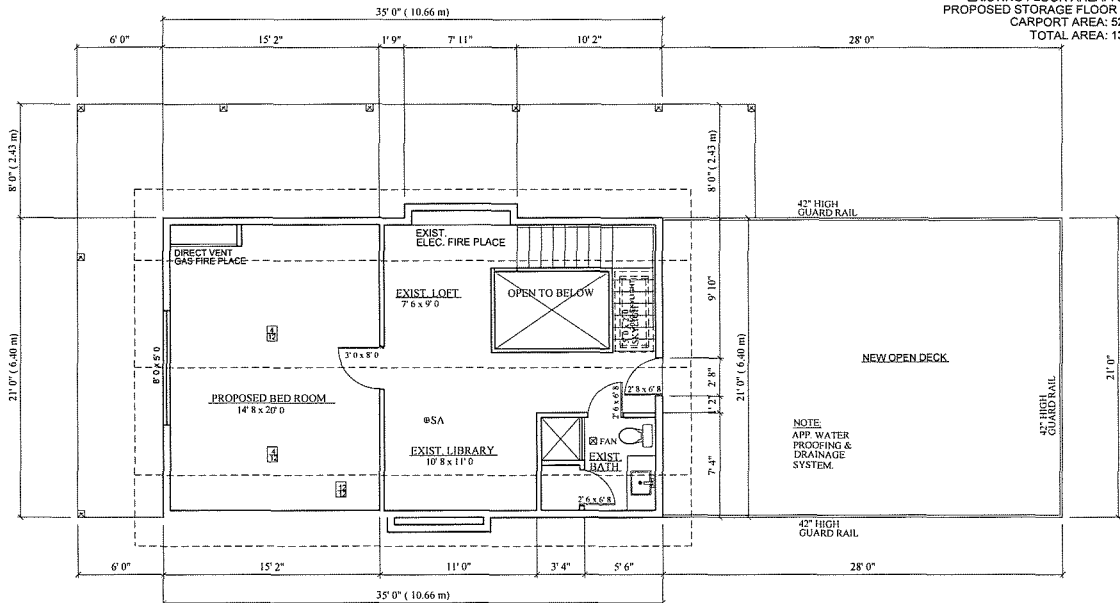
TITLE: PROPOSED SITE PLAN

JOB ADD: 11500 - Westminste Hwy, Richmond B.C.

DESIGN BY: KAMAL CHK. BY: NAVTEJ SCALE: 3/32" = 1'-0" UIN Printed On: Sept 09 2025 SHEET NO: A-004 REV: 1

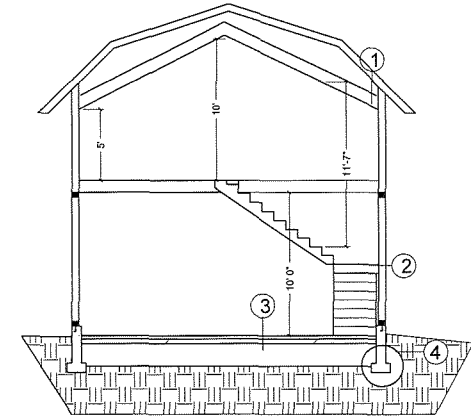


**MAIN FLOOR PLAN**  
EXISTING FLOOR AREA: 735.0 SQFT  
PROPOSED STORAGE FLOOR AREA: 64.0 SQFT  
CARPORT AREA: 524.0 SQFT  
TOTAL AREA: 1323.0 SQFT



**UPPER FLOOR PLAN**  
FLOOR AREA: 735.0 SQFT

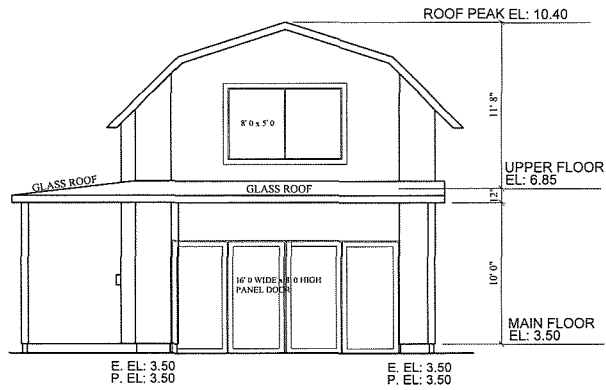
THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION



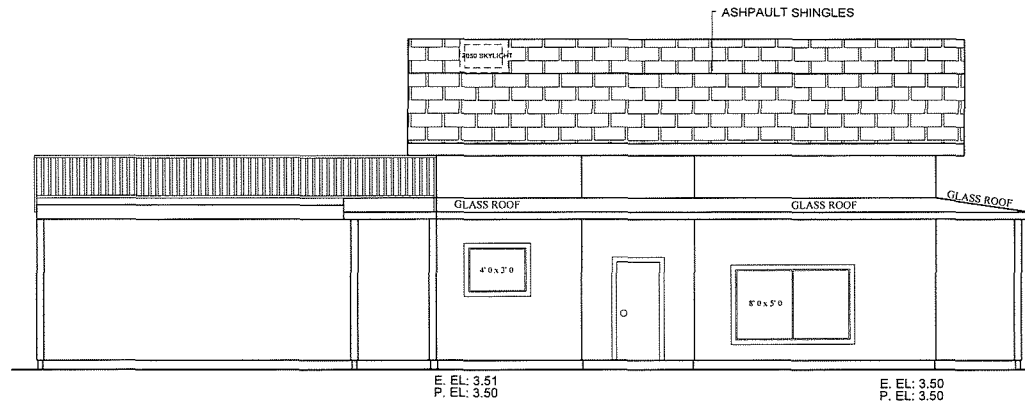
**SECTION**

1. ROOF  
ASHPAULT SHINGLES  
MEMBRANE TYP. EAVE PROTECTION  
1/2" THICK PLYWOOD SHEATHING  
ROOF TRUSSES AT @ 24" O.C R40 INSULATION  
6 MIL. POLY VAPOUR BARRIER
- 2.) EXT. WALL  
HARDIE PLANK  
MIN. 19MM (3/4") AIR GAP  
2 LAYERS 30 MIN BUILD PAPER  
1/2" EXTERIOR PLYWOOD SHEATHING  
2X6 FRAMING @ 16" O.C R20 INSULATION  
6 MIL. POLY
3. SHED FLOOR  
4" CONCRETE SLAB R12 RIGID INSULATION  
6 MIL. POLY VAPOUR BARRIER  
MIN. 6" COMPACTED GRANULAR FILL
4. EXTERIOR FOUNDATION  
DRAINAGE MATT  
2 COATS ASHPAULT EMULSION  
5/8" DIA. ANCHOR BOLTS @ 4 O.C.  
8" CONCRETE FOUNDATION WALL  
R28 HIGH DENSITY  
2X6 STUDS @ 24"  
12" GYPROCK  
24" X 8" CONT. CONC. STRIP FOOTINGS ON  
FIRM UNDISTURBED SOIL

|                                                     |                 |                          |                          |
|-----------------------------------------------------|-----------------|--------------------------|--------------------------|
| Astonish Design & Detailing Ltd.                    |                 |                          |                          |
| 19732 - 71B Ave. Langley B.C.                       |                 |                          |                          |
| PH: 1 604 539 1740 FAX: 1 604 539 1741              |                 |                          |                          |
| CELL: 1 604 728 0389 E-MAIL: navtejshot@hotmail.com |                 |                          |                          |
| TITLE: PROPOSED FLOOR PLANS                         |                 |                          |                          |
| JOB NO. 11500 - Westminste Hwy, Richmond B.C        |                 |                          |                          |
| DESIGN BY: KAMAL                                    | CHK. BY: NAVTEJ | SCALE: 1/4" = 1'-0" U.N. | Printed On: Sept 09 2025 |
|                                                     |                 | SHEET NO: A-005          | REV: 1/1                 |

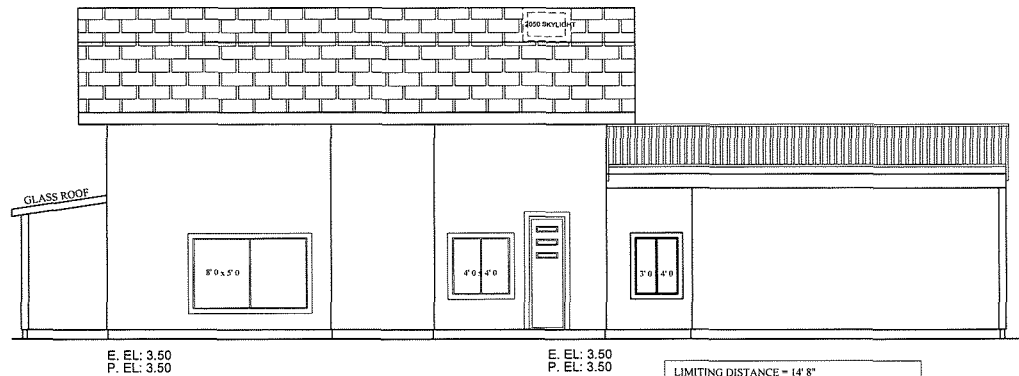


REAR ELEVATION



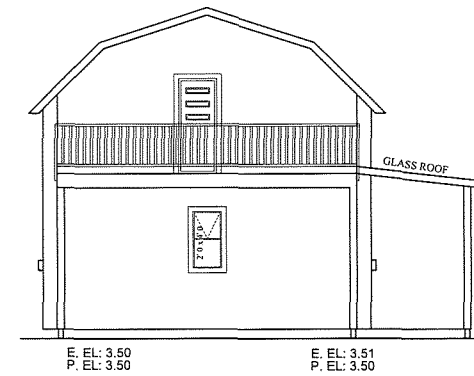
LIMITING DISTANCE = 49' 0"  
EXPOSED BUILDING FACE = 531.0 S.F.  
PER. UNPROTECTED OPENINGS 100 % = 531.0 S.F.  
PROPOSED UNPROTECTED OPENINGS = 52.0 S.F.

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

LIMITING DISTANCE = 14' 8"  
EXPOSED BUILDING FACE = 595.0 S.F.  
PER. UNPROTECTED OPENINGS 35 % = 208.25 S.F.  
PROPOSED UNPROTECTED OPENINGS = 68.0 S.F.



FRONT ELEVATION

Astonish Design & Detailing Ltd.  
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL : navtej@hotmail.com

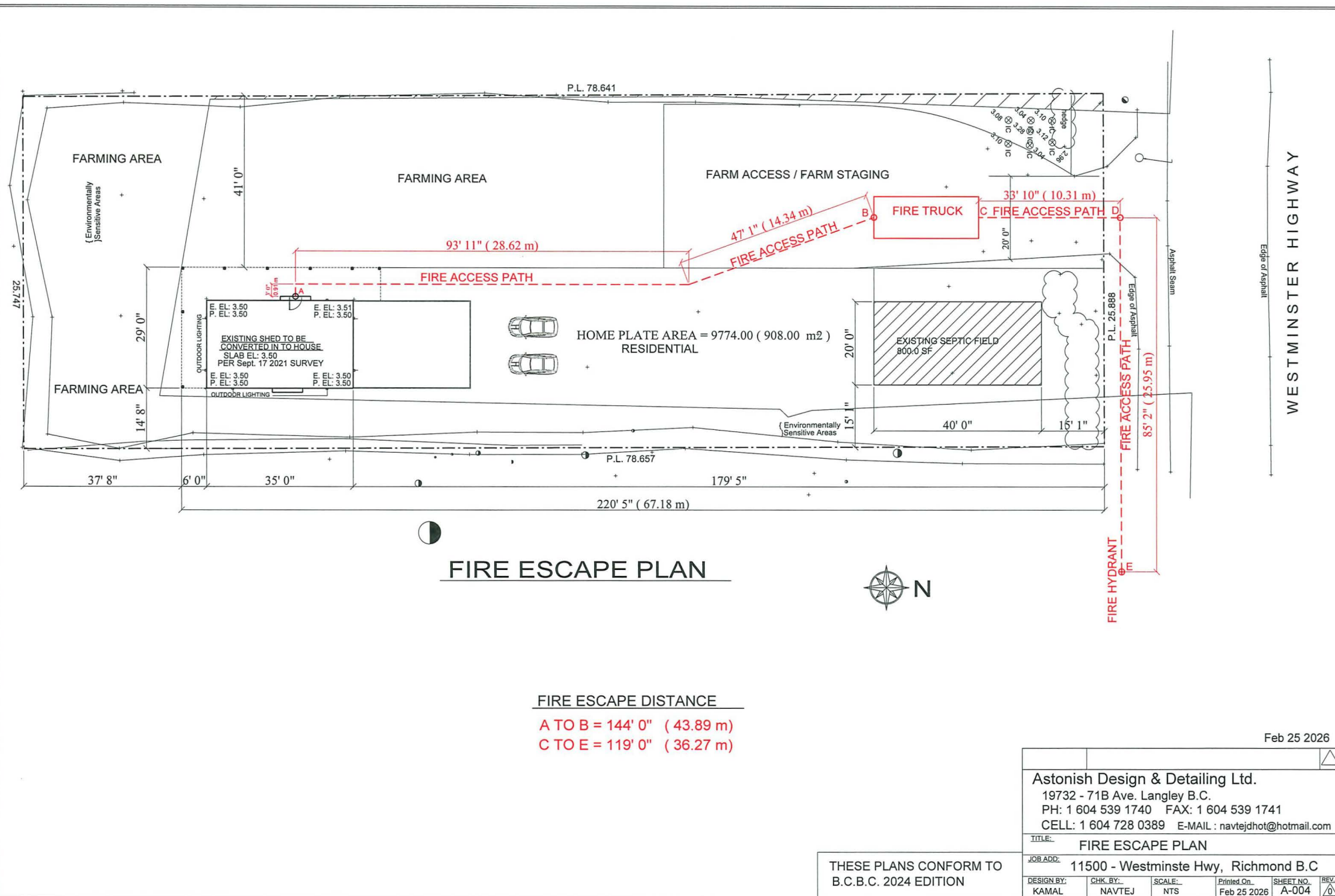
TITLE: PROPOSED ELEVATIONS & SECTION

JOB ADD: 11500 - Westminste Hwy, Richmond B.C

DESIGN BY: KAMAL CHK. BY: NAVTEJ SCALE: 1/4" = 1'-0" UN. Printed On: Sept 09 2025 SHEET NO: A-005

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION





Feb 25 2026



**To:** Development Permit Panel

**Date:** August 5, 2026

**From:** Joshua Reis  
Director, Development

**File:** DP 26-007148

**Re:** Application by Yuanheng Seaside Developments Ltd. for a Development Permit  
at 3311 No. 3 Road

---

**Staff Recommendation**

1. That a Development Permit be issued which would:
  - a. Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned “Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)”; and
  - b. Vary Section 20.30.11.1 to permit hotel use within Area “B”, above the first two storeys of a building.

## Staff Report

### Origin

Yuanheng Seaside Developments Ltd. (Grant Lin, President) has applied to the City of Richmond for a Development Permit (DP) to facilitate the development of a 206-room hotel at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)". In conjunction with the DP, the applicant is seeking a variance to Richmond Zoning Bylaw 8500 to permit hotel use above the first two storeys of the building. A location and aerial map of the subject site is included in Attachment 1.

The proposal includes the conversion of approximately 14,564 m<sup>2</sup> (156,765 ft<sup>2</sup>) of the previously approved office tower to hotel use, as well as minor modifications to the building façades, parking facilities, landscaping and site design. No changes are proposed for the residential component of the development.

The subject site was rezoned in 2017 (RZ 12-603040) to permit a mixed-use development including residential, office, commercial and community centre uses, with a subsequent amendment (ZT 19-872212) approved in 2020. An associated DP (17-794169) was approved in 2021. A Servicing Agreement (SA 16-748501) is registered on title and addresses the site's servicing and frontage improvements. The proposed DP does not result in any changes to the approved servicing requirements.

### Background

The proposed hotel is located within the northernmost of the three buildings proposed on the subject site (commonly referred to as Lot B). The development represents the second phase of the applicant's larger ViewStar development program (Attachment 2).

A previous DP (DP 17-794169) was issued on July 26, 2021, for a mixed-use development consisting of:

- 275 dwelling units, including 22 low-end-market-rental units secured in perpetuity with a Housing Agreement and Covenant and 253 market strata units (Buildings F and G);
- 19,090 m<sup>2</sup> (205,485 ft<sup>2</sup>) of commercial uses, including an office tower fronting Sea Island Way and retail and restaurant uses fronting No. 3 Road;
- 3,107 m<sup>2</sup> (33,439 ft<sup>2</sup>) of City-owned community centre space fronting McMyn Way, designed and constructed at the developer's expense; and
- A publicly accessible plaza and pocket park, including public art features, secured through statutory rights-of-way, while remaining under private ownership and maintenance.

Site excavation and related construction activities have commenced on site.



## Development Information

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

## Surrounding Development

Development surrounding the subject site is as follows:

- To the north: Sea Island Way, a designated provincial highway providing access to and from Vancouver International Airport, and a vacant parcel containing a gravel parking lot.
- To the east: No. 3 Road, the Canada Line and Capstan Station. Further east is a neighbourhood park and a high-rise mixed-use development currently under construction at 3200 No. 3 Road (DP 18-821292 and DP 24-012258).
- To the south: McMyn Way and Phase 1 of the applicant's Viewstar Development (DP 16-745853) featuring six residential towers and grade-oriented townhouses with ground-floor retail fronting Capstan Way and No. 3 Road.
- To the west: Corvette Way and an existing three-tower, mixed-use hotel/residential development at 3099 and 3111 Corvette Way.

## Public Consultation

In accordance with the City's Early Public Notification Policy No. 1316, notification of the DP application was provided to property owners and occupants within 100 m of the subject site. Signage has also been installed along all frontages of the property.

At the time of writing this report, staff have received one enquiry seeking additional information about the proposal and information regarding opportunities for future participation in the review process. No concerns were expressed.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)", except for the zoning variance noted below.

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

The applicant requests a variance to the provisions of Richmond Zoning Bylaw 8500 applicable to the subject site to permit hotel use above the first two storeys of the building. While hotel is a permitted use within the zone, the current zoning for the site restricts hotel accommodation to the first two storeys of a building.

***Staff support the proposed variance for the following reasons:***

- ***The proposal maintains the mixed-use character envisioned for the site. The development continues to incorporate residential, office, hotel, retail and community use, contributing to the activity and vitality of the City Centre.***
- ***The variance does not result in a significant change to the approved form and character of the development. The proposed hotel is accommodated within the previously approved building envelope, with only minor modifications to the exterior design, landscaping, parking layout and building entrances.***
- ***The development continues to provide all previously secured public benefits, including the City-owned community centre, public open spaces, public art features and affordable housing units secured through legal agreements.***
- ***The proposed hotel use is compatible with the surrounding mix of residential, commercial, hotel and transit-oriented development, with no adverse impacts on surrounding properties anticipated. In addition, the proposed building height for the north tower is reduced from 47 m (154.2 ft.) as approved, to 46.6 m (153.0 ft.).***

#### **Advisory Design Panel Comments**

Given that the proposed DP does not materially alter its form, massing or overall character from that endorsed under the original DP, staff determined that referral to the Advisory Design Panel (ADP) was not warranted.

#### **Analysis**

The proposed DP application is to convert approximately 14,564 m<sup>2</sup> (156,765 ft<sup>2</sup>) of the previously approved office space within the north tower to a 206-room hotel. Of the proposed hotel rooms, 142 units (69 per cent) are intended to accommodate extended stays of up to six months and include limited kitchen facilities and in-suite amenities, while the remaining rooms function as conventional hotel accommodations. The extended-stay units are intended to serve business travellers and visitors requiring temporary accommodation for longer durations.

Guest amenities are proposed and include a co-working lounge and fitness facility. Prior to issuance of the DP, the applicant is required to register a legal agreement on Title limiting the number of extended-stay suites and outlining related operational terms.

In addition, the proposed DP includes:

- Minor reconfiguration of the parking facilities associated with the relocation of the hotel building's elevator core;
- Minor revisions to the podium-level landscaped areas, including the provision of dedicated outdoor amenity areas for residents of Buildings F and G that are separate from those intended for hotel guests;
- Internal reconfiguration of the previously approved office building to accommodate the proposed hotel use, together with associated minor updates to the building façades and ground-floor entrance; and

- A reduction in the height of the north tower from approximately 47 m (154.2 ft.) to 46.6 m (153.0 ft.).

### Legal Encumbrances

As part of the original rezoning and DP approvals, numerous legal agreements were registered on Title to secure development requirements, transportation demand management measures, parking allocations, public access arrangements, affordable housing obligations, servicing requirements and other development commitments.

In support of the current application, the applicant provided a title review summary and legal opinion prepared by their solicitor which advised that the proposed conversion of office space to hotel use does not conflict with most of the existing legal agreements registered on Title. Amendments to registered legal agreements necessitated by the proposed development are identified and addressed in this report and through the DP Considerations (Attachment 4).

### Conditions of Adjacency

- The proposal does not change the previously approved siting of the three towers on site. The three towers maintain a minimum separation distance of 24 m (79 ft.), consistent with the City Centre Area Plan (CCAP) guidelines, and are proposed to be separated from existing and anticipated future towers on surrounding properties by comparable or greater distances. The height of the north tower is proposed to be reduced from approximately 47 m (154.2 ft.) to 46.6 m (153.0 ft.).
- An acoustic study prepared by a qualified professional was completed to assess potential noise impacts on the development arising from aircraft operations and other ambient noise sources, including road traffic and surrounding industrial and commercial activities. The study considered the City's OCP policies related to aircraft noise-sensitive development, including requirements for measures such as air conditioning. The applicant has committed to incorporating all recommendations of the acoustic study into the development, including the proposed hotel use.

### Architectural Form, Urban Design and Site Planning

- The proposal includes revisions to the hotel tower's architectural articulation, including replacement of the approved vertical fins with extended rounded mullion caps. The applicant has advised that the previously approved fins presented constructability challenges and were not practical to implement as part of the revised hotel design. The revised north façade incorporates extended rounded mullion caps that contribute to the building's architectural expression, while the south façade continues to provide vertical articulation through integrated solar shading features. Staff are satisfied that the revised building maintains the overall form and character of the approved development.
- As part of the hotel conversion, the elevator core has been relocated from the south façade to the interior of the building. This change allows for greater transparency and architectural articulation along the building's south elevation, while remaining consistent with the overall design intent of the previously approved DP.



- The proposed amendment does not include any significant changes to the approved exterior building materials. The only material-related change is the removal of the previously approved vertical fins on the north hotel façade, which have been replaced with extended rounded mullion caps as part of the revised curtain wall design.
- The proposed office/hotel building is slightly lower than the previously approved office building, with the overall height reduced from 47 m (154.2 ft.) to 46.6 m (153.0 ft.). This reduction reflects the lower floor-to-floor heights associated with hotel use compared to office use.
- The proposal maintains the building's relationship to the surrounding public realm through active frontages along No. 3 Road and Sea Island Way. The principal hotel entrance remains oriented toward No. 3 Road, reinforcing the site's prominence within the city centre and supporting pedestrian activity to and from the adjacent street network, transit facilities, and public open spaces.
- Variations in the building setbacks, a recessed ground-floor hotel entrance and façade articulation along the street frontages, enhance the prominence of the hotel entrance, strengthen the street edge, contribute to pedestrian interest, and help reduce the perceived massing of the building.
- The proposed DP amendment does not alter the previously approved loading configuration. The development continues to provide two shared medium-sized loading spaces serving the residential and commercial components of the project, together with two dedicated loading spaces serving the community centre. As the loading facilities are intended to serve multiple uses within the development (residential and commercial uses), a legal agreement is required to be registered prior to DP issuance, to establish shared access arrangements and ensure the continued availability of the loading facilities for both residential and commercial users.
- As a result of changes to the structural layout and location of the building's elevator core, a minor reconfiguration to the on-site parking areas is proposed. These changes necessitate minor technical amendments to previously registered legal agreements. Prior to issuance of the DP, the applicant will be required to modify the following previously registered agreements to replace plans, amend access and incorporate current applicable zoning bylaw requirements for electric vehicle charging:
  - Commercial Parking Agreement (CA5970476);
  - Car Share Facilities Agreement (CA9218288 and CA9218290); and
  - Electric Vehicle and Bicycle Charging Station Agreement (CA9218292).
- The previously approved DP provided 591 parking spaces. As part of the proposed office-to-hotel conversion, the parking layout has been revised to include a total of 599 parking spaces. The proposed parking supply exceeds the requirements of Richmond Zoning Bylaw 8500.
- There is no change to the previously approved parking provision for the community centre and residential uses, or to the number of car-share spaces and car-share vehicles to be provided.

### Landscape Design and Open Space Design

- The revised podium courtyard provides dedicated outdoor amenity areas for both residential residents and hotel guests. The proposed configuration satisfies the minimum outdoor amenity area requirements for both residential and commercial uses while maintaining separate amenity spaces for each user group.
- The proposed landscape revisions are limited to two areas of the podium level. The first change involves replacing an approved decorative water feature adjacent to the south façade of the commercial building with enhanced ornamental planting and terraced landscape treatments. The second change includes minor modifications to the podium design and a corresponding reduction and reconfiguration of a portion of the approved urban agriculture area, resulting from the relocation of the community centre chiller unit from the roof of the commercial building to the podium level.
- All on-site planting areas are served by an automatic irrigation system comprising a combination of drip irrigation lines and spray heads. The system is designed to support the establishment and ongoing health of the proposed landscaping.
- The City currently holds a landscape security in the amount of \$1,516,218.25 for the previously approved DP. The applicant has submitted an updated landscape cost estimate of \$1,561,277.30 reflecting the proposed landscape revisions. Prior to DP issuance, the applicant will be required to provide additional security in line with an updated landscape cost estimate.
- Lighting is provided at grade around the building perimeter and throughout the landscaped podium level using a variety of fixture types. The primary lighting elements include wall-mounted lights integrated into stairways and pathways, strip lighting incorporated beneath benches, and in-ground pathway lights located along key pedestrian routes. Together, these features improve safety, accessibility, and the overall user experience while contributing to a cohesive landscape design.
- Parkade exhaust louvers are recessed from pedestrian circulation areas, and locations with reduced visibility or clearance are screened through landscaping treatments to enhance safety and the pedestrian experience.

### Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the development through the following measures:

- Building design, passive surveillance, territorial definition, lighting and landscaping have been integrated throughout the site to improve visibility, reinforce a sense of ownership and enhance the safety and security of residents, employees and visitors.
- Public open spaces are designed to be visually open and well illuminated, with adjacent units oriented toward these areas to provide opportunities for passive surveillance.
- Ground-floor retail units incorporate extensive glazing to provide visibility between the interior spaces and adjacent sidewalks.
- The podium-level courtyard is designed to be visually open, well lit and accessible through multiple entry and exit points.

- The parking structure and lobby areas have been designed to minimize concealed spaces and blind corners, incorporate appropriate lighting and utilize light-coloured finishes to improve visibility and user comfort.

#### Public Art

The approved rezoning for the subject site included the requirement for a public art contribution, which the applicant provided by way of a Letter of Credit and the City still holds. No changes to the existing security are required as a result of this proposal.

#### Sustainability Measures

The subject development proposes to include:

- Design and construction of the community centre to achieve LEED Gold certification, as required by Richmond's policy for new City facilities.
- BC Energy Step Code compliant building designs, including Step 3 for the subject site.
- District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City DEU system.
- Energized electric vehicle (EV) 240V charging equipment, including charging stations for 12 commercial (assignable) parking spaces and 100 per cent of resident parking (market and affordable housing tenants) and chargers (in addition to charging stations) for one community centre parking space and two car share parking spaces.
- Energized electric bicycle 120V charging outlets for Class 1 secure bike storage (one outlet for shared use by every ten bikes) for residents, commercial tenants and community centre use.
- End-of-trip cycling facilities are intended to serve office and commercial retail unit tenants and employees. Dedicated end-of-trip staff facilities for the hotel use are provided on Level 6, where change rooms and associated employee amenities are located as part of the hotel administration area.
- Green roofs and vegetated outdoor areas incorporating drought-tolerant plants to reduce reliance on irrigation.
- Low flow/flush plumbing fixtures (e.g., toilets, showers and faucets) and a high efficiency irrigation system to reduce water usage.

#### **Conclusions**

Yuanheng Seaside Developments Ltd. has applied for a DP at 3311 No. 3 Road to facilitate the conversion of approximately 14,564 m<sup>2</sup> (156,765 ft<sup>2</sup>) of the previously approved office tower to a 206-room hotel, together with associated minor modifications to the building façades, parking facilities, landscaping and site design.

As the proposed development would meet applicable policies and DP guidelines beyond the requested variance, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Respectfully submitted,

Chris Bishop, Manager, Development - East

**Report Contributors**

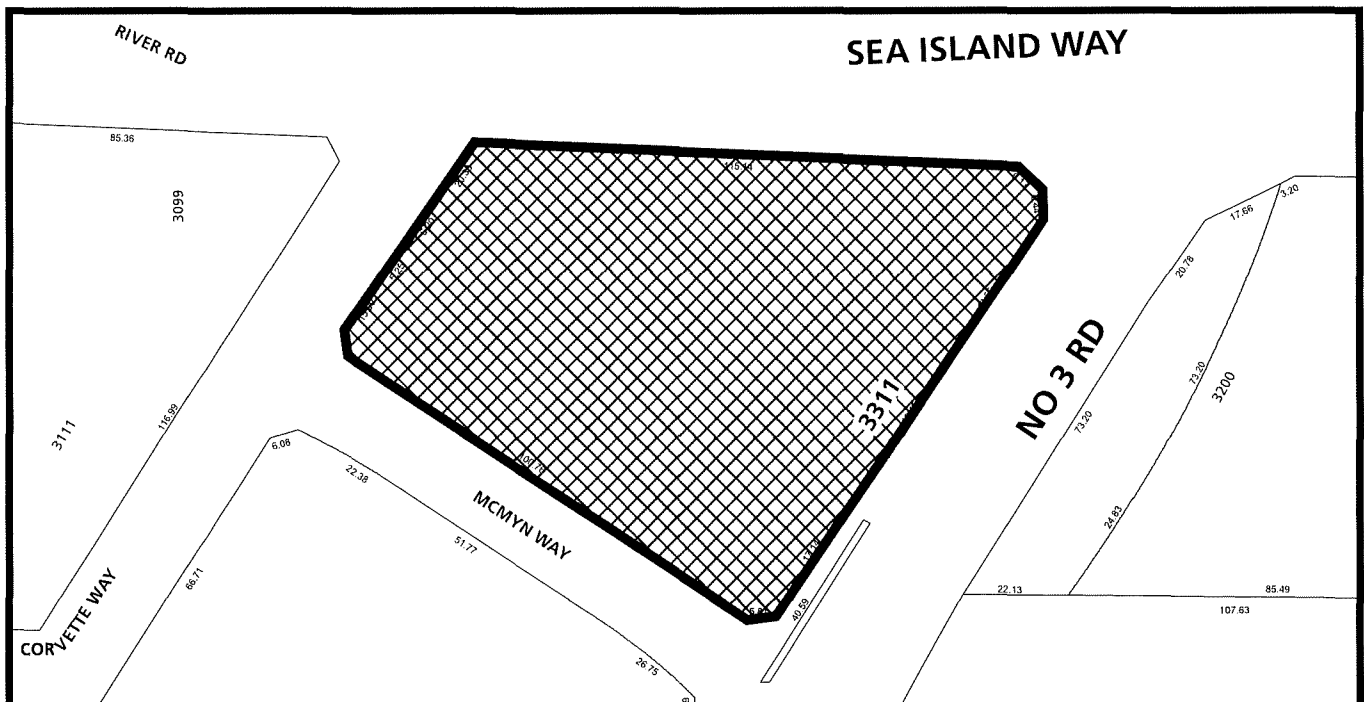
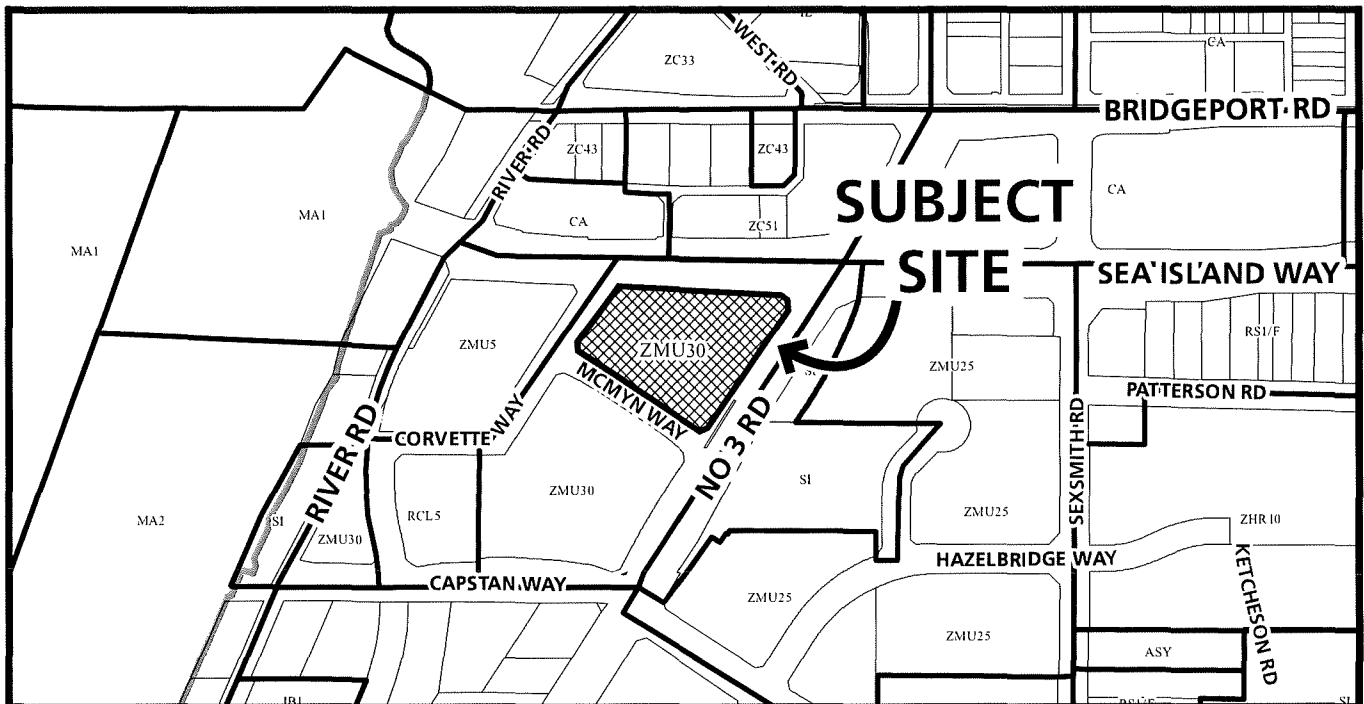
This report was prepared by Chris Wilcott, Planner 3, Development Applications

- Att.    1: Location Map  
          2: Phasing Plan  
          3: Development Application Data Sheet  
          4: Development Permit Considerations



City of  
Richmond

ATTACHMENT 1



DP 26-007148

Original Date: 03/23/26  
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



DP 26-007148

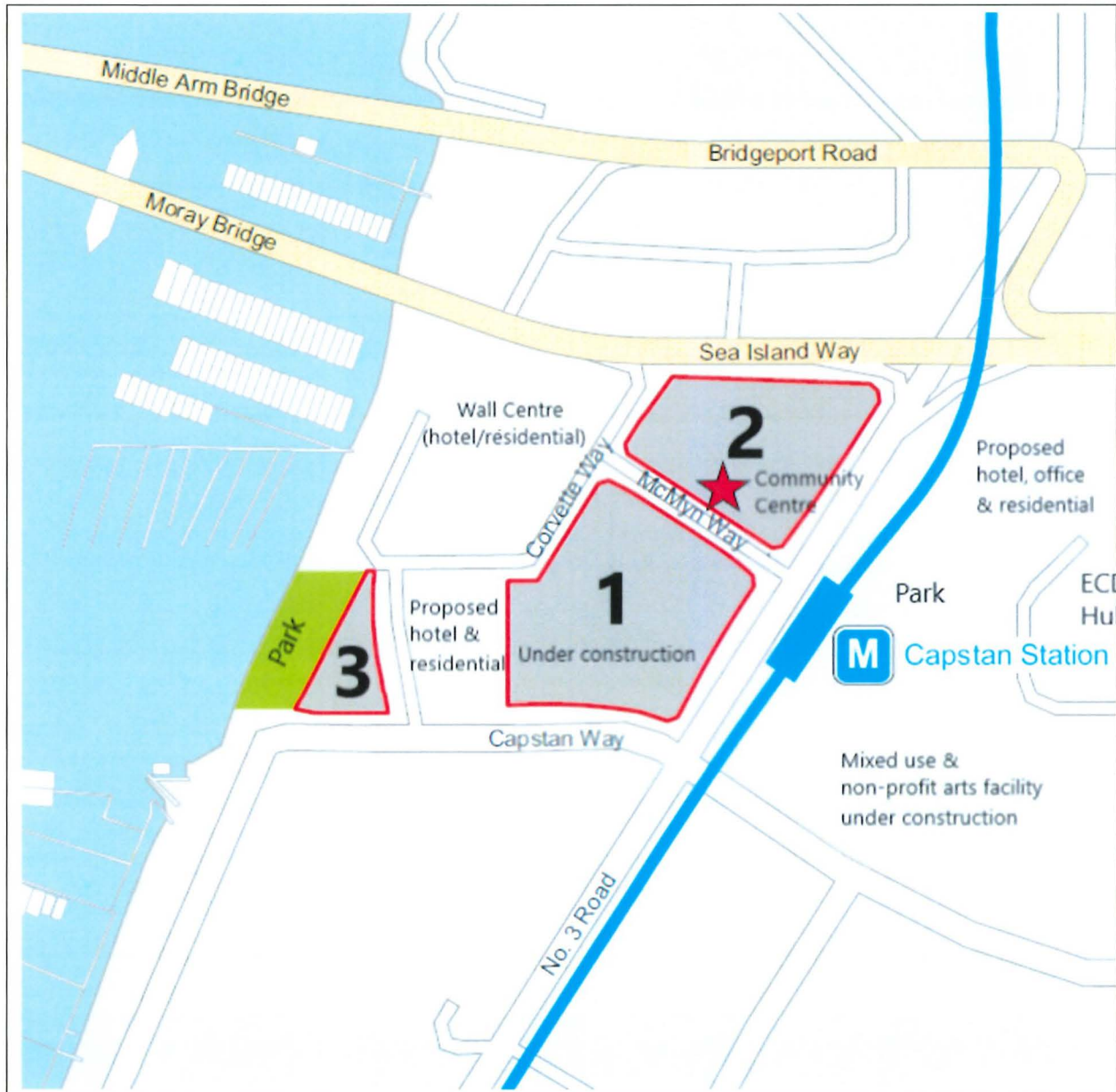
Original Date: 03/23/26  
Revision Date:

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## Phasing Key Plan

- 1**     **Phase 1** (Lot A)  
8199 Capstan Way @ No 3 Road (DP 16-745853) – Under construction
- 2**     **Phase 2** (Lot B)  
3311 No 3 Road @ Sea Island Way (DP 17-794169 and DP 26-007148) – Subject DP
- 3**     **Phase 3** (Lot C)  
3399 Corvette Way @ Capstan Way (DP 17-794169) – Future Phase





**DP 26-007148**

Address: 3311 No. 3 Road

Applicant: Yuanheng Seaside Developments Ltd. Owner: Yuanheng Seaside Developments Ltd.

