City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, August 29, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on July 25, 2018.

1. DEVELOPMENT PERMIT 17-782793
(REDMS No. 5798142)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 and 4431 Vanguard Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a three storey 8,576 m^2 (92,310 ft^2) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.***

2. DEVELOPMENT PERMIT 17-787403
(REDMS No. 5910864 v. 2)

APPLICANT: Concord Pacific (Sun Tech)

ITEM

PROPERTY LOCATION: 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a high-rise, high density, mixed use development comprising of 530 dwellings (including 29 affordable housing units), 3,336 m^2 (35,910 ft^2) of retail and office, and a 1,194 m^2 (12,850 ft^2) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.***

3. New Business

4. Date of Next Meeting: September 12, 2018

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, July 25, 2018

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

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on July 11, 2018 be adopted.

CARRIED

1. GENERAL COMPLIANCE – REQUEST BY OMICRON ARCHITECTURAL ENGINEERING CONSTRUCTION LTD. FOR A GENERAL COMPLIANCE RULING AT 15111 WILLIAMS ROAD AND RICHMOND KEY 195105

(File Ref. No.: DP 11-566011) (REDMS No. 5862615 v. 2)

APPLICANT: Omicron Architectural Engineering Construction Ltd.

PROPERTY LOCATION: 15111 Williams Road and Richmond Key 195105

INTENT OF PERMIT:

Consider the attached plans to the staff report titled "Application by Omicron Architectural Engineering Construction Ltd. for a General Compliance Ruling at 15111 Williams Road and Richmond Key 19510," dated June 28, 2018, from the Director, Development, involving changes to the development design, in General Compliance with Development Permit DP 11-566011.

Applicant's Comments

Alisa Bailey, Omicron Canada Inc., accompanied by Angus Beattie, Omicron Canada Inc., briefed the Panel on the proposed changes to the previously approved development design of the Richmond Industrial Development at 15111 Williams Road and Key 195105 and highlighted the following

- a development permit was previously issued to the project which was endorsed by the Panel on July 13, 2016 and subsequently approved by Council on January 23, 2017;
- at the schematic design phase of the project, the applicant decided to realign and straighten Pierson Road to improve the efficiency of the use of the land base, enhance the functionality of buildings adjacent to Pierson Road, and provide extra parking space;
- the straightening of Pierson Road will increase the site's total floorspace by 8,000 square feet, improve the usability of the building footprints, increase the size of truck yards for two buildings and allow more flexibility for circulation and trailer storage;
- the proposed realignment of Pierson Road will slightly encroach into the Environmentally Sensitive Area (ESA)/Riparian Management Area (RMA) compensation area and will necessitate its redesign; and
- the revised plan for the ESA/RMA compensation area includes additional planting of trees and shrubs and adjustment of tree and plant species selection list to suit the modified terrain;
- the modified ESA/RMA compensation area will result in an overall increase in habitat balance.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is no issue in the redesign and realignment of Pierson Road from a traffic operations perspective, (ii) the encroachment into the ESA/RMA is offset by increased habitat compensation, and (iii) the applicant's response to the development design changes is appropriate.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

In reply to queries from the Panel, Ms. Bailey acknowledged that (i) the slope of the modified ESA/RMA compensation area will be steeper, (ii) proposed planting list was updated and is suitable to the new ESA/RMA configuration, (iii) preliminary studies have been conducted for the wetland and monitoring is currently being done to prove that the wetland will work in the ESA/RMA compensation area, and (iv) the modified ESA/RMA compensation area is not negatively impacted by the existing landfill on the subject site.

In reply to queries from the Panel, David Brownlee, Planner 2, noted that legal agreements and a bond requirement will ensure that the ESA/RMA compensation area will be constructed. Mr. Brownlee further noted that monitoring by a Qualified Environmental Professional (QEP) of the works done in the ESA/RMA compensation area will be required.

In reply to a query from the Panel, Ms. Bailey reviewed the works to be done to redesign the ESA/RMA compensation area and confirmed that modification of the previously proposed ESA/RMA compensation area will increase the habitat balance.

In reply to a query from the Panel, Mr. Craig advised that (i) an eastward extension of Francis Road in not currently contemplated for the Francis Road Right-of-Way (ROW) adjacent to the ESA/RMA compensation area, (ii) the Francis Road ROW will remain in place and there is no landscaping previously and currently proposed by the applicant on the ROW, and (iii) staff could work with the applicant to come up with a landscape plan for the Francis Road ROW to provide a better interface with the proposed ESA/RMA compensation area.

As a result of the discussion, direction was given to staff to work with the applicant to provide landscaping treatment to the Francis Road ROW to improve its interface with the proposed ESA/RMA compensation area.

Panel Decision

It was moved and seconded

That the attached plans to the staff report titled "Application by Omicron Architectural Engineering Construction Ltd. for a General Compliance Ruling at 15111 Williams Road and Richmond Key 19510," dated June 28, 2018, from the Director, Development, involving changes to the development design be considered in General Compliance with Development Permit DP 11-566011.

CARRIED

2. New Business

It was moved and seconded
That the Development Permit Panel meeting scheduled on Wednesday, August 15, 2018 be cancelled.

CARRIED

3. Date of Next Meeting: August 29, 2018

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:44 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 25, 2018.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 7, 2018
From:	Wayne Craig Director of Development	**File:**	DP 17-782793
Re:	**Application by Christopher Bozyk Architects Ltd. for a Development Permit at 4331 and 4431 Vanguard Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a three storey 8,576 m^2 (92,310 ft^2) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.

Wayne Craig
Director of Development

WC:db

Att: 3

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop a three storey 8,576 m^2 (92,310 ft^2) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)". The site is currently vacant.

A Zoning Text amendment to allow "vehicle sale/rental" limited to a maximum of 10% of the gross floor area as an additional use at the subject site (ZT 16-740866) was granted third reading at the March 20, 2017 Public Hearing.

Frontage improvements will be addressed via a separate Servicing Agreement and are expected to include:

- Removal of existing water service connections and installation of new water connections with a water meter.
- Installation of fire hydrants.
- Installation of an approximately 152 m (499 ft.) length of storm sewer with manholes and catch basins along the east property line of the site.
- Installation of a new storm service connection with an inspection chamber along Vanguard Road.
- Installation of approximately 96 m (315 ft.) of new sanitary sewer with manholes along Vanguard Road (east property line) and the removal of the old existing sanitary sewer lines from the subject property.
- Installation of a concrete sidewalk, treed/grassed boulevard, curb and gutter, plus road widening along the eastern property boundary of Vanguard Road.

The proponent is required to enter into the Servicing Agreement prior to the Zoning Text Amendment adoption.

Development Information

The development proposal is to construct a new three storey 8,576 m^2 (92,310 ft^2) vehicle storage and repair facility for Auto West BMW. The proposed facility will include a 930 m^2 (10,015 ft^2) new vehicle showroom on the third floor of the facility. The showroom represents approximately 9 % of the building's gross floor area (excluding unenclosed rooftop parking) complying with the 10 % maximum permitted under the amended "Industrial Retail (IR1)" zone. An at-grade car wash is proposed to be located just south of the eastern vehicle entrance.

The facility's architectural character will be "contemporary, industrial and utilitarian, while maintaining a strong expressive composition" with a prominent presence to Highway 99. The project will incorporate a living green wall to enhance the main entrance, rooftop solar panels, partial green roof and a storm water retention system. Additional design features are identified later in this report.

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

Background

The subject site's two existing lots will be consolidated to create a single 9,303 m^2 (100,145 ft^2) property (net of road dedications). Both properties are currently vacant with no existing structures. Surrounding development is as follows:

- To the North and East: Medium sized industrial lots (0.12 ha to 0.25 ha) (0.3 ac to 0.6 ac.) all zoned "Industrial Retail (IR1)" and used for various general industrial purposes (auto repair, equipment rental shops, roofing and woodworking facilities, home interior products, etc.).
- To the South: An east-west leg of Vanguard Road and Highway 99.
- To the West: Shell Road, the Shell Road rail corridor and Highway 99.

Rezoning and Public Hearing Results

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

- Proposed height variances to accommodate the entrance tilt panel feature and the proposed building height. (*Staff worked with the applicant to clarify and refine the requested height variances. Minor modifications have been made as a result of the more refined plan set and to accommodate screening for rooftop ventilation units over the show room.*)
- Reorganizing surface parking to eliminate overlapping handicapped parking spaces. (*The current plan eliminates the overlaps between the two handicapped parking spaces.*)
- Details for the vertical wall planting installation and plant selections. (*The landscape plans now provide information regarding the plant species and installation methodology.*)
- Review and refine the landscaping species selections and sizes as necessary. Addressing landscaping security requirements. (*Plant species and sizes have been refined and a cost estimate provided as part of the DP application.*)
- Clarifying the location of a sediment separator and details of maintenance by the owner. (*The sediment/oil-water separator requirements associated with the car wash have been acknowledged by the applicant and will be addressed through the building permit application.*)
- Provision of bike parking spaces (indoor and outdoor) in compliance with the Zoning Bylaw. (*Both Class 1 and Class 2 bike spaces are provided in full compliance with the Zoning Bylaw.*)
- Modification of both driveway entrances to ensure a maximum throat width of 7.5 m and installation of a driveway letdown. Roll-over curbs may be accommodated outside the driveway letdown area for large vehicles. (*Both driveway entrances have been adjusted to meet the 7.5 m wide maximum throat requirement.*)

The Public Hearing for the Zoning Text amendment of this site was held on March 20, 2017. At the Public Hearing, no concerns were raised about the Zoning Text amendment.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Industrial Retail (IR1)" except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.

(Staff supports the proposed variance as it will enhance the form and character of the development. The height increases will be specific to select portions of the building as indicated in the submitted DP plans. Notably, the additional heights are to accommodate a showroom roof (approx. 12.65 m) to improve internal height clearance between the floors, a more prominent tilt up entrance wall, placement of rooftop ventilation equipment and screens on the showroom rooftop (approx. 14.17 m), and to allow for the showroom's glazed curtain walls (approx.12.94 m). The variances for additional heights were identified through the Zoning Text amendment review but no concerns or comments were raised at the Public Hearing on March 20, 2017.

Advisory Design Panel Comments

At their meeting of May 24, 2018, the Advisory Design Panel provided their support for the application subject to consideration of the Panel's comments. The applicant has incorporated a number of design changes in response to the Panel's comments including:

- The removal of fencing along portions of Vanguard Road;
- Improved landscaping between the car wash building and Vanguard Road;
- Improved landscaping along the eastern end of the main building facing Vanguard Road;
- The addition of a green roof over portions of the showroom to help address the heat island effect,
- Extension of the patterned pavers in front of the main building into the first row of parking spaces and;
- The replacement of landscaping along the shaded northern property boundary with pavers.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 24, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The facility has been designed to have a strong visible presence on Highway 99 and uses extensive glazing along the third floor vehicle show room, multicolored paving stone plaza in front of the main doors of the building, and a living wall around the building's entrance to animate the relationship with Highway 99.
- While slightly taller than most of the one and two storey buildings in the immediate area, this new building will be a bookend to a new auto repair facility located at the north end of Vanguard Road (No. 1 Collision at 11100 Cambie Rd. DP 13-643519) continuing the revitalization of the area.
- Frontage improvements (i.e. boulevard, sidewalk and trees) with the adjacent on-site landscaping will result in a more attractive streetscape along this site.

Urban Design and Site Planning

- Scrap material collection, garbage and an oil room will be built into the proposed building. The site plan shows that garbage pickup can be fully accommodated on site with vehicle access through either driveway entrance.
- At the Fire Department's request an additional private on-site hydrant has been added to the site plans.
- The Fire Department has also indicated that a secondary address sign will be needed near the front private driveway entrance that can be seen from the street approach. The address sign will also be reviewed via the Building Permit review.

Architectural Form and Character

- The three storey contemporary industrial building is proposed to have an exterior consisting of "off-the form" concrete silver metallic cladding, curtain wall glazing, concrete block masonry and steel framing. A "living wall" is used to emphasize and enhance the main entrance.
- The contrasting material at the third floor massing helps break down the scale of the building and provides visual interest.
- Screening will be provided for rooftop mechanical equipment.
- Rooftop parapet walls are designed to visually screen vehicle storage.

Tree Removal and Replacement

- Two bylaw-sized trees and one non-bylaw sized tree on the subject property (per Arborist Report by NuGreen – Jan. 25, 2017) will be removed as they are located overtop of a sanitary sewer line and would be too close to the proposed structure. Replacement trees were specified by the City's Tree Preservation Coordinator at 2:1 under the Zoning Text Amendment review.
- The current plans incorporate thirty five on-site trees within the at-grade parking area and along the southern and western perimeter of the site fully addressing the tree replacement requirements as per the Official Community Plan.
- Additional trees will be provided along the street frontages via the Servicing Agreement.

Landscape Design and Open Space Design

- Shrubs, ground covers and trees will line most of the perimeter of the subject site. Shrubs lining the road frontages have been selected to provide seasonal variation in colors while keeping visual lines open from the street.
- A defined pedestrian pathway will lead from the street frontage to the main building entrance.
- At-grade parking spaces will be broken up by landscaped islands with shrubs and trees.
- On-site lighting within the at-grade parking area or on the building itself will be downward directed to avoid casting glare to the adjacent roadways / Highway 99.
- Surface storm water will be captured and directed to an underground retention tank for later use as irrigation water for the site's landscaped surfaces.
- Rooftop solar panels are included in the design to supplement the facility's electrical needs and reduce the power draw from the power grid. The solar panel arrays are shown on the architectural plans forming part of the Development Permit application.
- An array of coloured paving stones will provide an attractive plaza area in front of the building's lobby. The pavers were extended into the first row of parking spaces in response to the Advisory Design Panel comments.
- The landscape plans include a line of Boston Ivy plants that are intended to grow up the eastern wall of the main building facing the Vanguard Road frontage.
- The Development Permit Considerations include a requirement for the submission of an acceptable security for landscaping in the amount of $268,172.26 inclusive of a 10% contingency cost based on the landscape cost estimate provided by PMG Landscape Architects (letter dated July 19, 2018).

Green Roof Response

At the time that the Zoning Text Amendment (ZT 16-740866) was considered by Council at Public Hearing, the application was subject to the City's Green Roof Bylaw No. 8385 as the proposed gross floor area exceeds 2,000 m^2. The proponent's response to the Green Roof Bylaw has been incorporated into their Development Permit application and includes the following:

- Provision of an underground storage reservoir that will be used to collect surface storm water from the building's rooftop. This stored roof water will be distributed to the landscaped portions of the site during the growing season via an irrigation system. The consultant's calculations indicate that the proposed system will achieve the minimum 20% volume reduction generated by a conventional rooftop of equal area as required by the Green Roof Bylaw.
- Provision of a vertical "living green wall" of landscaping to frame the building's main entrance along the southern elevation of the building (refer to Plan # 11). The green wall is proposed to cover approximately 90.6 m^2 (975 ft^2) and will consist of a variety of plants suited to vertical growing surfaces. Submission of a landscape security of $148,500.00, inclusive of a 10% contingency cost, has been included in the Development Permit Considerations. The security is based upon an installation/construction estimate provided by Christopher Bozyk Architects Ltd. (email dated August 6, 2018). A product information package for the green wall has been submitted to the application file.
- Provision of a 586 m^2 (6,309 ft^2) green roof over the showroom roof. This was in direct response to the Advisory Design Panel comments to help reduce any heat island effects.

Collectively, these proposed initiatives will more than satisfy the 100 points required to satisfy the City's Green Roof Bylaw for this development.

Parking and Access

- Access to the site is provided by two driveways off Vanguard Road (one to the east and one to the south) and by a defined pedestrian pathway between the eastern Vanguard Road frontage and the main building's lobby.
- Provision is made for 108 vehicle parking spaces for staff and visitors (72 spaces at grade, 36 spaces within the building) in full compliance with the Zoning Bylaw requirements. Half of these spaces are small spaces. Two handicapped spaces are located in close proximity to the main building entrance.
- Two medium loading spaces are provided which can also be shared to provide one large loading space. This combination fully addresses the Zoning Bylaw loading requirements.
- Twenty-three (23) Class 1 secured bicycle spaces will be provided within the building beneath the vehicle ramp. Another twenty-three (23) Class 2 bicycle spaces will be provided via several outside bicycle racks near the building entrance lobby.
- Vehicle inventory storage will be accommodated on all three levels of the facility.

Ramp Vehicle and Maneuvering and Site Distance Review

- At the request of the City's Transportation staff a ramp vehicle maneuvering and sight distance review was undertaken to assess concerns regarding the 180 degree turn for vehicles travelling to/from Vanguard road and the ramp leading to the upper floors of the proposed building. The report submitted by Bunt & Associates (Jan. 18, 2018) concluded that two large passenger vehicles can complete their turns on and off the proposed ramp without conflict. Site and intersection distances were also determined to be acceptable but the report authors recommended that a stop sign be placed at the bottom of the ramp and that all landscaping in the northeast corner of the site (adjacent to the ramp) be kept below 1.0 m in height to maintain clear sightlines. The applicant has acknowledged these requirements and will be addressing the recommendations through the Building Permit and construction plans.

Crime Prevention Through Environmental Design

- A 2.4 m high perimeter chainlink fencing is proposed along the western, northern and a portion of the southern perimeter of the site.
- The chainlink fencing is proposed to be galvanized with fence posts set in concrete.
- It is anticipated that the owner will incorporate onsite security monitoring of the site.

Public Art

- During the design review the owners decided they would not be able to incorporate a public art program on the site and would instead provide the voluntary contribution. The Development Permit Considerations include a voluntary contribution to public art in the amount of $22,154.40 based on $0.24 per buildable square foot. This contribution is consistent with recommended Public Art Contributions for 2018.

Site Contamination

As noted under the Zoning Text review (ZT 16-740866) the subject site had previously been used for automotive repair and machine shop operations and as such the site is subject to the contaminated site provisions of *Environmental Management Act*.

The owner's consultants have undertaken several contamination assessments of the site and worked with the Provincial Ministry of Environment (MOE) to ensure that all concerns have been addressed. As a result, the MOE issued a Final Determination letter (dated June 5, 2018) concluding that the site "is not contaminated because the numerical standards and criteria of the Contaminated Sites Regulation have been met at the site". The Final Determination letter is a sufficient basis for the City to proceed with the relevant development approvals for this project.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended.

David Brownlee
Planner 2

DCB:rg

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Minutes
Attachment 3: Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-782793 **Attachment 1**

Address: 4331 and 4431 Vanguard Road

Applicant: Christopher Bozyk Architects Owner: Estlin Holdings Ltd.

Planning Area(s): East Cambie

Floor Area Gross: 11,347 m^2 Floor Area Net: 8,575.88 m^2

	Existing	Proposed
Site Area:	9,335.58 m^2 (104,487 ft^2)	9,303.77 m^2 (100,145 ft^2) after road dedications
Land Uses:	Vacant – no existing structures	Industrial general, commercial vehicle parking and storage, vehicle repair, vehicle body repair or paint shop, up to 10% GFA for vehicle sale/rental.
OCP Designation:	Mixed Employment (MEMP)	Same
Zoning:	Industrial Retail (IR1)	Same but with up to 10% GFA for vehicle sale/rental added as an additional use at the subject site consistent with ZT 16-740866.
Other Designations:	FCL: 2.9m GSC – Area A	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.00	0.92 (based on net floor area)	none permitted
Lot Coverage:	Max. 60%	47.2%	None
Setback – Front Yard: (south)	Min. 3.0 m	5.9 m	None
Setback – Side Yard: (west)	Min. 0 m	3.1 m	None
Setback – Exterior Side Yard: (east)	Min. 3.0 m	3.8 m	None
Setback – Rear Yard: (north)	Min. 0 m	1.5 m	None
Height (m):	Max. 12 m	14.2 m (specific locations noted in the report)	Variance
Lot Size:	No minimum lot size	9,303.77 m^2 (100,145 ft^2) after road dedications	None
Off-street Parking Spaces –	108 spaces	108 (54 are small spaces)	None
Off-street Parking Spaces – Accessible:	2	2 (included in above 108)	None
Bicycle Spaces:	Class 1: 23 Class 2: 23	Class 1: 23 Class 2: 23	None

Attachment 2

Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, May 23, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 17-782793 - 8,576 SQ.M. THREE-STOREY INDUSTRIAL BUILDING VEHICLE STORAGE AND REPAIR

ARCHITECT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 and 4431 Vanguard Road

Applicant's Presentation

Ernst Loots, Christopher Bozyk Architects Ltd., Mary Chan Yip, PMG Landscape Architects, Pete Sargent, Auto West Group, and Michael Vernon, Wales McLelland Construction, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

1. support the applicant's contribution to the City's public art fund;

   Comment acknowledged – no response required.

2. consider articulating the blank wall of the car wash building along Vanguard Road to provide visual interest and a better public interface considering its proximity to the site entry;

   Compared to the formal complexity of the main building, and due to the high functionality of the car wash layout, it is felt that the current simplicity of the east façade is the appropriate expression and that visual interest and articulation should rather be achieved indirectly by means of landscaping in front of the façade. See submitted revised landscape drawings, showing the introduction of new planting to address this matter.

3. consider differentiating the landscaping at the corner of the site entry adjacent to the carwash building, e.g. through varying the height and species of planting at the corner, to emphasize the entry to the site and the pedestrian path to the main building and improve its public interface;

   See submitted revised landscape drawings, showing planting reconfiguration to address this matter.

4. support the proposed green wall as it enhances the building's main entrance and provides visual interest along Vanguard Road;

   Comment acknowledged – no response required.

5. building articulation and programmatic arrangement are successful considering the challenging geometry of the site; appreciate the clarity and hierarchy of spaces; also appreciate the applicant for using a robust materials palette and a light colour palette for the building;

   Comment acknowledged – no response required.

6. consider removing a portion of the fence around the corner of the site to open up a portion of the frontage; also consider a lighter colour for the fence;

   Fencing along the east and part-south property lines have been removed, in order to provide a more open public frontage. The black finish of the remaining fencing has also been changed to galvanized, in order to create a lighter appearance. See submitted revised architectural drawings.
   The owner is however requesting the City to grant a future option for decorative metal fencing, 40"-48" high, along the boulevards, once the Shell Road rail reserve has been developed and made safe for public.

7. support the proposed height variances for portions of the building; variation in heights helps with wayfinding in a large site and breaks up the monolithic feel of the building; floating quality of the showroom is successful;

   Comments acknowledged – no response required.

8. consider reducing the circumference of the columns in the building; also consider incorporating steel structure into the columns to lighten up and improve the quality of finish to the columns;

   The concrete columns are integral to the design and seismic performance of the essentially concrete structural system and cannot be converted to steel, nor be reduced in size.
   As good finishing is nevertheless a priority, architectural concrete finishing will be required and specified.

9. appreciate the graceful form of the showroom; however, consider introducing some shading; e.g., incorporating a horizontal blade running across the top that will not diminish the exposure of the cars within the showroom;

With maximum visibility a premium and while a horizontal eyebrow/shading device at roof level will not be effective due to the predominantly west orientation of the showroom and low angle of the west sun, the best available option to mitigate solar heat gain is the use of high performance Low E double glazing. The addition of a ceramic frit pattern to the upper ¼ of the glazing as a further shading measure will be considered.

10. square punched windows in the workshop spaces underneath the showroom appear static; consider introducing a sense of openness to the workshop spaces, e.g. similar to the entry slot at the second level lobby; series of vertical slots could create a rhythm with the column structures;

Aesthetically also, a horizontal shading device will conflict with the sought clean "extruded" feel of the showroom.

11. concerned that greening of the east wall may take some time to complete; consider introducing low level shrub planting to help soften up the east wall in addition to the green wall;

Additional planting has been added at the bottom of the vertical landscaping, to soften up the wall. See submitted revised landscape drawings.

12. proposed size of the window slot at the second floor lobby may be inadequate considering the size of the lobby space on the second floor; consider opening up the window more;

The design intent is a narrow vertical window, that does not reduce the sought impact of the living wall, the latter thus having priority within the façade treatment. The focus of the lobby is toward the vehicle display, not the exterior.
The window shape and size are thus considered appropriate.

13. proposed material palette works; interesting mix of fairly robust materials;

Comment acknowledged – no response required.

14. consider introducing screening or diffusion to the Vanguard Road elevation of the car wash building to soften up the elevation's barren appearance; could add texturing to the east façade of the car wash building to mitigate its blank wall appearance considering its proximity to the site entry;

See comments under 2 above.
With regard to "texturing", note that the corrugation of the proposed metal cladding is a texture

15. consider installing an extensive green roof for the showroom considering the scale of the site and the relatively small roof percentage of the showroom; would contribute to the stormwater management plan, reduce the heat island effect, and add a positive feature to the building;

A green roof has been added above the showroom, to reduce the heat island effect and to serve as a feature. See submitted revised architectural and landscape drawings, the latter containing preliminary product information and details.

16. support the provision for vertical access/circulation within the building for customers and staff;

Comment acknowledged – no response required.

17. appreciate the location and sizes of washrooms for male and female staff and customers;

Comment acknowledged – no response required.

18. support the use of photovoltaic (PV) solar panels in the main building; however, recommend to City staff to establish a benchmark for total annual electricity use;

Comment acknowledged – no response required.
Note, it was clarified at the meeting that the solar panel power is only supplementary to the grid power, power self-sufficiency is not contemplated at this time, due to cost reasons.

19. appreciate the proposed water use reduction for the car wash facility;

Comment acknowledged – no response required.

20. consider relocating the rooftop mechanical units from the top of the showroom to the lower roof adjacent to the solid wall of the showroom to hide the rooftop units;

Mechanically, the current locations of the roof top equipment are preferred, as the most efficient and cost-effective duct configuration is achieved. Ducts on the side of the space would require additional insulation and maintenance, and equipment placement would cause undesirable loss of parking spaces. Successful integration of the equipment with the east façade would also be unlikely.
Visually, the current screening is regarded as unobtrusive and effective, the metal cladding finish integrating well with the surrounding building and finishes. For this application, the current equipment placement is therefore regarded as the most appropriate.

21. appreciate the openness of the second level parking to allow for greater ventilation and daylight access; however, the middle portion will be dark and will be relying on electricity; consider installing skylights on the roof to address this concern;

Skylights to the 2nd floor are not possible, nor required. Firstly, the 3rd floor deck must be kept absolutely free to provide maximum flexibility for vehicle storage. Secondly, the 2nd floor is solely used for vehicle storage, where natural light is not a priority.

22. appreciate the architectural design, choice of building materials, proposed building height variances, and functionality of the building; however, heat island effect is not adequately addressed considering the significant amount of hard surface area in the site and large portions of the building that will absorb heat;

See 15 above regarding the addition of a green roof over the showroom, thus addressing the heat island effect for that part of the building. Additional measures to mitigate the heat island effect are light-coloured and reflective finishes (paint, metal panel/cladding, concrete paving). Trees, as required by the City, provide shade to the asphalt surface parking areas.
The plaza at the main entrance is intended for vehicle display, where temporary shading may be an option, but no trees.

23. consider introducing measures to mitigate the heat island effect such as installing a green roof on the showroom structure, eliminating some surface parking stalls and incorporating soft landscaping areas, and other measures to address the heat the island effect;

See 15 and 22 above regarding the addition of a green roof over the showroom.
Surface parking stalls cannot be reduced – a reduction would result in the Bylaw parking requirement not being met.
Landscaping has provided maximum soft landscaping, appropriate for this type of project, to address the heat island effect.

24. rationale for the proposed location and orientation of the showroom is not clear from an economic and sustainability perspective; consider design development of the showroom to address sustainability issue;

As stated in the Design Rationale, the showroom has to be elevated and so orientated as to achieve maximum exposure to Highway 99, while functionally connecting to the ground floor main entrance and 3rd floor vehicle storage. With visibility the priority, ideal sustainability in terms of orientation cannot be provided.
See 9 above regarding heat gain mitigation.

25. model shows colliding forms not apparent in the drawings provided by the applicant;

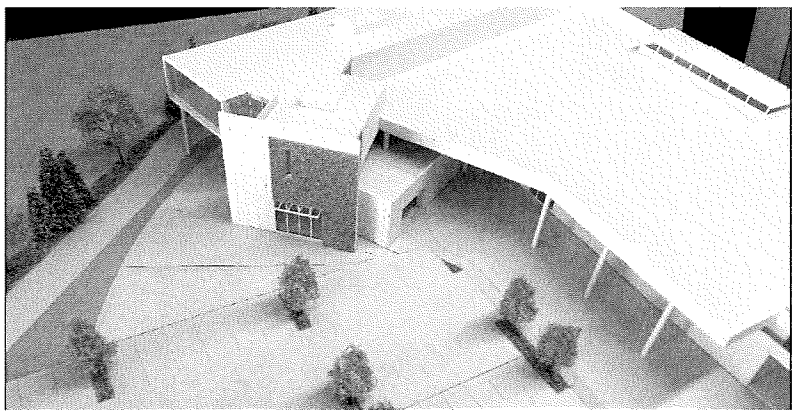
Comment acknowledged – no response required.
Note that the provided perspective views illustrated the various forms well. The shadows on the resubmitted elevations have been darkened to improve the reading of the forms.

26. consider incorporating lighting and introducing a different material treatment for the soffit underneath the car showroom;

A uniform concrete finish and elevation for the soffit under the 3rd floor is aimed for, and preferred to a material differentiation of the showroom soffit. Lighting will however be employed for accent and subtle showroom differentiation.

27. consider an articulated box frame edge for the main entrance to the building similar to the expression of the showroom; also install a covering/canopy not shown in the model but provided in the drawings;

The design intent is that the combined living wall and high metal-clad feature wall constitute an appropriate big-scale frame motive. An additional smaller box-frame is regarded as superfluous and not suitable for the scale sought. The canopy has been added to the model – see photo below:



28. consider extending the large paved area surrounding the lobby up to the first row of parking adjacent to the paved area to create a bigger perception of space around the lobby;

The plaza paving has been extended to include the first parking row as proposed. See submitted revised architectural and landscape drawings.

29. good proposal for a car repair and storage building which is in keeping with the prominent automobile brand carried by the proposed facility; the project is heading in the right direction considering that the industrial area is undergoing redevelopment;

Comments acknowledged – no response required.

30. the site is located in a prominent corner; the applicant is commended for providing a good interface with Highway 99;

Comments acknowledged – no response required.

31. appreciate the project's on-site underground water retention tank intended for reuse for irrigation and the car wash facility;

Comments acknowledged – no response required.

32. proposed signage could go forward at this stage of the project subject to the City's procedures and guidelines;

Comments acknowledged – no response required.

33. support the proposed height variance in portions of the main building; however, the applicant is encouraged to provide a public benefit in return, e.g. by installing a green roof on the showroom to enhance the project's interface with Highway 99 considering that BMW is a high-profile brand;

See 15 above regarding the addition of a green roof over the showroom.

34. although the applicant may not meet the City's Green Roof Bylaw in terms of area requirements, installing a green roof on the showroom will provide a good interface with the highway; also consider locating the solar panels on the showroom rooftop and relocating the rooftop mechanical units to the adjacent lower level roof to hide them from highway view;

See 15 above regarding the addition of a green roof over the showroom. The current location of the solar panels on the ramp roof is preferred, for reasons of practicality and flexibility. Roof penetrations above the showroom are also wanted to be kept to a minimum. Solar panels would disfigure the green roof and their visibility would compromise the architectural simplicity of the showroom.
See 20 above regarding unsuitability of relocating roof top equipment to a lower level.

35. consider removing the fence along Vanguard Road, from the northeast corner of the site around to the western edge of the driveway facing south to improve the pedestrian realm;

See 6 above regarding the removal of fencing along Vanguard Road.

36. consider providing an outdoor amenity space with benches and other furniture where staff could spend time during work breaks;

An outdoor amenity area has been added. See submitted revised landscape drawings.

37. survivability of planting along the pathway on the north side of the main building is not certain; consider installing permeable pavers on the pathway in lieu of planting;

Planting has been replaced with pavers. See submitted revised landscape drawings.

38. appreciate the planting of trees and provision of structural soil on the parking lot; also appreciate the proposed storm water retention tank; however, look at the potential challenges in using storm water for irrigation, e.g. health concerns;

Comments acknowledged – no response required.
Health concerns regarding the irrigation water will be duly addressed.

39. agree with the comment to remove the fence along the Vanguard Road side; applicant could install the fence in the west and north sides for security reasons;

See 6 above regarding the removal of fencing along Vanguard Road.
Note, west and north fencing is maintained for security.

40. survivability of planting along the north side of the main building is not certain; applicant could plant dogwood cornus trees;

See 37 above regarding planting deletion.

41. growing climbing plants, e.g. *parthenocissus*, at the main building entrance on the east wall of the building may not be a significant feature as it could take time for the plants to grow and may not even be successful; consider eliminating the proposed climbing plant on the east wall and replace with regular planting along the edge of the main entrance;

Climbing plants cannot be deleted, as these are required in terms of the provision of Vertical Landscaping under the Green Roof Bylaw.

42. appreciate that the green wall is angled; however, the angle could have been continued all the way through; consider perforated metal in lieu of solid metal for the main building entrance façade to allow for visual permeability, e.g. seeing cars going up the ramp;

The solid entrance feature wall is required structurally, and the applied white metal paneling is a BMW corporate image requirement. There is also no ramp at that location. Ramps are also mainly used for storage purposes, so that public viewing is not applicable.

43. note that the elevation of the car wash building is higher than the adjacent sidewalk along Vanguard Road; consider installing big, bold, long and linear form of planting along the entire east edge of the site in keeping with the proposed long and linear building form; would create a bigger impact along the Vanguard Road elevation than the proposed green wall;

Planting has been adjusted along Vanguard Road to improve the appearance. See submitted revised landscape drawings.
As it is felt that the strong building form is best complemented by the current informal landscaping, a more formal and linear expression appearing forced and too architectural.

44. consider installing green roofs for the showroom and car wash building; cost would be minimal compared to the significant potential visual, social, and environmental benefits accruing to the high-profile automobile brand that the proposed storage and repair facility is carrying;

See 15 above regarding the addition of a green roof over the showroom. Due to the utilitarian nature and scale of the car wash, a green roof over the car wash is not pursued.

45. support the proposed height variances on portions of the building considering the site context; and

Comment acknowledged – no response required.

46. the building presents a nice view from the highway; the applicant is commended for appropriately addressing a prominent corner.

Comment acknowledged – no response required.

Panel Decision

It was moved and seconded

That DP 17-782793 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

Attachment 3

City of Richmond

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

Address: 4331 and 4431 Vanguard Road **File No.:** DP 17-782793

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

1. Adoption of Zoning Text Amendment Bylaw 9670.

2. Receipt of a Letter-of-Credit for landscaping in the amount of $268,172.26 inclusive of a 10% contingency cost (as per the landscape cost estimate provided by PMG Landscape Architects July 19, 2018 and the green wall estimate provided by Christopher Bozyk Architects Aug. 3, 2018).

3. Receipt of a Letter-of-Credit for the green wall landscaping in the amount of $148,500.00 inclusive of a 10% contingency cost (as per the green wall cost estimate provided by Christopher Bozyk Architects Aug. 3, 2018).

4. City acceptance of the developer's offer to voluntarily contribute $0.24 per buildable square foot (e.g. $22,154.40) to the City's public art fund.

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

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

2. 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.

Note:

- 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 contains 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 _____ Date _____

City of Richmond

Development Permit

No. DP 17-782793

To the Holder:	Christopher Bozyk Architects Ltd.
Property Address:	4331 and 4431 Vanguard Road
Address:	Suite 414 – 611 Alexander Street Vancouver, BC, Canada, V6A 1E1

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 increase the maximum height for buildings from 12.0 m to 14.2 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 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 $416,672.26 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-782793

To the Holder:	Christopher Bozyk Architects Ltd.
Property Address:	4331 and 4431 Vanguard Road
Address:	Suite 414 – 611 Alexander Street Vancouver, BC, Canada, V6A 1E1

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

   This Permit is not a Building Permit.

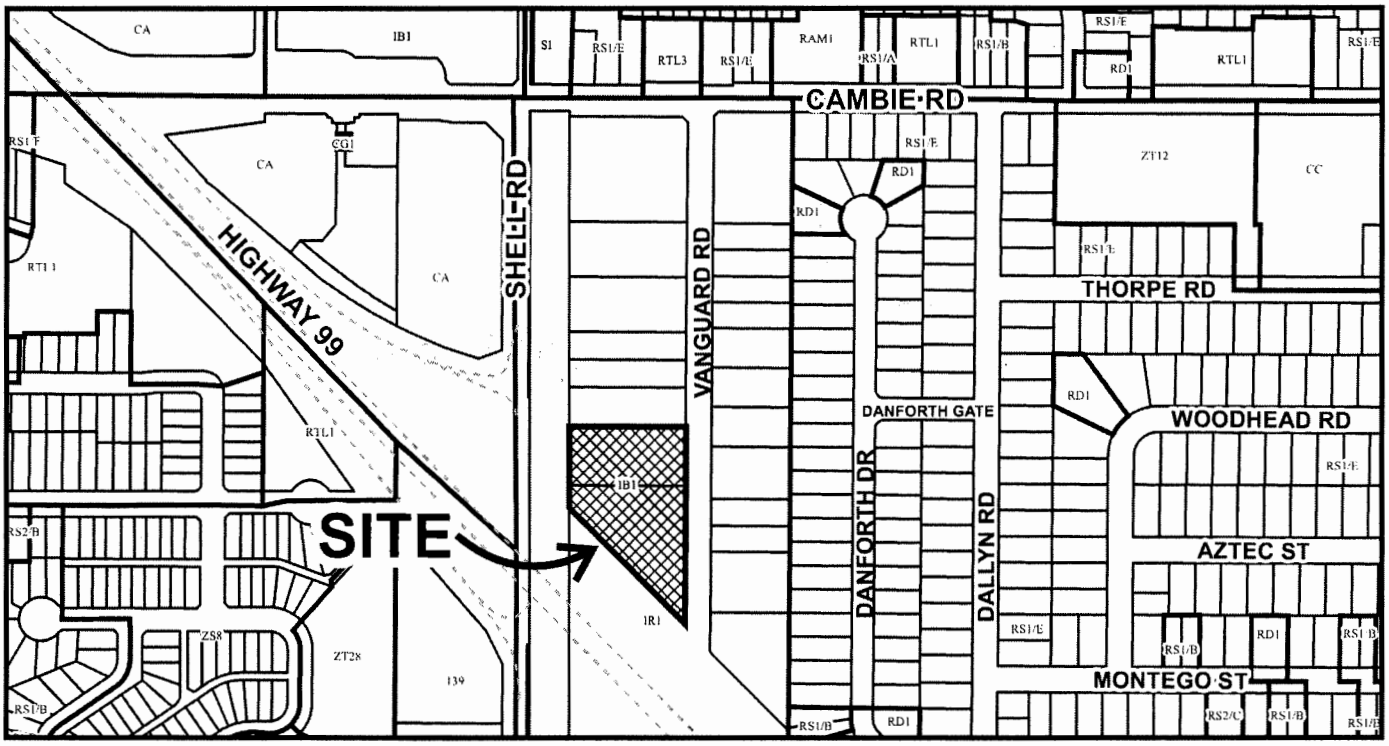
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

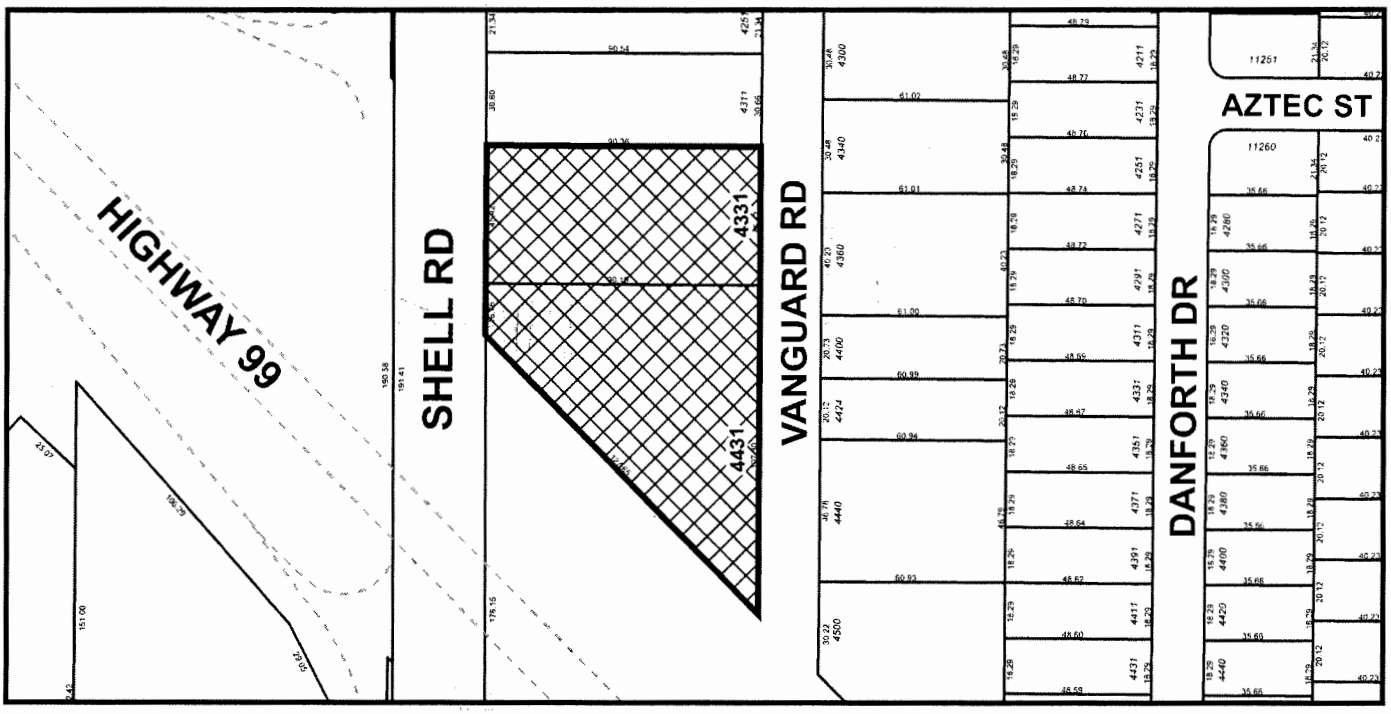
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond



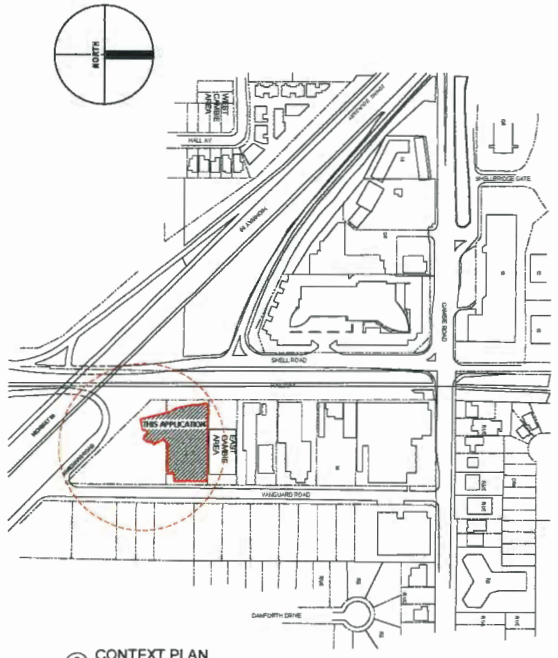


DP 17-782793
SCHEDULE "A"

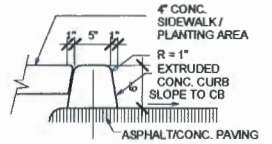
Original Date: 09/05/17

Revision Date:

Note: Dimensions are in METRES

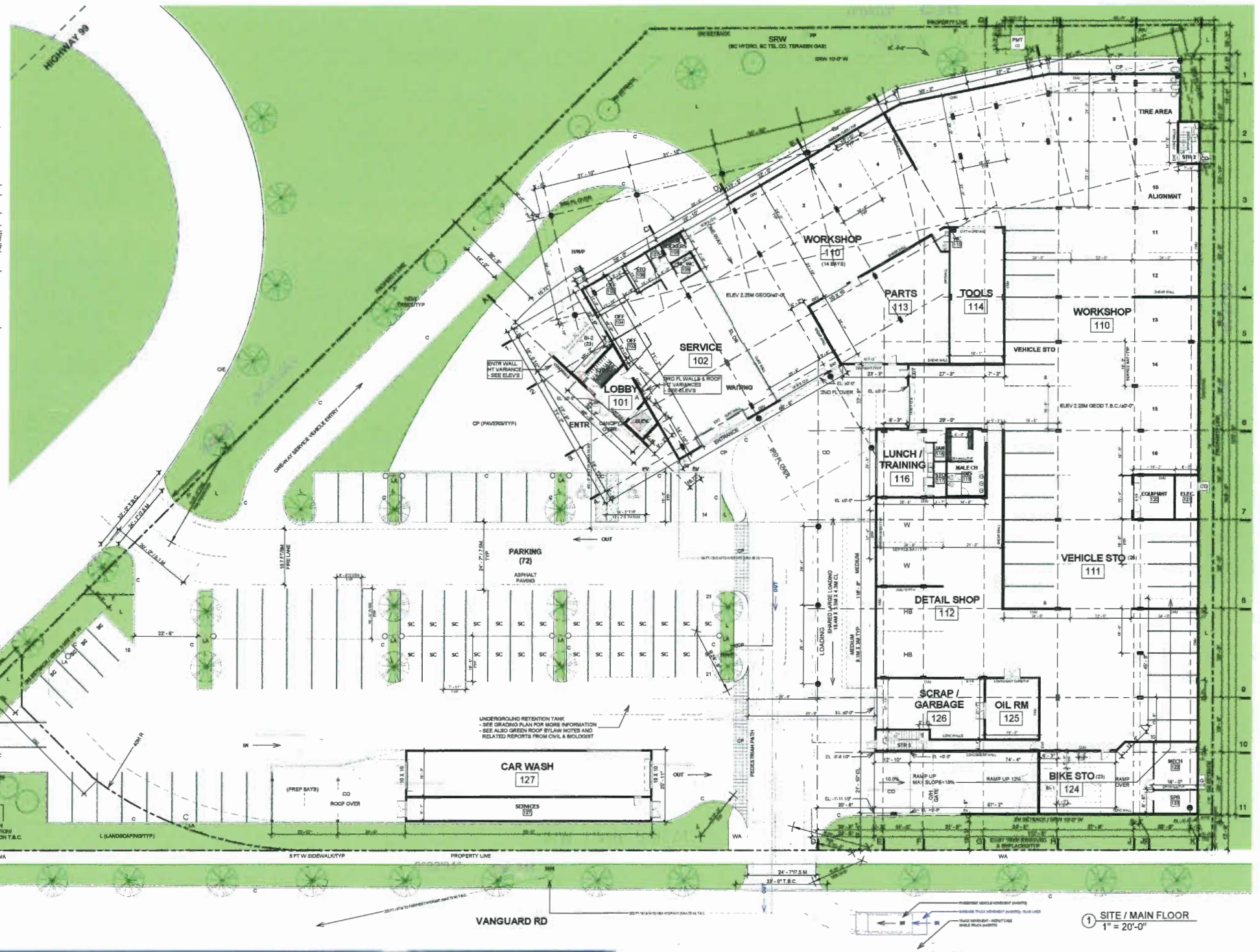


② CONTEXT PLAN
1" = 300'-0"



* USE BONDING AGENT TO BOND CONC. CURB TO ASPHALT PAVING USE 1/2" DIA. PIN @ 16" O.C. WHERE CONC. CURB IS NOT BACKED BY CONC. SIDEWALK

③ TYP CURB DETAIL
1" = 1'-0"



① SITE / MAIN FLOOR
1" = 20'-0"

④ VIEW FROM SOUTH WEST

GENERAL LEGEND:

- EXIST GRADE ELEV
- NEW GRADE ELEV T.B.C.
- SIAMESE/FD CONNECTION
- A ANNUNCIATOR PANEL
- BI-1 BIKE PARKING - LOCKABLE (CLASS 1)
- BI-2 BIKE PARKING - RACKS (CLASS 2)
- C NEW CONC. CURB O/E = EXIST CURB
- CO CONC PAVING - SEE ALSO NOTES, L'SCAPE DWGS
- CP CONC UNIT PAVERS - SEE LANDSCAPE DWGS
- DC DROP CURB TO CODE
- EV ELEC. VEHICLE CHARGING
- F 8 FT H CHAINLINK FENCE W/ GATES
- G GAS METER T.B.C.
- H EXIST MUNICIP FIRE HYDRANT HYd = NEW FIRE HYDRANT HYdP = NEW PRIVATE HYDRANT
- HB HOLDING BAY
- L LANDSCAPING AREA - SEE LANDSCAPE DWGS
- LA LAMP STANDARD
- PP EXIST POWER POLE
- PMT PAD MOUNTED TRANSFORMER
- TD TRENCH DRAIN
- T.B.C. TO BE CONFIRMED
- WA CONC WALK
- W WASH BAY

OBTAINED APPROVALS:
- ENVIRONM. REMEDIATION / MOE RELEASE: REZ & DP RELEASE OBTAINED (LTR OF MAR 14 2017)
- MOE PRELIMINARY DETERMINATION OF NON-CONTAMINATION (LTR OF APR 12 2018)

PENDING APPROVALS/DOCUMENTATION:
- REZONING TEXT AMENDMENT (APPL #ZT 16-740866): IN PROGRESS - CONSOLIDATION AWAITED
- CONSOLIDATION/SUBDIVISION/COVENANT OF LOTS 21 & 22/ROAD DEDICATION, SRW REGISTRATION: IN PROGRESS

DP VARIANCE APPLICATION:
MAX BLDG HEIGHT OF 12 M TO BE INCREASED TO 12.65 M FOR SHOWROOM ROOF, 12.94 M FOR SHOWROOM WALLS AND 14.17 M FOR ENTRANCE WALL & SHOWROOM ROOF EQUIPMENT & SCREENS - SEE ALSO ELEVATIONS

FENCE DETAILING & IMAGE: SEE A.2.1

LEGAL DESCRIPTION:
LOT 21, PL 22901 AND LOT 22, PLAN 23693, BOTH OF SECTION 36, BL 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:
4431 & 4331 VANGUARD ROAD, RICHMOND, BC

SURVEY INFORMATION:
CAMERON LAND SURVEYING LTD.
B.C. LAND SURVEYORS
UNIT 205 - 16055 FRASER HIGHWAY SURREY, B.C. V4N 0G2 PHONE: 604-597-3777
FAX: 604-597-3783 FILE: 5812-TP

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

WALES McLELLAND CONSTRUCTION

GENERAL NOTES:
- PROPOSED DEVELOPMENT TO COMPLY WITH CITY OF RICHMOND OFFICIAL COMMUNITY PLAN, APPLICABLE ZONING AND BUILDING BYLAWS AND BC BUILDING CODE 2012
- BYLAW 8386 COMPLIANCE - PER ATTACHMENT 2 (100 POINTS) METHOD: STORM WATER MANAGEMENT: SEE CIVIL DRAWINGS/REPORT WATER FROM RETENTION TANK UTILIZED FOR IRRIGATION & CAR WASH LANDSCAPING MEASURES: SEE LANDSCAPE DRAWINGS
- LANDSCAPE DESIGN & GREEN ROOF: SEE LANDSCAPE DRAWINGS
- EXTERNAL GRADES TO SLOPE AWAY FROM BLDG 2% RECOMMENDED
- CONC.PADS/PAVING 4" THICK, TYP. EXIT DOOR PAD 48" X 48" MOVEMENTS JOINTS @ MAX. 7'-0" O.C. / PATTERNS T.B.C. BY ARCHITECT; FINISH: BROOM TEXTURED W/ SMOOTH ROUNDED EDGING
- GAS METER: CONC. SLAB, FENCE ENCLOSURE & PROTECTION BOLLARDS - AS APPLICABLE - TO TERASEN GAS SPECIFICATIONS
- TRANSFORMER: CONC SLAB & PROTECTION BOLLARDS TO BC HYDRO SPECIFICATIONS. SEE ALSO ELECTRICAL DRAWINGS
- FIRE LANE: PAVING DESIGN TO ENSURE FIRE TRUCK LOADING PER CCS REQUIREMENTS/80,000 GVW RATING; NOTIFICATION SIGNAGE TO BE POSTED TO FD'S REQUIREMENTS & APPROVAL
- FD ADDRESSING: TO BE VISIBLE FROM STREET APPROACH & OF CONTRASTING COLOUR; FD CONNECTION & PRIVATE HYDRANT: IN COMPLIANCE W/ NFPA & BCBC
- INDICATION ON DWGS PER PRIOR CONSULTATION W/ FD
- SITE SECURITY LIGHTING/LAMP STANDARDS: LIGHTING TO BE DOWN-WARD FOCUSED, TO MITIGATE LIGHT POLLUTION
- ALL PARKING LINES TO BE PAINTED AS SHOWN, SPACES FOR THE DISABLED TO BE CLEARLY MARKED BY A PAINTED WHEELCHAIR SYMBOL & COMPLIANT SIGN
- NEW CONC. DRIVEWAY CROSSINGS AND CURB RAMPS TO SECTION 3 BCBC 2012 AND CITY STANDARDS

STATISTICS:

ZONING:	IR1 (INDUSTRIAL RETAIL)
USE (PERMITTED):	VEHICLE STORAGE (252 UNITS)
ACCESSORY USES:	PRE-OWNED VEHICLE REPAIR PRE-OWNED VEHICLE SALES
SITE AREA (RD DEDICATION DEDUCTED)	100,145 SF / 4.54 A
COVERAGE (MAX 60%):	47,225 SF / 47.2%
FSR (3RD OPEN DECK EXCL)(MAX 1.00):	92,310 SF / 0.92
GROSS FLOOR AREAS:	
MAIN FL - WORKSHOP AND VEHICLE STO:	37,380 SF
- CAR WASH:	2,320 SF
2ND FL - VEHICLE STO & ROOFED RAMP:	39,925 SF
3RD FL - SHOWROOM (9.02% / GFA - MAX 10%):	10,015 SF
- LOBBY & ROOFED RAMP:	2,680 SF
- VEHICLE STO & PARKING (OPEN DECK):	29,835 SF
GROSS TOTAL:	122,145 SF (11,347 SM)
HEIGHT (MAX 12M - SEE VARIANCE APPLICATION):	46 FT / 14.02 M
SETBACKS:	
REAR SETBACK NORTH (0 M):	5 FT / 1.5 M
STREET SETBACK EAST (3.0 M):	12.5 FT / 3.8 M
SIDE SETBACK WEST (0 M):	10.25 FT / 3.1 M
FRONT SETBACK SOUTH (3.0 M):	19.33 FT / 5.9 M
PARKING:	
REQUIRED:	108
WORK SH, DETAIL SH, SERVICE, ENTR, CAR WASH (REQ'D 31,745@1/1,075=30 + 16 BAYS(X3=48 + 2 WASH(BAYS)(X1=2: 80)	
SHOWROOM (REQ'D 10,015@3/1,075=28)	
MAIN, 2ND, 3RD FL VEHICLE STORAGE N/A	
PROVIDED:	109
SMALL CARS INCL (MAX 50%):	54/50%
HC SPACES INCL (2% REQ'D & PROVIDED)	2/2%
BIKE PARKING:	
REQUIRED:	8 CLASS 1 / 8 CLASS 2
(W/O VEHICLE STORAGE: MAIN FLOOR=19,964SF + 2ND FL R=4,465F + 3RD FLOOR=11,372SF: TOTAL= 31,782SF)	
CLASS 1 / LOCKABLE:	91,850 @ 0.27 / 1,076 = 23
CLASS 2 / RACKS:	91,660 @ 0.27 / 1,076 = 23
PROVIDED:	23 CLASS 1 / 23 CLASS 2
LOADING:	
REQUIRED:	1 LARGE + 2 MEDIUM 1 + (11,348 - 1,860)/5,000 = 2M (11,348 - 1,860)/5,000 = 1L
PROVIDED:	1 LARGE + 2 MEDIUM (LARGE SHARED W/ MEDIUMS AS PERMITTED)

REV	DATE	DESCRIPTION
	JUN 27-JUL 20 '18	ADP-RESPONSE RE-ISSUE; JUL 20: A 1.1 REVISED
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

SITE / MAIN FL PLAN STATS

SCALE As indicated START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

A.1.1

DP 17-782793

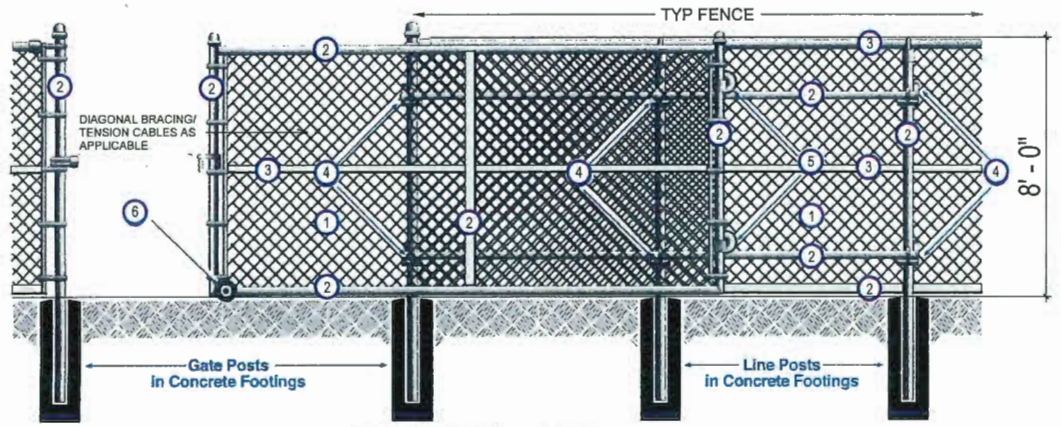
AUG 29 2018

Plan #1

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

WALES McLELLAND CONSTRUCTION

IMAGE OF FENCE



ELEVATION OF TYP FENCE

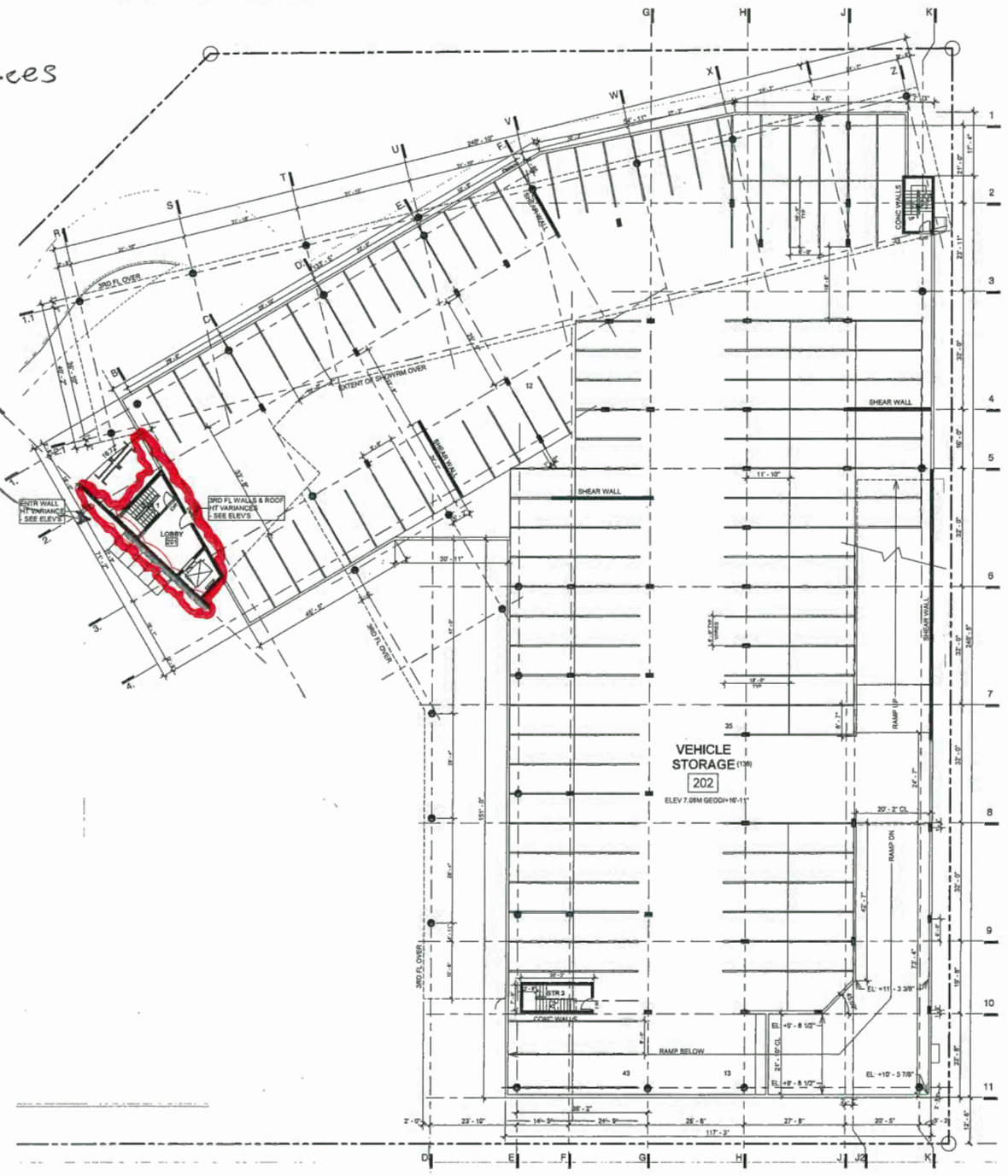
NOTES / LEGEND:

- ENGINEERED ROUND STEEL TUBE CONSTRUCTION & INSTALLATION BY SPECIALIST
- GALVANIZED PREFINISH
- CAPS TO ALL POSTS

1 9 GA CHAINLINK
2 ~3" DIAM POSTS, BOTTOM RAILS
3 ~2: DIAM TOP RAILS, INTERNAL HORIZ RAILS
2, 3, 4, 5, 6 GATE POSTS, FRAMING, GUIDE RAILS, ANCHORS, WHEELS - NOT APPLICABLE

③ FENCE DETAILING
3/8" = 1'-0"

② 3RD FLOOR PLAN / ROOF DECK
1" = 20'-0"



① 2ND FLOOR
1" = 20'-0"

REV	DATE	DESCRIPTION
	JUN 27 '18	ADP-RESPONSE RE-ISSUE
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

2ND FLOOR PLAN
3RD FLOOR PLAN

SCALE As indicated START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

A.2.1

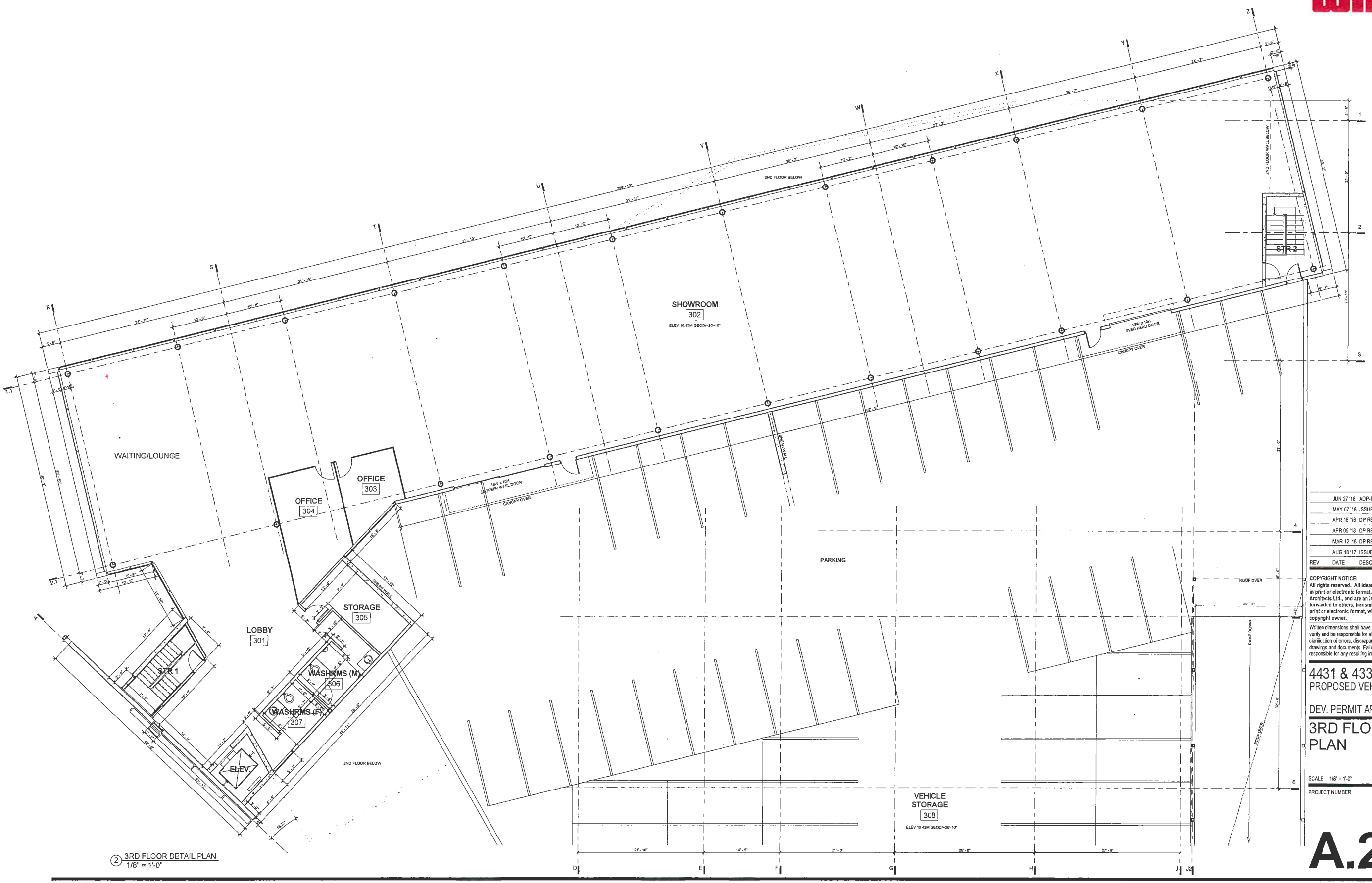
Plan #2

AUG 29 2018

DP 17-782793

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

WALES McLELLAND CONSTRUCTION



2 3RD FLOOR DETAIL PLAN
1/8" = 1'-0"

REV	DATE	DESCRIPTION
	JUN 27 '18	ADP-RESPONSE RE-ISSUE
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

3RD FLOOR DETAIL PLAN

SCALE 1/8" = 1'-0" START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

A.2.2

AUG 29 2018

DP 17-782793

Plan #3

CHRISTOPHER
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WALES McLELLAND CONSTRUCTION

Variances

RTU

RTU

RTU

RD

RD

RD

RD

42' - 6"

46' - 6"

42' - 6"

30' - 10"

REV	DATE	DESCRIPTION
	JUN 27 '18	ADP-RESPONSE RE-ISSUE
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

ROOF DETAIL PLAN

SCALE 1/8" = 1'-0" START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

A.2.3

① ROOF DETAIL PLAN
1/8" = 1'-0"

AUG 29 2018

DP 17-782793

Plan #4

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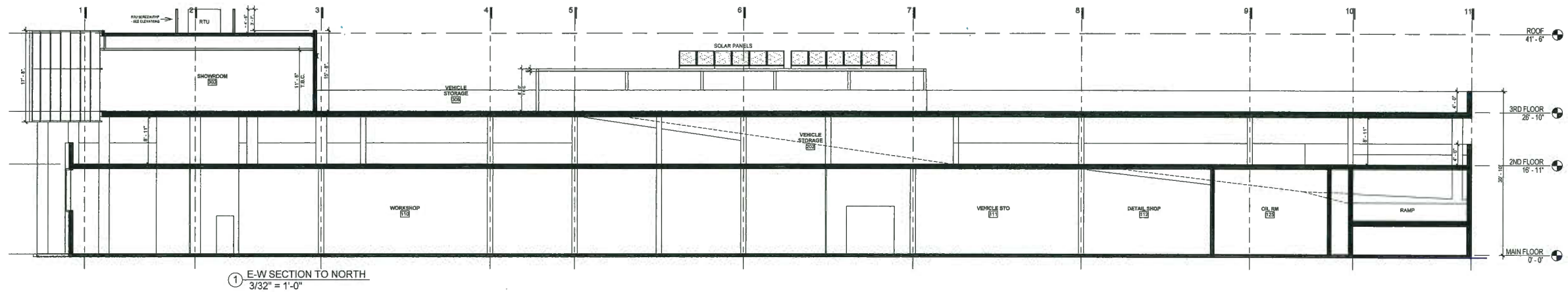
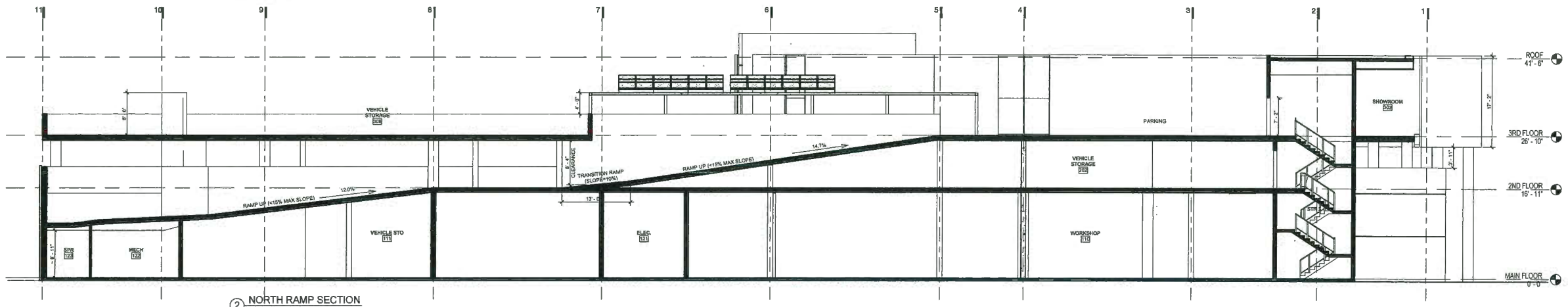
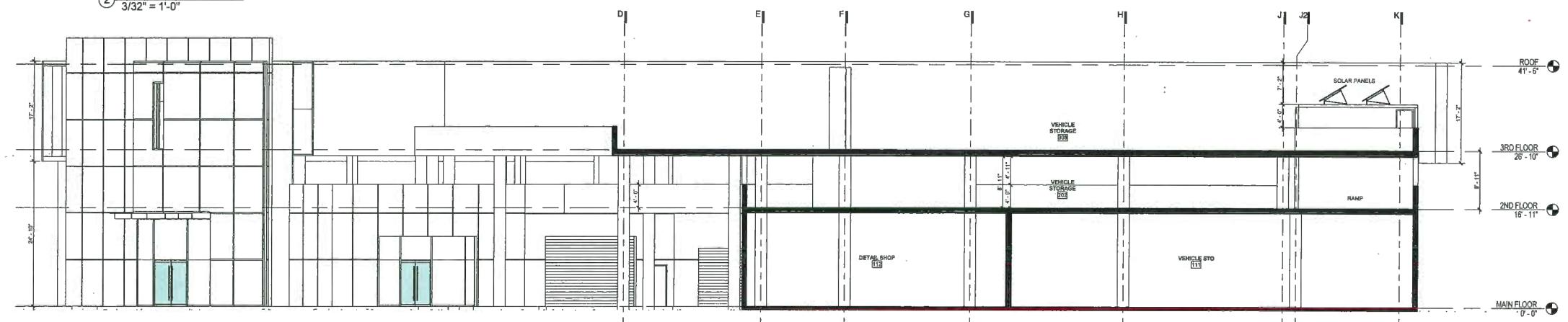
WALES McLELLAND CONSTRUCTION



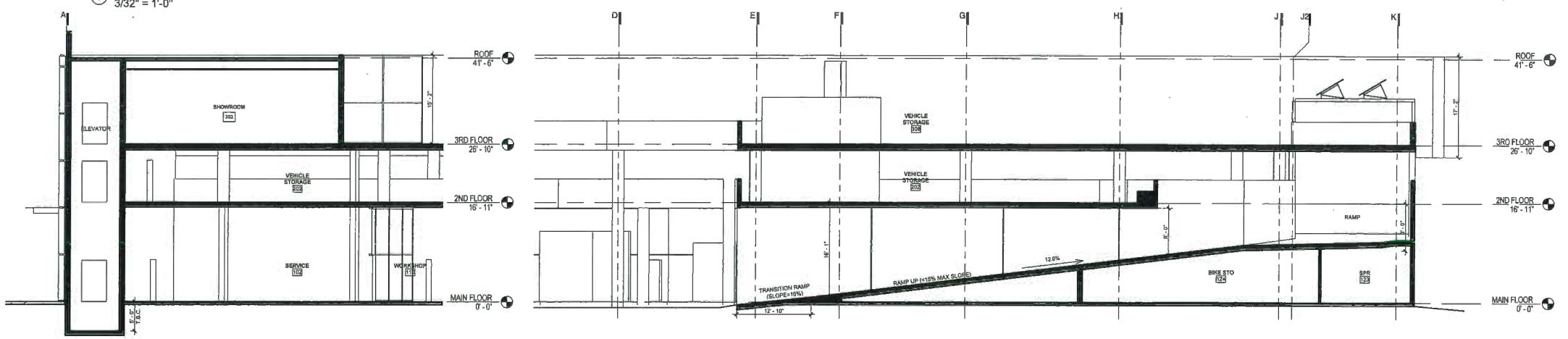
1 E-W SECTION TO NORTH
3/32" = 1'-0"



2 NORTH RAMP SECTION
3/32" = 1'-0"



3 N-S SECTION TO WEST
3/32" = 1'-0"



4 ELEVATOR SECTION
3/32" = 1'-0"

5 EAST RAMP SECTION
3/32" = 1'-0"

REV	DATE	DESCRIPTION
	JUN 27 '18	ADP-RESPONSE RE-ISSUE
	MAY 07 '18	ISSUED FOR ADP
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	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

SECTIONS

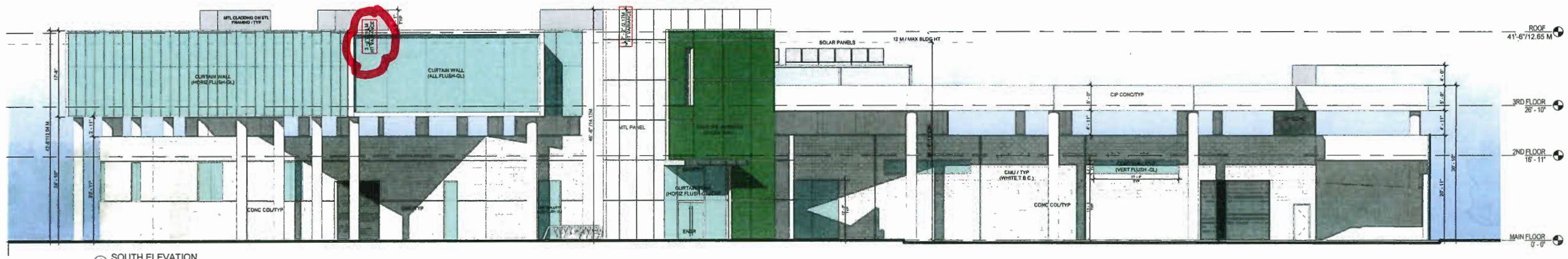
SCALE 3/32" = 1'-0" START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

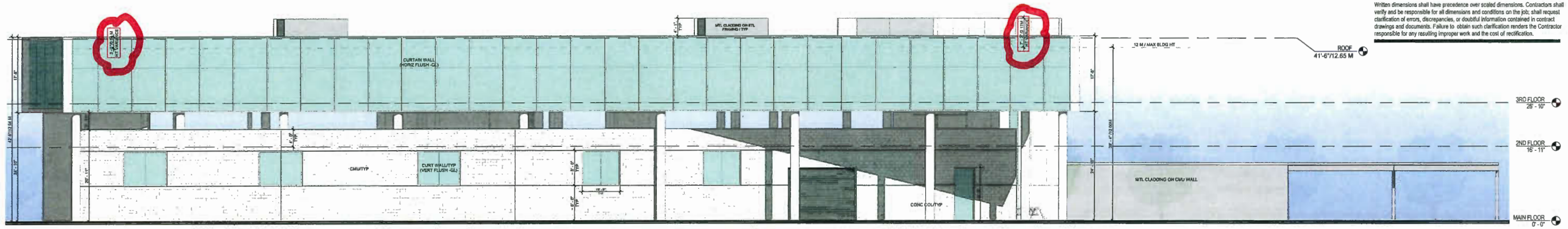
A.3.0

Plan #5

AUG 29 2018
DP 17-782793



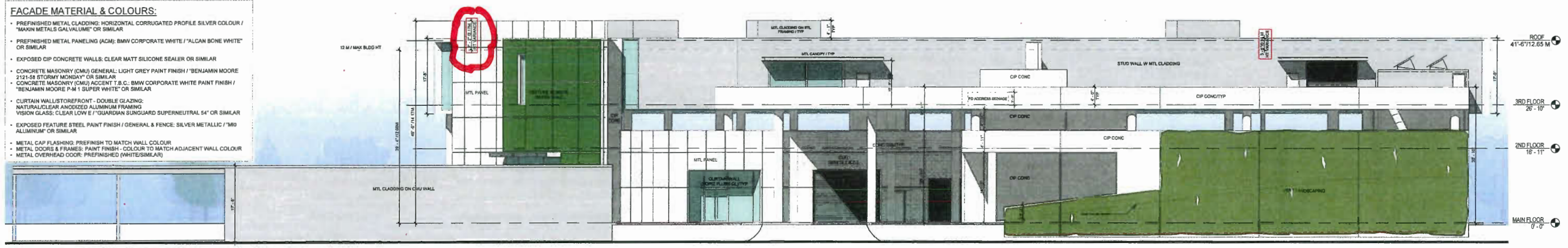
1 SOUTH ELEVATION
3/32" = 1'-0"



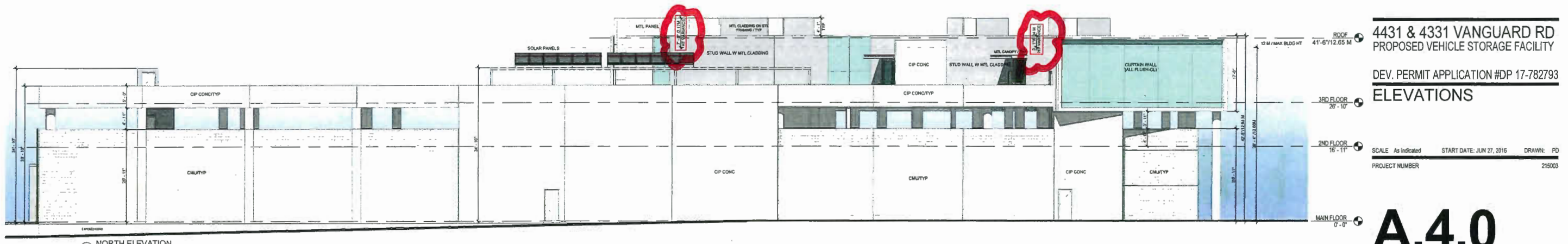
2 WEST ELEVATION
3/32" = 1'-0"

FACADE MATERIAL & COLOURS:

- PREFINISHED METAL CLADDING: HORIZONTAL CORRUGATED PROFILE SILVER COLOUR / "MAGIN METALS GALVALUME" OR SIMILAR
- PREFINISHED METAL PANELING (ACM): BMW CORPORATE WHITE / "ALCAN BONE WHITE" OR SIMILAR
- EXPOSED CIP CONCRETE WALLS: CLEAR MATT SILICONE SEALER OR SIMILAR
- CONCRETE MASONRY (CMU) GENERAL: LIGHT GREY PAINT FINISH / "BENJAMIN MOORE 2121-58 STORMY MONDAY" OR SIMILAR
- CONCRETE MASONRY (CMU) ACCENT T.B.C.: BMW CORPORATE WHITE PAINT FINISH / "BENJAMIN MOORE P-M 1 SUPER WHITE" OR SIMILAR
- CURTAIN WALL/STOREFRONT - DOUBLE GLAZING: NATURAL/CLEAR ANODIZED ALUMINUM FRAMING VISION GLASS: CLEAR LOW E / "GUARDIAN SUNGUARD SUPERNEUTRAL 54" OR SIMILAR
- EXPOSED FEATURE STEEL PAINT FINISH / GENERAL & FENCE: SILVER METALLIC / "M60 ALUMINUM" OR SIMILAR
- METAL CAP FLASHING: PREFINISH TO MATCH WALL COLOUR
- METAL DOORS & FRAMES: PAINT FINISH - COLOUR TO MATCH ADJACENT WALL COLOUR
- METAL OVERHEAD DOOR: PREFINISHED (WHITE/SIMILAR)



3 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"

Variances are cloud outlined

CHRISTOPHER BOZYK ARCHITECTS LTD
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PHONE (604) 251-3440 FAX (604) 251-3848

WALES McLELLAND CONSTRUCTION

REV	DATE	DESCRIPTION
	JUN 27 '18	ADP-RESPONSE RE-ISSUE
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0 - A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

ELEVATIONS

SCALE As indicated START DATE: JUN 27, 2016 DRAWN: PD

PROJECT NUMBER 215003

A.4.0

Plan #6

AUG 29 2018

DP 17-782793

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WALES McLELLAND CONSTRUCTION

3 VIEW FROM SHELL (WEST)

2 VIEW FROM VANGUARD EAST

1 VIEW FROM VANGUARD SOUTH

REV	DATE	DESCRIPTION
	JUN 27-JUL 20 '18	ADP-RESPONSE RE-ISSUE; JUL 20: A.1.1 REVISED
	MAY 07 '18	ISSUED FOR ADP
	APR 18 '18	DP REISSUE A.1.1, A.4.0
	APR 05 '18	DP REISSUE A.1.1, A.4.0, A.5.0
	MAR 12 '18	DP REISSUE A.1.1, A.2.1-A.2.3, A.3.0-A.5.0, A.6.1
	AUG 18 '17	ISSUED FOR DEVELOPMENT PERMIT

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4431 & 4331 VANGUARD RD
PROPOSED VEHICLE STORAGE FACILITY

DEV. PERMIT APPLICATION #DP 17-782793

PERSPECTIVES

SCALE | START DATE: JUN 27, 2016 | DRAWN: ELL

PROJECT NUMBER 215003

A.5.0

RECEIVED
AUG 29 2018
DP 17-782793

Plan #7

TREE SCHEDULE

PMG PROJECT NUMBER: 16-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT; BUSH FORM; B&B
	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B
	14	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3M HT; B&B
	15	STREET TREE 2	FINAL SPECIES LOCATION AND QUANITY TO CONFIRMED WITH CITY	
	6	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

TREES

CORNUS KOUSA

GINKGO BILOBA 'PRINCETON SENTRY'

THUJA PLICATA 'EXCELSA'

SHRUBS: FRAMING / LOW HEDGING

EUONYMUS ALATUS 'COMPACTA'

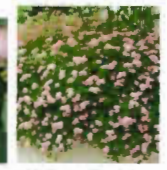
LONICERA PILEATA

MAHONIA X MEDIA 'CHARITY'

PLATNING FOR NATIVE POLLINATORS

ROSA RUGOSA 'RUBRA'

SYMPHORICARPOS ALBUS 'MAGIC BERRY



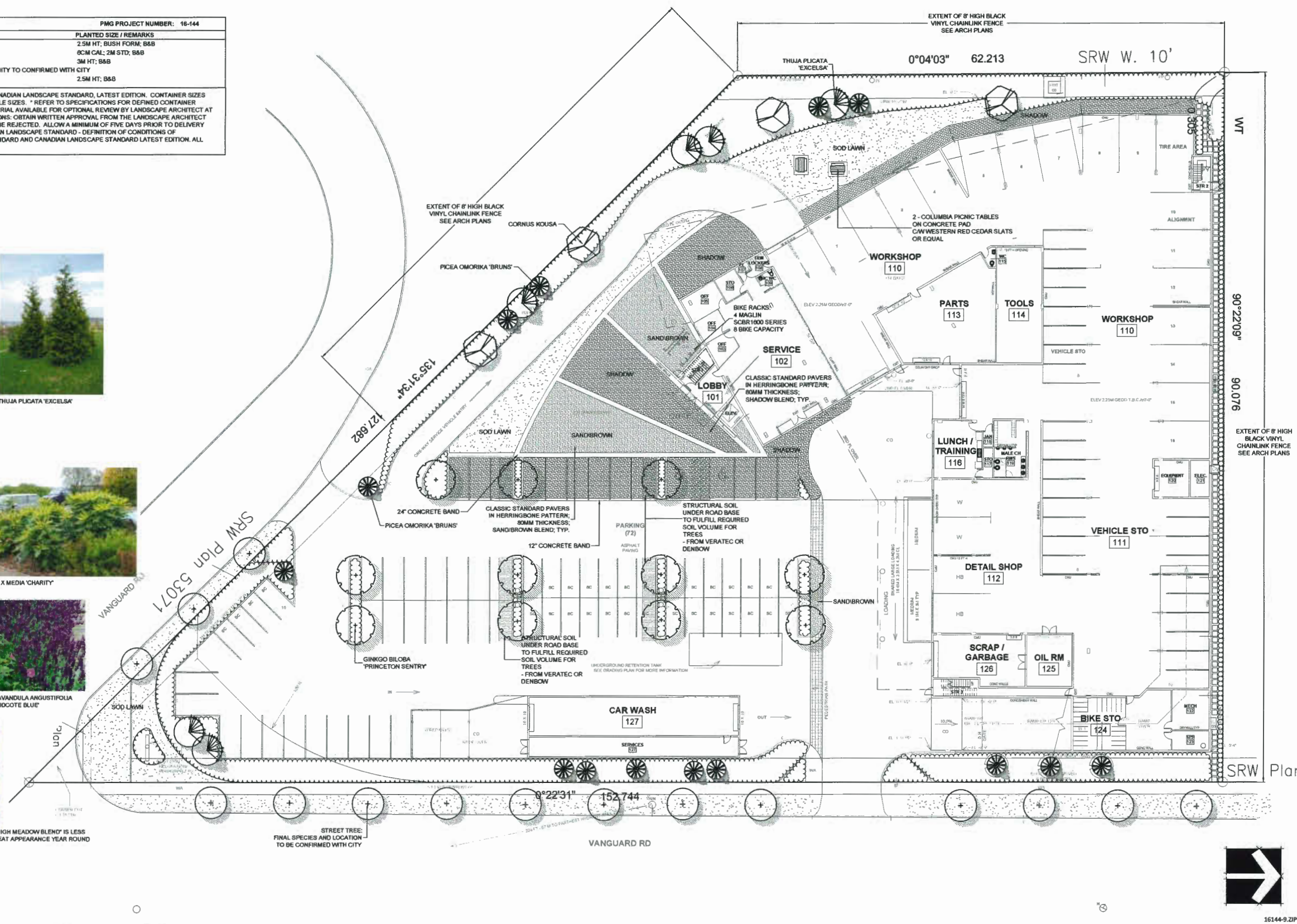
SPIRAEA JAPONICA 'LITTLE PRINCESS'

LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'

WILDFLOWER MEADOW

MOWN EDGES GIVE MEADOWS A NEAT, TIDY APPEARANCE WHILE STILL BURSTING WITH COLOUR AND FLORAL ABUNDANCE.

WEST COAST SEEDS "KNEE-HIGH MEADOW BLEND" IS LESS THAN 24" HIGH, KEEPING A NEAT APPEARANCE YEAR ROUND



16144-9.ZIP

AUG 29 2018

DP 17-782793

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

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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
10	18.JUL.19	REVISE PER COMMENTS	MC
9	18.JUN.27	REVISE PER COMMENTS/ADD GREEN ROOF	DO
8	18.MAY.09	DP SUBMISSION	
7	18.MAY.08	RP SUBMISSION	
6	18.APR.05	UPDATE PER NEW SITE PLAN	CLG
5	18.APR.04	STREET TREE NOTE	DO
4	18.FEB.05	NEW SITE PLAN / CITY COMMENTS	DO
3	17.JUL.13	NEW SITE PLAN	DO
2	17.JAN.17	NEW SITE PLAN	DO
1	16.AUG.04	NEW SITE PLAN	MM

PROJECT:

AUTO WEST BMW

VANGUARD ROAD
RICHMOND, BC

SEAL:

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	16.JUL.19
SCALE:	1"=20'-0"
DRAWN:	MR
DESIGN:	MR
CHK'D:	MCY

DRAWING NUMBER:

L1 OF 3

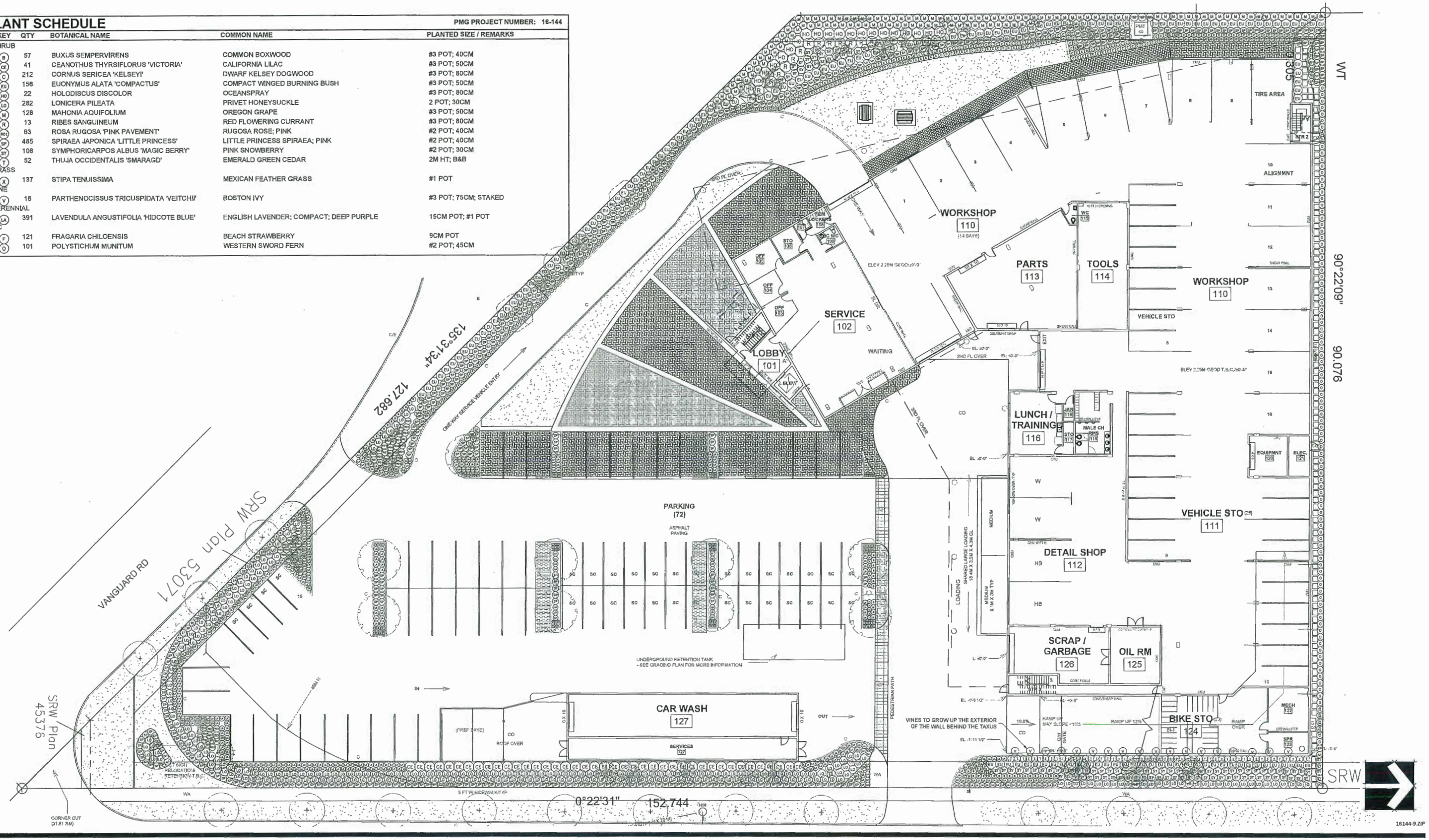
PMG PROJECT NUMBER: 16-144

Plan #8

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	57	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
CE	41	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
C	212	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
EU	156	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HD	22	HOLODISCUS DISCOLOR	OCEANSPRAY	#3 POT; 80CM
LO	282	LONICERA PILEATA	PRIVET HONEYSUCKLE	2 POT; 30CM
M	128	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
R	13	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
RG	53	ROSA RUGOSA 'PINK PAVEMENT'	RUGOSA ROSE; PINK	#2 POT; 40CM
SP	485	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
SY	108	SYMPHORICARPOS ALBUS 'MAGIC BERRY'	PINK SNOWBERRY	#2 POT; 30CM
T	52	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
X	137	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
V	18	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#3 POT; 75CM; STAKED
PERENNIAL GC				
LA	391	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	15CM POT; #1 POT
F	121	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
O	101	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 45CM



16144-9.ZIP

AUG 29 2018

DP 17-783293

pmg LANDSCAPE ARCHITECTS
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NO.	DATE	REVISION DESCRIPTION	DR.
10	18.JUL.19	REVISE PER COMMENTS	MC
9	18.JUN.27	REVISE PER COMMENTS/ADD GREEN ROOF	DO
8	18.MAY.06	DP SUBMISSION	
7	18.MAY.06	BP SUBMISSION	
6	18.APR.05	UPDATE PER NEW SITE PLAN	CLG
5	18.APR.04	STREET TREE NOTE	DO
4	18.FEB.05	NEW SITE PLAN / CITY COMMENTS	DO
3	17.JUL.13	NEW SITE PLAN	DO
2	17.JAN.17	NEW SITE PLAN	DO
1	16.AUG.04	NEW SITE PLAN	MM

PROJECT:

AUTO WEST BMW

VANGUARD ROAD
RICHMOND, BC

SEAL:

DRAWING TITLE:

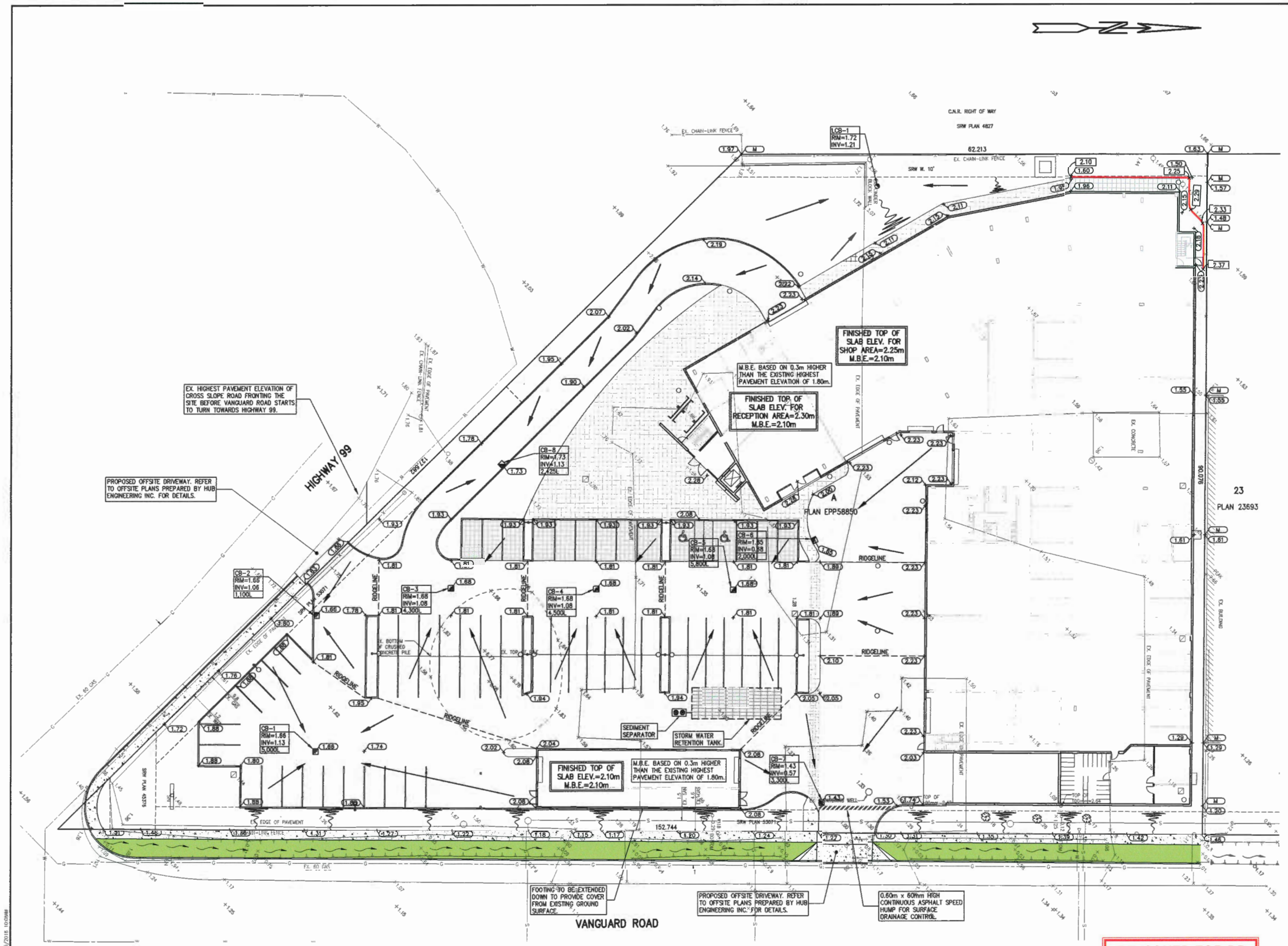
LANDSCAPE PLAN

DATE:	16.JUL.19
SCALE:	1"=16'-0"
DRAWN:	MR
DESIGN:	MR
CHK'D:	MCY

DRAWING NUMBER: **L2** OF 3

PMG PROJECT NUMBER: 16-144

Plan #9



ON-SITE SITE GRADING LEGEND

- EXISTING GROUND SURFACE ELEVATION.
- EXISTING GROUND SURFACE CONTOUR ELEVATION.
- EXISTING SWALE.
- PROPOSED SWALE.
- DIRECTION OF PROPOSED SURFACE FLOW.
- PROPOSED SLOPE AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
- NEW CATCHBASIN TO MMCD STANDARD S11 WITH DOBNEY B268 FRAME & GRATE c/w ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
- PROPOSED LAWN DRAIN TO MMCD STANDARD S12 (TYPE 2) c/w ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
- EXISTING GROUND SURFACE ELEVATION.
- PROPOSED FINISHED PAVEMENT/SURFACE ELEVATION.
- MEET EXISTING PAVEMENT/GROUND SURFACE ELEVATION.
- PROPOSED FINISHED TOP OF RETAINING WALL ELEVATION.
- PROPOSED PAVED AREA AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
- PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS.
- PROPOSED DECORATIVE PAVERS TO LANDSCAPE, ARCHITECTURAL AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
- DENOTES PROPOSED 0.6m WIDE x 60mm HIGH CONTINUOUS SPEED BUMP FOR ONSITE DRAINAGE CONTROL.
- APPROXIMATE LOCATION OF RETAINING WALL DETAIL AND INSPECTION BY OTHERS.

ON-SITE SITE GRADING NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL COMPLY WITH ALL NOTES AND SPECIFICATIONS ON THE "ON-SITE NOTES" SHEET.
3. CONTRACTOR SHALL RESTORE ANY AND ALL DISTURBED WORKS TO PRECONSTRUCTION CONDITION OR BETTER, AND TO THE SATISFACTION OF THE PROPERTY OWNER(S).
4. CONTRACTOR SHALL TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
5. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT CUT AND PATCHES TO MMCD STANDARDS. WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL PROVIDE A MINIMUM 200mm WIDE x 40mm THICK ASPHALT MILL AND LAP JOINT.
6. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT, BUILDING LAYOUT, LINE PAINTING, WHEELCHAIR DROPS & RAMPS AND CURB DETAILS.
7. REFER TO STRUCTURAL AND/OR GEOTECHNICAL DRAWINGS FOR RETAINING WALL DETAILS AND SPECIFICATIONS. CONSTRUCTION, INSPECTIONS AND CERTIFICATION OF RETAINING WALLS BY OTHERS.
8. UPON CONSTRUCTION SUBSTANTIAL COMPLETION, THE CONTRACTOR'S SURVEYORS TO PROVIDE HUB ENGINEERING INC. WITH COMPLETE CERTIFIED (B.C.L.S. OR P. ENG. SEAL) AS-BUILT INFORMATION FOR THE NEW WORKS AND SERVICES SHOWN ON THIS DRAWING. SURVEYOR TO COORDINATE WITH HUB ENGINEERING INC. PRIOR TO COMMENCEMENT OF THE AS-BUILT FIELD SURVEY.

RE-ISSUED FOR DP JUNE 26, 2018

0m 5m 10m 15m 20m 25m

SCALE: 1:250

BENCHMARK DATA
ALL ELEVATIONS ARE GEODETIC AND METRIC AND REFER TO RICHMOND MONUMENT No: 78H8455
LOCATED AT: CLS NAIL #519 W OF VANGUARD RD. ACROSS FROM 4440 VANGUARD AND HAVING ELEVATION: 1.081m

NO.	REVISIONS	DATE:
1	DP REVISION - ADD PAVERS	JULY 24/18
1A	RE-ISSUED FOR DP	MAY 04/18
1	ISSUED FOR BP	APR 30/18
1	ISSUED FOR DP	APR 09/18
1	RELOCATED TANK AND UPDATED RAMP GRADING	MAR 28/18
1	REVISED SITE PLAN AND AMEND MBE'S AND SLAB ELEV.	FEB 22/18

SCALE: HORIZ.: 1:250 VERT.:
DESIGNED: EY
DRAWN: AKG
CHECKED: RFG
APPROVED: RFG
DATE: AUG 2016

CONSULTANT:
Hub Engineering Inc.
Engineering and Development Consultants
Member PACIFIC LAND GROUP
Suite 210, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-0328 | fax: 604-501-1625 | mail@hub-inc.com
www.hub-inc.com

CLIENT: WALES McLELLAND CONSTRUCTION
6211 FRASERWOOD PLACE
RICHMOND, BC, V6W 1J2
PHONE: 604-638-1212 FAX: 604-276-9930

PROJECT: AUTO WEST BMW
4331/4431 VANGUARD ROAD
RICHMOND, B.C.
LOT A, SECTION 36, BLOCK 5 NORTH, RANGE 6 WEST, NWD, PLAN EPP58850

SEAL:
Jul 25, 2018

SHEET TITLE: SITE GRADING PLAN
4331/4431 VANGUARD ROAD

MUNICIPAL PROJECT: -
HUB FILENAME: ONSITE
DRAWING No. 16078-1
REV. No. 1A

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

Plan #12

DP 17-782793

AUG 29 2018

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City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 8, 2018
From:	Wayne Craig Director of Development	**File:**	DP 17-787403
Re:	**Application by Concord Pacific (Sun Tech) for a Development Permit at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high-rise, high density, mixed use development comprised of 530 dwellings (including 29 affordable housing units), 3,336 m^2 (35,910 ft^2) of retail and office, and a 1,194 m^2 (12,850 ft^2) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.

for

Wayne Craig
Director of Development

WC:sch
Att.

Staff Report

Origin

Concord Pacific (Sun Tech) has applied to the City of Richmond for permission to develop a high-rise, high density, mixed use development at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" (Attachment 1).

The subject site is currently vacant, except for a temporary residential sales centre. Bylaw 9780, for rezoning of the subject site (RZ 17-769242) from "Single Detached (RS1/F)", "Roadside Stand (CR)", "Auto-Oriented Commercial (CA)", and "Gas and Service Stations (CG1)" to its current zone, was adopted on July 23, 2018. Through the rezoning, the developer's lands were subdivided to create two lots separated by a new extension of Hazelbridge Way. Development of the new lots is proposed to include a multi-family residential building on Hazelbridge Way's east side and a mixed use building on its west side (adjacent to a neighbourhood park and the designated future location of the Capstan Canada Line Station). More specifically, the developer's proposal includes:

1. 48,348 m^2 (520,418 ft^2) total floor area, comprising:
   - 43,819 m^2 (471,658 ft^2) of multi-family residential uses, including 699 m^2 (7,528 ft^2) for affordable low-end-of-market rental (LEMR) housing (designed and constructed, at the developer's sole cost and secured in perpetuity with a Housing Agreement); and
   - 4,530 m^2 (48,760 ft^2) of commercial uses, including 3,336 m^2 (35,910 ft^2) of retail and office, together with a 1,194 m^2 (12,850 ft^2) ground floor, commercial unit for use as a privately owned and operated, not-for-profit arts facility for dance, theatre, music, visual, applied, and/or media arts and art education (designed and constructed at the developer's sole cost and secured in perpetuity with a legal agreement on title);
2. 530 dwellings, including 501 market units and 29 LEMR units;
3. Public open space secured with statutory right-of-ways, including a transit plaza; and
4. Public art.

All off-site improvements required with respect to the subject development, as determined to the satisfaction of Engineering, Transportation, and Parks, were agreed to by the developer through the rezoning. The required works will be designed and constructed, at the developer's sole cost, through the City's standard Servicing Agreement processes, which shall include:

1. An initial Servicing Agreement (that the developer entered into prior to rezoning adoption) for Hazelbridge Way, other road works, utility upgrades, park, and transit plaza improvements; and
2. Subsequent Servicing Agreements (that the developer shall enter into prior to lot-by-lot Building Permit issuance) for sidewalk improvements.

No other Servicing Agreement works are required in respect to the subject Development Permit application.

Development Information

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

Background

The subject development is located in the City Centre's rapidly developing Capstan Village area, at the crossroads of No. 3 Road and Capstan Way. Development surrounding the subject site is as follows:

To the north: A multi-phase, high-rise, high density, mixed use development (under construction), the future location of the Capstan Canada Line Station (targeted for completion in 2021), a neighbourhood park (under construction), and an Early Childhood Development (ECD) Hub (under construction);

To the east: Existing high-rise, high density, multi-family residential developments separated from the subject site by an existing landscaped mid-block trail (secured with statutory right-of-ways on the neighbouring multi-family lots);

To the south: Capstan Way and a low-rise, automobile-oriented commercial area designated for future high-rise, high density, mixed use development; and

To the west: No. 3 Road and a multi-phase, high-rise, high density, mixed use development (under construction), including a City community centre targeted for completion in 2021.

Rezoning and Public Hearing Results

At the rezoning stage, staff identified design issues to be addressed through the subject Development Permit process. These issues generally focussed on the development's Canada Line interface and have been satisfactorily addressed as follows:

1. Prior to rezoning adoption, legal agreements were registered on title, including:
   - The City's standard Canada Line covenant (for noise and nuisance);
   - A covenant restricting Building Permit issuance until the City determines that TransLink's Adjacent Integrated Design (AID) objectives (for minimizing potential interference with guideway and train operations) have been reasonably satisfied; and
   - A "station integration" covenant, transit plaza statutory right-of-way, and Servicing Agreement for the developer's design and construction (at the developer's sole cost) of architectural and landscape features (above and beyond what would have otherwise been acceptable if station integration was not required) for the purpose of enhancing transit rider convenience, comfort, and security (e.g., weather protection, seating, lighting, decorative paving, temporary vendor/food truck locations, and related works within the City's neighbourhood park).

     Note: The subject Development Permit includes a preliminary concept for the project's station integration features. The design of these features will be further developed, to the City's satisfaction, in coordination with TransLink's design of Capstan Station, through the City's Servicing Agreement and related transit station design review processes.

2. The Development Permit provides for transit interface features required by TransLink:
   - Below-grade parking has been set back 10 m (33 ft.) from the guideway drip line to minimize potential conflicts with the Canada Line's foundations; and

- Above-grade portions of the development have been set back a minimum of 10 m (33 ft.) from the guideway drip line to protect the guideway from falling objects and other forms of interference; and

3. As per City Centre Area Plan (CCAP) Development Permit Guidelines, residential dwellings are located at least 10 m (33 ft.) from the guideway drip line and 12 m (39 ft.) or more above finished grade (which raises them above the Canada Line trains) to reduce overlook, ambient light, and other potential livability impacts.

The Public Hearing for the rezoning of the subject site was held on January 22, 2018. At the Public Hearing, Council encouraged the developer to consider:

1. Utilizing Solar Energy: The developer has added solar panels to the west lot's rooftop to provide for the hot water needs of the not-for-profit arts facility.
2. Increasing Family-Friendly Units: The developer has increased the project's percentage of 3- and 4-bedroom market units from 4% (17 units) to 16% (78 units). (Note: Staff support the developer's proposed percentage of affordable 3-bedroom units, which remains unchanged at 24% or 7 units.)

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)".

Through the applicant's rezoning and related Development Permit processes, the developer has satisfied the following development requirements.

1. Affordable Housing: Prior to rezoning adoption, the developer entered into the City's standard Housing Agreement and a Housing Covenant was registered on title to each lot to secure (in perpetuity) the developer's commitment to design and construct (on-site, to a turnkey level of finish, and at the developer's sole cost) 5% of the development's residential floor area in the form of 29 affordable low-end-of-market rental (LEMR) housing units. The developer has engaged a potential non-profit operator to manage the LEMR units and, in light of input provided by the operator, staff are supportive of the developer's proposal to cluster the units on each lot. Prior to Development Permit issuance, the existing Housing Covenants will be amended for the purpose of accurately reflecting the specifics of the Development Permit design for each lot (e.g., number, type, and size of units) .

Lot	Affordable Housing		Affordable Unit Mix*			
	Min. Floor Area	Proposed Floor Area	1-BR	2-BR	3-BR	Total
Lot 1 (East)	699 m^2 (7,528 ft^2)	699 m^2 (7,528 ft^2)	8	4	Nil	12
Lot 2 (West)	1,492 m^2 (16,054 ft^2)	1,492 m^2 (16,054 ft^2)	3	7	7	17
TOTAL	2,191 m^2 (23,583 ft^2)	2,191 m^2 (23,583 ft^2)	11	11	7	29

* 100% of the affordable housing units will satisfy Richmond's Basic Universal Housing (BUH) standards.

2. Village Centre Bonus (VCB): Prior to rezoning adoption, the developer voluntarily agreed to satisfy the terms of the VCB, as set out in the ZMU25 zone, as follows:
   - Cash-in-Lieu Contribution: Payment of funds (prior to rezoning adoption) towards the City's future construction (off-site) of community amenity space ($3,928,600); and
   - Not-for-Profit Arts Facility: Registration of legal agreements on title to secure the developer's commitment to design and construct (on the west lot, to a turnkey level of finish, and at the developer's sole cost) 10% of the development's maximum permitted VCB bonus floor area in the form of a storefront commercial unit fronting the neighbourhood park (together with parking and related uses/spaces) for the purpose of accommodating (in perpetuity) a privately owned and operated, not-for-profit arts facility, to the satisfaction of the City. In addition, as approved through the rezoning:
     a) Prior to Development Permit issuance, the developer shall submit a lease or letter of intent with a not-for-profit arts organization, including the developer's commitment to pay for Tenant Improvements and building upgrades (e.g., enhanced mechanical, sprung floors, and large, clear-span/column-free spaces) at no cost to the tenant; and
     b) Prior to Building Permit issuance, the detailed design of the arts facility shall be reviewed and approved by the Directors of Development and Arts, Culture and Heritage Services to ensure that it satisfies the terms of the rezoning legal agreements.

3. Public Washrooms: Prior to rezoning adoption, legal agreements were registered on title to secure (in perpetuity) the developer's commitment to design and construct (on-site, to a turnkey level of finish, and at the developer's sole cost) two publicly-accessible, privately owned and maintained washrooms along the north side of the west lot. The required facilities have been satisfactorily included in the subject Development Permit. As approved through the rezoning, prior to Development Permit issuance, construction of the washrooms shall be secured to the City's satisfaction with a letter of credit.

4. Capstan Station Bonus (CSB): Prior to rezoning adoption, the developer voluntarily agreed to satisfy the terms of the CSB, as set out in the ZMU25 zone, as follows:
   - Station Construction: Pre-payment of funds (prior to rezoning adoption) towards the future construction of Capstan Station ($4,564,063); and
   - Public Open Space: Registration of statutory right-of-ways and the transfer of lands (fee simple) to the City to satisfy the CSB's required publicly-accessible open space contribution, which open space includes an expansion of the City-owned neighbourhood park together with the transit plaza and arts space walkway on the developer's west lot and mid-block trail on the east lot (which includes a small dog park).

5. Parking Strategy: Prior to rezoning adoption, legal agreements were registered on title to secure the developer's offer to voluntarily contribute towards various transportation-related features in compliance with Zoning Bylaw requirements for Parking Zone 1A (Capstan Village) and transportation demand management (TDM) parking reductions. The required features have been included in the proposed Development Permit design for the west lot (adjacent to Capstan Station), as follows:
   - Public (Commercial) Parking: 65% of commercial parking (97 spaces) is designated for short-term use by the general public (i.e. hourly and drop-off/pick-up spaces);
   - Car-Share: Three designated car-share parking spaces with electric vehicle (EV) charging equipment are designated on the parkade's ground floor and, prior to Development Permit

issuance, the developer shall submit a letter of credit for $75,000 to secure the developer's commitment to provide three car-share vehicles; and

- End-of-Trip Facilities: End-of-trip facilities are provided for the use of commercial tenants in the form of a handicapped-accessible suite of rooms (e.g., showers, change cubicles, toilets, grooming stations, and lockers) co-located with the lot's commercial Class 1 (i.e. secure) bike storage.

6. Tandem Parking: Prior to rezoning adoption, the City's standard covenant was registered on title to limit the use of tandem parking for market dwellings having exclusive use of two spaces.

7. Electric Vehicle (EV) Charging: Prior to rezoning adoption, legal agreements were registered on title to the west lot securing the developer's commitment to equip 100% of resident parking, 10% of Class 1 (i.e. secure) bike storage, and the west lot's car-share spaces with energized outlets or charging stations, as applicable.

8. District Energy Utility (DEU): All Capstan Village developments, including the subject development, must be designed and constructed to facilitate their connection to a future City DEU system. Prior to rezoning, legal agreements were registered on title requiring that, among other things, the developer submits an energy modelling report prior to Building Permit approval and enters into a Service Provider Agreement prior to occupancy.

9. Pubic Art: Prior to rezoning adoption, legal agreements were registered on title to secure the developer's commitment to voluntarily contribute $425,090 towards public art within the City park and/or adjacent publicly-accessible on-site open spaces (e.g., transit plaza). Prior to Development Permit issuance, the developer shall prepare a Detailed Public Art Plan, to the City's satisfaction, and submit a letter of credit to secure its implementation.

10. Transport Canada Height Regulations: The developer has submitted a signed/sealed letter prepared by a surveyor confirming that the height of the proposed development, 47 m (154 ft.) GSC, is in compliance with Transport Canada regulations.

11. Aircraft Noise: The OCP permits residential and other aircraft noise sensitive uses in this location, subject to specific requirements. Prior to rezoning adoption, the City's standard aircraft noise covenant was registered on title requiring that an acoustic report, prepared by a certified professional and satisfactory to the City, is submitted prior to Building Permit issuance.

12. View Blockage and Other Development Impacts: Prior to rezoning adoption, the City's standard covenant was registered on title to notify purchasers of potential development impacts and ensure that the developer incorporates reasonable mitigation measures into the design.

13. Flood Construction Level: Prior to rezoning adoption, the City's standard flood covenant was registered on title, requiring a minimum habitable floor level of 2.9 m (9.5 ft.) GSC or 0.3 m (1.0 ft.) above the crown of the fronting street.

14. On-Site Tree Removal and Replacement: Through the rezoning process, Council approved the removal and 2:1 replacement of 37 bylaw-size trees, secured with a $37,000 Letter of Credit. The required security has been submitted as part of the applicant's Tree Removal Permit (T3 18-829120) and the subject Development Permit provides for the required 74 replacement trees.

15. Phasing: Prior to rezoning adoption, legal agreements were registered on title requiring that, on a lot-by-lot basis, prior to first occupancy of the building on each lot, the developer shall ensure

that, in addition to market residential and commercial space, specified development features are completed to the City's satisfaction generally including, but not limited to, the following:

- Affordable housing, together with all related vehicle parking, Class 1bike storage, and residential amenity space on the lot (lot-by-lot);
- The not-for-profit arts facility, together with all related vehicle parking, Class 1bike storage, loading, and related features (west lot only);
- Public washrooms (west lot only);
- Capstan Station integration features (west lot only);
- Indoor and outdoor residential amenity space (lot-by-lot);
- End-of-trip bike facilities for commercial tenants (west lot only);
- Car-share facilities (west lot only);
- Class 1 (residential and commercial) bike storage (lot-by-lot);
- "Public" commercial parking spaces (west lot only);
- Public art (west lot only);
- Loading and waste management facilities (lot-by-lot);
- Electric vehicle (EV) charging equipment for parking and Class 1 bike storage (lot-by-lot);
- On-site, publicly-accessible open spaces (lot-by-lot); and
- Works subject to the rezoning Servicing Agreement and the Servicing Agreement specific to each lot (lot-by-lot).

Zoning Compliance/Variances

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.

Staff support the requested variance on the basis that the proposed balcony projections will be limited to one corner of the site, not interfere with public pedestrian circulation or vehicle sightlines, and enhance the streetscape.

Advisory Design Panel (ADP)

On December 14, 2017, the Advisory Design Panel supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference, together with the applicant's design response in '***bold italics***' (Attachment 3). All outstanding design issues have been resolved.

Analysis

The developer proposes to construct a high-rise, high density, mixed use development in the heart of Capstan Village, near the future Capstan Canada Line Station, a neighbourhood park, and approved community centre and Early Childhood Development (ECD) Hub. The proposed form of development, which combines articulated streetwall building elements and towers, complies with Zoning Bylaw requirements and the objectives of the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

1. A strong urban concept contributing towards a high-density, high-amenity, mixed-use, transit-oriented environment, comprising pedestrian-oriented commercial, a not-for-profit

arts facility, office, and a variety of dwelling types (including 49% family-friendly, 2- and 3-bedroom units);

2. Variations in massing contributing towards streetscape interest, solar access to usable rooftops, and upper- and mid-level views across the site for residents and neighbours;
3. An articulated building typology with distinctive forms and features that will contribute towards local identity, pedestrian interest, and a sense of human scale; and
4. Sensitivity to existing neighbours, by meeting or exceeding minimum recommended tower separation guidelines (e.g., 24 m / 79 ft.) and enhancing public streets and walkways around the perimeter of the site.

Conditions of Adjacency

The subject site is located in Capstan Village, a planned high-rise, mixed use area in proximity to the Canada Line. The proposed development is designed to respect both existing and future surrounding development as follows.

1. To the East: The development responds to its existing residential neighbours by:
   - Limiting building height to 3 storeys along 50% of this frontage;
   - Ensuring that tower spacing between the subject site and its neighbours is at least 24 m (79 ft.), as per CCAP Development Guidelines;
   - Widening the existing landscaped, mid-block trail from approximately 10 m (33 ft.) to 16 m (53 ft.) (which trail widening will be privately owned and maintained, as per the statutory right-of-way registered on the title to the lot prior to rezoning adoption);
   - Providing for complementary uses in the form of townhouses and residential lobbies; and
   - Incorporating landscape features and uses that will enhance the trail's visual appeal and amenity (e.g., a paved walkway, green wall, decorative architectural façade treatments, trees, planting with seasonal colour, and a small fenced dog park for public use).
2. To the North: The development seeks to enhance the City's neighbourhood park and playground and contribute towards a high amenity public realm through:
   - Stepping down the building towards the park to reduce shading and provide a more pedestrian-scale interface;
   - Installing a broad public walkway along the face of the building (including weather protection, seating, and landscape features) to provide for a convenient public pedestrian route between Capstan Station, Hazelbridge Way, and the nearby ECD Hub (under construction);
   - Locating the proposed not-for-profit arts facility along the park-fronting public walkway and enhancing its relationship with the park by orienting its main entrance to the north, installing glazed, garage-style doors offering views and access to arts activities, mounting colourful fins on the façade above, and providing opportunities for public art and temporary art displays along the walkway; and
   - Locating two publicly-accessible (privately owned and maintained) washrooms adjacent to the arts facility, where they will have good surveillance from surrounding active uses and be convenient for people using the park and children's playground.
3. To the West: The development is set back along this frontage to:
   - Satisfy TransLink's requirements for reducing potential interference with train operations;

- Reduce potential Canada Line impacts (e.g., overlook and ambient light) on fronting office and residential occupants; and
- Enhance transit integration with the public realm through the creation of a large, animated, public transit plaza (secured with a statutory right-of-way), including pedestrian-oriented retail, weather protection and furnishings, public art, trees and planting, special landscape features, and opportunities for seasonal vendors and food trucks.

4. To the South and Along Hazelbridge Way: Townhouse and retail frontages, together with trees, planting, street furnishings, and other landscape features, will enhance the appearance, amenity, and casual surveillance of Hazelbridge Way and the Capstan greenway; while, tower spacing across Hazelbridge Way and between the subject site and future neighbours to the south will be at least 24 m (79 ft.), as per CCAP Development Guidelines.

Urban Design and Site Planning

The proposed form of development takes advantage of the site's irregular shape and its proximity to the Canada Line, neighbourhood park, Capstan greenway, and mid-block trail to create a dynamic, high-density, urban environment that is consistent with CCAP objectives and characterized by:

1. Distinctive towers, in the form of slim slabs articulated with stepped rooflines and expressed cores, that provide for an unique identity and street definition along the curving alignment of Hazelbridge Way, Capstan Way, and the Canada Line;
2. Massing variations, in combination with accessible and inaccessible rooftop landscape treatments, that help to further break down the scale of the buildings, provide for visual interest and varied recreation opportunities, enhance upper-level views from on-site and neighbouring development, and improve daylighting of adjacent park and residential uses;
3. Underground parking that helps to hide services uses from public view, reduce the buildings' bulk, and allow for generous, landscaped, public open spaces at grade (e.g., transit plaza, arts facility walkway, and mid-block trail);
4. Continuous, pedestrian-oriented retail, arts facility, and residential frontages that will contribute towards local livability, complement transit operations, enhance public enjoyment of adjacent park and open space amenities, and help support a lively public realm; and
5. Maximum tower heights that comply with Transport Canada requirements (i.e. 47 m / 154 ft. GSC) and minimum habitable floor elevations that comply with Richmond's flood construction requirements (i.e. 2.9 m / 10 ft. GSC or 0.3 m / 1 ft. above the crown of the fronting street).