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

Floor Area Gross: 46,748 m<sup>2</sup> (503,191 ft<sup>2</sup>) Floor Area Net: 43,936 m<sup>2</sup> (472,923 ft<sup>2</sup>)

|                                     | Existing                                                                                       | Proposed  |
|-------------------------------------|------------------------------------------------------------------------------------------------|-----------|
| <b>Site Area:</b>                   | 9,177 m <sup>2</sup> (98,780 ft <sup>2</sup> )                                                 | No change |
| <b>Land Uses:</b>                   | Residential, hotel, retail, restaurant, and community centre (as approved)                     | No change |
| <b>OCP Designation:</b>             | City Centre Downtown – Tier 1                                                                  | No change |
| <b>CCAP Designation:</b>            | Institution, Urban Centre (T5) and Capstan Station Bonus                                       | No change |
| <b>Zoning:</b>                      | Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) | No change |
| <b>Number of Residential Units:</b> | 253 Market<br>22 Affordable Housing<br>(as approved)                                           | No change |

|                                             | Bylaw Requirement                                                                                                                                                                                           | Proposed                                                                                                                                                                                                                                                                                                                                                                   | Variance       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Floor Area Ratio:                           | 43,937 m <sup>2</sup> (472,934 ft <sup>2</sup> )                                                                                                                                                            | 43,936 m <sup>2</sup> (472,923 ft <sup>2</sup> )                                                                                                                                                                                                                                                                                                                           | None permitted |
| Net Floor Area Residential                  | 21,740 m <sup>2</sup> (234,010 ft <sup>2</sup> )                                                                                                                                                            | 21,740 m <sup>2</sup> (234,010 ft <sup>2</sup> ) including 1,534 m <sup>2</sup> (16,512 ft <sup>2</sup> ) affordable housing                                                                                                                                                                                                                                               | None permitted |
| Net Floor Area Non-Residential              | 22,197 m <sup>2</sup> (238,924 ft <sup>2</sup> )                                                                                                                                                            | 22,196 m <sup>2</sup> (238,911 ft <sup>2</sup> ) consisting of:<br><ul style="list-style-type: none"> <li>community centre 3,055 m<sup>2</sup> (32,884 ft<sup>2</sup>);</li> <li>retail 825 m<sup>2</sup> (8,876 ft<sup>2</sup>);</li> <li>office 3,752 m<sup>2</sup> (40,387 ft<sup>2</sup>); and</li> <li>hotel 14,564 m<sup>2</sup> (156,765 ft<sup>2</sup>)</li> </ul> | None permitted |
| Height:                                     | Max 47 m (154 ft) GSC                                                                                                                                                                                       | 46.6 m (153 ft)                                                                                                                                                                                                                                                                                                                                                            | None           |
| Uses Permitted Above 2 <sup>nd</sup> Storey | Health Service - minor, office, private club, residential, restaurant, and service - personal                                                                                                               | Health Service - minor, office, private club, residential, restaurant, service - personal, and hotel.                                                                                                                                                                                                                                                                      | Required       |
| Lot Coverage:                               | Max. 90%                                                                                                                                                                                                    | 89.5%                                                                                                                                                                                                                                                                                                                                                                      | None           |
| Setbacks:                                   | <ul style="list-style-type: none"> <li>Road &amp; park: Min. 3.0 m (9 ft), but may be reduced to 0 m (0 ft) if a proper interface is provided</li> <li>Underground parking structure: 0 m (0 ft)</li> </ul> | <ul style="list-style-type: none"> <li>No. 3 Road: 2.4 m (8 ft) min.</li> <li>McMyn Way: 0 m (0 ft)</li> <li>Corvette Way: 1.7 m (6 ft) min</li> <li>Sea Island Way: 1.0 m (3 ft) min</li> <li>Underground parking structure: 0 m (0 ft)</li> </ul>                                                                                                                        | None           |
| Total off-street Spaces:                    | <ul style="list-style-type: none"> <li>507 spaces, including:</li> <li>a) Residential: 271</li> <li>b) Non-residential: 236</li> </ul>                                                                      | <ul style="list-style-type: none"> <li>599 spaces, including:</li> <li>a) Residential: 271</li> <li>b) Non-residential: 328</li> </ul>                                                                                                                                                                                                                                     | None           |



**Address:** 3311 No. 3 Road

**File No.:** DP 26-007148

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

1. **(Legal Agreement Modifications)** Prior to issuance of the Development Permit, the owner shall, at the owner's sole cost, amend and replace (and discharge the original agreement), or otherwise modify, as determined by the City in its sole discretion, the Commercial Parking Agreement (CA5970476), Car Share Facilities Agreements (CA9218288 and CA9218290), Electric Vehicle and Bicycle Charging Station Agreement (CA9218292), together with any other legal agreements registered on title that the City determines require modification as a result of the proposed office-to-hotel conversion, to replace applicable plans, amend access based on operating hours (excluding the hotel), and incorporate current applicable Zoning Bylaw electric vehicle charging requirements. No changes to the parking provided in relation to the community centre, residential uses, or to the number of car share spaces and vehicles will be made pursuant to these modifications.
2. **(Landscape Plan and Landscape Cost Estimate)** Submission of a Landscaping security based on an updated Landscape Cost Estimate (including installation costs and 10% contingency), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The existing Landscape security agreement is to be updated to reflect the revised landscape plan and security.
3. **(Hotel Use and Length of Stay)** Registration on title of a restrictive covenant and/or alternative legal agreement for the hotel/office building on the subject development site, to the satisfaction of the City, to require that:
  - (a) In compliance with the Zoning Bylaw and City Centre Area Plan, hotel shall mean a commercial development providing guest rooms for temporary sleeping accommodation (i.e. not as a dwelling or other residential use);
  - (b) Guest room shall mean a habitable room wherein accommodation is offered for rent, or rented, to persons on a temporary basis and that does not contain cooking or food preparation facilities unless otherwise specified, but may include a microwave, coffee maker, tea kettle (or other similar small domestic appliances, as are customary in similar quality hotel properties, used primarily for heating pre-prepared food), a compact refrigerator with a maximum capacity of 0.14 m<sup>3</sup> (5.0 ft<sup>3</sup>), and a single bowl bar-size sink installed within a counter space having a maximum width of 1.5 m (5.0 ft.) and a maximum depth of 0.6 m (2.0 ft.);
  - (c) Notwithstanding 3(b) above, up to 69.0 per cent (142 guest rooms) of the guest rooms in the hotel building shall be permitted to have cooking, food preparation, and laundry facilities. Such facilities shall be limited to:
    - (i) No conventional ovens;
    - (ii) One microwave oven
    - (iii) One single-bowl kitchen-sized sink installed within a counter space having a maximum width of 2.74 m (9.0');
    - (iv) One refrigerator no larger than 24" in size;
    - (v) One cook top consisting of a maximum two burners no larger than 24" in size;
    - (vi) One cooktop exhaust hood;
    - (vii) One undercounter dishwasher; and
    - (viii) One stacked washer-dryer.



- (d) Hotel guest length of stay shall be limited to a maximum of six months per year; and
  - (e) Subdivision of individual hotel guest rooms or suites by way of stratification or air space parcel shall be prohibited.
4. **(Loading Management Plan)** Registration of a legal agreement on title requiring that use of the medium-sized loading spaces be facilitated through a Loading Management Plan as outlined in the agreement, to the satisfaction of the Director, Transportation, to facilitate shared usage between residential and commercial uses. This requirement excludes the loading spaces dedicated to the community centre, which shall remain reserved for community centre operations.
  5. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Construction Parking and Traffic Management Plan)** 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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Code Analysis)** Provide a detailed code analysis addressing classification, fire access, fire separations, exiting, and accessibility
4. **(Fire Fighting Provisions)** Provide a separate overall site plan including the building showing "Fire Fighting Provisions", including access routes; response point; hydrant location; exiting from the buildings; fire alarm panel; fire department connection; location of service rooms (mechanical, electric); sprinkler systems; and generator systems (including fuel tank).
5. **(Building Permit)** 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.
- 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 concurrence on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



# City of Richmond

## Development Permit

**No. DP 26-007148**

To the Holder: Yuanheng Seaside Developments Ltd  
Property Address: 3311 No. 3 Road  
Address: 2F – 1236 West Broadway, Vancouver, BC V6H 1G6

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Vary Section 20.30.11.1 to permit hotel use within Area "B" of Section 20.30.4.3, Diagram 2, above the first two storeys of a building.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #63 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,561,277.30. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should an update be required to the existing landscape cost estimate, a change to the landscape agreement and bonding currently held by the City is required. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



**Development Permit**  
**No. DP 26-007148**

To the Holder: Yuanheng Seaside Developments Ltd

Property Address: 3311 No. 3 Road

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

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

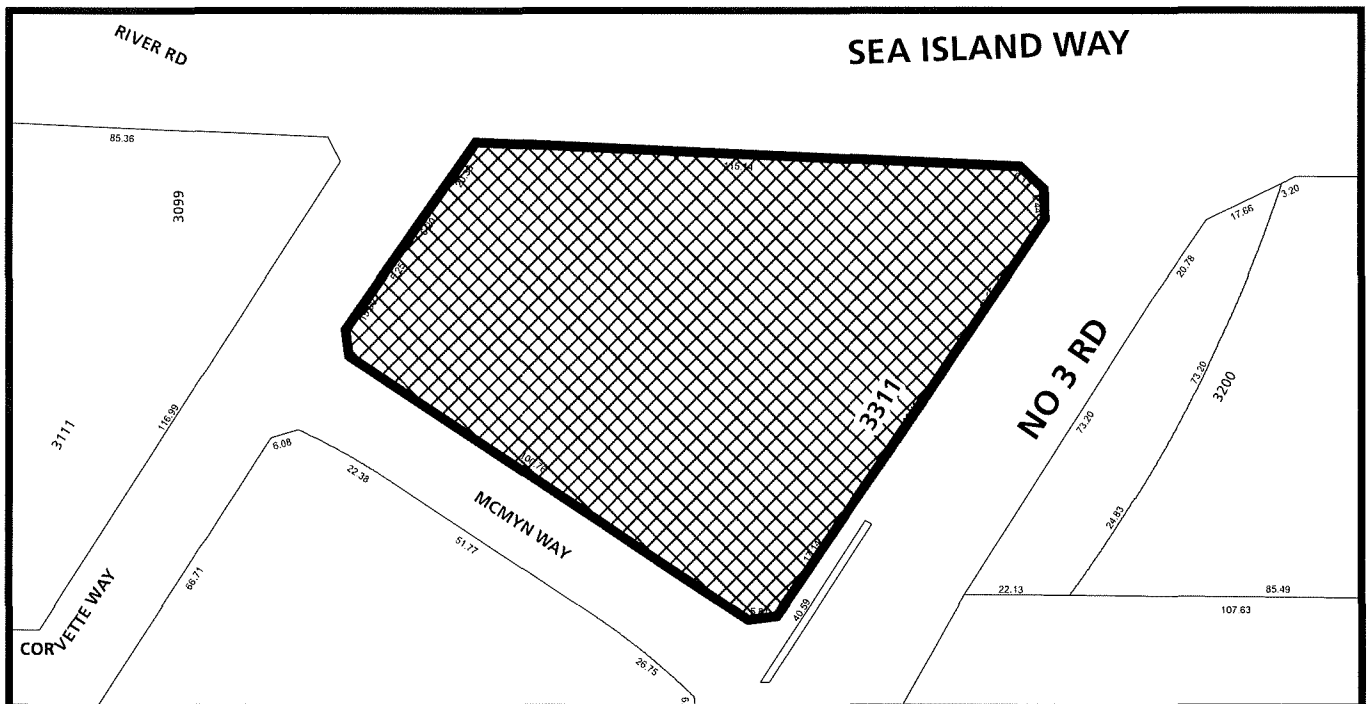
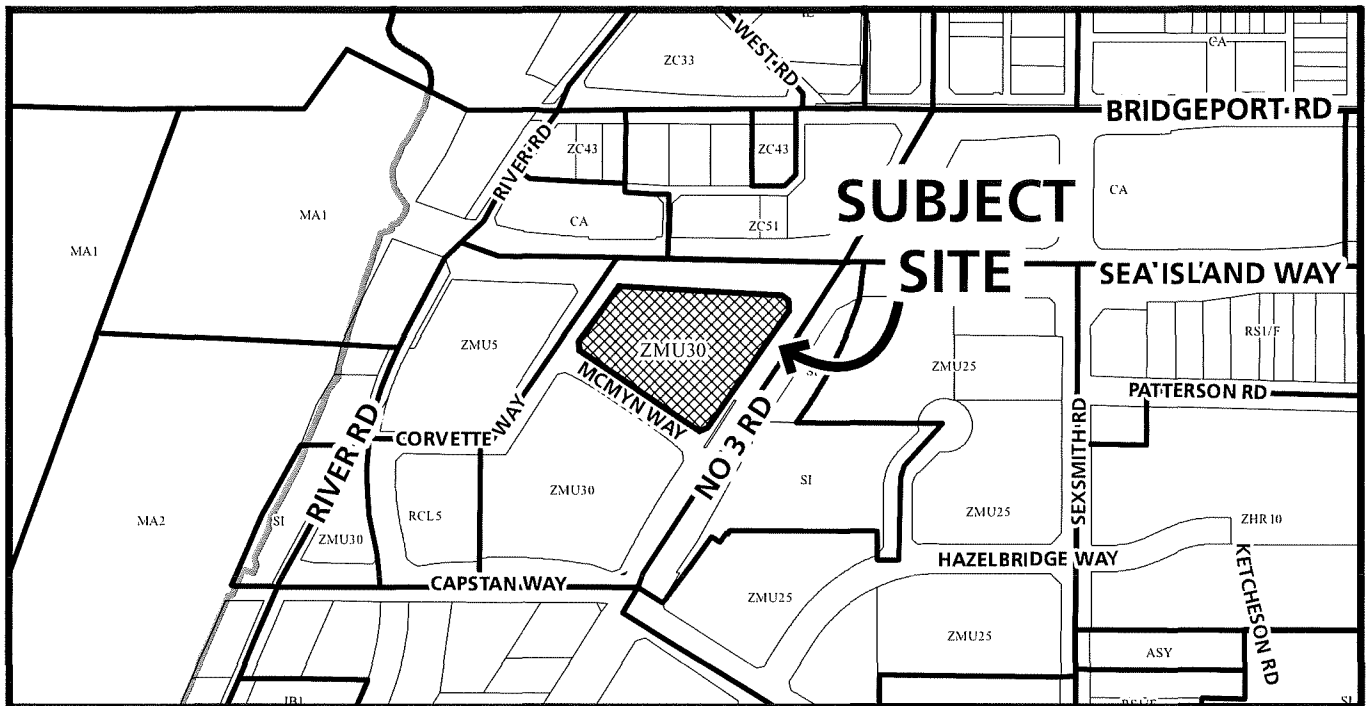
DELIVERED THIS DAY OF , .

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MAYOR



City of  
Richmond



DP 26-007148  
SCHEDULE "A"

Original Date: 03/23/26  
Revision Date:

Note: Dimensions are in METRES



DP 26-007148  
July 30, 2026

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

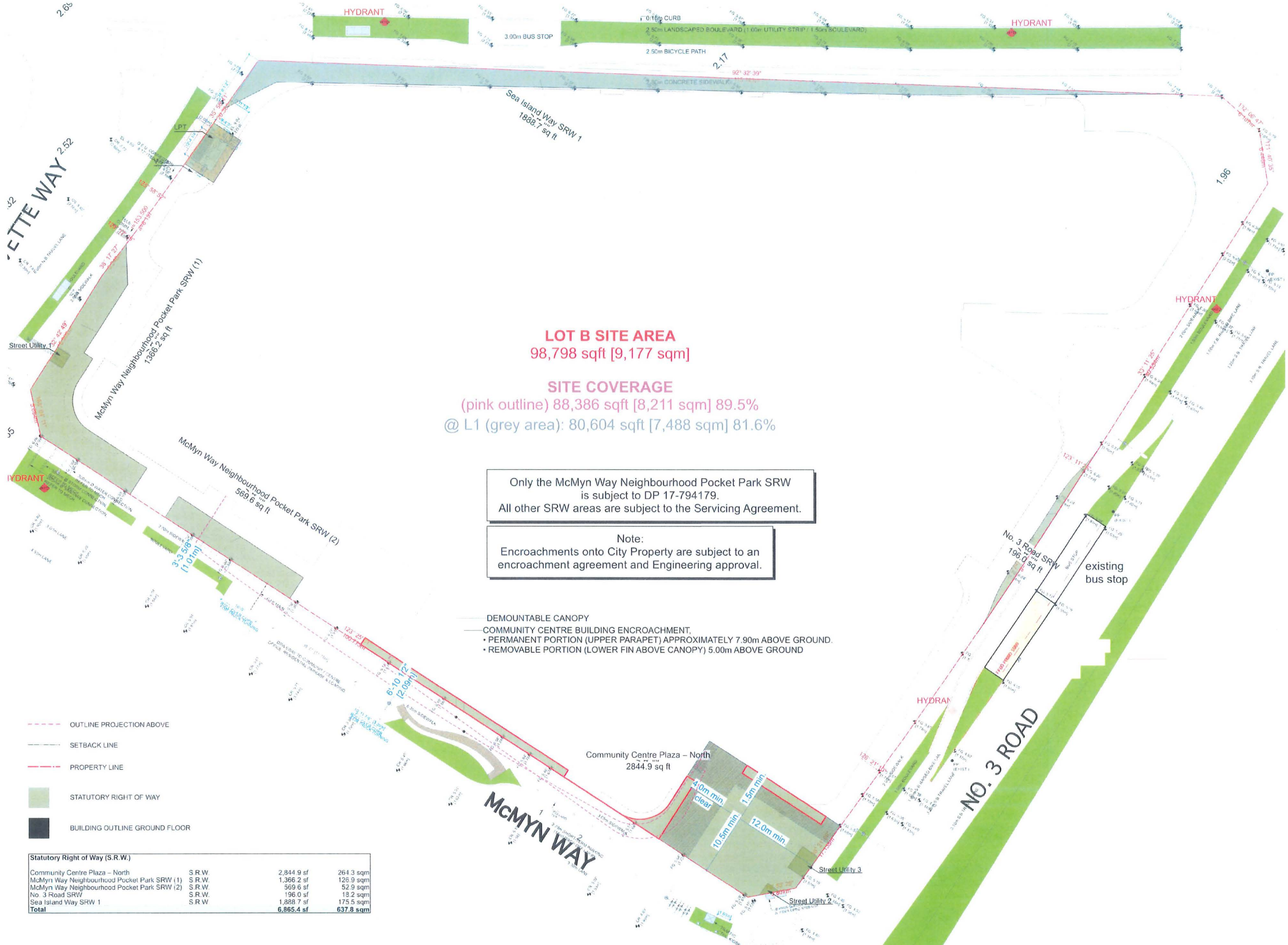
Lot B  
Site Plan

|          |            |
|----------|------------|
| JOB NO.  | 11-03      |
| DESIGNER | LL, SV     |
| DATE     | 2026-07-30 |
| SCALE    | 1:192      |
| CHECKED  | WTL        |

DRAWING NO.

A 11

DP 26-007148 August 4, 2026 Plan #1



| Statutory Right of Way (S.R.W.)             |       |            |           |
|---------------------------------------------|-------|------------|-----------|
| Community Centre Plaza - North              | S R W | 2,844.9 sf | 264.3 sqm |
| McMyn Way Neighbourhood Pocket Park SRW (1) | S R W | 1,366.2 sf | 126.9 sqm |
| McMyn Way Neighbourhood Pocket Park SRW (2) | S R W | 569.6 sf   | 52.9 sqm  |
| No. 3 Road SRW                              | S R W | 196.0 sf   | 18.2 sqm  |
| Sea Island Way SRW 1                        | S R W | 1,888.7 sf | 175.5 sqm |
| Total                                       |       | 6,865.4 sf | 637.8 sqm |





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| R              | 2/21/04-22 ISSUED FOR B.P.          |
| I              | 2/23/07-28 RE ISSUED FOR B.P.       |
| J              | 2/24/05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/13-21 RE ISSUED FOR TENDER     |
| L              | 2/26/03-06 RE ISSUED FOR D.P.       |
| M              | 2/28/05-10 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Site Plan

|                                                                                                                                                                                                      |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO                                                                                                                                                                                               | 11-03         |
| DRAWN                                                                                                                                                                                                | LL, SV, VK    |
| DATE                                                                                                                                                                                                 | July 30, 2026 |
| SCALE                                                                                                                                                                                                | 1 : 250       |
| CHECKED                                                                                                                                                                                              | WTL           |
| © Copyright reserved. The plan and design in and of all lines remain the<br>and are property of W. T. Leung Architects Inc. and are not to be used for<br>any other purpose without written consent. |               |
| DRAWING NO                                                                                                                                                                                           |               |

A 200







| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| C              | 2/27/19 42 ISSUED FOR B.P.          |
| I              | 2/23/17 48 RE ISSUED FOR B.P.       |
| J              | 2/24/15 52 ISSUED FOR TENDER REVIEW |
| K              | 2/24/15 51 RE ISSUED FOR TENDER     |
| L              | 2/26/13 06 RE ISSUED FOR D.P.       |
| M              | 2/26/15 15 ISSUED FOR CLIENT REVIEW |

Hotel (East)  
refer to A 201.2

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Parking PL-2  
Key Plan

JOB NO. 11-03

DRAWN BY LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 201

Tower G  
refer to A 201.4

Hotel (West)  
refer to A 201.1

Tower F  
refer to A 201.3

DP 26-007148 August 4, 2026 Plan #3





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| U              | 2/22/04 22 ISSUED FOR B.P.          |
| I              | 2/23/07 28 RE ISSUED FOR E.P.       |
| J              | 2/24/09 22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/10 21 RE ISSUED FOR TENDER     |
| L              | 2/26/10 16 RE ISSUED FOR D.P.       |
| V              | 2/26/15 15 ISSUED FOR CLIENT REVIEW |

Hotel (East)  
refer to A 202.2

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Parking PL-1  
Key Plan**

JOB NO. 11-03  
DRAWN LL, SV, VK  
DATE July 30, 2026  
SCALE 1/16" = 1'-0"  
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DRAWING NO.

A 202

Tower G  
refer to B 202.4

Hotel (West)  
refer to A 202.1

Tower F  
refer to A 202.3

DP 26-007148 August 4, 2026 Plan #4





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| H              | 2/27/09-20 RE ISSUED FOR B.P.       |
| I              | 2/23/07-28 RE ISSUED FOR B.P.       |
| J              | 2/24/05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/13-21 RE ISSUED FOR TENDER     |
| L              | 2/16/13-16 RE ISSUED FOR B.P.       |
| M              | 2/28/05-15 ISSUED FOR CLIENT REVIEW |

Hotel (East)  
refer to A 203.2

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 1  
Key Plan**

JOB NO: 11-03

DESIGN: LL, SV, VK

DATE: July 30, 2026

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

CHECKED: WTL

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DRAWING NO.

**A 203**

**Tower G**  
refer to A 203.4

**CC** refer to ACC 1

**DP 26-007148 August 4, 2026 Plan #5**

**Hotel (West)**  
refer to A 203.1

**Tower F**  
refer to A 203.3

CORVETTE WAY

SEA ISLAND WAY

NO. 3 ROAD





| ISSUE REVISION |                                        |
|----------------|----------------------------------------|
| C              | 2/21/04 22 ISSUED FOR B.P.             |
| I              | 2/23/07 18 RE ISSUED FOR TENDER REVIEW |
| J              | 2/24/05 22 ISSUED FOR TENDER REVIEW    |
| K              | 2/24/10 21 RE ISSUED FOR TENDER REVIEW |
| L              | 2/26/03 16 RE ISSUED FOR TENDER REVIEW |
| M              | 2/26/05 15 ISSUED FOR CLIENT REVIEW    |

Hotel (East)  
refer to A 204.2

DP 26-007148  
July 30, 2026

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Level 2  
Key Plan

|                                                                                                                                                                                  |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                          | 11-03         |
| DRAWN                                                                                                                                                                            | LL, SV, VK    |
| DATE                                                                                                                                                                             | July 30, 2026 |
| SCALE                                                                                                                                                                            | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                          | WTL           |
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| DRAWING NO.                                                                                                                                                                      |               |

A 204

Tower G  
refer to A 204.4

DP 26-007148 August 4, 2026 Plan #6

Hotel (West)  
refer to A 204.1

Tower F  
refer to A 204.3

CORVETTE WAY

SEA ISLAND WAY

NO. 3 ROAD





| ISSUE REVISION: |                          |
|-----------------|--------------------------|
| E 2/21/04 22    | ISSUED FOR B.P.          |
| I 2/23/07 28    | RE ISSUED FOR R.P.       |
| J 2/24/05 22    | ISSUED FOR TENDER REVIEW |
| K 2/24/10 31    | RE ISSUED FOR TENDER     |
| L 2/28/03 16    | RE ISSUED FOR I.D.P.     |
| M 2/28/05 15    | ISSUED FOR CLIENT REVIEW |

Hotel (East)  
refer to A 205.2

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Level 3  
Key Plan

|                                                                                                                                                                                           |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                   | 11-03         |
| DRAWN                                                                                                                                                                                     | LL, SV, VK    |
| DATE                                                                                                                                                                                      | July 30, 2026 |
| SCALE                                                                                                                                                                                     | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                   | WTL           |
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| DRAWING NO.                                                                                                                                                                               |               |

A 205

Hotel (West)  
refer to A 205.1

Tower F  
refer to A 205.3

Tower G  
refer to A 205.4

DP 26-007148 August 4, 2026 Plan #7

CC refer to A CC 2





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| C              | 2/21/04 22 ISSUED FOR B.P.          |
| I              | 2/23/07 28 RE ISSUED FOR B.P.       |
| J              | 2/24/09 22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/10 21 RE ISSUED FOR TENDER     |
| L              | 2/26/13 16 RE ISSUED FOR D.P.       |
| M              | 2/26/15 15 ISSUED FOR CLIENT REVIEW |

Hotel (East)  
refer to A 206.2

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 4  
Key Plan**

|                                                                                                                                                                           |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                   | 11-03         |
| DRAWN                                                                                                                                                                     | LL, SV, VK    |
| DATE                                                                                                                                                                      | July 30, 2026 |
| SCALE                                                                                                                                                                     | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                   | WTL           |
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| DRAWING NO.                                                                                                                                                               |               |

**A 206**

**Tower G**  
refer to A 206.4

**Hotel (West)**  
refer to A 206.1

**Tower F**  
refer to A 206.3

**DP 26-007148 August 4, 2026 Plan #8**



| ISSUE REVISION |            |                          |
|----------------|------------|--------------------------|
| G              | 2/21-04-22 | ISSUED FOR B P           |
| I              | 2/23-07-18 | RE ISSUED FOR B P        |
| J              | 2/24-05-22 | ISSUED FOR TENDER REVIEW |
| K              | 2/24-10-31 | RE ISSUED FOR TENDER     |
| L              | 2/26-03-16 | RE ISSUED FOR D P        |
| M              | 2/26-05-15 | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

## Level 5 Key Plan

JCB NO 11-03

DRAWN LL, SV, VK

DATE **July 30, 2026**

SCALE  $1/16" = 1'-0"$

CHECKED **WTL**

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DRAWING NO.

A 207

**Tower G**  
refer to A G 205

**Tower F**  
refer to A F 205

**CC** refer to A CC 4

**DP 26-007148 August 4, 2026 Plan #9**





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| G              | 2/27/04-22 ISSUED FOR B*            |
| I              | 2/23/07-18 RE ISSUED FOR E*         |
| J              | 2/24-05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/24-10-21 RE ISSUED FOR TENDER     |
| L              | 2/26-03-16 RE ISSUED FOR D*         |
| M              | 2/26-05-15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 6  
Key Plan**

|                                                                                                                                                                                                   |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                           | 11-03         |
| DRAWN                                                                                                                                                                                             | LL, SV, VK    |
| DATE                                                                                                                                                                                              | July 30, 2026 |
| SCALE                                                                                                                                                                                             | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                           | WTL           |
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| DRAWING NO.                                                                                                                                                                                       |               |

A 208

**Tower G**  
refer to A G 206

**Tower F**  
refer to A F 206

**DP 26-007148 August 4, 2026 Plan #10**





| ISSUE REVISION: |            |                          |
|-----------------|------------|--------------------------|
| C               | 2/27/04-22 | ISSUED FOR B.P.          |
| I               | 2/22/07-28 | RE ISSUED FOR B.P.       |
| J               | 2/24/05-52 | ISSUED FOR TENDER REVIEW |
| K               | 2/24/10-31 | RE ISSUED FOR TENDER     |
| L               | 2/26/03-06 | RE ISSUED FOR D.P.       |
| M               | 2/26-05-15 | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Level 7  
Key Plan

JOB NO. 11-03

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DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 209



Tower F  
refer to A F 207

Tower G  
refer to A G 207

DP 26-007148 August 4, 2026 Plan #11





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| E              | 2/27/04-22 ISSUED FOR B.P.          |
| I              | 2/23/07-28 RE ISSUED FOR B.P.       |
| J              | 2/24/05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/03-21 RE ISSUED FOR TENDER     |
| L              | 2/26/03-16 RE ISSUED FOR D.P.       |
| M              | 2/26/05-15 ISSUED FOR CLIENT REVIEW |

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July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 8  
Key Plan**

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

**A 210**



**Tower F**  
refer to A F 208

**DP 26-007148 August 4, 2026 Plan #12**

**Tower G**  
refer to A G 208





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| G              | 2/21/04-22 ISSUED FOR B.P.          |
| I              | 2/23/07-28 RE ISSUED FOR B.P.       |
| J              | 2/24/05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/13-21 RE ISSUED FOR TENDER     |
| L              | 2/26/03-16 RE ISSUED FOR D.P.       |
| M              | 2/26/05-15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Level 9  
Key Plan

|                                                                                                                                                                                |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                        | 11-03         |
| DRAWN                                                                                                                                                                          | LL, SV, VK    |
| DATE                                                                                                                                                                           | July 30, 2026 |
| SCALE                                                                                                                                                                          | 1/16" = 1'-0" |
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A 211



Tower F  
refer to A F 209

DP 26-007148 August 4, 2026 Plan #13

Tower G  
refer to A G 209





| ISSUE/REVISION |            |                          |
|----------------|------------|--------------------------|
| G              | 2021-04-22 | ISSUED FOR BP            |
| I              | 2023-07-28 | RE ISSUED FOR B P        |
| J              | 2024-05-22 | ISSUED FOR TENDER REVIEW |
| K              | 2024-10-31 | RE ISSUED FOR TENDER     |
| L              | 2026-01-06 | RE ISSUED FOR D P        |
| M              | 2026-05-15 | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

**ViewStar**  
**LOT B**

3311 No. 3 Road  
Richmond, BC

## Level 10 Key Plan

|         |               |
|---------|---------------|
| JOB NO  | 11-03         |
| DRAWN   | LL, SV, VK    |
| DATE    | July 30, 2026 |
| SCALE   | 1/16" = 1'-0" |
| CHECKED | WTL           |

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FRAMING NO.

A 212

**Tower G**  
refer to A G 210

**Tower F**  
refer to A F 210

**DP 26-007148 August 4, 2026 Plan #14**





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| C              | 2/27/04/22 ISSUED FOR B.P.          |
| I              | 2/23/07/28 RE ISSUED FOR B.P.       |
| J              | 2/24/05/22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/13/21 RE ISSUED FOR TENDER     |
| L              | 2/26/03/16 RE ISSUED FOR D.P.       |
| M              | 2/26/05/15 ISSUED FOR CLIENT REVIEW |

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July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 11  
Key Plan**

|                                                                                                                                                                                    |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                            | 11-03         |
| DRAWN                                                                                                                                                                              | LL, SV, VK    |
| DATE                                                                                                                                                                               | July 30, 2026 |
| SCALE                                                                                                                                                                              | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                            | WTL           |
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| DRAWING NO.                                                                                                                                                                        |               |

A 213



DP 26-007148 August 4, 2026 Plan #15





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| U              | 2/27/04 22 ISSUED FOR BP            |
| V              | 2/29/07 28 RE ISSUED FOR I.D.P.     |
| J              | 2/24/05 22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/10 31 RE ISSUED FOR TENDER     |
| L              | 2/28/03 16 RE ISSUED FOR I.D.P.     |
| M              | 2/28/05 15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

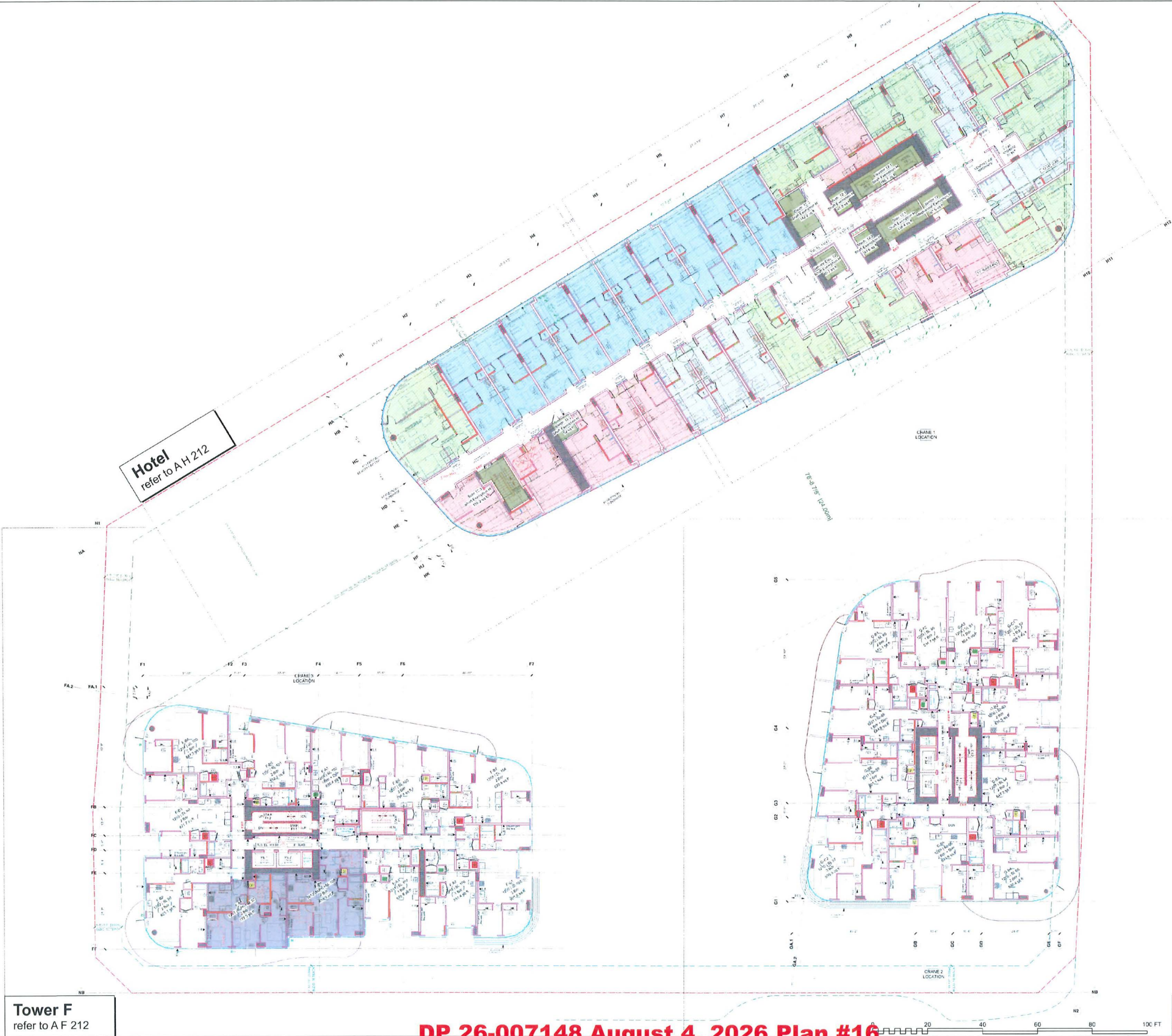
PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 12  
Key Plan**

|                                                                                                                                                                                                                                                   |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                                                                           | 11-03         |
| DRAWN                                                                                                                                                                                                                                             | LL, SV, VK    |
| DATE                                                                                                                                                                                                                                              | July 30, 2026 |
| SCALE                                                                                                                                                                                                                                             | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                                           | WTL           |
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| DRAWING NO.                                                                                                                                                                                                                                       |               |

A 214



DP 26-007148 August 4, 2026 Plan #16





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| G              | 2/21/04 22 ISSUED FOR B.P.          |
| I              | 2/28/07 28 RE ISSUED FOR B.P.       |
| J              | 2/28/09 29 ISSUED FOR TENDER REVIEW |
| K              | 2/28/10 31 RE ISSUED FOR TENDER     |
| L              | 2/28/03 06 RE ISSUED FOR D.P.       |
| M              | 2/28/05 15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

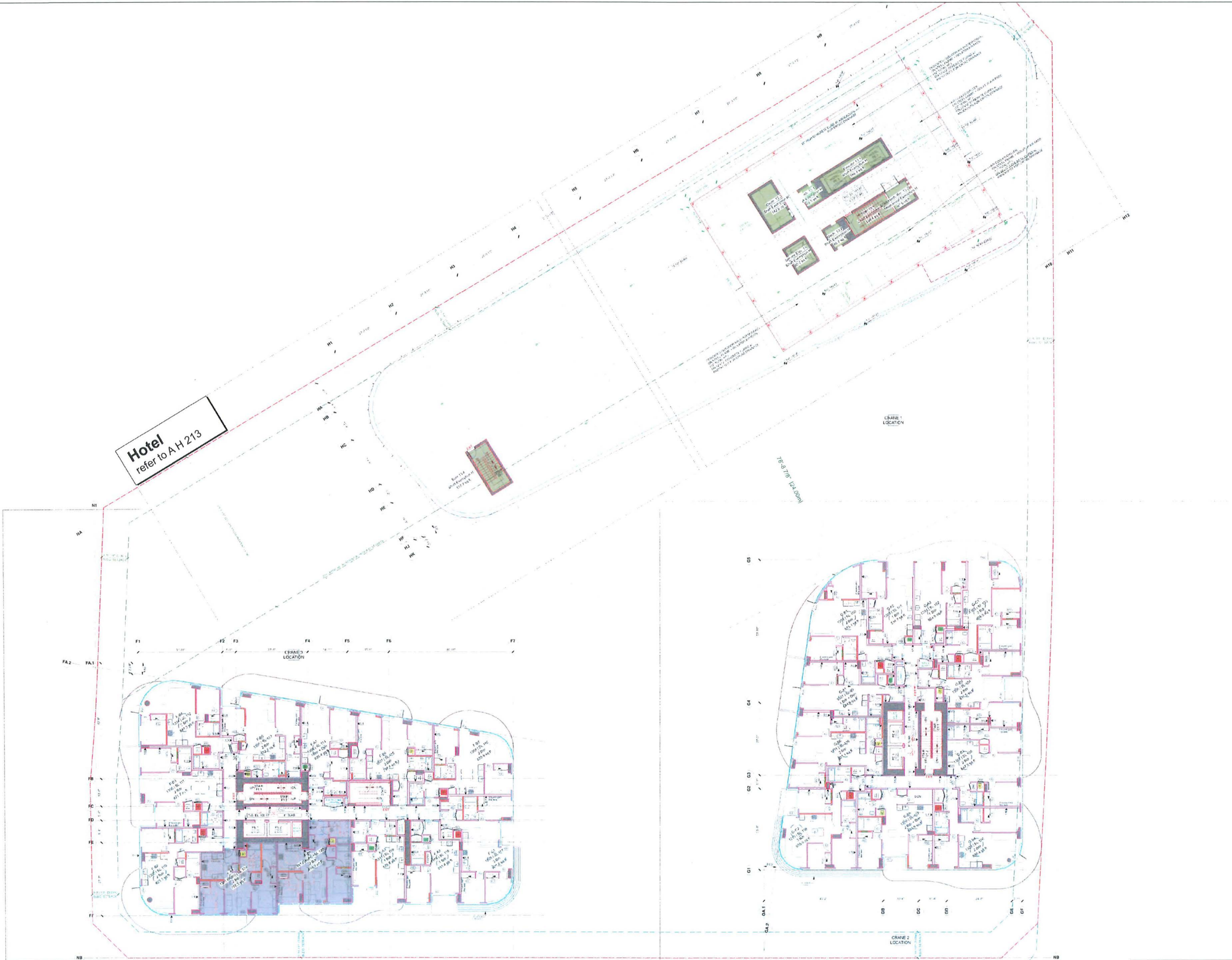
PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 13  
Key Plan**

|                                                                                                                                                                                                                                                           |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                                                                                   | 11-03         |
| DRAWN                                                                                                                                                                                                                                                     | LL, SV, VK    |
| DATE                                                                                                                                                                                                                                                      | July 30, 2026 |
| SCALE                                                                                                                                                                                                                                                     | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                                                   | WTL           |
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| DRAWING NO.                                                                                                                                                                                                                                               |               |

A 215



**Tower F**  
refer to A F 213

**Tower G**  
refer to A G 213



| ISSUE REVISION |            |                          |
|----------------|------------|--------------------------|
| C              | 2/27/04/22 | ISSUED FOR B.P.          |
| I              | 2/29/07/28 | RE ISSUED FOR I.S.P.     |
| J              | 2/24/05/22 | ISSUED FOR TENDER REVIEW |
| K              | 2/24/10/31 | RE ISSUED FOR TENDER     |
| L              | 2/26/03/06 | RE ISSUED FOR I.D.P.     |
| M              | 2/26/05/15 | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 14  
Key Plan**

|                                                                                                                                                                                                                                               |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                                                                       | 11-03         |
| DRAWN                                                                                                                                                                                                                                         | LL, SV, VK    |
| DATE                                                                                                                                                                                                                                          | July 30, 2026 |
| SCALE                                                                                                                                                                                                                                         | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                                       | WTL           |
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| DRAWING NO.                                                                                                                                                                                                                                   |               |