Architectural Form and Character

The CCAP encourages the development of a mosaic of distinctive, yet cohesive, urban villages. The subject development aims to satisfy this objective by building on the strong streetwall vocabulary established elsewhere in Capstan Village, while proposing a distinct tower and podium expression. In brief, features include:

1. A layering of dynamic, horizontal forms that contributes towards a modern, minimalist architectural expression including:
   - An active, transparent, commercial/residential ground floor;
   - A distinct podium plane articulated with long residential balconies and playful vertical sun shades along commercial frontages; and

- Slim, slab-like towers that arc gracefully along the site's street frontages, articulated with balconies and fins that provide rhythm, variety, and visual interest;

2. An integrated landscape approach that provides for planting at all rooftop levels (except for the roofs of the elevator and stair cores);
3. Quality materials (e.g. white brick, dark marble, and glass balcony guards and canopies) that, together with an unique graphic concrete treatment on the buildings' expressed elevator and stair cores, contributes towards a distinct identity and high amenity urban environment; and
4. A subdued, white-grey-black colour palette that, used in combination with variations in texture and punches of bright colour along commercial frontages, helps to break up the massing, reinforce the identity of key public spaces, and project a crisp, contemporary image.

Landscape Design and Open Space Design

For Capstan Village, the CCAP encourages the development of a network of neighbourhood parks, greenways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements in respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide public open space over and above basic CCAP park standards. The subject developer's public open space contribution is provided, in part, as a fee-simple expansion of the City-owned neighbourhood park. In addition to this, the development provides for on-site publicly-accessible and private open space features as follows:

1. 2,991 m^2 (0.7 ac.) of publicly-accessible open space, secured with statutory right-of-ways, including the proposed transit plaza, arts facility walkway adjacent to the park, and mid-block trail expansion;
2. 3,180 m^2 (0.8 ac.) of residential outdoor amenity space, based on the OCP standard of 6 m^2 (65 ft^2) per dwelling unit, comprising a large, landscaped, multi-use, outdoor space at each building's podium roof level (co-located with required indoor residential amenity space) and smaller spaces at higher levels, designed to provide for children's play, strolling, tai chi, socializing, relaxing, outdoor dining, and gardening (i.e. raised plots, tool storage, hose bibs, and related features), together with special landscape and water features;
3. Private outdoor patios and balconies for all dwelling units; and
4. Additional landscaping in the form of residential lobby entrance features, landscape buffers along townhouse frontages, landscaped setbacks along retail frontages, and green roofs.

Shared Indoor Amenity Space

The CCAP requires that multi-family developments comprising more than 200 units provide indoor amenity space at a rate of at least 2 m^2 (22 ft^2) per unit. The subject development exceeds the CCAP minimum lot-by-lot requirement and provides for an attractive range of indoor amenity features co-located with each lot's podium-level outdoor amenity space (e.g., lap pool, exercise rooms, lounge with kitchen, and games rooms).

Lot	Dwellings	Minimum Requirement	Proposed
Lot 1 (East)	169	338 m^2 (3,638 ft^2)	363 m^2 (3,907 ft^2)
Lot 2 (West)	361	722 m^2 (7,772 ft^2)	755 m^2 (8,127 ft^2)

Crime Prevention through Environmental Design (CPTED)
Measures are proposed to enhance safety and personal security including, but not limited to, the following measures.

1. Casual Surveillance: Minimization of blind corners, prominent residential and commercial lobby entrances, co-location of end-of-trip facilities, car-share, and drop-off/pick-up uses on the main floor of the west lot's parkade, clear sightlines to exits within the parkade, glazed vestibules, street-oriented residential and retail units, and pedestrian scale lighting;
2. Territoriality: Landscape buffers and grade changes between public and private spaces; and
3. Target Hardening: Special security features at all residential, commercial, and parking entrances.

Accessible Housing
Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide:

1. Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
2. Aging in place features in all dwellings (e.g., stairwell hand rails, lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers); and
3. 133 Basic Universal Housing (BUH) units (i.e. 25% of total units) designed to satisfy all applicable Zoning Bylaw requirements, including 100% of affordable housing (29 units) and 21% of market housing (104 units).

   Note: The developer proposes to use the Zoning Bylaw density exclusion of 1.86 m^2 (20 ft^2) for each BUH unit provided.

Sustainability Measures
The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED "Silver" equivalent). The development proposal targets 54 LEED points and responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 4). In brief, among other things the development will include:

1. A full building energy simulation to optimize energy efficiency measures and an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed;
2. District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City utility;
3. A solar hot water array on the west lot's rooftop to satisfy the hot water needs of the not-for-profit arts facility;
4. Energized electric vehicle (EV) charging equipment for 100% for resident parking spaces (208V - 240V) and 10% of Class 1 (i.e. secure) bike storage (120V);
5. End-of-trip cycling facilities for commercial tenants and employees;

6. Green roofs and vegetated outdoor areas incorporating drought tolerant plants to reduce reliance on irrigation;
7. Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage; and
8. Best practices to optimize air quality and provide a clean and healthy building for occupants.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village as set out in the OCP, City Centre Area Plan (CCAP), and Zoning Bylaw. The project's distinctive form, pedestrian-oriented streetscapes, not-for-profit arts facility, affordable and accessible housing, public art, landscaping, and sustainable development measures, together with the developer's concurrent construction of off-site improvements secured through rezoning, will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

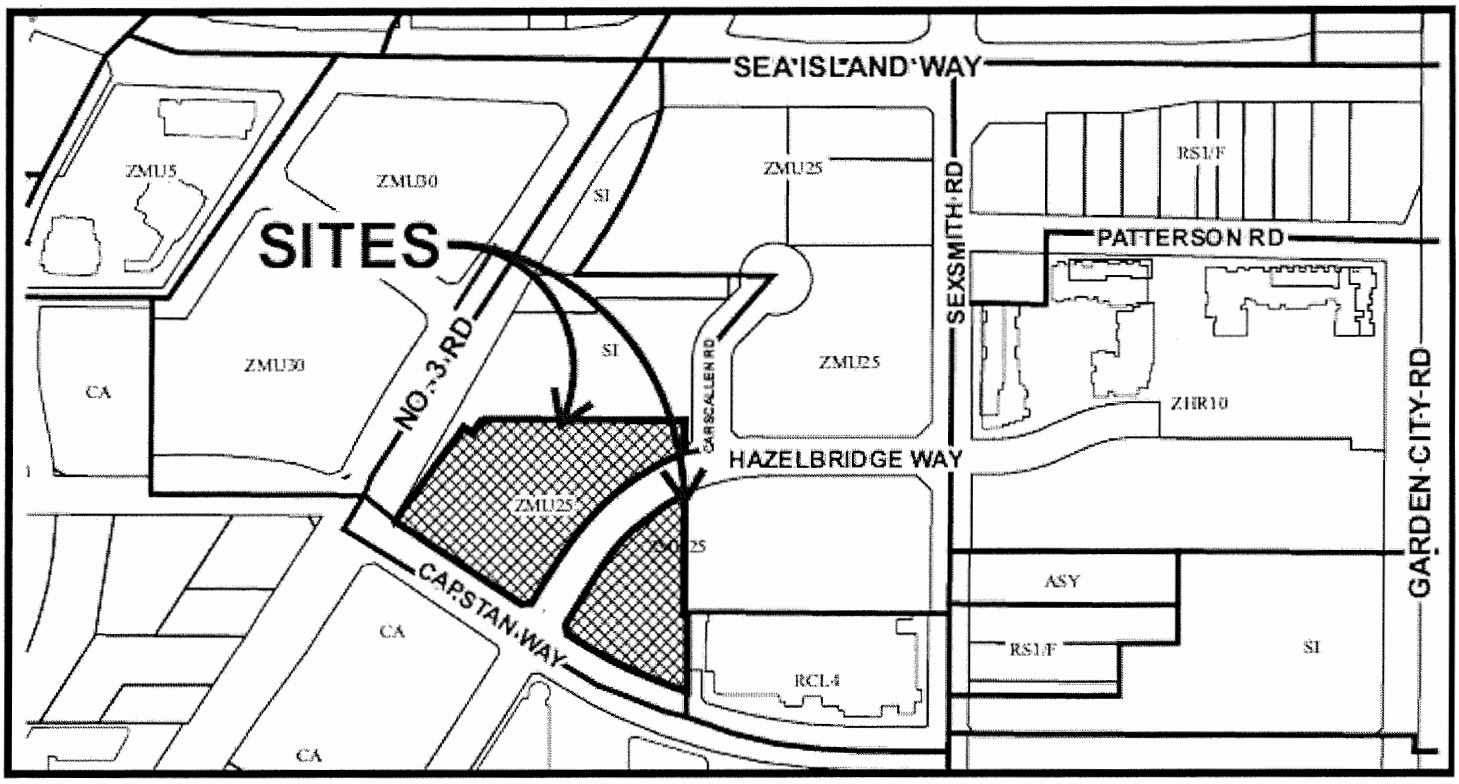
Suzanne Carter-Huffman.

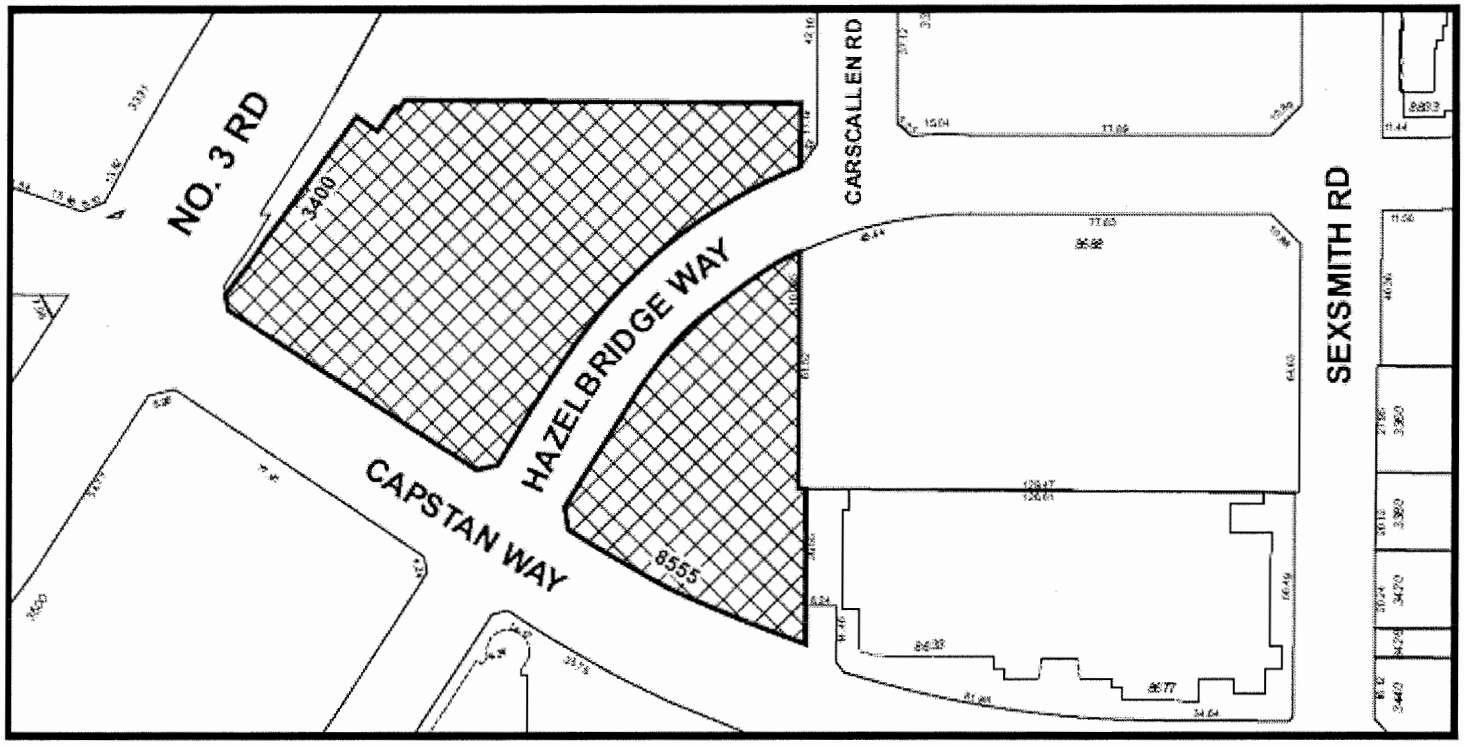
Suzanne Carter-Huffman
Senior Planner / Urban Design

SPC:sch

Attachments:
1) Location Map
2) Development Application Data Sheet
3) Advisory Design Panel Minutes, Thursday, December 14, 2017
4) LEED Checklist
5) Development Permit Considerations

Attachment 1
Location Map





DP 17-787403

8555 Capstan Way & 3400 No. 3 Road
(formerly 8511 Capstan Way & 3360 No. 3 Road)

Original Date: 10/03/17

Revision Date: 08/01/18

Note: Dimensions are in METRES

5935803

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-787403 **Attachment 2**

Address: 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)

Applicant: Concord Pacific (Sun Tech) Owner: Sun Tech City Development Corp.

Planning Area: City Centre (Capstan Village)

Floor Area Gross: 55,778.0 m^2, excluding parking Floor Area Net: 48,348.4 m^2

	Existing	Proposed
Site Area	Lot 1 (East): 3,816.5 m^2 Lot 2 (West): 8,048.1 m^2	No change
Land Uses	Temporary residential sales centre	Lot 1(East): High-rise residential Lot 2 (West): High-rise mixed use
OCP Designation	Mixed Use	No change
City Centre Area Plan (CCAP) Designation	▪ Urban Centre t5 (35 & 45 m) / 2.0 FAR ▪ Capstan Bonus / 0.5 FAR ▪ Village Centre Bonus / 1.0 FAR ▪ Pedestrian-Oriented Retail Precinct ▪ Richmond Arts District	No change
Aircraft Noise Sensitive Development	▪ "Area 3" – All Aircraft Noise Sensitive Development (ANSD) uses may be considered	As per existing policy
Zoning	Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25), as amended by Bylaw 9780 (RZ 17-767242)	No change
Number of Units	Nil	530 (limited by covenant on title), including: ▪ Lot 1 (East): 169 (157 market & 12 affordable) ▪ Lot 2 (West): 361 (344 market & 17 affordable)
Unit Mix	N/A	50% 1-bedroom & 50% 2, 3 & 4-bedroom, including: ▪ Market units: 501, including: - 51% 1-BR (254 units) - 34% 2-BR (169 units) - 15% 3-BR (76 units) - Less than 1% 4-BR (2 units) ▪ Affordable units: 29, including: - 38% 1-BR (11 units) - 38% 2-BR (11 units) - 24% 3-BR (7 units)
Accessible Housing	N/A	▪ Basic Universal Housing (BUH) units: 133 (25% of total units), including: - Market: 104 (21% of market units) - Affordable: 29 (100% of affordable units) ▪ Aging-in-Place: All units not designed to BUH standards shall include aging-in-place features (e.g., blocking in walls for grab bars, lever handles, etc.)

	Bylaw Requirement	Proposed	Variance
Floor Area – Total (max)	50,467.2 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 36,478.7 m^2	48,348.4 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 34,359.9 m^2	None permitted
Floor Area – Non-Residential (max)	6,648.7 m^2, including: ▪ Lot 1(East): Nil ▪ Lot 2 (West): 6,648.7 m^2	4,529.9 m^2, including: ▪ Lot 1(East): Nil ▪ Lot 2 (West): 4,529.9 m^2, including: - Office & Retail: 3,336.1 m^2 - Not-for-Profit Arts Facility: 1,193.8 m^2 (12,850.0 ft^2)	None permitted
Floor Area – Residential, including Market & Affordable Housing (max)	43,818.5 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 29,830.0 m^2	43,818.5 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 29,830.0 m^2	None permitted
Floor Area – Affordable Housing Only (min)	2,190.9 m^2 (5% of residential), including: ▪ Lot 1(East): 699.4 m^2 ▪ Lot 2 (West): 1,491.5 m^2	2,190.9 m^2, including: ▪ Lot 1(East): 699.4 m^2 ▪ Lot 2 (West): 1,491.5 m^2	None permitted
Lot Coverage:	• Building & landscaped roofs over parking: 90% max.	▪ 90%	None
Lot Size	• Lot 1(East): 3,700 m^2 min • Lot 2 (West): 8,000 m^2 min.	• Lot 1 (East): 3,816.5 m^2 • Lot 2 (West): 8,048.1 m^2	None
Setbacks @ Canada Line (min)	▪ Residential @ 12.0 m+ above grade: 10 m to guideway drip line ▪ Non-residential: 6.0 m guideway drip line	▪ Residential (typically 15.0 m above grade): 10.0 m to guideway drip line ▪ Non-residential: 11.0 m to guideway drip line	None
Setbacks @ Road & Park (min)	▪ 6.0 m min. to a lot line or SRW, but this may be reduced to 3.0 m if proper interfaces are provided	• 3.0 m	None
Setbacks @ Interior Side Yards (min)	▪ 3.0 m to a lot line or SRW, but this may be reduced to 0.0 m if proper interfaces are provided	• 0.0 m	None
Setbacks @ Parking Below Finished Grade	• 0.0 m	• 0.0 m	None
Setbacks - Unenclosed Balcony Projections	• Max. 1/3 of required yard (1/3 x 3.0 m = 1.0 m max. projection)	• Lot 1(East) @ southwest corner of levels 3 to 12: 3.0 m max. projection	**Increase from 1.0 m to 3.0 m**
Height	• 47 m GSC max.	• 47 m GSC	None
Total Parking	Total with 10% TDM reduction: 643 min. • Residential: 492 min. • Non-residential: 148 min. • Car-share: 3	Total:806 • Residential (incl. Visitors): 653 • Non-residential: 150 • Car-share: 3	None

	Bylaw Requirement	Proposed	Variance
Residential Parking (With 10% TDM reduction)	Total with 10% TDM reduction: 492 min. • Market Units @ 0.9/unit = 452 • Affordable Housing @ 0.81/unit = 24 • Visitors: 16 - Lot 1 (East): 50%(0.18/unit) = 16 - Lot 2 (West): Nil (Shared with commercial parking)	Total: 653 • Lot 1 (East): 169 - Market Housing: 143 - Affordable Housing: 10 - Visitors: 16 • Lot 2 (West): 484 - Market Housing: 470 - Affordable Housing: 14 - Visitors: Nil (Shared with commercial parking)	None
Commercial Parking	Total with 10% DM reduction: 148 min. • Retail & Office (first 2 floors): 3,162.6 m^2 gla @ 3.375/100 m^2 gla = 107 • Arts Facility: 41 (Not required for exclusive use, except if so determined via the owner's lease agreement)	Total: 150 • Lot 1 (East): Nil • Lot 2 (West): 150, including 65% (97 spaces) "Public Parking"	None
Car-Share Parking	• 3 spaces (as per legal agreement)	• 3 spaces	None
Tandem Parking Spaces	• Max 50% of Market Residential	• Total: 84 spaces (42 pairs) - Lot 1 (East): Nil - Lot 2 (West): 84 spaces (42 pairs)	None
Off-Street Loading	• Lot 1 (East): 2 medium truck spaces • Lot 2 (West): 4 medium truck spaces	• East Lot: 2 medium spaces • West Lot: 4 medium spaces	None
Bike Storage – Class 1	• Lot 1 (East): 215 • Lot 2 (West): 464 - Residential: 452 - Non-residential: 12	• Lot 1 (East): 215 • Lot 2 (West): 464 - Residential: 452 - Non-residential: 12	None
Bike Storage – Class 2	• Lot 1 (East): 34 • Lot 2 (West): 91	• Lot 1 (East): 34 • Lot 2 (West): 91	None
CCAP Indoor Amenity Space @ 2 m2/unit	▪ Lot 1(East): 169 x 2 m^2/unit = 338 m^2 • Lot 2 (West): 361 x 2 m^2/unit = 722 m^2	▪ Lot 1(East): 363 m^2 • Lot 2 (West): 755 m^2	None
OCP Outdoor Amenity Space @ 6 m2/unit	▪ Lot 1(East): 169 x 6 m^2/unit = 1,014 m^2 - Incl. 507 m^2 children's play space • Lot 2 (West): 361 x 6 m^2/unit = 2,166 m^2 - Incl. 600 m^2 children's play space	• Lot 1(East): 1,014 m^2, including 507 m^2 children's play space • Lot 2 (West): 2,166 m^2, including 600 m^2 children's play space	None
CCAP Additional Landscaped Space @ 10% Net Site Area	877 m^2, including: ▪ Lot 1(East): 382 m^2 • Lot 2 (West): 805 m^2	2,991 m^2 (25%) secured by SRW, including: ▪ Lot 1 (East): - Mid-block trail: 677 m^2 • Lot 2 (West): 2,314 m^2 - Transit plaza: 849 m^2 - Art space walk: 616 m^2 Plus additional decorative planting areas	None

Other: Tree replacement compensation submitted prior to rezoning bylaw adoption for the loss of significant trees.

Excerpt from the Minutes from the

Advisory Design Panel Meeting

Thursday, December 14, 2017 – 4:00 p.m.
Richmond City Hall

DP 17-787403 - FOUR-TOWER, HIGH-RISE, MIXED USE, 55,000SQ.M. DEVELOPMENT, INCLUDING 533 UNITS, 4,400SQ.M. OF OFFICE, 1,055 SQ.M. OF COMMERCIAL & 1,194 SQ.M. FOR "ARTS UMBRELLA", LOCATED NEXT TO THE FUTURE CAPSTAN CANADA LINE STATION

ARCHITECT:	GBL Architects
PROPERTY LOCATION:	8511 Capstan Way & 3360 No. 3 Road

Applicant's Presentation

Amela Brudar, Principal, GBL Architects, Achim Charisius, Architect, GBL Architects, and Grant Brumpton, Principal, PWL Partnership, presented the project and answered queries from the Panel. Peter Webb, Senior VP, Development, Concord Pacific, and Brian Jackson, also commented and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- documentation and diagrams provided were helpful in understanding the project;
- appreciate the quality and quantity of renderings included in the package for Panel members; excellent readability of materials brought to the Panel;
- applicant has done a good job in the challenging task of distributing density throughout the proposed development; voids are welcomed and massing decisions are appropriate given the various intersections and proximity to the streets;
- the project is handsome; architecture is simple, timeless, and minimalist;
- like the subdued material and colour palette; use of white, gray and black contrasts is well done; darker coloured streetscape is appropriate; appreciate the high quality of materials in the streetscape, e.g. white brick, dark marble, and graphic architectural concrete; applicant is advised to retain these materials as the project moves forward;
- introducing colours to help animate the lower levels of the building is a good approach; accent colours mitigate the monolithic appearance of the buildings; the applicant is encouraged to use more of this approach in the project;
- proposed landscaping is interesting; appreciate the overall concept of ruggedized and naturalized landscape adjacent to a more formal architecture; appreciate the waterscape and boulders on the podium rooftop's outdoor amenity area;
- consider applying the curving horizontal slab expression along the Capstan Way facade to the tower façade (fronting the inner courtyard on the podium) facing No. 3 Road to provide contrasting tower facades along the west elevation of the proposed development (as viewed from No. 3 Road);

  Curving horizontal slab expression has been added to the noted tower.

- planning is thoughtful and well done; commend the applicant for the successful architecture;

- appreciate the proposed sustainability features for the project; the project is on the right track from a sustainability point of view;
- support the architectural design; like the vertical fins on the southwest façade; however, elements such as fins, slab extensions, and balconies which act as solar shades could also give rise to thermal comfort issues;
- suggest that the applicant investigate approaches to resolve thermal comfort issues, e.g. wraparound insulation;

  This will be investigated in detail at the Building Permit stage.

- notice the extensive use of glass in the office and arts components which provide daylighting but could also create thermal comfort issues; consider installing spandrel unit system or dynamic glass;

  Spandrel has been added to the arts facility. Further investigation into glazing options with respect to thermal comfort will be undertaken at the Building Permit stage.

- huge building façade facing the public park; consider installing additional trees in the park area fronting the arts facility to provide more screening; also consider retaining some existing trees proposed to be removed from the public park site to provide privacy;

  Existing trees must be removed to facilitate Capstan Station's construction and will be replaced through the park Servicing Agreement process, to the City's satisfaction. The arts facility has been designed with large, glazed, garage-style doors opening onto a weather- protected walkway to take advantage of its public location and support a variety of active/passive, indoor/outdoor activities.

- consider installing visual translucency to provide screening/privacy to office spaces facing the Skytrain guideway;

  Vertical fins installed on the office façade will adding visual interest for passers-by and reduce overlook from the trains without compromising views or daylight.

- support the proposed location of public art at the public plaza and the provision of weather protection;
- consider enhancing and increasing the height of planting in front of residential townhouse units to provide privacy screening from passing pedestrians;

  Patios have been set back and landscape buffers have been added to increase privacy for occupants of the townhouse unit.

- consider allowing shared use by residents of the green roofs on tower rooftops;

  The tower rooftops are designed as extensive green roofs due to airport-related building height restrictions; however, residents will have use of the podium rooftops and various mid-rise rooftop areas.

- appreciate the model and the drawing package; images are good but the finer details are difficult to read;
- like the concrete detail around elevator and stair cores;
- vertical fins are a strong element; significant amount of exposed concrete in the proposed development could give rise to thermal bridging issues; investigate further opportunities for insulation;

  This will be investigated in detail at the Building Permit stage.

- support the proposed materials palette;

- consider integrating park and ride in the proposed development;

  Car-share (3 spaces with EV charging and vehicles) will be provided on the west lot.

- the proposed development is of high quality and a welcome addition to Richmond; architectural form and character has been successfully resolved; streetwalls are well articulated;
- Hazelbridge Way frontage is dense and urban but successfully addressed through the use of high quality materials and variation of facades;
- the applicant is encouraged to incorporate good wayfinding in the proposed development due to its proximity to the future Capstan Canada Line station;

  Wayfinding signage and related features will be incorporated used throughout the project.

- appreciate the applicant incorporating public art at an early stage of the project; also appreciate integrating public art into the architecture and landscaping of the proposed development; the applicant is advised to coordinate with the City's public art planner for the project's public art;

  A preliminary public art plan was completed prior to rezoning adoption and a detailed plan(s) will be completed prior to Building Permit issuance.

- support the approach to open up the building towards the public park;
- commend the applicant for a successful project; support other Panel members' comments regarding the architecture of the building;
- appropriate edge treatment is key to the success of the project; proposed edge treatment for each façade is well done, except at the east façade where the portion fronting the proposed mid-block trail appears weak and underdeveloped; consider a stronger rationale for the east elevation of the proposed development;

  Mid-block trail façade has been revised and further developed to include a more diverse architectural expression, the incorporation of a green wall, and a publicly-accessible (privately owned and maintained) dog park.

- vertical fins and horizontal expression work well proportionally; fins along the west façade could be better coordinated to provide further animation and enhance visual interest, e.g. could be coordinated with the movement of trains passing by and wrapped cinematically along Capstan Way; and
- a layby along Capstan Way, near the south end of the mid-block trail, would have been helpful to access the entrance to the east lot's southern residential lobby; consider orienting the entrance to Capstan Way (instead of the trail) to make it more prominent and improve wayfinding for motorists.

  The lobby has been revised so that it fronts Capstan Way.

Panel Decision

It was moved and seconded
That DP 17-787403 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

Concord Pacific - 8511 Capstan Way

Sustainability Scorecard

Last update: November 2017

KANECONSULTING

Y	Y?	N?	N	Total Project Score & Rating	SILVER	Possible Points 110
54	9	7	40			

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

Y	Y?	N?	N	Sustainable Sites	Possible Points 26	
Y				Prereq 1	Construction Activity Pollution Prevention	
			1	Credit 1	Site Selection	1
5				Credit 2	Development Density and Community Connectivity	3,5
		1		Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation, Public Transportation Access	3,6
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3
2				Credit 4.4	Alternative Transportation, Parking Capacity	2
	1			Credit 5.1	Site Development, Protect and Restore Habitat	1
1				Credit 5.2	Site Development, Maximize Open Space	1
	1			Credit 6.1	Stormwater Design, Quantity Control.	1
		1		Credit 6.2	Stormwater Design, Quality Control.	1
1				Credit 7.1	Heat Island Effect, Non-Roof	1
	1			Credit 7.2	Heat Island Effect, Roof	1
	1			Credit 8	Light Pollution Reduction	1

Y	Y?	N?	N	Water Efficiency	Possible Points 10	
Y				Prereq 1	Water Use Reduction	
2			2	Credit 1	Water Efficient Landscaping, Reduce by 50% , No Potable Water Use.	2,4
			2	Credit 2	Innovative Wastewater Technologies	2
3	1			Credit 3	Water Use Reduction, 30%, 35%, 40% Reduction.	2-4

Y	Y?	N?	N	Energy and Atmosphere	Possible Points 35	
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
6	1		12	Credit 1	Optimize Energy Performance	1-19
			7	Credit 2	On-site Renewable Energy	1-7
		2		Credit 3	Enhanced Commissioning	2
2				Credit 4	Enhanced Refrigerant Management	2
			3	Credit 5	Measurement & Verification	3
	2			Credit 6	Green Power	2

Y	Y?	N?	N	Materials and Resources	Possible Points 14	
Y				Prereq 1	Storage and Collection of Recyclables	
			3	Credit 1.1	Building Reuse, Maintain Existing Walls, Floor and Roof	1-3
			1	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements	1
2				Credit 2	Construction Waste Management, Divert 50% , 75%	1-2
			2	Credit 3	Materials Reuse, 5%, 10%	1-2
2				Credit 4	Recycled Content, 10%, 20%	1-2
2				Credit 5	Regional Materials, 20%, 30%	1-2
			1	Credit 6	Rapidly Renewable Materials	1
			1	Credit 7	Certified Wood	1

Y	Y?	N?	N	Indoor Environmental Quality	Possible Points 15	
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			1	Credit 1	Outdoor Air Delivery Monitoring	1
			1	Credit 2	Increased Ventilation	1
1				Credit 3.1	Construction IAQ Management Plan, During Construction	1
1				Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials, Paints and Coatings	1
		1		Credit 4.3	Low-Emitting Materials, Flooring Systems	1
			1	Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifiber	1
		1		Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems, Lighting	1
	1			Credit 6.2	Controllability of Systems, Thermal Comfort	1
1				Credit 7.1	Thermal Comfort, Design	1
			1	Credit 7.2	Thermal Comfort, Verification	1
		1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Y	Y?	N?	N	Innovation & Design Process	Possible Points 6	
1				Credit 1.1	Innovation in Design: Exemp SSc7.1 - 100% U/G Parking	1
1				Credit 1.2	Innovation in Design: Exemp SSc4	1
1				Credit 1.3	Innovation in Design: SWM	1
1				Credit 1.4	Innovation in Design: IPMP	1
1				Credit 1.5	Innovation in Design: Exemp MRc5	1
1				Credit 2	LEED™ Accredited Professional	1

Y	Y?	N?	N	Regional Priority	Possible Points 4	
			1	Credit 1	Durable Building	1
1				Credit 2.1	Regional Priority:SSc2	1
1				Credit 2.2	Regional Priority: WEc3	1
1				Credit 2.3	Regional Priority:MRc2	1

Legend

	Targeting Credit
	Not Attempting
Y	Prerequisite (Must Achieve)

Sustainability Analysis by Kane Consulting

Attachment 4
LEED Checklist

City of Richmond

REVISED – August 8, 2018

Development Permit Considerations

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

File No.: DP 17-787403

Address: 8555 Capstan Way & 3400 No. 3 Road (formerly 8511 Capstan Way & 3360 No. 3 Road)

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

1. Rezoning Legal Agreements (Development Permit Holds): Satisfy the terms of legal agreements registered on title prior to rezoning adoption (RZ 17-769242) with respect to Lot 1 (East) and Lot 2 (West), which shall include, but shall not be limited to:

   1.1. Affordable Housing: For Lot 1 (East) and Lot 2 (West), registration of replacement agreements, as determined to the City's satisfaction, with respect to the Housing Covenant & Rent Charge agreements registered on the lots for the purpose of accurately reflecting the specifics of the approved building design, Housing Units, and Housing Unit Parking Spaces to be constructed on each lot (which shall include, but may not be limited to, final floor plans and summary tables describing the location, type, and size of each Housing Unit). The owner may also be required to execute and register any additional legal agreements required to facilitate the detailed design, construction, operation, and/or management of the Housing Units, as determined to the City's satisfaction.

Lot	Affordable Housing		Affordable Unit Mix*			
	Min. Floor Area	Proposed Floor Area	1-BR	2-BR	3-BR	Total
Lot 1 (East)	699 m^2 (7,528 ft^2)	699 m^2 (7,528 ft^2)	8	4	Nil	12
Lot 2 (West)	1,492 m^2 (16,054 ft^2)	1,492 m^2 (16,054 ft^2)	3	7	7	17
TOTAL	2,191 m^2 (23,583 ft^2)	2,191 m^2 (23,583 ft^2)	11	11	7	29

* 100% of the proposed affordable LEMR housing units will comply for the City's Basic Universal Housing (BUH) standards.

   1.2. Public Washrooms: Registration of a replacement agreement, to the City's satisfaction, with respect to the Public Washroom Covenant on Lot 2 (West) for the purpose of providing for a:

   a) Location plan;

   b) Design plan; and

   c) Statutory right-of-way;

   1.3. Not-for-Profit Arts Facility (VCB Arts Space): Submission to the City, to the satisfaction of the Director, Arts, Culture and Heritage Services and Director of Development, a signed Arts Space Tenancy Agreement or a signed letter of intent with an Eligible Tenant including the Owner's commitment to construct and install the Tenant Improvements at its sole cost.

   1.4. Plans and Reports: Registration of various amendment and/or replacement agreements, as determined to the City's satisfaction, for the purpose of attaching plans and/or reports, prepared by appropriate registered professionals, describing the specifics of the approved Development Permit and/or related features, including:

   a) Public Art: A Detailed Public Art Plan, to the City's satisfaction, which shall be based on the full value of the developer's public art contribution less 5% for City administration (i.e. at least $403,835.50) and be implemented in coordination with the development of Lot 2 (West);

b) View Blockage & Other Development Impacts: For Lot 1 (East) and Lot 2 (West), a report for each lot describing the developer's impact mitigation strategy, to the City's satisfaction; and

c) End of Trip Commercial Cycling Facilities & "Class 1" Bike Storage for Non-Residential Uses: For Lot 2 (West), a location plan showing the end-of-trip facilities and commercial tenant bicycle storage.

1.5. Letters of Confirmation: Submission of letters from certified professional(s) confirming that the Development Permit design complies with the legal agreements registered on title with respect to:

a) View Blockage & Other Development Impacts: For Lot 1 (East) and Lot 2 (West), a letter confirming that the building on each lot has been designed in accordance with the reports attached to the agreements registered on the lots.

1.6. Letters of Credit: Delivery of Letters of Credit to the City to secure the developer's commitment to the following:

a) Public Washrooms: $600,000 for the design and construction of the publicly-accessible (privately owned and maintained) washrooms on Lot 2 (West); and

b) Public Art: $403,835.50 for the implementation of the Detailed Public Art Plan, based on 95% of the developer's total Public Art contribution (i.e. 95% x $425,090 = $403,835.50); and

c) Car-Share: $75,000 for the purchase of three car-share vehicles.

1.7. Voluntary Cash Contribution: Delivery of a contribution in cash to the City with respect to:

a) Public Art: $21,254.50 for City administration costs (to be deposited into the City's Public Art Reserve Fund), based on 5% of the developer's total Public Art contribution (i.e. 5% x $425,090 = $21,254.50).

2. Receipt of a Letter of Credit for landscaping in the amount of $2,491,935.77 (based on the costs estimate provided by a CSLA registered landscape Architect, including 10% contingency), which includes estimates for the following:

2.1. Lot 1 (East): $948,228.77 (i.e. $158,149.75 for the Mid-Block Trail and $790,079.02 for other works); and

2.2. Lot 2 (West): $1,543,707.00 (i.e. $159,890.50 for the Arts Space Walkway and $1,383,816.50 for other works).

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

1. Rezoning Legal Agreements (Building Permit* Holds): Satisfy the terms of legal agreements registered on title prior to rezoning adoption (RZ 17-769242) with respect to Lot 1 (East) and Lot 2 (West), which shall include, but shall not be limited to:

2.3. Servicing Agreements (SA)*: On a lot-by-lot basis, entrance into Servicing Agreements* (secured with Letters of Credit) for off-site (frontage) works required with respect to the development of Lot 1 (East) and Lot 2 (West), the scope of which agreements was generally determined through the rezoning.

2.4. District Energy Utility (DEU): On a lot-by-lot basis, submission of an energy modelling report for each of Lot 1 (East) and Lot 2 (West) and design each lot with the capability to connect to and be serviced by a DEU, to the satisfaction of the Director of Engineering.

2.5. Not-for-Profit Arts Facility (VCB Arts Space): For Lot 2 (West):

a) Approval of the detailed design of the VCB – Arts Space as incorporated in the Building Permit drawings and specifications, together with all ancillary and related spaces and features, as determined to the satisfaction of the Director, Arts, Culture and Heritage Services and Director of Development, in their sole discretion; and

b) Submission of a letter of confirmation from the owner's architect confirming that the Building Permit complies with the VCB Arts Space Agreement registered on title.

2. Construction Parking and Traffic Management Plan: On a lot-by-lot basis, submission of a Plan for each lot, to the satisfaction of the Transportation Department. The Management Plan(s) shall include locations for parking for services, deliveries, workers, and loading, applications 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.

3. Accessibility: Incorporation of accessibility measures in the Building Permit (BP)* plans for each lot, as determined via the Rezoning and/or Development Permit processes.

4. Construction Hoarding: 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:

* Items marked with an asterisk require 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 contains 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 Copy on File

_____ _____

Signed Date

City of Richmond

Development Permit

No. DP 17-787403

To the Holder:	Concord Pacific (Sun Tech)
Property Address:	8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)
Address:	Sun Tech City Development Corp., Inc. No. 0533040 900 - 1095 West Pender Street, Vancouver, BC V6E 2M6

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 allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1a to #20 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 $2,491,935.77 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-787403

To the Holder:	Concord Pacific (Sun Tech)
Property Address:	8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)
Address:	Sun Tech City Development Corp., Inc. No. 0533040 900 - 1095 West Pender Street, Vancouver, BC V6E 2M6

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

   This Permit is not a Building Permit.

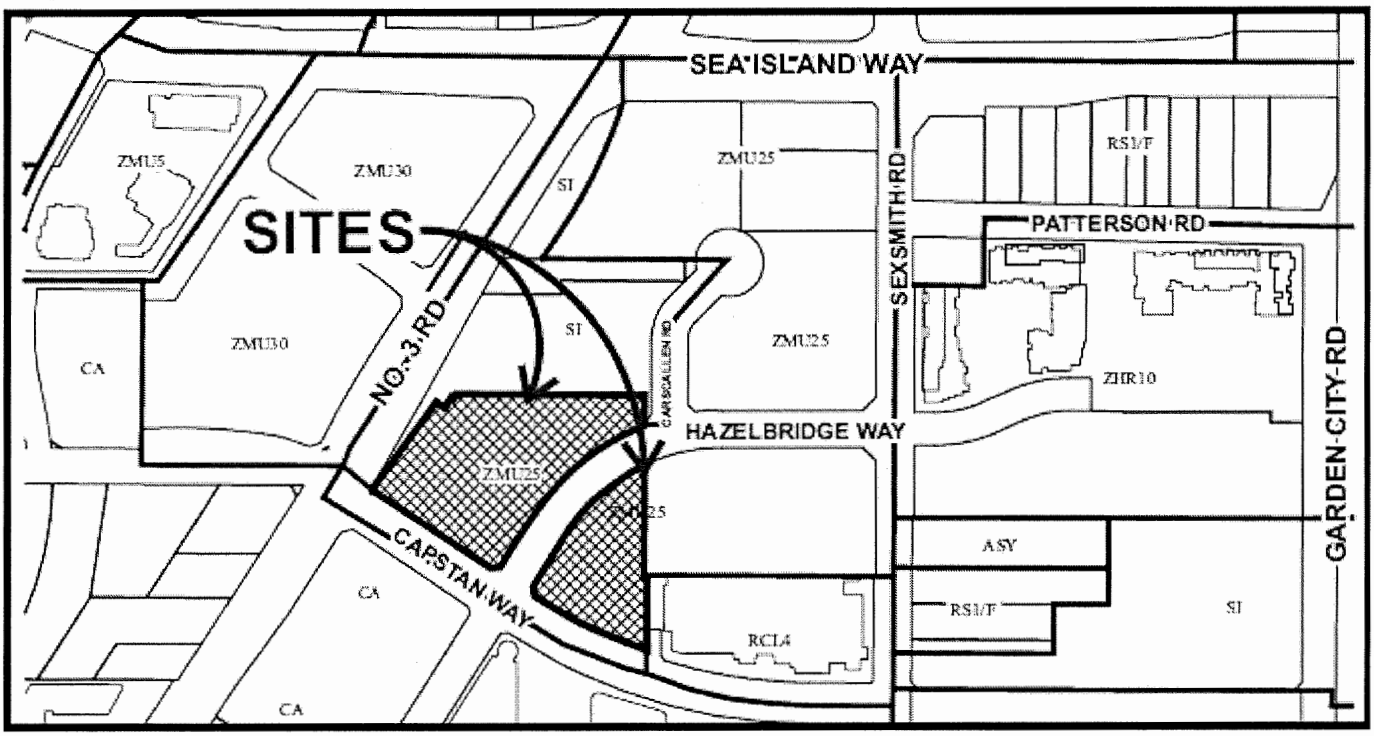
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

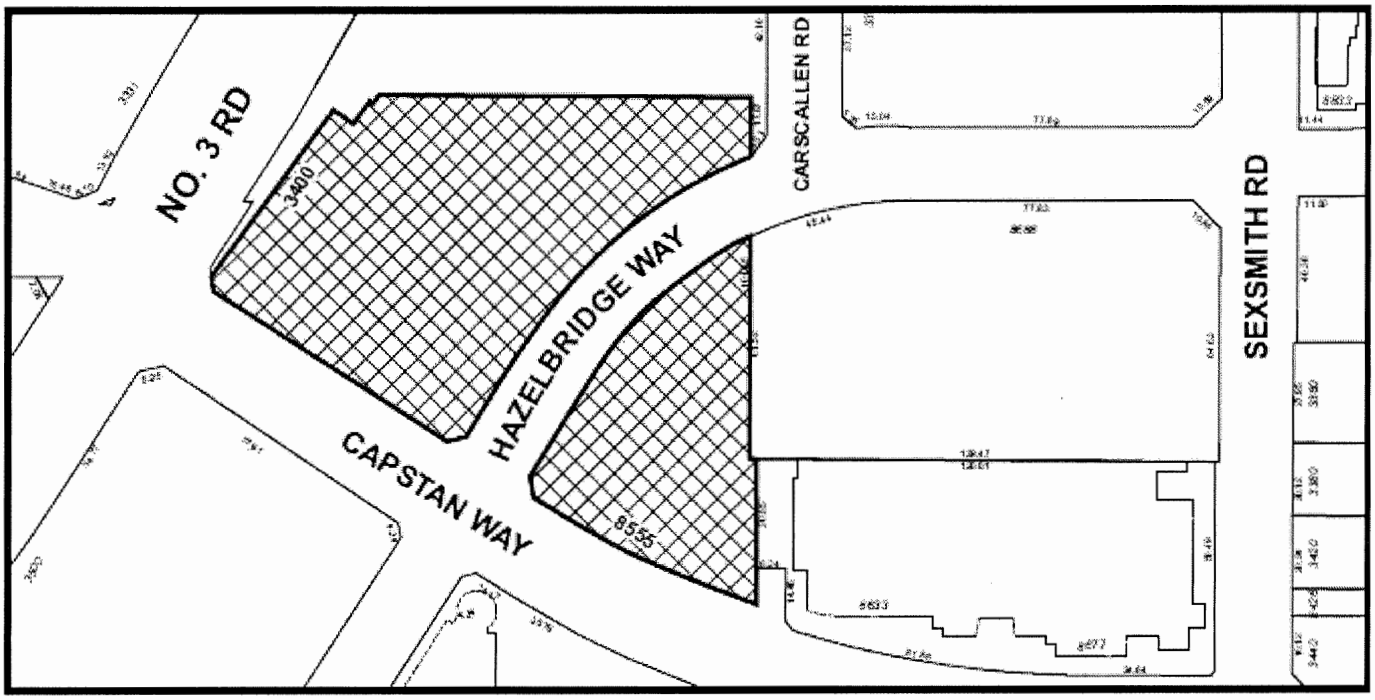
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 17-787403
SCHEDULE "A"

8555 Capstan Way & 3400 No. 3 Road
(formerly 8511 Capstan Way & 3360 No. 3 Road)

Original Date: 10/03/17

Revision Date: 08/01/18

Note: Dimensions are in METRES

5935803

	PERMITTED / REQUIRED	PROPOSED
Net Site Area (min)	▪ Lot 1(East): 3,700 m^2 min ▪ Lot 2 (West): 8,000 m^2 min.	▪ Lot 1 (East): 3,816.5 m^2 ▪ Lot 2 (West): 8,048.1 m^2
Gross Floor Area	▪ Not defined	▪ 55,778.0 m^2, excluding parking
Net Floor Area – Total (max)	50,467.2 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 36,478.7 m^2	48,348.4 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 34,359.9 m^2
▪ **Non-Residential (max)**	6,648.7 m^2, including: ▪ Lot 1(East): Nil ▪ Lot 2 (West): 6,648.7 m^2	4,529.9 m^2, including: ▪ Lot 1(East): Nil ▪ Lot 2 (West): 4,529.9 m^2, including: - Retail & Office: 3,336.1 m^2 - Arts Facility: 1,193.8 m^2
▪ **Residential (max) (incl. Affordable Housing)**	43,818.5 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 29,830.0 m^2	43,818.5 m^2, including: ▪ Lot 1(East): 13,988.5 m^2 ▪ Lot 2 (West): 29,830.0 m^2
Affordable Housing (min)	2,190.9 m^2 (5% of residential), including: ▪ Lot 1(East): 699.4 m^2 ▪ Lot 2 (West): 1,491.5 m^2	2,190.9 m^2, including: ▪ Lot 1(East): 699.4 m^2 ▪ Lot 2 (West): 1,491.5 m^2
Number of Dwelling Units (max)	Nil	530 (limited by covenant on title), including: ▪ Lot 1 (East): 169 (157 market & 12 affordable) ▪ Lot 2 (West): 361 (344 market & 17 affordable)
Dwelling Unit Types	▪ Not defined	▪ 50% 1-BR (254 Market & 11 Affordable units) ▪ 34% 2-BR (169 Market & 11 Affordable units) ▪ 16% 3-BR (76 Market & 7 Affordable units) ▪ Less than 1% 4-BR (2 Market)
Accessible Dwellings	▪ Not defined	▪ 25% (133 units) Basic Universal Housing units: - Market Housing: 21% (104 units) - Affordable Housing: 100% (29 units) ▪ 100% of units include aging-in-place features (e.g., handrails, lever handles & blocking in walls for future grab bar installation)
CCAP Indoor Amenity Space @ 2 m2/unit	▪ Lot 1(East): 169 x 2 m^2/unit = 338 m^2 ▪ Lot 2 (West): 361 x 2 m^2/unit = 722 m^2	▪ Lot 1(East): 363 m^2 ▪ Lot 2 (West): 755 m^2
OCP Outdoor Amenity Space @ 6 m2/unit	▪ Lot 1(East): 169 x 6 m^2/unit = 1,014 m^2 ▪ Lot 2 (West): 361 x 6 m^2/unit = 2,166 m^2	▪ Lot 1(East): 1,014 m^2, incl. 507 m2 play space ▪ Lot 2 (West): 2,166 m^2 Incl. 600 m2 play space
CCAP Additional Landscaped Space @ 10% of Net Site	877 m^2, including: ▪ Lot 1(East): 382 m^2 ▪ Lot 2 (West): 805 m^2	2,991 m^2 (25%) secured by SRW, including: ▪ Lot 1 (East) : 677 m^2 ▪ Lot 2 (West): 2,314 m^2 Plus additional decorative planting areas
Lot Coverage (max)	▪ Building & landscaped roofs over parking: 90%	▪ 90%
Setbacks @ Canada Line (min)	▪ Residential @ 12.0 m+ above grade: 10 m to guideway drip line ▪ Non-residential: 6.0 m guideway drip line	▪ Residential (typically 15.0 m above grade): 10.0 m to guideway drip line ▪ Non-residential: 11.0 m to guideway drip line
Setback: Road	▪ 6.0 m min. to a lot line or SRW, but this may be reduced to 3.0 m if proper interfaces are provided	▪ 3.0 m
Setback: Below Grade	▪ 0.0 m	▪ 0.0 m
Setback – Projections	▪ Balconies: 1/3 of required setback max. ▪ Architectural appurtenances: 0.6 m max ▪ Cantilevered roofs: 1.2 m max ▪ Weather protection: To the property line	▪ As permitted
Height	▪ 47 m GSC	▪ 47 m GSC
Flood Level (Min)	▪ 2.9 m (9.5 ft.) GSC or 0.3 m (0.9 ft.) above crown of fronting road	▪ Residential @ 2.9 m (9.5 ft.) GSC ▪ Commercial & lobbies @ 0.3 m (0.9 ft.) above crown of fronting road
Loading	▪ Lot 1 (East): 2 medium truck spaces ▪ Lot 2 (West): 4 medium truck spaces	▪ East Lot: 2 medium spaces ▪ West Lot: 4 medium spaces

CITY OF RICHMOND NOTES:

1. **New Addresses**: The address for the subject property has been updated:
   Original addresses: 8511 Capstan Way & 3360 No. 3 Road
   New addresses:
   a. 8555 Capstan Way: Lot 1 (East)
   b. 3400 No 3 Road: Lot 2 (West)
2. **Variances**: Shown on Site Plan (Plan#2)
3. **Statutory Right-of-Ways (SRWs)**: Shown on the Site Plan (**PLAN #2**).
4. **Affordable Housing (AH)**:
   a. Prior to Development Permit (DP) issuance, a Housing Agreement & Covenant will be registered on title.
   b. Prior to BP issuance, the AH units, AH parking, AH Class 1 bike storage & AH EV equipment must be shown in the BP plans.
   c. AH units are identified on the floor plans & located on:
      i. Lot 1 (East): Level 3 only
      ii. Lot 2 (West): Levels 5, 6, & 7
   d. 100% of affordable units are required to be BUH units & must satisfy Zoning Bylaw requirements.
   e. For more information, see the Affordable Housing Plan. (**PLAN #15**)
5. **Arts Facility @ Lot 2 (West)**:
   a. This a not-for-profit, privately-owned and operated facility is secured via legal agreements registered on title and will be designed and constructed by the developer, at the developer's sole cost, to a turnkey level of finish
   b. The space is occupies a 1-storey, ground floor space (Air Space Parcel) fronting onto the City park
   c. The facility shall be treated as "commercial" for density purposes
   d. Parking & bike storage rates are identified on **PLAN #1b**; however, allocation will be handled via the developer/tenant lease agreement (not through the DP or BP).
   e. City Senior Management approval of the facility's design is required prior to Building Permit (BP) issuance. (NOTE: The legal agreements specify a Tenant Improvement budget and the City must be satisfied that the budget is satisfactorily allocated to base building upgrades and other works.)
6. **Accessibility**:
   a. 100% of units are equipped with Aging-in-Place features, including stairwell hand rails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.
   b. 133 units are Basic Universal Housing (BUH) units & must satisfy Zoning Bylaw requirements (i.e. 29 affordable housing units & 104 market units) distributed between Lot 1 (East) & Lot 2 (West) as indicated in the Affordable Housing summary table on **PLAN #1b**.
   c. The Zoning Bylaw floor area exemption for the provision of BUH units is permitted.
   d. For more information, see the BUH Housing & Aging-in-Place Plan. (**PLAN #16**)
7. **Shared Outdoor Amenity Space for Residents**:
   a. 100% of spaces shall be for the shared use of market & affordable housing residents.
   b. Spaces are marked on the plans & indicated on the Amenity Space Plan. (**PLAN #17**).
8. **Shared Indoor Amenity Space for Residents**:
   a. 100% of spaces shall be for the shared use of market & affordable housing residents.
   b. Spaces are marked on the plans & indicated on the Amenity Space Plan. (**PLAN #17**)
9. **Parking & Bike Storage**:
   a. Parking & bike storage is summarized on **PLAN #1b** & shown on the DP plans.
   b. At least 65% (97 stalls) of the parking provided with respect to the non-residential uses (retail, office & Arts Facility) on Lot 2 (West) MUST be "Public Parking" (i.e. hourly & drop-off/pick-up spaces on the ground floor & Level 2 +Level 3) for unrestricted use of the general public).
   c. Commercial class 1 Bike Storage must be co-located on Level 1 with End-of-Trip Facility (eg. Washrooms, showers, changerooms, & Lockers)
   d. Number of small car and handicapped spaces shall comply with the zoning bylaw generally as shown on the floor plans.
   e. Tandem parking is permitted for Market Housing parking only.
10. **Car-Share Parking:** 3 handicap-size spaces required at grade on Lot 2 (West); HOWEVER, 2 adjacent (side-by-side) spaces may overlap by up to 1.2 m
11. **Electric Vehicle (EV) Facilities**:
    a. EV charging equipment shall be provided as indicated on **PLAN #1b**.
    b. The electric vehicle equipment for the Car-Share Parking (i.e. outlets and chargers) shall be installed so that vehicles parked in any of the 3 car-share spaces can easily use the 2 EV chargers.
12. **Waste Management**:
    a. Indicated on the plans, including over-height space for truck operations (i.e. clear of ALL structures & projections).
    b. For more information, see the Waste Management Plan. (**PLAN #19**)
13. **Heat Pumps**: The DP design proposes to use the City's permitted heat pump exemption.
14. **Capstan Station Reserve**: The developer's requirement has been pre-paid in full. (No additional payment is required.)

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

COMMERCIAL SUMMARY – Lot 2 (West) Only

Level	Gross Floor Area	Exemptions	Net Floor Area
1	23,561 SF	0	23,561 SF
2	25,352 SF	154 SF	25,198 SF
TOTAL	**48,913 SF = 4,544.17 m²**	**154 SF = 14.3 m²**	**48,759 SF = 4,529.9m²**

RESIDENTIAL SUMMARY (MARKET & AFFORDABLE HOUSING) – Lot 1 (East) Only

Level	Gross Floor Area	Exemptions (Excl. and Heat Pumps)	BUH Exemption	Amenity Space	Net Floor Area
1	10209	108	0	0	10101
2	8789	2644	0	0	6145
3	13334	872	240	0	12222
4	17877	923	220	3766	12968
5	15626	942	220	0	14464
6	13972	923	120	0	12929
7	14001	921	100	0	12980
8	14001	921	0	0	13080
9	14001	921	0	0	13080
10	14001	921	0	0	13080
11	14001	921	0	0	13080
12	12771	877	0	0	11894
13	4731	379	0	0	4352
14	639	306	0	137	196
TOTAL	**167,953sf = 15,603m²**	**12,579sf = 1,169m2**	**900sf = 84m²**	**3,903sf = 363m²**	**150,570sf= 13,988.5 m2**

RESIDENTIAL SUMMARY (MARKET & AFFORDABLE HOUSING) – Lot 2 (West) Only

Level	Gross Floor Area	Exemptions (Excl. and Heat Pumps)	BUH Exemption	Amenity Space	Net Floor Area
1	10,482	199	0	220	10,063
2	5,362	3,561	0	0	1,801
3	12,310	1,609	0	0	10,701
4	34,801	1,671	20.02	7,905	25,205
5	35,149	1,798	160.16	0	33,191
6	34,209	1,724	220.22	0	32,265
7	32,048	1,792	220.22	0	30,036
8	32,315	2,019	220.22	0	30,076
9	32,066	1,785	220.22	0	30,061
10	32,035	1,824	220.22	0	29,991
11	32,064	1,804	220.22	0	30,040
12	30,971	1,813	180.18	0	28,978
13	17,588	1,284	60.06	0	16,244
14	13,616	1,160	20.02	0	12,436
TOTAL	**355,016sf = 32982m2**	**24,043sf = 2,234 m2**	**1762sf = 164m²**	**8125sf = 755m²**	**321,086sf=29,830m2**

AFFORDABLE HOUSING SUMMARY

Lot	Net Floor Area	Levels	# 1-BR	# 2-BR	# 3-BR	Total # Units
Lot 1 (East)	699 m² (7,528 ft²)	3 only	8	4	Nil	12
Lot 2 (West)	1,492 m² (16,054 ft²)	5, 6 & 7	3	7	7	17
TOTAL	***2,191 m² (23,583 ft²)***	***Varies***	***11***	***11***	***7***	***29***

5923642

PARKING SUMMARY – Lot 1 (East) Only

Parking Requirements by Use	Units	Vehicle Parking: Bylaw Min. Rate	Vehicle Parking: Min. #	Vehicle Parking: Proposed	Class 1 Bikes: Bylaw Min. Rate	Class 1 Bikes: Min # & Proposed	Class 2 Bikes: Bylaw Min Rate	Class 2 Bikes: Min # & Proposed
RESIDENTIAL	***169***	***Varies***	***168***	***169***	***1.25/unit***	***215***	***0.2/unit***	***34***
▪ Market Hsg	157	0.9/unit	142	143	1.25/unit	197	0.2/unit	
▪ Affordable Hsg	12	0.81/unit	10	10	1.25/unit	18	0.2/unit	
▪ Visitors	169	50% (0.18/unit)	16	16	N/A	N/A	N/A	
TOTAL	***169***	***Varies***	***168***	***169***	***Varies***	***215***	***Varies***	***34***

PARKING SUMMARY – Lot 2 (West) Only

Parking Requirements by Use	Units & Area	Vehicle Parking: Bylaw Min. Rate	Vehicle Parking: Min. #	Vehicle Parking: Proposed	Class 1 Bikes: Bylaw Min. Rate	Class 1 Bikes: Min # & Proposed	Class 2 Bikes: Bylaw Min Rate	Class 2 Bikes: Min # & Proposed
RESIDENTIAL	***361***	***Varies***	***324***	***484***	***1.25/unit***	***452***	***0.2/unit***	***73***
▪ Market Hsg	344	0.9/unit	310	470	1.25/unit	430	0.2/unit	
▪ Affordable Hsg	17	0.81/unit	14	14	1.25/unit	22	0.2/unit	
▪ Visitors	N/A	Shared with commercial parking			N/A	N/A	N/A	
OTHER	***4,356.4 m²***	***Varies***	***148***	***150****	***0.27/100 m² gla***	***12***	***0.4/100 m² gla***	***18***
▪ Retail & Office	3,162.6 m²	3.375/100 m² gla	107	107				
▪ Arts Space	1,193.8 m²	41	41	41				
CAR-SHARE	***N/A***	***N/A***	***3***	***3***	***N/A***	***N/A***	***N/A***	***N/A***
TOTAL	-	***Varies***	***475***	***637***	***Varies***	***464***	***Varies***	***91***

***150 spaces include 65% (97) "Public Parking" spaces for short terms use of the general public**

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS

Use	Vehicle Parking: Rate	Vehicle Parking: Energized Equipment (1)	Class 1 Bike Storage: Rate	Class 1 Bike Storage: Energized Equipment (2)
EAST LOT & WEST LOT				
▪ Market Housing	100%	▪ East Lot: 162 ▪ West Lot: 483 NOTE: Actual number to be based on number of spaces at Building Permit stage	10%	▪ East Lot: 197 bikes x 10% = 20 ▪ West Lot: 430 bikes x 10% = 43 NOTE: Actual number to be based on number of spaces at Building Permit stage & at least 1 per 10 bikes or portion thereof in each bike storage room
▪ Affordable Housing	100%	▪ East Lot: 10 ▪ West Lot: 14	10%	▪ East Lot: 18 bikes x 10% = 2 ▪ West Lot: 22 bikes x 10% = 3 NOTE: Actual number to be based on at least 1 per 10 bikes or portion thereof in each bike storage room
WEST LOT ONLY				
▪ Car-Share	2	2 *Must be located to facilitate shared use by vehicles in all 3 car-share spaces*	N/A	N/A
▪ Commercial	N/A	N/A	10%	2

(1) Vehicle Parking "Energized Equipment" means operational 240 V / 40 A circuit and all related infrastructure required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections AND:

- *For Market Housing & Affordable Housing, EXCLUDES electric vehicle supply equipment (EVSE)*
- *For Car-Share: INCLUDES electric vehicle supply equipment (EVSE)*

(2) Class 1 Bike Storage "Energized Equipment" means operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related features necessary to supply the required electricity for the operation of such an outlet. Must be located to facilitate shared use by multiple bikes

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #2

TRANSIT PLAZA SRW - PARKING PERMITTED BELOW GRADE + TYPICAL BUILDING PROJECTIONS ABOVE GRADE

TRANSIT PLAZA SRW - NO ENCROACHMENTS PERMITTED

PROPOSED CAPSTAN STATION LOCATION

ARTS SPACE WALKWAY SRW - PARKING PERMITTED BELOW GRADE + TYPICAL PROJECTIONS ABOVE GRADE

NEIGHBOURHOOD PARK

LEGEND

SRW

CRESCENT ROAD

PROPERTY LINE

4M SETBACK

3m SETBACK

DRIPLINE

CANADA LINE SETBACK 10M

14 STOREYS

13 STOREYS

12 STOREYS

3 STOREYS

7 STOREYS

6 STOREYS

HAZELBRIDGE WAY CL

SRW LINE

EXISTING MID-BLOCK TRAIL SRW ON ADJACENT RESIDENTIAL LOTS

CAPSTAN WAY

UP

VARIANCE: Vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.