A 216

**Tower G**  
refer to A G 214

**Tower F**  
refer to A F 214

**DP 26-007148 August 4, 2026 Plan #18**





| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| G              | 2/21/04 22 ISSUED FOR BP            |
| I              | 2/23/07 28 RE ISSUED FOR EIP        |
| J              | 2/24/05 22 ISSUED FOR TENDER REVIEW |
| K              | 2/24/10 31 RE ISSUED FOR TENDER     |
| L              | 2/26/03 16 RE ISSUED FOR EIP        |
| M              | 2/26/05 15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Level 15  
Key Plan**

|                                                                                                                                                                                                                                                      |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                                                                                              | 11-03         |
| DRAWN                                                                                                                                                                                                                                                | LL, SV, VK    |
| DATE                                                                                                                                                                                                                                                 | July 30, 2026 |
| SCALE                                                                                                                                                                                                                                                | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                                              | WTL           |
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| DRAWING NO.                                                                                                                                                                                                                                          |               |

A 217

**Tower F**  
refer to AF 215

**Tower G**  
refer to AG 215

**DP 26-007148 August 4, 2026 Plan #19**



|                 |                          |
|-----------------|--------------------------|
| ISSUE/REVISION: | ISSUED FOR BP            |
| G 2/21/2022     | RE-ISSUED FOR BP         |
| I 2/23/2022     | RE-ISSUED FOR BP         |
| J 2/24/2022     | ISSUED FOR TENDER REVIEW |
| K 2/24/2022     | RE-ISSUED FOR TENDER     |
| L 2/24/2022     | RE-ISSUED FOR BP         |
| M 2/24/2022     | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

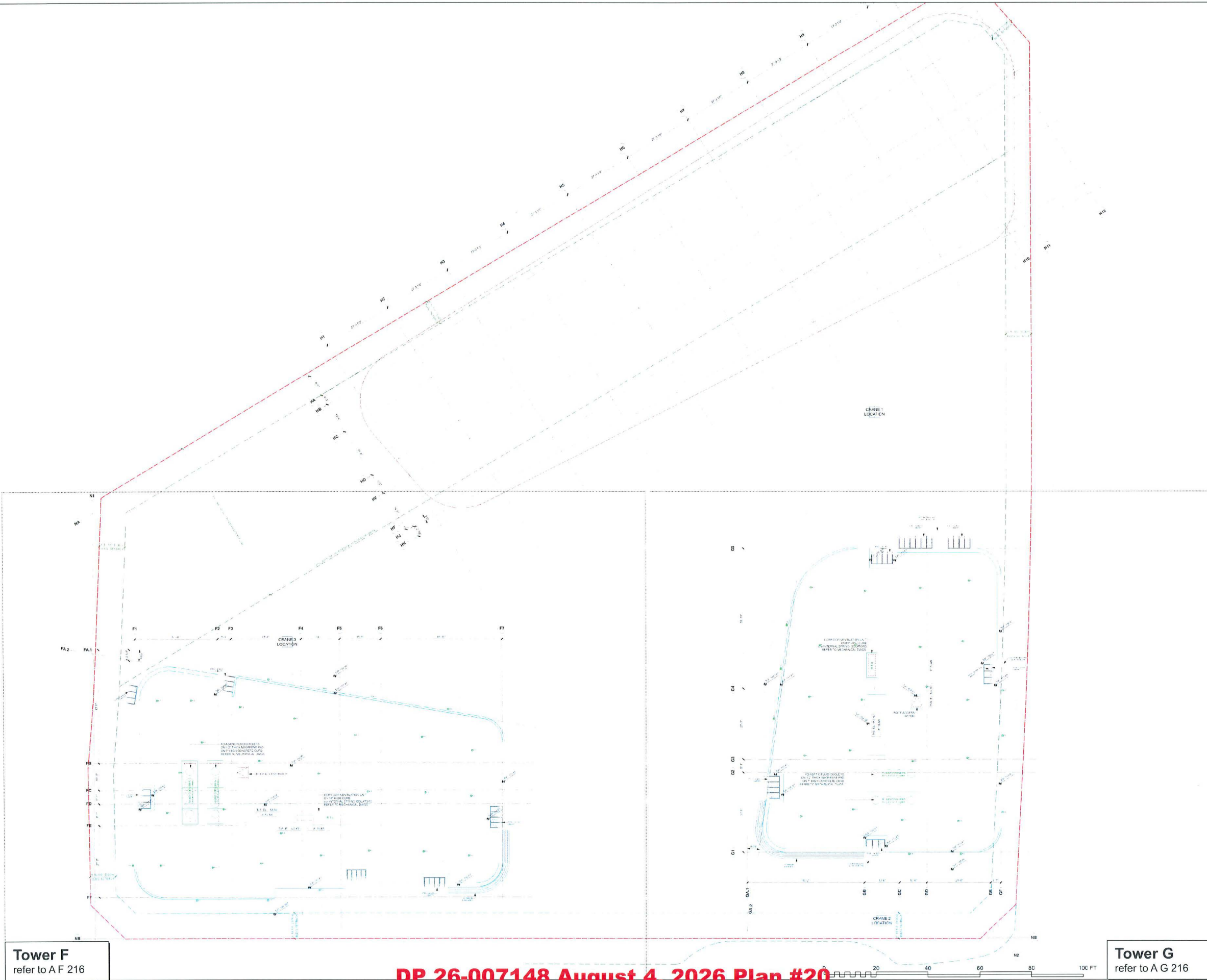
PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Roof  
Key Plan**

|                                                                                                                                                                              |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                                      | 11-03         |
| DRAWN                                                                                                                                                                        | LL, SV, VK    |
| DATE                                                                                                                                                                         | July 30, 2026 |
| SCALE                                                                                                                                                                        | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                      | WTL           |
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| DRAWING NO.                                                                                                                                                                  |               |

A 218



**Tower F**  
refer to AF 216

**Tower G**  
refer to AG 216

DP 26-007148 August 4, 2026 Plan #20



MINIMUM RESIDENTIAL AND NON-RESIDENTIAL PARKING REQUIREMENTS

|                                                    |                   |
|----------------------------------------------------|-------------------|
| Total Residential                                  | 271 spaces        |
| Total Non-Residential                              | 328 spaces        |
| <b>TOTAL MINIMUM BYLAW REQUIREMENT @ BUILD-OUT</b> | <b>599 spaces</b> |

RESIDENTIAL

|                       | UNIT      |                       |                                            |
|-----------------------|-----------|-----------------------|--------------------------------------------|
| • Market Housing:     | 253 units | @ 1.00 space per unit | = 253 spaces (excluding tandem parking)    |
| • Affordable Housing: | 22 units  | @ 0.81 space per unit | = 18 spaces (tandem parking not permitted) |

SUB-TOTAL REQUIRED RESIDENTIAL

= 271 spaces

NON-RESIDENTIAL ASSIGNABLE SPACES

|                                                 | UNIT                                | CITY'S BYLAW REQUIREMENT                |             |
|-------------------------------------------------|-------------------------------------|-----------------------------------------|-------------|
| • Retail (floor 1):                             | 7,333 sq ft = 681 m <sup>2</sup>    | @ 3.375 space / 100 m <sup>2</sup> GLA  | = 23 spaces |
| • Restaurant (floor 2):                         | 5,486 sq ft = 510 m <sup>2</sup>    | @ 3.375 space / 100 m <sup>2</sup> GLA  | = 18 spaces |
| • Office (floors 4 + 5):                        | 30,320 sq ft = 2,817 m <sup>2</sup> | @ 1.1475 space / 100 m <sup>2</sup> GLA | = 33 spaces |
| • Hotel Rooms, Admin + Amenity (floors 6 - 12): | 206 rooms                           | @ 0.425 space / hotel room              | = 88 spaces |

SUB-TOTAL NON-RESIDENTIAL

= 162 spaces

NON-RESIDENTIAL PUBLIC AND ASSIGNABLE SPACES PER BY-LAW REQUIREMENT

|                                                     |            |                                                                          |                                                                             |
|-----------------------------------------------------|------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| • Public Spaces (for transit users, customers etc.) | 127 spaces | min. 50% of required parking supply to be provided as public parking     | = 127 spaces (including 4 car share spaces on P1)                           |
| • Assignable Spaces                                 | 127 spaces | max. 50% of required parking supply to be provided as assignable parking | = 127 spaces (excluding 20 spaces on PL-1 shared with the Community Centre) |

SUB-TOTAL REQUIRED NON-RESIDENTIAL PUBLIC AND ASSIGNABLE PARKING SPACES

= 254 spaces

REQUIRED VISITOR + COMMUNITY CENTRE SPACES

|                                       | UNIT      |                       |                                                                                 |
|---------------------------------------|-----------|-----------------------|---------------------------------------------------------------------------------|
| • Visitors:                           | 275 units | @ 0.18 space per unit | = 50 spaces (shared with "Public" commercial spaces)                            |
| • Community Centre:                   | 52 spaces |                       | = 52 spaces (exclusive use for Community Centre)                                |
| • Community Centre Shared Use:        | 20 spaces |                       | = 20 spaces (shared with "Assignable" commercial spaces)                        |
| • Community Centre Parking / Loading: | 2 spaces  |                       | = 2 spaces (exclusive use for Community Centre)                                 |
| • Car Share:                          | 4 spaces  |                       | = 4 spaces (exclusive use for Car Share part of the "Public" commercial spaces) |

SUB-TOTAL COMMUNITY CENTRE PARKING

= 74 spaces

PROVIDED PARKING STALLS PER FLOOR

| LEVEL        | RESIDENTIAL |            |            |            |              | NON-RESIDENTIAL |            |            |            |            |
|--------------|-------------|------------|------------|------------|--------------|-----------------|------------|------------|------------|------------|
|              | Small Car   | Accessible | Standard   | Sub-Total  | Addl. Tandem | Total           | Small Car  | Accessible | Standard   | Total      |
| P-3          |             |            |            |            |              |                 | 24         | 2          | 41         | 67         |
| P-2          |             |            |            |            |              |                 | 29         | 1          | 30         | 60         |
| P-1          |             |            |            |            |              |                 | 26         | 3          | 34         | 63         |
| PL-1         | 28          | 2          | 26         | 56         | 9            | 65              | 74         | 5          | 59         | 138        |
| PL-2         | 83          | 4          | 117        | 204        | 12           | 216             |            |            |            |            |
| <b>TOTAL</b> | <b>111</b>  | <b>6</b>   | <b>143</b> | <b>260</b> | <b>21</b>    | <b>281</b>      | <b>153</b> | <b>11</b>  | <b>164</b> | <b>328</b> |

• Per City of Richmond Zoning By-Law 8500 and amended By-Law 10561, Section 7.9A 1. "a) there is no minimum number of on-site parking spaces required for resid. uses"

• Residential total includes 18 spaces for exclusive Affordable Housing use (which spaces shall not include any tandem spaces)

• Non-residential total includes 54 exclusive Community Centre Parking spaces

• Commercial parking shall comprise 118 public parking spaces (50%) and 118 assignable parking spaces

• Public parking shall include 4 spaces for exclusive car share use near the entrance on L1

MINIMUM REQUIRED RESIDENTIAL, NON-RESIDENTIAL PARKING VS. PROVIDED PARKING

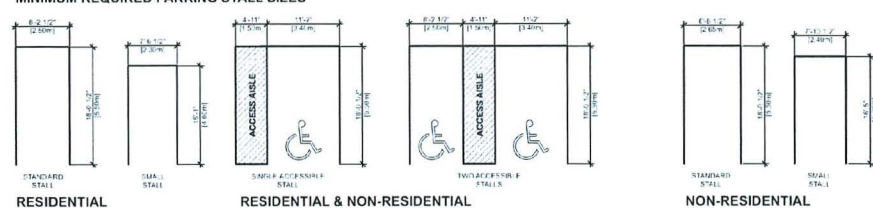
| PARKING                                  | Min. Rate                                                                          | LOT B Proposed (including Tandem)                                                             |
|------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Residential - TOTAL</b>               | <b>min. 271 spaces</b>                                                             | <b>281 spaces</b>                                                                             |
| Resident - Market                        | 253 spaces                                                                         | 263 spaces                                                                                    |
| Resident - AHU                           | 18 spaces (secured for exclusive AHU use)                                          | 18 spaces (exclusive AHU use, no tandem permitted)                                            |
| Resident - Visitors                      | Nil (shared with public parking)                                                   | Nil                                                                                           |
| <b>Non-Residential - TOTAL</b>           | <b>min. 254 spaces</b>                                                             | <b>274 spaces</b>                                                                             |
| Public (on PL-1, L1)                     | 123 spaces Public Parking (min. 50%)                                               | 123 spaces Public Parking                                                                     |
| Public - Car-Share (on L1)               | 4 spaces Public Parking shall include 4 spaces secured for exclusive Car-Share use | 4 spaces (for exclusive Car-Share use)                                                        |
| Assignable (PL-1, L1, L2, L3)            | 127 spaces Assignable Parking (max. 50%)                                           | 20 spaces shared with the Community Centre on PL-1<br>127 spaces Assignable Parking on L2, L3 |
| <b>Community Centre - TOTAL</b>          | <b>54 spaces (Plus shared use of 20 Assignable Spaces)</b>                         | <b>54 spaces</b>                                                                              |
| Community Centre Parking (on L1)         | 52 spaces                                                                          | 52 spaces                                                                                     |
| Community Ctr. - Parking/Loading (on L1) | 2 spaces                                                                           | 2 spaces                                                                                      |
| <b>TOTAL</b>                             | <b>min. 579 spaces</b>                                                             | <b>609 spaces</b>                                                                             |

EV CHARGING EQUIPMENT

|                                                                                 |              |
|---------------------------------------------------------------------------------|--------------|
| EV Charging - Energized 240V EV Charging Stations shall be installed to serve - |              |
| • Resident - Market parking EXCEPT tandem spaces: 100%                          | = 241 spaces |
| • Resident - Affordable (AHU) resident parking: 100%                            | = 18 spaces  |
| • Residential visitor parking (none provided): N/A                              | = 0 spaces   |
| • Commercial Assignable: 5%                                                     | = 64 spaces  |

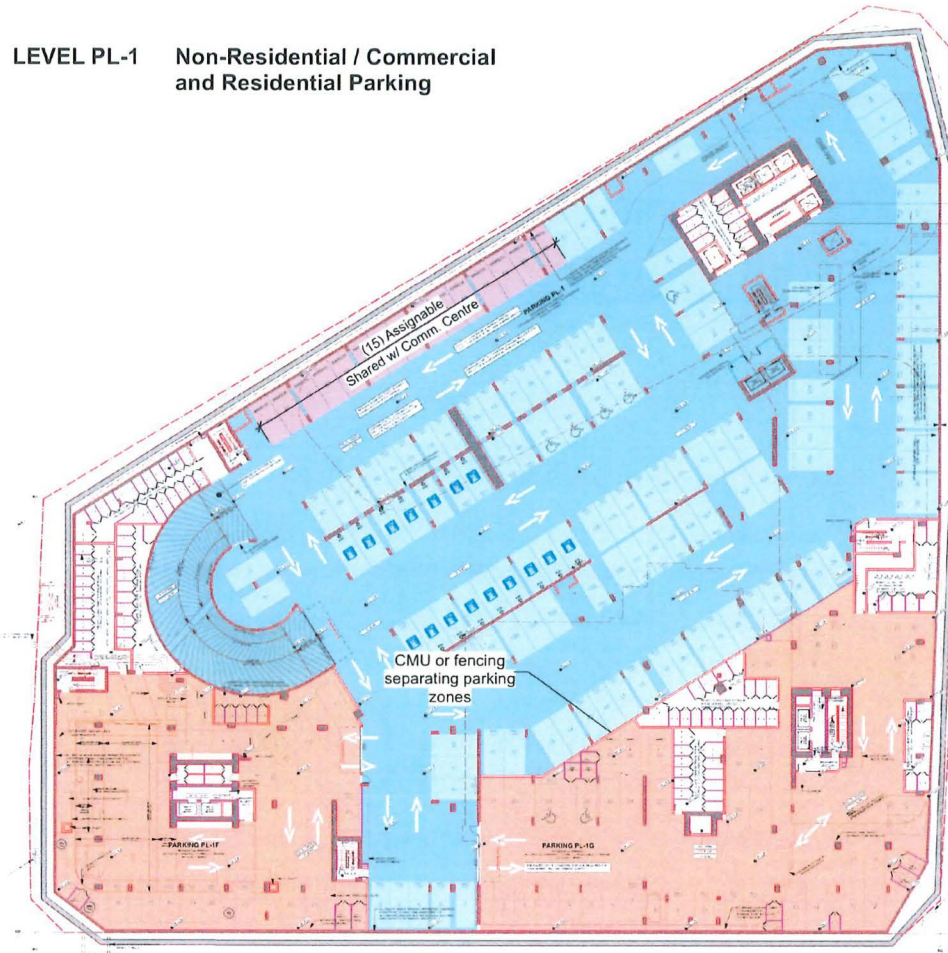
|                                                                                                |            |
|------------------------------------------------------------------------------------------------|------------|
| EV Charging - Energized 240V EV Charger (i.e. Station + Charger) shall be installed to serve - |            |
| • Car-Share: 2 Chargers to be shared by 4 spaces                                               | = 2 spaces |
| • Community Centre Parking / Loading: 1 Charger to be shared by 2 spaces                       | = 1 space  |

MINIMUM REQUIRED PARKING STALL SIZES



- Residential Parking
- Non-Residential Parking
- Public Parking
- Assignable Parking (including 20 spaces shared with the Community Centre)
- EV Charging Parking
- AH Affordable Housing Unit Parking Space

LEVEL PL-1 Non-Residential / Commercial and Residential Parking



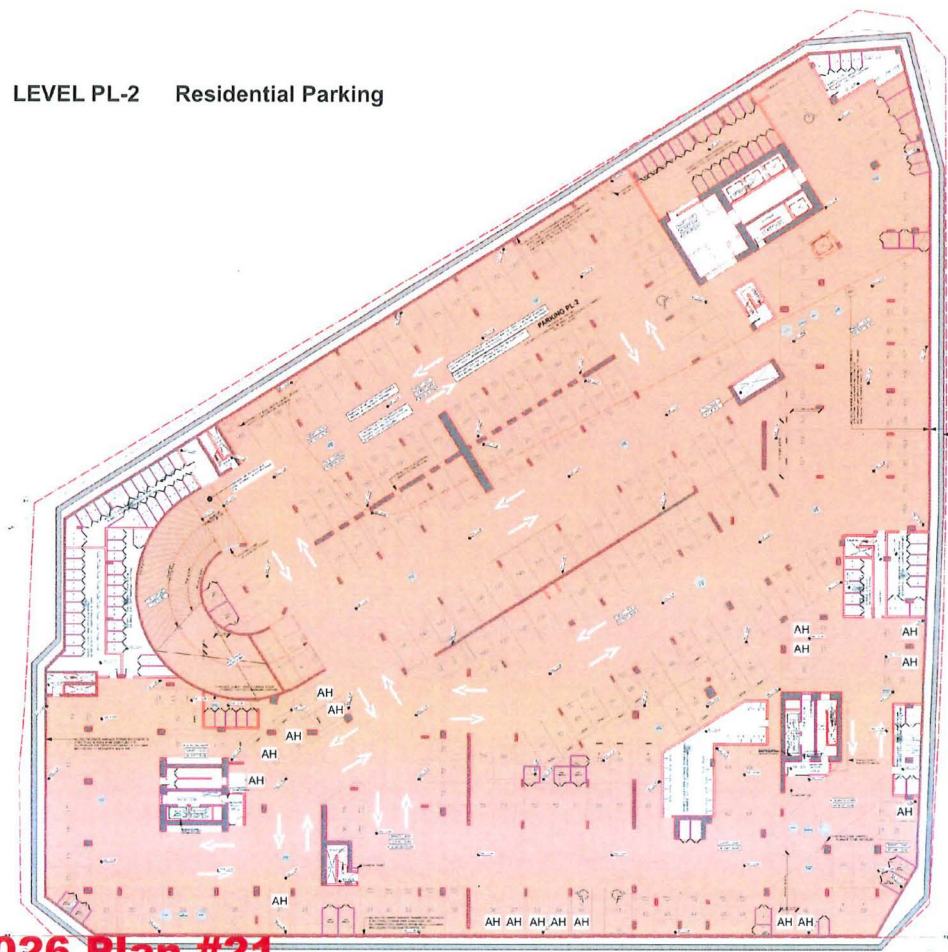
W.T. LEUNG  
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INC.

Suite 300, 973 West Broadway,  
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Telephone 604.736-9711, Facsimile 604.736-7991

ISSUE REVISION:  
R 2/20/11 09 ISSUED FOR D.P.  
R 2/27/12 12 REISSUED FOR D.P.

DP 26-007148  
July 30, 2026

LEVEL PL-2 Residential Parking



ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Lot B  
Parking Below Grade  
Key Plan

JOB NO: 11-07

DRAWN: LL, SV

DATE: July 28, 2026

SCALE: N/A

CHECKED: WTL

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DRAWING NO:

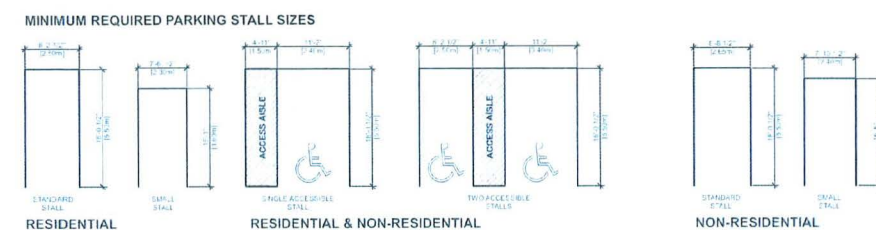
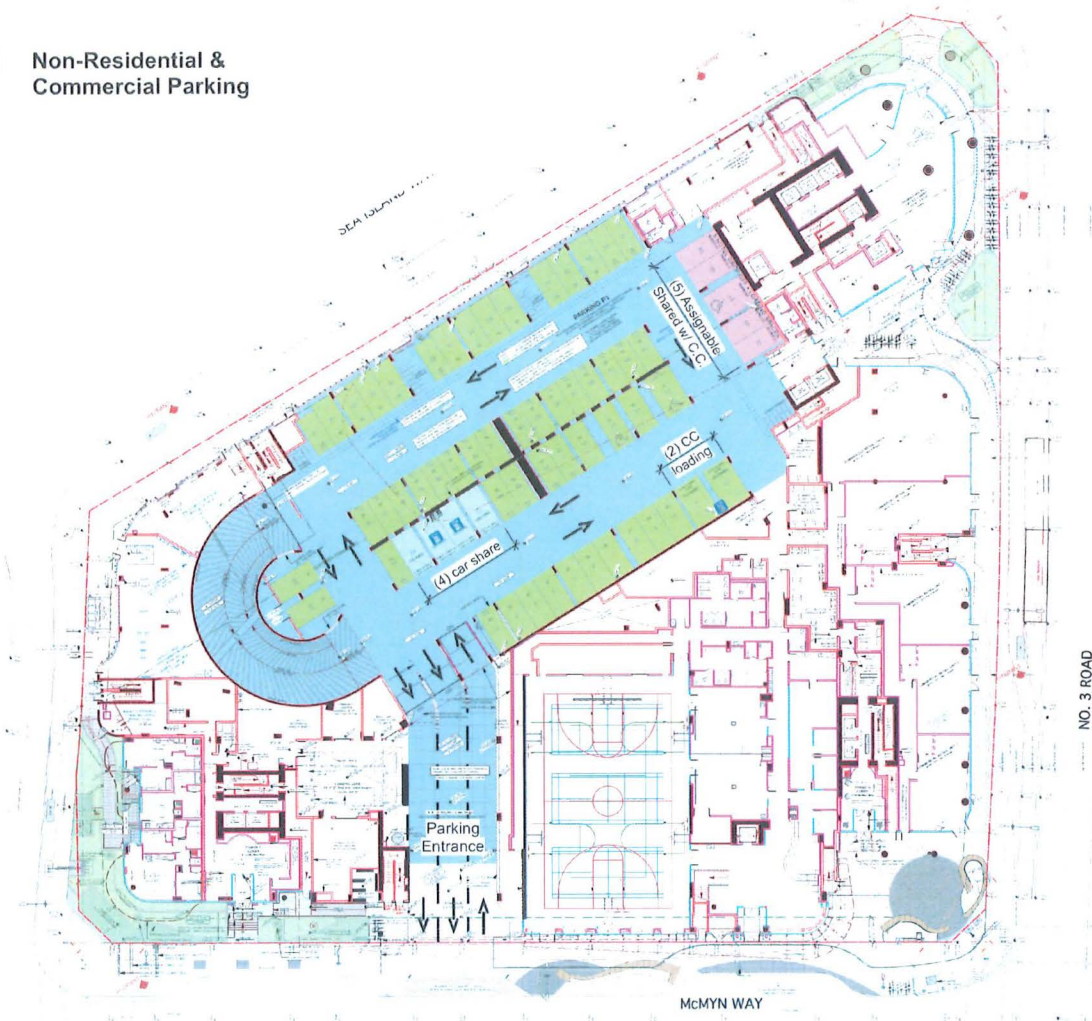
Plan #B-18i

DP 26-007148 August 4, 2026 Plan #21

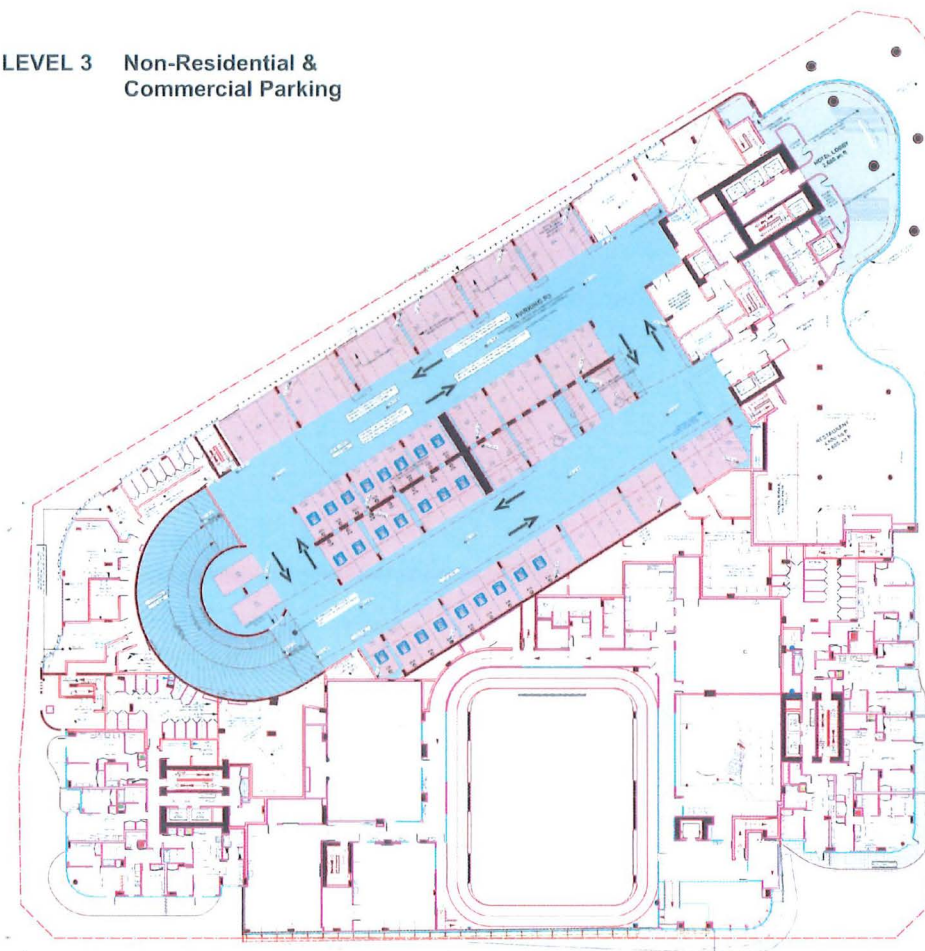


- Residential Parking
- Non-Residential Parking
- Public Parking
- Assignable Parking  
(including 20 spaces shared with the Community Centre)
- Community Centre Parking  
(52 + 2 = 54 exclusive spaces)
- EV Charging Parking

### LEVEL 1 Non-Residential & Commercial Parking



### LEVEL 3 Non-Residential & Commercial Parking



### LEVEL 2 Non-Residential & Commercial Parking



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ISSUE/REVISION:  
E 2/20/11-09  
F 2/27/12-12  
ISSUED FOR D.P.  
RE-ASSIGNED

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Lot B  
Parking Above Grade  
Key Plan**

JOB NO: 11-07  
DRAWN: LL, SV  
DATE: July 28, 2026  
SCALE: N/A  
CHECKED: WTL  
DRAWING NO:

**Plan #B-18j**

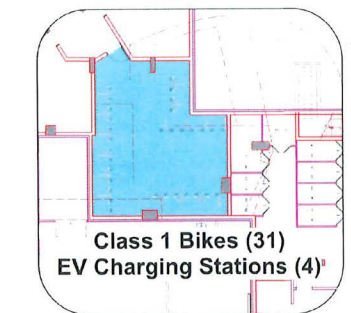
**DP 26-007148 August 4, 2026 Plan #22**



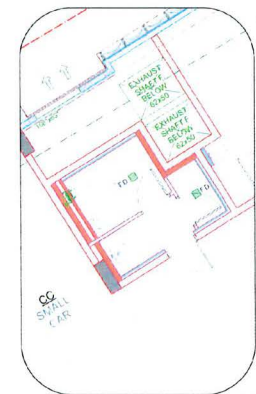
| Bicycle Storage Proposed |            |            |
|--------------------------|------------|------------|
|                          | # Provided | # Required |
| Lot B Commercial         |            |            |
| Class 1 Community Ctr    | 9          | 9          |
| Class 1 Commercial       | 45         | 45         |
| Total                    | 54         | 54         |

| Lot B Class 2 |            |            |
|---------------|------------|------------|
|               | # Provided | # Required |
| Class 2       | 127        | 41         |



**LEVEL 3: Extra 31 Non-Residential  
Class 1 Bike Spaces**



### LEVEL 1 - End-of-Trip Facilities



**End-of-Trip Facilities**

- Universally accessible shower
- Grooming station along wall with shelf, mirror & outlets
- Universally accessible washroom



### End-of-Trip



**LEVEL 1 - Non-Residential Class 1 Bike Storage  
Class 2 Bike Storage  
End-of-Trip Facilities**

**DP 26-007148 August 4, 2026 Plan #23**

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| ISSUE/REVISION |            |                 |
|----------------|------------|-----------------|
| E              | 2020-11-09 | ISSUED FOR D.P. |
| F              | 2021-02-12 | RE-133 FOR D.P. |

PROJECT

**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Lot B**  
**Non-Residential**  
**Class 1+2 Bikes**

JOB NO. **11-07**

---

DRAWN **LL, SV**

---

DATE **August 5, 2026**

---

SCALE **1/16" = 1'-0"**

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CHECKED **WTL**

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**Plan #B-18I**





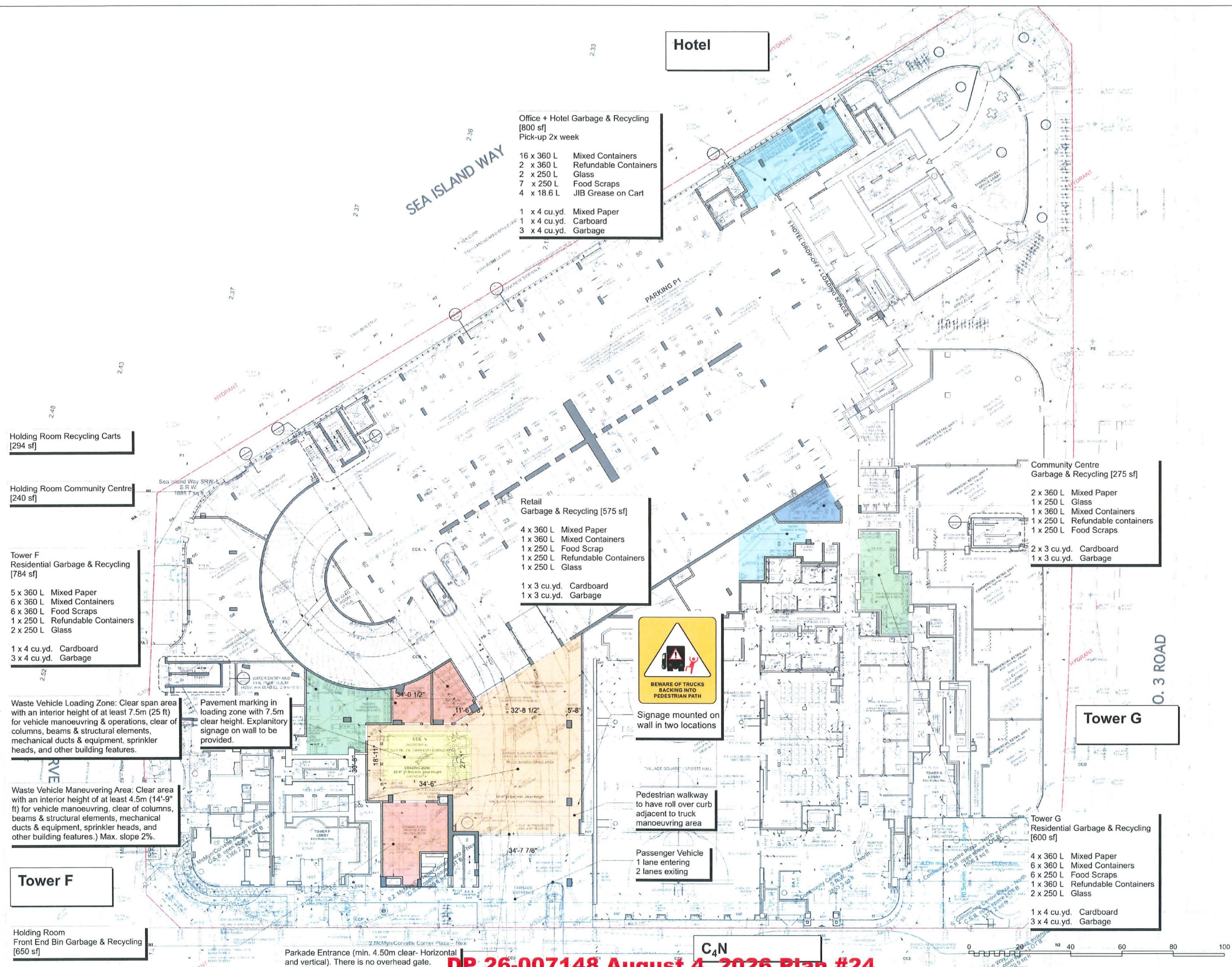
DP 26-007148  
July 30, 2026

### Waste Management & Loading Plan (1st Floor Plan)

|         |               |
|---------|---------------|
| JOB NO. |               |
| DRAWN   | LL, SV        |
| DATE    | March 6, 2026 |
| SCALE   | 1/16" = 1'-0" |
| CHECKED | WTL           |

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DRAWING NO.

**Plan #B-18n-1**



2026 July 30 3:12:05 PM NTR LOT B Plot 400 Elevations cloud view

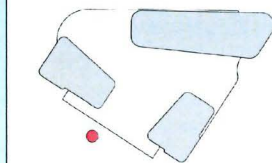


# FINISH MATERIAL LEGEND

|                                                                                                                                                       |                                                  |                                                                         |                                                                     |                                                                         |                                                        |                                                                              |                                         |                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1A CONCRETE PAINTED - WHITE                                                                                                                           | 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED | 4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675      | 5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29  | 7 TRANSPARENT GLASS - WINDOWS                                           | 9B ALUMINUM PANEL SYSTEM - SILVER                      | 10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 12 ALUMINUM CAP FLASHINGS               | 14 PTD STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS            |
| 1B CONCRETE PAINTED - GREY                                                                                                                            | 4B STRUCTURAL SILICONE GLAZED CURTAIN WALL       | 4G FOLDING GLASS DOOR SYSTEM, CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS. | 5B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 8A FC PANEL - EQUITONE TE90                                             | 9C PERFORATED ALUMINUM/ PANEL SYSTEM - SILVER          | 10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"                       | 13A ALUMINUM SUN SCREEN "SILVER"        |                                                                                                                            |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE                                                                                                                | 4C ALUMINUM MULLION - CASHMERE MICA              | 4H SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064        | 5C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30 | 8B FC PANEL - EQUITONE LT90 (grooved)                                   | 9D OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM | 10C STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS       | 13B ALUMINUM SUN SCREEN "CASHMERE MICA" |                                                                                                                            |
| 2 ARCHITECTURAL CONCRETE - SEALED                                                                                                                     | 4D INSULATED SHADOW BOX                          | 5A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"                | 5D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20   | 9C ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064 | 9E METAL PROFILE - "SUNDANCE" BM 2022-50               | 11A STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS  | 13C VERTICAL SUN SCREEN                 | 16 ARCHITECTURAL METAL SCREEN                                                                                              |
| 3 LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM | 4E CERAMIC FRITTED GLASS                         | 5B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"           |                                                                     | 9A ALUMINUM PANEL SYSTEM - CASHMERE MICA                                | 9F ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT            | 11B STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS  | 13D HORIZONTAL GLAZED SUN SCREEN        | 17 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL |

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| ISSUE | REVISION                               |
|-------|----------------------------------------|
| 9     | 2/23/21-28 RE ISSUED FOR B.P.          |
| 10    | 2/23/21-28 RE ISSUED FOR TENDER        |
| 11    | 2/24/22-22 RE ISSUED FOR TENDER REVIEW |
| 12    | 2/24/22-21 RE ISSUED FOR TENDER        |
| 13    | 2/26/23-16 RE ISSUED FOR D.P.          |
| 14    | 2/26/23-15 RE ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Streetscape  
• McMyn Way**

|                                                                                                                                                                                                                                 |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO                                                                                                                                                                                                                          | 11-03         |
| DRAWN                                                                                                                                                                                                                           | WTLA          |
| DATE                                                                                                                                                                                                                            | July 30, 2026 |
| SCALE                                                                                                                                                                                                                           | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                         | WTL           |
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| DRAWING NO                                                                                                                                                                                                                      |               |

A 401



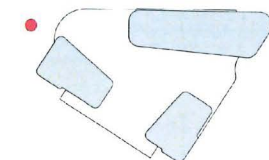
DP 26-007148 August 4, 2026 Plan #26



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I N C .