MID-BLOCK TRAIL SRW - PARKING PERMITTED BELOW GRADE + LIMITED PROJECTIONS ABOVE GRADE

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

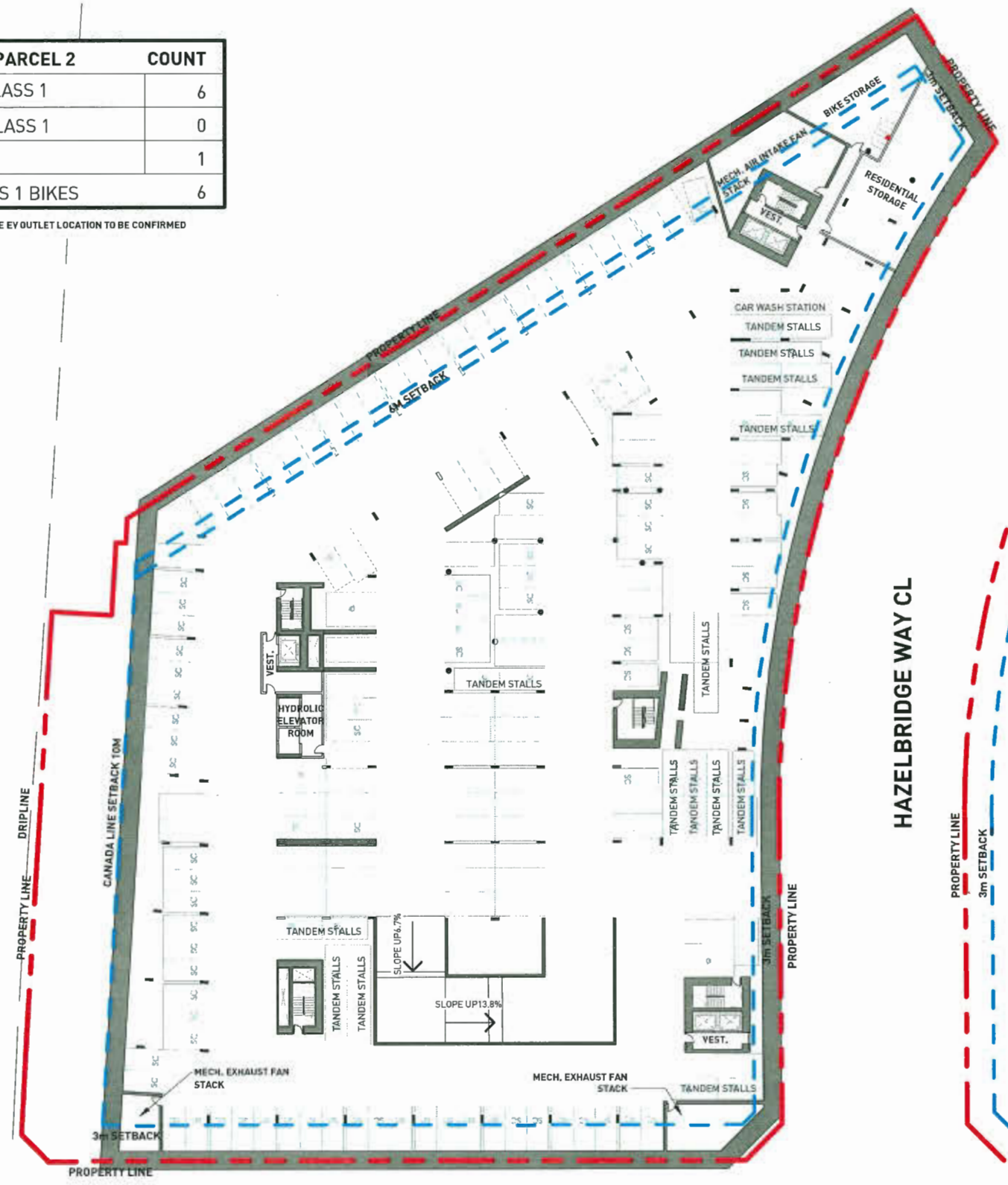
DP 17-787403
AUG 8/18
PLAN #3a

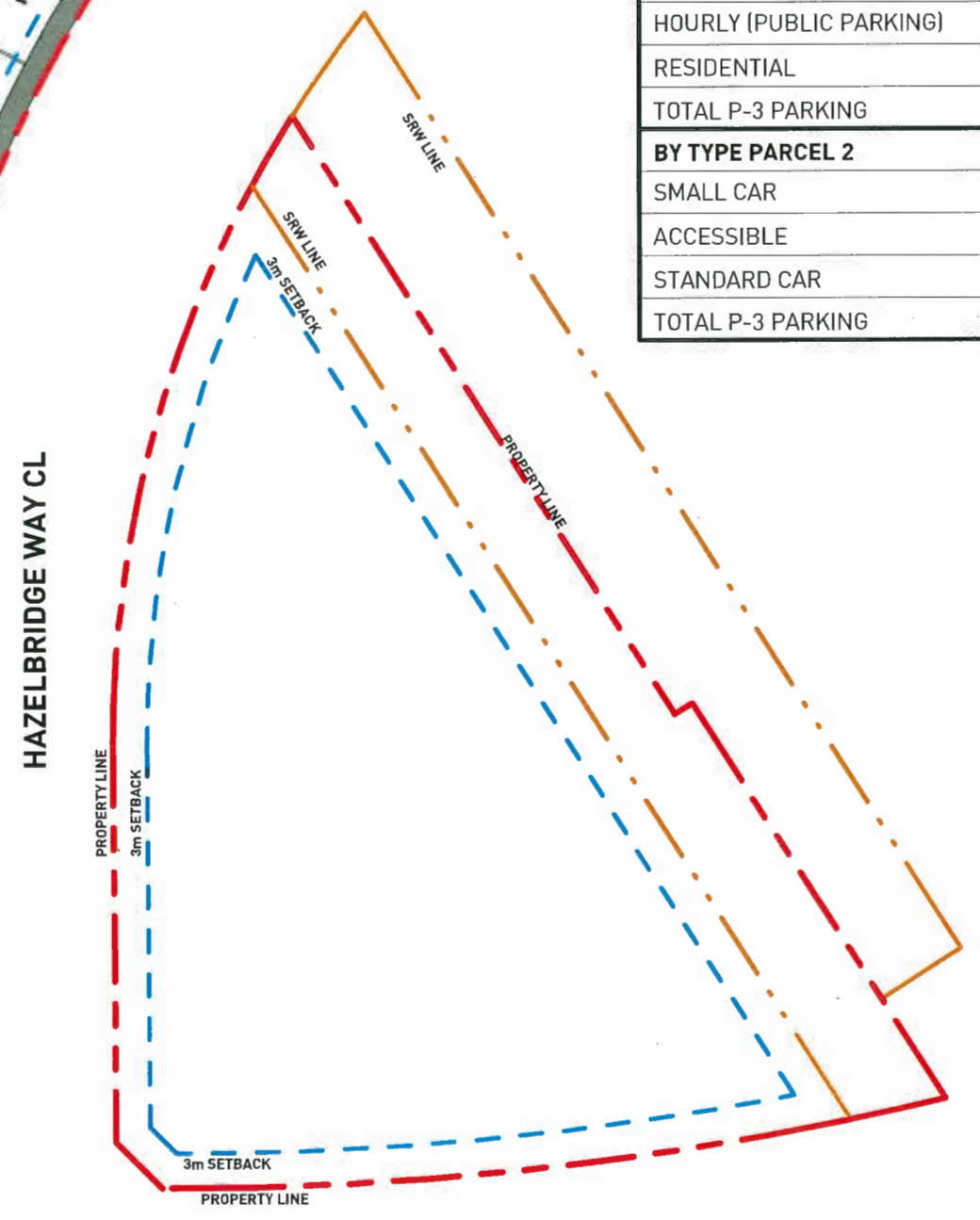
CLASS 1 BIKES PARCEL 2	COUNT
RESIDENTIAL CLASS 1	6
COMMERCIAL CLASS 1	0
EV OUTLETS*	1
TOTAL P-3 CLASS 1 BIKES	6

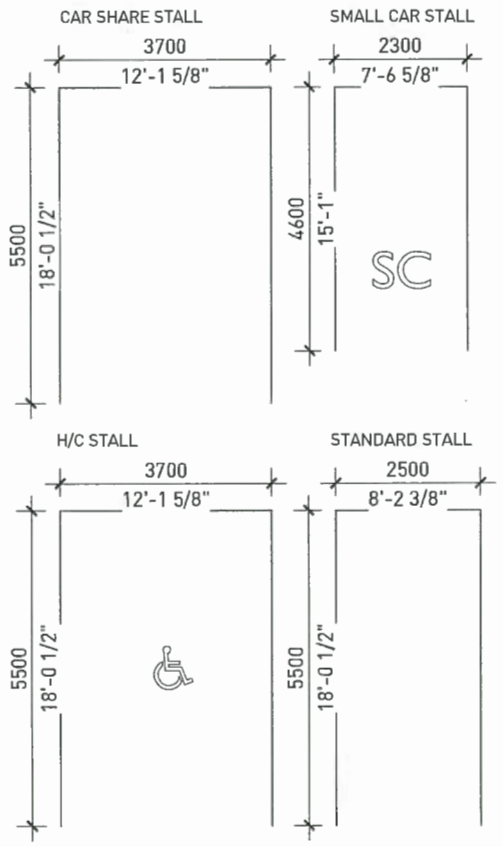
* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED

P-3 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	0
RESIDENTIAL	179
TOTAL P-3 PARKING	179
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	89
ACCESSIBLE	3
STANDARD CAR	87
TOTAL P-3 PARKING	179

Parking
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor







GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

P-3-Overall-DP
1" = 50'-0"

PARKING STALLS
3/32" = 1'-0"

DP 17-787403
AUG 8/18
PLAN #3b

CLASS 1 BIKES PARCEL 1	COUNT
RESIDENTIAL CLASS 1	10
COMMERCIAL CLASS 1	0
EV OUTLETS*	1
TOTAL P-2 CLASS 1 BIKES	10
CLASS 1 BIKES PARCEL 2	**COUNT**
RESIDENTIAL CLASS 1	196
COMMERCIAL CLASS 1	0
EV OUTLETS*	20
TOTAL P-2 CLASS 1 BIKES	196

* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED

P-2 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	0
RESIDENTIAL	265
TOTAL P-2 PARKING	265
BY TYPE PARCEL 1	**COUNT**
SMALL CAR	37
ACCESSIBLE	2
STANDARD CAR	44
TOTAL P-2 PARCEL 1 PARKING	83
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	91
ACCESSIBLE	3
STANDARD CAR	88
TOTAL P-2 PARCEL 2 PARKING	182

Parking
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor

P-2-Overall-DP
1" = 50'-0"

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3c

CLASS 1 BIKES PARCEL 1	COUNT
RESIDENTIAL CLASS 1	128
COMMERCIAL CLASS 1	0
EV OUTLETS*	13
TOTAL P-1 CLASS 1 BIKES	128

CLASS 1 BIKES PARCEL 2	COUNT
RESIDENTIAL CLASS 1	106
COMMERCIAL CLASS 1	0
EV OUTLETS*	11
TOTAL P-1 CLASS 1 BIKES	106

* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED

P-1 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	46
HOURLY (PUBLIC PARKING)	0
RESIDENTIAL	193
RESIDENTIAL VISITOR	16
TOTAL P-1 PARKING	255
BY TYPE PARCEL 1	**COUNT**
SMALL CAR	37
ACCESSIBLE	2
STANDARD CAR	47
TOTAL P-1 PARCEL 1 PARKING	86
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	93
ACCESSIBLE	2
STANDARD CAR	67
TOTAL P-1 PARCEL 2 PARKING	169

Parking
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor

P-1-Overall-DP
1" = 50'-0"

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3d

CLASS 1 BIKES PARCEL 1	COUNT
RESIDENTIAL CLASS 1	77
COMMERCIAL CLASS 1	0
EV OUTLETS*	8
TOTAL L1 CLASS 1 BIKES	77

CLASS 1 BIKES PARCEL 2	COUNT
RESIDENTIAL CLASS 1	0
COMMERCIAL CLASS 1	12
EV OUTLETS*	2
TOTAL L1 CLASS 1 BIKES	12

* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED

L1 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	3
DROP OFF (PUBLIC PARKING)	12
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	11
RESIDENTIAL	0
TOTAL L1 PARKING	26
BY TYPE PARCEL 1	**COUNT**
SMALL CAR	0
ACCESSIBLE	0
STANDARD CAR	0
TOTAL L1 PARCEL 1 PARKING	0
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	13
ACCESSIBLE	1
STANDARD CAR	12
TOTAL L1 PARCEL 2 PARKING	26

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

Parking
- Car Share
- Drop Off (Public Parking)
- Hourly (Public Parking)

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
[formerly 8511 Capstan Way and 3360 No. 3 Road]

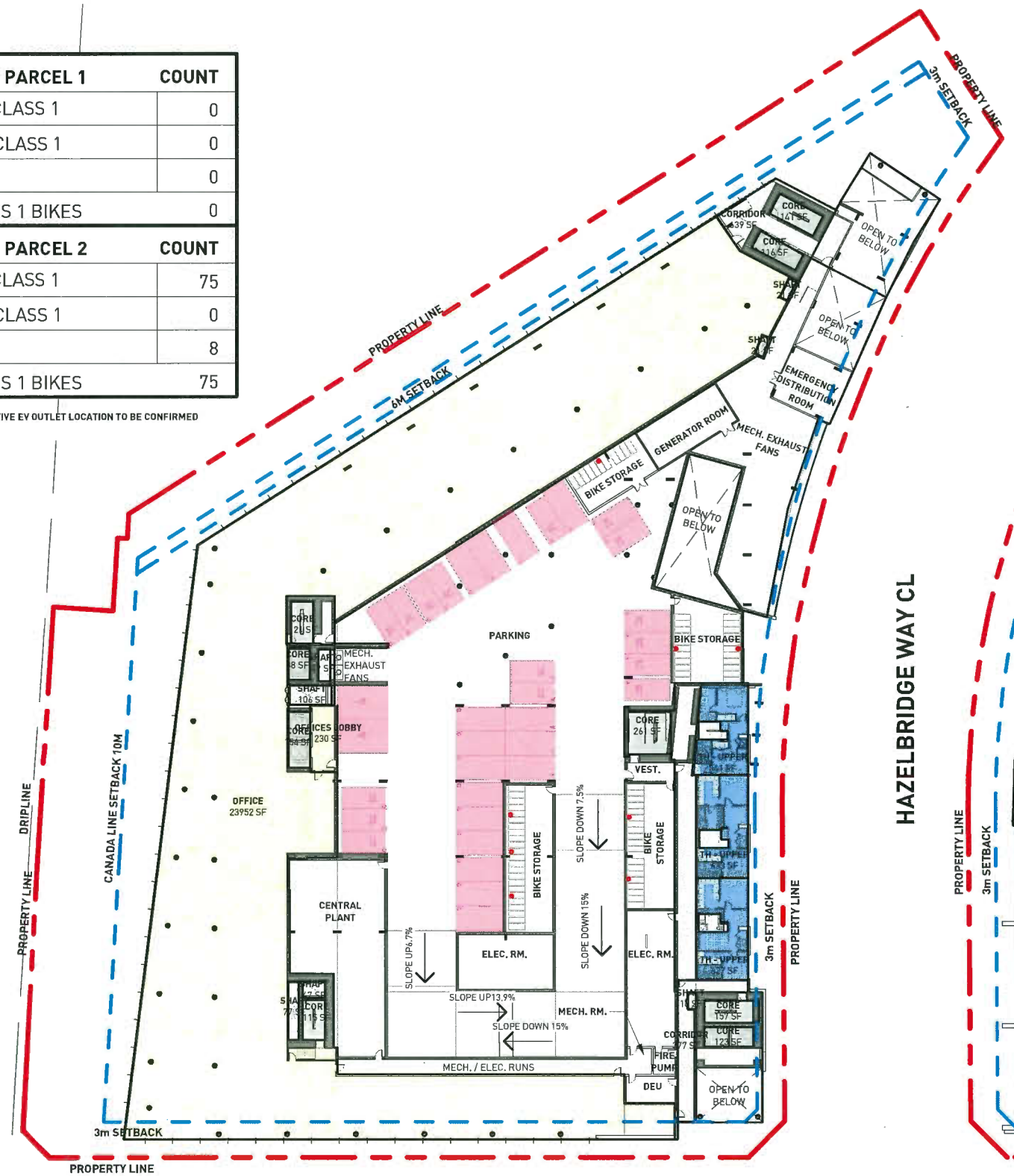
L1-Overall-DP
1" = 50'-0"

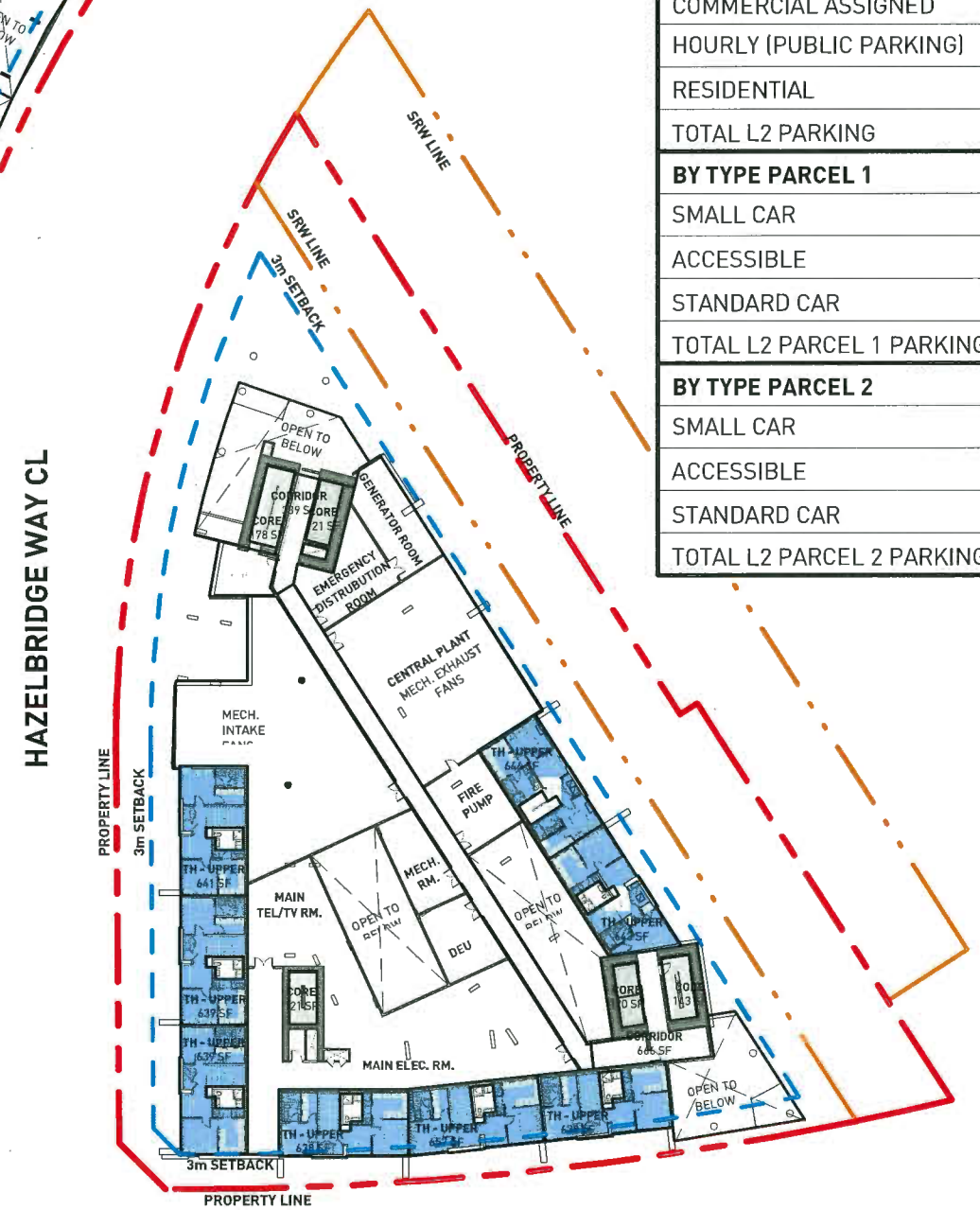
DP 17-787403
AUG 8/18
PLAN #3e

CLASS 1 BIKES PARCEL 1	COUNT
RESIDENTIAL CLASS 1	0
COMMERCIAL CLASS 1	0
EV OUTLETS*	0
TOTAL L2 CLASS 1 BIKES	0

CLASS 1 BIKES PARCEL 2	COUNT
RESIDENTIAL CLASS 1	75
COMMERCIAL CLASS 1	0
EV OUTLETS*	8
TOTAL L2 CLASS 1 BIKES	75

* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED





HAZELBRIDGE WAY CL

CAPSTAN WAY

L2 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	34
RESIDENTIAL	0
TOTAL L2 PARKING	34
BY TYPE PARCEL 1	**COUNT**
SMALL CAR	0
ACCESSIBLE	0
STANDARD CAR	0
TOTAL L2 PARCEL 1 PARKING	0
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	16
ACCESSIBLE	5
STANDARD CAR	16
TOTAL L2 PARCEL 2 PARKING	34

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

Parking
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor

L2-Overall-DP
1" = 50'-0"

GBLARCHITECTS

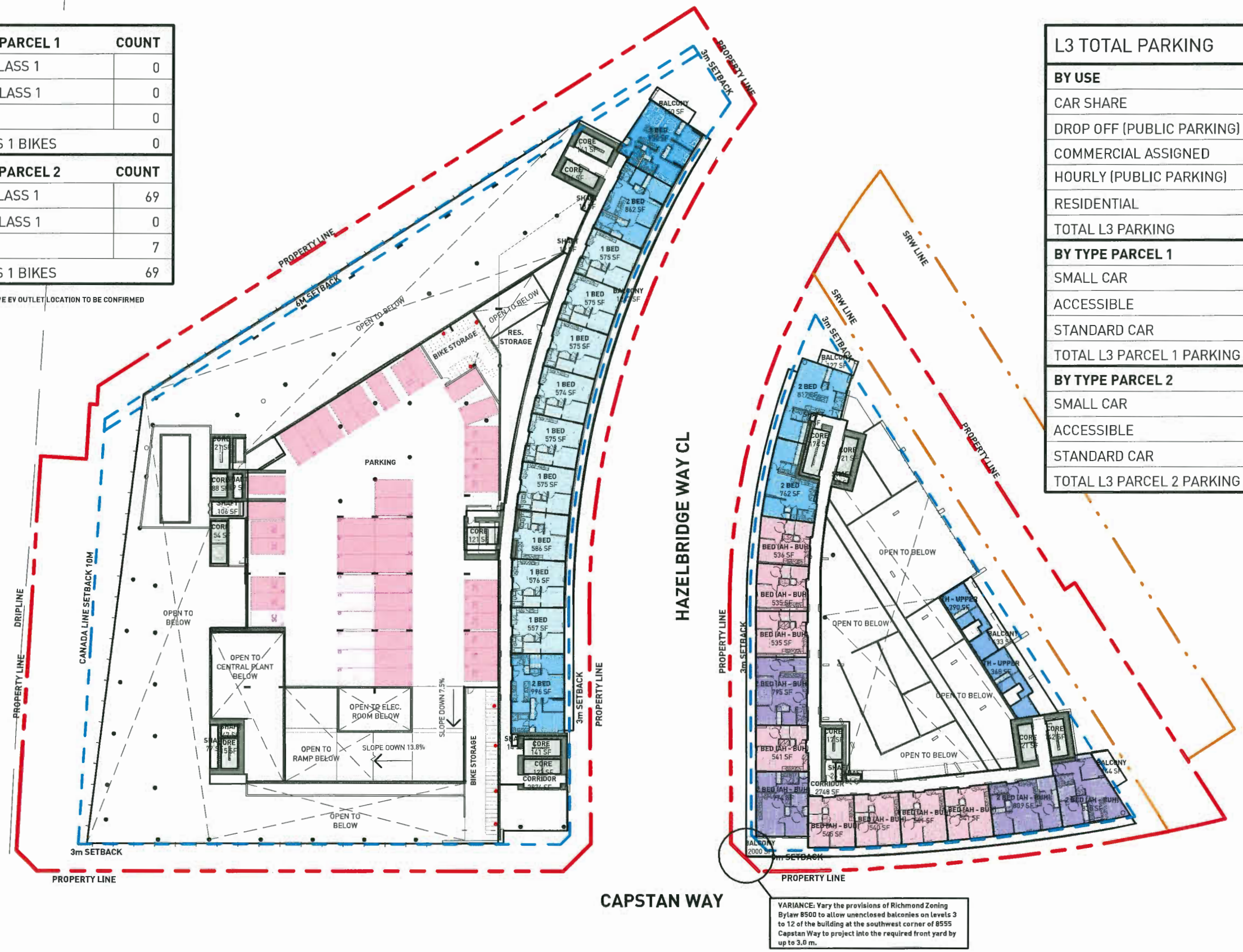
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3f

CLASS 1 BIKES PARCEL 1	COUNT
RESIDENTIAL CLASS 1	0
COMMERCIAL CLASS 1	0
EV OUTLETS*	0
TOTAL L3 CLASS 1 BIKES	0

CLASS 1 BIKES PARCEL 2	COUNT
RESIDENTIAL CLASS 1	69
COMMERCIAL CLASS 1	0
EV OUTLETS*	7
TOTAL L3 CLASS 1 BIKES	69

* RED DOT DENOTES TENTATIVE EV OUTLET LOCATION TO BE CONFIRMED



L3 TOTAL PARKING	
BY USE	**COUNT**
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	7
HOURLY (PUBLIC PARKING)	40
RESIDENTIAL	0
TOTAL L3 PARKING	47
BY TYPE PARCEL 1	**COUNT**
SMALL CAR	0
ACCESSIBLE	0
STANDARD CAR	0
TOTAL L3 PARCEL 1 PARKING	0
BY TYPE PARCEL 2	**COUNT**
SMALL CAR	16
ACCESSIBLE	0
STANDARD CAR	31
TOTAL L3 PARCEL 2 PARKING	47

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

Parking
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor

GBL ARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L3-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3g

L4-Overall-DP

1" = 50'-0"

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3h

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L5-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3i

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L6-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3j

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L7-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3k

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L8-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3l

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L9-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3m

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L10-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3n

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L11-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3o

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L12-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3p

L13-Overall-DP
1" = 50'-0"

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

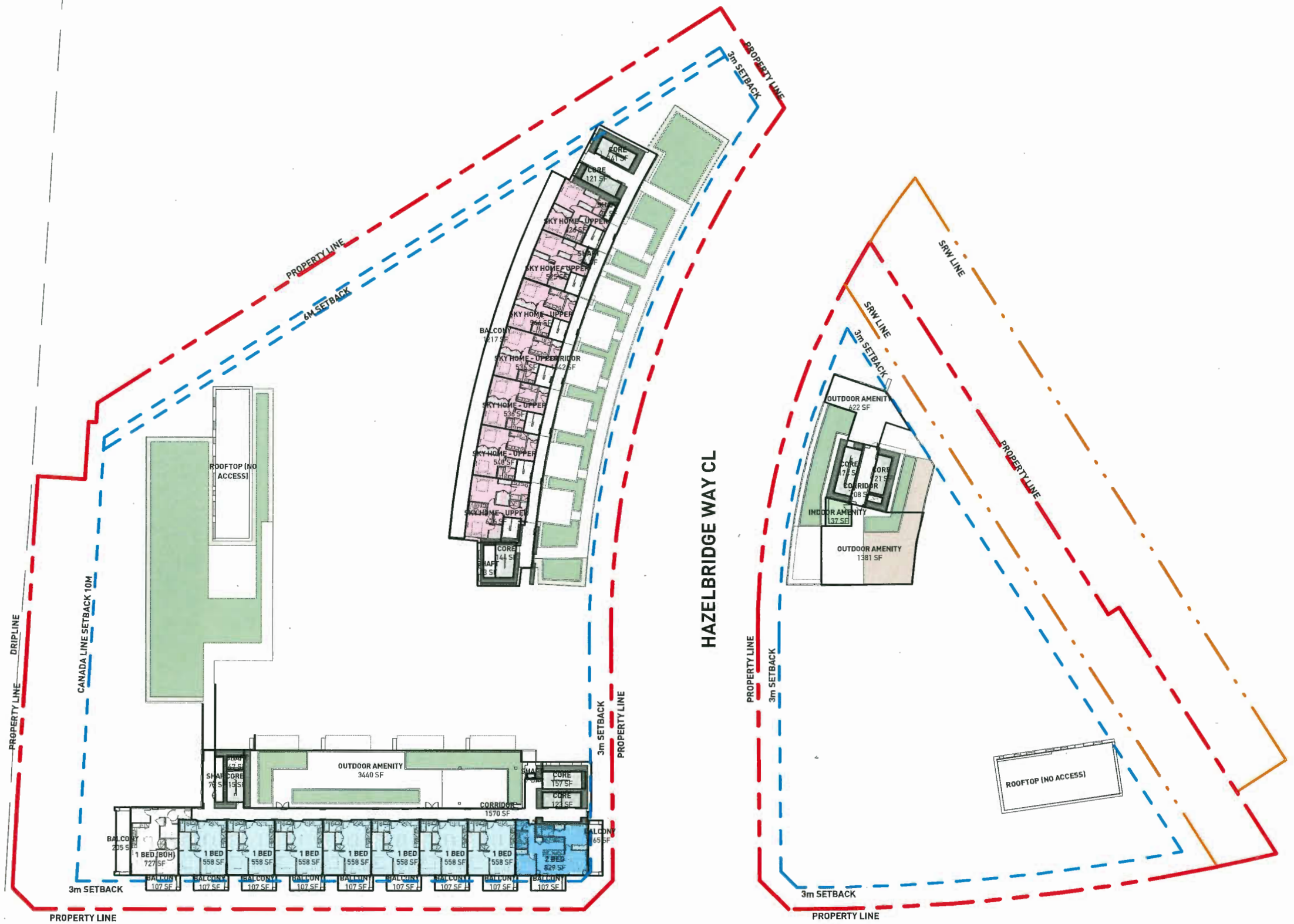
Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3q



Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

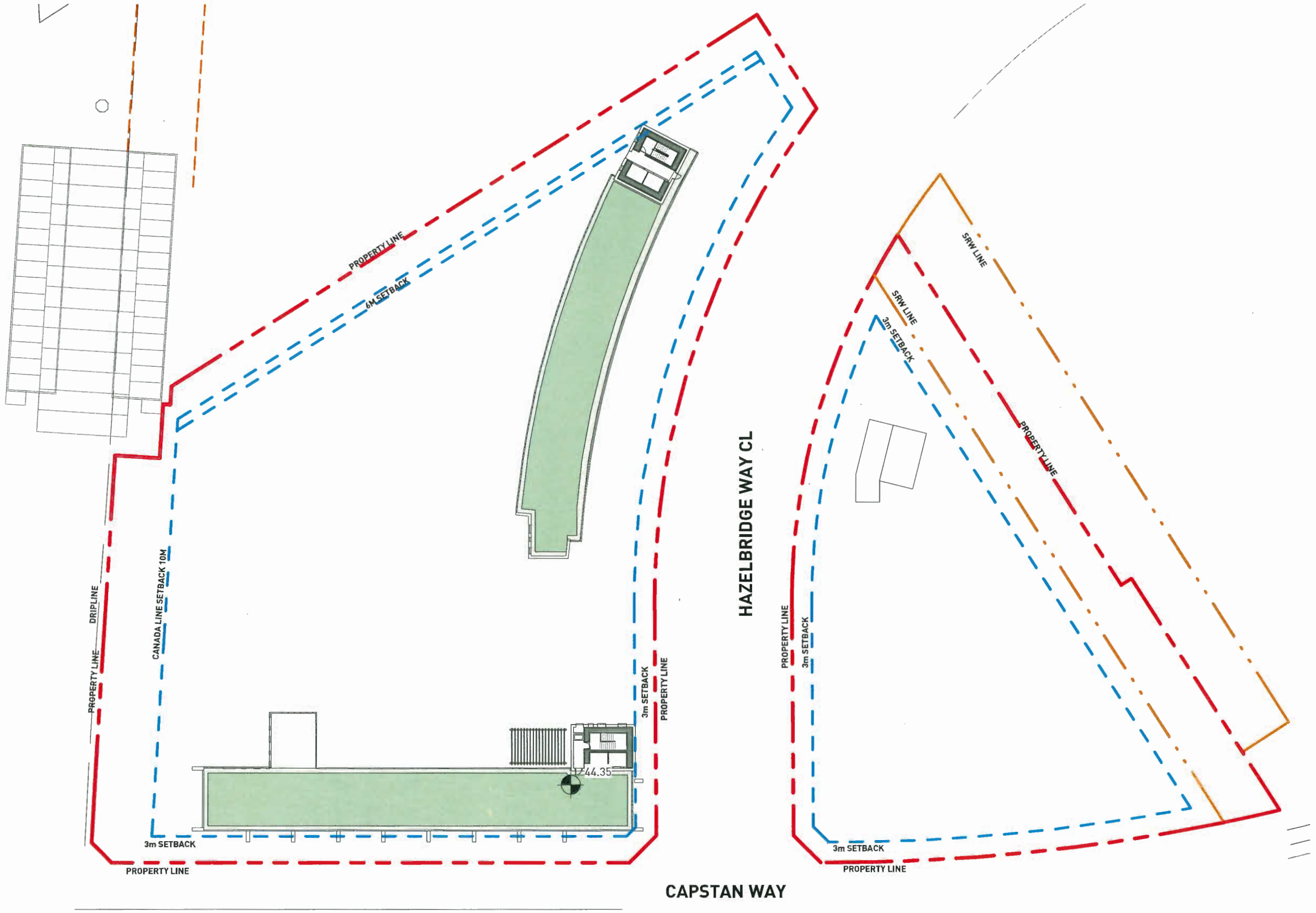
Amenity
- Indoor
- Outdoor

L14-Overall-DP
1" = 50'-0"

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #3r



Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

L15-Overall-DP
1" = 50'-0"

DP 17-787403
AUG 8/18
PLAN #3s

Roof-Overall-DP
1" = 50'-0"

Commercial
- Arts Facility
- Office
- Retail

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Townhouse
- Townhouse

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Affordable BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Amenity
- Indoor
- Outdoor

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

PROJECT NAME
Concord Capstan Station

CIVIC ADDRESS
8511 Capstan Way & No. 3 Road

LEGAL ADDRESS
8511 Capstan Way & No. 3 Road
Richmond, BC

DRAWING CONTENTS

L0.00	Cover Page
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L0.02	Precedent Images
L1.00	Legend and Notes
L1.01	Layout and Materials Plan - Ground Level
L1.02	Layout and Materials Plan - Ground Level
L1.03	Layout and Materials Plan - Ground Level
L1.04	Layout and Materials Plan - Level 4
L1.05	Layout and Materials Plan - Level 6
L1.06	Layout and Materials Plan - Level 7
L1.07	Layout and Materials Plan - Level 12
L1.08	Layout and Materials Plan - Level 13
L1.09	Layout and Materials Plan - Level 14
L1.10	Layout and Materials Plan - Level 15
L1.11	Landscape Sections - Upper Levels
L2.01	Grading Plan - Ground Level
L2.02	Grading Plan - Ground Level
L2.03	Grading Plan - Ground Level
L3.00	Planting Legend
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L3.05	Planting Plan - Level 6
L3.06	Planting Plan - Level 7
L3.07	Planting Plan - Level 12
L3.08	Planting Plan - Level 13
L3.09	Planting Plan - Level 14
L3.10	Planting Plan - Level 15
L4.01	Lighting Plan - Ground Level
L4.02	Lighting Plan - Ground Level
L4.03	Lighting Plan - Ground Level
L4.04	Lighting Plan - Level 4
L4.05	Lighting Plan - Level 6
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L4.08	Lighting Plan - Level 13
L4.09	Lighting Plan - Level 14
L5.01	Landscape Details
L5.02	Landscape Details
L5.03	Landscape Details
L5.04	Landscape Details
L5.05	Landscape Details
L5.06	Landscape Details

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station
DP 17-787403
August 8, 2018
PLAN # 4a

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Cover Page

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NORTH | SCALE: NTS

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

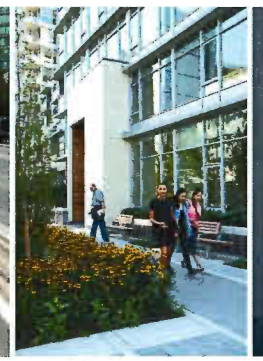
DRAWING NO.
L0.00

RAIN GARDENS

PAVING INSPIRATION

TOWN HOME STREET FRONTING

BIKE LANE WITH RAIN GARDENS



RAIN GARDENS

STREET PARKING

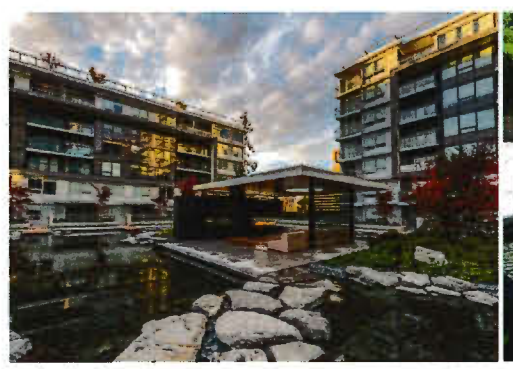
FOLDED LANDSCAPES

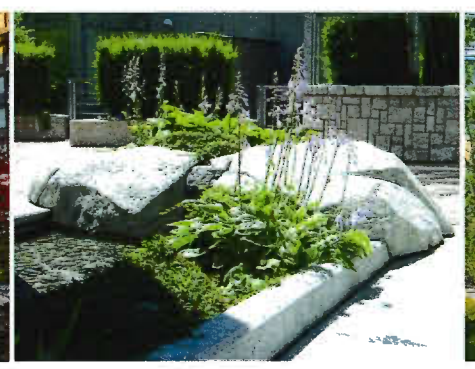
FOLDED LANDSCAPES

FOLDED LANDSCAPES

EXTENSIVE GREEN ROOF

EXTENSIVE GREEN ROOF





TEXTURED LAYERS

WATER FEATURE

PWL partnership

PWL Partnership Landscape Architects Inc
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1201 West Pender Street
Vancouver BC Canada V6E 2V2

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F 604.688.6112

gbl

GBL ARCHITECTS INC.
TEL 604 736 1186
FAX 604 731 0276

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT

Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4b

ADDRESS

8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE

PRECEDENT IMAGES

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NORTH

SCALE NTS

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Precedent Images.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING

L0.02

CURVILINEAR ENTRANCES

SEATING

PLAYSPACES

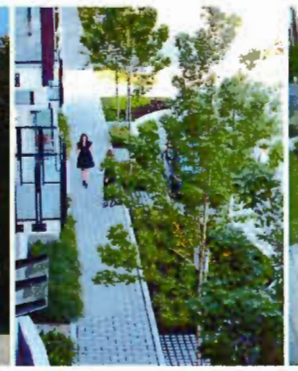
PLANTING BEDS WITH SEATING

TRELLIS

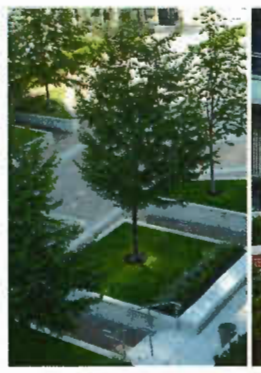
RAIN GARDEN

PLAYSPACES

PAVING INSPIRATION



GREENWAY



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REVISIONS AND ISSUES

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4c

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
PRECEDENT IMAGES

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NORTH

SCALE
NTS

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Precedent Images.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L0.03

SITE FURNISHING LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	METAL GATE MATCH ARCH GUARDRAIL FINISH	F18	DOG RUN FENCING
F2	BENCH	F19	48" OVERSIZED PLANTER POT
F3	OUTDOOR BBQ WITH HYDRO AND GAS CONNECTIONS	F20	96" OVERSIZED PLANTER POT
F1	GUARDRAIL	F21	WEATHER PROTECTION - TYPE 1
F3	FIRE PIT	F22	WEATHER PROTECTION - TYPE 2
F6	METAL TRELLIS	F23	TABLE AND CHAIRS
F2	CHILL LOUNGE	F23	PUTTING CUP
F8	URBAN AGRICULTURE PLANTERS	F25	PLAY EQUIPMENT - BLOCK 3 (BLK410301 FROM KOMPAN)
F9	PICNIC TABLE - CHARLIE TABLE (LANDSCAPE FORMS)	F26	PLAY EQUIPMENT - SPINNER BOWL (ELE40024 FROM KOMPAN)
F10	LOUNGE CHAIR AND TABLE SET	F22	PLAY EQUIPMENT - BLOCK 1 (BLK410101 FROM KOMPAN)
F11	HARVEST TABLE	F28	PLAY EQUIPMENT - SPICA 1 (GXY8014 FROM KOMPAN)
F12	COMPOST BIN	F29	PLAY EQUIPMENT - PLAYHOUSE (M700070P FROM KOMPAN)
F13	TOOL BOX	F30	PLAY EQUIPMENT - BLAZER (ELE 400021 FROM KOMPAN)
F13	LOUNGE CHAIR	F31	PLAY EQUIPMENT - WATER PUMP (0-33130-001 FROM KAISER & KUHNE)
F13	BIKE RACK	F32	PLAY EQUIPMENT - MIXING TABLE (0-33460-000 FROM KAISER & KUHNE)
F16	BUILT IN PLATFORM/ SEATING	F33	PLAY EQUIPMENT - WATER BUBBLER
F17	TRASH RECEPTACLE	F34	SHADE STRUCTURE - SKYWAYS CANTILEVER SINGLE POST PYRAMID SHADE

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP
H2	CIP CONCRETE WALL / CURB
H3	CIP CONCRETE FLUSH CURB
H3	CIP CONCRETE CURB REFER TO CIVIL
H3	CIP CONCRETE RAMP WITH METAL HANDRAIL
H6	NATURAL BOULDERS
H1	WATER FEATURE POOL RIVER ROCK POOL BOTTOM

PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE PAVING COLOUR: NATURAL
P2	CIP CONCRETE PAVING COLOUR: CHARCOAL
P3	CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVIL
P3	CIP CONCRETE PAVING TO MATCH ADJACENT PARK
P5	HYDRAPRESSED SLABS GREY GRANITE
P7	CONCRETE UNIT PAVER TYPE 1 RUNNING BOND
P8	CONCRETE UNIT PAVER TYPE 2 CHARCOAL
P9	CONCRETE UNIT PAVER TYPE 4 RUNNING BOND COLOUR: NATURAL
P10	CONCRETE UNIT PAVER TYPE 5 RUNNING BOND COLOUR: CHARCOAL
P11	STONE PAVER TYPE 1
P12	STONE PAVER TYPE 2
P13	STONE PAVING Granite
P18	ARTIFICIAL LAWN TYPE 1
P15	ARTIFICIAL LAWN TYPE 2
P16	RESILIENT SURFACE 50% BLACK AND 50% RED
P12	MAINTENANCE STRIP
P18	COMPOSITE DECKING
P19	SAND Natural COLOUR: NATURAL
P20	PEBBLE MAT SET TRUE WITH NO ROCKING OR MOVEMENT COLOUR: NATURAL

GRADING LEGEND

EL 0.00'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
TS 0.94'	Proposed Top of Stair Elevation
BS 0.94'	Proposed Bottom of Stair Elevation
TR 0.94'	Proposed Top of Ramp Elevation
BR 0.94'	Proposed Bottom of Ramp Elevation
TB 0.94'	Proposed Top of Bench Elevation

NOTE: CONFIRM GRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% DN ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
3. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
6. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPONO TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.
10. EXCAVATING WITHIN EXISTING TREE ROOT SYSTEM / TREE PROTECTION ZONE IS TO BE DONE BY HAND. IF THE CONTRACTOR DOES ENCOUTER LARGE ROOT SYSTEM CONTACT LANDSCAPE CONSULTANT AND ARBORIST FOR REVIEW PRIOR TO MOVING FORWARD.
11. PLACEMENT OF GROWING MEDIUM AND PLANTING MATERIALS WITHIN EXISTING TREE ROOT SYSTEM/ TREE PROTECTION ZONE REQUIRES ON-SITE DIRECTION FROM ARBORIST.

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REVISIONS AND ISSUES

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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4d

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Legend and Notes

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NORTH | SCALE

PROJECT NO.	16055	
DATE	05 September 2017	
FILE NAME	16055 PLAN Master.vwx	
PLOTTED	18-8-9	
DRAWN	PY	REVIEWED

DRAWING
L1.00

LAYOUT AND MATERIALS GENERAL NOTES

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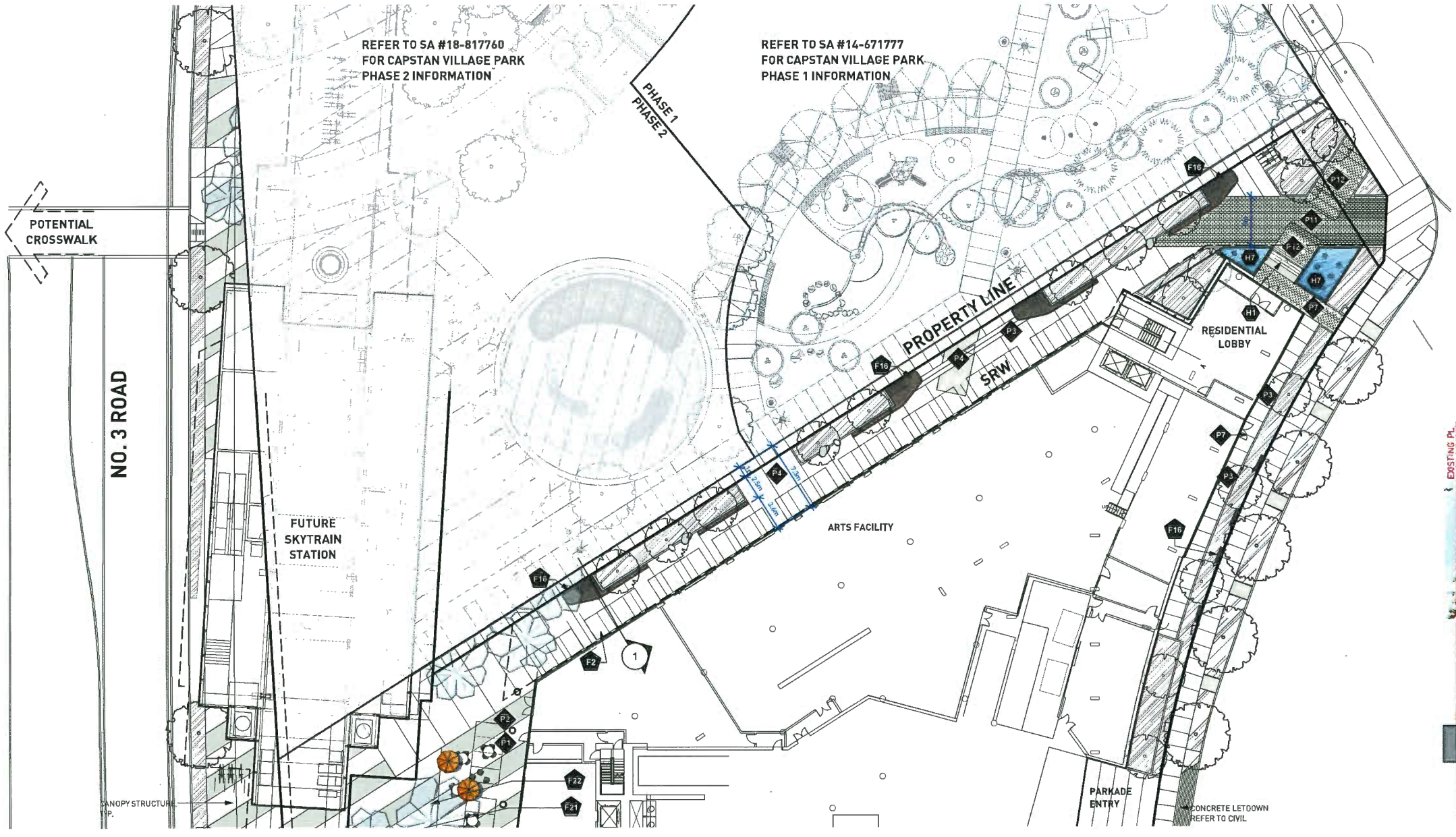

1 Layout and Materials - Ground Level Art Walkway
Scale: 1:500

2 Section 1 - Art Walkway
1:150

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CONCORD PACIFIC

PROJECT
Concord Capstan Station
DP 17-787403
August 8, 2018
PLAN # 4e

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan
Ground Level

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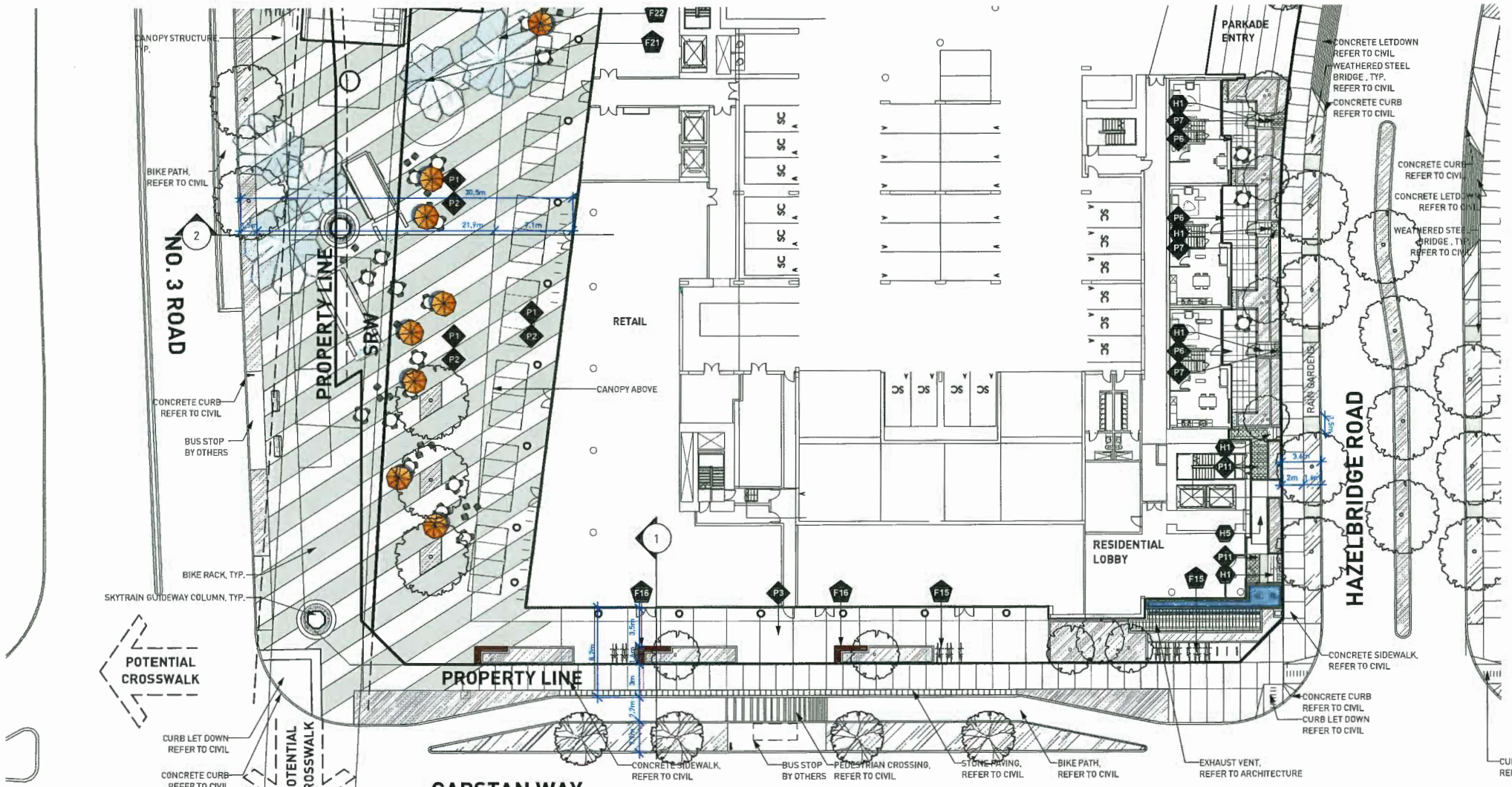
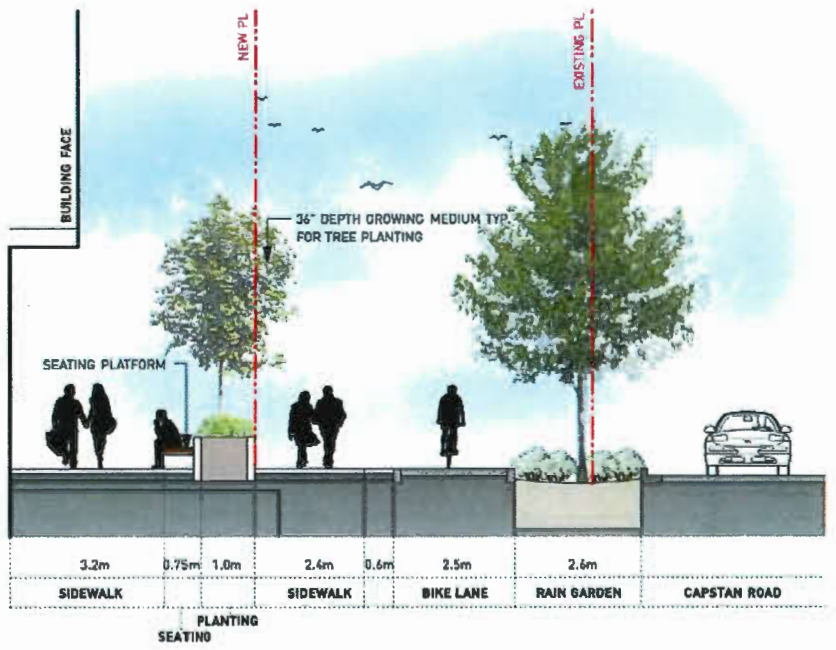
NORTH | SCALE: AS SHOWN

PROJECT NO.	16055	
DATE	05 September 2017	
FILE NAME	16055 PLAN Master.vwx	
PLOTTED	18-8-9	
DRAWN	PY	REVIEWED

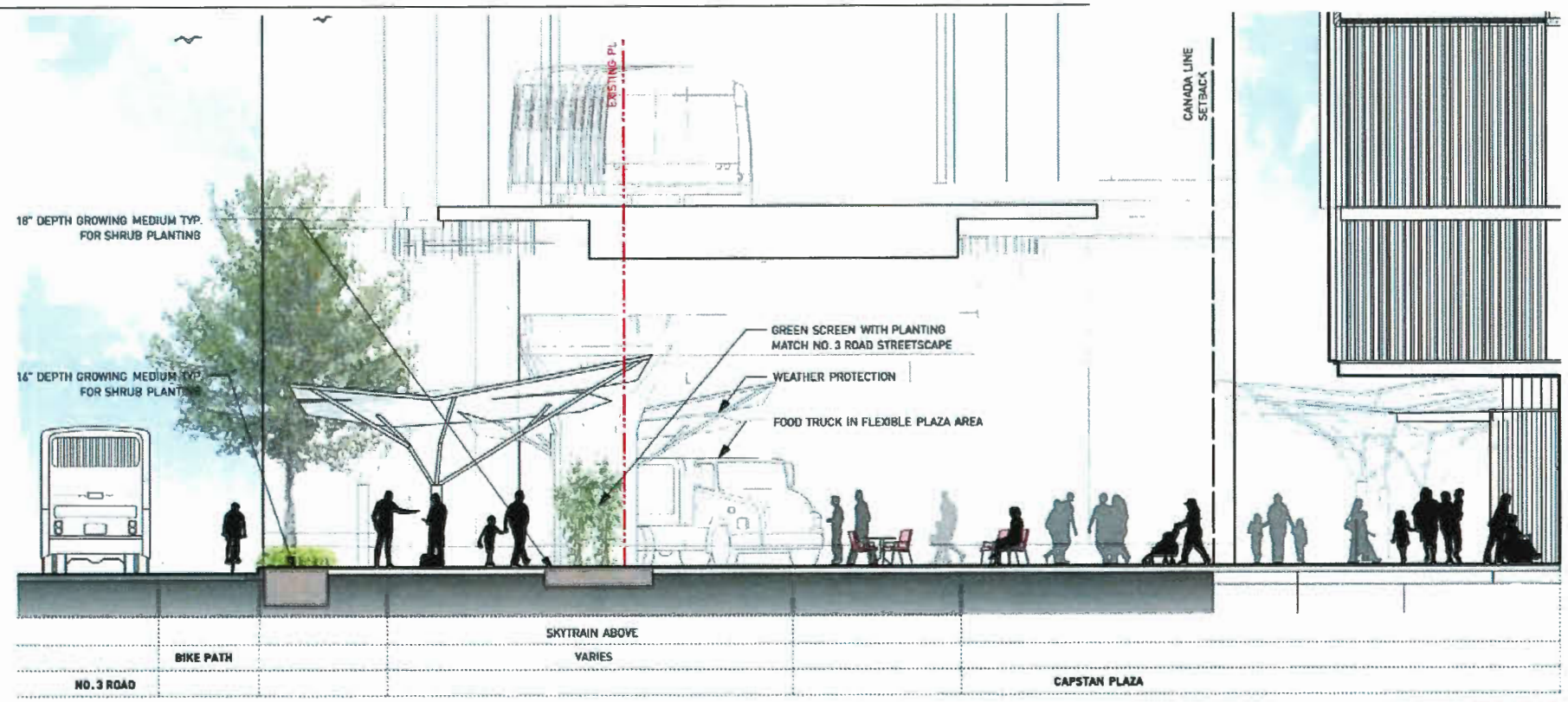
DRAWING
L1.01



1 Layout and Materials Plan - Ground Level Skytrain Plaza
Scale: 1:500



3 Section 1 - Capstan Way
1:150



3 Section 2 - Skytrain Plaza
1:150

LAYOUT AND MATERIALS GENERAL NOTES

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REVISIONS AND ISSUES

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4f

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan Ground Level

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NORTH
SCALE: AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.02