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



| ISSUE REVISION |            |                          |
|----------------|------------|--------------------------|
| 9              | 2/23-07-28 | RE ISSUED FOR B P        |
| 10             | 2/23-10-18 | ISSUED FOR TENDER        |
| 11             | 2/24-05-22 | ISSUED FOR TENDER REVIEW |
| 12             | 2/24-10-31 | RE ISSUED FOR TENDER     |
| 13             | 2/26-03-16 | RE ISSUED FOR D P        |
| 14             | 2/26-05-15 | ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

PROJECT

**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Streetscape  
• Corvette Way**

|         |               |
|---------|---------------|
| JOB NO  | 11-03         |
| DRAWN   | WTLA          |
| DATE    | July 30, 2026 |
| SCALE   | 3/32" = 1'-0" |
| CHECKED | WTL           |

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A 402



# FINISH MATERIAL LEGEND

|                                                                                                                                                       |                                                  |                                                                          |                                                                     |                                                                         |                                                        |                                                                              |                                         |                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1A CONCRETE PAINTED - WHITE                                                                                                                           | 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED | 4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675       | 5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC 29  | 7 TRANSPARENT GLASS - WINDOWS                                           | 9B ALUMINUM PANEL SYSTEM - SILVER                      | 10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 12 ALUMINUM CAP FLASHINGS               | 14 PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS |
| 1B CONCRETE PAINTED - GREY                                                                                                                            | 4B STRUCTURAL SILICONE GLAZED CURTAIN WALL       | 4G FOLDING GLASS DOOR SYSTEM - CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS. | 5B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 8A FC PANEL - EQUITONE TE90                                             | 9C PERFORATED ALUMINUM/ PANEL SYSTEM - SILVER          | 10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"                       | 12A ALUMINUM SUN SCREEN "SILVER"        |                                                                                                                  |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE                                                                                                                | 4C ALUMINUM MULLION - CASHMERE MICA              | 4H SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064         | 5C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30 | 8B FC PANEL - EQUITONE LT90 (grooved)                                   | 9D OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM | 10B STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS       | 12B ALUMINUM SUN SCREEN "CASHMERE MICA" | 16 ARCHITECTURAL METAL SCREEN                                                                                    |
| 2 ARCHITECTURAL CONCRETE - SEALED                                                                                                                     | 4D INSULATED SHADOW BOX                          | 5A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"                 | 5D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20   | 8C ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064 | 9E METAL PROFILE - "SUNDANCE" BM 2022-50               | 11A STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS  | 12C VERTICAL SUN SCREEN                 | 17 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA                                                          |
| 3 LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM | 4E CERAMIC FRITTED GLASS                         | 5B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"            |                                                                     | 8D ALUMINUM PANEL SYSTEM - CASHMERE MICA                                | 9F ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT            | 11B STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS  | 12D HORIZONTAL GLAZED SUN SCREEN        | 18 MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL                                            |

## MECHANICAL NOTES:

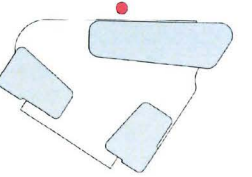
- (A) FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- (B) FLUID COOLERS AND AIR HANDLING UNITS
  - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
 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

## ARCHITECTURAL NOTES:

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

**W. T. LEUNG**  
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| ISSUE | REVISION                            |
|-------|-------------------------------------|
| 5     | 2-22-09-16 RE ISSUED FOR B.P.       |
| 11    | 2-24-05-22 ISSUED FOR TENDER REVIEW |
| 12    | 2-24-05-21 RE ISSUED FOR TENDER     |
| 13    | 2-26-03-06 RE ISSUED FOR D.P.       |
| 14    | 2-26-05-15 ISSUED FOR CLIENT REVIEW |

DP 26-007148  
July 30, 2026

## PROJECT

**ViewStar**  
**LOT B**

3311 No. 3 Road  
Richmond, BC

**Streetscape**  
**• Sea Island Way**

JOB NO: 11-03

DRAWN: WTLA

DATE: July 30, 2026

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

CHECKED: WTL

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DRAWING NO:

**A 403**



| FINISH MATERIAL LEGEND |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  |     |                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------|----|-----------------------------------------------------------------------|----|------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------|
| 1A                     | CONCRETE PAINTED - WHITE                                                                                                                            | 4A | GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED | 4F | SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #9-4675       | 5A | SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29  | 7   | TRANSPARENT GLASS - WINDOWS                                                                                   |
| 1B                     | CONCRETE PAINTED - GREY                                                                                                                             | 4B | STRUCTURAL SILICONE GLAZED CURTAIN WALL       | 4G | FOLDING GLASS DOOR SYSTEM - CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS. | 5B | SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 8A  | FC PANEL - EQUITONE TE90                                                                                      |
| 1C                     | CONCRETE PAINTED - TRAFFIC MEMBRANE                                                                                                                 | 4C | ALUMINUM MULLION - CASHMERE MICA              | 4H | SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064         | 5C | SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30 | 8B  | FC PANEL - EQUITONE LT90 (grooved)                                                                            |
| 2                      | ARCHITECTURAL CONCRETE - SEALED                                                                                                                     | 4D | INSULATED SHADOW BOX                          | 5A | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"                 | 5D | SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20   | 8C  | ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50                                                                 |
| 3                      | LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM | 4E | CERAMIC FRITTED GLASS                         | 5B | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"            |    |                                                                  | 8D  | ALUMINUM PANEL SYSTEM - "BLUE PEACOCK" SW 0064                                                                |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 8E  | ALUMINUM PANEL SYSTEM - CASHMERE MICA                                                                         |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 8F  | ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT                                                                      |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 10A | ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS                                      |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 10B | ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"                                                            |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 10C | STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS                                            |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 10D | STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS                                       |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 12  | ALUMINUM CAP FLASHINGS                                                                                        |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 13A | ALUMINUM SUN SCREEN "SILVER"                                                                                  |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 13B | ALUMINUM SUN SCREEN "CASHMERE MICA"                                                                           |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 13C | VERTICAL SUN SCREEN                                                                                           |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 13D | HORIZONTAL GLAZED SUN SCREEN                                                                                  |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 14  | PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 16  | ARCHITECTURAL METAL SCREEN                                                                                    |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 17  | PERFORATED, CURVED SHEET METAL PANEL- CASHMERE MICA                                                           |
|                        |                                                                                                                                                     |    |                                               |    |                                                                       |    |                                                                  | 18  | MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL                                            |

MECHANICAL NOTES:

- (A) FLUID COOLERS AND AIR HANDLING UNITS
- CONCEALED BEHIND PARAPET
  - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
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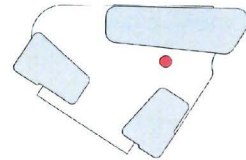
ARCHITECTURAL NOTES:

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| ISSUE REVISION |            |                                 |
|----------------|------------|---------------------------------|
| 5              | 2/22/08 16 | RE ISSUED FOR B.P.              |
| 11             | 2/24/08 22 | ISSUED FOR ARCHITECTURAL REVIEW |
| 12             | 2/24/08 21 | RE ISSUED FOR TENDER            |
| 13             | 2/26/08 06 | RE ISSUED FOR D.P.              |
| 14             | 2/26/08 15 | ISSUED FOR CLIENT REVIEW        |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**Courtyard  
Office South  
Elevation**

|                                                                                                                                                                                                                                         |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO                                                                                                                                                                                                                                  | 11-03         |
| DRAWN                                                                                                                                                                                                                                   | WTLA          |
| DATE                                                                                                                                                                                                                                    | July 30, 2026 |
| SCALE                                                                                                                                                                                                                                   | 1/16" = 1'-0" |
| CHECKED                                                                                                                                                                                                                                 | WTL           |
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| DRAWING NO.                                                                                                                                                                                                                             |               |

A 406



| FINISH MATERIAL LEGEND |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  |     |                                                                                                               |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------|----|----------------------------------------------------------------------|----|------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------|
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| 1C                     | CONCRETE PAINTED - TRAFFIC MEMBRANE                                                                                                                    | 4C | ALUMINUM MULLION - CASHMERE MICA              | 4H | SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064        | 5C | SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30 | 8B  | FC PANEL - EQUITONE LT90 (grooved)                                                                            |
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| 3                      | LAMINATED SAFETY GLASS<br>OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM | 4E | CERAMIC FRITTED GLASS                         | 5B | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"           |    |                                                                  | 8D  | ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50                                                                 |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 8E  | ALUMINUM PANEL SYSTEM - CASHMERE MICA                                                                         |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 8F  | ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT                                                                      |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10A | ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS                                      |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10B | ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"                                                            |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10C | ALUMINUM SUN SCREEN "CASHMERE MICA"                                                                           |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10D | STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS                                            |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10E | STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS                                       |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10F | ALUMINUM CAP FLASHINGS                                                                                        |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10G | ALUMINUM SUN SCREEN "SILVER"                                                                                  |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10H | ALUMINUM SUN SCREEN "CASHMERE MICA"                                                                           |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10I | VERTICAL SUN SCREEN                                                                                           |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10J | HORIZONTAL GLAZED SUN SCREEN                                                                                  |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10K | PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10L | ARCHITECTURAL METAL SCREEN                                                                                    |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10M | PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA                                                          |
|                        |                                                                                                                                                        |    |                                               |    |                                                                      |    |                                                                  | 10N | MECHANICAL LOUVER - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL                                            |

MECHANICAL NOTES:

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• FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

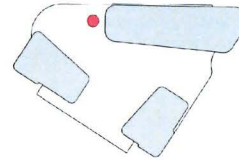
ARCHITECTURAL NOTES:

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



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| ISSUE | REVISION   | DATE                     | BY | REASON |
|-------|------------|--------------------------|----|--------|
| 1     | 2022-08-16 | RE ISSUED FOR B.P.       |    |        |
| 2     | 2024-05-22 | ISSUED FOR TENDER REVIEW |    |        |
| 3     | 2024-10-21 | RE ISSUED FOR TENDER     |    |        |
| 4     | 2026-03-06 | RE ISSUED FOR D.P.       |    |        |
| 5     | 2026-05-15 | ISSUED FOR CLIENT REVIEW |    |        |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

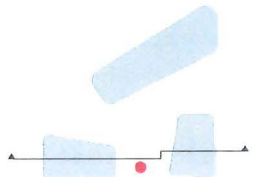
3311 No. 3 Road  
Richmond, BC

**Courtyard  
Office West  
Elevation**

|                                                                                                                                                               |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| JOB NO.                                                                                                                                                       | 11-03         |
| DRAWN                                                                                                                                                         | WTLA          |
| DATE                                                                                                                                                          | July 30, 2026 |
| SCALE                                                                                                                                                         | 3/32" = 1'-0" |
| CHECKED                                                                                                                                                       | WTL           |
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| DRAWING NO.                                                                                                                                                   |               |

A 407





| ISSUE REVISION |                              |
|----------------|------------------------------|
| D. 2022-12-09  | ISSUED FOR TI APPROVAL       |
| E. 2023-05-31  | CO. PERMIT RE-DESK DRAWINGS  |
| F. 2024-07-26  | RE-ASSUED FOR B.P.           |
| G. 2024-09-12  | ISSUED FOR TANKS H.N.E./E.W. |
| J. 2026-03-31  | RE-ASSUED ONE FLEDER         |

DP 26-007148  
July 30, 2026

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

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

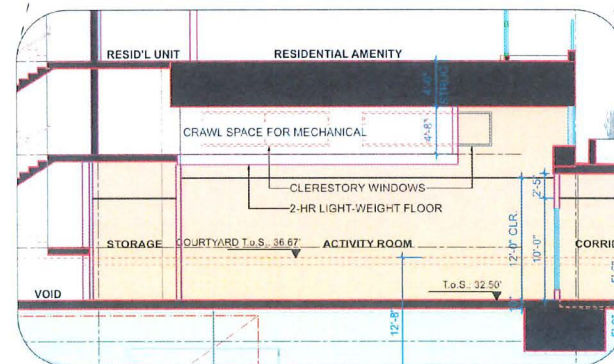
Site Section  
A - A

|                                                                                                                                                                        |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| JOB NO.                                                                                                                                                                | 11-03                |
| DRAWN                                                                                                                                                                  | SV                   |
| DATE                                                                                                                                                                   | August 4, 2026       |
| SCALE                                                                                                                                                                  | 1/16" = 1'-0" U.N.O. |
| CHECKED                                                                                                                                                                | WTL                  |
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| DRAWING NO.                                                                                                                                                            |                      |

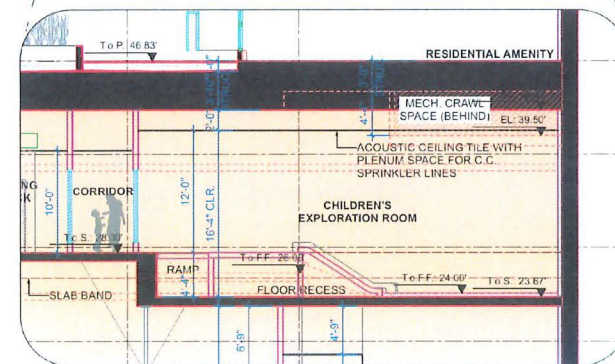
A 500



1 SECTION A - A  
1/16" = 1'-0"



2 CRAWL SPACE UNDER TOWER F  
1/8" = 1'-0"



3 CRAWL SPACE UNDER TOWER G  
1/8" = 1'-0"

DP 26-007148 August 4, 2026 Plan #31





| ISSUE | REVISION   | DATE       | BY  | REASON               |
|-------|------------|------------|-----|----------------------|
| 1     | 2024-09-22 | 2024-09-22 | WTL | ISSUED FOR TENDER    |
| 2     | 2024-10-22 | 2024-10-22 | WTL | RE-ISSUED FOR TENDER |
| 3     | 2024-11-21 | 2024-11-21 | WTL | RE-ISSUED FOR TENDER |

DP 26-007148  
July 30, 2026

- COMMUNITY CENTRE
- COMMERCIAL/RETAIL
- OFFICE HOTEL
- SERVICE ROOMS
- PARKING
- RESIDENTIAL

PROJECT

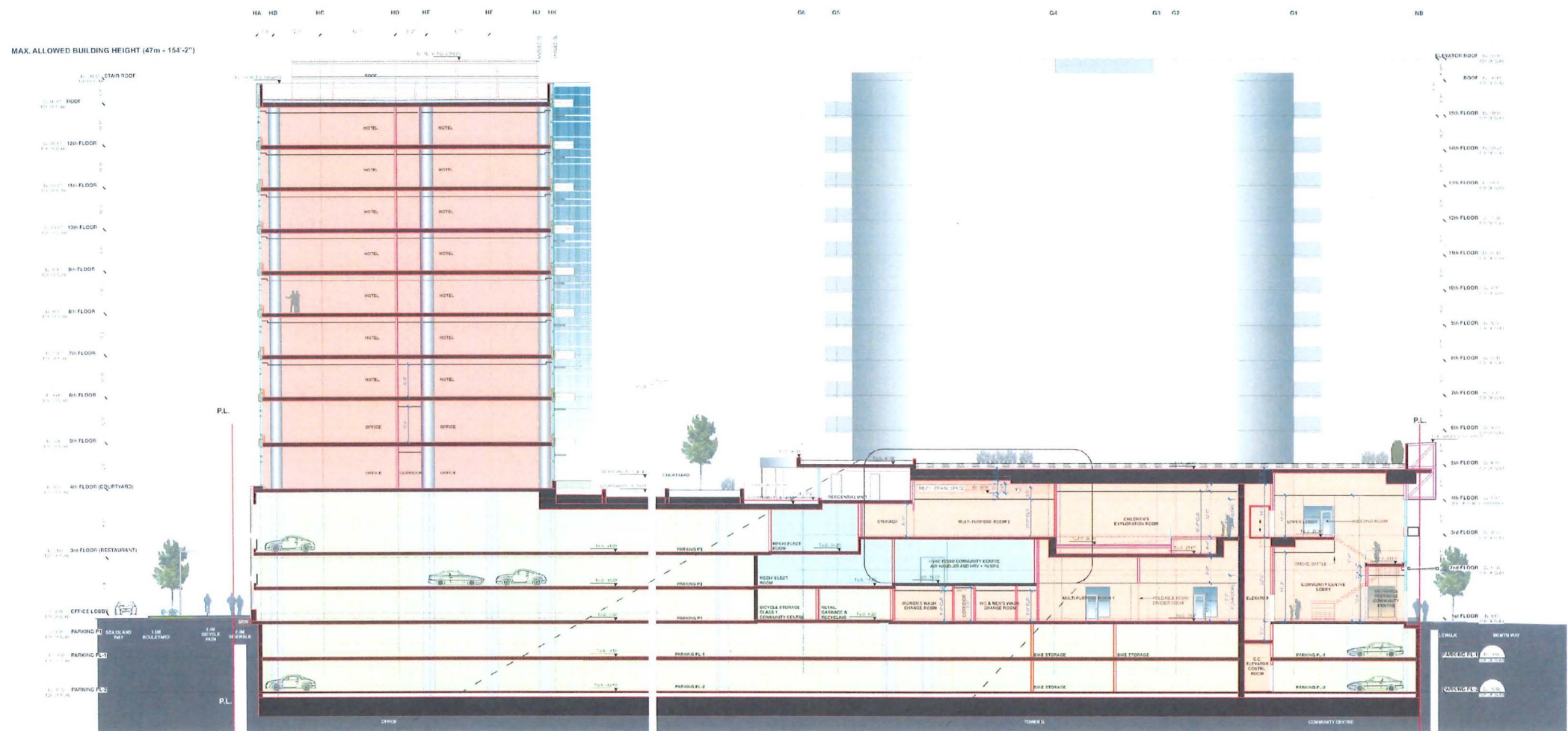
ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

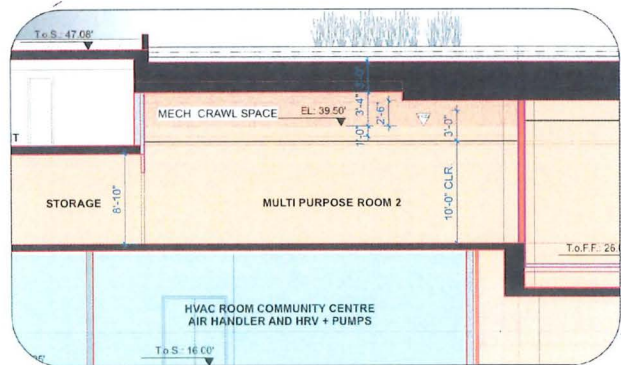
Site Section  
B - B  
C - C

|             |                      |
|-------------|----------------------|
| JOB NO.     | 11-03                |
| DRAWN       | SV                   |
| DATE        | August 4, 2026       |
| SCALE       | 1/16" = 1'-0" U.N.O. |
| CHECKED     | WTL                  |
| DRAWING NO. |                      |

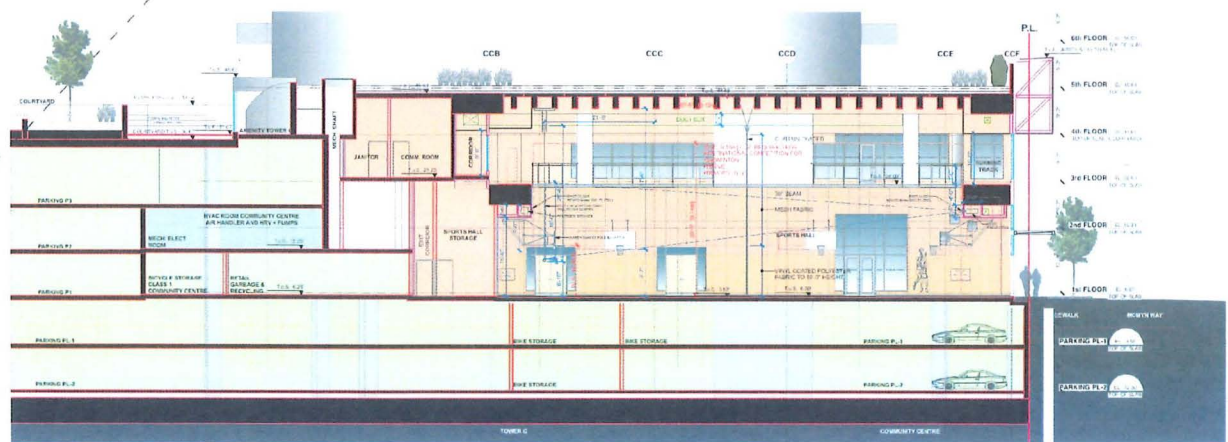
A 501



1 SECTION B - B  
1/16" = 1'-0"



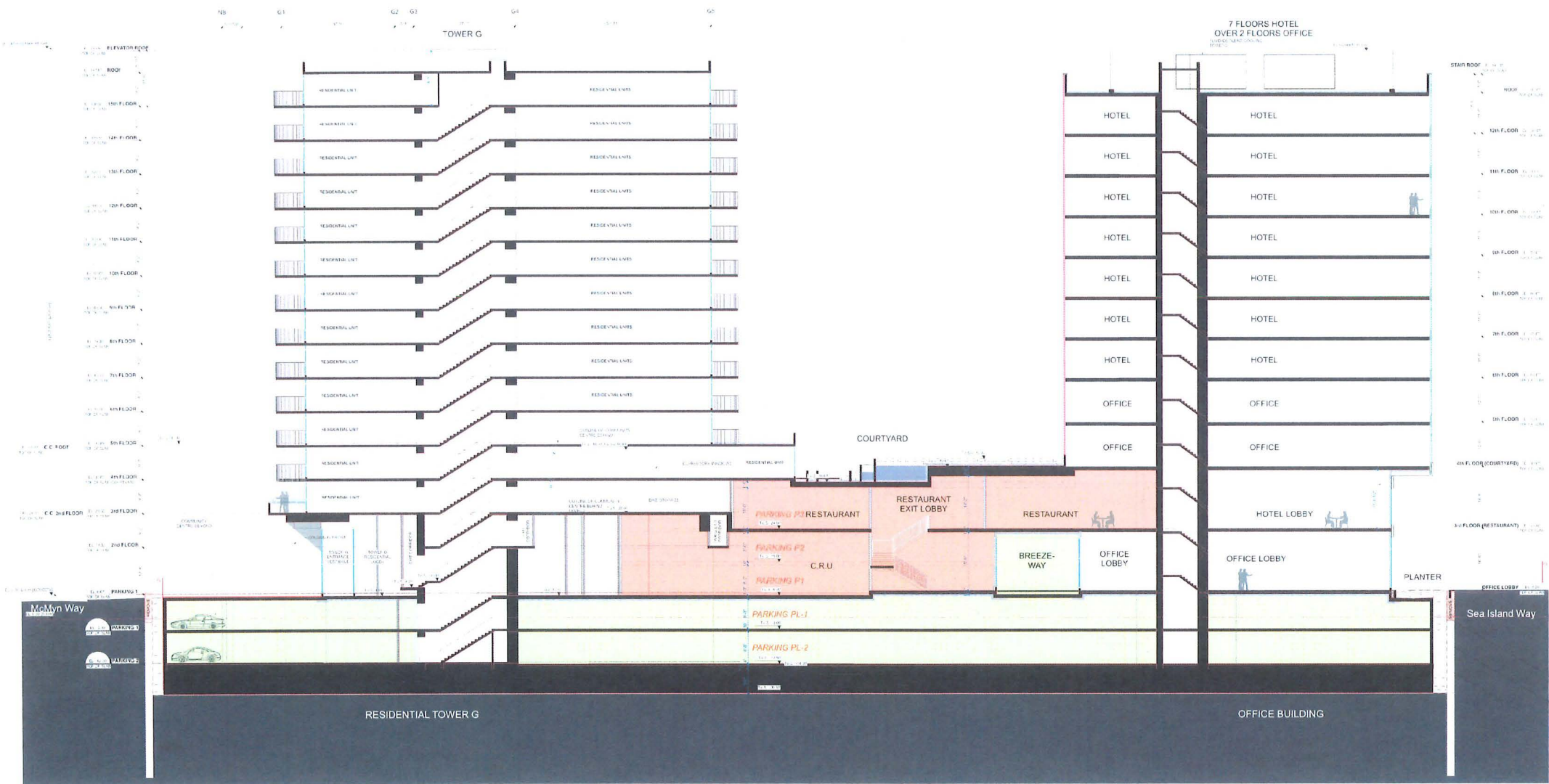
2 CRAWL SPACE UNDER TOWER G  
1/8" = 1'-0"



3 SECTION C - C  
1/16" = 1'-0"

DP 26-007148 August 4, 2026 Plan #32





ISSUE/REVISION

DP 26-007148  
July 30, 2026

PROJECT

ViewStar  
LOT B

3311 No. 3 Road  
Richmond, BC

Site Section  
D - D

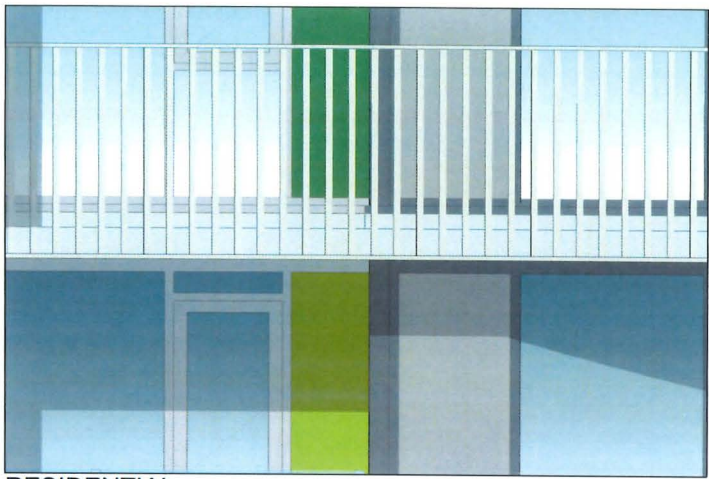
JOB NO. 11-03  
DRAWN BY SV  
DATE August 4, 2026  
SCALE 1/16" = 1'-0"  
CHECKED  
DRAWING NO.

A 502

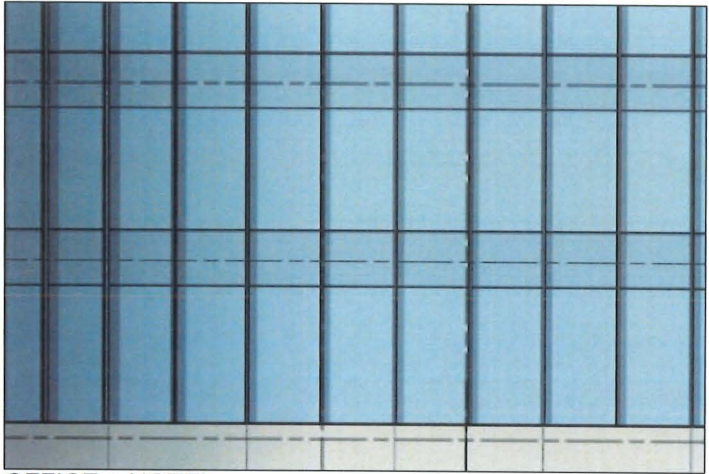




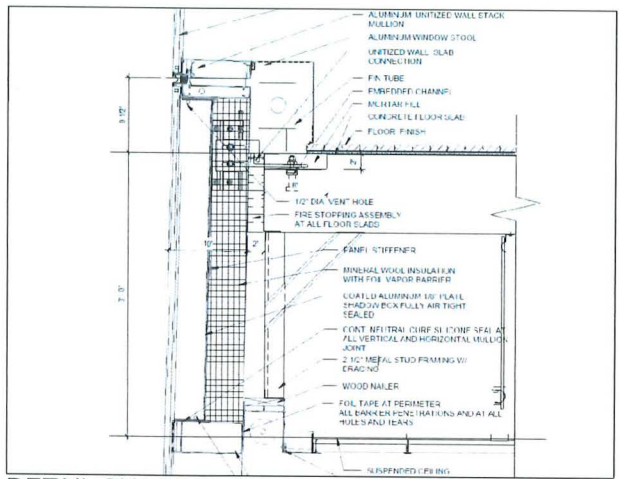
EXAMPLE DECORATIVE VERTICAL MULLIONS



RESIDENTIAL



OFFICE + HOTEL



DETAIL SHADOW BOX

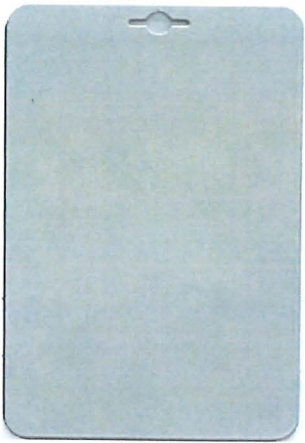


SHADOW BOX EXAMPLE

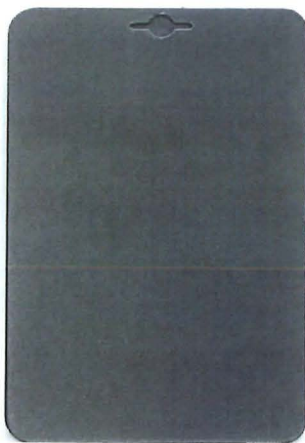
W. T. LEUNG  
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Vancouver, British Columbia,  
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ISSUE/REVISION  
A 2021-02-12 RE-ISS FOR D.P.



RESID'L WINDOW  
MULLION COLOUR  
STARLINE WINDOWS  
STANDARD SILVER



RESID'L WINDOW  
MULLION COLOUR  
STARLINE WINDOWS  
GREY VELVET



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



HOTEL BUILDING ALUCOBOND  
PANEL - COLOUR CASHMERE MICA



METAL VERTICAL  
CAPS, CURTIN WALL

DP 26-007148  
July 30, 2026

PROJECT  
ViewStar LOT B

3311 No. 3 Road  
Richmond, B.C.

Materials and Colours  
Residential,  
Office and Hotel

JOB NO. 11-07  
DRAWN LL, SV  
DATE August 5, 2026  
SCALE 1:1  
CHECKED WTL

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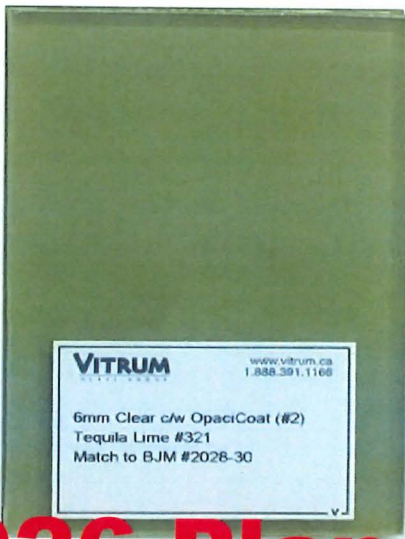
DRAWING NO.:  
Plan #B-9.1



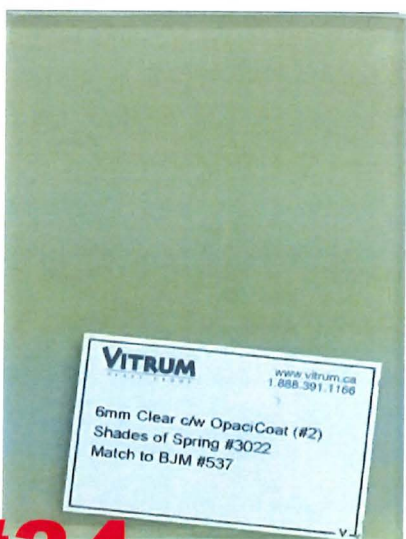
EXAMPLE DECORATIVE VERTICAL MULLIONS



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



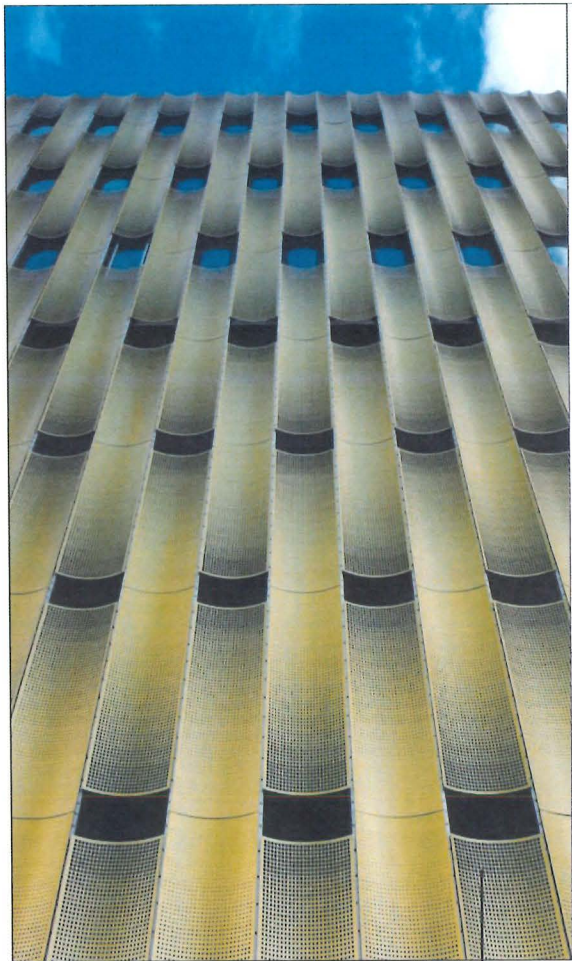
RESID'L TOWER SPANDREL  
PANEL - COLOUR 3 BM-2028-30



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

DP 26-007148 August 4, 2026 Plan #34





PERFORATED CURVED METAL SCREEN



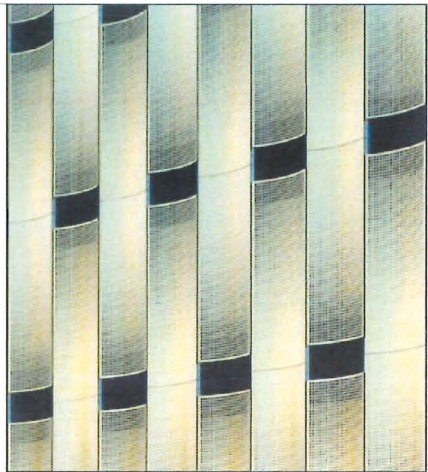
PARKING GARAGE ELEVATION



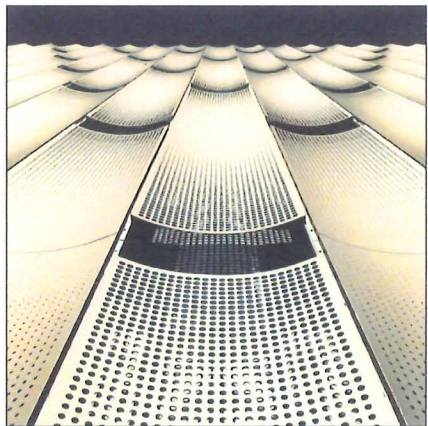
OFFICE BUILDING ABOVE PARKING GARAGE



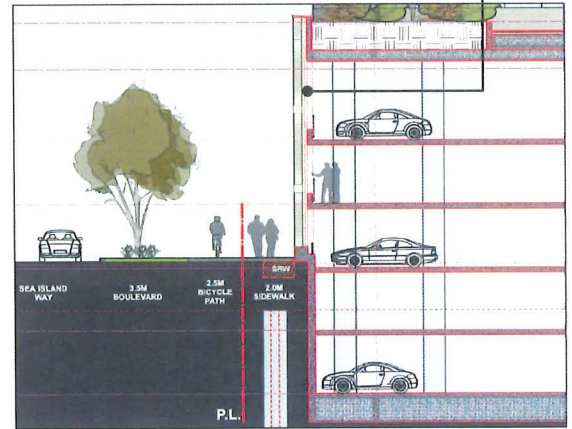
REFERENCE PICTURE PARKING GARAGE FACADE



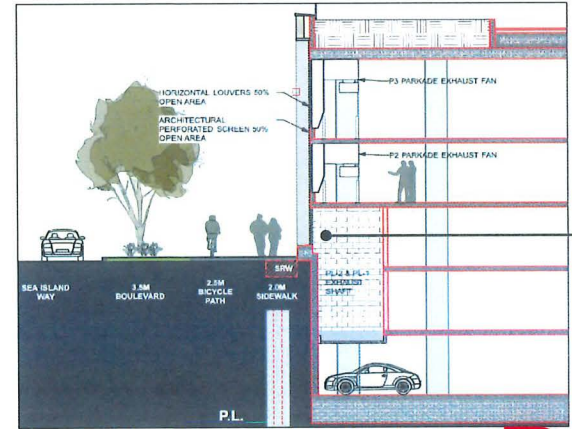
PERFORATED CURVED METAL SCREEN - COLOUR CASHMERE MICA



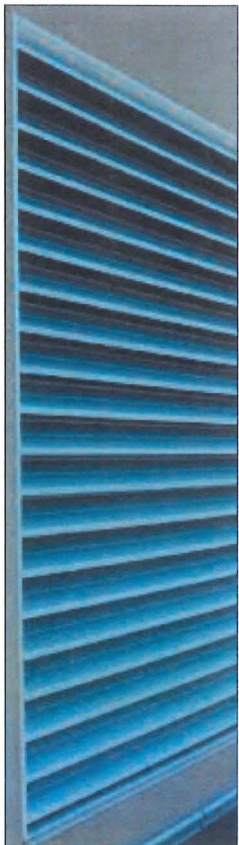
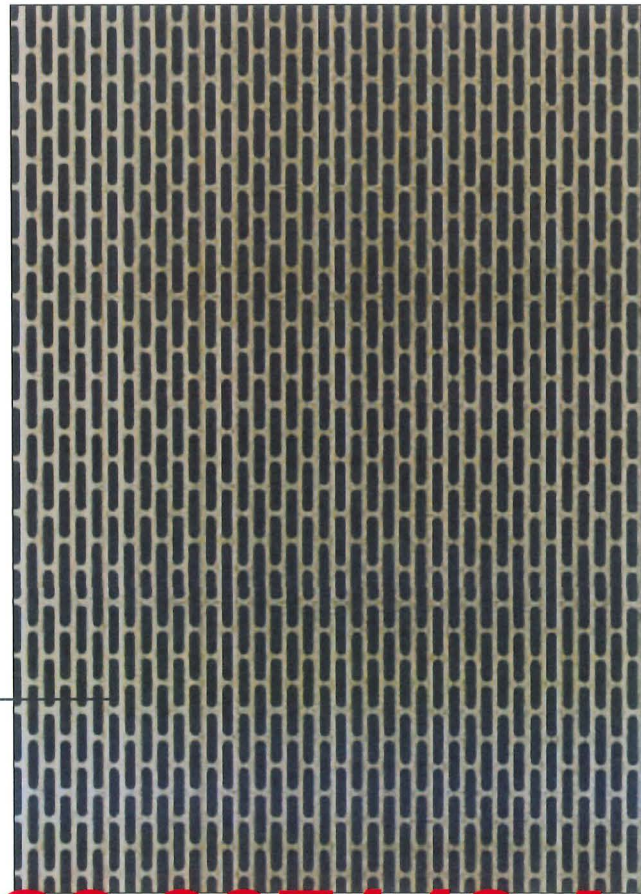
REFERENCE PICTURE DETAIL PARKING GARAGE FACADE



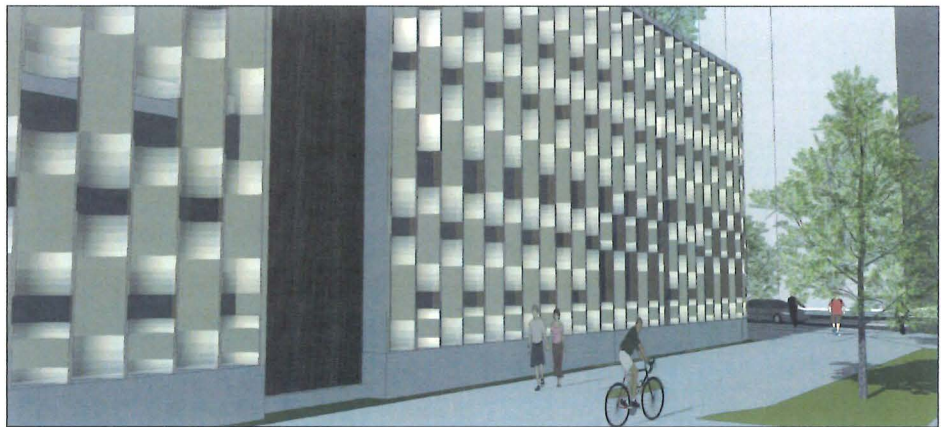
SECTION -PERFORATED CURVED SCREEN -N.T.S.



SECTION - PERFORATED METAL SCREEN IN FRONT OF PARKADE EXHAUST LOUVERS N.T.S.



REFERENCE PICTURE MECHANICAL EXHAUST LOUVER BEHIND PERFORATED CURVED SCREEN



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ISSUE/REVISION  
A 2021-02-12 RE-ISS FOR D.P.

DP 26-007148  
July 30, 2026

PROJECT  
ViewStar LOT B

3311 No. 3 Road  
Richmond, B.C.

Materials and Colours  
Sea Island Way

JOB NO. 11-07  
DRAWN LL, SV  
DATE August 4, 2026  
SCALE 1:1  
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DRAWING NO. :

Plan #B-9.2



ISSUED FOR DPMA

July 27, 2026



Yuanheng Seaside  
Development Lot B

for Yuanheng Holdings  
Civic Address: 3031 - 3351 No. 3 Road, Richmond, BC

CONSULTANT TEAM

OWNER: Yuanheng Holdings  
ARCHITECT: WT Leung Architects  
LANDSCAPE: eta landscape architecture  
ARBORIST: Arbortech Consulting

DRAWING LIST

- L0.0 Cover Page
- L0.1 Notes and Schedules
- L0.2 Notes and Schedules
- L0.3 Illustrative Plan
- L1.0 Illustrative Plan - Ground Floor
- L1.1 Material Plan - Ground Floor - Area 1
- L1.2 Material Plan - Ground Floor - Area 2
- L2.0 Illustrative Plan - Podium Level
- L2.1 Material Plan - Podium Level - Area 1
- L2.2 Material Plan - Podium Level - Area 2
- L2.3 Material Plan - Podium Level - Area 3
- L2.4 Material Plan - Podium Level - Trellis Layout
- L3.1 Lighting Plan - Ground Floor
- L3.2 Lighting Plan - Podium Level
- L4.1 Grading and Drainage Plan - Ground Floor
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- L5.0 Tree Plan - Ground Floor
- L5.1 Planting Plan - Ground Floor - Area 1
- L5.2 Planting Plan - Ground Floor - Area 2
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- L7.1 Soil Depth Plan - Ground Floor
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- L8.1 Irrigated Areas Plan - Lot B - Ground Floor
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- L9.1 Landscape Sections - Lot B
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- L9.5 Landscape Sections - Lot B
- L10.0 Softscape Details
- L11.1 Hardscape Details
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- L11.5 Hardscape Details
- L12.1 Site Furnishings Details
- L12.2 Site Furnishings Details
- L12.3 Site Furnishings Details
- L12.4 Site Furnishings Details

| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2020-03-19 | Revised by EF   |
| 2   | 2020-07-21 | Revised by EFMS |

| No. | Date       | Issue Notes                |
|-----|------------|----------------------------|
| A   | 2019-05-20 | Issued for P2, Rev. 2/2019 |
| C   | 2020-03-19 | Issued for EF              |
| F   | 2020-07-21 | Issued for EFMS            |
| G   | 2020-07-27 | Issued for EFMS            |
| M   | 2021-02-02 | Issued for EF              |
| N   | 2021-04-09 | Issued for EF              |
| O   | 2021-07-21 | Issued for EF              |
| P   | 2022-01-06 | Revised for EF             |
| Q   | 2022-01-06 | Revised for EF             |
| R   | 2022-01-06 | Revised for EF             |
| S   | 2022-01-06 | Revised for EF             |
| T   | 2022-01-06 | Revised for EF             |
| U   | 2022-01-06 | Revised for EF             |
| V   | 2022-01-06 | Revised for EF             |
| W   | 2022-01-06 | Revised for EF             |

Project Name

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Project

Yuanheng Development  
Lot B

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

Drawing Title

Cover Sheet

Scale

| Sheet No. | Sheet Title |
|-----------|-------------|
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42



ALL PLANTS TO BE NURSERY GROWN  
ALL PLANT MATERIALS AND LABOUR TO CONFORM  
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

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

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

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,  
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR  
REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS,  
TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7  
INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN  
AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA  
LANDSCAPE STANDARDS).  
IT SHALL POSSESS THE FOLLOWING QUALITIES:

**TEXTURE**  
'COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%  
'ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%  
'SAND (LARGER THAN 0.05mm AND SMALLER  
THAN 2mm): 50-70%  
'SILT (LARGER THAN 0.002mm AND SMALLER  
THAN 0.05mm): 10-25%  
'CLAY (SMALLER THAN 0.002mm): 0-20%  
'CLAY AND SILT COMBINED: MAXIMUM 25%

**ORGANIC CONTENT:** 3-10%

**Acidity (pH):** 6.0-7.0 as per CSLA Standards

**DRAINAGE:** PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER  
AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE  
STANDARDS:

|                       | Over prepared<br>subgrade where the<br>subsoil drains rapidly | Over structures or<br>where the subsoil drains<br>poorly |
|-----------------------|---------------------------------------------------------------|----------------------------------------------------------|
| LARGE TREE            | 750mm(30")                                                    | 900mm(35")                                               |
| TREES (10m3 PER TREE) | 600mm (24")                                                   | 750mm(30")                                               |
| LARGE SHRUBS          | 600mm(24")                                                    | 500-900mm(20"-36")                                       |
| SMALL SHRUBS          | 450mm(18")                                                    | 300-500mm(12"-20")                                       |
| GROUNDCOVERS          | 300mm(12")                                                    | 225mm(9")                                                |
| LAWN-IRRIGATED        | 150mm(6")                                                     | 150mm(6")                                                |
| LAWN-NOT IRRIGATED    | 150mm(6")                                                     | 225mm(9")                                                |

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

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

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

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS  
ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO  
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE  
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE  
CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL  
COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL  
THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD  
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN  
SOILS REPORT.

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

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

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

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO  
INDICATED SOIL DEPTH.

**PLANT COUNTS**  
**IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT**  
**SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY**  
**ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.**

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

**GENERAL NOTES**  
1.DO NOT SCALE DIRECTLY FROM DRAWINGS  
2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS  
ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING  
IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION  
3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION  
OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO  
COMMENCING CONSTRUCTION  
4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO  
COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED  
5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE  
CITY.  
6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE  
AND CIVIL ENGINEER'S DRAWINGS.  
7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,  
VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES  
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.  
8.ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS  
9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION  
OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS  
TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO  
COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER  
10.FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE  
TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE

**PLANTING NOTES- REFER TO CURRENT NOTES LIST.**  
1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS  
OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS  
2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE  
3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT  
WITHIN TREE PROTECTION ZONE  
4.FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)  
BEYOND THE DRIFLINE.  
5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED /STAKED AND  
APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE  
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.  
6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED  
OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL  
7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT WHICH TESTS THE  
SOIL QUALITY CRITERIA RELATIVE TO ~ AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING  
LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE  
RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA/AAFC & CNLA  
ACPP  
8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFF-SITE BY  
THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE  
9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER  
SPECIFIED INFO  
10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF  
PLANT SPECIES OR SIZES  
11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS  
12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO  
(2.0) METERS OF PAVING OR UNDERGROUND UTILITIES  
13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS  
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.  
14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS  
ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND  
REQUIREMENTS  
15.A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW  
PRIOR TO INSTALLATION  
16.LIGHT-WEIGHT-BLOW-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY  
STRUCTURAL ENGINEER  
17.A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

**HARD LANDSCAPE & FURNITURE NOTES**  
1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING  
MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION  
2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE  
APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE  
UNDERTAKING INSTALLATION  
3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL  
HARDSCAPE MATERIAL, PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT  
DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL  
4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND  
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT  
5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS)  
MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS  
SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED  
MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS  
6.ALL SITE FURNITURE OR FURNITURE COLORS AS INDICATED ON DRAWINGS AND  
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT  
7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND  
FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE  
ARCHITECT'S APPROVAL.

**SITE LAYOUT & GRADING NOTES**  
1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH  
CONSTRUCTION  
2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED  
3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH  
CONSTRUCTION  
4.STAIRS, NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN  
NECESSARY AND AS APPROVED BY ENGINEER  
5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY  
DISCREPANCIES TO BE SUBMITTED FOR LANDSCAPE ARCHITECT'S FEEDBACK  
6.DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS  
7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S  
DRAWINGS AND SPECIFICATIONS  
8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR  
PAVEMENT.

**IRRIGATION NOTES**  
1.IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY  
LANDSCAPE CONTRACTOR  
2.IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB  
OUTS PROVIDED (TYP. 2" CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR  
LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING  
WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE, TO INCLUDE SLEEVEING, DRIP LINE, PIPE  
SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY  
AND LOCATIONS TO BE APPROVED  
3.IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN  
LANDSCAPE STANDARDS  
4.IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS  
DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION  
INDUSTRY ASSOCIATION OF BC)  
5.IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS  
CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL  
CONSULTANTS AND TRADES  
6.IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS  
7.SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF  
OFF-SITE AREAS, PER CITY STANDARDS  
8.ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS  
9.TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND  
SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET  
STANDARDS  
10.MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS  
THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED  
11.PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM  
AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS  
CATALOGUE.

**LANDSCAPE LIGHTING NOTES**  
1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL  
LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.  
2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND  
PHOTOMETRIC S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO  
INSTALLATION ON SITE  
3.FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND  
SPECIFICATIONS  
4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO  
CONSTRUCTION  
5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT  
DRAWINGS AND MUNICIPAL STANDARDS.

| Revisions |            |                  |
|-----------|------------|------------------|
| No.       | Date       | Revision Notes   |
| 1         | 2025-03-10 | Re-issued for EF |
| 2         | 2026-07-27 | Issued for EPM   |

| Rev# | Date       | Issue Notes                    |
|------|------------|--------------------------------|
| A    | 2016-05-20 | Issued for E-2, Re-Amend - e-1 |
| C    | 2020-09-06 | Issued for EF                  |
| E    | 2021-02-01 | Issued for AEP                 |
| G    | 2021-07-27 | Issued for Progress            |
| M    | 2021-10-12 | Issued for EEP                 |
| N    | 2021-11-19 | Issued for EEP                 |
| O    | 2021-05-21 | Issued for EEP                 |
| T    | 2022-01-10 | Re-Issued for EEP              |
| G    | 2021-10-16 | Issued for EPM                 |
| F    | 2021-07-16 | Issued for City Request        |
| E    | 2021-09-15 | Re-Issued for EEP              |
| J    | 2023-10-18 | Issued for EPM                 |
| U    | 2023-10-20 | Re-Issued for EPM              |
| V    | 2023-10-15 | Re-Issued for EPM              |
| W    | 2026-07-27 | Issued for EPM                 |

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Project

**Yuanheng Development**

**Lot B**

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

Drawing Title

**Notes and Schedules**

Legend

| Drawn By    | Checked By   |
|-------------|--------------|
| MG          | 21609        |
| Drawn By    | Drawn By     |
| VGS         | Drawn By     |
| Reviewed By | Reviewed By  |
| 10          | <b>L.O.1</b> |
| 08/30/19    |              |

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File Name

**DP 26-007148 August 4, 2026 Plan #37**



MATERIALS AND FURNISHINGS

| SITE FURNISHINGS |           |                                 |                         |                          |                         |                           |                               |     |
|------------------|-----------|---------------------------------|-------------------------|--------------------------|-------------------------|---------------------------|-------------------------------|-----|
| ID               | REFERENCE | DESCRIPTION                     | SIZE                    | MODEL                    | MANUFACTURER            | COMMENT                   | COLOUR                        | QTY |
| F1.1             | 1/L12.1   | CUSTOM SQUARE-BASED OGDEN BENCH | Refer to plan           | Ogden                    | Maglin                  | Customizable              | Natural                       | -   |
| F1.2             | 1/L12.1   | CUSTOM WALL-MOUNTED OGDEN BENCH | Refer to plan           | Ogden                    | Maglin                  | Custom                    | Natural                       | -   |
| F2               | 2/L12.1   | SQUARE TIMBER SEAT              | 24x24x18"               | Pixel                    | Maglin                  | Square profile, lpe       | Natural                       | -   |
| F3               | 3/L12.1   | BIKE RACK                       | 27x4x25"                | SCBR1600                 | Maglin                  | Fine textured             | Silver                        | -   |
| F4               | -         | REMOVED                         | -                       | -                        | -                       | -                         | -                             | -   |
| F5.1             | 4/L12.1   | MOVABLE CHAIRS                  | 18x19x23"               | MCH-2000-00002           | Maglin                  | -                         | Red                           | -   |
| F5.2             | 5/L21.1   | MOVABLE TABLES (COMMERCIAL)     | 36x36x30"               | MTB-2000-00001           | Maglin                  | -                         | Red                           | -   |
| F5.3             | 5/L12.1   | MOVABLE TABLES (RESIDENTIAL)    | 36x36x30"               | MTB-2000-00001           | Maglin                  | -                         | Red                           | -   |
| F6               | 3/L12.3   | TREE GRATE (SM)                 | 5' dia.                 | 5' Flat Rainbow          | Urban Accessories       | Rust Conditioner          | Ductile Iron                  | -   |
| F7               | 4/L12.3   | TREE GRATE (LG)                 | 8' dia                  | 8' Flat Rainbow          | Urban Accessories       | Rust Conditioner          | Ductile Iron                  | -   |
| F8               | 5/L12.3   | POTTING TABLE AND STORAGE       | Refer to plan           | -                        | Custom                  | Cedar                     | Natural                       | -   |
| F9               | 6/L21.3   | SQUARE STONE SEAT               | 36x36x18"               | -                        | Custom                  | Polished Basalt           | Black                         | -   |
| F10              | 7/L12.3   | BOCCE BALL COURT                | Refer to plan           | -                        | Custom                  | -                         | Natural                       | -   |
| F11              | 6/L12.1   | TABLE TENNIS                    | 108x64x36"              | Flight Tennis Table      | Green Theory            | -                         | Aged Copper                   | -   |
| F12              | 1/L12.2   | RECTANGULAR FIRE TABLE          | 72x24x12"               | Robata 72                | Paloform                | Black Pebble Glass        | Black                         | -   |
| F13              | 2/L12.2   | ROUND FIRE TABLE                | 48x48x16"               | Miso 48                  | Paloform                | Black Pebble Glass        | Black                         | -   |
| F14              | 3/L12.2   | FIRE PLAZA LOUNGE CHAIR         | 29x34x28"               | Belvedere                | Restoration Hardware    | -                         | Slate                         | -   |
| F15              | 4/L12.2   | LOUNGE SEATING                  | 62x23x41"               | MCL720-W                 | Maglin                  | lpe                       | Silver                        | -   |
| F16              | 1/L12.4   | URBAN AGRICULTURE PLANTER       | Refer to plan           | Custom                   | Custom                  | -                         | -                             | -   |
| F17              | 3/L12.4   | COMPOSTER                       | Refer to plan           | Custom                   | Cedar Creek Enterprises | -                         | Cedar                         | -   |
| F18              | 2/L12.3   | CHESS TABLE                     | 24x24x30"               | -                        | Custom                  | -                         | Blue                          | -   |
| F19              | 4/L12.4   | CORNHOLE FRAME                  | 24x48x12"               | -                        | Custom                  | Movable                   | Red                           | -   |
| F20              | 5/L12.4   | TIERED PLATFORM SEATING         | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| F21              | 7/L12.1   | MOVABLE BAR-HEIGHT STOOL        | 32.5"x18"               | MCH-2000-00001           | Maglin                  | -                         | Steel                         | -   |
| A1               | 1/L11.4   | GLASS ARBOUR, L4                | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| A2               | 2/L11.4   | GLASS ARBOUR, L5A               | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| A3               | 3/L11.4   | GLASS ARBOUR, L5B               | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| A4               | 4/L11.4   | GLASS ARBOUR, L5C               | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| C1               | 5/L12.2   | SLIDE                           | 20x14x7"                | COR71005                 | Kompan                  | -                         | -                             | -   |
| C2               | -         | REMOVED                         | -                       | -                        | -                       | -                         | -                             | -   |
| C3               | 2/L12.4   | PLAY POLES                      | Height varies           | -                        | Custom                  | Powdercoat                | Red                           | -   |
| T1               | 1/L11.5   | METAL TRELLIS, TOWER F          | Refer to plan           | -                        | Custom                  | Powdercoat                | Black                         | -   |
| T2               | 2/L11.5   | METAL TRELLIS, TOWER G          | Refer to plan           | -                        | Custom                  | Powdercoat                | Black                         | -   |
|                  |           |                                 |                         |                          |                         |                           |                               |     |
| MATERIALS        |           |                                 |                         |                          |                         |                           |                               |     |
| ID               | REFERENCE | DESCRIPTION                     | SIZE                    | MODEL                    | MANUFACTURER            | COMMENT                   | COLOUR                        | QTY |
| P1               | 1/L11.1   | CONCRETE PAVER - GF             | 6x12x2.5"               | Urban                    | Newstone Group          | -                         | Grey                          | -   |
| P1.1             | 1/L11.1   | BASALT PAVER - GF               | 12x12x2"                | Yaletown                 | NW Landscape Supply     | Provide sample for review | Dark Gray/Black, Flame Finish | -   |
| P2               | 8/L11.1   | CONCRETE PAVER - PODIUM PATIO   | 18x18x1.75"             | Vancouver Bay            | Mutual Materials        | On Pedestal               | Platinum Cascade              | -   |
| P2.2             | 2/L11.1   | CONCRETE PAVER - PODIUM         | 4x8x2"                  | Holland                  | Mutual Materials        | Running Bond              | -                             | -   |
| P3               | 3/L11.1   | P/P RUBBER PLAY SURFACING       | -                       | -                        | Marathon Surface        | -                         | Red, Rose                     | -   |
| P4               | 4/L11.1   | SANDSTONE STEPPING STONES       | 2' to 4'; 2"-3.5" thick | -                        | NW Landscape Supply     | set min. 2" apart         | Natural                       | -   |
| P5               | 5/L11.1   | CONCRETE PAVERING               | -                       | -                        | Custom                  | Broom Finish              | Natural                       | -   |
| P6               | 1/L11.2   | TIMBER BOARDWALK                | -                       | -                        | Custom                  | -                         | Natural                       | -   |
| P7               | 2/L11.1   | OLD DOMINION CIRCLE KIT PAVERS  | -                       | Old Dominion Circle Kits | Mutual Materials        | Circle pattern            | Cascade blend                 | -   |
| P8               | 3/L11.3   | SPLIT FACE STEPS - PODIUM       | 72"x30"x7"              | Dimensional Steps        | Rosetta                 | Pre-cast concrete         | -                             | -   |
| M1               | 2/L11.2   | CONCRETE PLANTER                | -                       | -                        | Custom                  | -                         | Natural                       | -   |
| M2               | 3/L11.2   | DRIP STRIP                      | -                       | -                        | Custom                  | -                         | -                             | -   |
| M3               | 4/L11.2   | CONCRETE SEATING WALL           | -                       | -                        | Custom                  | -                         | Natural                       | -   |
| M5               | 1/L11.3   | TIMBER PLATFORM                 | -                       | -                        | Custom                  | -                         | -                             | -   |
| M6               | 2/L11.3   | ENTRANCE GATE AND PILLAR        | Refer to plan           | -                        | Custom                  | Cedar                     | Ground Level                  | -   |
| M7               | 3/L11.3   | METAL GATE AND PILLAR           | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |
| M8               | 4/L11.3   | METAL FENCE                     | Refer to plan           | -                        | Custom                  | -                         | -                             | -   |

| MATERIALS |           |                                |                         |                          |                     |                           |                               |     |
|-----------|-----------|--------------------------------|-------------------------|--------------------------|---------------------|---------------------------|-------------------------------|-----|
| ID        | REFERENCE | DESCRIPTION                    | SIZE                    | MODEL                    | MANUFACTURER        | COMMENT                   | COLOUR                        | QTY |
| P1        | 1/L11.1   | CONCRETE PAVER - GF            | 6x12x2.5"               | Urban                    | Newstone Group      | -                         | Grey                          | -   |
| P1.1      | 1/L11.1   | BASALT PAVER - GF              | 12x12x2"                | Yaletown                 | NW Landscape Supply | Provide sample for review | Dark Gray/Black, Flame Finish | -   |
| P2.1      | 8/L11.1   | CONCRETE PAVER - PODIUM PATIO  | 18x18x1.75"             | Vancouver Bay            | Mutual Materials    | On Pedestal               | Platinum                      | -   |
| P2.2      | 2/L11.1   | CONCRETE PAVER - PODIUM        | 4x8x2"                  | Holland                  | Mutual Materials    | Running Bond              | Cascade                       | -   |
| P3        | 3/L11.1   | PIP RUBBER PLAY SURFACING      | -                       | -                        | Marathon Surface    | -                         | Red, Rose                     | -   |
| P4        | 4/L11.1   | SANDSTONE STEPPING STONES      | 2' to 4', 2'-3.5" thick | Bluestone tumbled XL     | NW Landscape Supply | set min. 2" apart         | Natural                       | -   |
| P5        | 5/L11.1   | CONCRETE PAVING                | -                       | -                        | Custom              | Broom Finish              | Natural                       | -   |
| P6        | 1/L11.2   | TIMBER BOARDWALK               | -                       | -                        | Custom              | -                         | Natural                       | -   |
| P7        | 2/L11.1   | OLD DOMINION CIRCLE KIT PAVERS | -                       | Old Dominion Circle Kits | Mutual Materials    | Circle pattern            | Cascade blend                 | -   |
| P8        | 5/L11.3   | SPLIT FACE STEPS - PODIUM      | 72"x30"x7"              | Dimensional Steps        | Rosetta             | Pre-cast concrete         | -                             | -   |
| M1        | 2/L11.2   | CONCRETE PLANTER               | -                       | -                        | Custom              | -                         | Natural                       | -   |
| M2        | 3/L11.2   | DRIP STRIP                     | -                       | -                        | Custom              | -                         | -                             | -   |
| M3        | 4/L11.2   | CONCRETE SEATING WALL          | -                       | -                        | Custom              | -                         | Natural                       | -   |
| M5        | 1/L11.3   | TIMBER PLATFORM                | -                       | -                        | Custom              | Cedar                     | -                             | -   |
| M6        | 2/L11.3   | ENTRANCE GATE AND PILLAR       | Refer to plan           | -                        | Custom              | Ground Level              | -                             | -   |
| M7        | 3/L11.3   | METAL GATE AND PILLAR          | Refer to plan           | -                        | Custom              | L4                        | -                             | -   |
| M8        | 4/L11.3   | METAL FENCE                    | Refer to plan           | -                        | Custom              | -                         | -                             | -   |

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

PLANT LIST

| GROUND FLOOR                       |     |                                         |                               |         |                       |                        |
|------------------------------------|-----|-----------------------------------------|-------------------------------|---------|-----------------------|------------------------|
| ID                                 | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE        | NOTES                  |
| TREES                              |     |                                         |                               |         |                       |                        |
| Ac                                 | 6   | Acer circinatum                         | vine maple                    | s3      | 2m ht. B&B            | full, bushy crown      |
| Ccf                                | 1   | Cercis canadensis 'Forest Pansy'        | eastern redbud                | s3      | 6 cm cal. B&B, 2m std | full, bushy crown      |
| Fsd                                | 1   | Fagus sylvatica 'Dawycck Gold'          | golden beech                  | s3      | 4m ht. B&B            | 1.8m std. full crown   |
| Pxy                                | 1   | Prunus x yedensis 'Akebono'             | Akebono Yoshino cherry        | s3      | 6 cm cal. B&B         | full, bushy crown      |
| Qrs                                | 2   | Quercus robur 'K'indred Spirit'         | columnar oak                  | s3      | 6 cm cal. B&B         | full, bushy crown      |
| Sal                                | 2   | Sorbus aria 'Lutescens'                 | whitebeam                     | s3      | 6 cm cal. B&B         | 1.8m std. full crown   |
| Stj                                | 4   | Styrax japonicus 'Snowcone'             | Japanese snowbell             | s3      | 6 cm cal. B&B         | full, bushy crown      |
| GROUND FLOOR                       |     |                                         |                               |         |                       |                        |
| ID                                 | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE        | NOTES                  |
| SHRUBS / GROUNDCOVERS / PERENNIALS |     |                                         |                               |         |                       |                        |
| Ago                                | 202 | Acorus gramineus 'Ogon'                 | gold sweet flag               |         | 0 #1 cont.            | full, bushy plants     |
| Ahc                                | 26  | Azalea japonica 'Hino Crimson'          | evergreen azalea              | ---     | #2 cont.              | ---                    |
| Ci                                 | 77  | Chasmanthium latifolium                 | northern sea oats             |         | 0 #1 cont.            | full, bushy plants     |
| Cth                                | 17  | Ceanothus thyrsiflorus 'Victoria'       | California lilac              |         | 0 #10 cont.           | full, bushy plants     |
| Gs                                 | 22  | Gaultheria shallon                      | salal                         |         | 0 #2 cont.            | full, bushy plants     |
| Hs                                 | 32  | Helictotrichon sempervirens             | blue oat grass                |         | 0 #2 cont.            | full, bushy plants     |
| Lis                                | 21  | Liriope spicata                         | creeping lily turf            |         | 0 #1 cont.            | full, bushy plants     |
| Lm                                 | 454 | Liriope muscan                          | lily turf                     |         | 0 #1 cont.            | full, bushy plants     |
| Mis                                | 8   | Miscanthus sinensis 'Morning Light'     | Morning Light maiden grass    |         | 0 #5 cont.            | full, bushy plants     |
| Pah                                | 24  | Pennisetum alopecuroides 'Hameln'       | dwarf fountain grass          |         | 0 #1 cont.            | full, bushy plants     |
| Pm                                 | 3   | Pinus mugo                              | mugo pine                     |         | 0 #10 cont.           | full, bushy plants     |
| Pm                                 | 67  | Polystichum munitum                     | sword fern                    |         | 0 #3 cont.            | full, bushy plants     |
| Ppo                                | 97  | Polystichum polyblepharum               | tassel fern                   |         | 0 #2 cont.            | full, bushy plants     |
| Ptr                                | 8   | Parthenocissus tricuspidata             | Boston ivy                    |         | 0 #2 cont.            | full/ bushy plants     |
| Rfq                                | 41  | Rudbeckia fulgida 'Goldsturm'           | Goldsturm Black Eyed Susan    |         | 0 #2 cont.            | full, bushy plants     |
| Rr                                 | 35  | Rosa rugosa                             | rugosa rose                   |         | 0 #3 cont.            | full, bushy plants     |
| Rs                                 | 24  | Ribes sanguineum 'King Edward'          | flowering currant             |         | 0 #5 cont.            | full, bushy plants     |
| Sa                                 | 61  | Sesleria autumnalis                     | Autumn Moor Grass             |         | 0 #2 cont.            | full, bushy plants     |
| Sca                                | 79  | Solidago canadensis                     | Goldenrod                     |         | 0 #1 cont.            | full, bushy plants     |
| Sh                                 | 40  | Sarcococca hookeriana var. Humilis      | dwarf sweet box               |         | 0 #2 cont.            | full, bushy plants     |
| Sr                                 | 2   | Sarcococca ruscifolia                   | sweet box                     |         | 0 #3 cont.            | full, bushy plants     |
| Tbr                                | 6   | Taxus baccata 'Repandens' (Male Only)   | spreading English yew         |         | 0 #5 cont.            | full, bushy plants     |
| Ts                                 | 65  | Thymus serpyllum                        | creeping thyme                |         | 0 SP#4                | full, bushy plants     |
| PODIUM LEVEL (LEVEL 4/5)           |     |                                         |                               |         |                       |                        |
| ID                                 | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE        | NOTES                  |
| TREES                              |     |                                         |                               |         |                       |                        |
| Ac                                 | 24  | Acer circinatum                         | vine maple                    | s3      | 2m ht. B&B            | full, bushy crown      |
| Aj                                 | 7   | Albizzia julibrassin                    | silk tree                     | s3      | 6 cm cal. B&B         | full, bushy crown      |
| Aps                                | 29  | Acer palmatum 'Seiryu'                  | Seiryu Japanese maple         | s3      | 5 cm cal. B&B         | multi stem, full crown |
| Ccf                                | 11  | Cercis canadensis 'Forest Pansy'        | eastern redbud                | s3      | 6 cm cal. B&B         | full, bushy crown      |
| CJ                                 | 8   | Cercidiphyllum japonicum                | katsura tree                  | s3      | 6 cm cal. B&B         | full, bushy crown      |
| Hmo                                | 4   | Hamamelis mollis                        | Chinese witch hazel           | s3      | #10 cont.             | full, bushy crown      |
| Ld                                 | 4   | Pinus contorta                          | lodgepole pine                | s3      | 3m ht/B&B             | full/ bushy canopy     |
| Pxy                                | 8   | Prunus x yedensis 'Akebono'             | Akebono Yoshino cherry        | s3      | 6 cm cal. B&B         | full, bushy crown      |
| PODIUM LEVEL (LEVEL 4/5)           |     |                                         |                               |         |                       |                        |
| ID                                 | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE        | NOTES                  |
| SHRUBS / GROUNDCOVERS / PERENNIALS |     |                                         |                               |         |                       |                        |
| Ago                                | 854 | Acorus gramineus 'Ogon'                 | gold sweet flag               |         | 0 #1 cont.            | ---                    |
| Ahc                                | 272 | Azalea japonica 'Hino Crimson'          | evergreen azalea              | ---     | #2 cont.              | ---                    |
| Car                                | 1   | Clematis armandii 'Apple Blossom'       | Apple Blossom clematis        |         | 0 #2 cont./ staked    | full, bushy plants     |
| Ceb                                | 557 | Carex elata 'Bowles Golden'             | Bowlies Golden sedge          | ---     | #1 cont.              | full, bushy plants     |
| Ci                                 | 142 | Chasmanthium latifolium                 | northern sea oats             |         | 0 #1 cont.            | ---                    |
| Ct                                 | 53  | Choisya ternata                         | Mexican mock orange           |         | 0 #5 cont.            | ---                    |
| Gem                                | 20  | Geranium macrorrhizum 'Bevan's Variety' | bigroot geranium              |         | 0 #1 cont.            | full, bushy plants     |
| Gs                                 | 203 | Gaultheria shallon                      | salal                         | ---     | #2 cont.              | ---                    |
| Haa                                | 39  | Hydrangea arborescens 'Annabelle'       | Annabelle hydrangea           |         | 0 #5 cont.            | ---                    |
| Hqs                                | 5   | Hydrangea quercifolia 'Snow Queen'      | oak-leaf hydrangea            |         | 0 #5 cont.            | full, bushy plants     |
| La                                 | 78  | Lavandula angustifolia                  | English lavender              |         | 0 #2 cont.            | full, bushy plants     |
| Mis                                | 272 | Miscanthus sinensis 'Morning Light'     | Morning Light maiden grass    | ---     | #5 cont.              | full, bushy plants     |
| Pah                                | 254 | Pennisetum alopecuroides 'Hameln'       | dwarf fountain grass          |         | 0 #2 cont.            | full, bushy plants     |
| Pat                                | 29  | Pachysandra terminalis                  | Japanese Spurge               |         | 0 #1 cont.            | full/ bushy plants     |
| Pm                                 | 358 | Polystichum munitum                     | sword fern                    | ---     | #3 cont.              | full, bushy plants     |
| Rak                                | 38  | Rhododendron 'Anah Kruschke'            | Anah Kruschke rhododendron    |         | 0 #5 cont.            | full, bushy plants     |
| Rr                                 | 45  | Rosa rugosa                             | rugosa rose                   |         | 0 #3 cont.            | full, bushy plants     |
| Rra                                | 52  | Rhododendron 'Ramapo'                   | purple rhododendron           |         | 0 #2 cont.            | ---                    |
| Rs                                 | 54  | Ribes sanguineum 'King Edward'          | flowering currant             | ---     | #5 cont.              | ---                    |
| Ryc                                | 38  | Rhododendron yakushimanum 'Crete'       | Crete rhododendron            | ---     | #5 cont.              | ---                    |
| Saj                                | 414 | Sedum 'Autumn Joy'                      | autumn stonecrop              |         | 0 #1 cont.            | full, bushy plants     |
| Sew                                | 276 | Sedum eversii                           | pink Mongolian stonecrop      |         | 0 #1 cont.            | full, bushy plants     |
| Sh                                 | 79  | Sarcococca hookeriana var. Humilis      | dwarf sweet box               | ---     | #1 cont.              | full, bushy plants     |
| Sns                                | 307 | Sedum nevi 'Silver Frost'               | southern stonecrop            |         | 0 #1 cont.            | full, bushy plants     |
| Sp                                 | 20  | Salix purpurea 'Nana'                   | dwarf arctic blue leaf willow |         | 0 #5 cont.            | ---                    |
| Spe                                | 471 | Sedum 'Purple Emperor'                  | autumn stonecrop              | ---     | #1 cont.              | full, bushy plants     |
| Sr                                 | 134 | Sarcococca ruscifolia                   | sweet box                     | ---     | #3 cont.              | ---                    |
| Ssp                                | 440 | Sedum spurium 'Green Mantle'            | two-row stonecrop             |         | 0 #1 cont.            | full, bushy plants     |
| Tbr                                | 110 | Taxus baccata 'Repandens' (Male Only)   | spreading English yew         |         | 0 #5 cont.            | full, bushy plants     |
| Tmh                                | 230 | Taxus media 'Hicksii' (Male Only)       | Anglojap yew                  | ---     | 1.2m ht. B&B          | ---                    |
| Vd                                 | 154 | Viburnum davidii                        | David's viburnum              | ---     | ---                   | full, bushy plants     |
| Vo                                 | 15  | Vaccinium ovatum 'Thunderbird'          | evergreen huckleberry         |         | 0 #3 cont.            | full, bushy plants     |
|                                    | 0   |                                         |                               |         | 0                     |                        |
| LAWN                               |     |                                         |                               |         |                       |                        |
|                                    |     | Non-Netted, grown on sand               |                               |         |                       |                        |

NOTES:

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

Revisions

| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2022-06-16 | Revised for E&P |
| 2   | 2024-07-27 | Revised for E&P |

Issues

| No. | Date       | Issue Notes                     |
|-----|------------|---------------------------------|
| A   | 2019-05-30 | Issued for E&P, Per Amendment 1 |
| C   | 2020-03-24 | Revised for E&P                 |
| E   | 2021-07-31 | Revised for E&P                 |
| G   | 2021-10-27 | Revised for E&P                 |
| M   | 2021-02-02 | Revised for E&P                 |
| N   | 2021-04-06 | Revised for E&P                 |
| O   | 2021-05-31 | Revised for E&P                 |
| R   | 2022-01-06 | Revised for E&P                 |
| U   | 2021-01-06 | Revised for E&P                 |
| F   | 2021-02-06 | Revised for E&P                 |
| F   | 2021-01-29 | Revised for E&P                 |
| I   | 2021-10-09 | Revised for E&P                 |
| U   | 2021-10-31 | Revised for E&P                 |
| V   | 2021-01-06 | Revised for E&P                 |
| W   | 2021-07-27 | Revised for E&P                 |

Projector Seal



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Project

Yuanheng Development

Lot B

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

Issued For

Notes and Schedules

Log

|                 |                 |
|-----------------|-----------------|
| Project Manager | Project Manager |
| MG              | 21609           |
| Client          | Client          |
| YHG             | YHG             |
| Revised By      | Revised By      |
| 08-30-19        | 08-30-19        |

File Name

DP 26-007148 August 4, 2026 Plan #38





Note:  
1. Community Centre Plaza SRW is subject to the SA  
2. Sea Island Greenway SRW is subject to the SA

| No. | Date       | Revision Notes   |
|-----|------------|------------------|
| 1   | 2020-03-15 | Revised for SA   |
| 2   | 2020-07-27 | Revised for DPMS |

| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2019-10-30 | Issued for P-2, for Approval |
| C   | 2020-03-20 | Issued for EP                |
| F   | 2020-07-27 | Issued for AEP               |
| G   | 2020-07-27 | Issued for Progress          |
| M   | 2021-03-27 | Issued for EP                |
| N   | 2021-04-28 | Issued for EP                |
| O   | 2021-05-21 | Issued for EP                |
| P   | 2021-06-06 | Revised for EP               |
| Q   | 2021-06-06 | Issued for Review            |
| R   | 2021-06-06 | Issued for Review            |
| S   | 2021-06-28 | Revised for EP               |
| T   | 2021-06-28 | Issued for Review            |
| U   | 2021-06-28 | Revised for Review           |
| V   | 2021-06-28 | Revised for Review           |
| W   | 2021-06-28 | Revised for Review           |

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Project  
**Yuanheng Development  
Lot B**

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

Drawing Title

**Illustrative Plan**

Scale

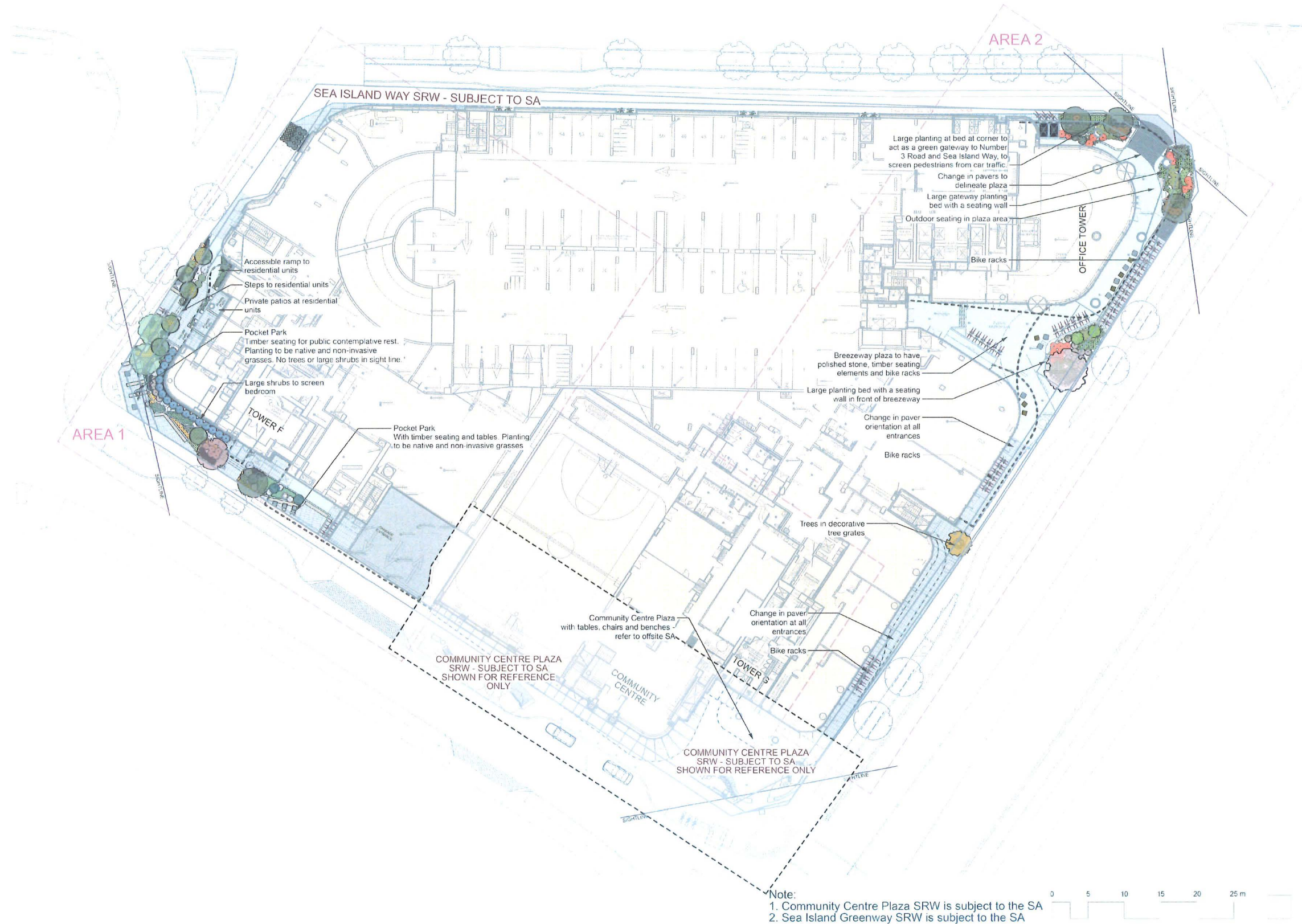
|                 |       |
|-----------------|-------|
| Project Manager | 27609 |
| MG              |       |
| Drawn By        | 12583 |
| VS              |       |
| Reviewed By     |       |
| 08-30-19        |       |

L0.3

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**DP 26-007148 August 4, 2026 Plan #39**





| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2022-03-15 | Revised for DP  |
| 2   | 2026-07-27 | Issued for DPMA |

| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2015-05-26 | Issued for F.C. See Appendix |
| C   | 2020-03-24 | Issued for DP                |
| E   | 2020-10-14 | Issued for DP                |
| G   | 2020-11-27 | Issued for DP                |
| M   | 2021-02-22 | Issued for DP                |
| N   | 2021-04-29 | Issued for DP                |
| O   | 2021-07-31 | Issued for DP                |
| P   | 2022-01-06 | Revised for DP               |
| Q   | 2022-01-06 | Revised for DP               |
| R   | 2022-01-06 | Revised for DP               |
| T   | 2022-01-06 | Revised for DP               |
| U   | 2022-01-06 | Revised for DP               |
| V   | 2022-01-06 | Revised for DP               |
| W   | 2022-01-06 | Revised for DP               |

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Project  
**Yuanheng Development  
Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Info  
**Illustrative Plan  
Ground Floor**

Scale

| Project Name | Project No. |
|--------------|-------------|
| MG           | 21609       |
| Scale        | 1:250       |
| Revised By   | Revised By  |
| 08/30/19     |             |

L1.0

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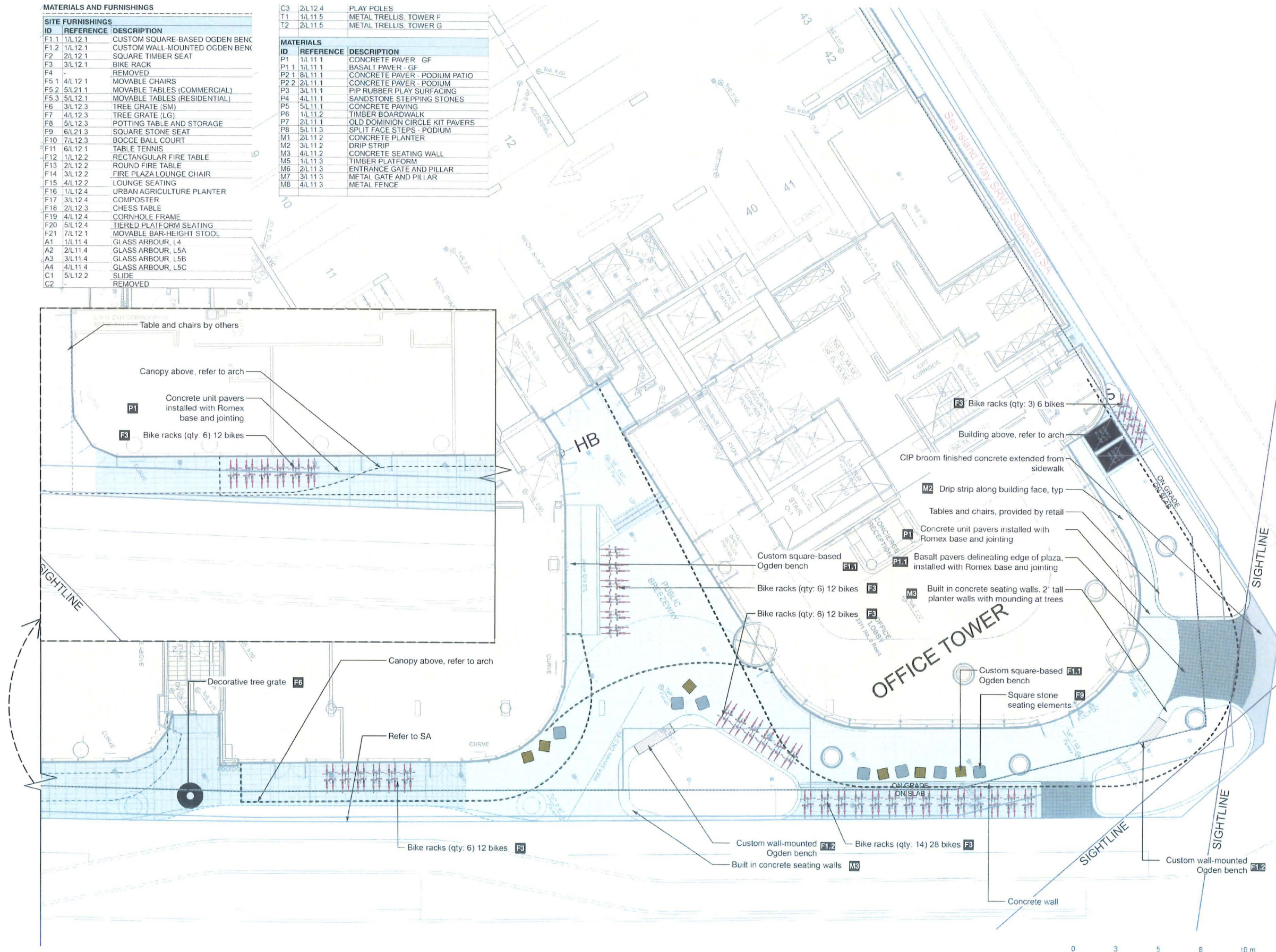