LAYOUT AND MATERIALS GENERAL NOTES

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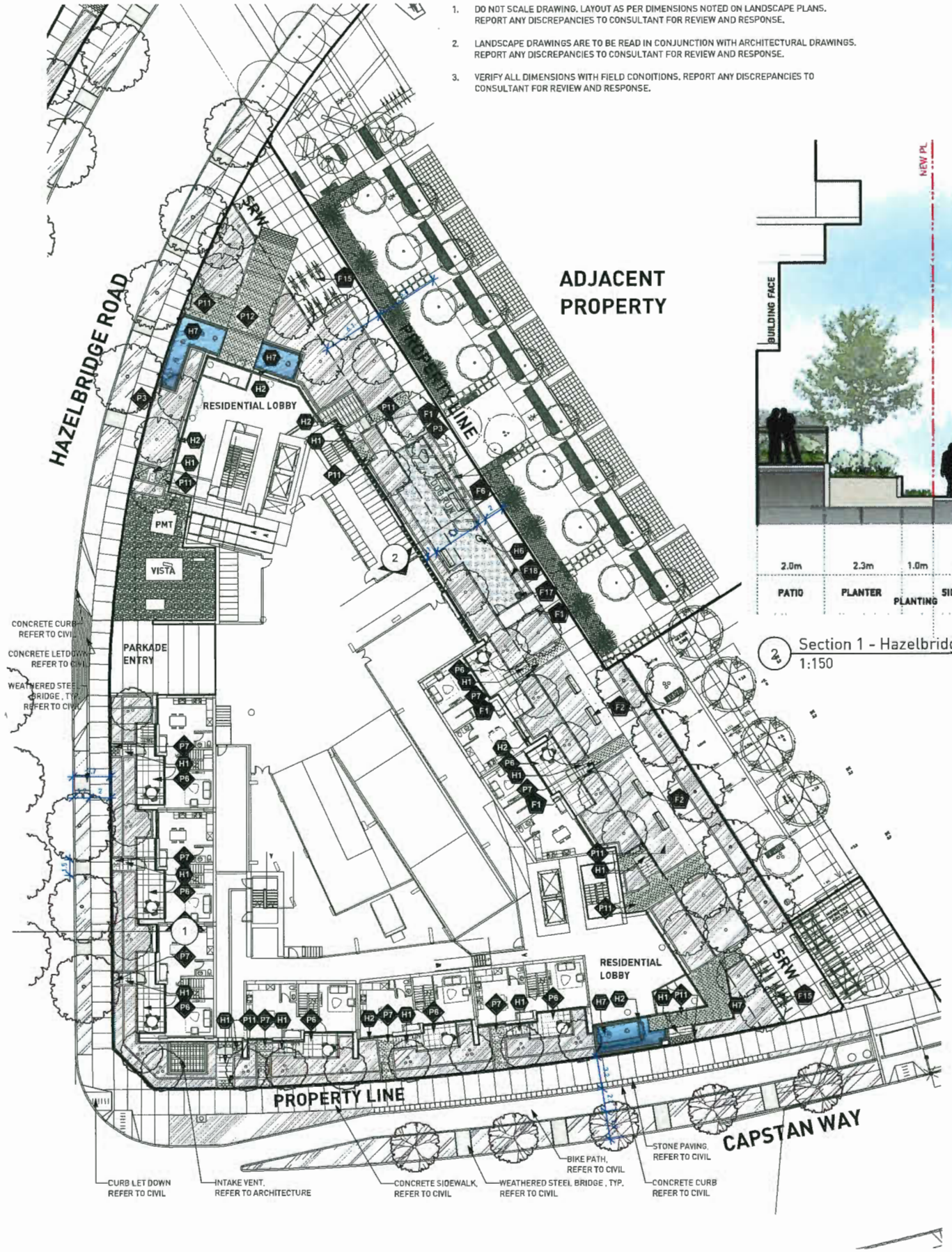
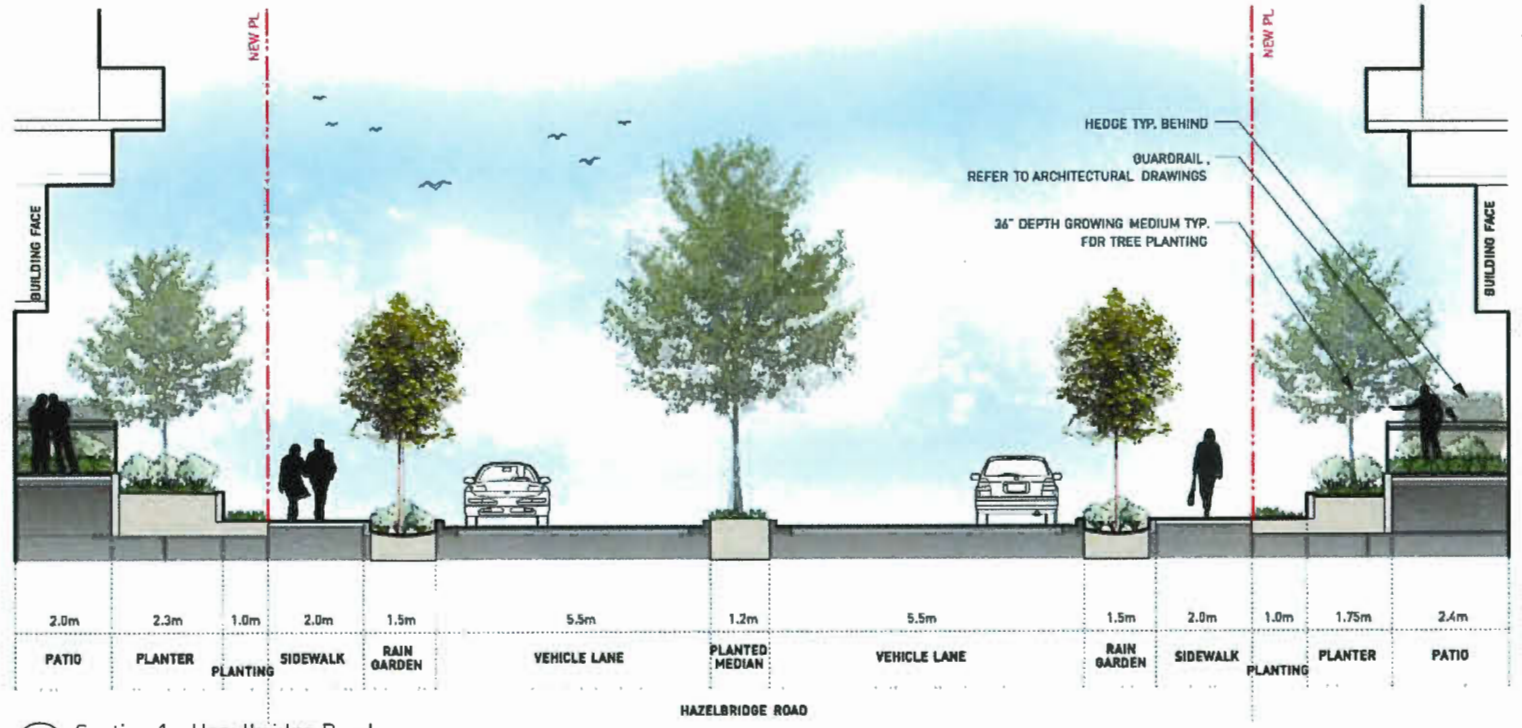
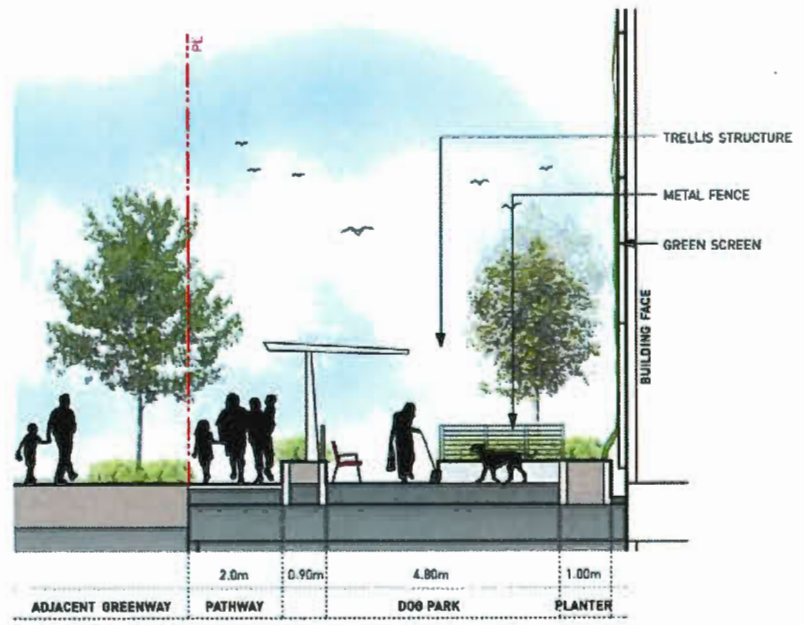


1 Layout and Materials Plan - Ground Level West Lot
Scale: 1:500



2 Section 1 - Hazelbridge Road
1:150



3 Section 2 - Mid-block Trail
1:150

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CONCORD PACIFIC

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PROJECT
Concord Capstan Station
DP 17-787403
August 8, 2018
PLAN # 4g

ADDRESS
8511 Capstan Way
Et No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan Ground Level

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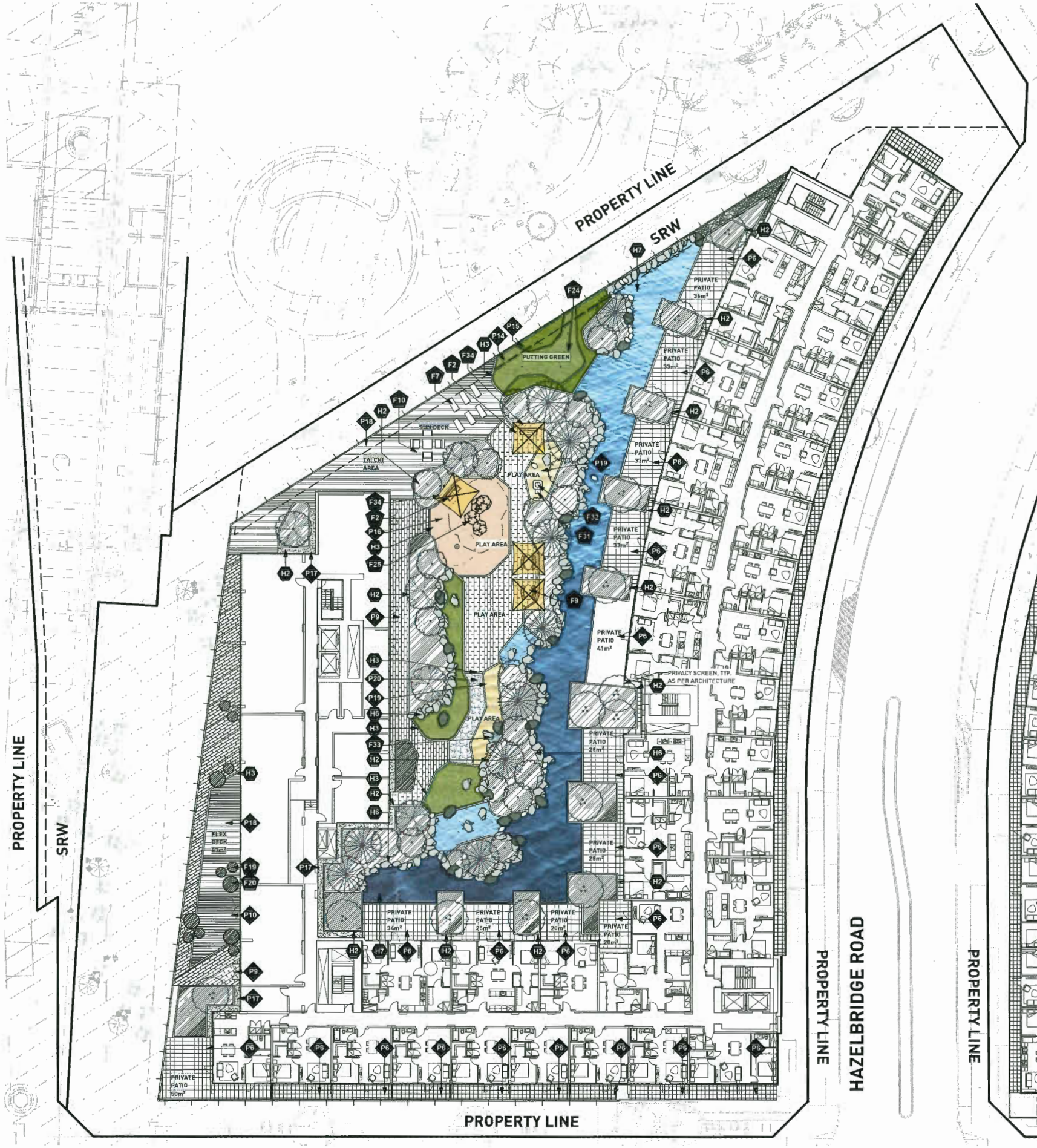
NORTH | SCALE: AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.03



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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4h

ADDRESS
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& No. 3 Road
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DRAWING TITLE
Layout and Materials Plan
Level 4

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NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
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REVIEWED	

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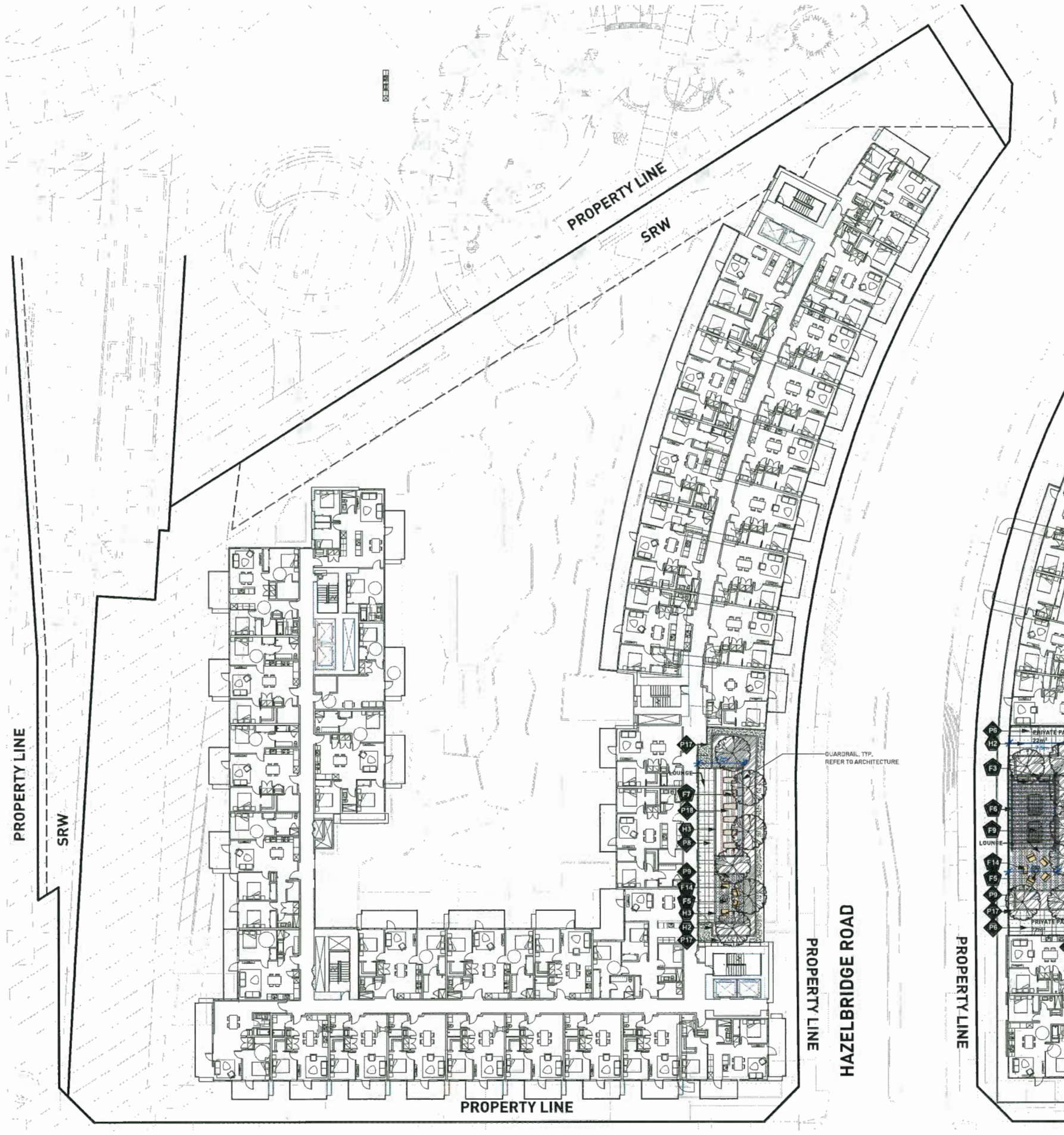
L1.04



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GBL Architects Inc.
1500W Broadway
Vancouver BC Canada V6H 4E9

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CONCORD PACIFIC

PROJECT

Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4i

ADDRESS

8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE

Layout and Materials Plan
Level 6

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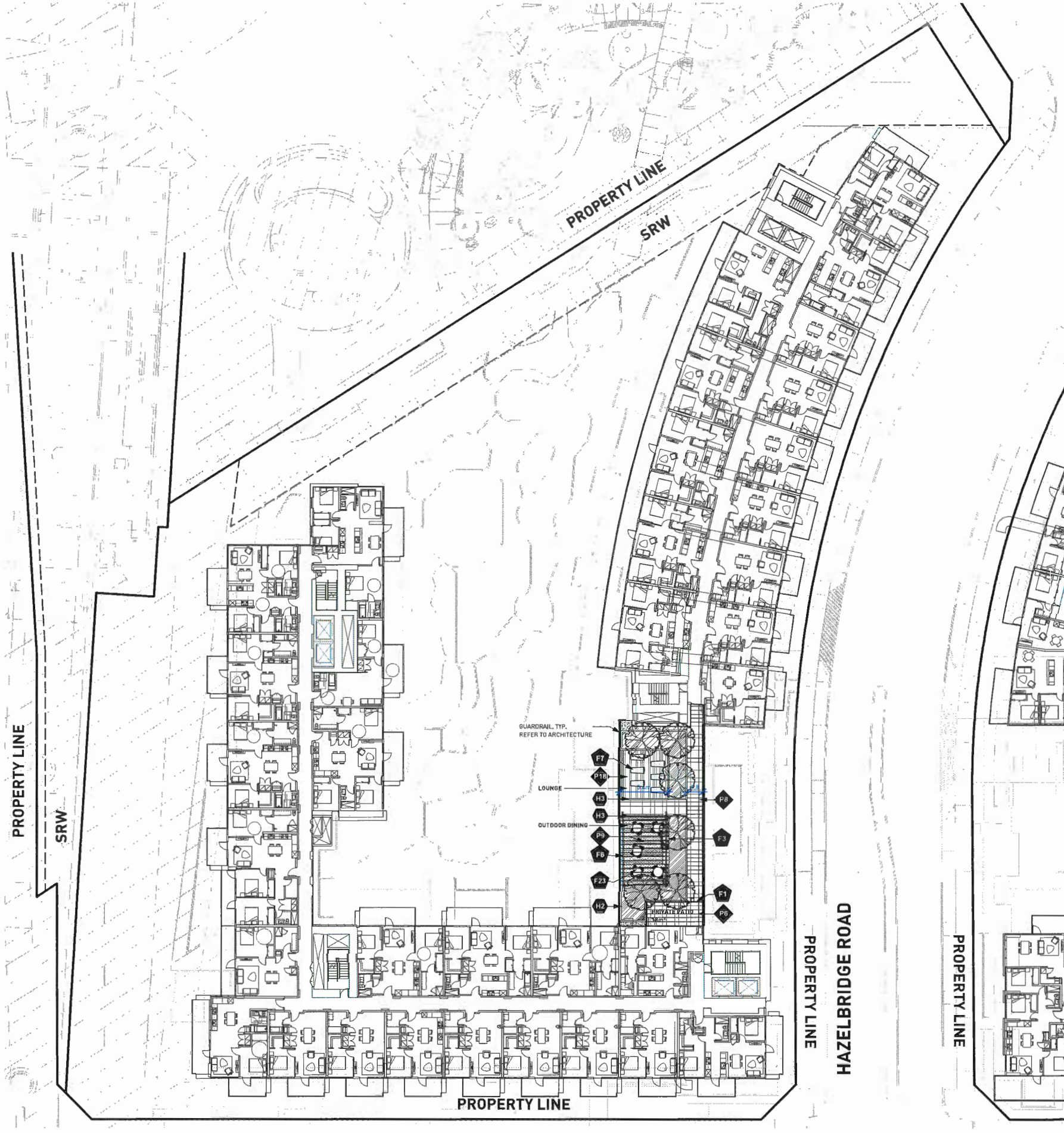
NORTH

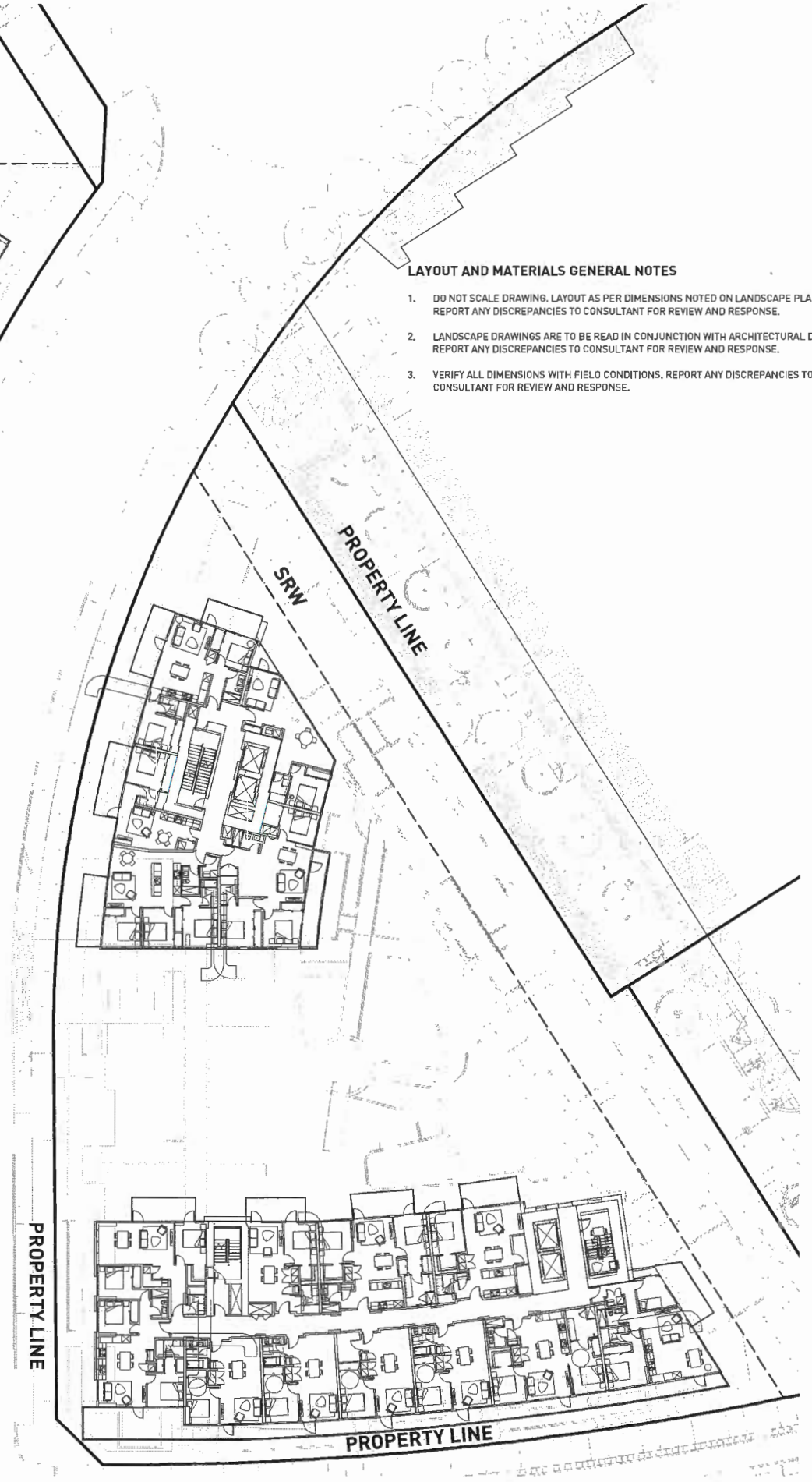
SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING

L1.05





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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4j

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan
Level 7

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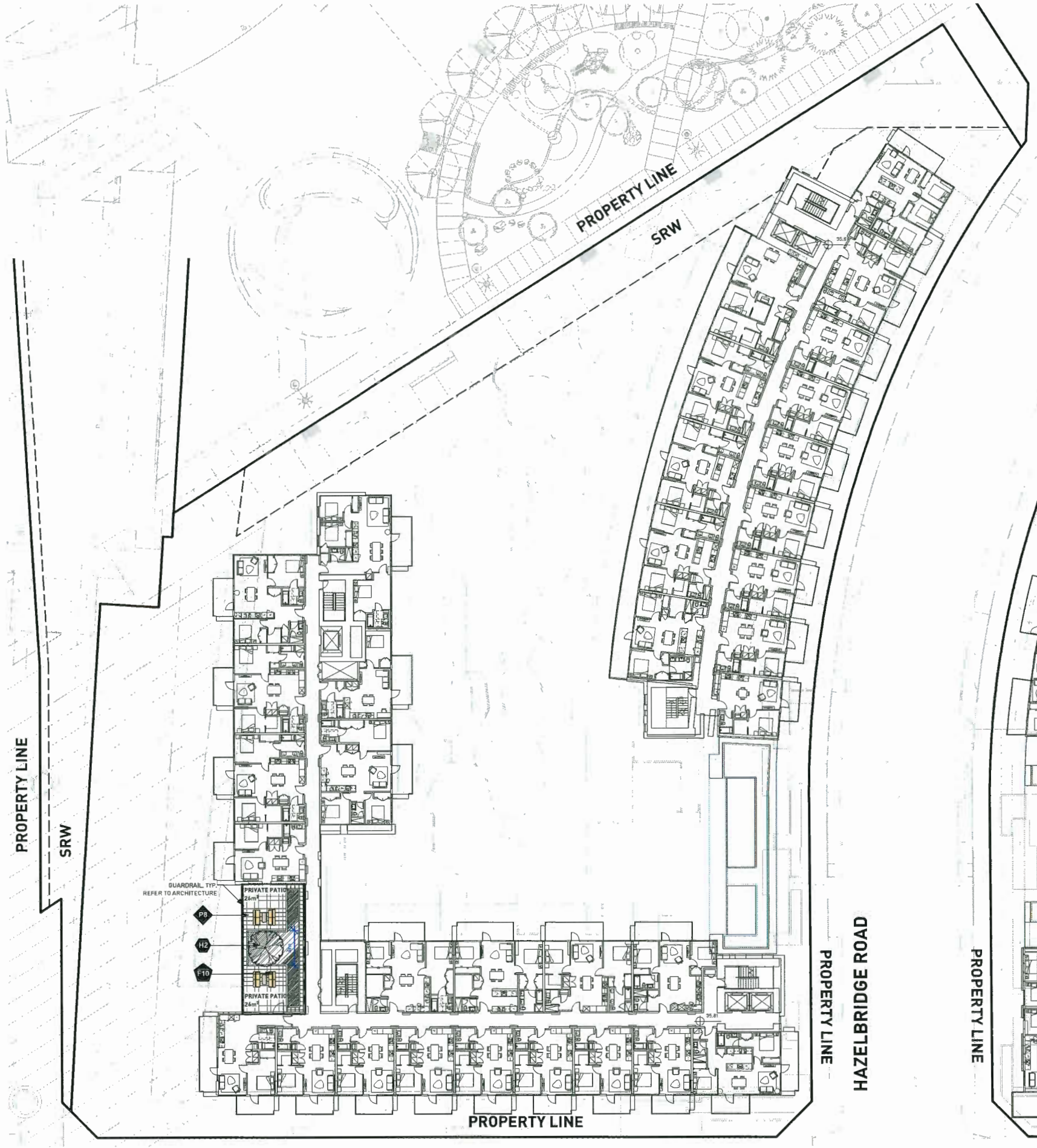
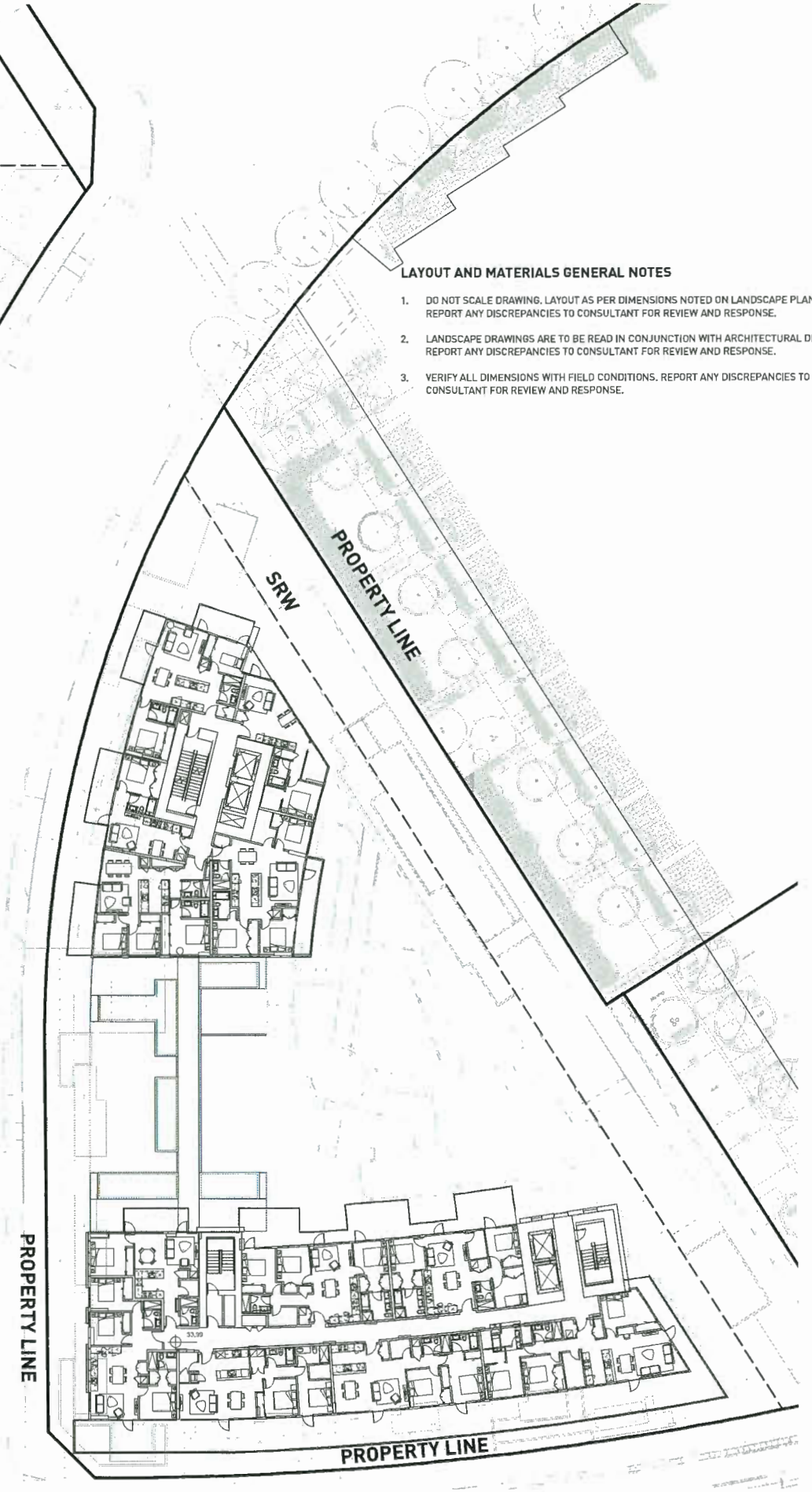
NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.06





LAYOUT AND MATERIALS GENERAL NOTES

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REVISIONS AND ISSUES

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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4k

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan
Level 12

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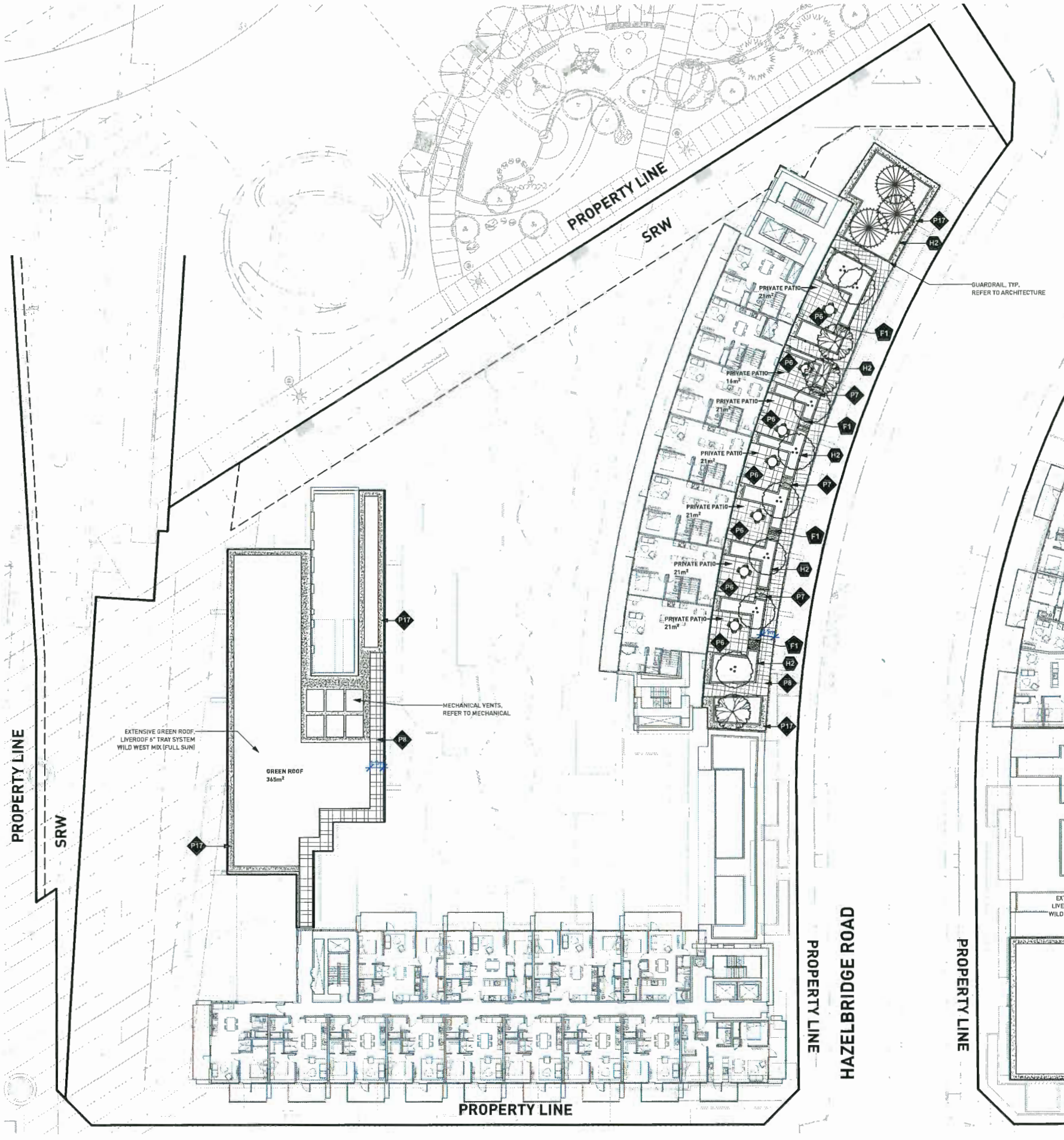
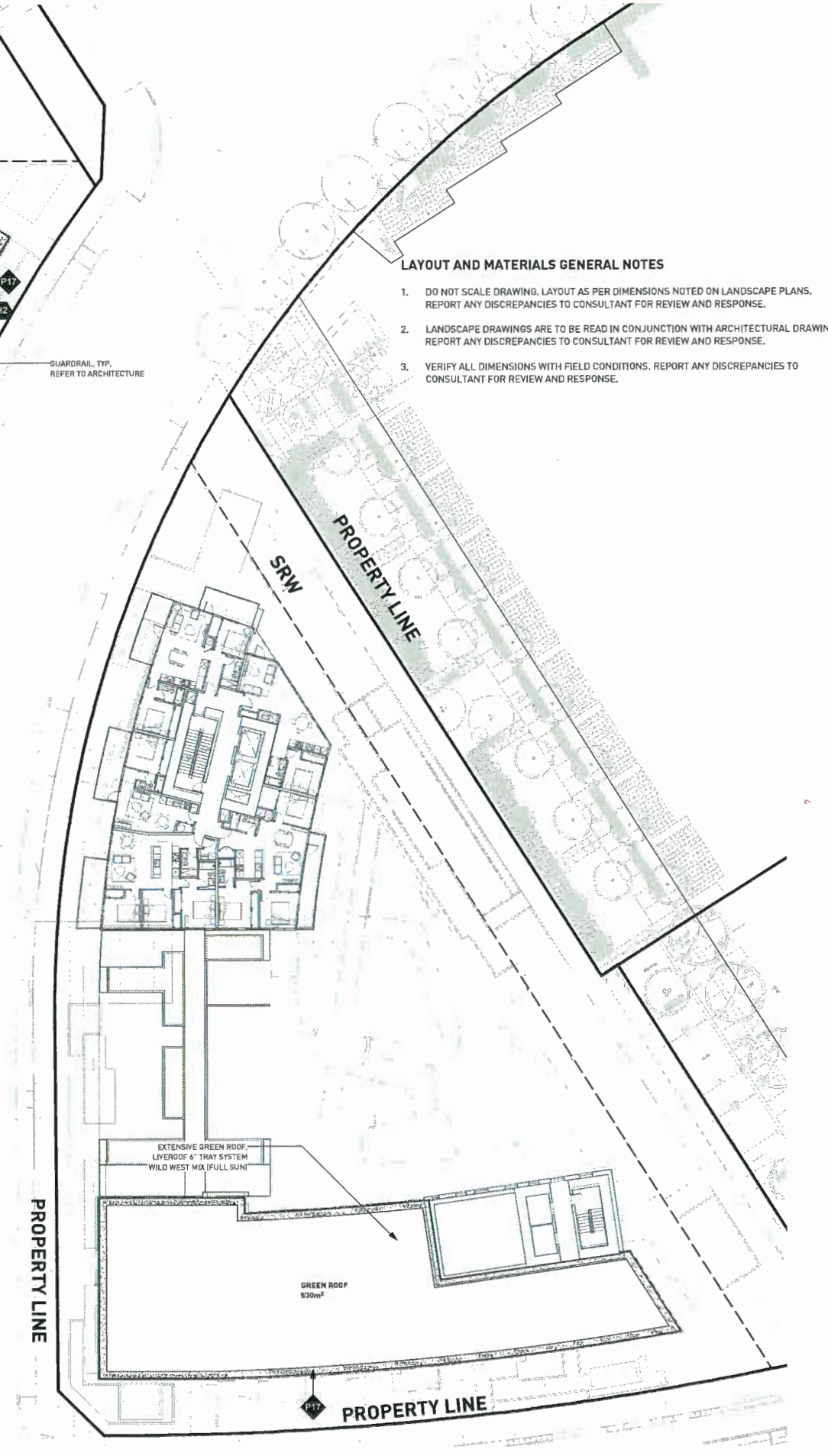
NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.07





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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 41

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan
Level 13

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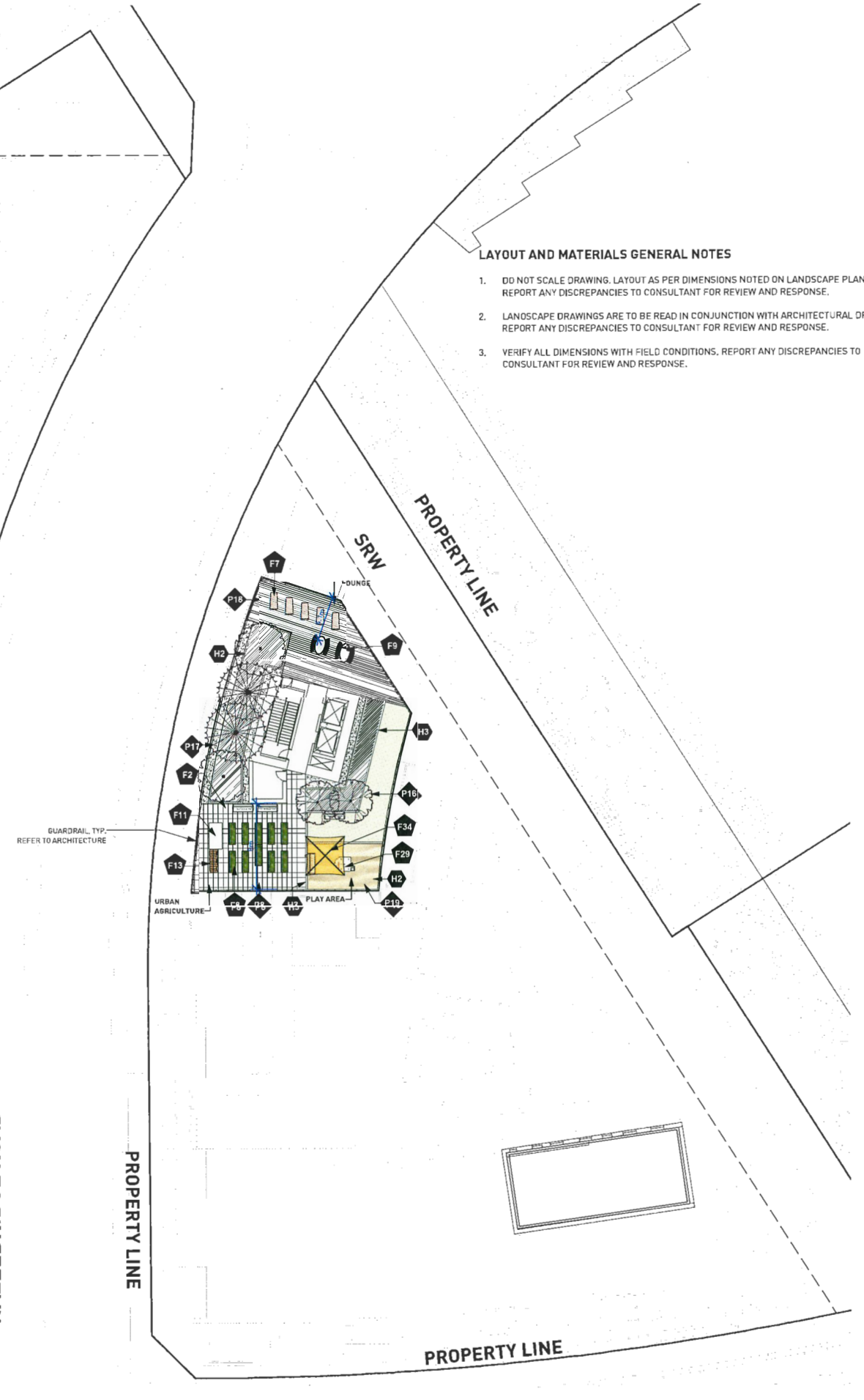
PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.08



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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4m

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Layout and Materials Plan
Level 14

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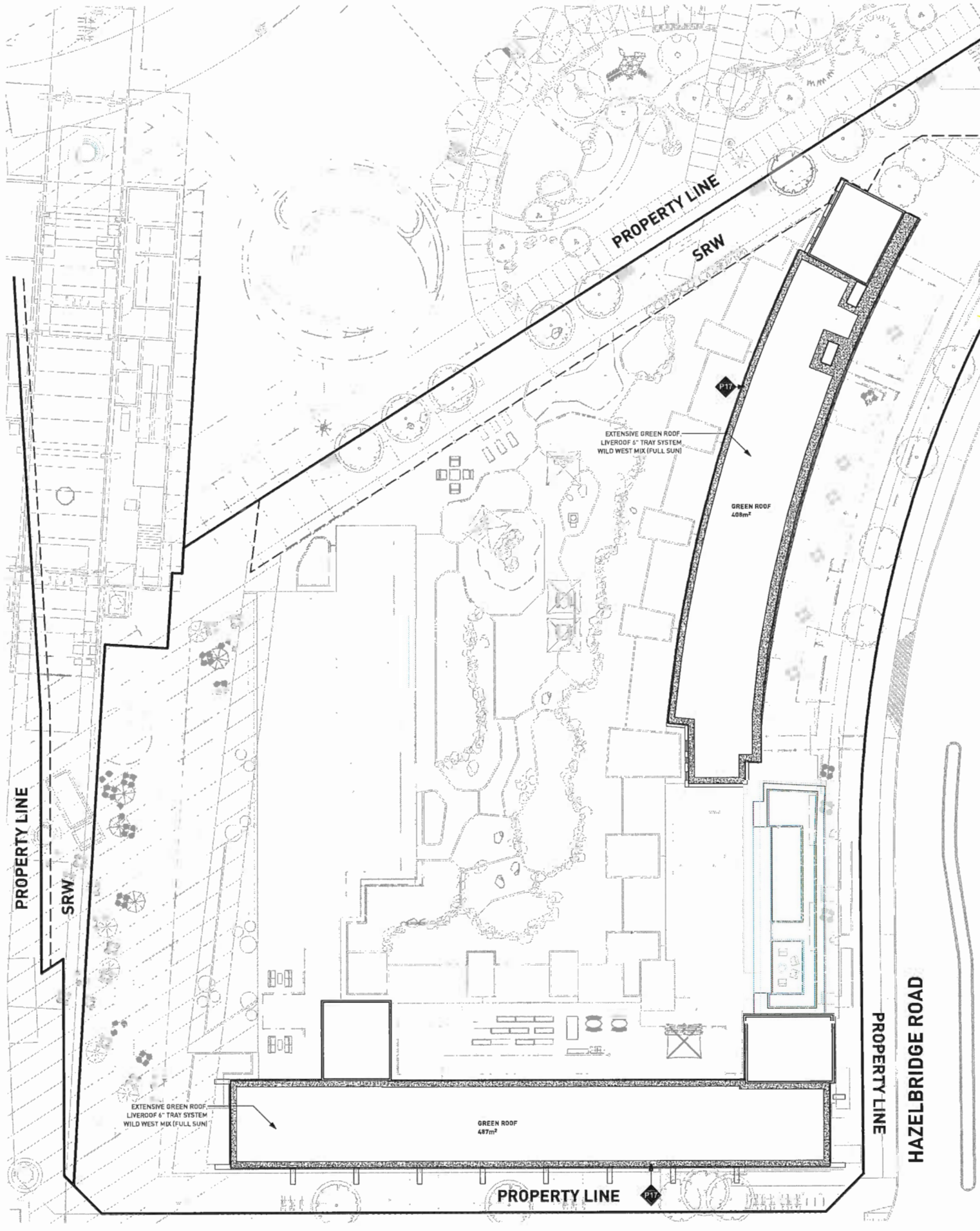
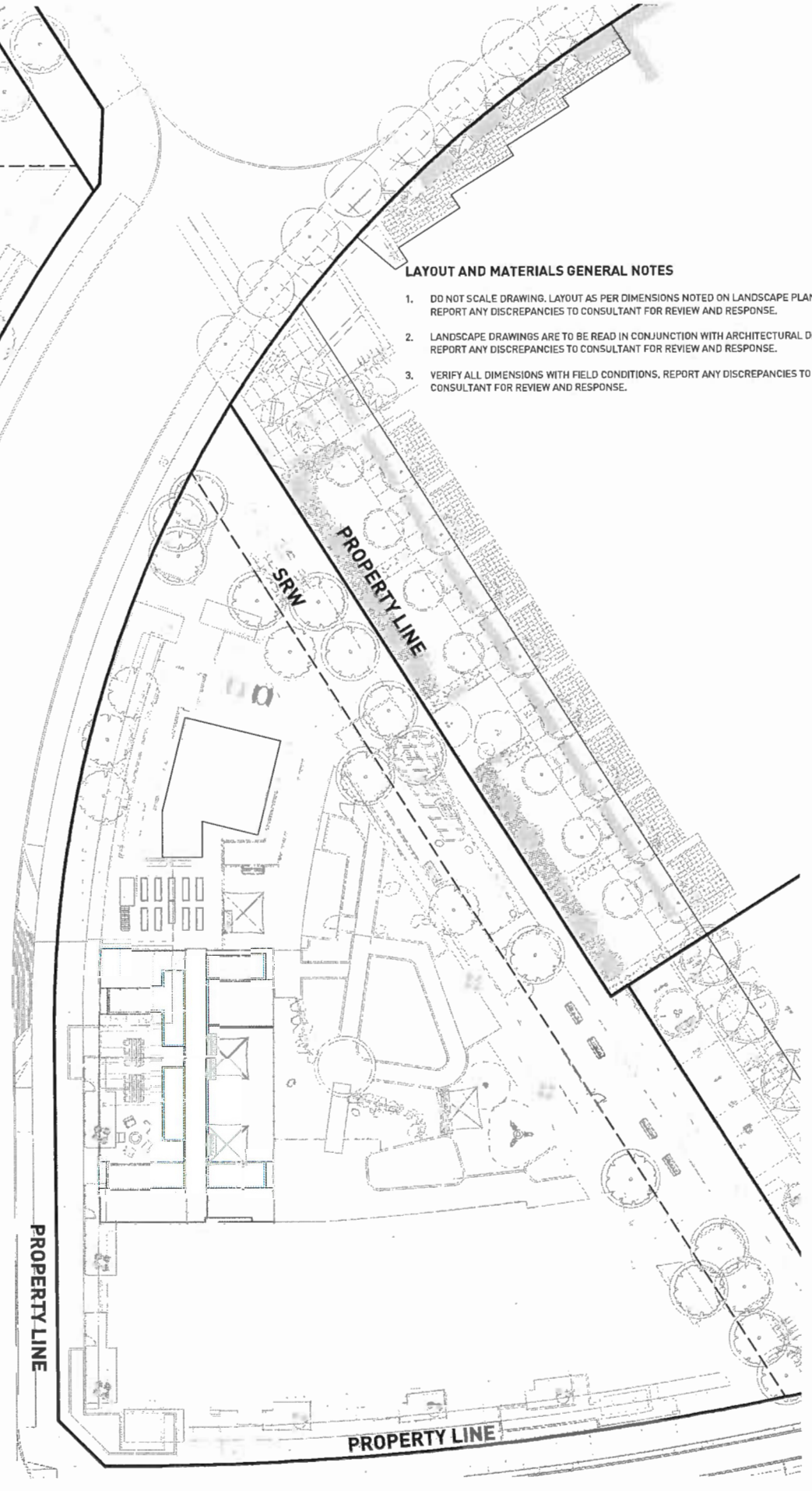
PROJECT NO.	16055		
DATE	05 September 2017		
FILE NAME	16055 PLAN Master.vwx		
PLOTTED	18-8-9		
DRAWN	PY	REVIEWED	

DRAWING
L1.09





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3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4n

ADDRESS
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& No. 3 Road
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DRAWING TITLE
Layout and Materials Plan
Level 15

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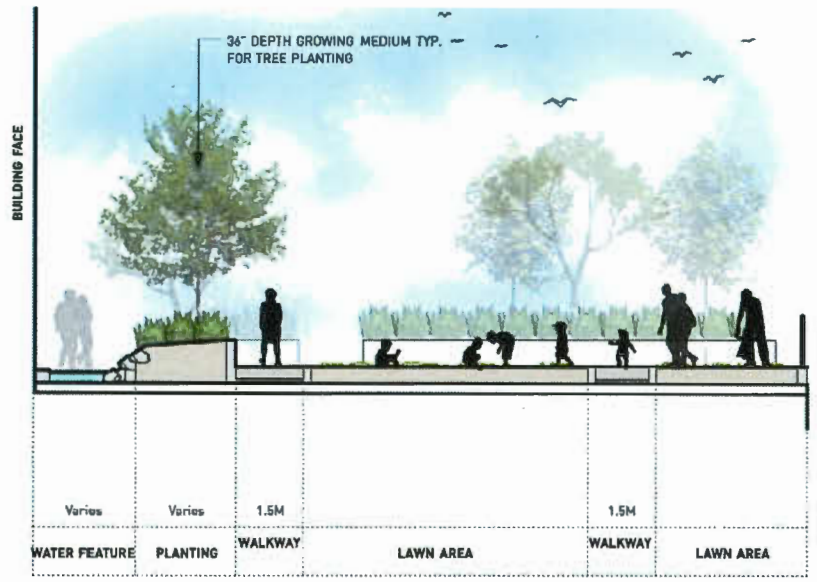
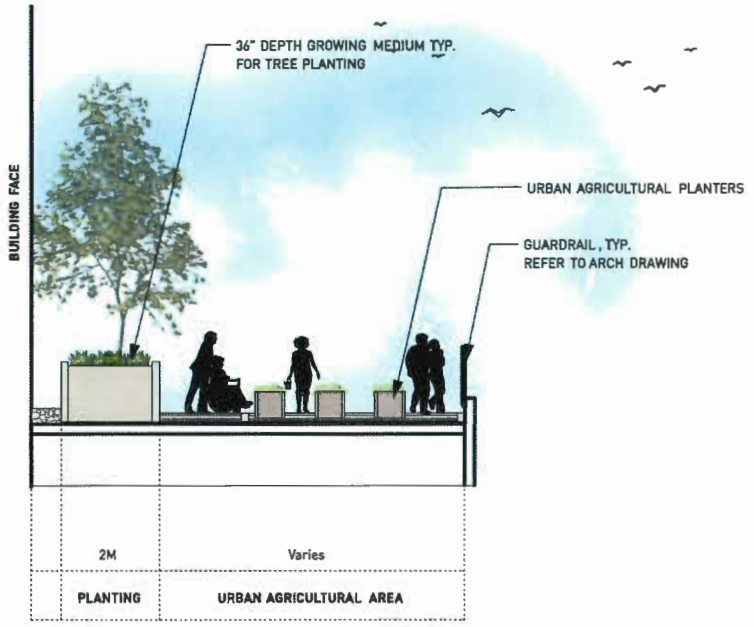
PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

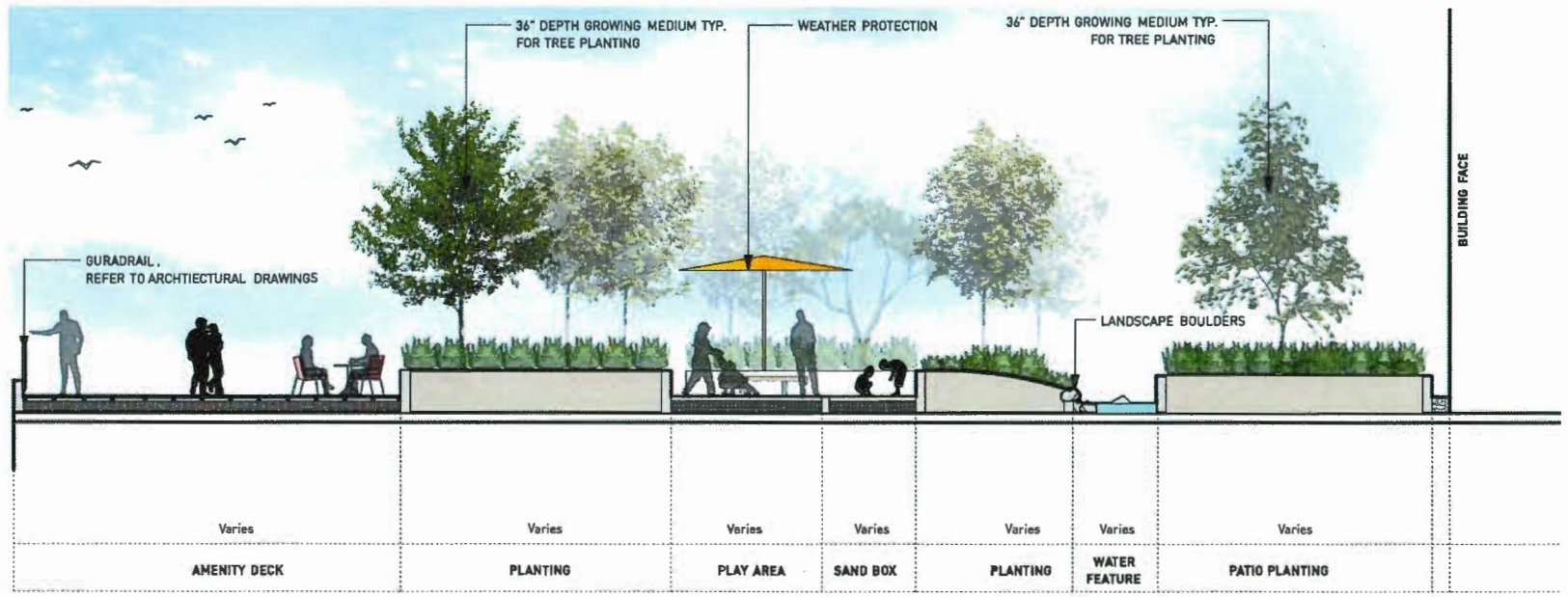
DRAWING
L1.10



1 Section 1 - Level 4 East Lot
1:150



2 Section 3 - Level 14 Outdoor Dining
1:200



3 Section 2 - Level 4 West Lot
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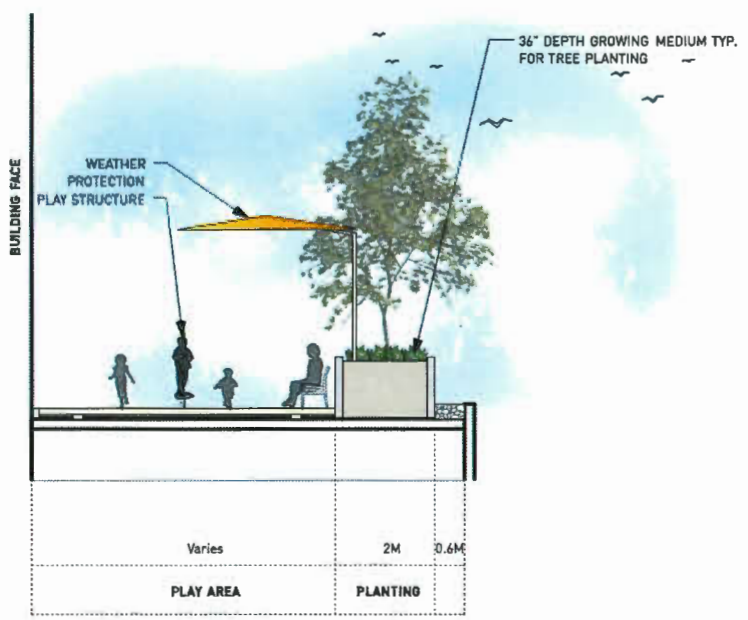

4 Section 4 - Level 14 Urban Agriculture
1:200

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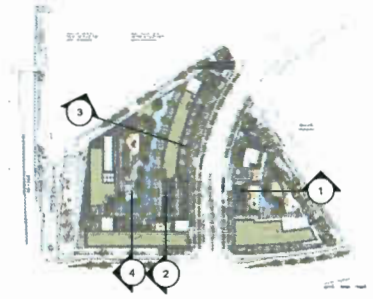

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 40

ADDRESS
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Richmod, BC

DRAWING TITLE
Landscape Sections

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NORTH
SCALE
AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L1.11

GRADING LEGEND

EL 0.00'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
TS 0.94'	Proposed Top of Stair Elevation
BS 0.94'	Proposed Bottom of Stair Elevation
TR 0.94'	Proposed Top of Ramp Elevation
BR 0.94'	Proposed Bottom of Ramp Elevation
TB 0.94'	Proposed Top of Bench Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

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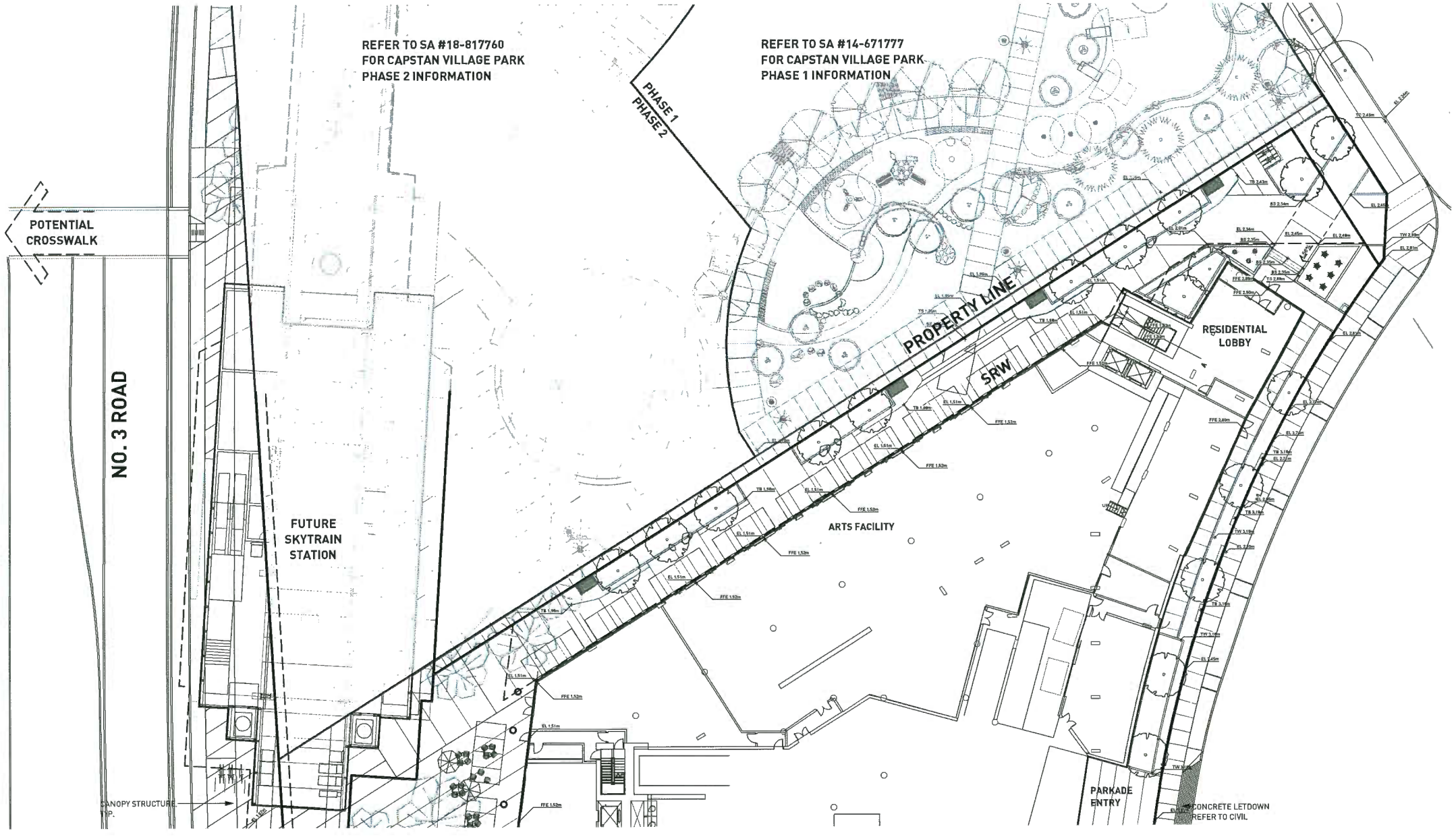

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4p

ADDRESS
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Richmod, BC

DRAWING TITLE
Grading Plan
Ground Level

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NORTH | SCALE 1:500

PROJECT NO.	16055	
DATE	05 September 2017	
FILE NAME	16055 PLAN Master.vwx	
PLOTTED	18-8-9	
DRAWN	PY	REVIEWED

DRAWING
L2.01

GRADING LEGEND

EL 0.00'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
TS 0.94'	Proposed Top of Stair Elevation
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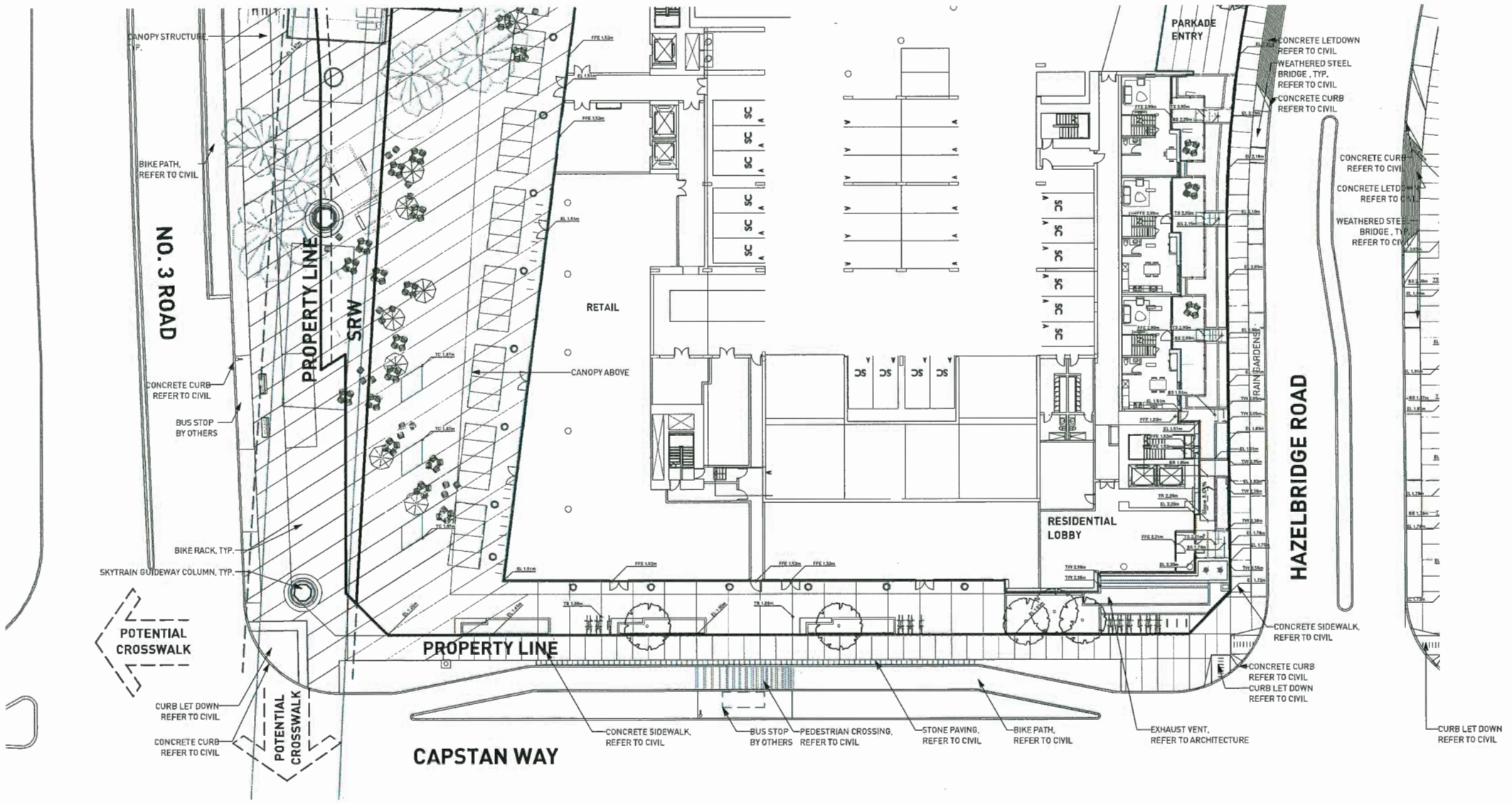

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REVISIONS AND ISSUES

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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4q

ADDRESS
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Richmod, BC

DRAWING TITLE
Grading Plan
Ground Level

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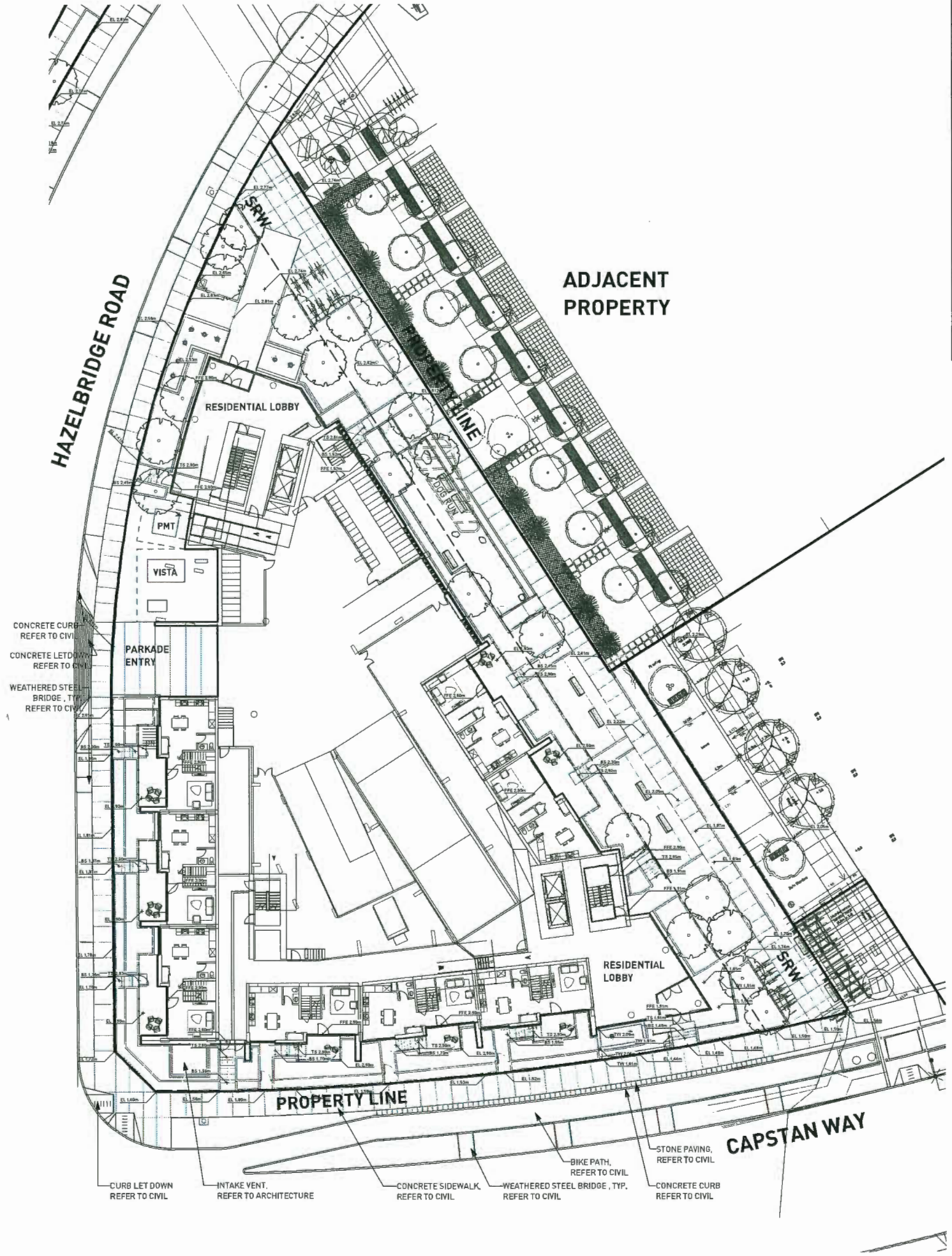
PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L2.02



GRADING LEGEND

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EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
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REVISIONS AND ISSUES

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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4r

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Grading Plan
Ground Level

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NORTH | SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	FY
REVIEWED	

DRAWING
L2.03

Plant List

16055 Capstan Station

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	11	Acer circinatum	Vine Maple	3.0 m ht. (10'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems
AGR	9	Acer griseum	Paper Bark Maple	5 cm cal. (2" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std.
ABD	37	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	3.5 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
APL	53	Acer palmatum 'Green'	Green Japanese Maple	3.5 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
ARF	58	Acer rubrum 'Franksred'	Red Sunset Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
MGL	54	Magnolia 'Galaxy'	Galaxy Magnolia	6 cm cal. (2.4" cal.)	As Shown	B&B, Well branched, dense tree
PO2	5	Picea omorika	Serbian Spruce	3.5 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
PCC	13	Pinus contorta var. contorta	Shore Pine	3.0 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree, nursery grown
QPL	14	Quercus palustris	Pin Oak	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
SPS	11	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
SJC	11	Styrax japonica	Japanese Snowbell	6 cm cal. (2 1/3" cal)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std.
		Shrubs				
AEG	331	Abelia 'Edward Goucher'	Edward Goucher Abelia	#3 pot	60 cm (24")	Well established
AGP	1794	Azalea 'Gumpo Pink'	Gumpo Pink Azalea	#2 pot	30cm (12")	Well established
AJC	1099	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established
BMW	2126	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	38cm (15")	Well established
BSE	1368	Buxus sempervirens	Common Box	#3 pot	38cm (15")	Well established
COB	33	Carex obnupta	Slough Sedge	#1 pot	60 cm (24")	Well established
CTA	25	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican Orange Blossom	#3 pot	90cm (36")	Well established
CAE	36	Cornus alba 'Elegantissima'	Variegated Siberian Dogwood	#2 pot	90cm (36")	Well established
CST	34	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	#2 pot	90cm (36")	Well established
CSK	1113	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#3 pot	60 cm (24")	Well established, nursery grown
GSH	430	Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown
ICC	77	Ilex crenata 'Convexa'	Japanese Holly	#3 pot	60 cm (24")	Well established
LPL	1337	Lonicera pileata	Privet Honeysuckle	#3 pot	45cm (18")	30 cm (12") spread
MAC	192	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#3 pot	45 cm (18")	Well established, nursery grown
PMP	18	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	110cm (42")	Well established
RCC	55	Rhododendron 'Christmas Cheer'	Christmas Cheer Rhododendron	#3 pot	60cm (24")	Well established
REL	59	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot	75 cm (30")	Well established
RKJ	484	Rhododendron 'Ken Jaweck'	Ken Jaweck Rhododendron	#3 pot	75cm (30")	Well established
RRP	100	Rhododendron 'Ramapo'	Ramapo Rhododendron	#3 pot	75cm (30")	Well established
RW	94	Rhododendron williamsianum	Williams Rhododendron	#3 pot	80cm (32")	Well established
RSA	53	Ribes sanguineum	Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown
RMP	641	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60cm (24")	Well established
SHH	58	Sarcococca hookeriana humilis	Himalayan Sarcococca	#3 pot	45 cm (18")	Well established
SJR	337	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#3 pot	60cm (24")	Well established
SDG	100	Spiraea douglasii	Douglas Spiraea	#2 pot	60cm (24")	Well established, nursery grown
TXM	168	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.8 m (6'0")	60cm (24")	Well established, dense hedging plant / B & B
VDV	377	Viburnum davidii	David Viburnum	#2 pot	60 cm (24")	Well established
		Ground Cover				
AUU	578	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Mimimum 3 leads, nursery grown
LMB	698	Liriope muscari 'Big Blue'	Big Blue Lily-turf	#1 pot	30 cm (12")	Well established
MRP	494	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40cm (16")	Well established, nursery grown
PTM	685	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
		Perennials				
HNR	153	Helleborus niger	Christmas Rose	#1 pot	45 cm (18")	Well established
IST	186	Iris setosa	Wild Iris	#1 pot	38 cm (15")	Well established
		Ornamental Grasses				
CID	1538	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm (15")	Well established
COS	69	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot	45 cm (18")	Well established
HSM	104	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	45 cm (18")	Well established
CAR	10	Clematis armandii	Evergreen Clematis	#2 pot	As Shown	Staked, full development
LDS	32	Lonicera 'Dropmore Scarlet'	Climbing Honeysuckle	#2 pot	As Shown	Staked, full development
COB	33	Carex obnupta	Slough Sedge	#1 pot	60 cm (24")	Well established
		Ferns				
DRE	71	Dryopteris erythrosora	Autumn Fern	#1 pot	45 cm (18")	Well established
PMU	286	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

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REVISIONS AND ISSUES

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2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT

Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4s

ADDRESS

8511 Capstan Way
Et No. 3 Road
Richmod, BC

DRAWING TITLE

Planting Legend

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NORTH

SCALE N/A

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING

L3.00

PLANTING GENERAL NOTES

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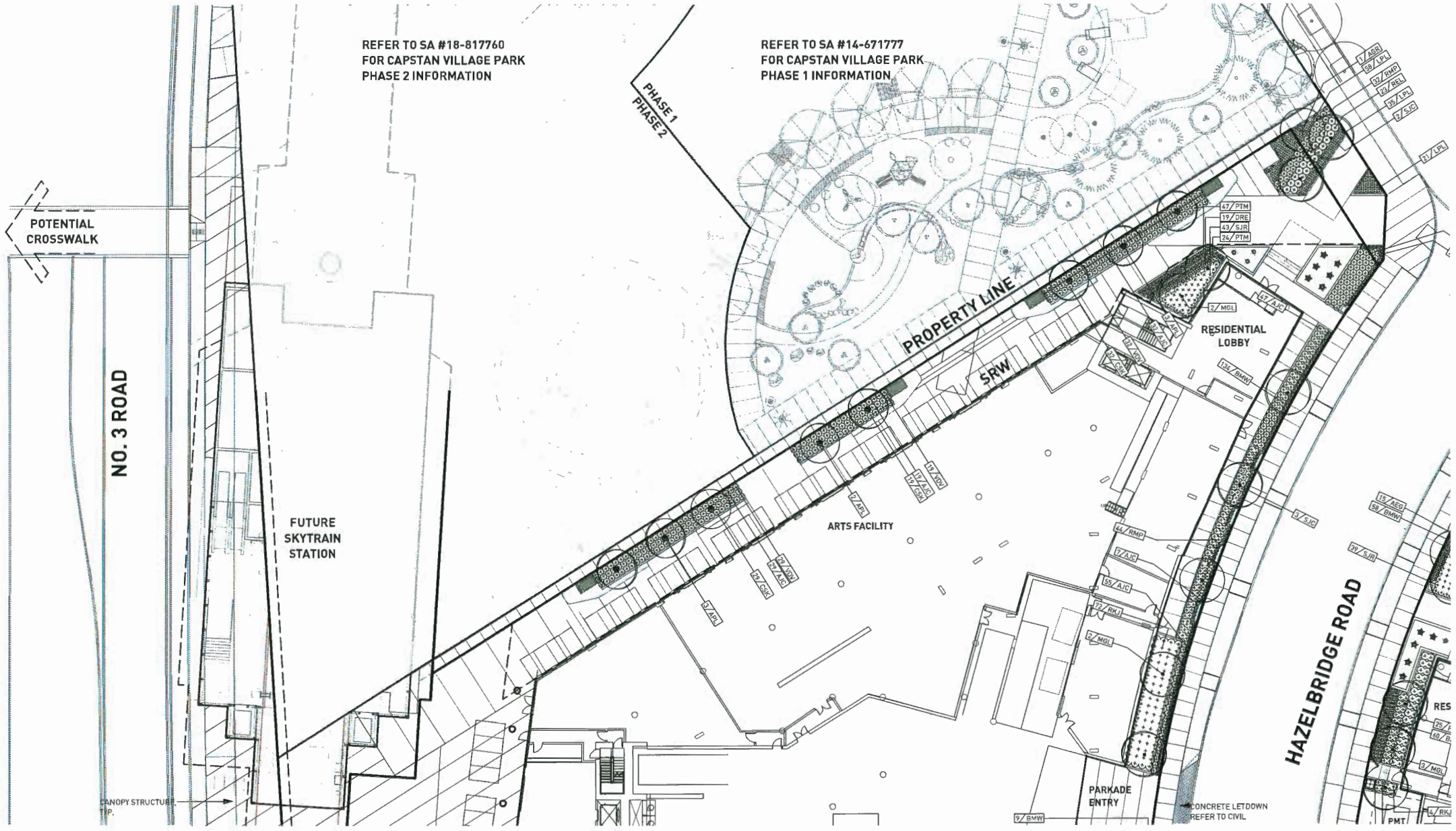

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4t

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Ground Level

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SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

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L3.01

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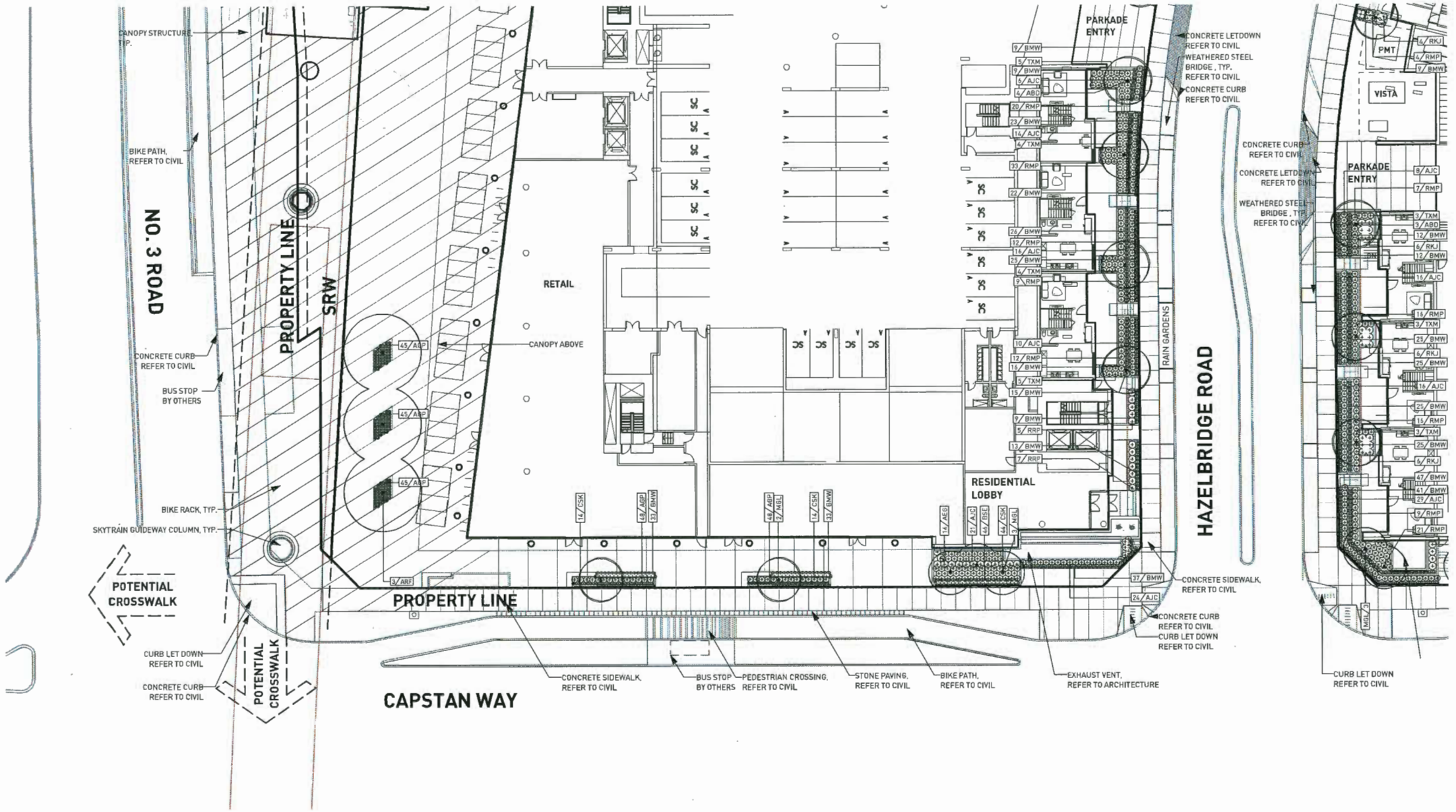

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4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4u

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan Ground Level

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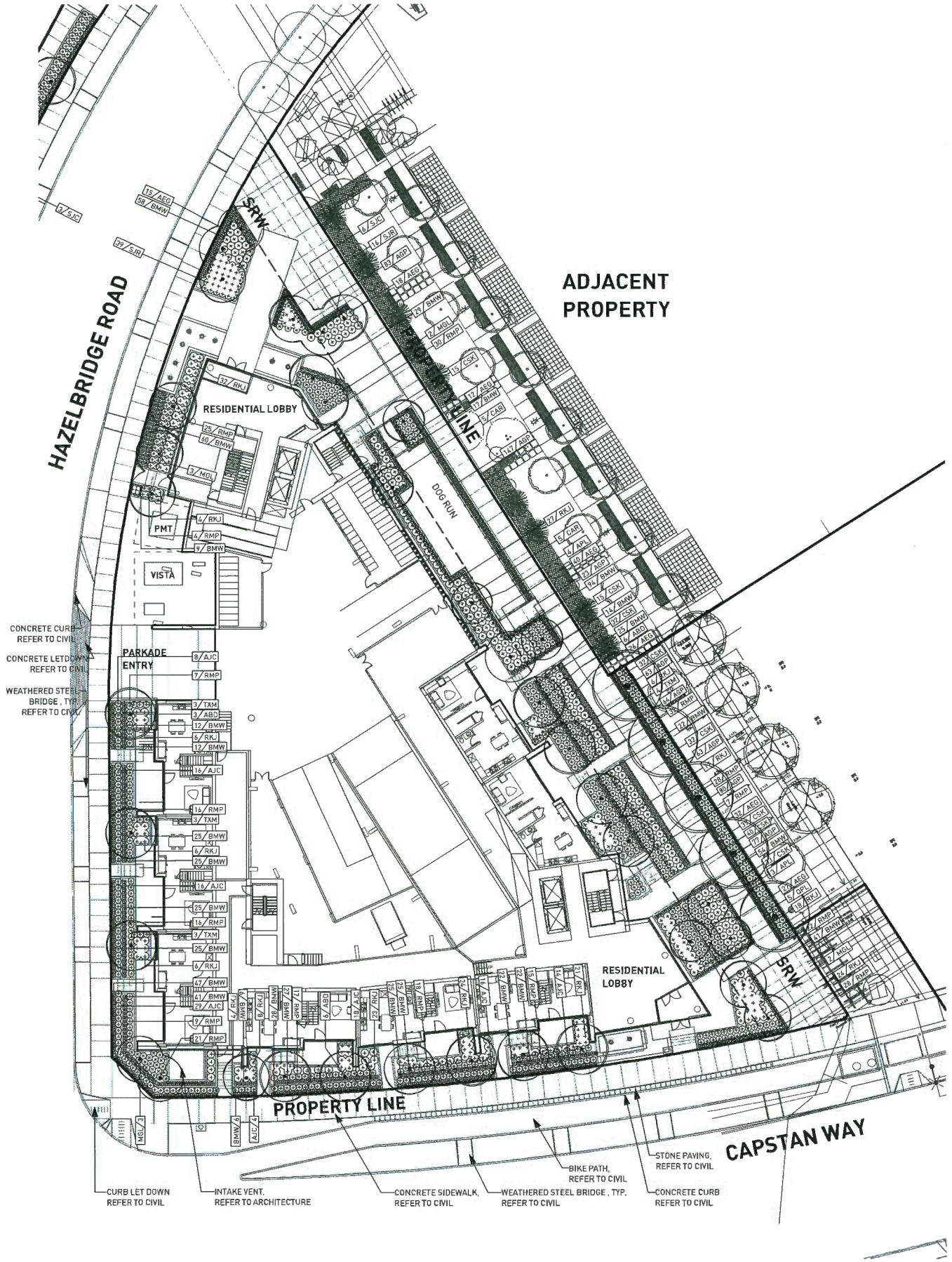
SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L3.02



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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4v

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmond, BC

DRAWING TITLE
Planting Plan
Ground Level

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PROJECT NO.	16055	
DATE	05 September 2017	
FILE NAME	16055 Planting Plan.vwx	
PLOTTED	18-8-9	
DRAWN	PY	REVIEWED

DRAWING
L3.03

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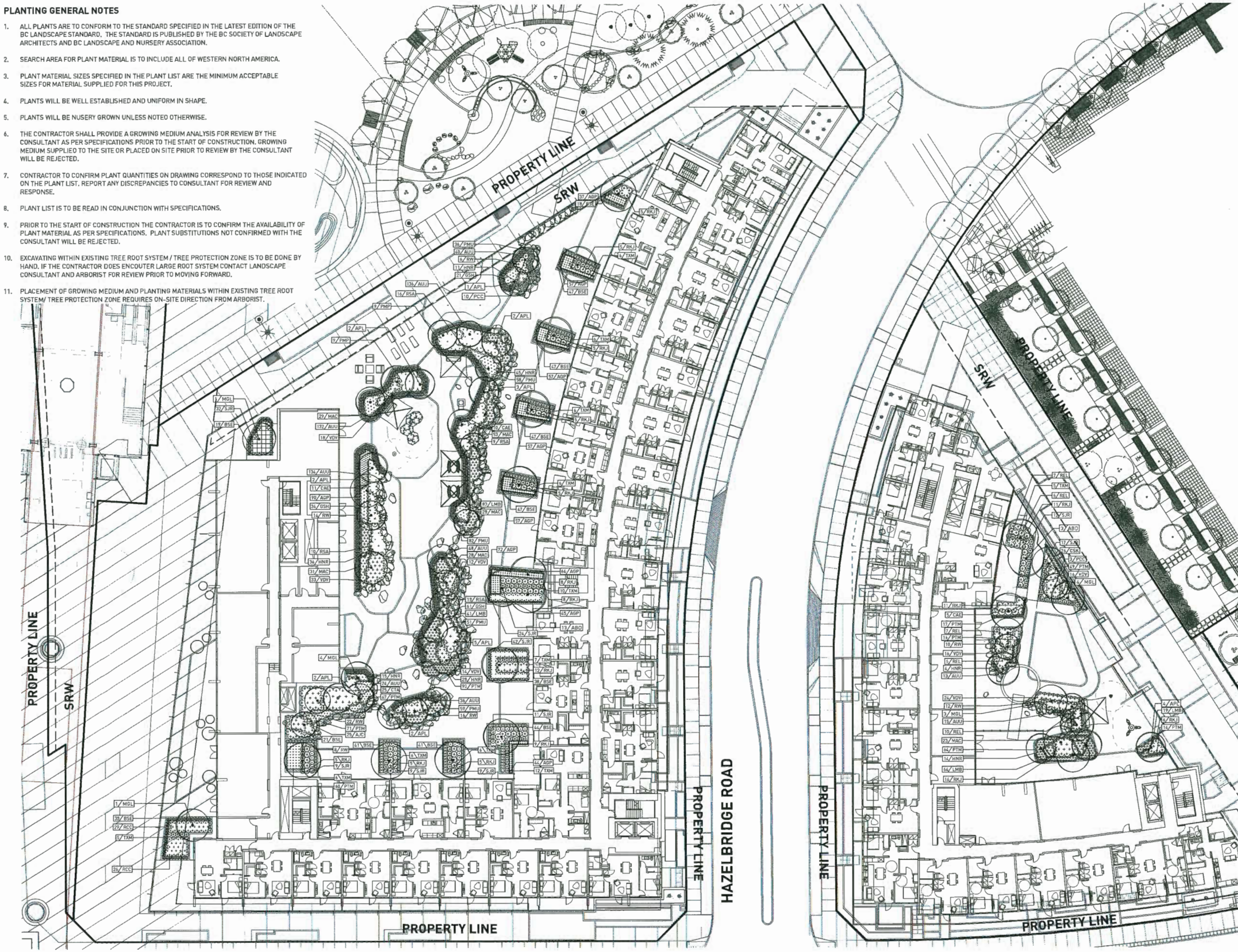

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REVISIONS AND ISSUES

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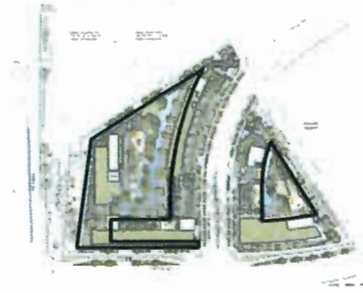

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4w

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 4

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SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L3.04

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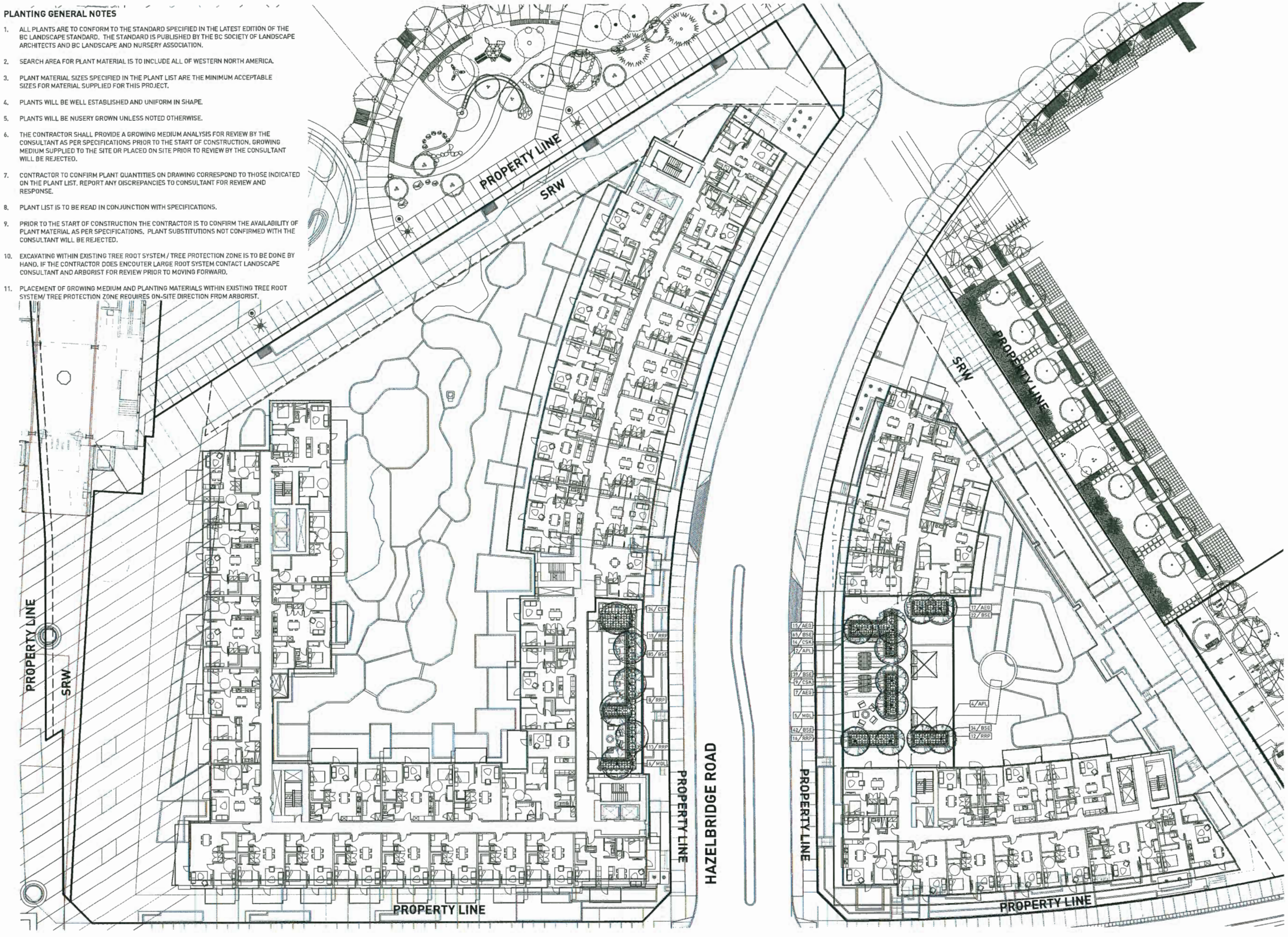

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4x

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 6

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PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	FY
REVIEWED	

DRAWING
L3.05

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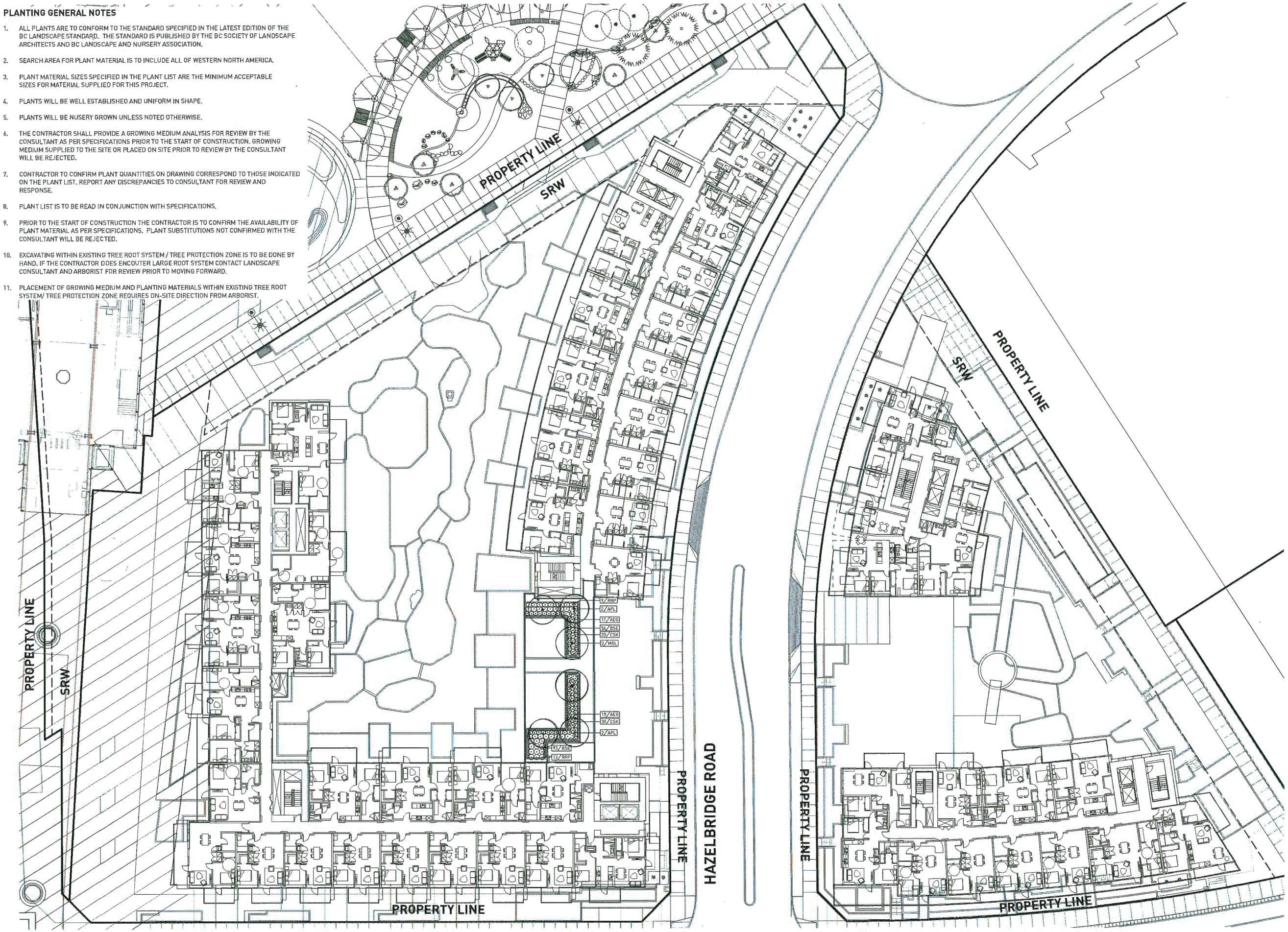

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CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4y

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 7

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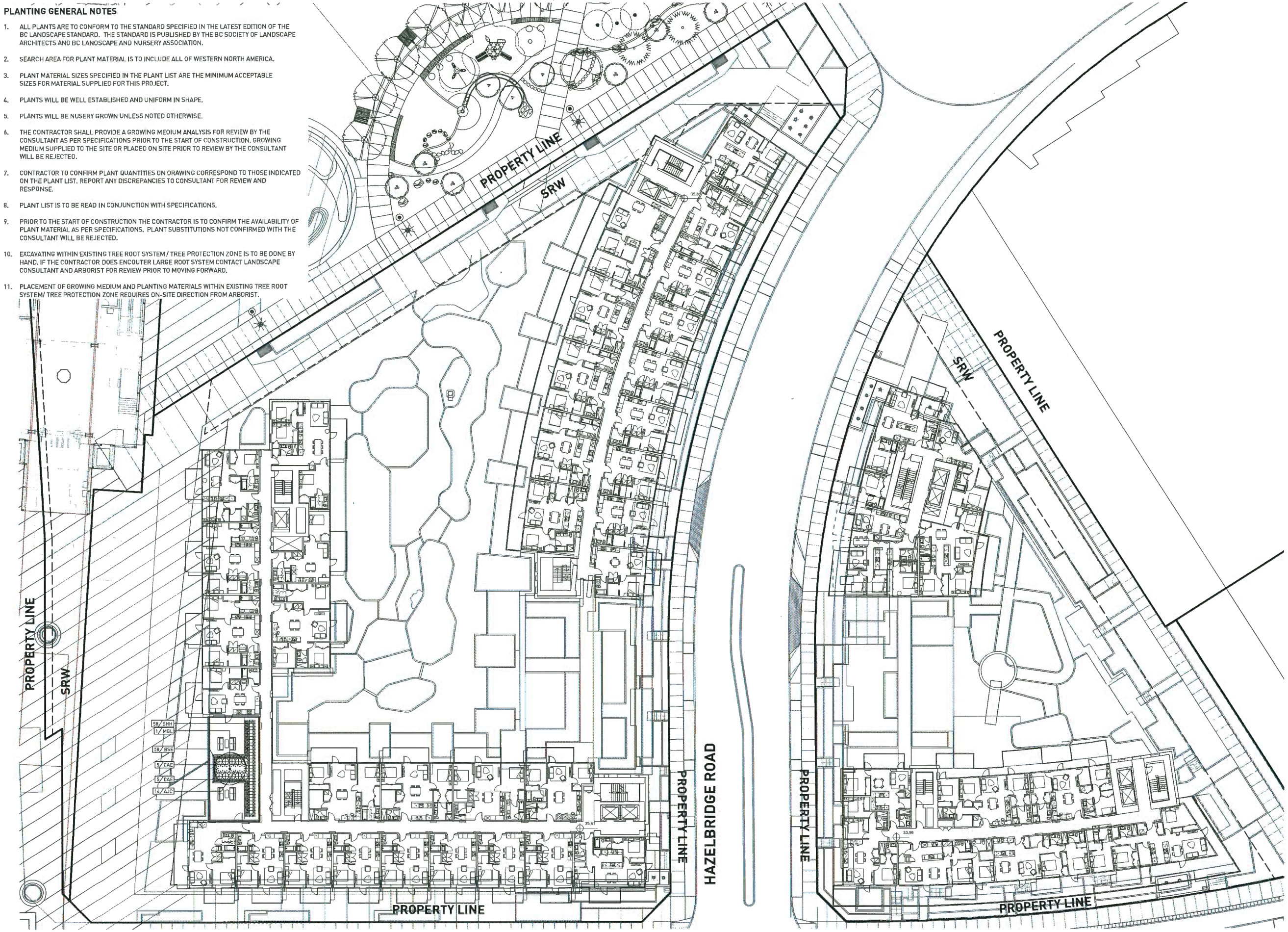
NORTH | SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L3.06

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.
10. EXCAVATING WITHIN EXISTING TREE ROOT SYSTEM / TREE PROTECTION ZONE IS TO BE DONE BY HAND. IF THE CONTRACTOR DOES ENCOUTER LARGE ROOT SYSTEM CONTACT LANDSCAPE CONSULTANT AND ARBORIST FOR REVIEW PRIOR TO MOVING FORWARD.
11. PLACEMENT OF GROWING MEDIUM AND PLANTING MATERIALS WITHIN EXISTING TREE ROOT SYSTEM/ TREE PROTECTION ZONE REQUIRES ON-SITE DIRECTION FROM ARBORIST.



PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4z

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 12

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NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L3.07

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
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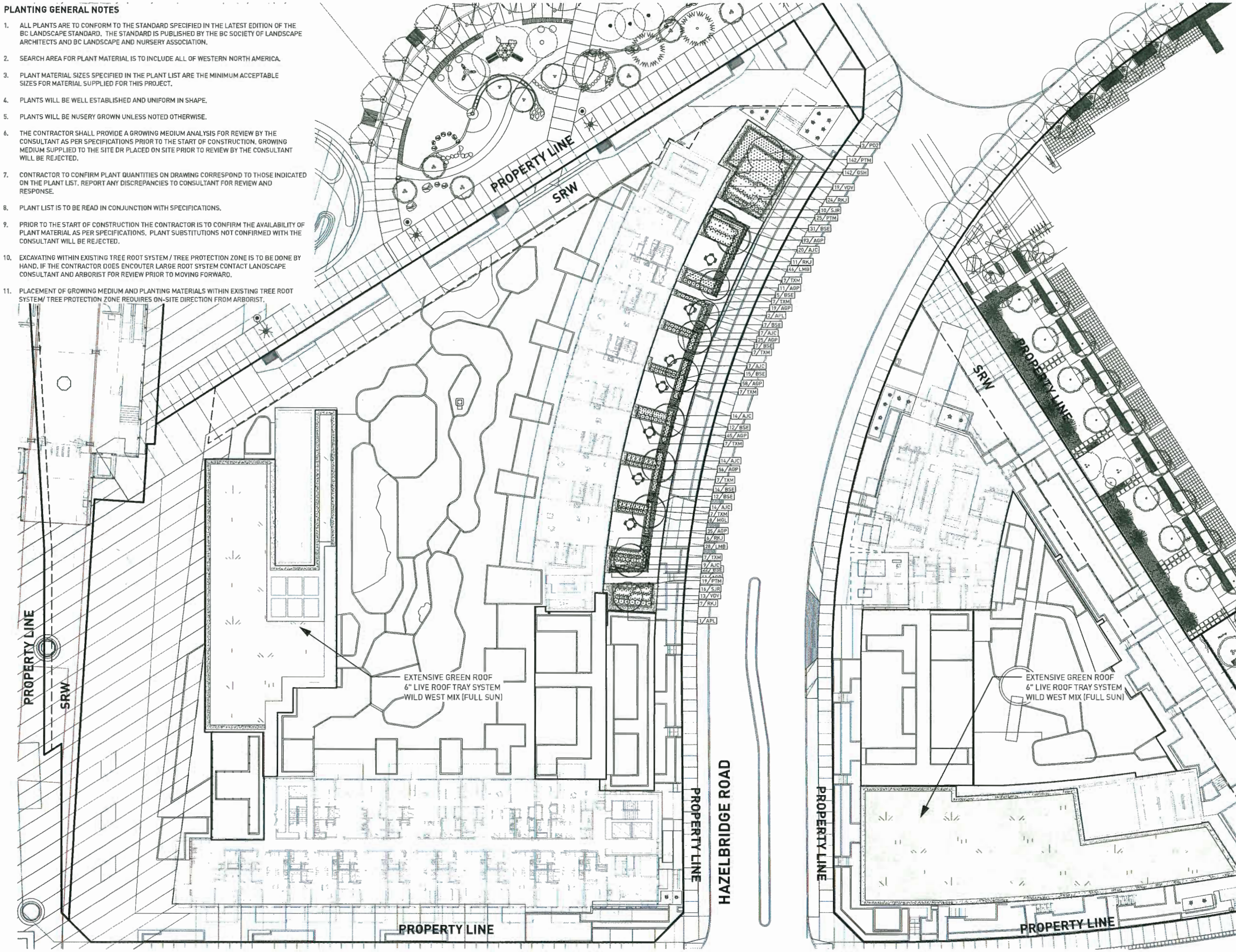

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station
DP 17-787403
August 8, 2018
PLAN # 4aa

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 13

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NORTH | SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L3.08

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
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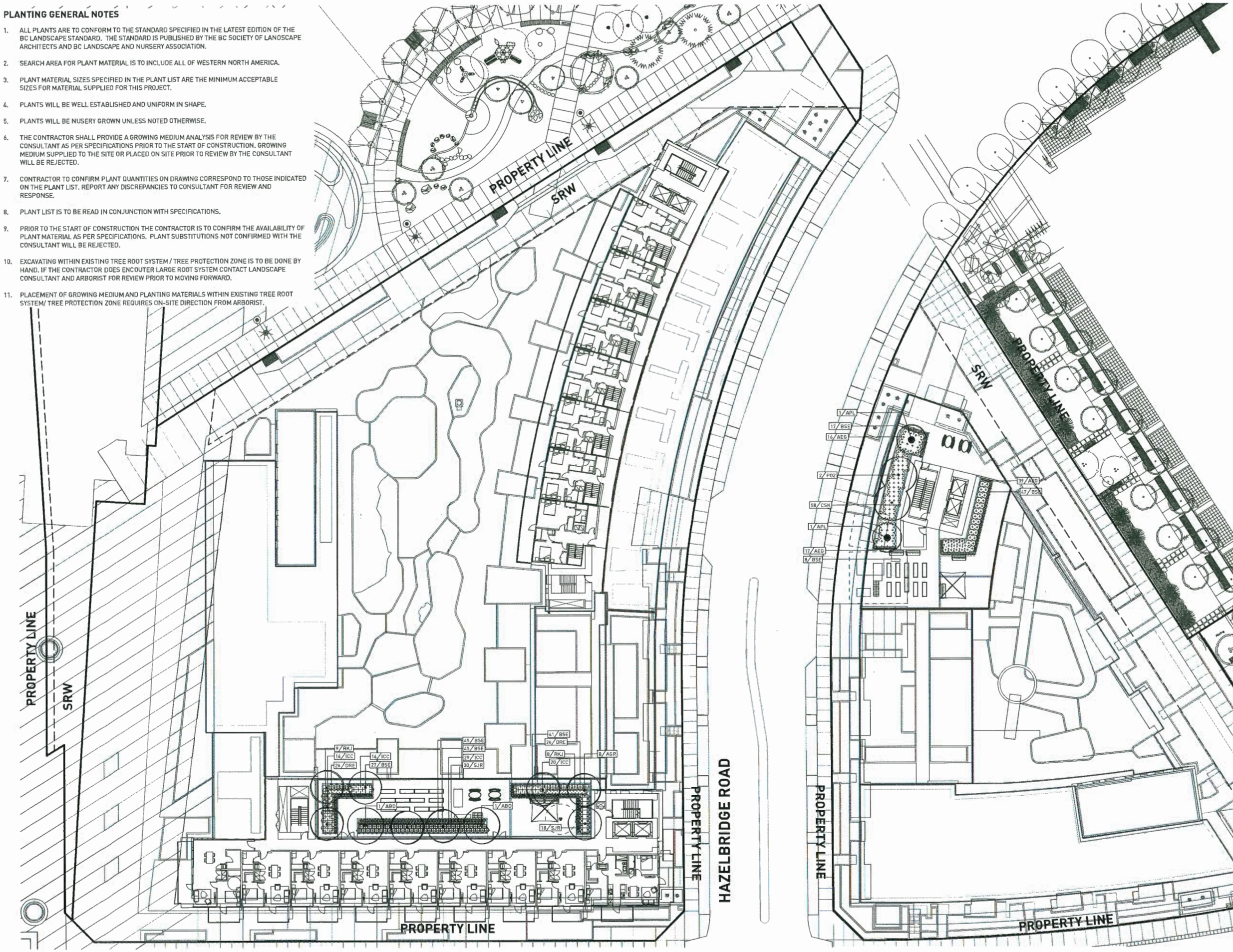

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1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4bb

ADDRESS
8511 Capstan Way
Et No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 14

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NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 Planting Plan.vwx
PLOTTED	18-8-9
DRAWN	FY
REVIEWED	

DRAWING
L3.09

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
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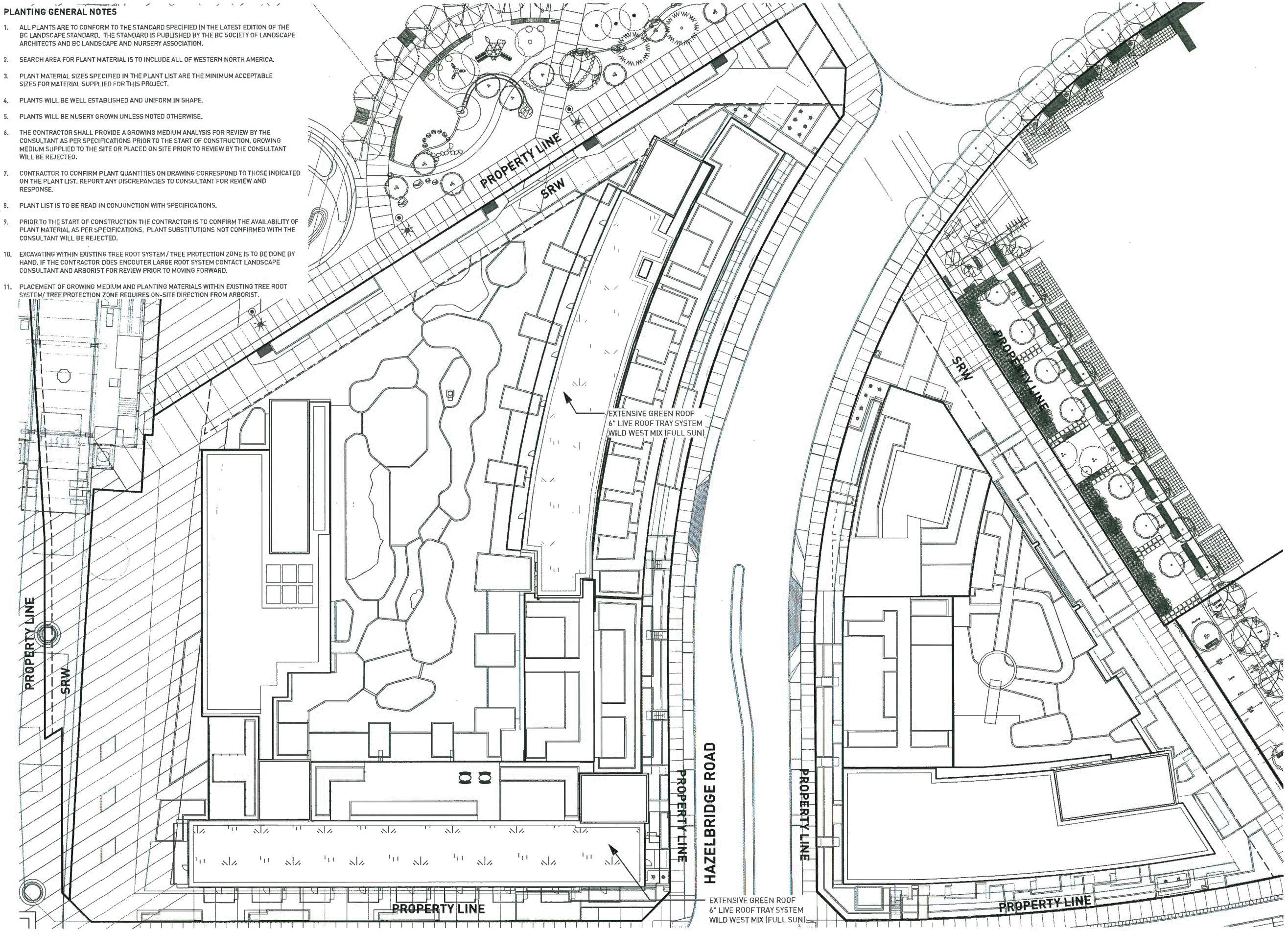

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4cc

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Planting Plan
Level 15

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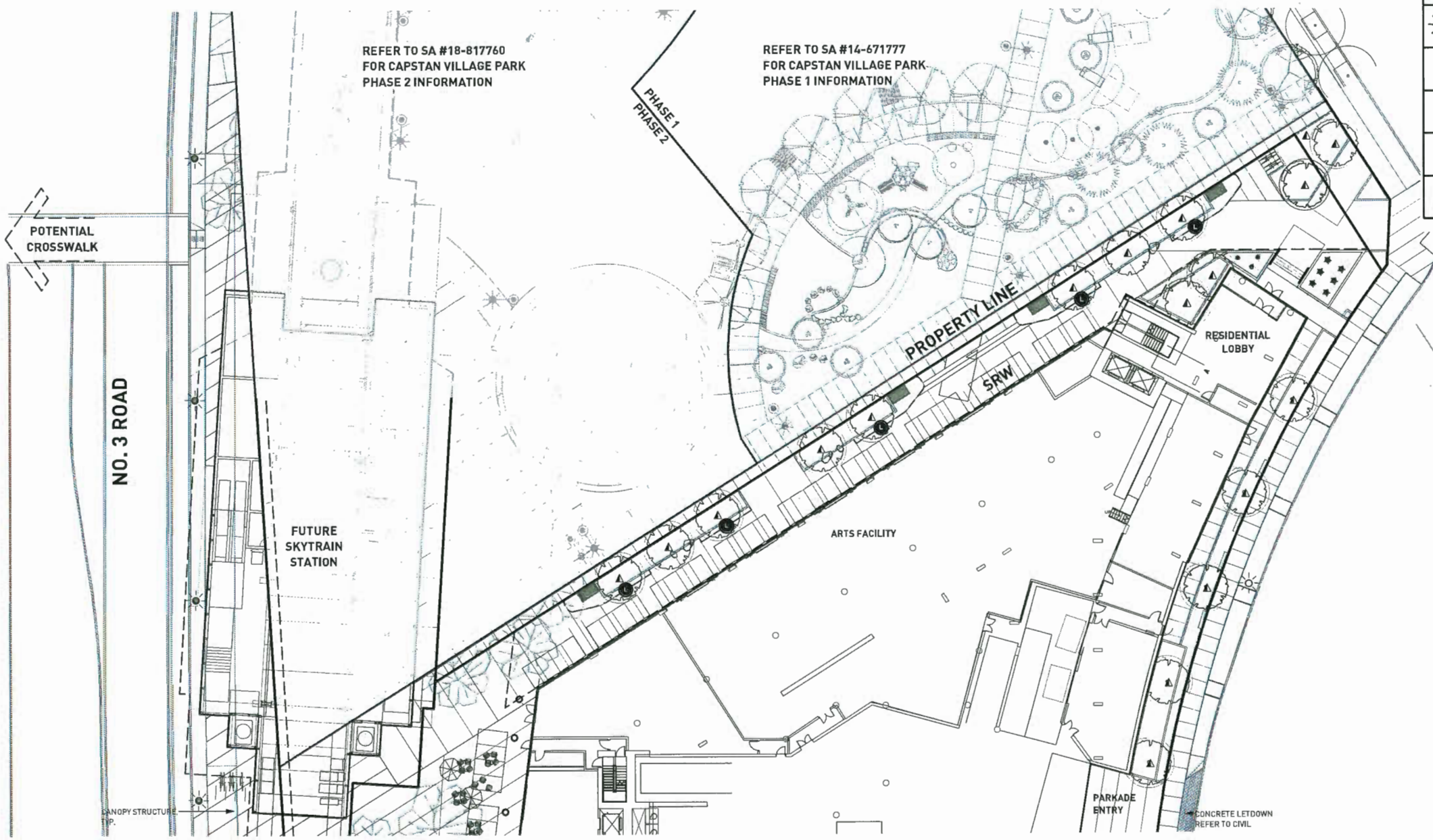
NORTH | SCALE 1:500

PROJECT NO.	16055	
DATE	05 September 2017	
FILE NAME	16055 Planting Plan.vwx	
PLOTTED	18-8-9	
DRAWN	PY	REVIEWED

DRAWING
L3.10



LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
	TYPE 3 - STEP LIGHT/WALL LIGHT
	TYPE 4 - UP LIGHT
L	TYPE 5 - LED ROPE LIGHT
	TYPE 6 - LIGHTED RAILING
W	TYPE 7 - SUBMERSIBLE ACCENT LIGHT
E	TYPE 8 - ENTRY LANTERN
	TYPE 9 - POLE LIGHT (PUBLIC REALM BY OTHERS)
	TYPE 10 - TRELLIS LIGHT
	TYPE 11 - POLE LIGHT (CAPSTAN PARK TO MATCH EARLIER PHASE)
	TYPE 12 - POLE LIGHT (MID-BLOCK TRAIL)
	OUTLET FOR SEASONAL LIGHTING

PWL partnership

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Vancouver BC Canada V6E 2V2

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REVISIONS AND ISSUES

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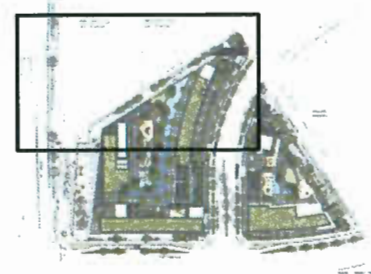

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4dd

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Ground Level

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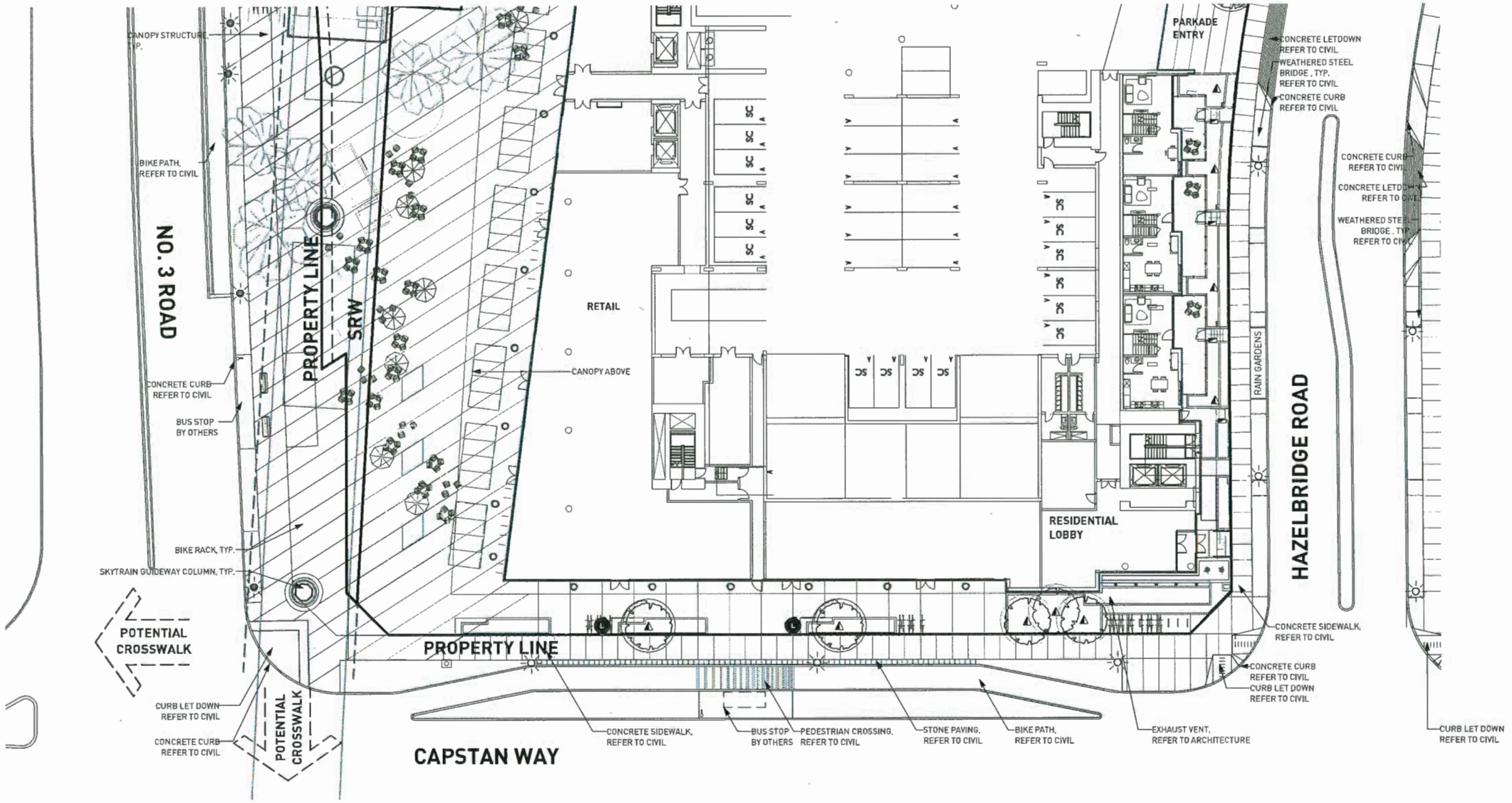
NORTH

SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING NO.