MATERIALS AND FURNISHINGS

| SITE FURNISHINGS |           |                                 |
|------------------|-----------|---------------------------------|
| ID               | REFERENCE | DESCRIPTION                     |
| F1.1             | 1/L12.1   | CUSTOM SQUARE-BASED OGDEN BENCH |
| F1.2             | 1/L12.1   | CUSTOM WALL-MOUNTED OGDEN BENCH |
| F2               | 2/L12.1   | SQUARE TIMBER SEAT              |
| F3               | 3/L12.1   | BIKE RACK                       |
| F4               |           | REMOVED                         |
| F5.1             | 4/L12.1   | MOVABLE CHAIRS                  |
| F5.2             | 5/L12.1   | MOVABLE TABLES (COMMERCIAL)     |
| F5.3             | 5/L12.1   | MOVABLE TABLES (RESIDENTIAL)    |
| F6               | 3/L12.3   | TREE GRATE (SM)                 |
| F7               | 4/L12.3   | TREE GRATE (LG)                 |
| F8               | 5/L12.3   | POTTING TABLE AND STORAGE       |
| F9               | 6/L12.3   | SQUARE STONE SEAT               |
| F10              | 7/L12.3   | BOCCIE BALL COURT               |
| F11              | 6/L12.1   | TABLE TENNIS                    |
| F12              | 1/L12.2   | RECTANGULAR FIRE TABLE          |
| F13              | 2/L12.2   | ROUND FIRE TABLE                |
| F14              | 3/L12.2   | FIRE PLAZA LOUNGE CHAIR         |
| F15              | 4/L12.2   | LOUNGE SEATING                  |
| F16              | 1/L12.4   | URBAN AGRICULTURE PLANTER       |
| F17              | 3/L12.4   | COMPOSTER                       |
| F18              | 2/L12.3   | CHESS TABLE                     |
| F19              | 4/L12.4   | CORNHOLE FRAME                  |
| F20              | 5/L12.4   | TIERED PLATFORM SEATING         |
| F21              | 7/L12.1   | MOVABLE BAR-HEIGHT STOOL        |
| A1               | 1/L11.4   | GLASS ARBOUR, L4                |
| A2               | 2/L11.4   | GLASS ARBOUR, L5A               |
| A3               | 3/L11.4   | GLASS ARBOUR, L5B               |
| A4               | 4/L11.4   | GLASS ARBOUR, L5C               |
| C1               | 5/L12.2   | SLIDE                           |
| C2               |           | REMOVED                         |

|    |         |                        |
|----|---------|------------------------|
| C3 | 2/L12.4 | PLAY POLES             |
| T1 | 1/L11.5 | METAL TRELLIS, TOWER F |
| T2 | 2/L11.5 | METAL TRELLIS, TOWER G |

| MATERIALS |           |                                |
|-----------|-----------|--------------------------------|
| ID        | REFERENCE | DESCRIPTION                    |
| P1        | 1/L11.1   | CONCRETE PAVER - GF            |
| P1.1      | 1/L11.1   | BASALT PAVER - GF              |
| P2.1      | 8/L11.1   | CONCRETE PAVER - PODIUM PATIO  |
| P2.2      | 2/L11.1   | CONCRETE PAVER - PODIUM        |
| P3        | 3/L11.1   | PIP RUBBER PLAY SURFACING      |
| P4        | 4/L11.1   | SANDSTONE STEPPING STONES      |
| P5        | 5/L11.1   | CONCRETE PAVING                |
| P6        | 1/L11.2   | TIMBER BOARDWALK               |
| P7        | 2/L11.1   | OLD DOMINION CIRCLE KIT PAVERS |
| P8        | 5/L11.3   | SPLIT FACE STEPS - PODIUM      |
| M1        | 2/L11.2   | CONCRETE PLANTER               |
| M2        | 3/L11.2   | DRIP STRIP                     |
| M3        | 4/L11.2   | CONCRETE SEATING WALL          |
| M5        | 1/L11.3   | TIMBER PLATFORM                |
| M6        | 2/L11.3   | ENTRANCE GATE AND PILLAR       |
| M7        | 3/L11.3   | METAL GATE AND PILLAR          |
| M8        | 4/L11.3   | METAL FENCE                    |



| No. | Date       | Revision Notes   |
|-----|------------|------------------|
| 1   | 2025-08-09 | Revised for EIR  |
| 2   | 2026-07-27 | Issued for EIRMA |

| No. | Date       | Issue Notes                 |
|-----|------------|-----------------------------|
| A   | 2015-09-20 | Issued for F2, for Approval |
| C   | 2020-03-24 | Issued for EIR              |
| F   | 2021-06-24 | Issued for AEP              |
| G   | 2021-07-27 | Issued for Progress         |
| H   | 2021-07-27 | Issued for EIR              |
| I   | 2021-08-27 | Issued for EIR              |
| J   | 2021-09-27 | Issued for EIR              |
| K   | 2022-01-06 | Revised for EIR             |
| L   | 2022-01-06 | Revised for EIR             |
| M   | 2022-01-06 | Revised for EIR             |
| N   | 2022-01-06 | Revised for EIR             |
| O   | 2022-01-06 | Revised for EIR             |
| P   | 2022-01-06 | Revised for EIR             |
| Q   | 2022-01-06 | Revised for EIR             |
| R   | 2022-01-06 | Revised for EIR             |
| S   | 2022-01-06 | Revised for EIR             |
| T   | 2022-01-06 | Revised for EIR             |
| U   | 2022-01-06 | Revised for EIR             |
| V   | 2022-01-06 | Revised for EIR             |
| W   | 2022-01-06 | Revised for EIR             |
| X   | 2022-01-06 | Revised for EIR             |
| Y   | 2022-01-06 | Revised for EIR             |
| Z   | 2022-01-06 | Revised for EIR             |

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Project  
**Yuanheng Development  
Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Material Plan  
Ground Floor - Area 2

|             |              |
|-------------|--------------|
| Drawn By    | 21609        |
| Check By    | 1-1-00       |
| Reviewed By | 2/2021-01-27 |





| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2020-06-15 | Revised for DP  |
| 2   | 2020-07-27 | Issued for DPMS |

| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2019-08-26 | Issued for F2, Ten Amendment |
| C   | 2020-05-26 | Issued for DP                |
| E   | 2020-10-01 | Issued for DP                |
| G   | 2020-10-27 | Issued for DP                |
| M   | 2021-06-02 | Issued for DP                |
| N   | 2021-04-08 | Issued for DP                |
| O   | 2021-05-01 | Issued for DP                |
| P   | 2021-05-01 | Revised for DP               |
| Q   | 2021-05-01 | Revised for DP               |
| R   | 2021-05-01 | Revised for DP               |
| S   | 2021-05-01 | Revised for DP               |
| T   | 2021-05-01 | Revised for DP               |
| U   | 2021-05-01 | Revised for DP               |
| V   | 2021-05-01 | Revised for DP               |
| W   | 2021-05-01 | Revised for DP               |

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**Yuanheng Development  
Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Illustrative Plan  
Podium Level**

Scale

|             |          |
|-------------|----------|
| Project No. | 27609    |
| Sheet No.   | 1/20     |
| Revised By  |          |
| Date        | 08-30-19 |

L2.0

42



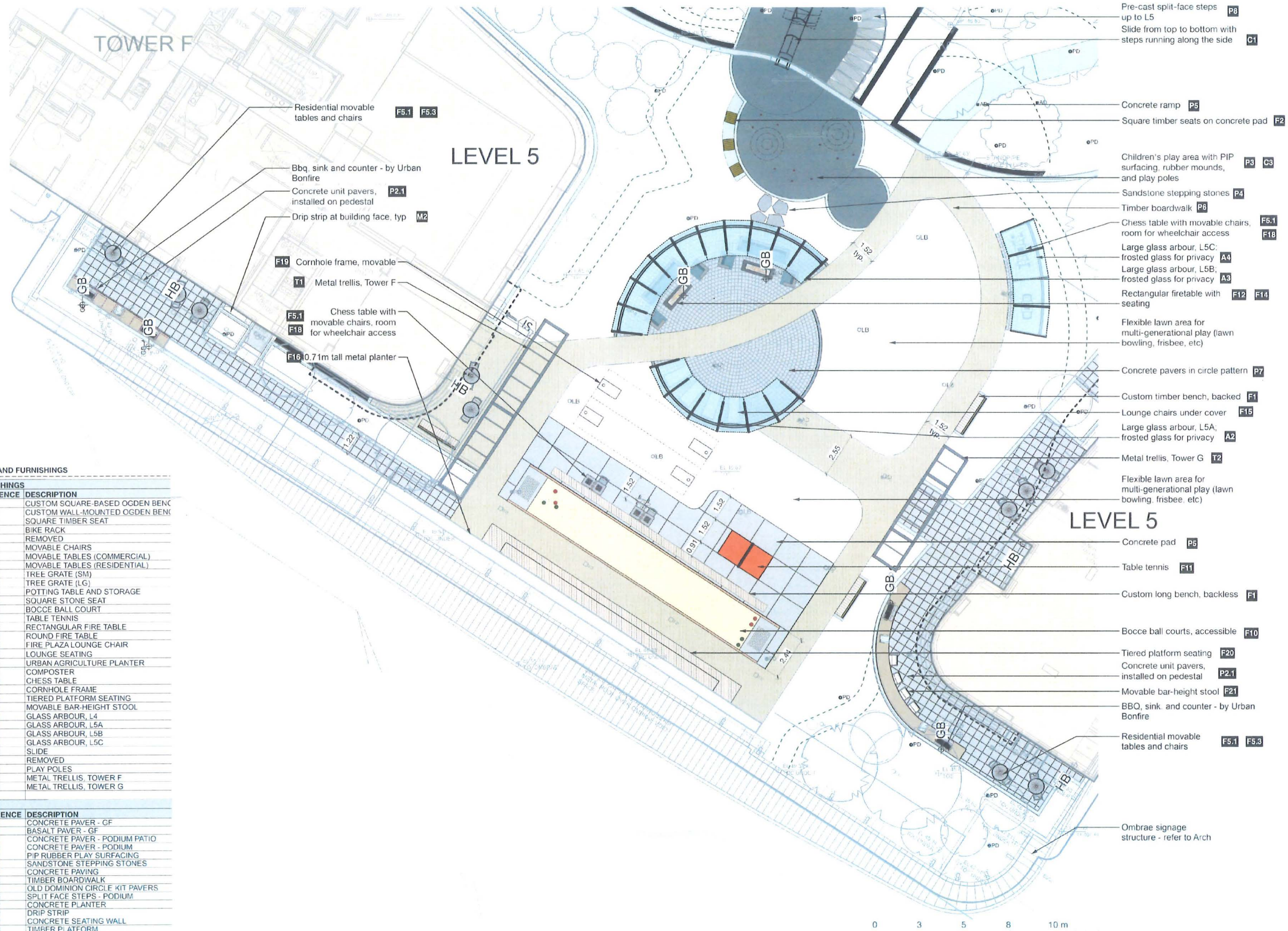








| MATERIALS AND FURNISHINGS |           |                                 |
|---------------------------|-----------|---------------------------------|
| SITE FURNISHINGS          |           |                                 |
| ID                        | REFERENCE | DESCRIPTION                     |
| F1.1                      | 1/L12.1   | CUSTOM SQUARE-BASED OGDEN BENCH |
| F1.2                      | 1/L12.1   | CUSTOM WALL-MOUNTED OGDEN BENCH |
| F2                        | 2/L12.1   | SQUARE TIMBER SEAT              |
| F3                        | 3/L12.1   | BIKE RACK                       |
| F4                        | -         | REMOVED                         |
| F5.1                      | 4/L12.1   | MOVABLE CHAIRS                  |
| F5.2                      | 5/L12.1   | MOVABLE TABLES (COMMERCIAL)     |
| F5.3                      | 5/L12.1   | MOVABLE TABLES (RESIDENTIAL)    |
| F6                        | 3/L12.3   | TREE GRATE (SM)                 |
| F7                        | 4/L12.3   | TREE GRATE (LG)                 |
| F8                        | 5/L12.3   | POTTING TABLE AND STORAGE       |
| F9                        | 6/L12.3   | SQUARE STONE SEAT               |
| F10                       | 7/L12.3   | BOCCIE BALL COURT               |
| F11                       | 6/L12.1   | TABLE TENNIS                    |
| F12                       | 1/L12.2   | RECTANGULAR FIRE TABLE          |
| F13                       | 2/L12.2   | ROUND FIRE TABLE                |
| F14                       | 3/L12.2   | FIRE PLAZA LOUNGE CHAIR         |
| F15                       | 4/L12.2   | LOUNGE SEATING                  |
| F16                       | 1/L12.4   | URBAN AGRICULTURE PLANTER       |
| F17                       | 3/L12.4   | COMPOSTER                       |
| F18                       | 2/L12.3   | CHESS TABLE                     |
| F19                       | 4/L12.4   | CORNHOLE FRAME                  |
| F20                       | 5/L12.4   | TIERED PLATFORM SEATING         |
| F21                       | 7/L12.1   | MOVABLE BAR-HEIGHT STOOL        |
| A1                        | 1/L11.4   | GLASS ARBOUR, L4                |
| A2                        | 2/L11.4   | GLASS ARBOUR, L5A               |
| A3                        | 3/L11.4   | GLASS ARBOUR, L5B               |
| A4                        | 4/L11.4   | GLASS ARBOUR, L5C               |
| C1                        | 5/L12.2   | SLIDE                           |
| C2                        | -         | REMOVED                         |
| C3                        | 2/L12.4   | PLAY POLES                      |
| T1                        | 1/L11.5   | METAL TRELLIS, TOWER F          |
| T2                        | 2/L11.5   | METAL TRELLIS, TOWER G          |
| MATERIALS                 |           |                                 |
| ID                        | REFERENCE | DESCRIPTION                     |
| P1                        | 1/L11.1   | CONCRETE PAVER - CF             |
| P1.1                      | 1/L11.1   | BASALT PAVER - GF               |
| P2.1                      | 8/L11.1   | CONCRETE PAVER - PODIUM PATIO   |
| P2.2                      | 2/L11.1   | CONCRETE PAVER - PODIUM         |
| P3                        | 3/L11.1   | PIP RUBBER PLAY SURFACING       |
| P4                        | 4/L11.1   | SANDSTONE STEPPING STONES       |
| P5                        | 5/L11.1   | CONCRETE PAVING                 |
| P6                        | 1/L11.2   | TIMBER BOARDWALK                |
| P7                        | 2/L11.1   | OLD DOMINION CIRCLE KIT PAVERS  |
| P8                        | 5/L11.3   | SPLIT FACE STEPS - PODIUM       |
| M1                        | 2/L11.2   | CONCRETE PLANTER                |
| M2                        | 3/L11.2   | DRIP STRIP                      |
| M3                        | 4/L11.2   | CONCRETE SEATING WALL           |
| M5                        | 1/L11.3   | TIMBER PLATFORM                 |
| M6                        | 2/L11.3   | ENTRANCE GATE AND PILLAR        |
| M7                        | 3/L11.3   | METAL GATE AND PILLAR           |
| M8                        | 4/L11.3   | METAL FENCE                     |



| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2025-03-15 | Revised for B5  |
| 2   | 2025-07-07 | Revised for B5M |

| No. | Date       | Issue Notes                        |
|-----|------------|------------------------------------|
| 1   | 2025-03-15 | Revised for B5, Rev. B5M, Rev. B5M |
| 2   | 2025-03-15 | Revised for B5                     |
| 3   | 2025-03-15 | Revised for B5                     |
| 4   | 2025-03-15 | Revised for B5                     |
| 5   | 2025-03-15 | Revised for B5                     |
| 6   | 2025-03-15 | Revised for B5                     |
| 7   | 2025-03-15 | Revised for B5                     |
| 8   | 2025-03-15 | Revised for B5                     |
| 9   | 2025-03-15 | Revised for B5                     |
| 10  | 2025-03-15 | Revised for B5                     |
| 11  | 2025-03-15 | Revised for B5                     |
| 12  | 2025-03-15 | Revised for B5                     |
| 13  | 2025-03-15 | Revised for B5                     |
| 14  | 2025-03-15 | Revised for B5                     |
| 15  | 2025-03-15 | Revised for B5                     |
| 16  | 2025-03-15 | Revised for B5                     |
| 17  | 2025-03-15 | Revised for B5                     |
| 18  | 2025-03-15 | Revised for B5                     |
| 19  | 2025-03-15 | Revised for B5                     |
| 20  | 2025-03-15 | Revised for B5                     |

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Project

**Yuanheng Development  
Lot B**

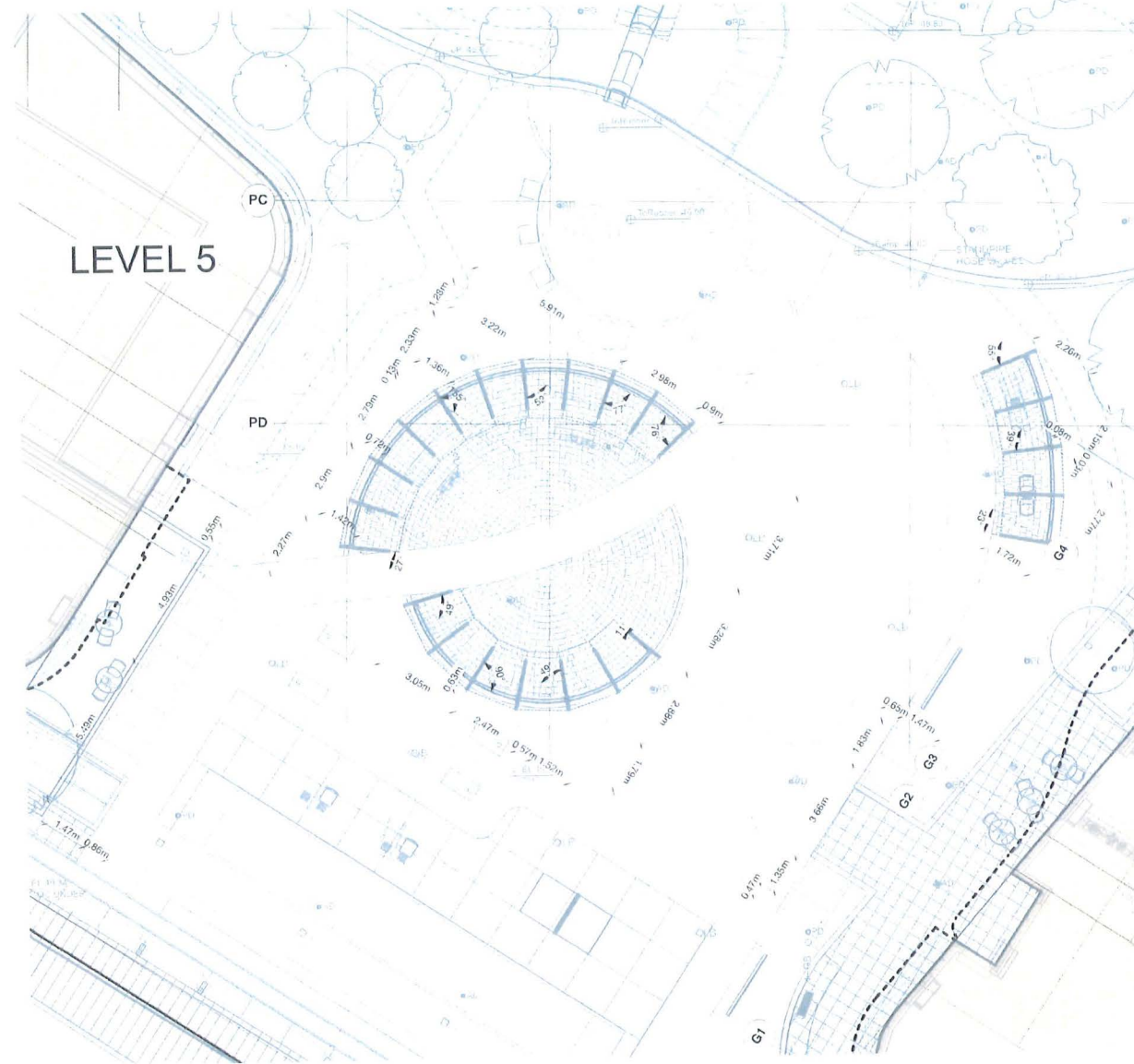
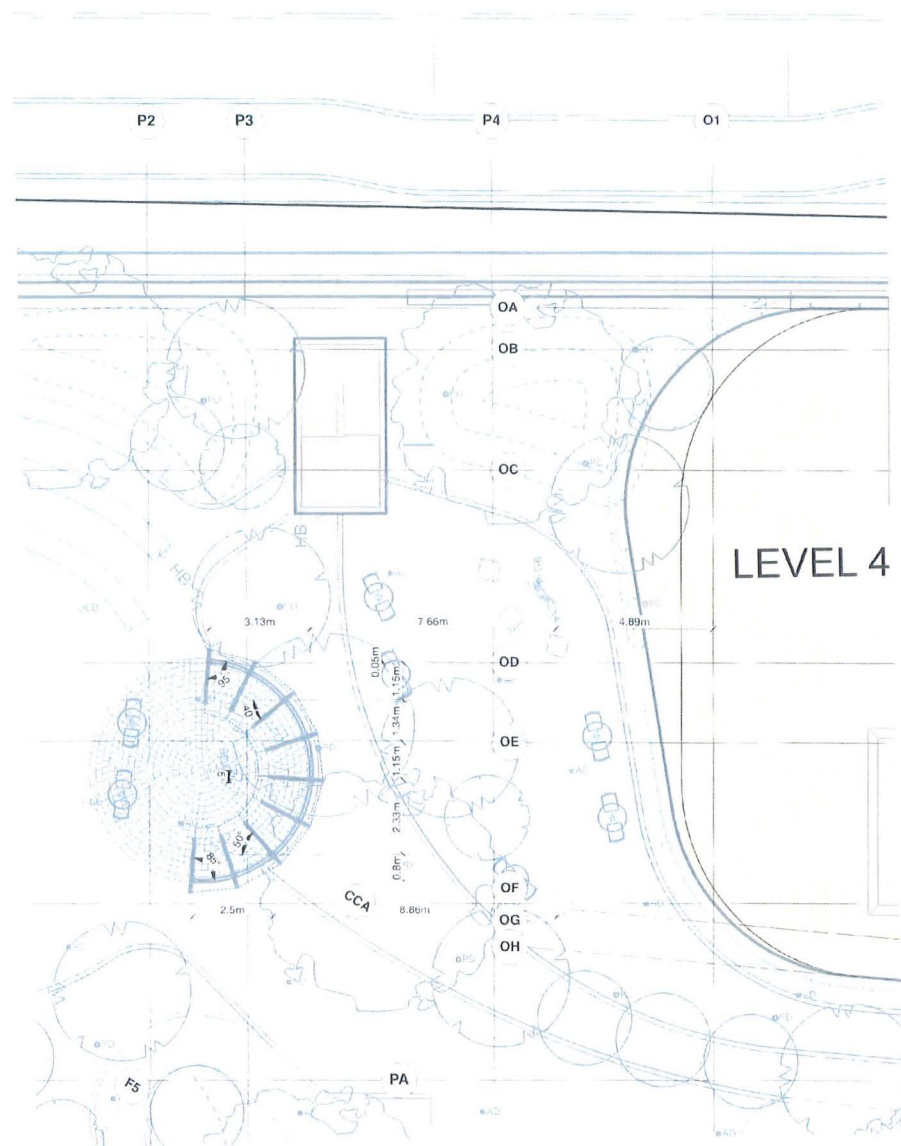
3311 No. 3 Road  
8033 Capstan Way Richmond, BC

Drawing Title

**Material Plan  
Podium Level - Area 3**

| Drawn By    | Checked By |
|-------------|------------|
| MG          | Z1609      |
| VG          | 1.130      |
| Reviewed By | 1.130      |
| 08/30/19    | L2.3       |





| No. | Date       | Revision Notes   |
|-----|------------|------------------|
| 1   | 2022-01-10 | Revised for EF   |
| 2   | 2026-07-27 | Revised for DPMA |

| No. | Date       | Issue Notes                |
|-----|------------|----------------------------|
| 1   | 2019-06-30 | Issue for P2 Test Approval |
| 2   | 2019-06-30 | Issue for EF               |
| 3   | 2020-02-11 | Issue for ADP              |
| 4   | 2020-06-27 | Issue for P2 Approval      |
| 5   | 2020-06-12 | Issue for EF               |
| 6   | 2021-04-25 | Issue for EF               |
| 7   | 2021-05-13 | Issue for EF               |
| 8   | 2021-05-18 | Issue for EF               |
| 9   | 2021-06-15 | Issue for EF               |
| 10  | 2021-06-18 | Issue for EF               |
| 11  | 2021-06-18 | Issue for EF               |
| 12  | 2021-06-18 | Issue for EF               |
| 13  | 2021-06-18 | Issue for EF               |
| 14  | 2021-06-18 | Issue for EF               |
| 15  | 2021-06-18 | Issue for EF               |
| 16  | 2021-06-18 | Issue for EF               |
| 17  | 2021-06-18 | Issue for EF               |
| 18  | 2021-06-18 | Issue for EF               |
| 19  | 2021-06-18 | Issue for EF               |
| 20  | 2021-06-18 | Issue for EF               |

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**Project**  
**Yuanheng Development**  
**Lot B**  
 3311 No. 3 Road  
 8033 Capstan Way, Richmond, BC

**Drawings**  
**Material Plan**  
**Podium Level - Trellis Layout**

Scale

0 3 5 8 10 m

|             |          |
|-------------|----------|
| Project No. | 21609    |
| MC          | 21609    |
| YS          | 1:100    |
| Reviewed By | L2.4     |
| Date        | 05/30/19 |
| Page        | 42       |



| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2022-03-15 | Revised for EFP |
| 2   | 2022-07-27 | Revised for EFP |

| No. | Date       | Issue Notes                 |
|-----|------------|-----------------------------|
| A   | 2022-03-20 | Revised for EFP - Revisions |
| B   | 2022-03-20 | Revised for EFP             |
| C   | 2022-03-20 | Revised for EFP             |
| D   | 2022-03-20 | Revised for EFP             |
| E   | 2022-03-20 | Revised for EFP             |
| F   | 2022-03-20 | Revised for EFP             |
| G   | 2022-03-20 | Revised for EFP             |
| H   | 2022-03-20 | Revised for EFP             |
| I   | 2022-03-20 | Revised for EFP             |
| J   | 2022-03-20 | Revised for EFP             |
| K   | 2022-03-20 | Revised for EFP             |
| L   | 2022-03-20 | Revised for EFP             |
| M   | 2022-03-20 | Revised for EFP             |
| N   | 2022-03-20 | Revised for EFP             |
| O   | 2022-03-20 | Revised for EFP             |
| P   | 2022-03-20 | Revised for EFP             |
| Q   | 2022-03-20 | Revised for EFP             |
| R   | 2022-03-20 | Revised for EFP             |
| S   | 2022-03-20 | Revised for EFP             |
| T   | 2022-03-20 | Revised for EFP             |
| U   | 2022-03-20 | Revised for EFP             |
| V   | 2022-03-20 | Revised for EFP             |
| W   | 2022-03-20 | Revised for EFP             |

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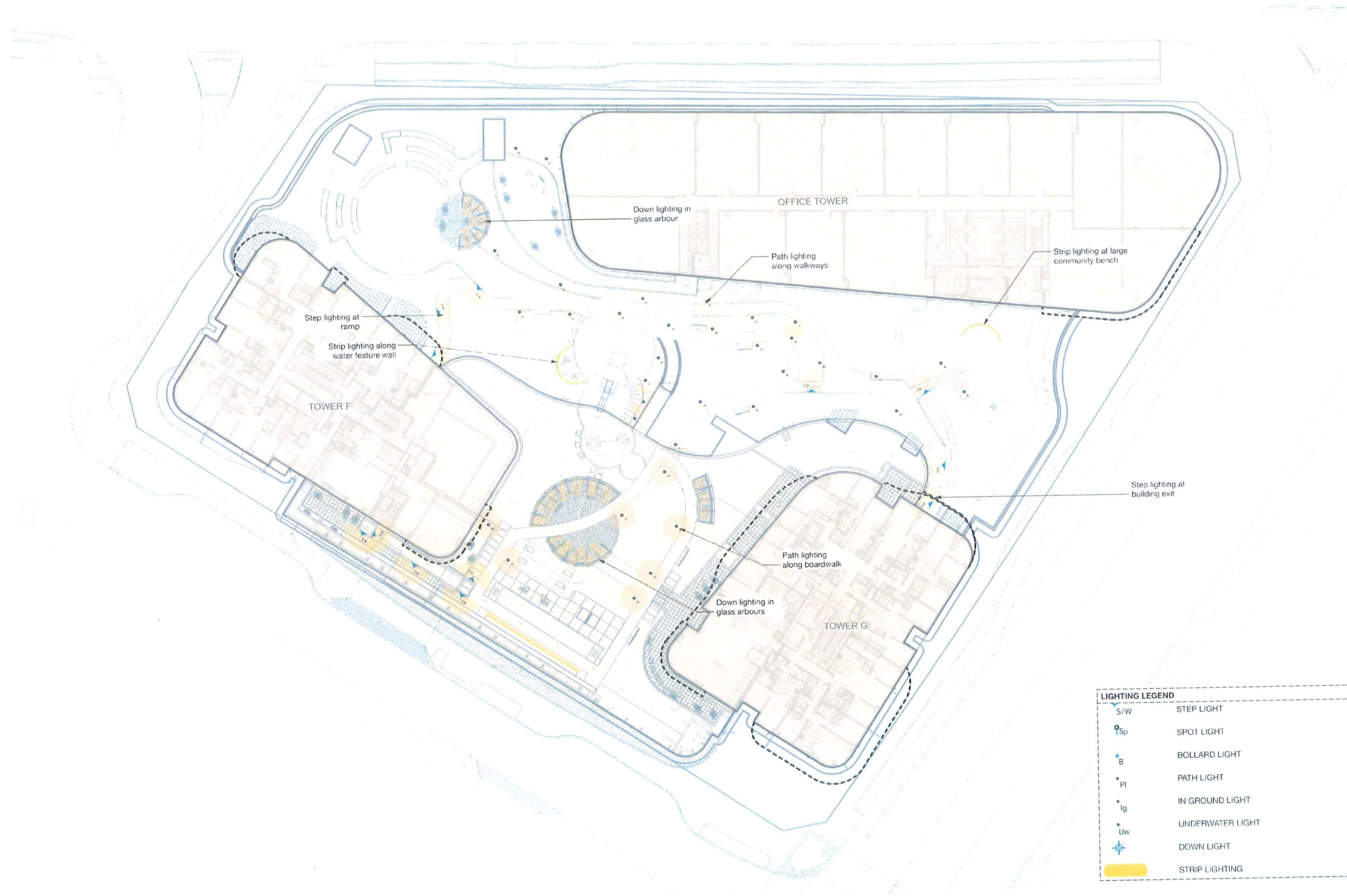
**Project**  
**Yuanheng Development**  
**Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

**Drawing Title**  
**Lighting Plan**  
**Ground Floor**

|                 |          |             |
|-----------------|----------|-------------|
| Project Manager | MG       | 21609       |
| Designer        | VS       | 1:250       |
| Reviewed By     |          |             |
| Date            | 08/30/19 |             |
| Sheet No.       |          | <b>L3.1</b> |
| Page No.        |          | 42          |



| No. | Date       | Revision Notes   |
|-----|------------|------------------|
| 1   | 2020-03-10 | Revised for RFP  |
| 2   | 2020-07-27 | Issued for EIRMA |



| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2019-05-26 | Issued for P.C. for Approval |
| C   | 2020-03-26 | Issued for EIR               |
| E   | 2021-03-21 | Issued for EIR               |
| G   | 2021-03-27 | Issued for EIR               |
| M   | 2021-03-27 | Issued for EIR               |
| N   | 2021-04-09 | Issued for EIR               |
| O   | 2021-05-21 | Issued for EIR               |
| T   | 2022-01-06 | Revised for EIR              |
| U   | 2022-02-09 | Issued for EIR               |
| V   | 2022-02-09 | Revised for EIR              |
| W   | 2022-02-09 | Revised for EIR              |

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**Yuanheng Development  
 Lot B**  
 3311 No. 3 Road  
 8033 Capstan Way, Richmond, BC

Drawing title

**Lighting Plan  
 Podium Level**

Scale

|                 |             |
|-----------------|-------------|
| Project Manager | 10/01/20    |
| MG              | 21609       |
| Drawn By        | 1-250       |
| VS              |             |
| Reviewed By     |             |
| 08-30-19        | <b>L3.2</b> |
| File No.        | 42          |



| PLANT LIST   |     |                                  |                        |         |                       |                      |
|--------------|-----|----------------------------------|------------------------|---------|-----------------------|----------------------|
| GROUND FLOOR |     |                                  |                        |         |                       |                      |
| ID           | QTY | LATIN NAME                       | COMMON NAME            | SPACING | SCHEDULED SIZE        | NOTES                |
| TREES        |     |                                  |                        |         |                       |                      |
| Ac           | 6   | Acer circinatum                  | vine maple             | s3      | 2m ht, B&B            | full, bushy crown    |
| Ccf          | 1   | Cercis canadensis 'Forest Pansy' | eastern redbud         | s3      | 6 cm cal, B&B, 2m std | full, bushy crown    |
| Fsd          | 1   | Fagus sylvatica 'Dawcyk Gold'    | golden beech           | s3      | 4m ht, B&B            | 1.8m std, full crown |
| Pxy          | 1   | Prunus x yedoensis 'Akebono'     | Akebono Yoshino cherry | s3      | 6 cm cal, B&B         | full, bushy crown    |
| Qrs          | 2   | Quercus robur 'Kindred Spirit'   | columnar oak           | s3      | 6 cm cal, B&B         | full, bushy crown    |
| Sal          | 2   | Sorbus aria 'Lutescens'          | whitebeam              | s3      | 6 cm cal, B&B         | 1.8m std, full crown |
| Stj          | 4   | Styrax japonicus 'Snowcone'      | Japanese snowbell      | s3      | 6 cm cal, B&B         | full, bushy crown    |

| No. | Date       | Revision Notes |
|-----|------------|----------------|
| 1   | 2023-03-15 | Revised to RF  |
| 2   | 2026-07-27 | Issued to EPMS |

| No. | Date       | Issue Notes                 |
|-----|------------|-----------------------------|
| A   | 2015-03-20 | Issued for P2, for Approval |
| C   | 2020-01-28 | Issued for EF               |
| E   | 2021-07-11 | Issued for ADP              |
| G   | 2021-10-27 | Issued for Final            |
| M   | 2021-10-27 | Issued for EF               |
| L   | 2021-11-19 | Issued for EF               |
| O   | 2021-12-21 | Issued for EF               |
| F   | 2022-01-06 | Revised for EF              |
| U   | 2022-01-10 | Issued for Review           |
| F   | 2022-01-28 | Issued for Review           |
| T   | 2022-02-08 | Issued for Review           |
| U   | 2022-10-21 | Revised for Review          |
| N   | 2022-11-11 | Revised for Review          |
| Z   | 2023-07-27 | Issued for EPMS             |

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Project  
**Yuanheng Development  
Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing title

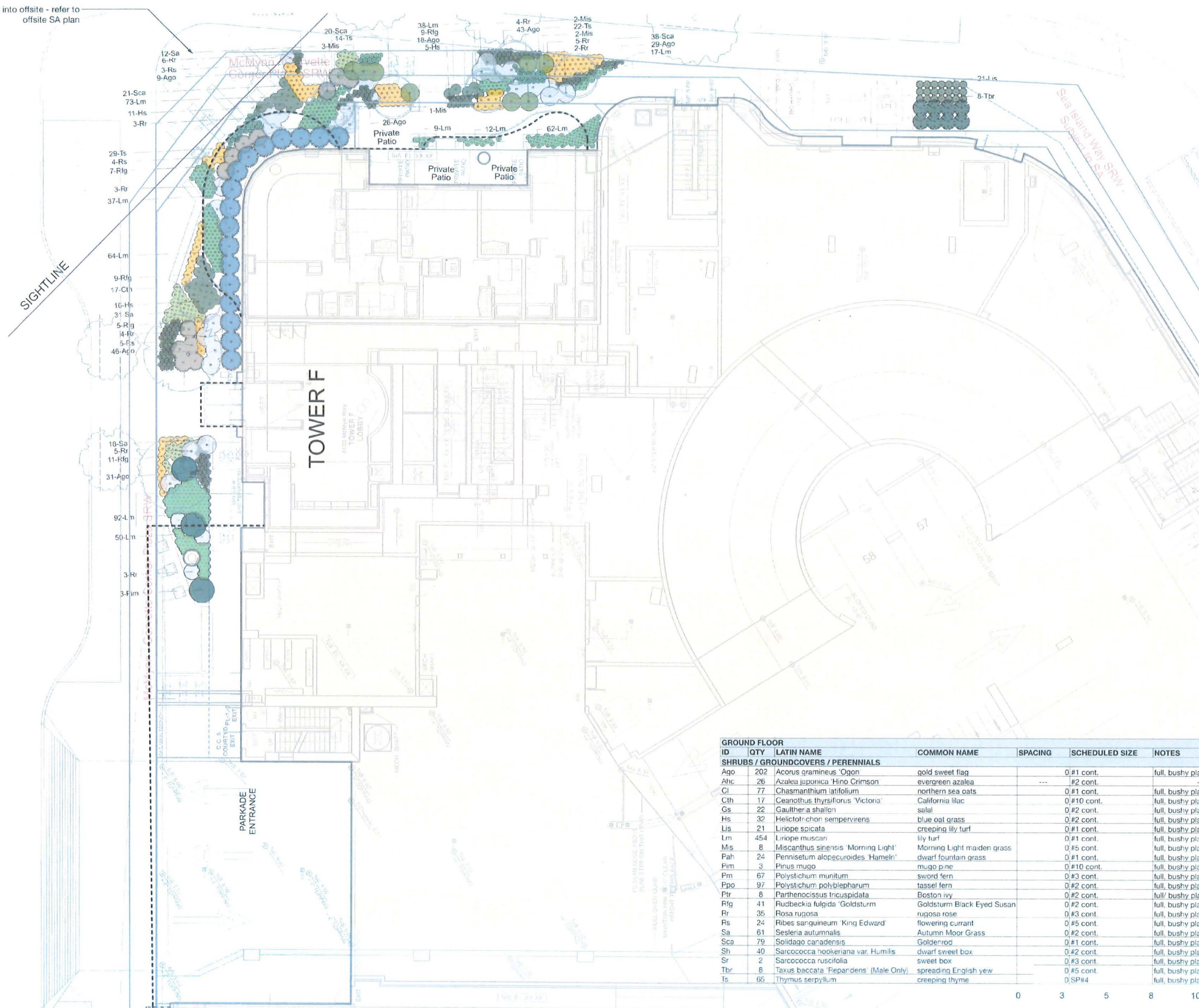
**Tree Plan  
Ground Floor**

Scale

|                 |       |
|-----------------|-------|
| Project Manager | 21609 |
| MG              | 21609 |
| Drawn By        | 12260 |
| VG              | 12260 |
| Reviewed By     |       |
| 08-30-19        | L5.0  |

Print Date





| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2015-08-20 | Issue 1: D.F., too demanding |
| C   | 2016-03-26 | Issue 1: D.F.                |
| E   | 2017-07-28 | Issue 1: D.F.                |
| F   | 2017-08-27 | Issue 1: D.F. Accepted       |
| M   | 2017-02-21 | Issue 1: D.F.                |
| N   | 2017-04-28 | Issue 1: D.F.                |
| C   | 2017-07-28 | Issue 1: D.F.                |
| F   | 2017-09-01 | Issue 1: D.F.                |
| G   | 2017-09-06 | Issue 1: D.F.                |
| F   | 2017-09-06 | Issue 1: D.F. Accepted       |
| F   | 2017-09-06 | Issue 1: D.F.                |
| F   | 2017-09-06 | Issue 1: D.F.                |
| N   | 2017-10-21 | Issue 1: D.F. Termination    |
| A   | 2017-10-21 | Issue 1: D.F. Termination    |
| X   | 2018-06-27 | Issue 1: D.F.                |

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Present

Yuanheng Development  
Lot B

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

Drawing title

## Planting Plan

### Ground Floor - Area 1

Less

|              |             |
|--------------|-------------|
| Model Number | 276603      |
| Model        | 276603      |
| Device ID    | 754         |
| VGA          | 1:100       |
| Reviewed By  | Reviewed By |
| Date         | 08/30/19    |



The image displays two sheets of a technical drawing, likely a site plan or landscape architectural drawing, showing a building and its surrounding landscape.

**Top Sheet:**

- Shows a building footprint with a "C.R.U. EXIT CORRIDOR" and a "NOTED PROPOSED CURBLINE".
- Includes a "RIGHTLINE" and a "CURBLINE".
- Features two large circular elements, possibly trees or circular structures, with dashed lines indicating their placement or movement.

**Bottom Sheet:**

- Shows a building footprint with a "STAIRS" and a "DOOR".
- Includes a "RIGHTLINE" and a "CURBLINE".
- Features a "DOOR" and a "STAIRS" area.
- Includes a "Refer to SA" label with an arrow pointing to a specific area.
- Includes a "Canopy above, refer to" label with an arrow pointing to a specific area.

2-Ptr -

OFFICE TOWER

3-

©

10



— — —

1

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Drawing title

Log on

First Give

**DP 26-007148 August 4, 2026 Plan #52**



| Revisions |            |                |
|-----------|------------|----------------|
| No.       | Date       | Revision Notes |
| 1         | 2022-03-15 | Revised by SF  |
| 2         | 2023-07-27 | Revised by EPM |

| Tree |            |                                   |
|------|------------|-----------------------------------|
| No.  | Date       | Issue Notes                       |
| A    | 2019-05-30 | Issued for P-2, Rev. A and Rev. C |
| C    | 2020-03-24 | Issued for EF                     |
| F    | 2021-06-10 | Issued for AEF                    |
| G    | 2021-07-27 | Issued for EPM                    |
| M    | 2021-07-27 | Issued for EF                     |
| T    | 2021-08-10 | Issued for EF                     |
| O    | 2021-07-27 | Issued for EF                     |
| F    | 2022-03-15 | Revised for EF                    |
| Q    | 2022-03-15 | Revised for EF                    |
| R    | 2022-03-15 | Revised for EF                    |
| S    | 2022-03-15 | Revised for EF                    |
| T    | 2022-03-15 | Revised for EF                    |
| U    | 2022-03-15 | Revised for EF                    |
| V    | 2022-03-15 | Revised for EF                    |
| W    | 2022-03-15 | Revised for EF                    |

Project and Site

eta

landscape architecture

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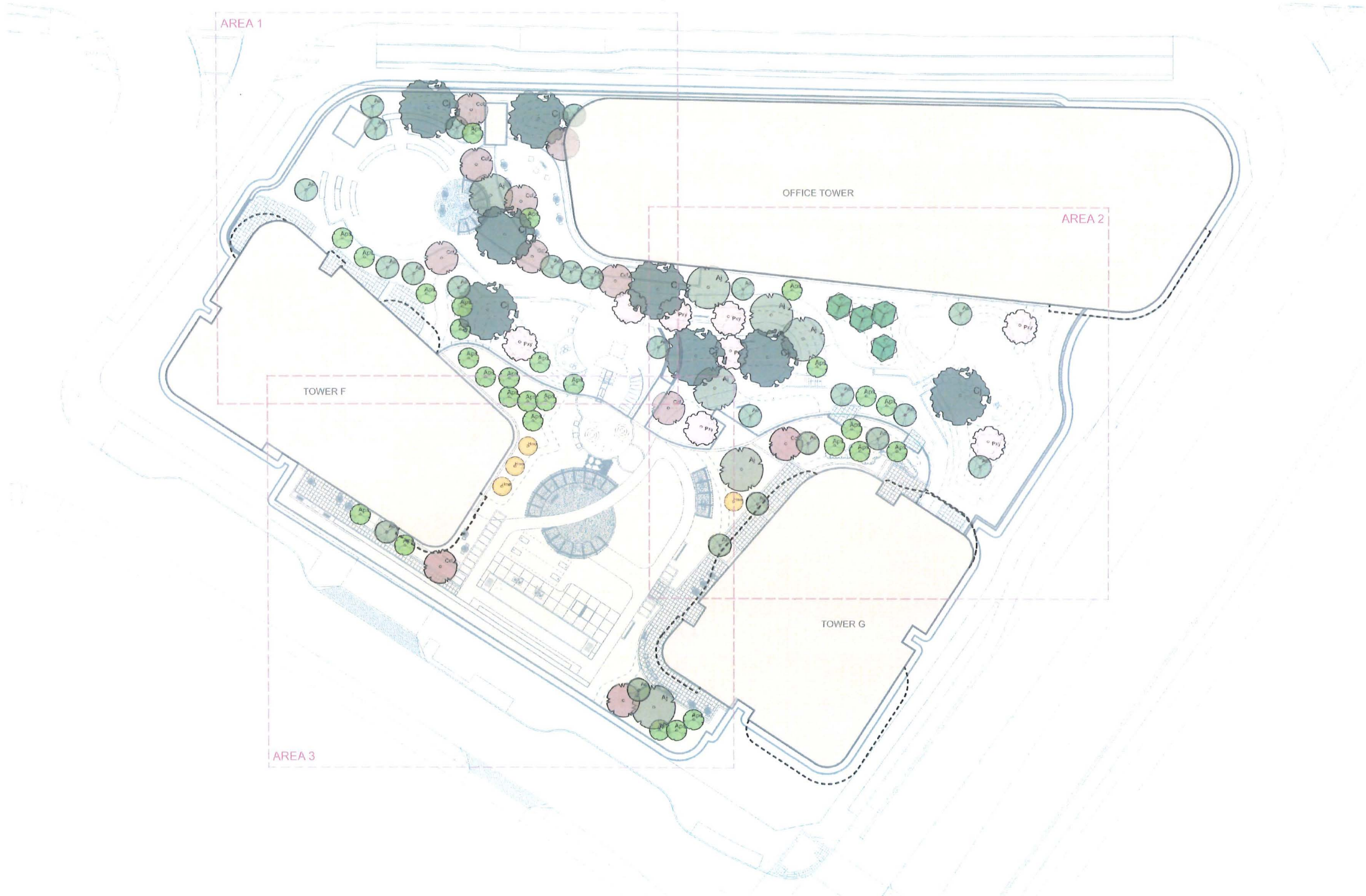
Project  
**Yuanheng Development**  
**Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

Drawing Title

**Tree Plan**  
**Podium Level**

Scale

|                 |             |
|-----------------|-------------|
| Project Manager | 21609       |
| MG              |             |
| Scale           | 1:250       |
| YGS             |             |
| Reviewed By     |             |
| 08/30/19        | <b>L6.0</b> |
| File Name       | 42          |



| PODIUM LEVEL (LEVEL 4/5) |     |                                  |                       |         |                |                        |
|--------------------------|-----|----------------------------------|-----------------------|---------|----------------|------------------------|
| ID                       | QTY | LATIN NAME                       | COMMON NAME           | SPACING | SCHEDULED SIZE | NOTES                  |
| TREES                    |     |                                  |                       |         |                |                        |
| Ac                       | 24  | Acer circinatum                  | vine maple            | s3      | 2m ht, B&B     | full, bushy crown      |
| Aj                       | 7   | Albizia julibrissin              | silk tree             | s3      | 6 cm cal, B&B  | full, bushy crown      |
| Aps                      | 29  | Acer palmatum 'Seiryu'           | Seiryu Japanese maple | s3      | 5 cm cal, B&B  | multi stem, full crown |
| Ccf                      | 11  | Cercis canadensis 'Forest Pansy' | eastern redbud        | s3      | 6 cm cal, B&B  | full, bushy crown      |
| CJ                       | 8   | Cercidiphyllum japonicum         | katsura tree          | s3      | 6 cm cal, B&B  | full, bushy crown      |
| Hmo                      | 4   | Hamamelis mollis                 | Chinese witch hazel   | s3      | #10 cont.      | full, bushy crown      |
| Pc                       | 4   | Pinus contorta                   | lodgepole pine        | s3      | 3m ht/B&B      | full/ bushy canopy     |





| PODIUM LEVEL (LEVEL 4/5)           |     |                                         |                               |         |                    |                    |
|------------------------------------|-----|-----------------------------------------|-------------------------------|---------|--------------------|--------------------|
| ID                                 | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE     | NOTES              |
| SHRUBS / GROUNDCOVERS / PERENNIALS |     |                                         |                               |         |                    |                    |
| Ago                                | 854 | Acorus gramineus 'Ogon'                 | gold sweet flag               | ---     | 0 #1 cont.         | ---                |
| Ahc                                | 272 | Azalea japonica 'Hino Crimson'          | evergreen azalea              | ---     | #2 cont.           | ---                |
| Car                                | 1   | Clematis armandii 'Apple Blossom'       | Apple Blossom clematis        | ---     | 0 #2 cont./ staked | full, bushy plants |
| Ceb                                | 557 | Carex elata 'Bowles Golden'             | Bowles Golden sedge           | ---     | #1 cont.           | full, bushy plants |
| Cl                                 | 142 | Chasmanthium latifolium                 | northern sea oats             | ---     | 0 #1 cont.         | ---                |
| Ct                                 | 53  | Choisya ternata                         | Mexican mock orange           | ---     | 0 #5 cont.         | ---                |
| Gem                                | 20  | Geranium macrorrhizum 'Bevan's Variety' | bigroot geranium              | ---     | 0 #1 cont.         | full, bushy plants |
| Gs                                 | 203 | Gaultheria shallon                      | salal                         | ---     | #2 cont.           | ---                |
| Haa                                | 39  | Hydrangea arborescens 'Annabelle'       | Annabelle hydrangea           | ---     | 0 #5 cont.         | ---                |
| Hqs                                | 5   | Hydrangea quercifolia 'Snow Queen'      | oakleaf hydrangea             | ---     | 0 #5 cont.         | full, bushy plants |
| La                                 | 78  | Lavandula angustifolia                  | English lavender              | ---     | 0 #2 cont.         | full, bushy plants |
| Mis                                | 272 | Miscanthus sinensis 'Morning Light'     | Morning Light maiden grass    | ---     | #5 cont.           | full, bushy plants |
| Pah                                | 254 | Pennisetum alopecuroides 'Hameln'       | dwarf fountain grass          | ---     | 0 #2 cont.         | full, bushy plants |
| Pat                                | 29  | Pachysandra terminalis                  | Japanese Spurge               | ---     | 0 #1 cont.         | full, bushy plants |
| Pm                                 | 358 | Polystichum munitum                     | sword fern                    | ---     | #3 cont.           | full, bushy plants |
| Rak                                | 38  | Rhododendron 'Anah Kruschke'            | Anah Kruschke rhododendron    | ---     | 0 #5 cont.         | full, bushy plants |
| Rr                                 | 45  | Rosa rugosa                             | rugosa rose                   | ---     | 0 #3 cont.         | full, bushy plants |
| Rra                                | 52  | Rhododendron 'Ramapo'                   | purple rhododendron           | ---     | 0 #2 cont.         | ---                |
| Rs                                 | 54  | Ribes sanguineum 'King Edward'          | flowering currant             | ---     | #5 cont.           | ---                |
| Ryc                                | 38  | Rhododendron yakushimanum 'Crete'       | Crete rhododendron            | ---     | #5 cont.           | ---                |
| Saj                                | 414 | Sedum 'Autumn Joy'                      | autumn stonecrop              | ---     | 0 #1 cont.         | full, bushy plants |
| Sew                                | 276 | Sedum ewersii                           | pink Mongolian stonecrop      | ---     | 0 #1 cont.         | full, bushy plants |
| Sh                                 | 79  | Sarcococca hookeriana var. Humilis      | dwarf sweet box               | ---     | #1 cont.           | full, bushy plants |
| Sns                                | 307 | Sedum nevi 'Silver Frost'               | southern stonecrop            | ---     | 0 #1 cont.         | full, bushy plants |
| Sp                                 | 20  | Salix purpurea 'Nana'                   | dwarf arctic blue leaf willow | ---     | 0 #5 cont.         | ---                |
| Spe                                | 471 | Sedum 'Purple Emperor'                  | autumn stonecrop              | ---     | #1 cont.           | full, bushy plants |
| Sr                                 | 134 | Sarcococca ruscifolia                   | sweet box                     | ---     | #3 cont.           | ---                |
| Ssp                                | 440 | Sedum spurium 'Green Mantle'            | two-row stonecrop             | ---     | 0 #1 cont.         | full, bushy plants |
| Tbr                                | 110 | Taxus baccata 'Repandens' (Male Only)   | spreading English yew         | ---     | 0 #5 cont.         | full, bushy plants |
| Tmh                                | 230 | Taxus media 'Hicksii' (Male Only)       | Anglo-jap yew                 | ---     | 1.2m ht. B&B       | ---                |
| Vd                                 | 154 | Viburnum davidii                        | David's viburnum              | ---     | ---                | full, bushy plants |

| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2022-03-15 | Revised for EF  |
| 2   | 2026-07-27 | Issued for EFMS |

| No. | Date       | Issue Notes                |
|-----|------------|----------------------------|
| A   | 2015-05-20 | Issued for P2, Rev. 4-2015 |
| C   | 2020-10-20 | Issued for EF              |
| F   | 2021-02-10 | Issued for EF              |
| G   | 2021-03-27 | Issued for EF              |
| M   | 2021-05-12 | Issued for EF              |
| N   | 2021-05-18 | Issued for EF              |
| O   | 2021-07-21 | Issued for EF              |
| P   | 2022-01-04 | Revised for EF             |
| Q   | 2022-01-18 | Issued for EF              |
| R   | 2022-03-10 | Issued for EF              |
| S   | 2022-03-10 | Revised for EF             |
| T   | 2022-03-10 | Revised for EF             |
| U   | 2022-03-10 | Revised for EF             |
| V   | 2022-03-10 | Revised for EF             |
| W   | 2022-07-27 | Issued for EFMS            |

Prepared By:

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Project:

**Yuanheng Development**

**Lot B**

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

Working Title:

**Planting Plan**  
**Podium Level - Area 1**

Scale:

|                 |          |
|-----------------|----------|
| Project Manager | 27609    |
| Drawn By        | ---      |
| Checked By      | ---      |
| Revised By      | ---      |
| Date            | 08/30/19 |

File Name:



|     |     |                                       |                               |     |              |                    |
|-----|-----|---------------------------------------|-------------------------------|-----|--------------|--------------------|
| Rs  | 54  | Ribes sanguineum 'King Edward'        | flowering currant             | --- | #5 cont      | ---                |
| Ryc | 38  | Rhododendron yakushimanum 'Crete'     | Crete rhododendron            | --- | #5 cont.     | ---                |
| Saj | 414 | Sedum 'Autumn Joy'                    | autumn stonecrop              | --- | 0 #1 cont    | full, bushy plants |
| Sew | 276 | Sedum ewersii                         | pink Mongolian stonecrop      | --- | 0 #1 cont    | full, bushy plants |
| Sh  | 79  | Sarcococca hookeriana var. Humilis    | dwarf sweet box               | --- | #1 cont.     | full, bushy plants |
| Sns | 307 | Sedum nevi 'Silver Frost'             | southern stonecrop            | --- | 0 #1 cont    | full, bushy plants |
| Sp  | 20  | Salix purpurea 'Nana'                 | dwarf arctic blue leaf willow | --- | 0 #5 cont.   | ---                |
| Spe | 471 | Sedum 'Purple Emperor'                | autumn stonecrop              | --- | #1 cont      | full, bushy plants |
| Sr  | 134 | Sarcococca ruscifolia                 | sweet box                     | --- | #3 cont.     | ---                |
| Ssp | 440 | Sedum spurium 'Green Mantle'          | two-row stonecrop             | --- | 0 #1 cont    | full, bushy plants |
| Tbr | 110 | Taxus baccata 'Rependens' (Male Only) | spreading English yew         | --- | 0 #5 cont    | full, bushy plants |
| Tmh | 230 | Taxus media 'Hicksii' (Male Only)     | Anglo-jap yew                 | --- | 1.2m ht, B&B | ---                |
| Vd  | 154 | Viburnum davidii                      | David's viburnum              | --- | ---          | full, bushy plants |

| No. | Date       | Issue Notes                       |
|-----|------------|-----------------------------------|
| A   | 2015-03-26 | Issued for E-2, Two Aircraft, one |
| C   | 2020-03-26 | Issued for EF-2                   |
| D   | 2020-07-21 | Issued for ADP                    |
| E   | 2020-07-27 | Issued for Progress               |
| M   | 2021-03-02 | Issued for EF                     |
| P   | 2021-04-09 | Issued for EF                     |
| T   | 2021-05-01 | Issued for EF                     |
| T   | 2022-01-01 | Re-Issued for EF                  |
| U   | 2022-01-01 | Re-Issued for EF                  |
| G   | 2022-01-01 | Issued for EF                     |
| F   | 2022-01-01 | Issued for EF                     |
| E   | 2022-01-01 | Issued for EF                     |
| L   | 2022-01-01 | Issued for EF                     |
| V   | 2022-01-01 | Re-Issued for EF                  |
| A   | 2022-01-01 | Re-Issued for EF                  |
| T   | 2022-07-27 | Issued for EF                     |

| Age Group | Percentage (%) |
|-----------|----------------|
| 18-24     | 65             |
| 25-34     | 85             |
| 35-44     | 75             |
| 45-54     | 70             |
| 55-64     | 65             |
| 65-74     | 60             |
| 75+       | 55             |

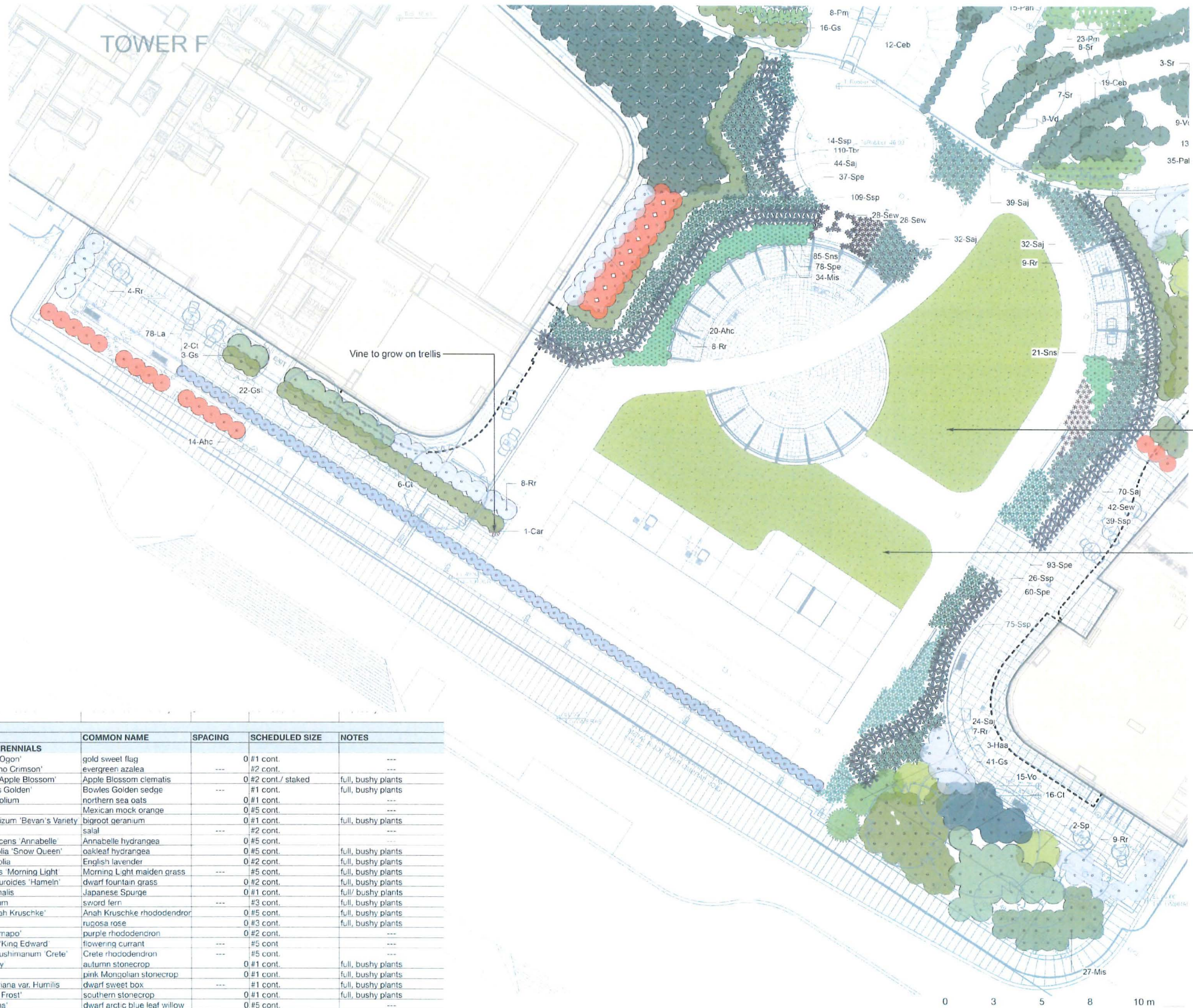
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L023





| PODIUM LEVEL (LEVEL 4/5)                  |     |                                         |                               |         |                    |                    |
|-------------------------------------------|-----|-----------------------------------------|-------------------------------|---------|--------------------|--------------------|
| ID                                        | QTY | LATIN NAME                              | COMMON NAME                   | SPACING | SCHEDULED SIZE     | NOTES              |
| <b>SHRUBS / GROUNDCOVERS / PERENNIALS</b> |     |                                         |                               |         |                    |                    |
| Ago                                       | 854 | Acorus gramineus 'Ogon'                 | gold sweet flag               | ---     | 0 #1 cont.         | ---                |
| Ahc                                       | 272 | Azalea japonica 'Hino Crimson'          | evergreen azalea              | ---     | #2 cont.           | ---                |
| Car                                       | 1   | Clematis armandii 'Apple Blossom'       | Apple Blossom clematis        | ---     | 0 #2 cont./ staked | full, bushy plants |
| Ceb                                       | 557 | Carex elata 'Bowles Golden'             | Bowles Golden sedge           | ---     | #1 cont.           | full, bushy plants |
| Cl                                        | 142 | Chasmanthium latifolium                 | northern sea oats             | ---     | 0 #1 cont.         | ---                |
| Ct                                        | 53  | Choisya ternata                         | Mexican mock orange           | ---     | 0 #5 cont.         | ---                |
| Gem                                       | 20  | Geranium macrorrhizum 'Bevan's Variety' | bigroot geranium              | ---     | 0 #1 cont.         | full, bushy plants |
| Gs                                        | 203 | Gaultheria shallon                      | salal                         | ---     | #2 cont.           | ---                |
| Haa                                       | 39  | Hydrangea arborescens 'Annabelle'       | Annabelle hydrangea           | ---     | 0 #5 cont.         | ---                |
| Hqs                                       | 5   | Hydrangea quercifolia 'Snow Queen'      | oakleaf hydrangea             | ---     | 0 #5 cont.         | full, bushy plants |
| La                                        | 78  | Lavandula angustifolia                  | English lavender              | ---     | 0 #2 cont.         | full, bushy plants |
| Mis                                       | 272 | Miscanthus sinensis 'Morning Light'     | Morning Light maiden grass    | ---     | #5 cont.           | full, bushy plants |
| Pah                                       | 254 | Pennisetum alopecuroides 'Hameln'       | dwarf fountain grass          | ---     | 0 #2 cont.         | full, bushy plants |
| Pat                                       | 29  | Pachysandra terminalis                  | Japanese Spurge               | ---     | 0 #1 cont.         | full, bushy plants |
| Pm                                        | 358 | Polystichum munitum                     | sword fern                    | ---     | #3 cont.           | full, bushy plants |
| Rak                                       | 38  | Rhododendron 'Anah Kruschke'            | Anah Kruschke rhododendron    | ---     | 0 #5 cont.         | full, bushy plants |
| Rr                                        | 45  | Rosa rugosa                             | rugosa rose                   | ---     | 0 #3 cont.         | full, bushy plants |
| Rra                                       | 52  | Rhododendron 'Ramapo'                   | purple rhododendron           | ---     | 0 #2 cont.         | ---                |
| Rs                                        | 54  | Ribes sanguineum 'King Edward'          | flowering currant             | ---     | #5 cont.           | ---                |
| Ryc                                       | 38  | Rhododendron yakushimanum 'Crete'       | Crete rhododendron            | ---     | #5 cont.           | ---                |
| Saj                                       | 414 | Sedum 'Autumn Joy'                      | autumn stonecrop              | ---     | 0 #1 cont.         | full, bushy plants |
| Sew                                       | 276 | Sedum ewersii                           | pink Mongolian stonecrop      | ---     | 0 #1 cont.         | full, bushy plants |
| Sh                                        | 79  | Sarcococca hookeriana var. Humilis      | dwarf sweet box               | ---     | #1 cont.           | full, bushy plants |
| Sns                                       | 307 | Sedum nevii 'Silver Frost'              | southern stonecrop            | ---     | 0 #1 cont.         | full, bushy plants |
| Sp                                        | 20  | Salix purpurea 'Nana'                   | dwarf arctic blue leaf willow | ---     | 0 #5 cont.         | ---                |
| Spe                                       | 471 | Sedum 'Purple Emperor'                  | autumn stonecrop              | ---     | #1 cont.           | full, bushy plants |
| Sr                                        | 134 | Sarcococca ruscifolia                   | sweet box                     | ---     | #3 cont.           | ---                |
| Ssp                                       | 440 | Sedum spurium 'Green Mantle'            | two-row stonecrop             | ---     | 0 #1 cont.         | full, bushy plants |
| Tbr                                       | 110 | Taxus baccata 'Repandens' (Male Only)   | spreading English yew         | ---     | 0 #5 cont.         | full, bushy plants |
| Tmh                                       | 230 | Taxus media 'Hicksii' (Male Only)       | Anglojap yew                  | ---     | 1.2m ht, B&B       | ---                |
| Vd                                        | 154 | Viburnum davidii                        | David's viburnum              | ---     | ---                | full, bushy plants |



| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2020-03-15 | Revised by EF   |
| 2   | 2020-07-27 | Revised by EFMS |

| No. | Date       | Issue Notes                  |
|-----|------------|------------------------------|
| A   | 2019-10-20 | Revised for P2, Rev. 6/20/19 |
| C   | 2020-03-15 | Revised for EF               |
| F   | 2020-07-27 | Revised for EFMS             |
| G   | 2020-07-27 | Revised for EFMS             |
| M   | 2020-07-27 | Revised for EFMS             |
| N   | 2020-07-27 | Revised for EFMS             |
| O   | 2020-07-27 | Revised for EFMS             |
| P   | 2020-07-27 | Revised for EFMS             |
| Q   | 2020-07-27 | Revised for EFMS             |
| R   | 2020-07-27 | Revised for EFMS             |
| S   | 2020-07-27 | Revised for EFMS             |
| T   | 2020-07-27 | Revised for EFMS             |
| U   | 2020-07-27 | Revised for EFMS             |
| V   | 2020-07-27 | Revised for EFMS             |
| W   | 2020-07-27 | Revised for EFMS             |

Professional Seal

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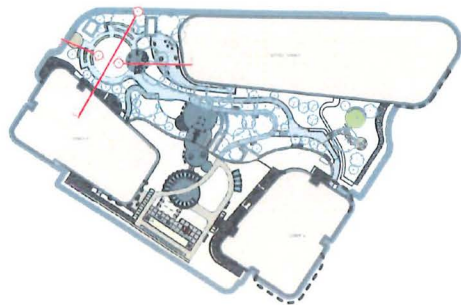
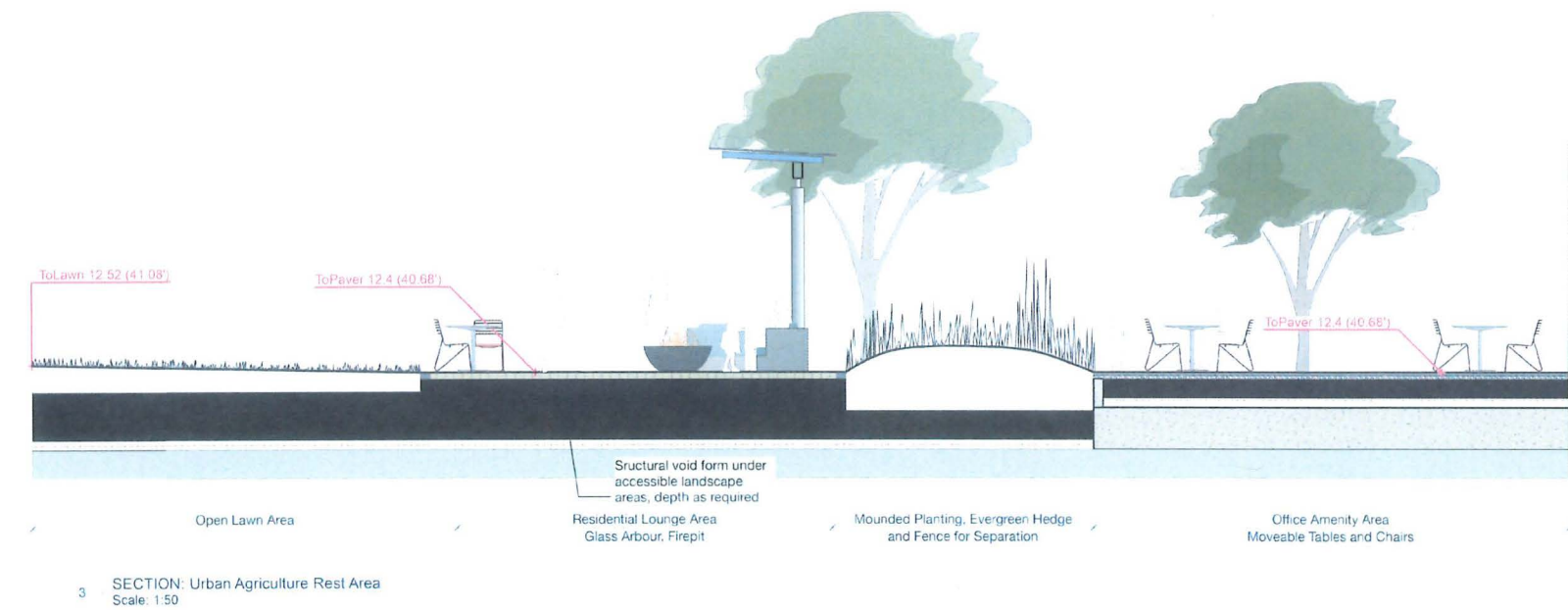
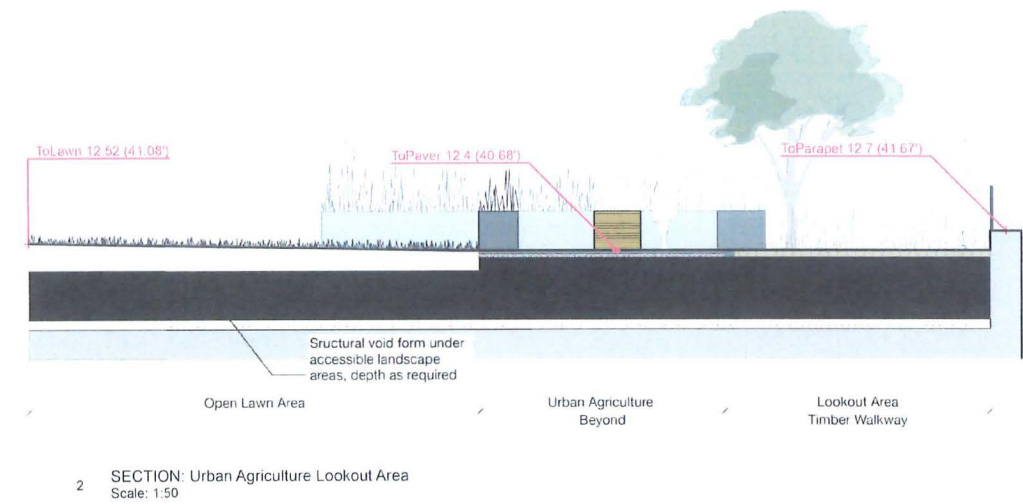
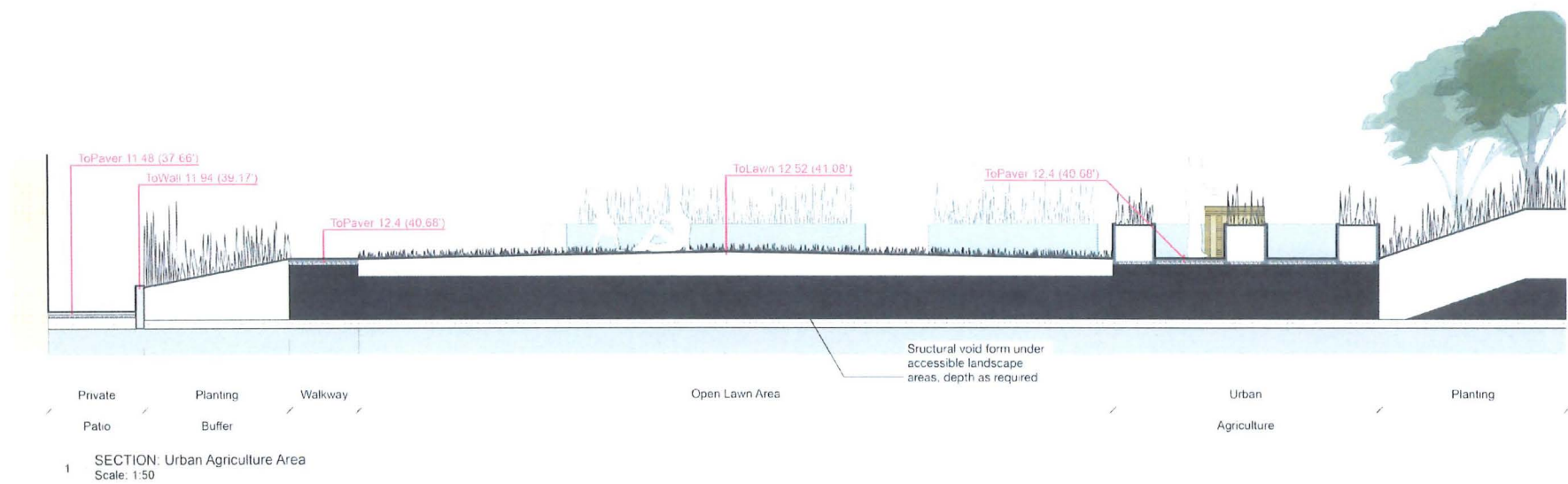
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Project  
**Yuanheng Development  
 Lot B**  
 3511 No. 3 Road  
 8033 Capstan Way, Richmond, BC

Drawing Info  
**Planting Plan  
 Podium Level - Area 3**

|              |          |
|--------------|----------|
| Project Name | 21609    |
| MS           | 21609    |
| Scale        | 1:100    |
| VG           | 1:100    |
| Revised By   | L6.3     |
| Date         | 08/30/19 |





| No. | Date       | Revision Notes    |
|-----|------------|-------------------|
| 1   | 2020-03-10 | Revised for DE    |
| 2   | 2020-07-27 | Revised for DE/MS |

| No. | Date       | Issue Notes                |
|-----|------------|----------------------------|
| A   | 2019-05-30 | Issued for P2, Rev. 4/2019 |
| C   | 2020-03-26 | Issued for DE              |
| F   | 2020-06-24 | Issued for DE              |
| G   | 2020-07-27 | Issued for DE/MS           |
| M   | 2020-08-12 | Issued for DE              |
| L   | 2020-08-12 | Issued for DE              |
| O   | 2020-08-21 | Issued for DE              |
| T   | 2020-08-21 | Revised for DE             |
| U   | 2020-08-21 | Revised for DE             |
| F   | 2020-08-21 | Revised for DE             |
| T   | 2020-08-21 | Revised for DE             |
| U   | 2020-08-21 | Revised for DE             |
| A   | 2020-08-21 | Revised for DE             |
| W   | 2020-08-21 | Revised for DE/MS          |

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Project

**Yuanheng Development  
Lot B**

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

Drawing Title

**Landscape Sections  
Podium**

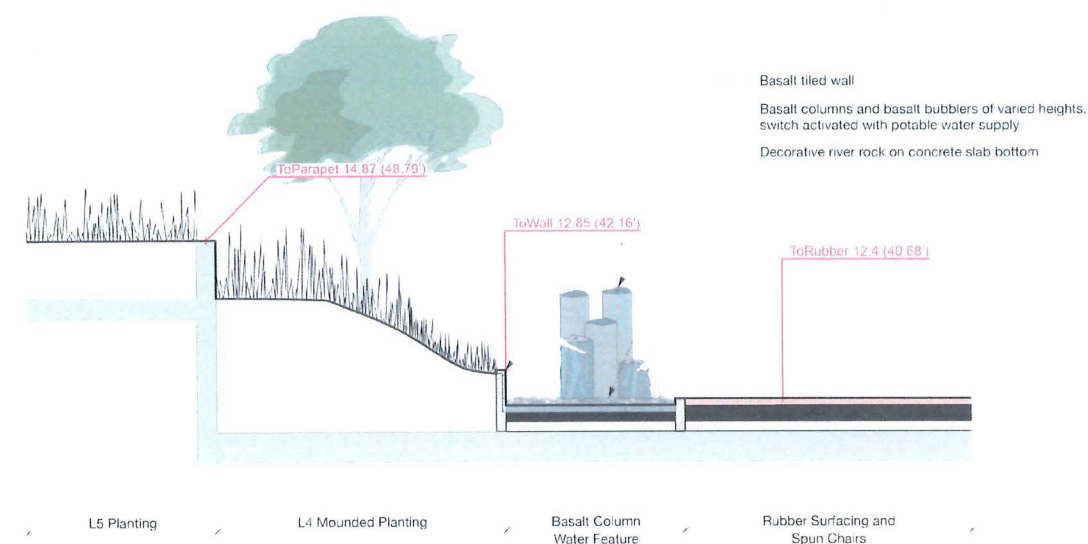
Level

|             |          |
|-------------|----------|
| Drawn By    | 21609    |
| Check By    | as noted |
| Reviewed By | as noted |
| Date        | 08-30-19 |

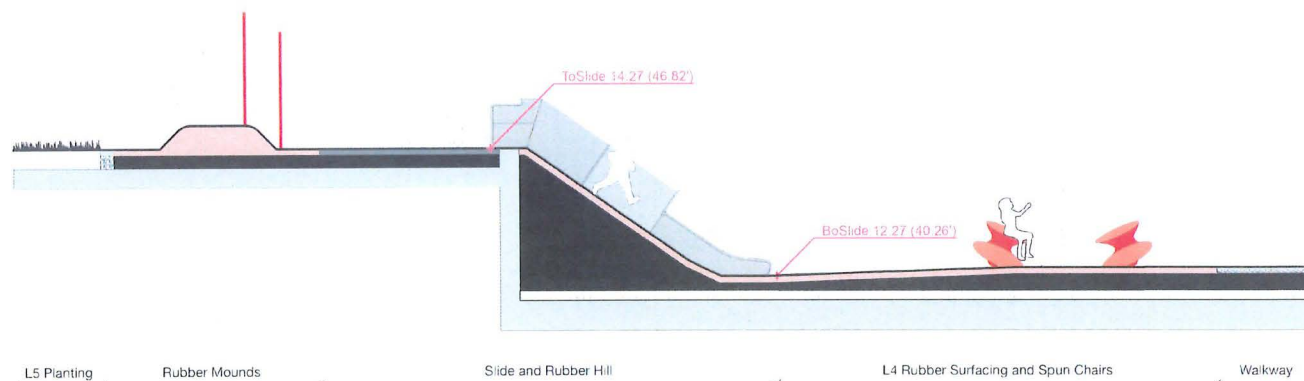
L9.2

42

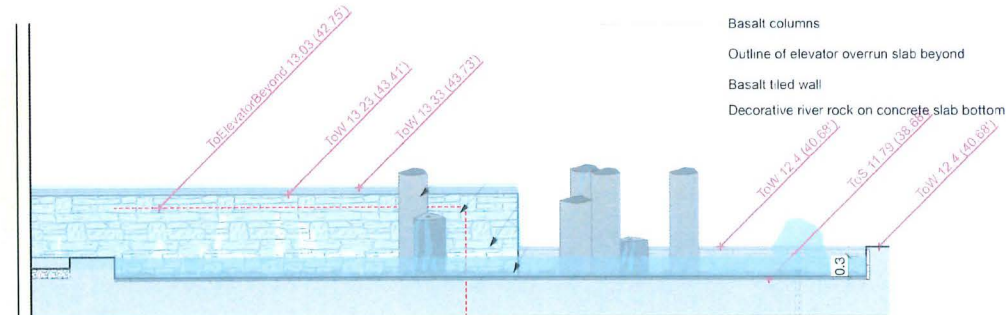
File Name



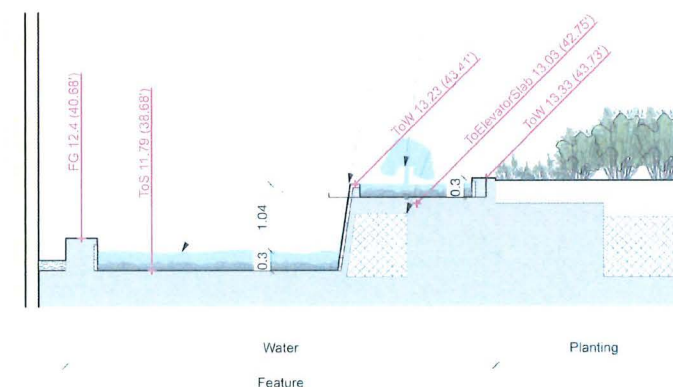
1 Section: Play Area Water Feature  
Scale: 1:50



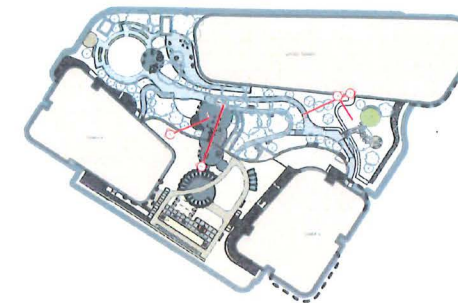
2 Section: L4/L5 Play Area  
Scale: 1:50



3 ELEVATION: Podium Water Feature North  
Scale: 1:50



4 SECTION: Podium Water Feature North  
Scale: 1:50



| No. | Date       | Revision Notes |
|-----|------------|----------------|
| 1   | 2020-03-15 | Revised for EP |
| 2   | 2020-07-27 | Issued for DPM |

| No. | Date       | Issue Notes                 |
|-----|------------|-----------------------------|
| A   | 2019-06-20 | Issued for F-2, Rev. 5/2019 |
| C   | 2020-03-26 | Issued for EP               |
| D   | 2020-07-14 | Revised for MEP             |
| G   | 2020-07-27 | Issued for DPM              |
| M   | 2021-02-2  | Issued for EP               |
| L   | 2021-04-09 | Issued for EP               |
| O   | 2021-05-21 | Issued for EP               |
| F   | 2022-01-06 | Revised for EP              |
| G   | 2022-01-06 | Issued for EP               |
| F   | 2022-01-06 | Issued for EP               |
| C   | 2022-01-06 | Revised for EP              |
| L   | 2022-01-06 | Revised for EP              |
| V   | 2022-01-06 | Revised for EP              |
| A   | 2022-07-27 | Issued for DPM              |

Professional Seal

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Project  
**Yuanheng Development**  
**Lot B**  
3311 No. 3 Road  
8033 Capstan Way Richmond, BC

Drawing Title

**Landscape Sections**  
**Podium**

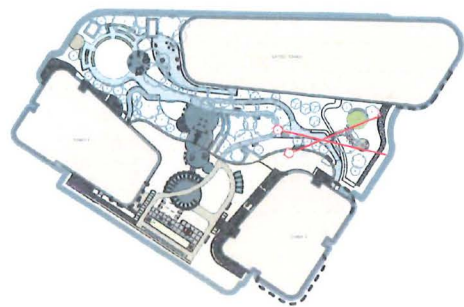
Logo

|                 |          |
|-----------------|----------|
| Project Manager | 21609    |
| Design          | AS 10/23 |
| Reviewed By     | L9.3     |
| Date            | 08-30-19 |

Page No.