L4.01



LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
	TYPE 3 - STEP LIGHT/WALL LIGHT
	TYPE 4 - UP LIGHT
L	TYPE 5 - LED ROPE LIGHT
	TYPE 6 - LIGHTED RAILING
W	TYPE 7 - SUBMERSIBLE ACCENT LIGHT
E	TYPE 8 - ENTRY LANTERN
	TYPE 9 - POLE LIGHT (PUBLIC REALM BY OTHERS)
	TYPE 10 - TRELLIS LIGHT
	TYPE 11 - POLE LIGHT (CAPSTAN PARK TO MATCH EARLIER PHASE)
	TYPE 12 - POLE LIGHT (MID-BLOCK TRAIL)
	OUTLET FOR SEASONAL LIGHTING

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4ee

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Ground Level

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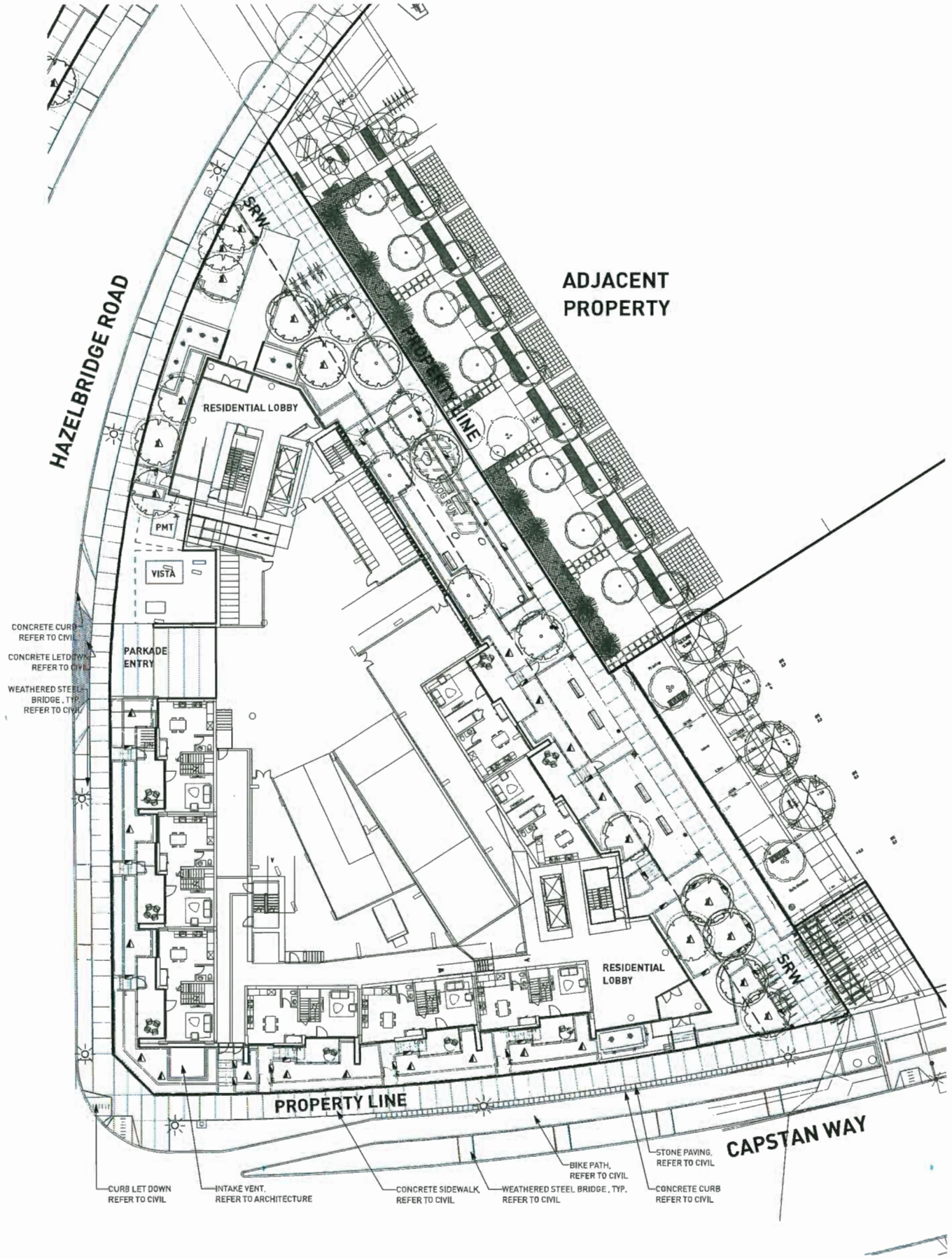
NORTH | SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L4.02



LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
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	OUTLET FOR SEASONAL LIGHTING

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT

Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4ff

ADDRESS

8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE

Lighting Plan
Ground Level

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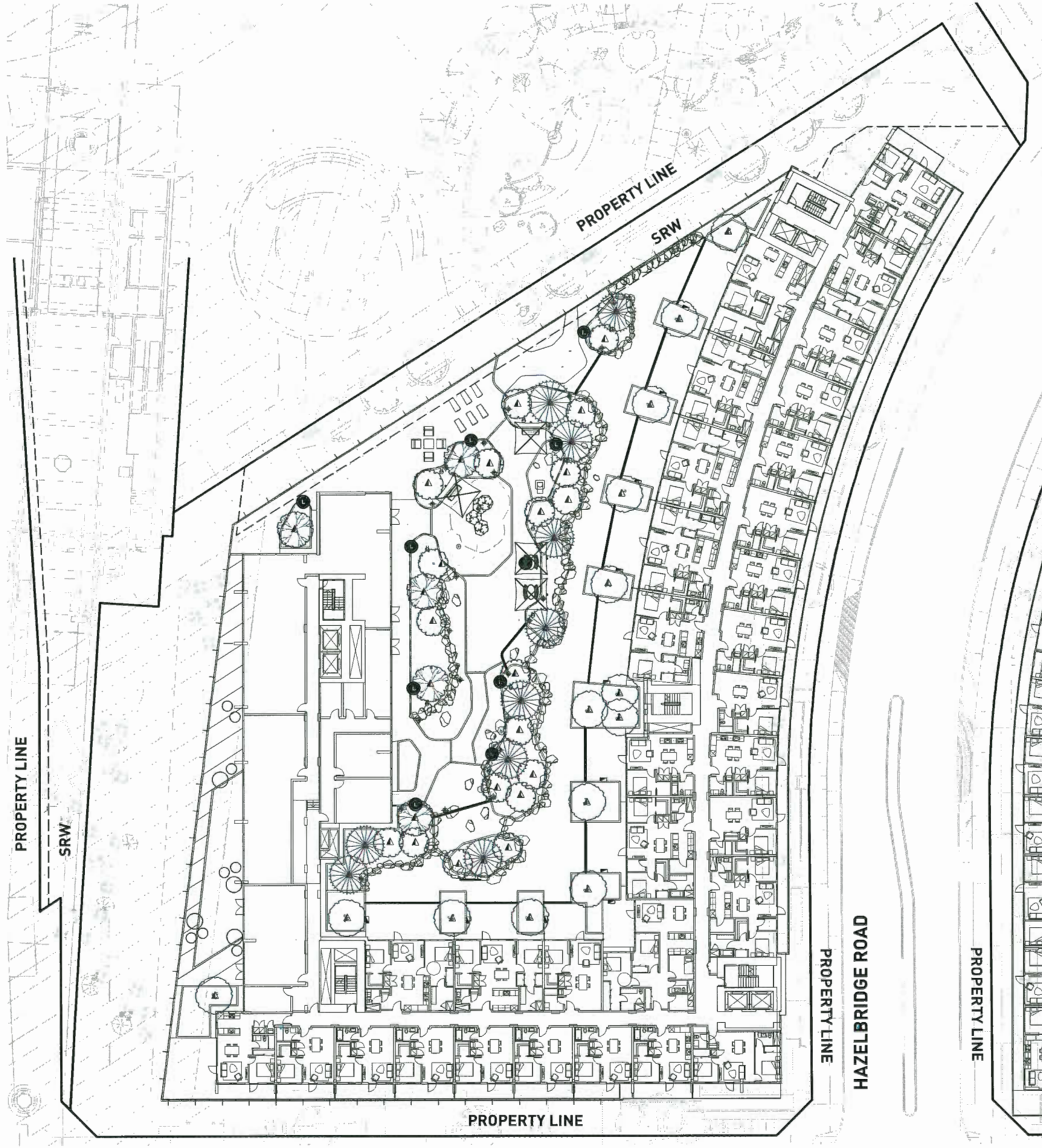
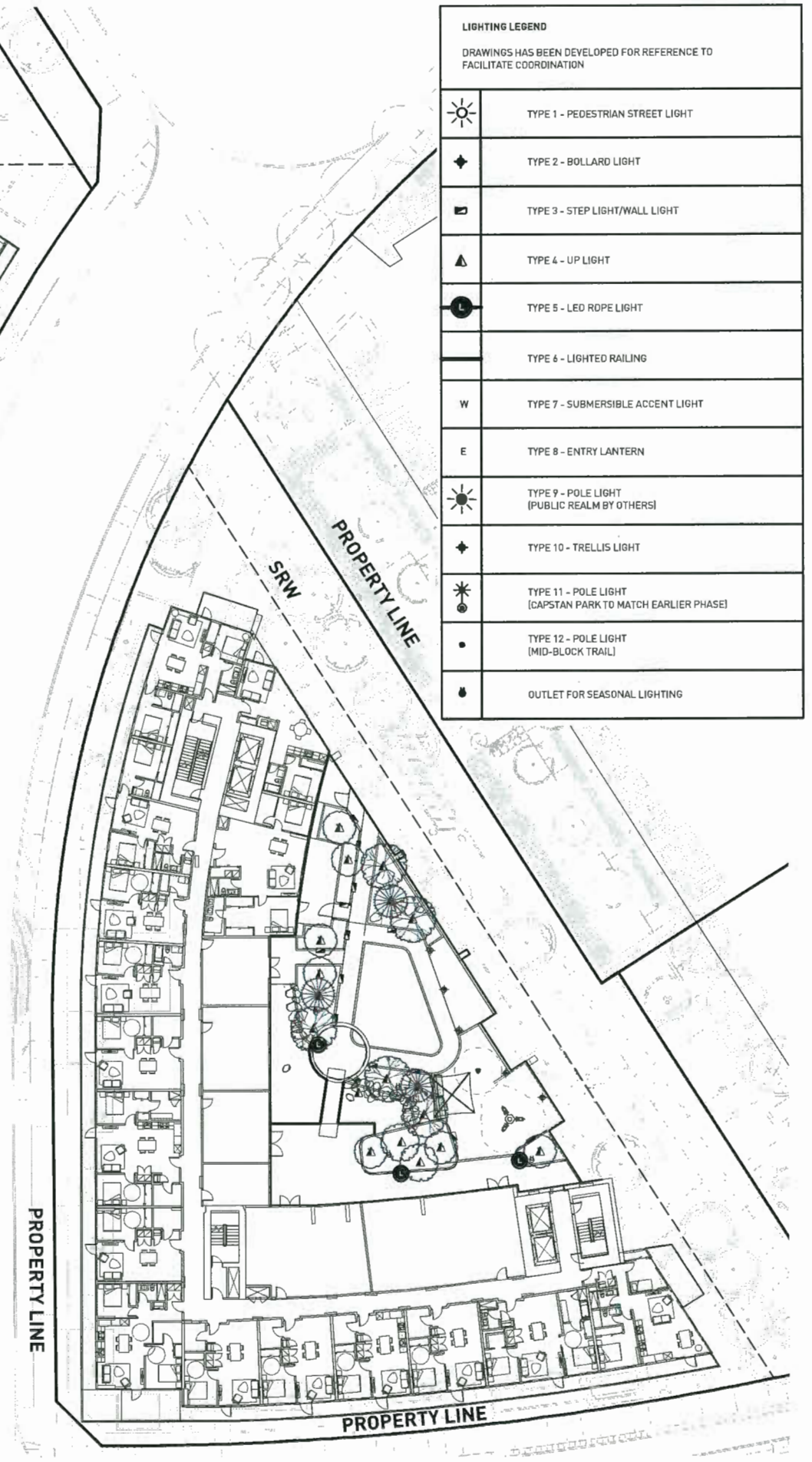
SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING

L4.03





LIGHTING LEGEND

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REVISIONS AND ISSUES

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3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4gg

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Level 4

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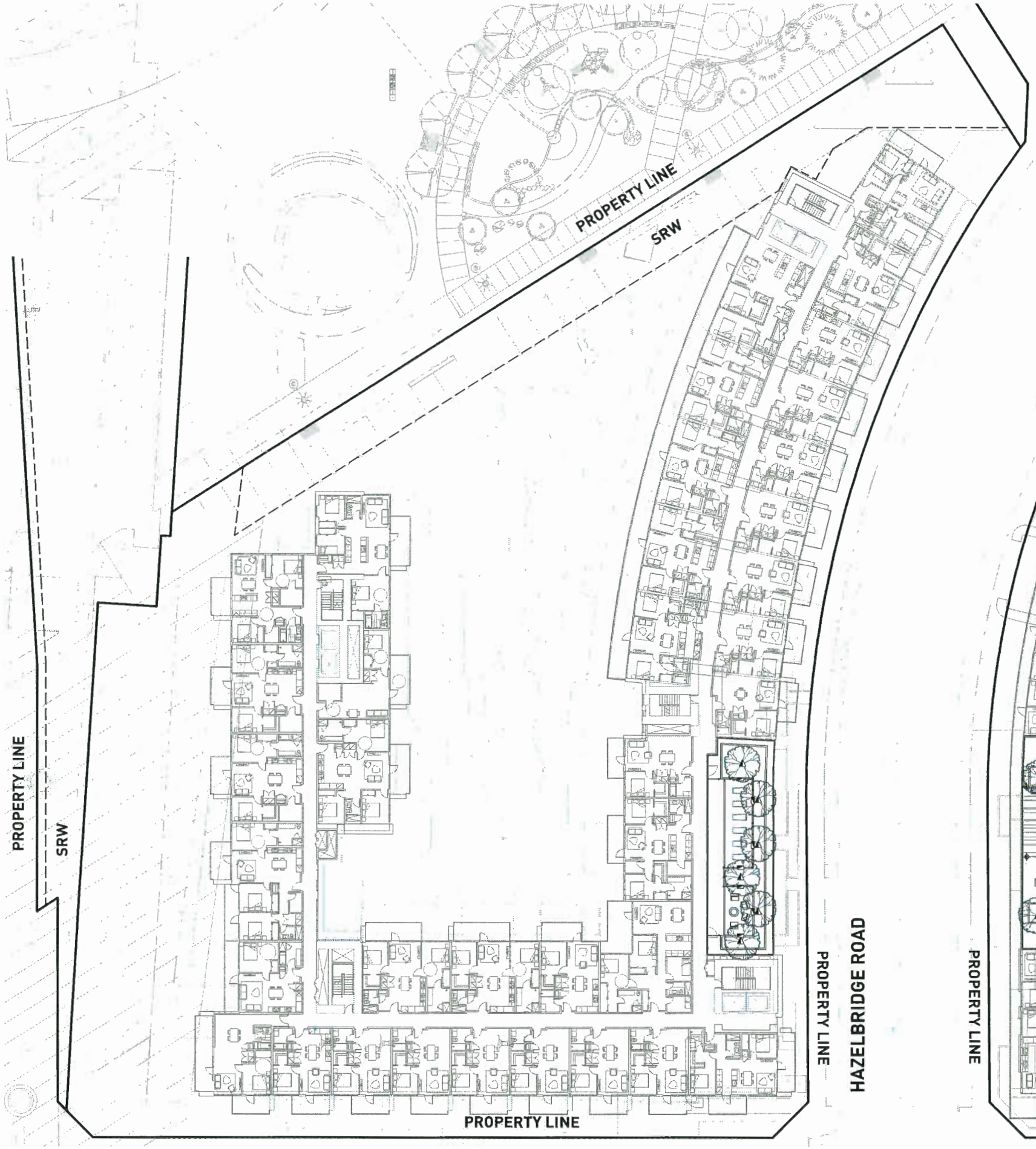
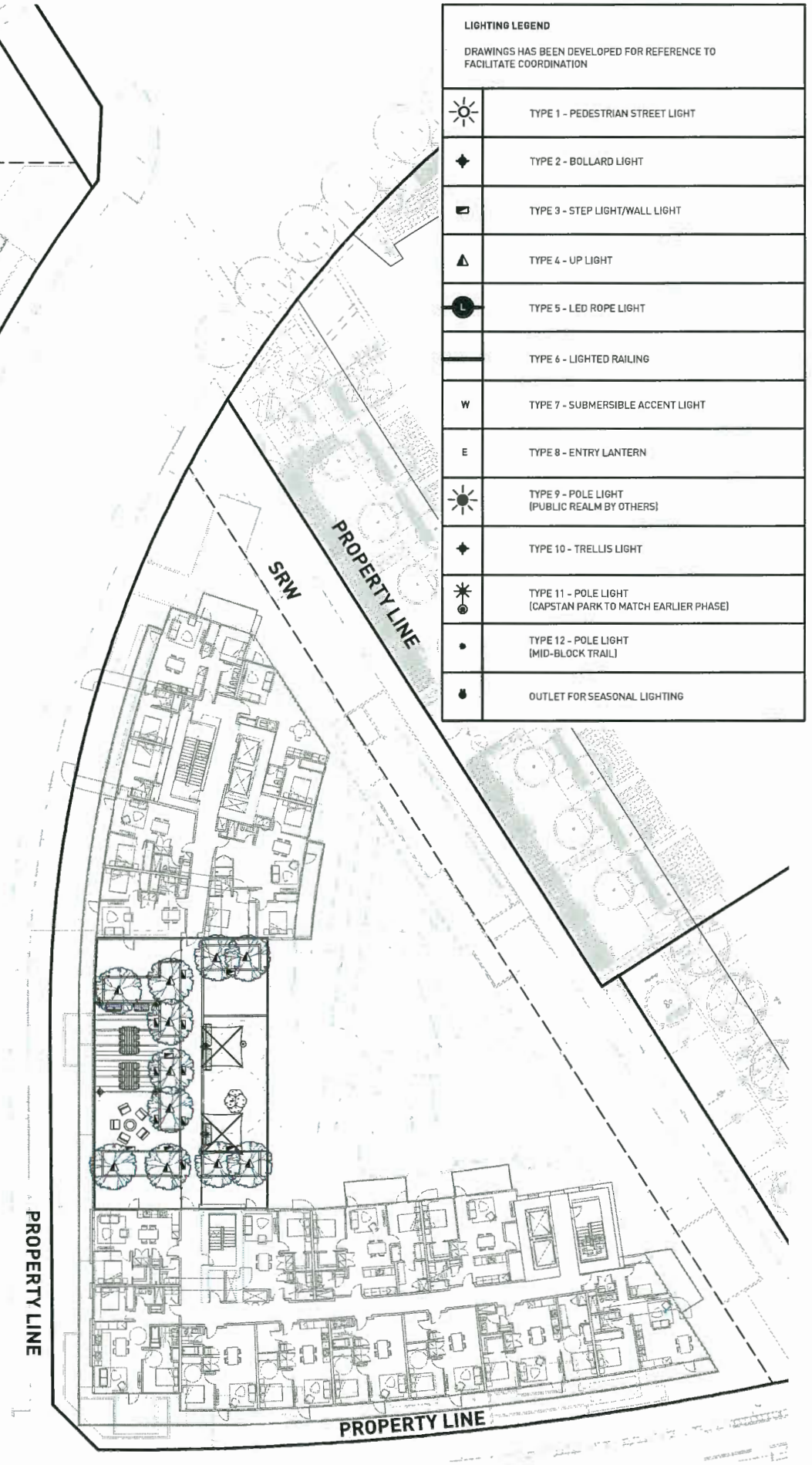
NORTH | SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L4.04





LIGHTING LEGEND

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NO.	DATE	DESCRIPTION
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2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4hh

ADDRESS
8511 Capstan Way
Et No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Level 6

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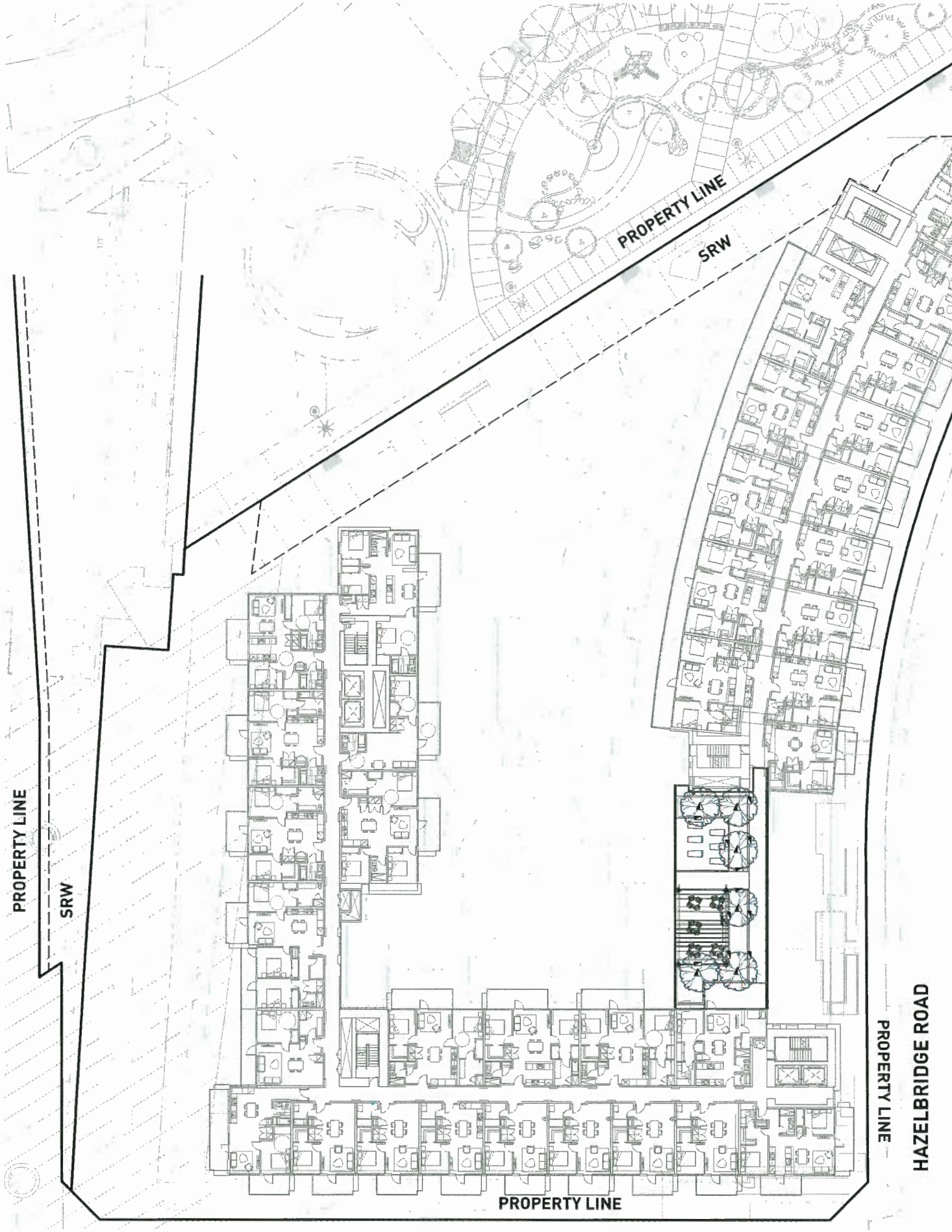
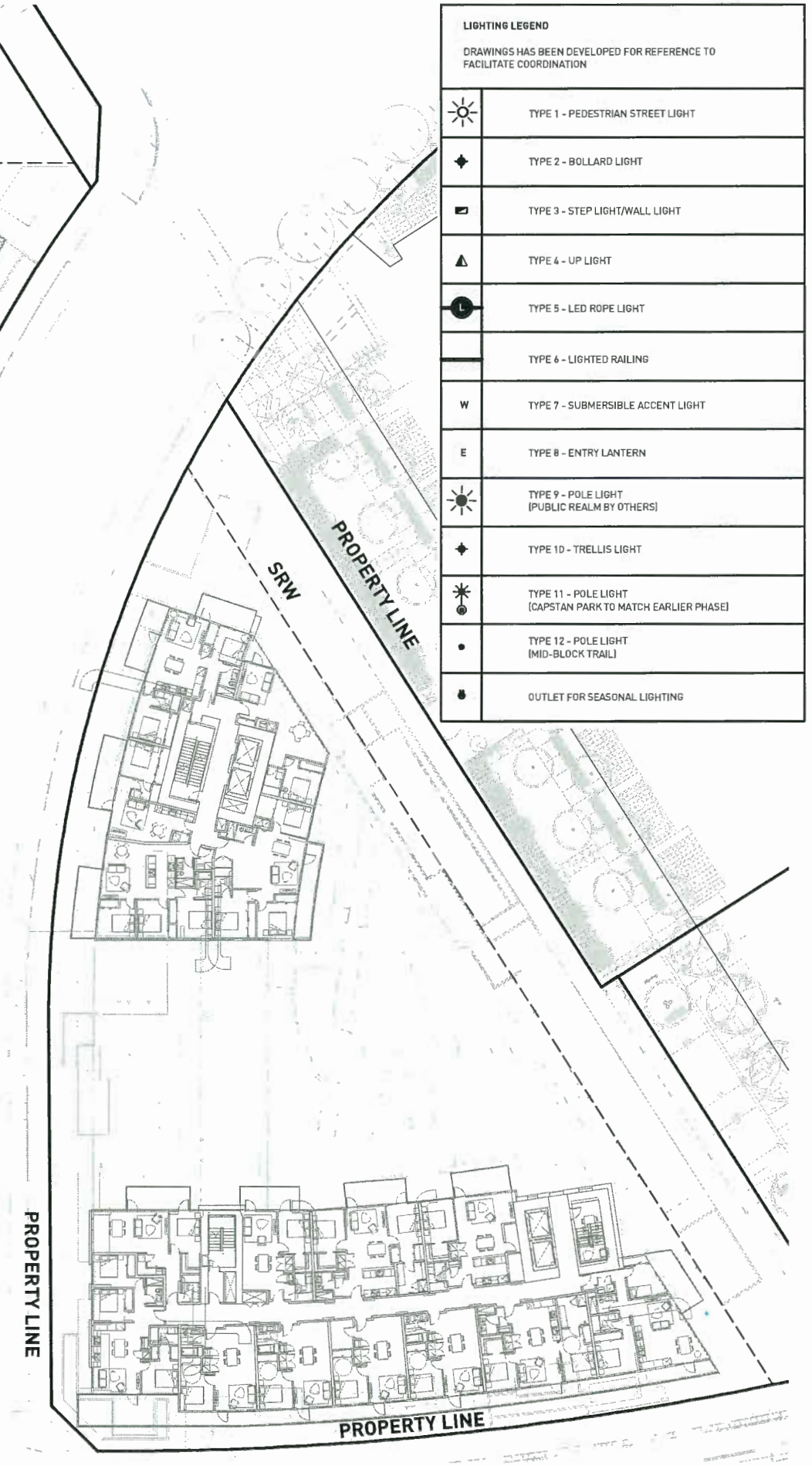
NORTH

SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L4.05





LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
	TYPE 3 - STEP LIGHT/WALL LIGHT
	TYPE 4 - UP LIGHT
L	TYPE 5 - LED ROPE LIGHT
	TYPE 6 - LIGHTED RAILING
W	TYPE 7 - SUBMERSIBLE ACCENT LIGHT
E	TYPE 8 - ENTRY LANTERN
	TYPE 9 - POLE LIGHT (PUBLIC REALM BY OTHERS)
	TYPE 10 - TRELLIS LIGHT
	TYPE 11 - POLE LIGHT (CAPSTAN PARK TO MATCH EARLIER PHASE)
	TYPE 12 - POLE LIGHT (MID-BLOCK TRAIL)
	OUTLET FOR SEASONAL LIGHTING

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4ii

ADDRESS
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& No. 3 Road
Richmod, BC

DRAWING TITLE
Grading Plan
Level 7

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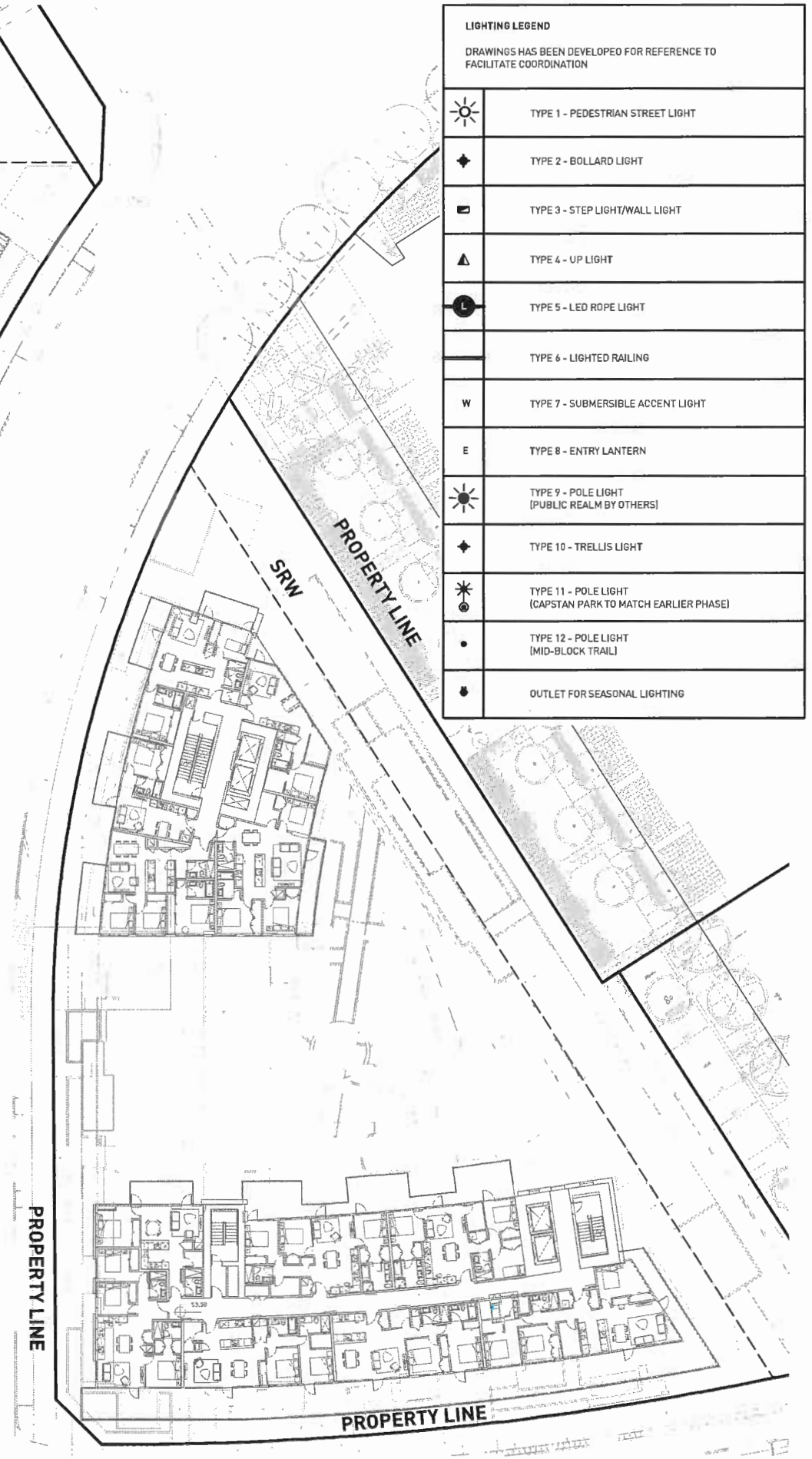
NORTH

SCALE 1:500

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L4.06



LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
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	OUTLET FOR SEASONAL LIGHTING

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4jj

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Level 12

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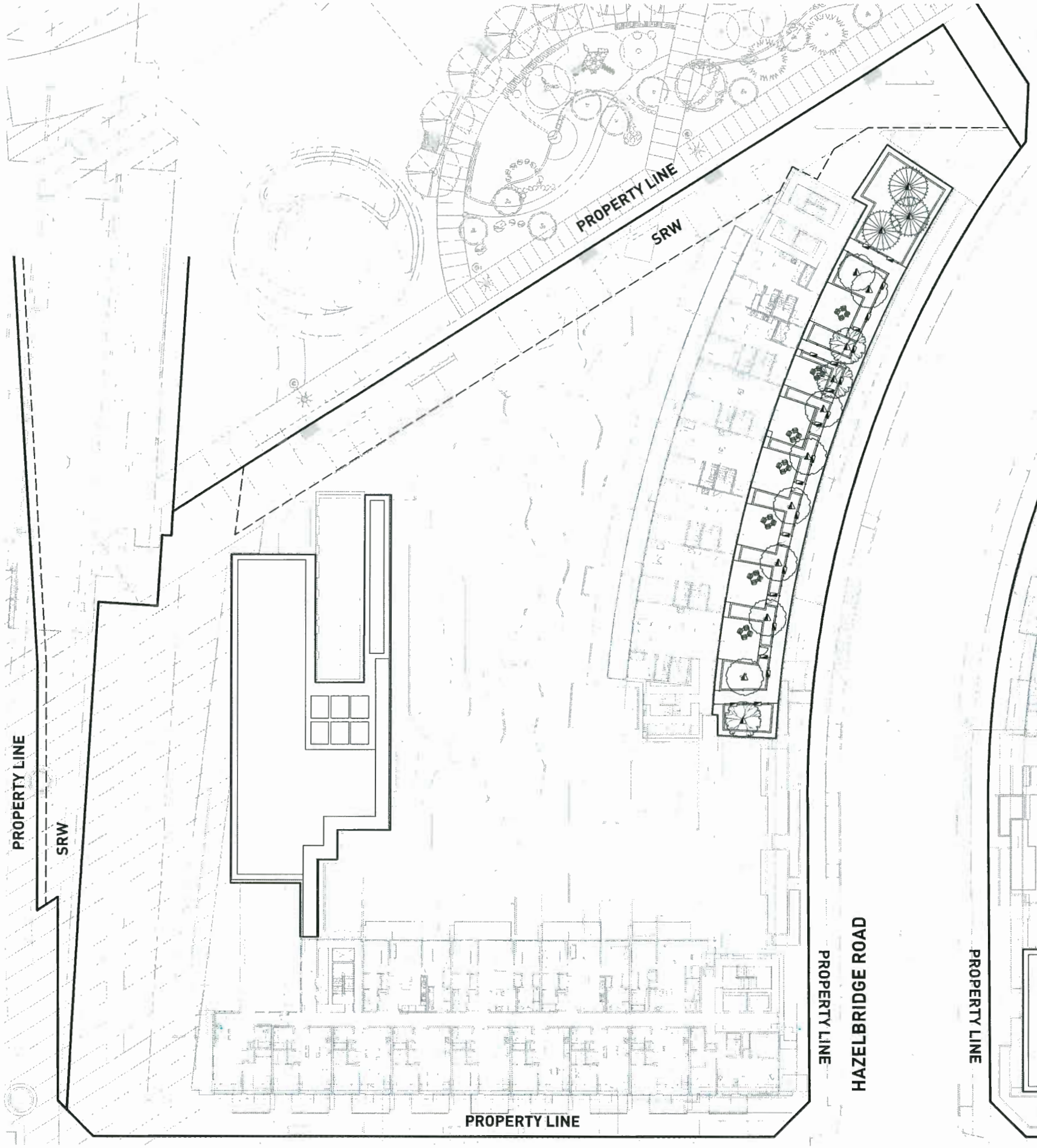
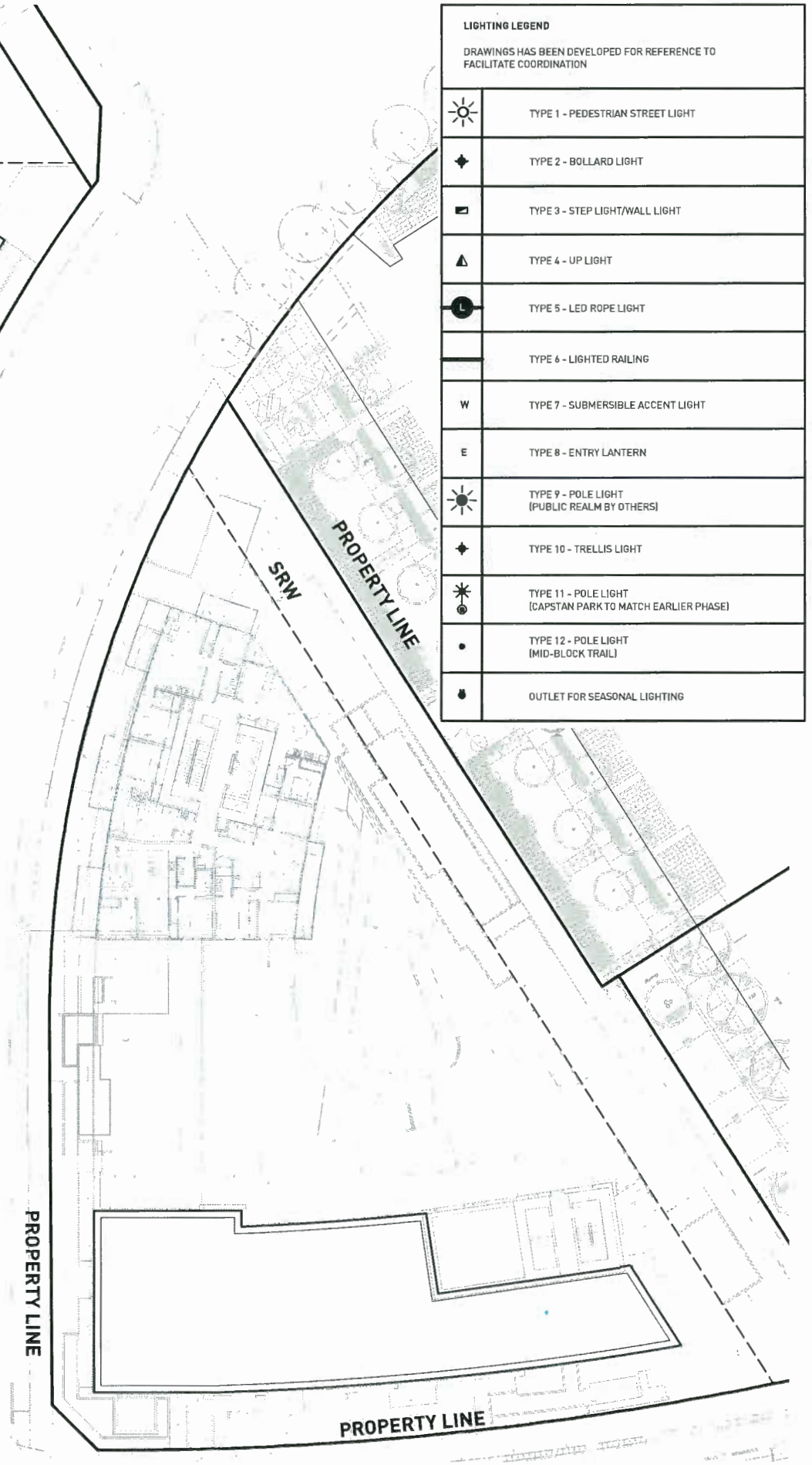
SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING
L4.07





LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
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	TYPE 11 - POLE LIGHT (CAPSTAN PARK TO MATCH EARLIER PHASE)
	TYPE 12 - POLE LIGHT (MID-BLOCK TRAIL)
	OUTLET FOR SEASONAL LIGHTING

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403

August 8, 2018

PLAN # 4kk

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Level 13

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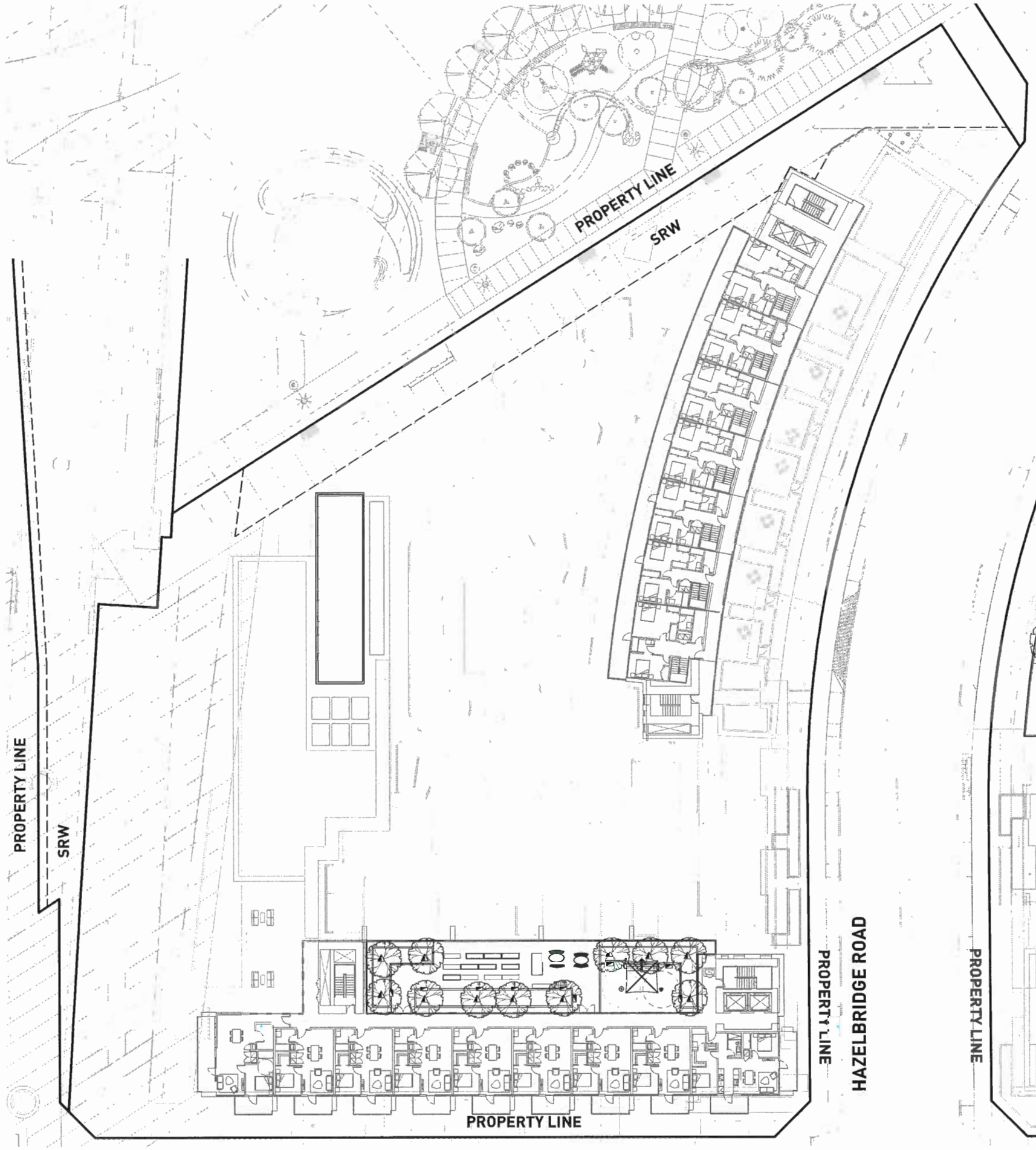
NORTH

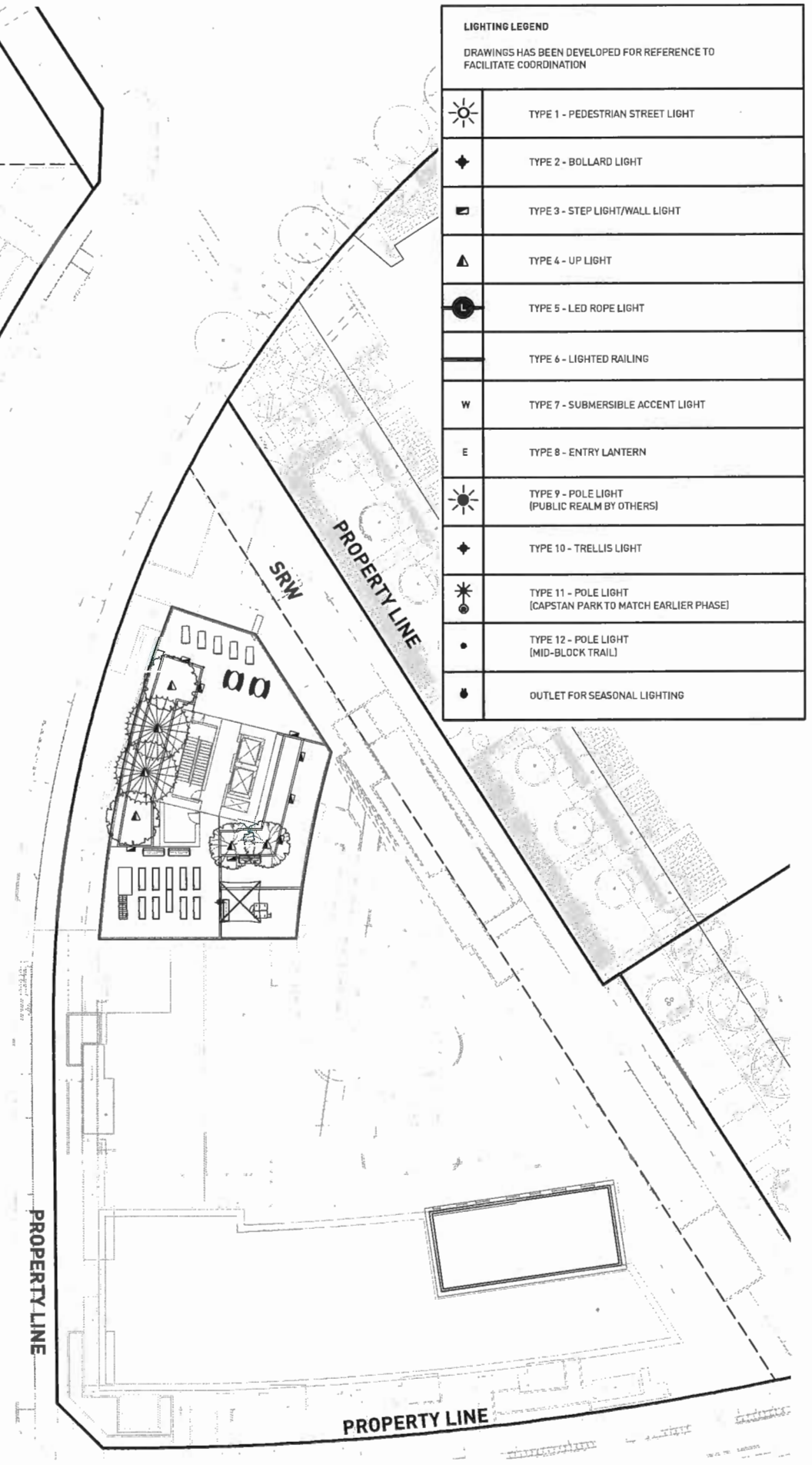
SCALE 1:200

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	PY
REVIEWED	

DRAWING

L4.08





LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION

	TYPE 1 - PEDESTRIAN STREET LIGHT
	TYPE 2 - BOLLARD LIGHT
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-9-22	Issued for DP
2	17-10-20	Re-issued for DP
3	18-3-9	Re-issued for DP
4	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 411

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Lighting Plan
Level 14

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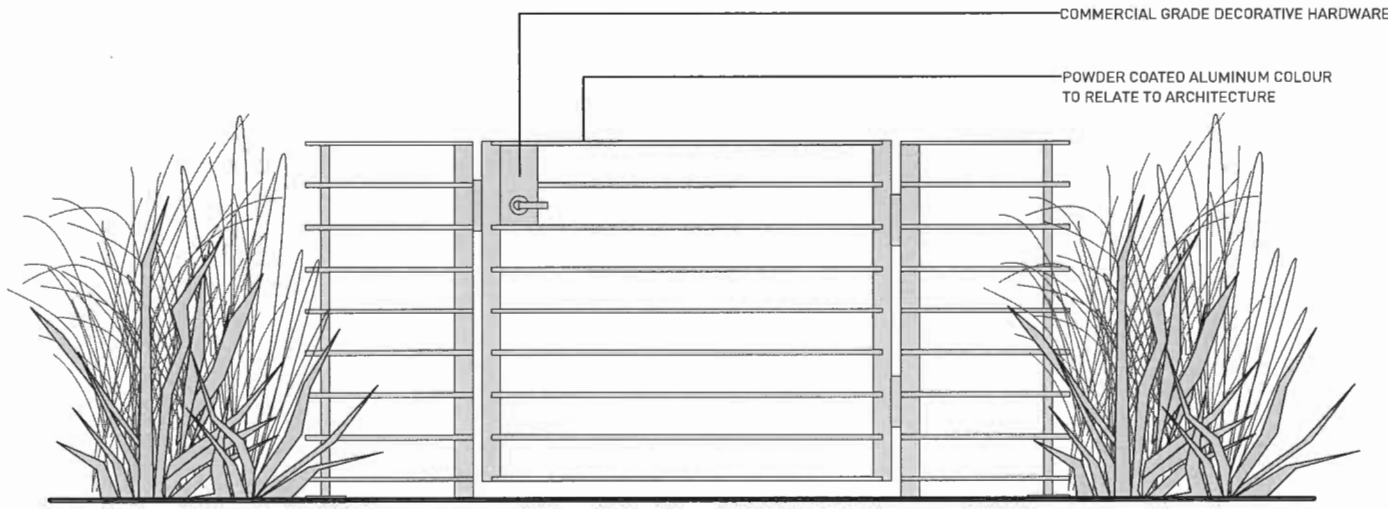
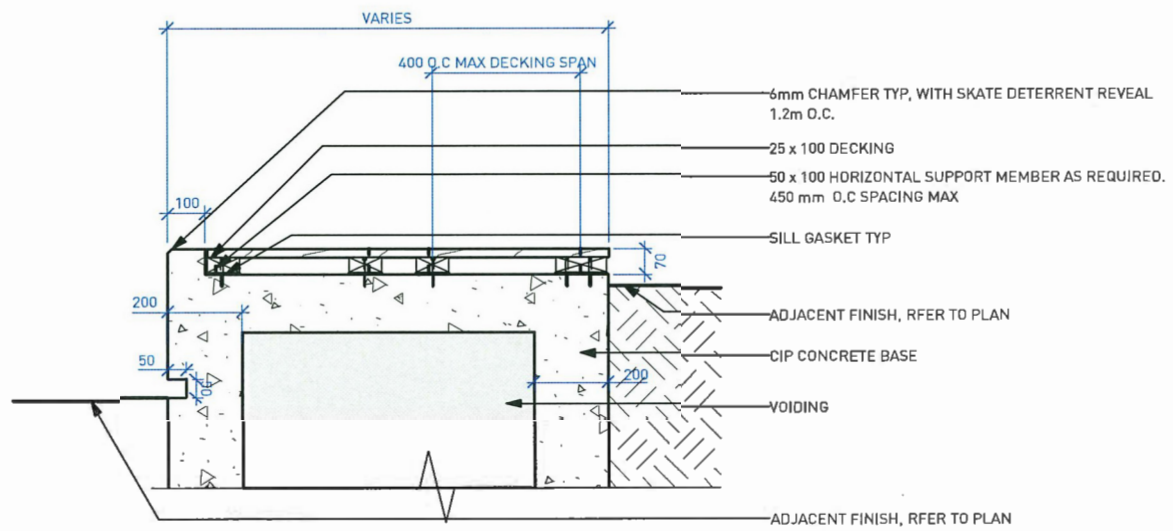
NORTH	SCALE 1:200
PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	16055 PLAN Master.vwx
PLOTTED	18-8-9
DRAWN	FY REVIEWED

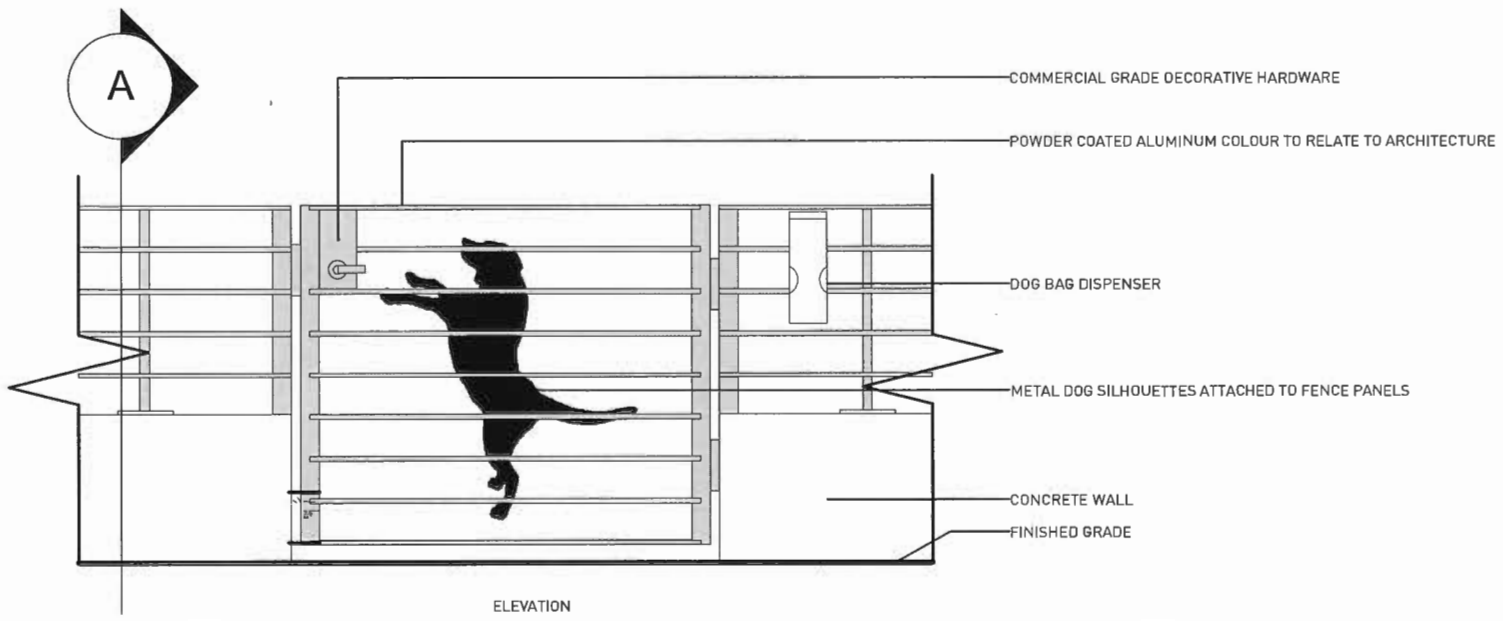
DRAWING
L4.09

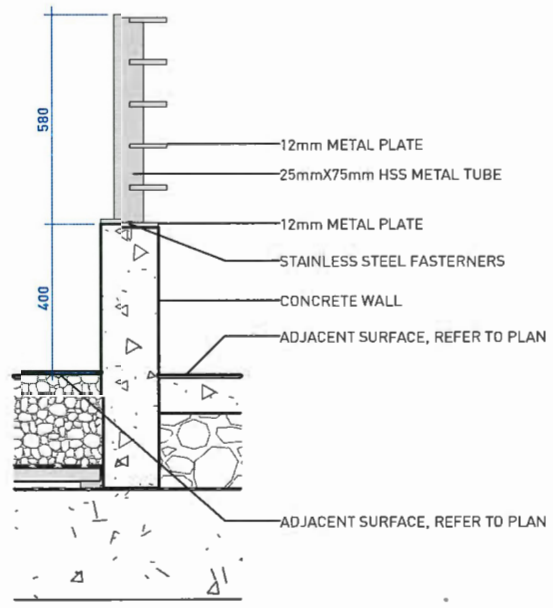


1 Metal Gate for Patio
Scale: 1:20



2 Seating Deck
Scale: 1:20





SECTION A

3 Metal Fence and Gate at Dog Park
Scale: 1:20

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

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GBL ARCHITECTS INC
VANCOUVER BC CANADA V5T 4S6 TEL 604 736 1135 FAX 604 736 5270

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4mm

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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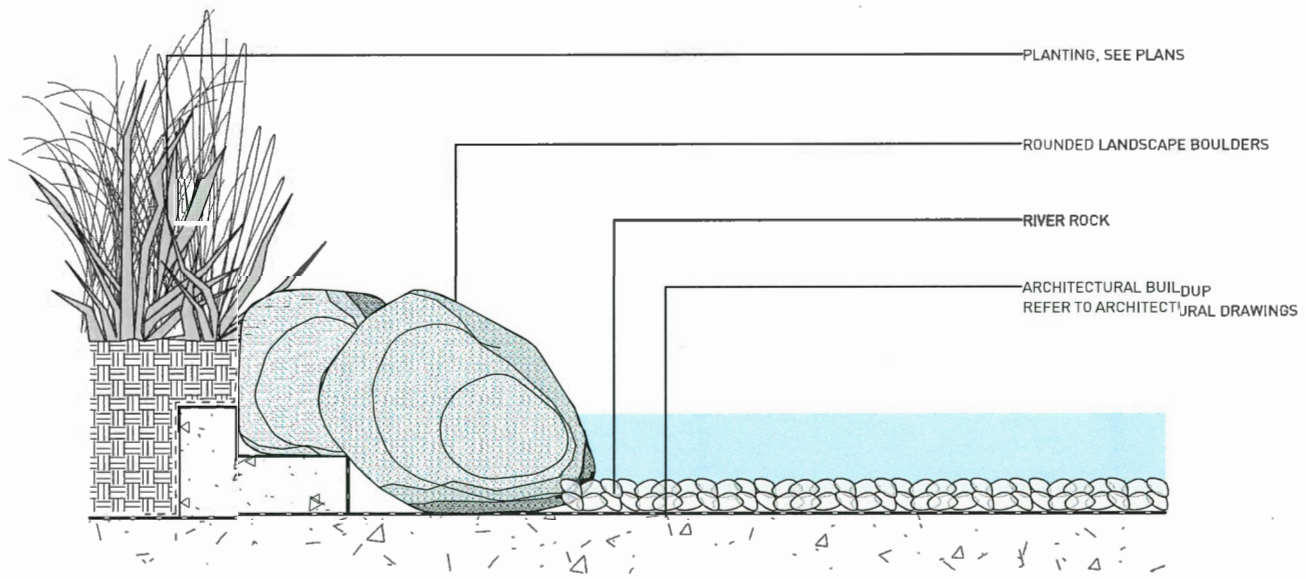
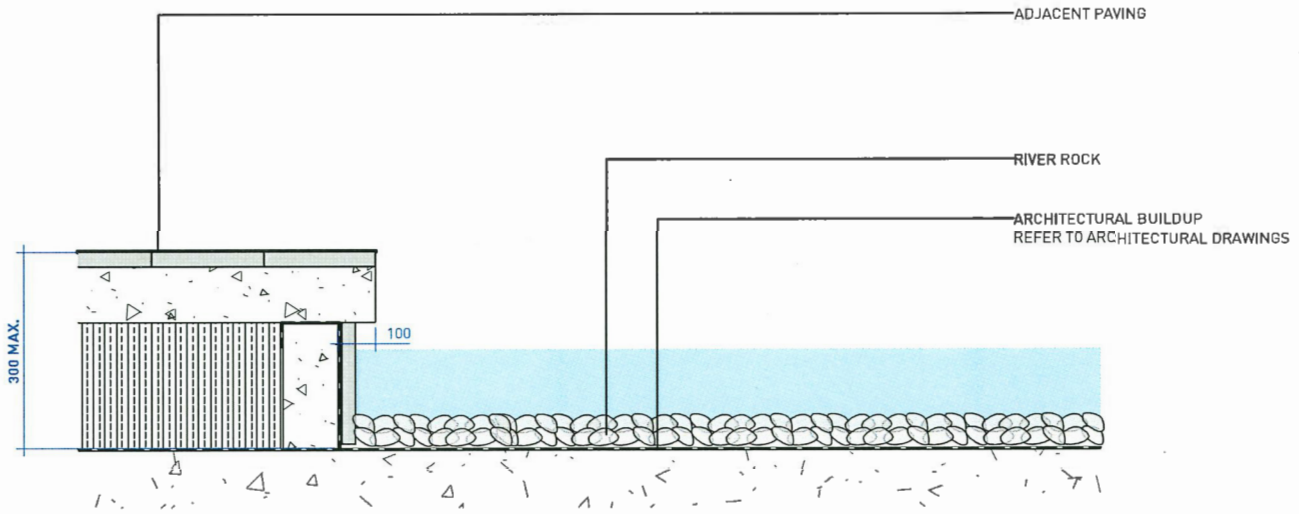
NORTH	SCALE
	AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	
PLOTTED	
DRAWN	PY/ZL
REVIEWED	GB