42





| No. | Date       | Revision Notes   |
|-----|------------|------------------|
| 1   | 2020-03-15 | Revised for EF   |
| 2   | 2020-07-27 | Revised for EFMS |

| No. | Date       | Issue Notes                 |
|-----|------------|-----------------------------|
| A   | 2019-05-30 | Issued for F2 for Amendment |
| C   | 2020-03-24 | Issued for EF               |
| D   | 2020-02-10 | Issued for AEP              |
| G   | 2020-07-27 | Issued for Progress         |
| M   | 2021-03-02 | Issued for EF               |
| N   | 2021-04-08 | Issued for EF               |
| O   | 2021-05-21 | Issued for EF               |
| F   | 2022-05-16 | Revised for EF              |
| H   | 2022-05-16 | Revised for AEP             |
| S   | 2023-07-18 | Revised for EF              |
| T   | 2023-11-08 | Revised for EF              |
| U   | 2024-07-21 | Revised for EF              |
| V   | 2025-06-27 | Revised for EF              |
| W   | 2025-06-27 | Revised for EF              |

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Project

**Yuanheng Development**

**Lot B**

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

Drawing title

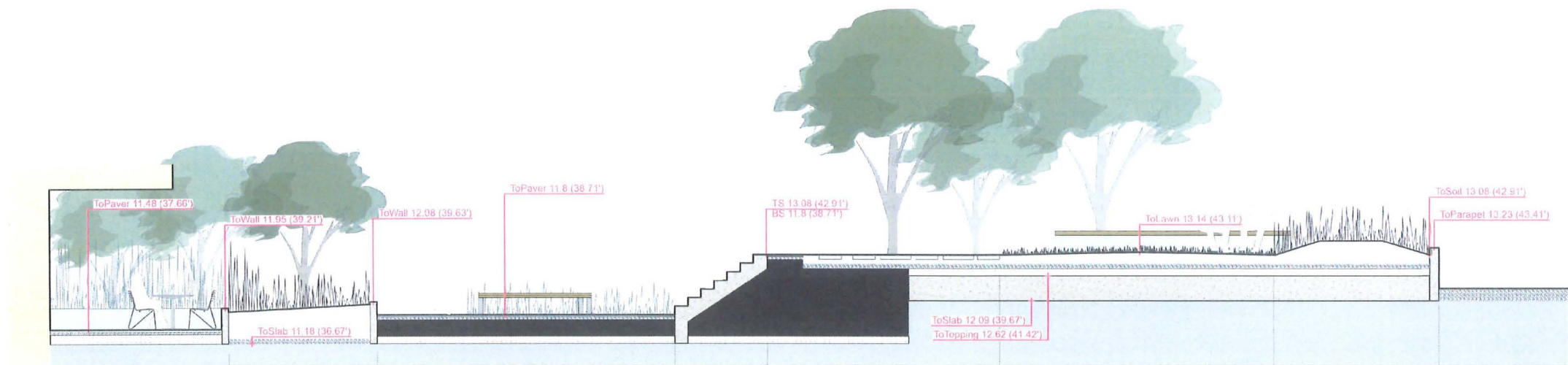
**Landscape Sections**  
**Podium**

Issue

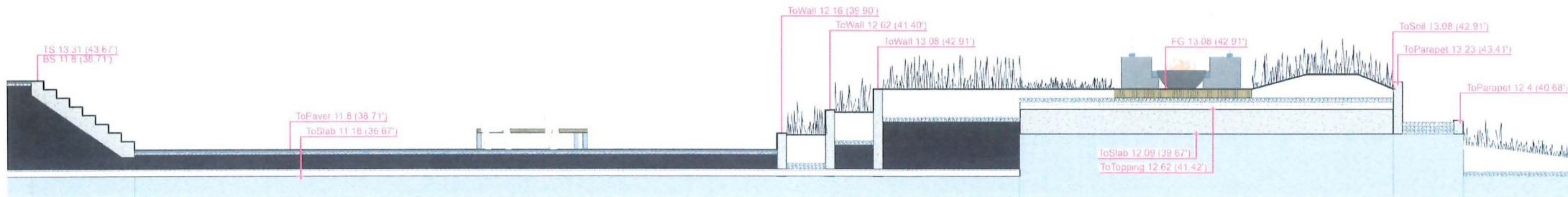
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| Project Manager | MG       |
| Drawn By        | VG       |
| Reviewed By     | VG       |
| Date            | 05/30/19 |

L9.4

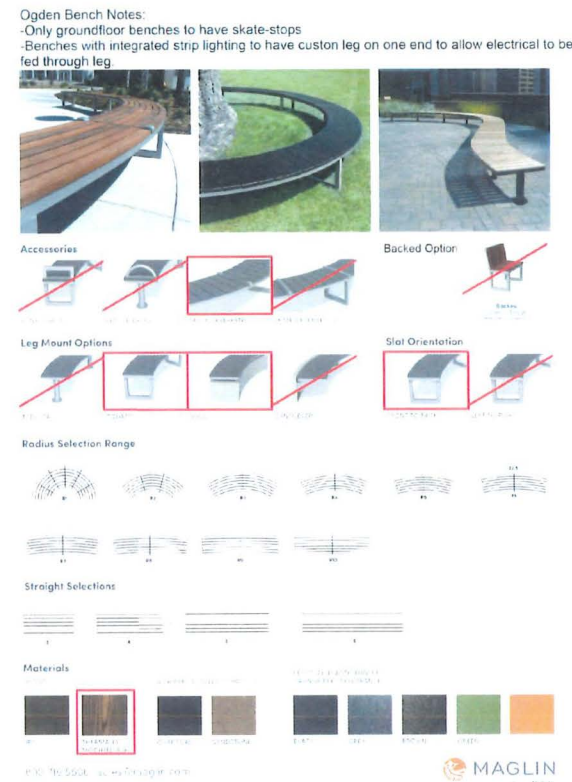
-42-



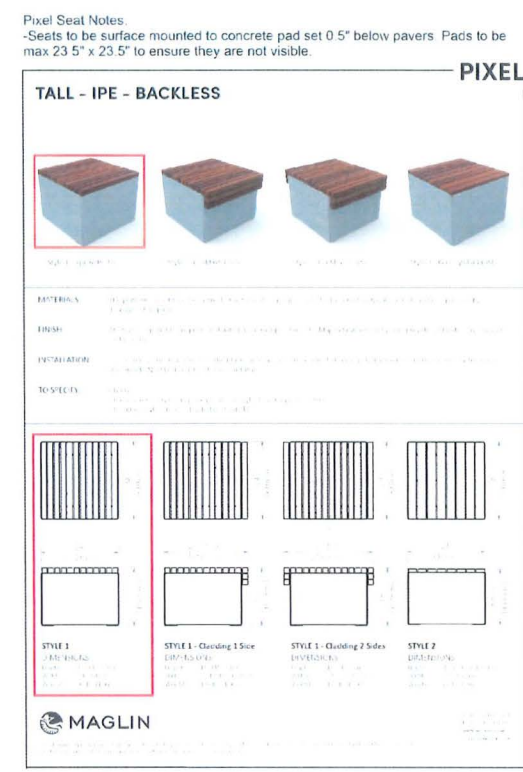
1 SECTION: Level 4 Podium Seating Area  
Scale: 1/50



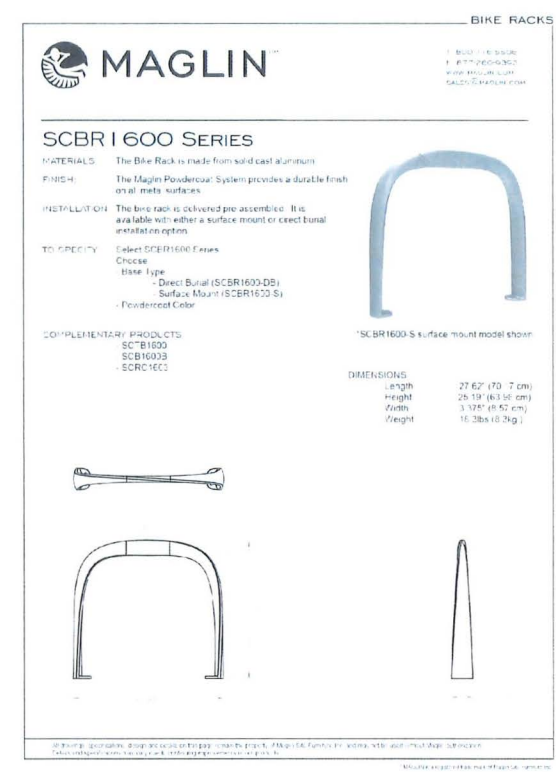
2 SECTION: Level 4 Podium Seating Area  
Scale: 1/50



1 CUTSHEET: Custom Ogden Benches  
NTS



2 CUTSHEET: Square Timber Sheet  
NTS

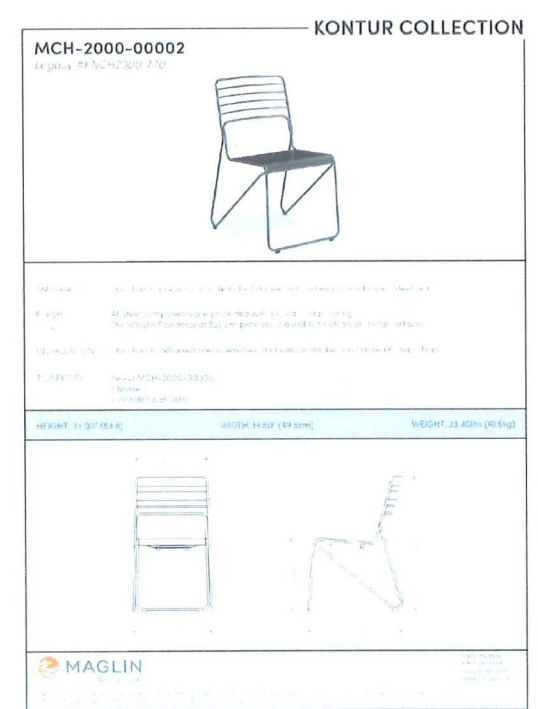


3 CUTSHEET: Bike Rack  
NTS

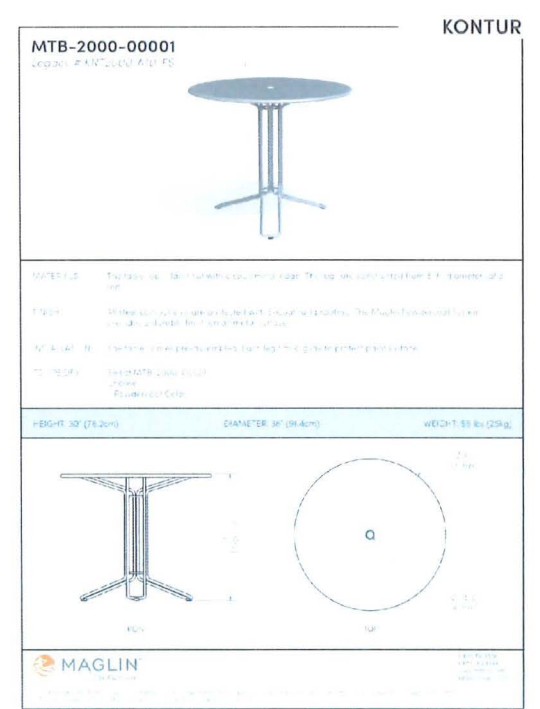
| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1   | 2020-03-15 | Revised for BP  |
| 2   | 2020-07-27 | Issued for DPMs |

| No. | Date       | Issue Notes                   |
|-----|------------|-------------------------------|
| A   | 2015-10-08 | Issued for P-2, for Amendment |
| C   | 2020-03-26 | Issued for BP                 |
| F   | 2021-02-10 | Issued for AEP                |
| G   | 2021-07-27 | Issued for Progress           |
| M   | 2021-07-27 | Issued for BP                 |
| N   | 2021-07-27 | Issued for BP                 |
| O   | 2021-07-27 | Issued for BP                 |
| P   | 2021-07-27 | Revised for BP                |
| Q   | 2021-07-27 | Issued for Progress           |
| R   | 2021-07-27 | Issued for BP                 |
| S   | 2021-07-27 | Revised for BP                |
| T   | 2021-07-27 | Revised for BP                |
| U   | 2021-07-27 | Revised for BP                |
| V   | 2021-07-27 | Revised for BP                |
| W   | 2021-07-27 | Revised for BP                |

Process for Site



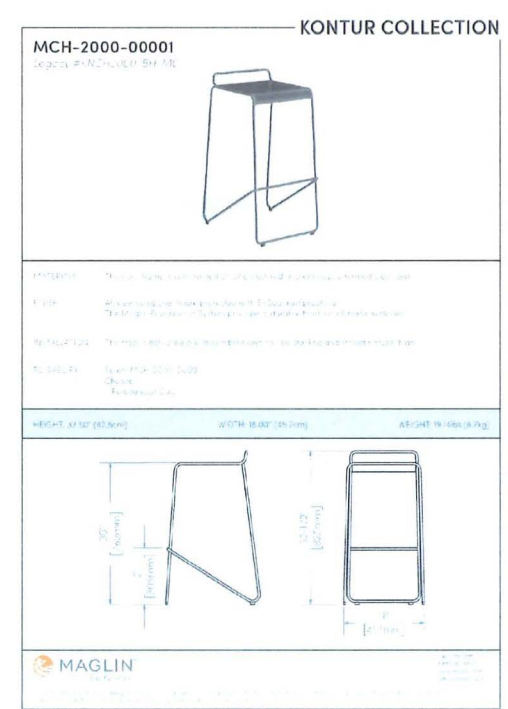
4 CUTSHEET: Moveable Chair  
NTS



5 CUTSHEET: Moveable Table  
NTS



6 CUTSHEET: Table Tennis  
NTS



7 CUTSHEET: Moveable Bar Height Stool  
NTS

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Project

**Yuanheng Development**

**Lot B**

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

Drawings title

**Site Furnishings Details**

| Drawn By   | Checked By |
|------------|------------|
| MG         | 21609      |
| VS         | as noted   |
| VS         | as noted   |
| Revised By | Revised By |
| 08/30/19   | 08/30/19   |

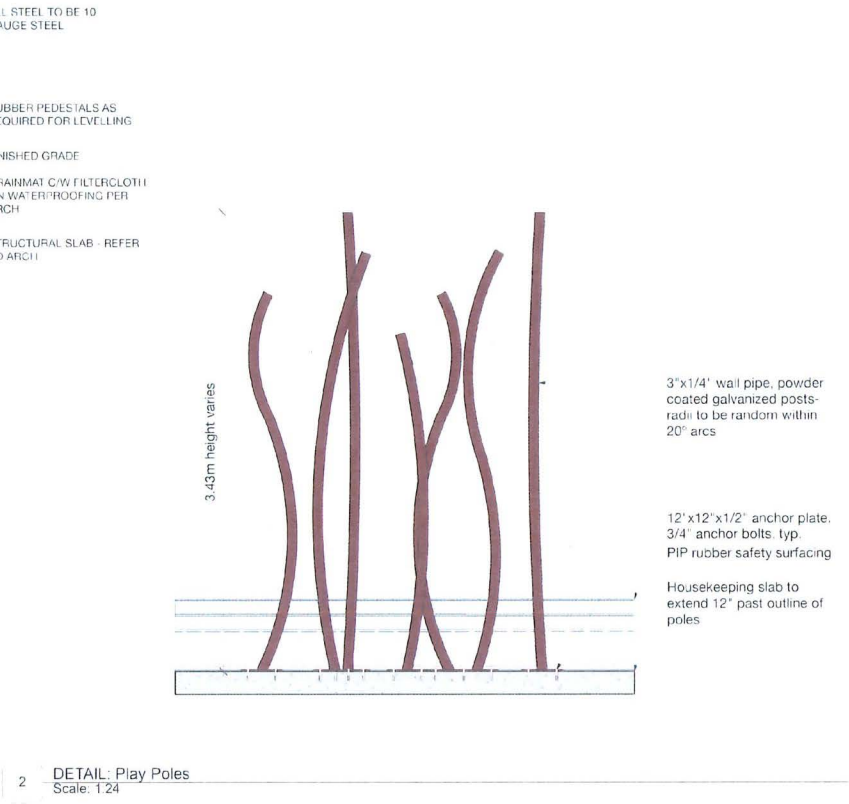
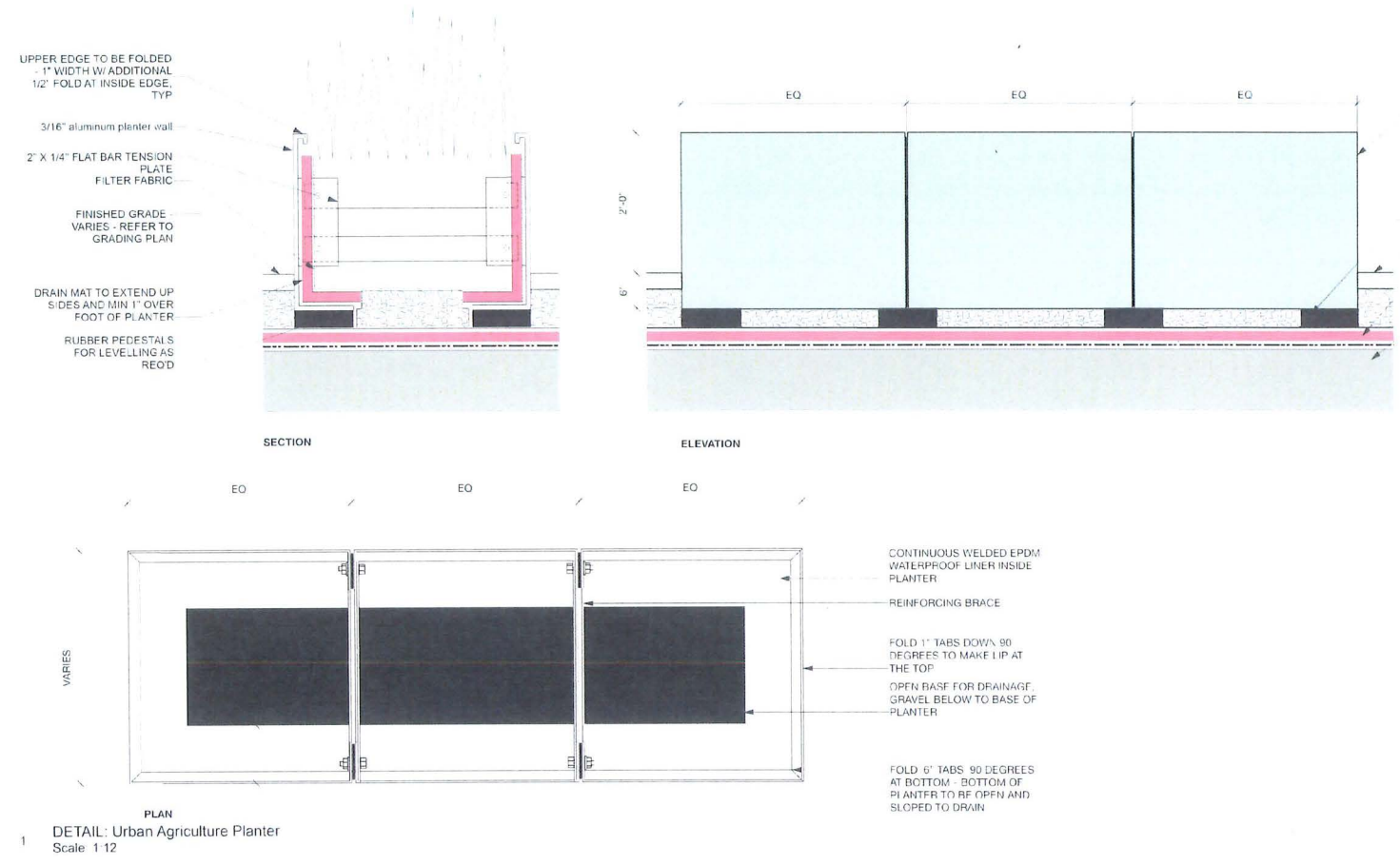
L12.1











| No. | Date       | Revision Notes  |
|-----|------------|-----------------|
| 1.  | 2022-03-15 | Revised for RF  |
| 2.  | 2025-07-27 | Issued for RFMA |

| No. | Date       | Issue Notes                    |
|-----|------------|--------------------------------|
| A.  | 2015-05-26 | Issued for P.C. Rev. 40-Week 1 |
| C.  | 2020-11-26 | Issued for RF                  |
| D.  | 2021-10-11 | Issued for RF                  |
| G.  | 2021-11-27 | Issued for RF                  |
| M.  | 2021-12-02 | Issued for RF                  |
| N.  | 2021-12-09 | Issued for RF                  |
| O.  | 2021-12-21 | Issued for RF                  |
| T.  | 2022-01-10 | Revised for RF                 |
| Q.  | 2022-01-16 | Issued for RF                  |
| F.  | 2022-02-11 | Issued for RF                  |
| C.  | 2022-03-10 | Revised for RF                 |
| E.  | 2022-03-16 | Issued for RF                  |
| U.  | 2022-03-21 | Revised for RF                 |
| V.  | 2022-03-21 | Revised for RF                 |
| W.  | 2022-07-27 | Issued for RFMA                |

cedarcreekenterprises.com

## Cedar Creek Model



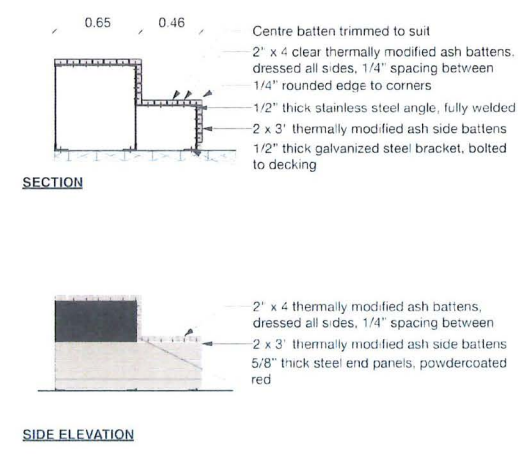
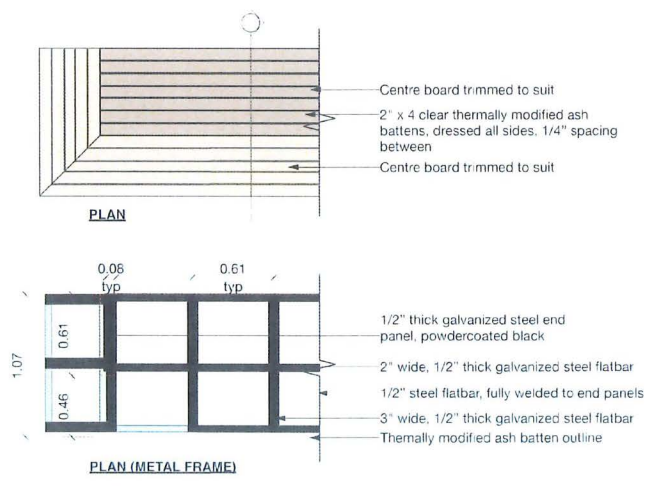
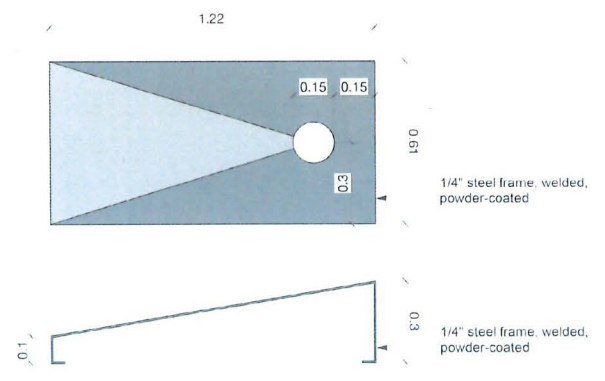
### Double Bin

**Dimensions:**  
72 inches wide x 32 inches deep x 32 inches tall.

**Capacity:** 1060 litres.

CUSTOM MODEL TO FIT DIMENSIONS AS PER PLAN

**3 CUTSHEET: Composter NTS**



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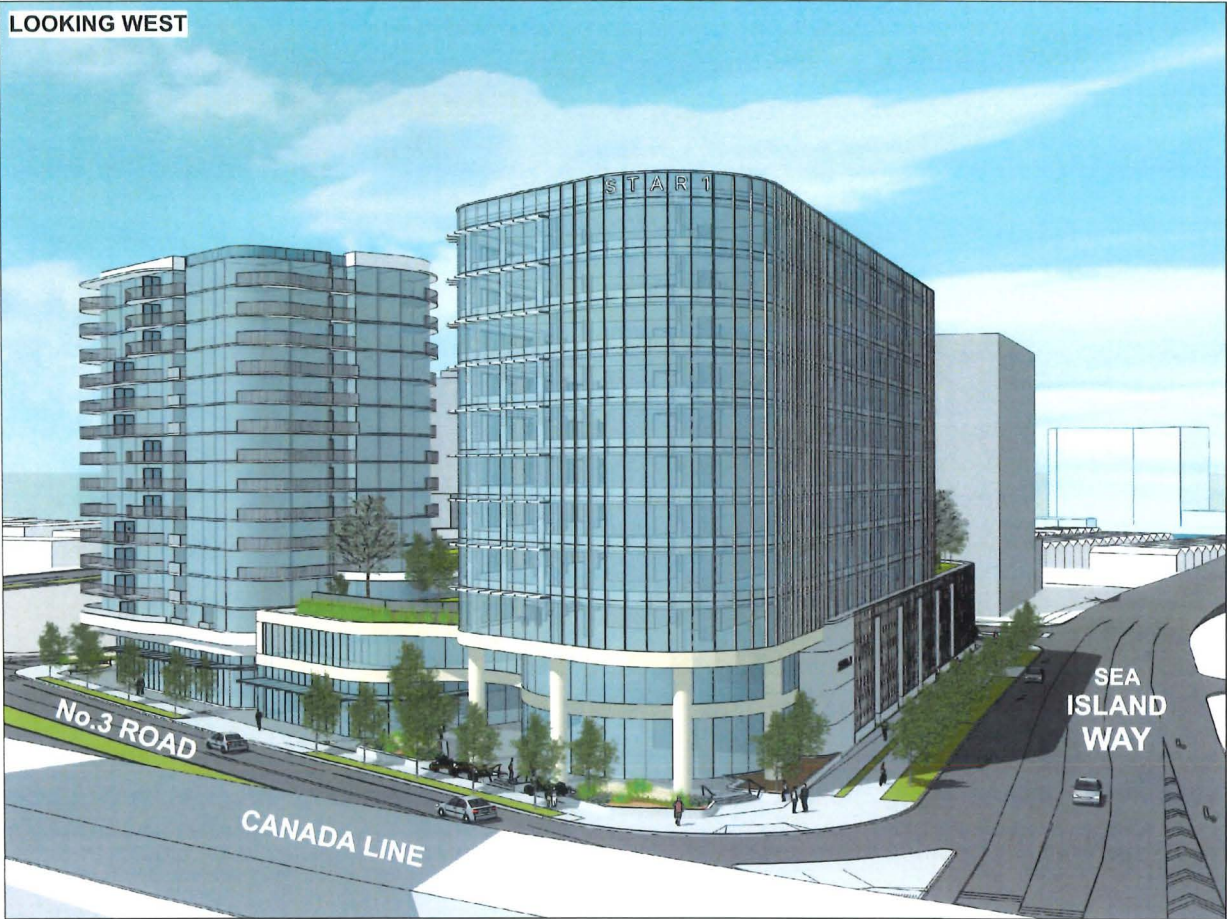
**Yuanheng Development**  
**Lot B**  
3311 No. 3 Road  
8033 Capstan Way, Richmond, BC

**Site Furnishings Details**

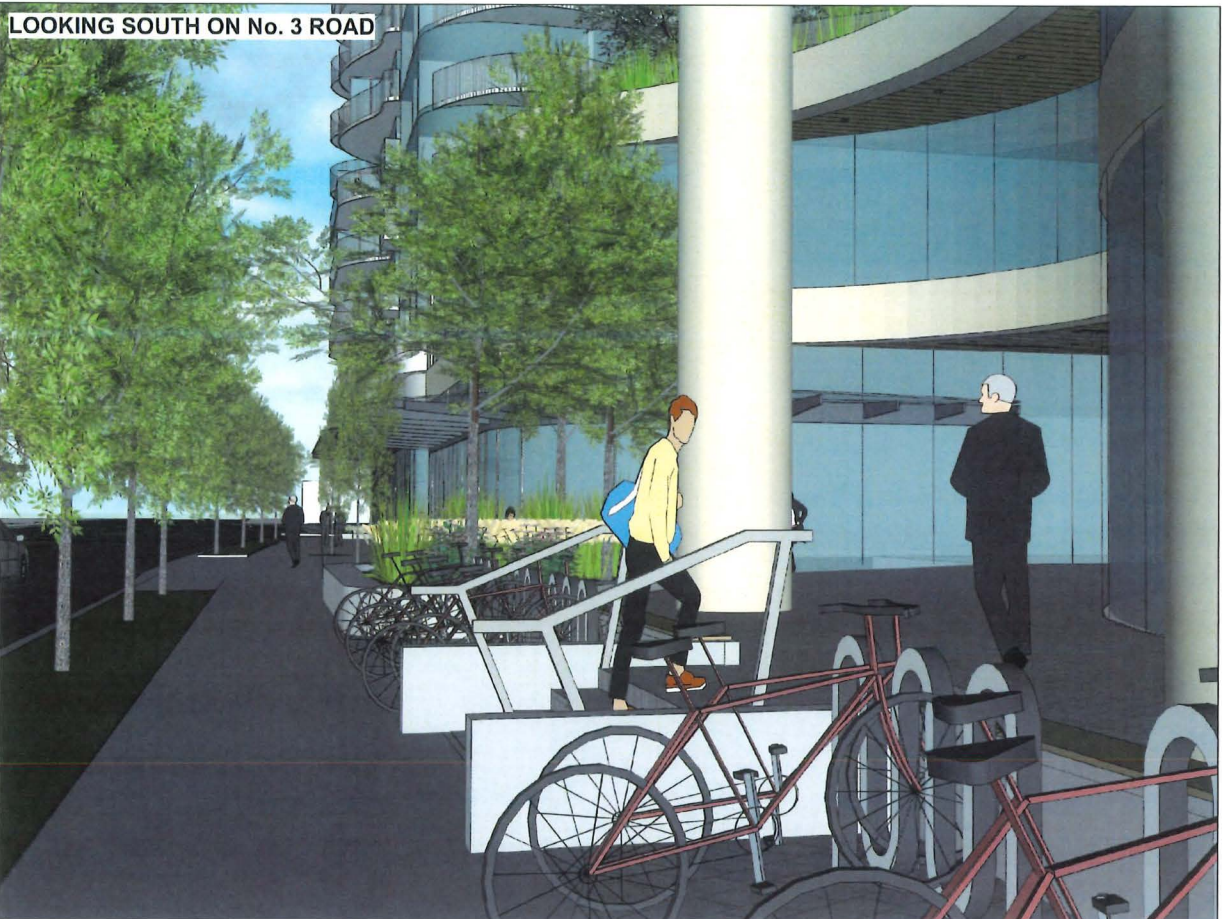
|                 |          |
|-----------------|----------|
| Project Manager | 21609    |
| MG              | as noted |
| Revised By      | 05/30/19 |
| 05/30/19        | L12.4    |



LOOKING WEST



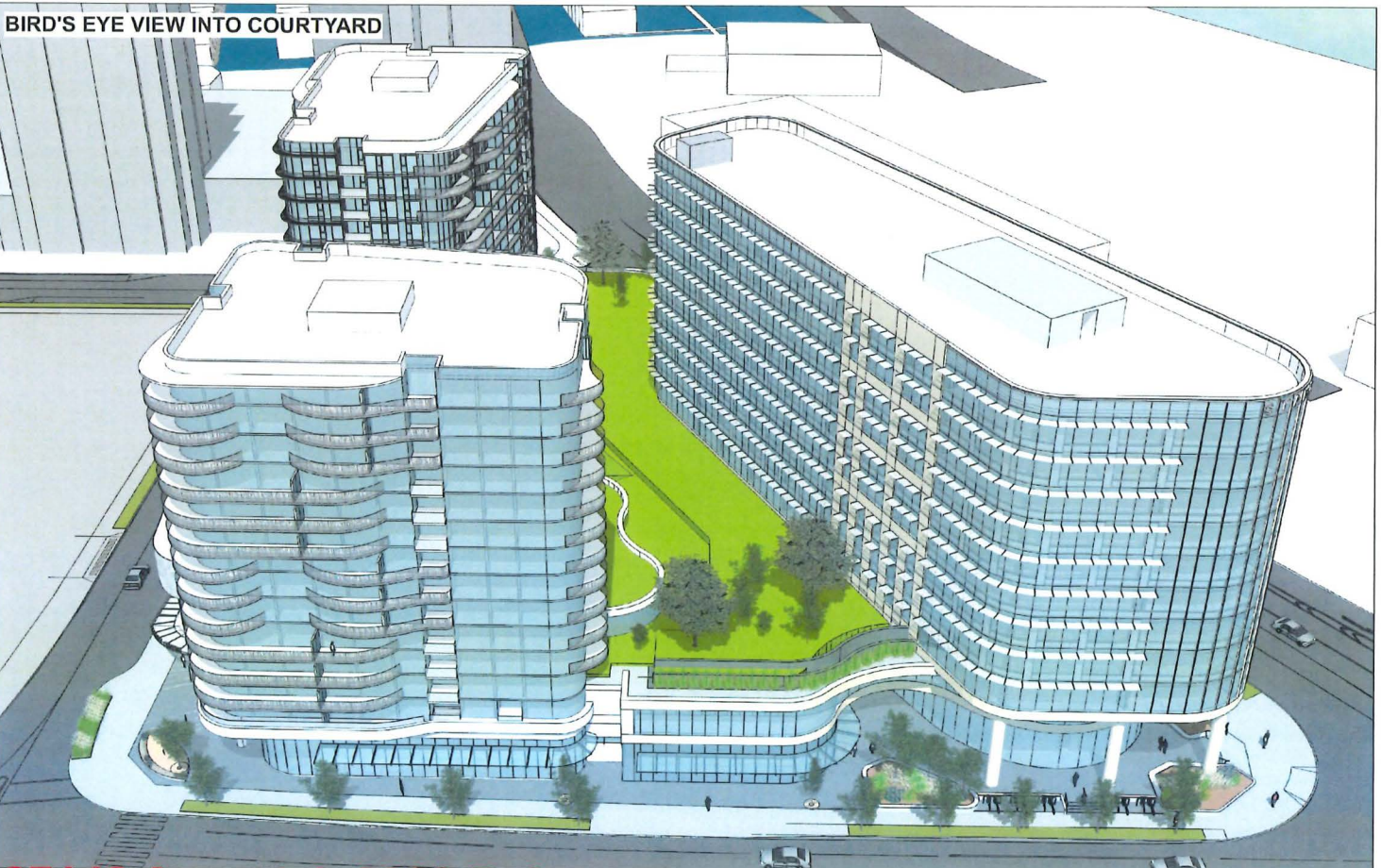
LOOKING SOUTH ON No. 3 ROAD



SEA ISLAND WAY, LOOKING EAST



BIRD'S EYE VIEW INTO COURTYARD



W. T. LEUNG  
ARCHITECTS  
INC.

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

| ISSUE REVISION |                                     |
|----------------|-------------------------------------|
| I              | 2/23/07-28 RE-ISSUED FOR B.P.       |
| J              | 2/14/05-22 ISSUED FOR TENDER REVIEW |
| K              | 2/14/10-21 RE-ISSUED FOR TENDER     |
| L              | 2/25/06-20 RE-ISSUED FOR TENDER     |
| M              | 2/26/01-20 ISSUED FOR DP REVIEW     |
| N              | 2/26/03-06 RE-ISSUED FOR D.P.       |

DP 26-007148  
July 30, 2026

PROJECT  
**ViewStar  
LOT B**

3311 No. 3 Road  
Richmond, BC

**3D Renderings**

|         |               |
|---------|---------------|
| JOB NO  | 11-03         |
| DRAWN   | SV            |
| DATE    | March 6, 2026 |
| SCALE   | AS SHOWN      |
| CHECKED | WTL           |

DRAWING NO

A 14

DP 26-007148 August 4, 2026 Reference