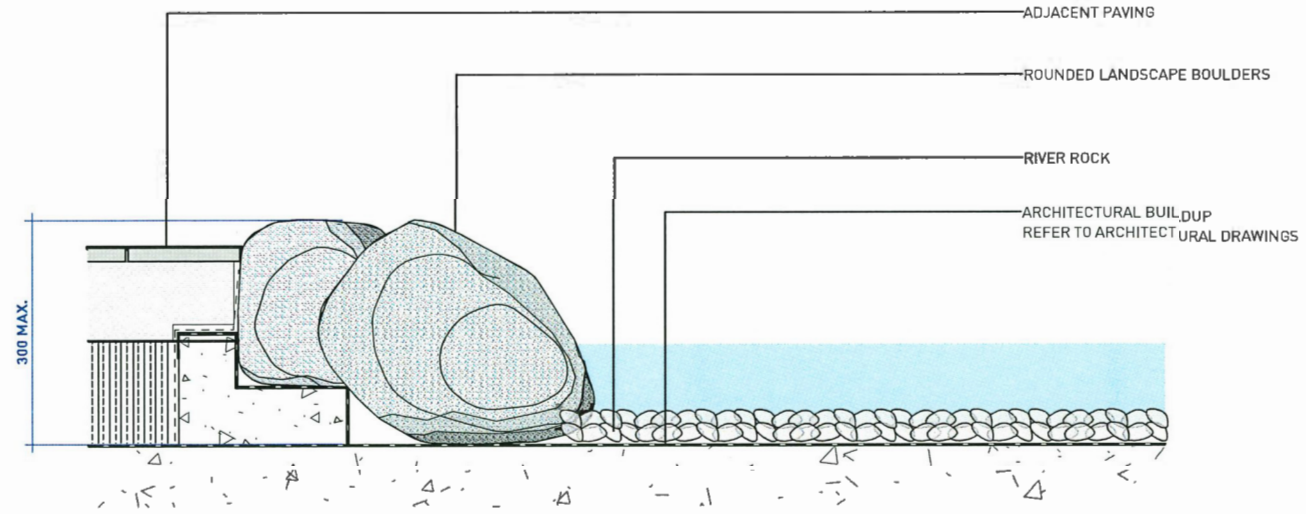
DRAWING
L5.01



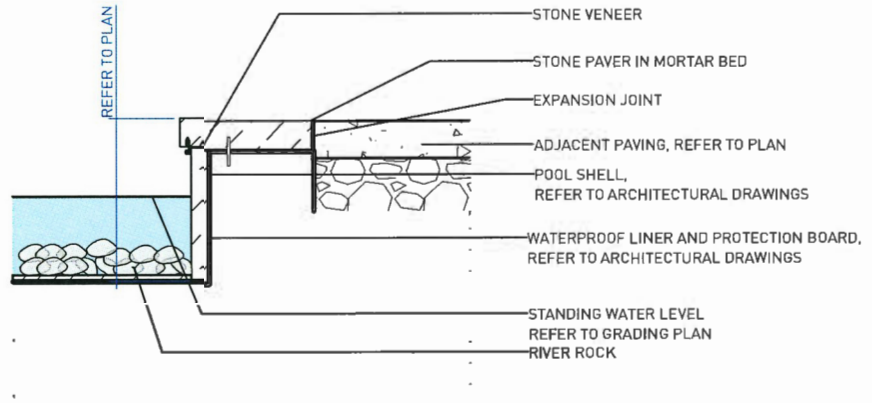
1 Water Feature Edge Type 1 in Amenity Area
Scale: 1:20



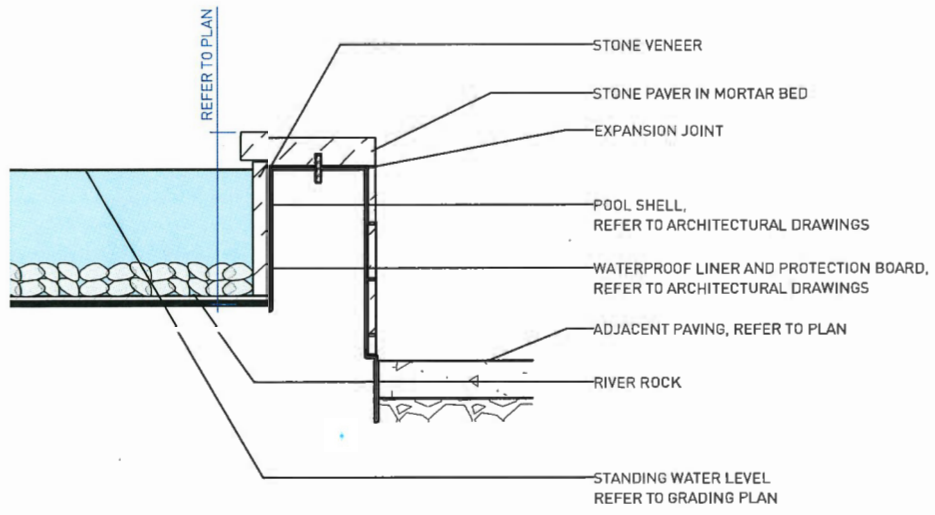
2 Water Feature Edge Type 2 in Amenity Area
Scale: 1:20



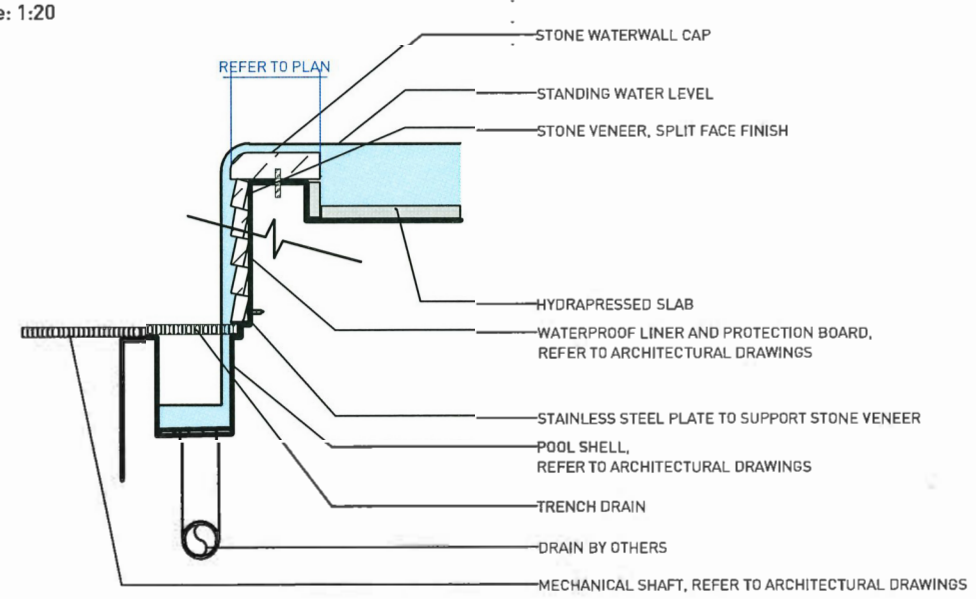
3 Water Feature Edge Type 3 in Amenity Area
Scale: 1:20



4 Water Feature Edge Type 4 in Amenity Area
Scale: 1:20



5 Water Feature Edge Type 5 in Amenity Area
Scale: 1:20



6 Water Feature Edge Type 6 Water Wall Adjacent to Mechanical Shaft
Scale: 1:20

PWL partnership

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1201 West Pender Street
Vancouver, BC Canada V6E 2V2

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GBL ARCHITECTS INC.
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TEL 604 736 1179
FAX 604 736 0276

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4nn

ADDRESS
8511 Capstan Way
E. No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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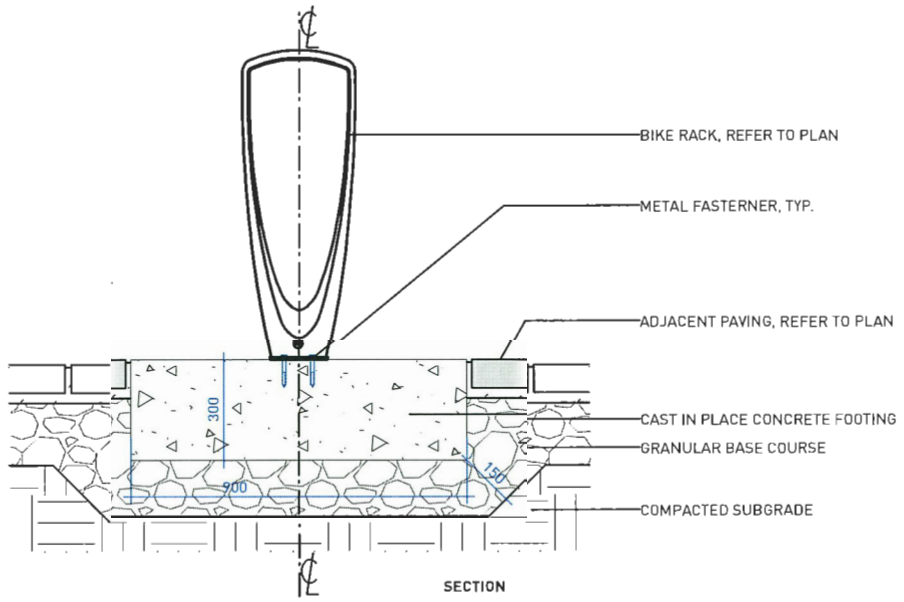
NORTH
SCALE **AS SHOWN**

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	
PLOTTED	
DRAWN	PY/ZL
REVIEWED	GB

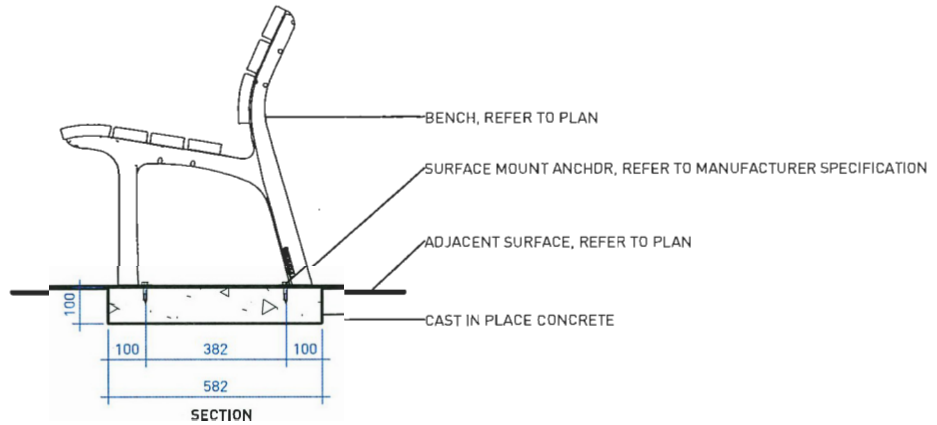
DRAWING
L5.02



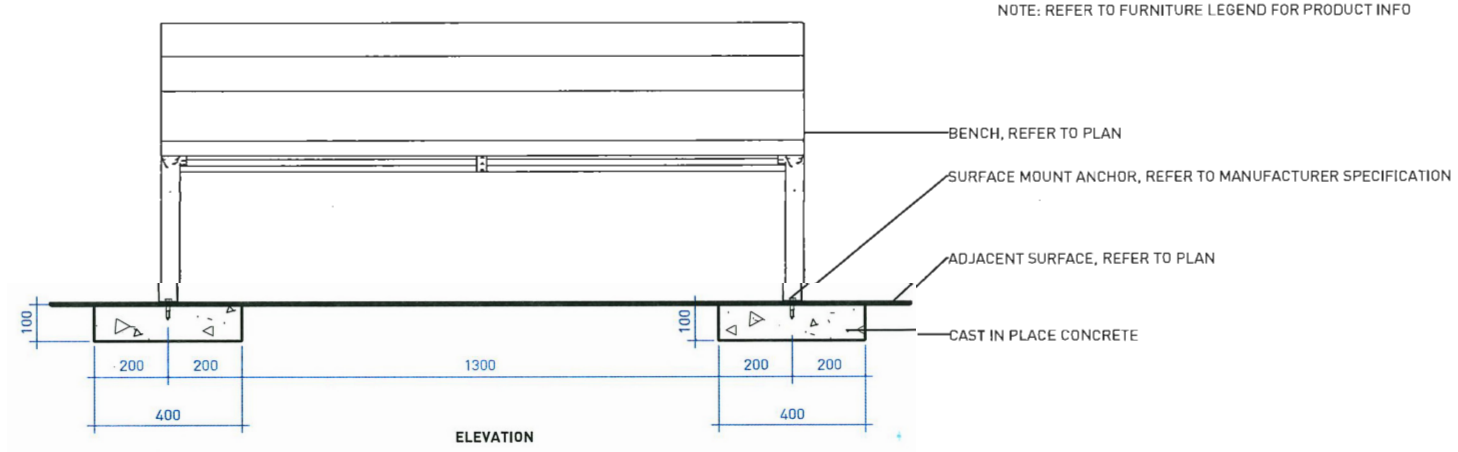
NOTE: REFER TO FURNITURE LEGEND FOR PRODUCT INFO

1 Bike Rack on Concrete Footing

Scale: 1:20



NOTE: REFER TO FURNITURE LEGEND FOR PRODUCT INFO



2 Bench on Concrete Footing

Scale: 1:20

PWL partnership

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1201 West Pender Street
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VANCOUVER, BC CANADA V6T 1R6 TEL 604 736 1198 FAX 604 736 7370

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 400

ADDRESS
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Et No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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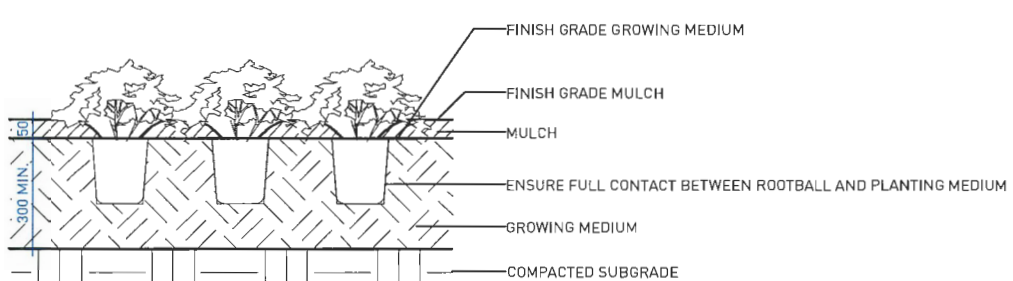
NORTH | SCALE: AS SHOWN

PROJECT NO. 16055
DATE 05 September 2017
FILE NAME
PLOTTED
DRAWN PY/ZL REVIEWED GB

DRAWING
L5.03

NOTES:

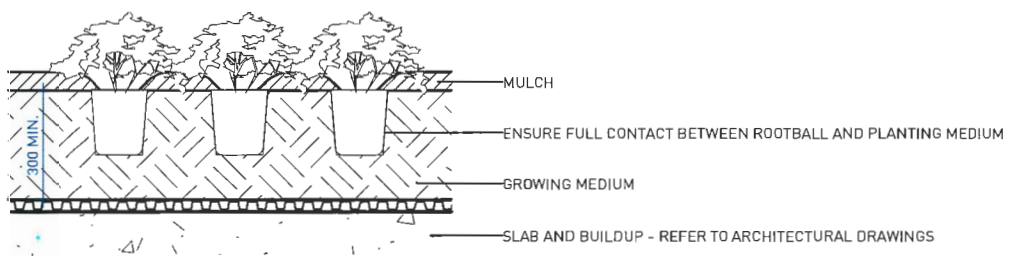
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



1 Groundcover Planting on Grade
Scale: 1:20

NOTES:

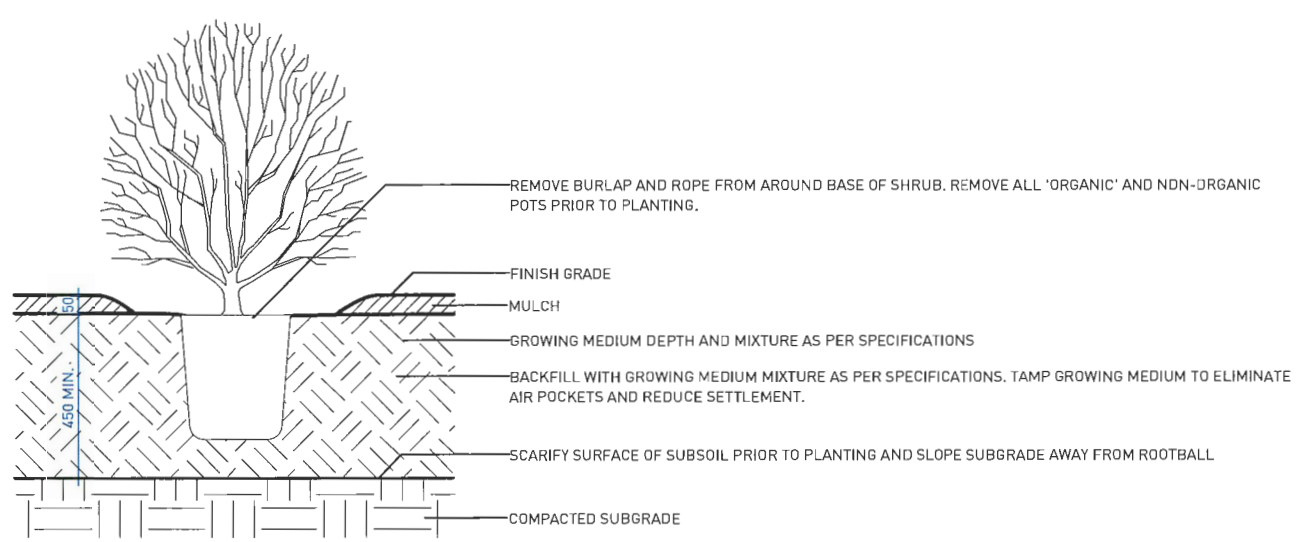
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



3 Groundcover Planting on Slab
Scale: 1:20

NOTES:

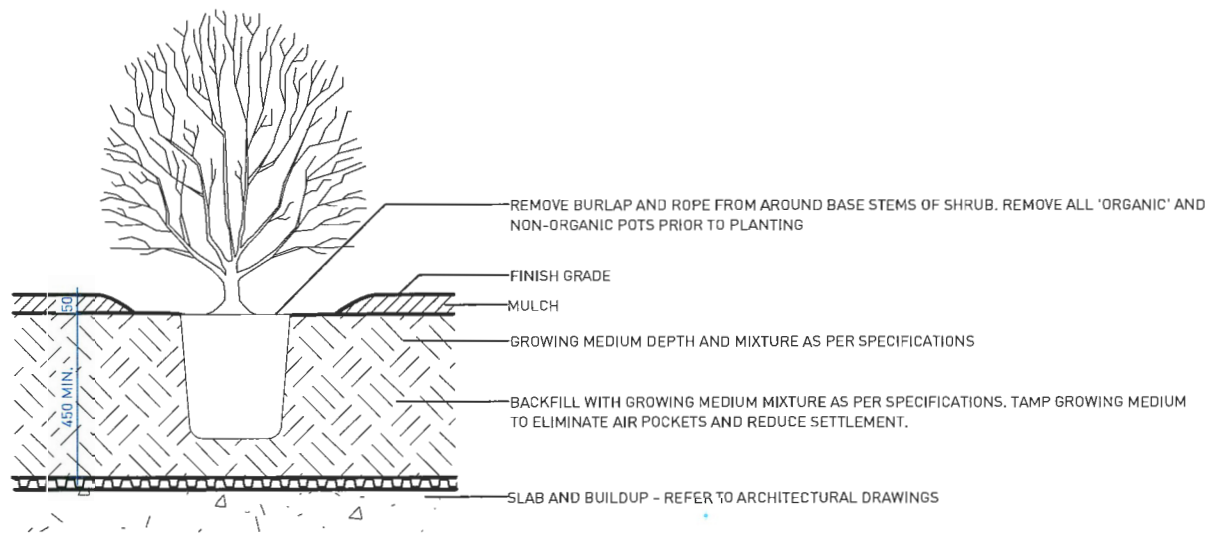
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING.
4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



2 Shrub Planting on Grade
Scale: 1:20

NOTES:

1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
3. PLANTING PIT MUST BE FREE DRAINING.
4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



4 Shrub Planting on Slab
Scale: 1:20

PWL partnership

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GBL ARCHITECTS INC
VANCOUVER BC CANADA V6T 1S6
TEL 604 736 1136
FAX 604 736 0378

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4pp

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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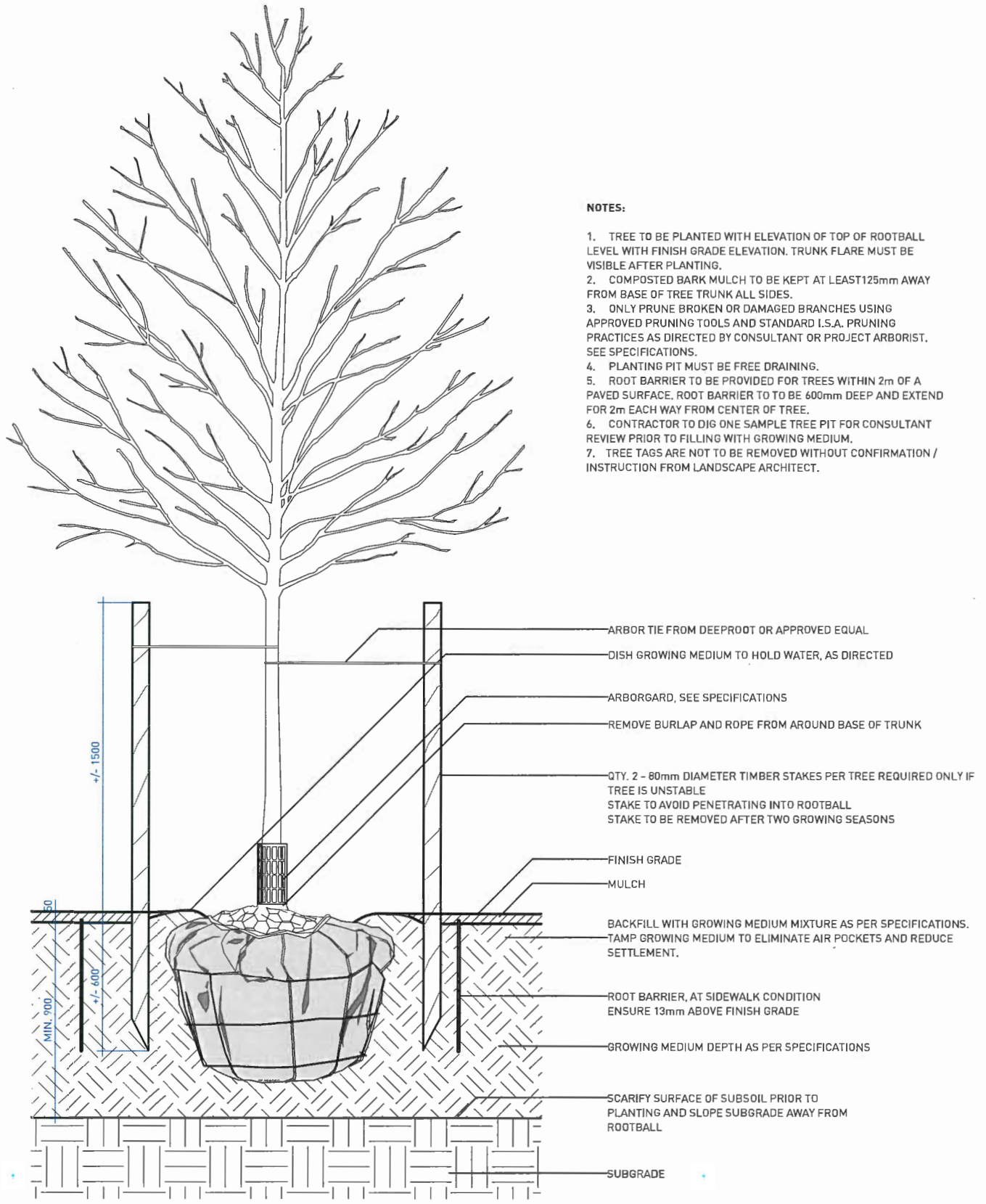
NORTH
SCALE
AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	
PLOTTED	
DRAWN	PY/ZL
REVIEWED	GB

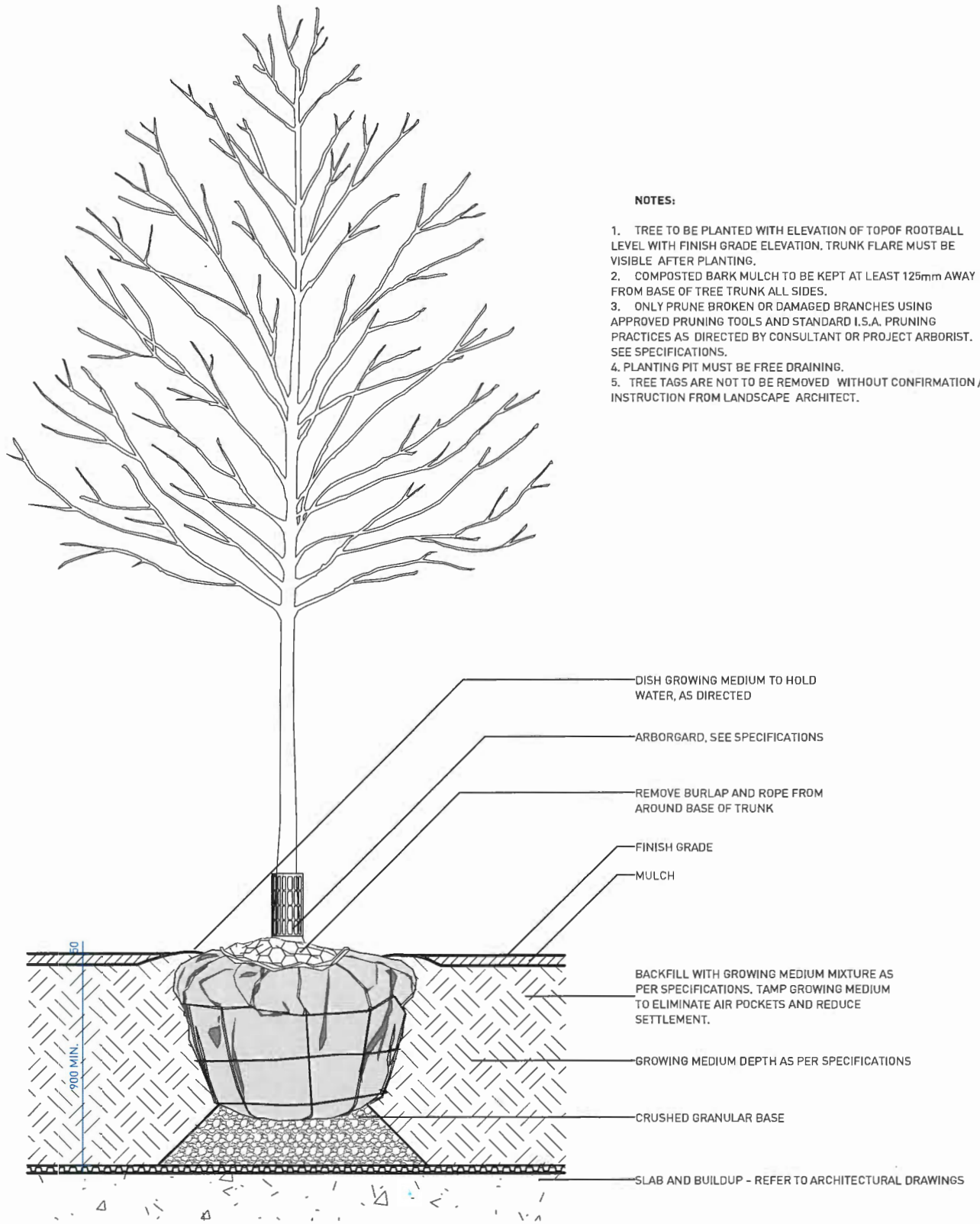
DRAWING
L5.04



NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.
5. ROOT BARRIER TO BE PROVIDED FOR TREES WITHIN 2m OF A PAVED SURFACE. ROOT BARRIER TO TO BE 600mm DEEP AND EXTEND FOR 2m EACH WAY FROM CENTER OF TREE.
6. CONTRACTOR TO DIG ONE SAMPLE TREE PIT FOR CONSULTANT REVIEW PRIOR TO FILLING WITH GROWING MEDIUM.
7. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.

1 Tree Planting on Grade
Scale: 1:25



NOTES:

1. TREE TO BE PLANTED WITH ELEVATION OF TOPOF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
4. PLANTING PIT MUST BE FREE DRAINING.
5. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.

2 Tree Planting on Slab
Scale: 1:25

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com

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F 604.688.6112

gbl

GBL ARCHITECTS INC
1956 FIFTH AVENUE
VANCOUVER, BC CANADA V6J 1N5
TEL 604 738 1159
FAX 604 731 2379

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4qq

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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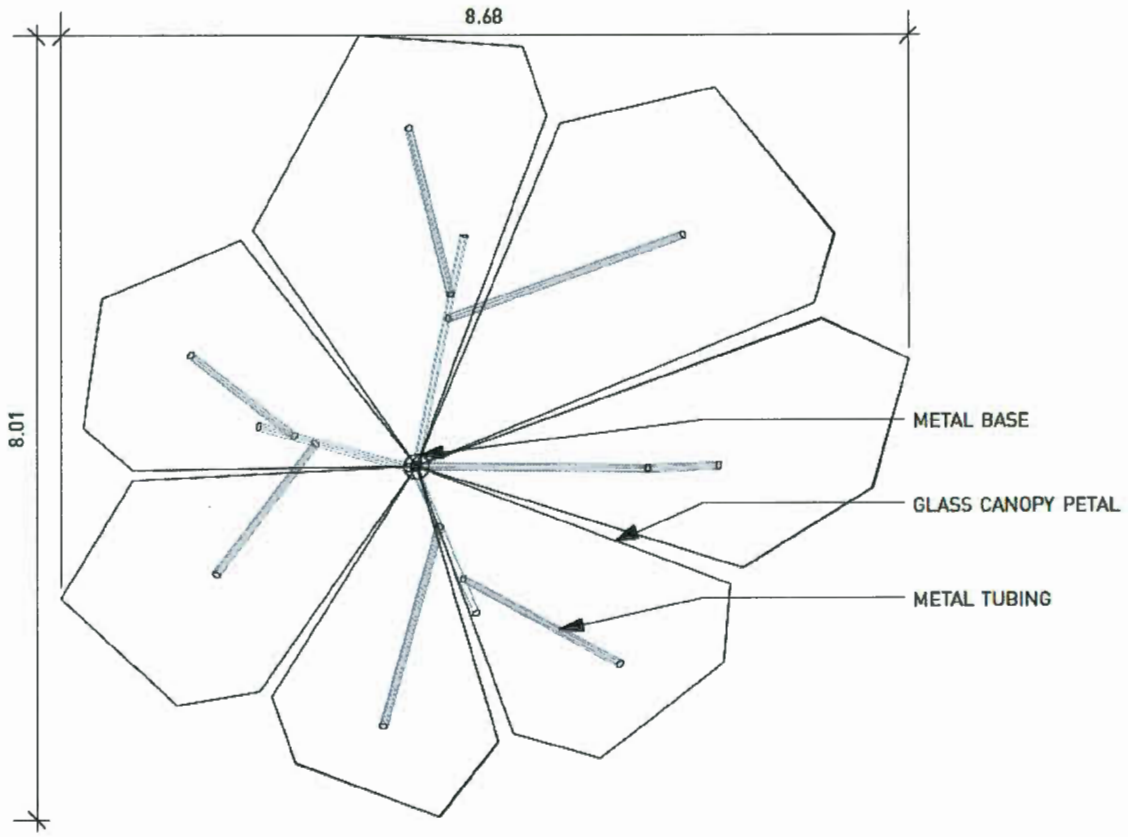
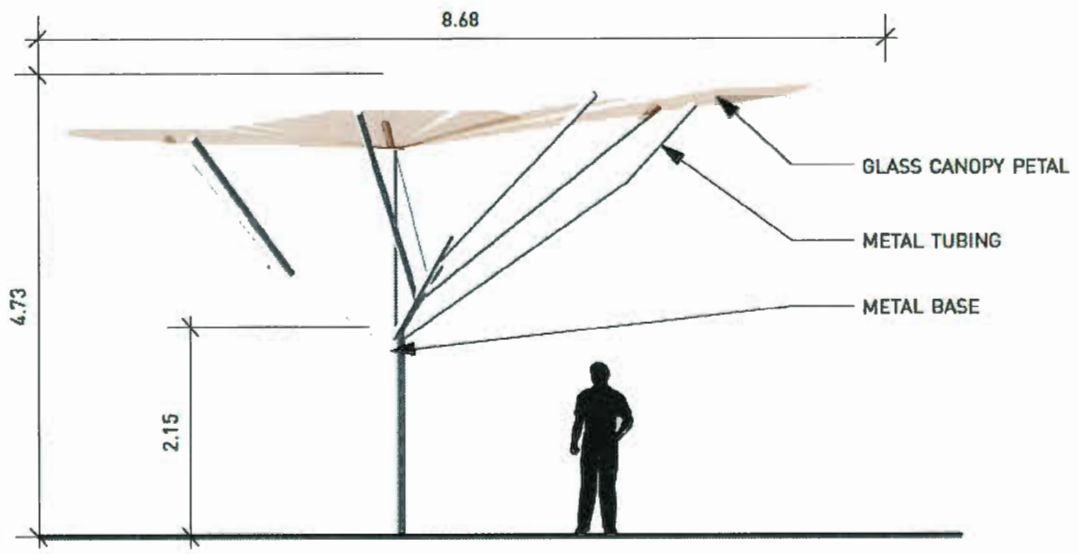
NORTH
SCALE: AS SHOWN

PROJECT NO.	16055
DATE	05 September 2017
FILE NAME	
PLOTTED	
DRAWN	PY/ZL
REVIEWED	GB

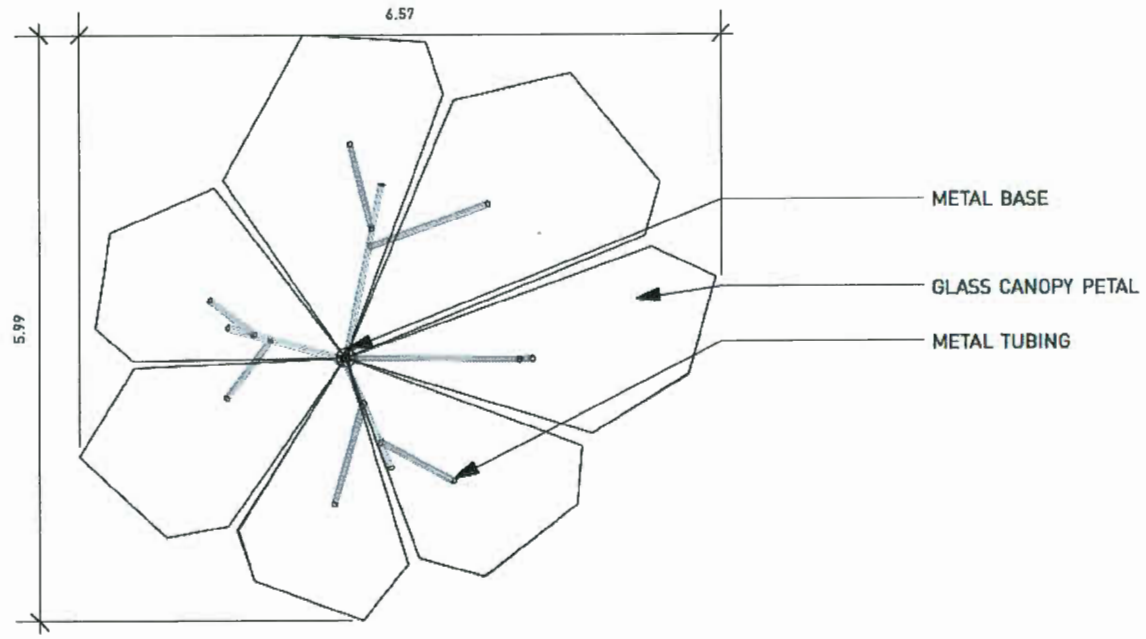
DRAWING
L5.05



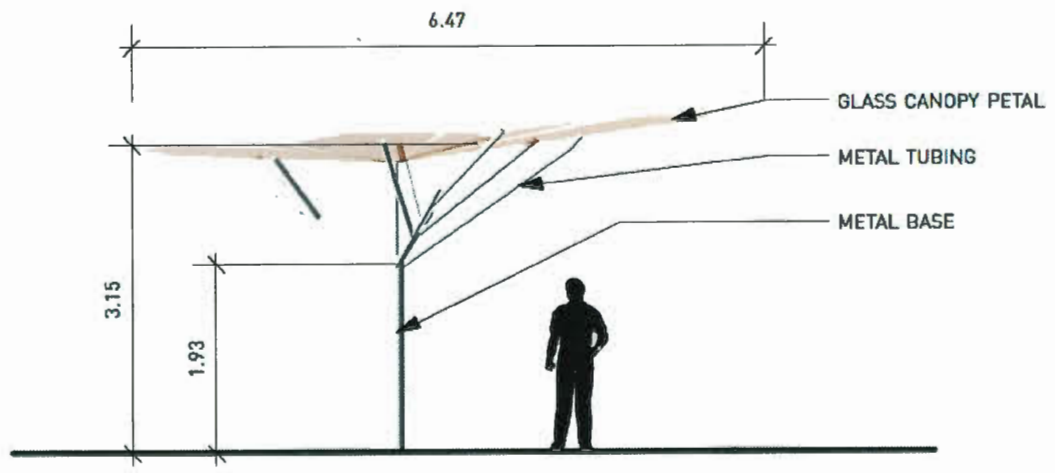
1 **Canopy Structure Type 1 - Plan**
Scale: 1:75



2 **Canopy Structure Type 1 - Section**
Scale: 1:75



3 **Canopy Structure Type 1 - Plan**
Scale: 1:75



4 **Canopy Structure Type 2 - Section**
Scale: 1:75

PWL partnership

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gbl

GBL ARCHITECTS INC
TEL 604 736 1100
FAX 604 731 5279

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-8-9	Re-Issued for DP

CONCORD PACIFIC

PROJECT
Concord Capstan Station

DP 17-787403
August 8, 2018
PLAN # 4rr

ADDRESS
8511 Capstan Way
& No. 3 Road
Richmod, BC

DRAWING TITLE
Landscape Details

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NORTH
SCALE
AS SHOWN

PROJECT NO. 16055
DATE 05 September 2017
FILE NAME
PLOTTED
DRAWN PY/ZL REVIEWED GB
DRAWING

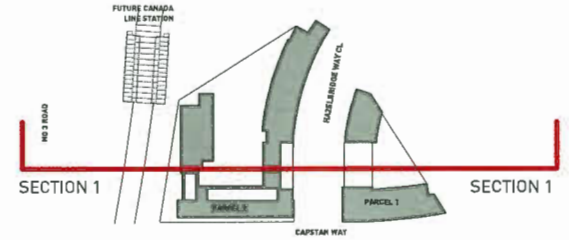
L5.06

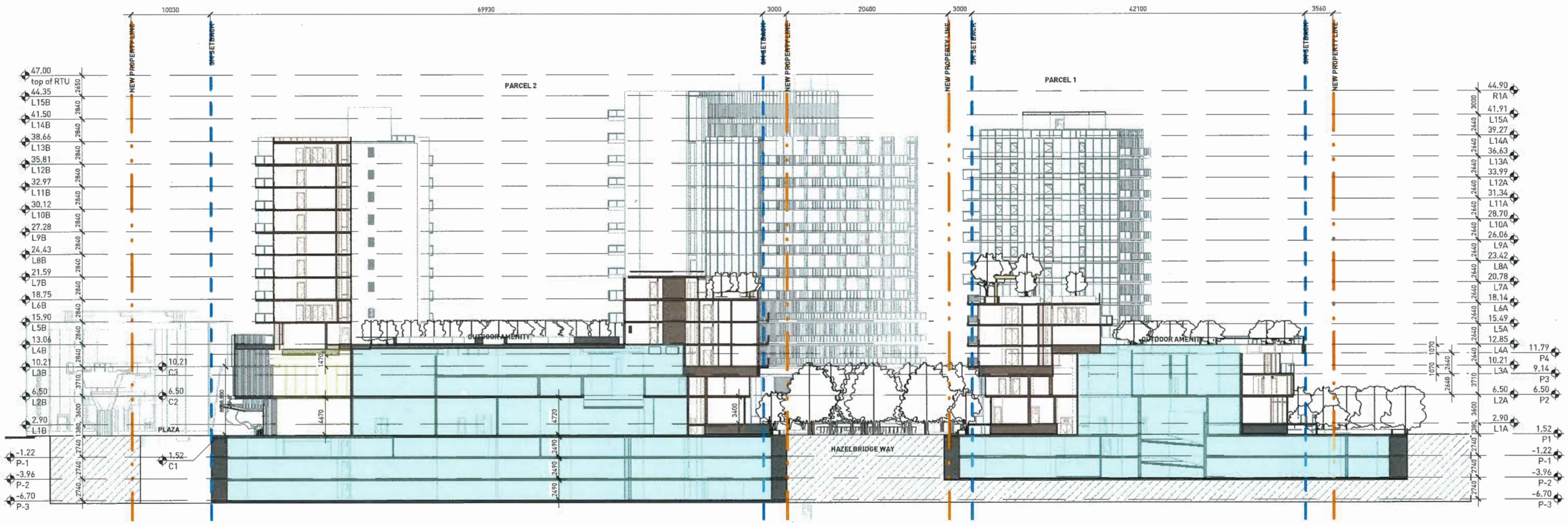
DP 17-787403
AUG 8/18
PLAN #5a

Residential

Commercial

Parking, Loading, Services & Mech





Section 1-1
1 : 500

GBLARCHITECTS

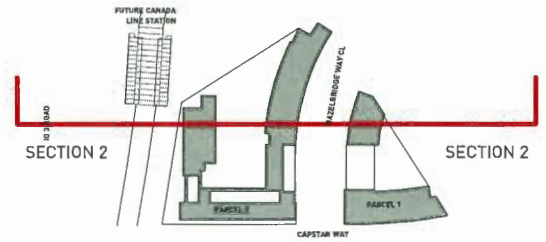
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

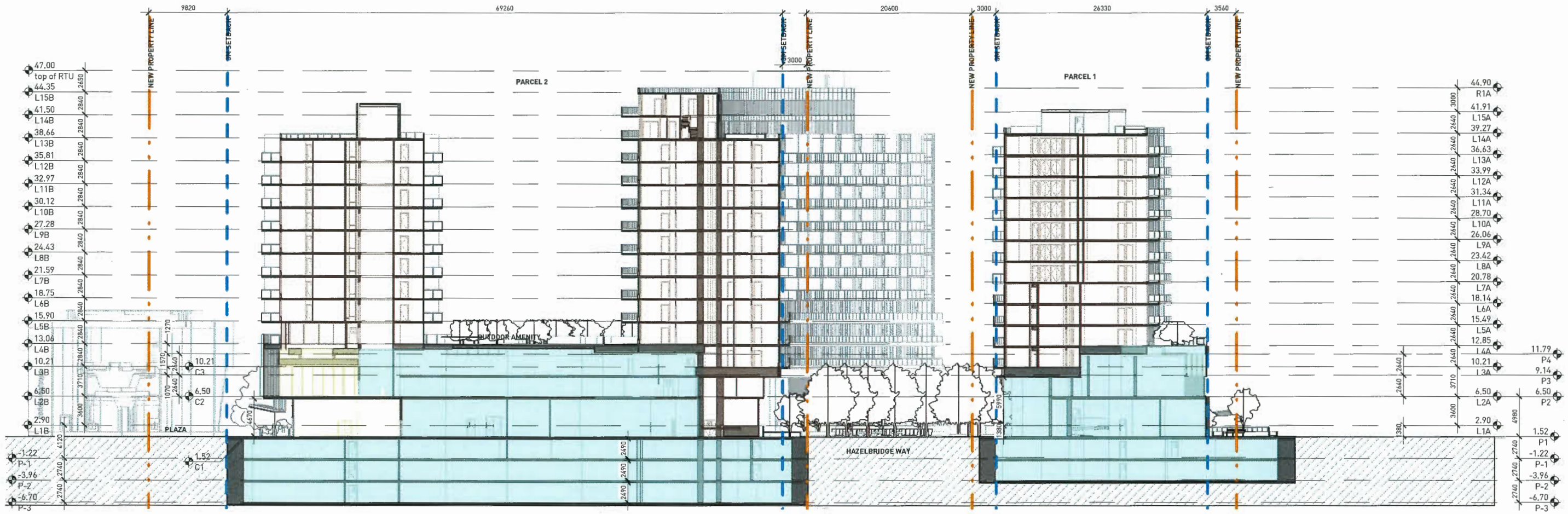
DP 17-787403
AUG 8/18
PLAN #5b

Residential

Commercial

Parking, Loading, Services & Mech





Section 2-2
1 : 500

GBL ARCHITECTS

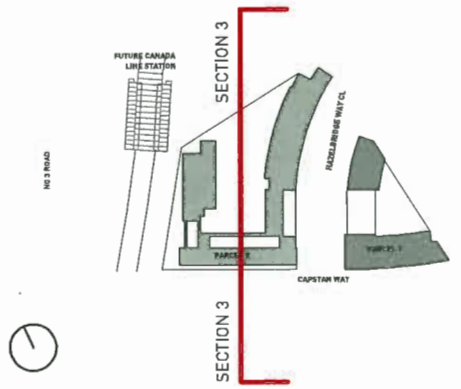
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

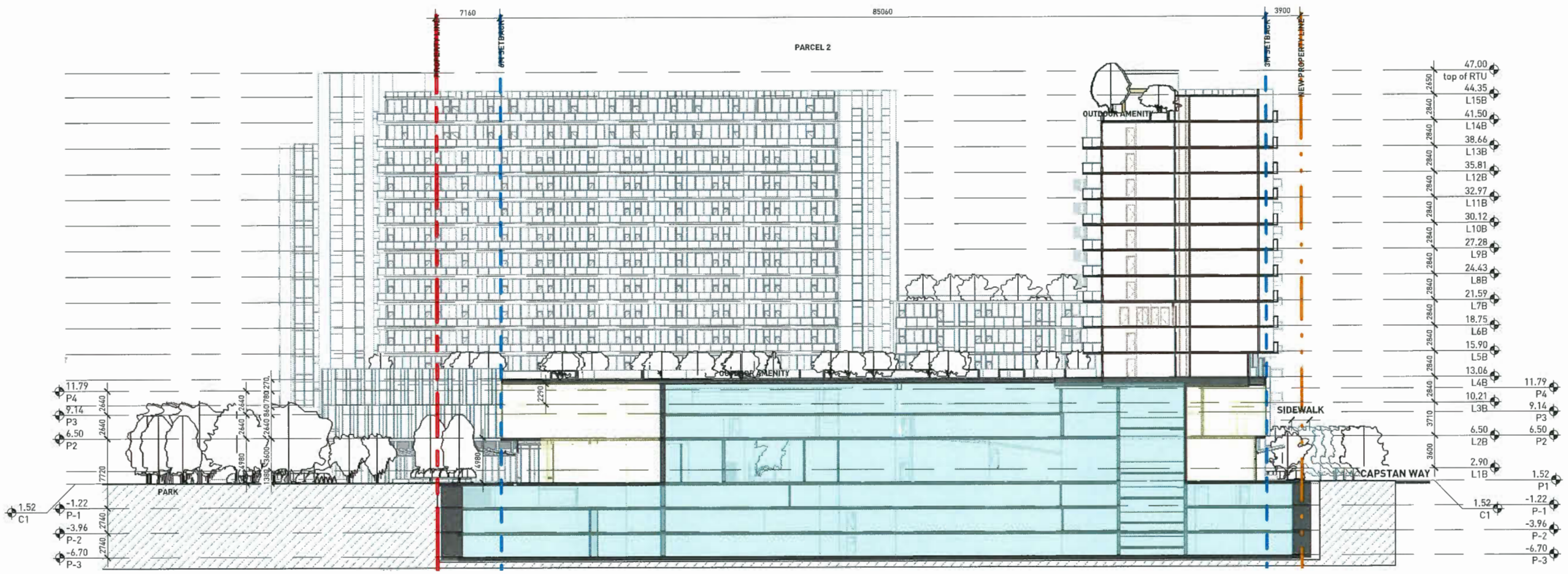
DP 17-787403
AUG 8/18
PLAN #5c

Residential

Commercial

Parking, Loading, Services & Mech





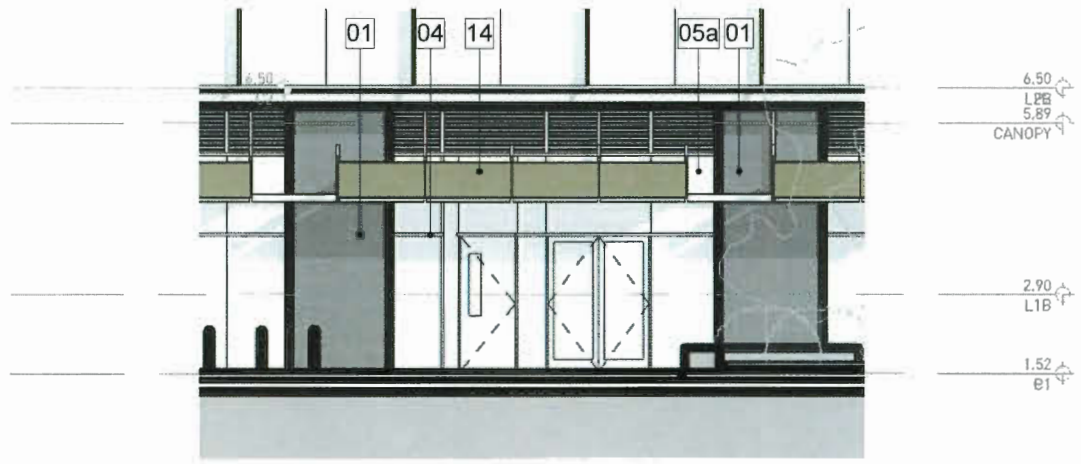
Section 3-3
1 : 500

GBLARCHITECTS

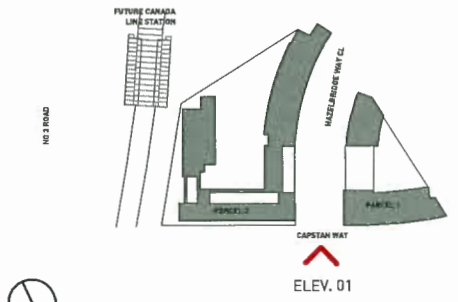
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

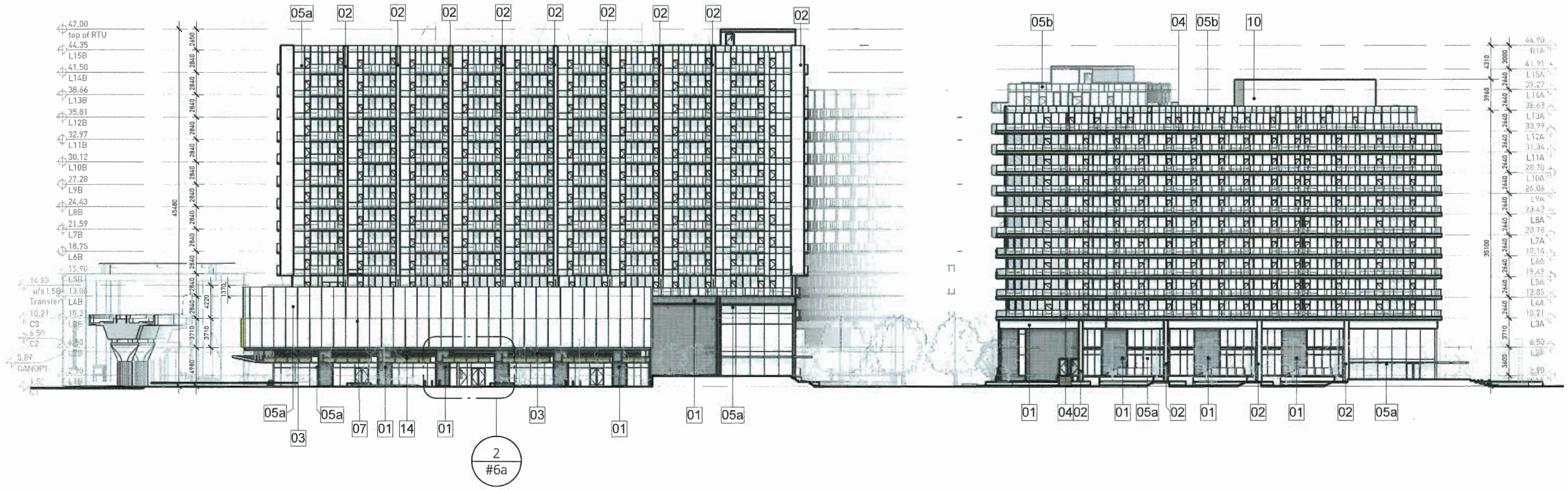
DP 17-787403
AUG 8/18
PLAN #6a

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow



Elevation 01-South-Capstan Way - Retail
3/32" = 1'-0"





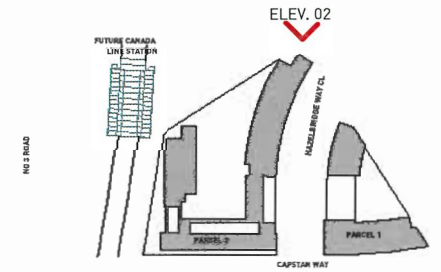
Elevation 01-South-Capstan Way
1 : 500

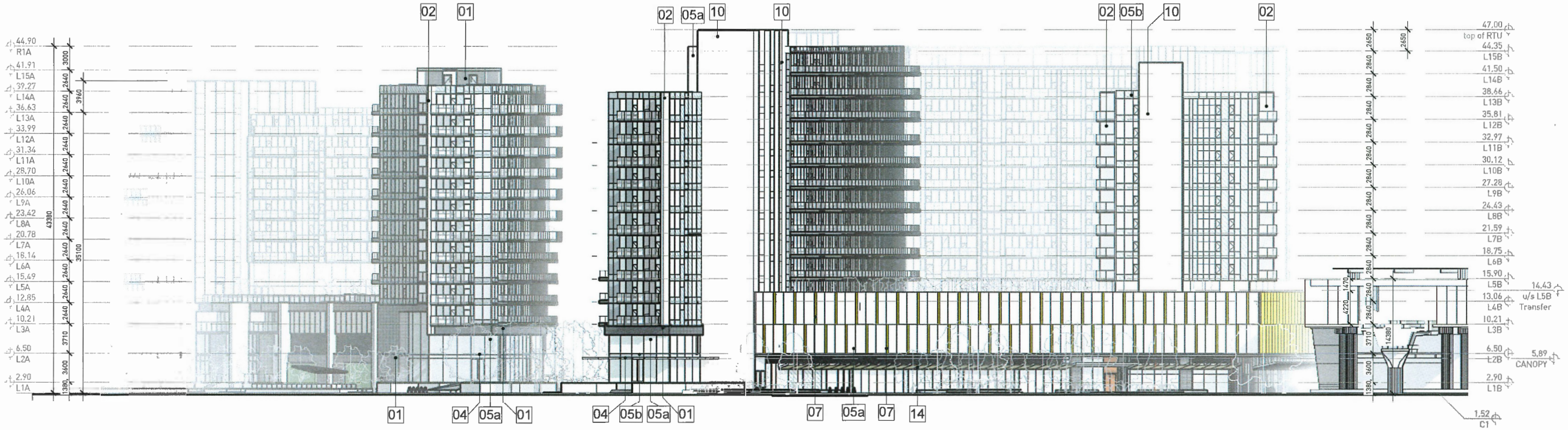
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6b

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





Elevation 02-North
1 : 500

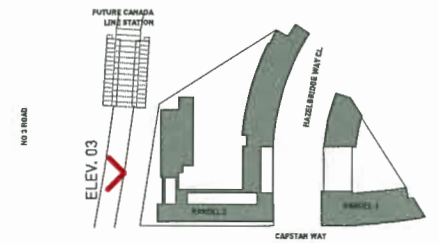
GBLARCHITECTS

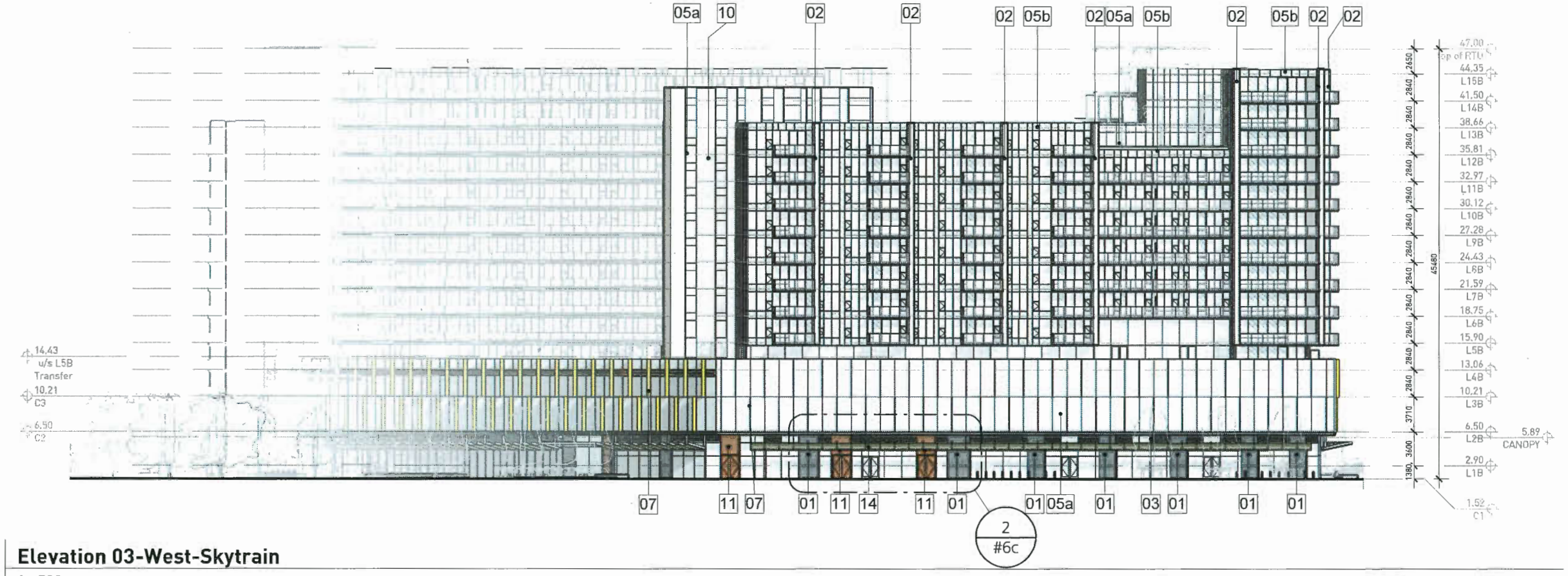
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6c

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow

Elevation 03-West-Skytrain -Retail
3/32" = 1'-0"





Elevation 03-West-Skytrain
1 : 500

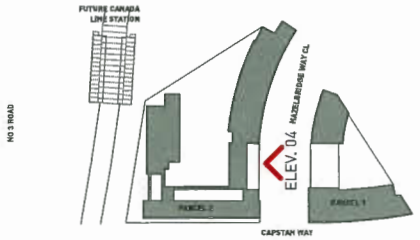
GBLARCHITECTS

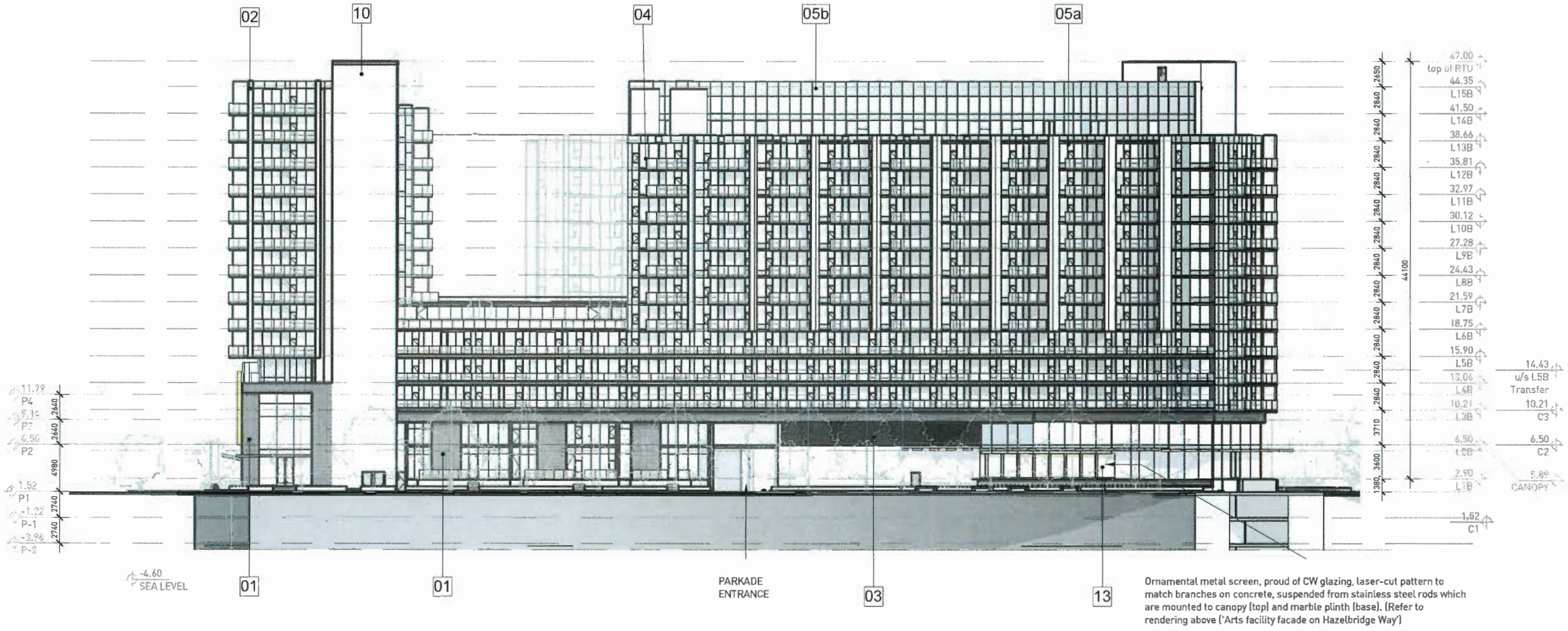
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6d

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow

ARTS FACILITY FACADE ON HAZELBRIDGE WAY





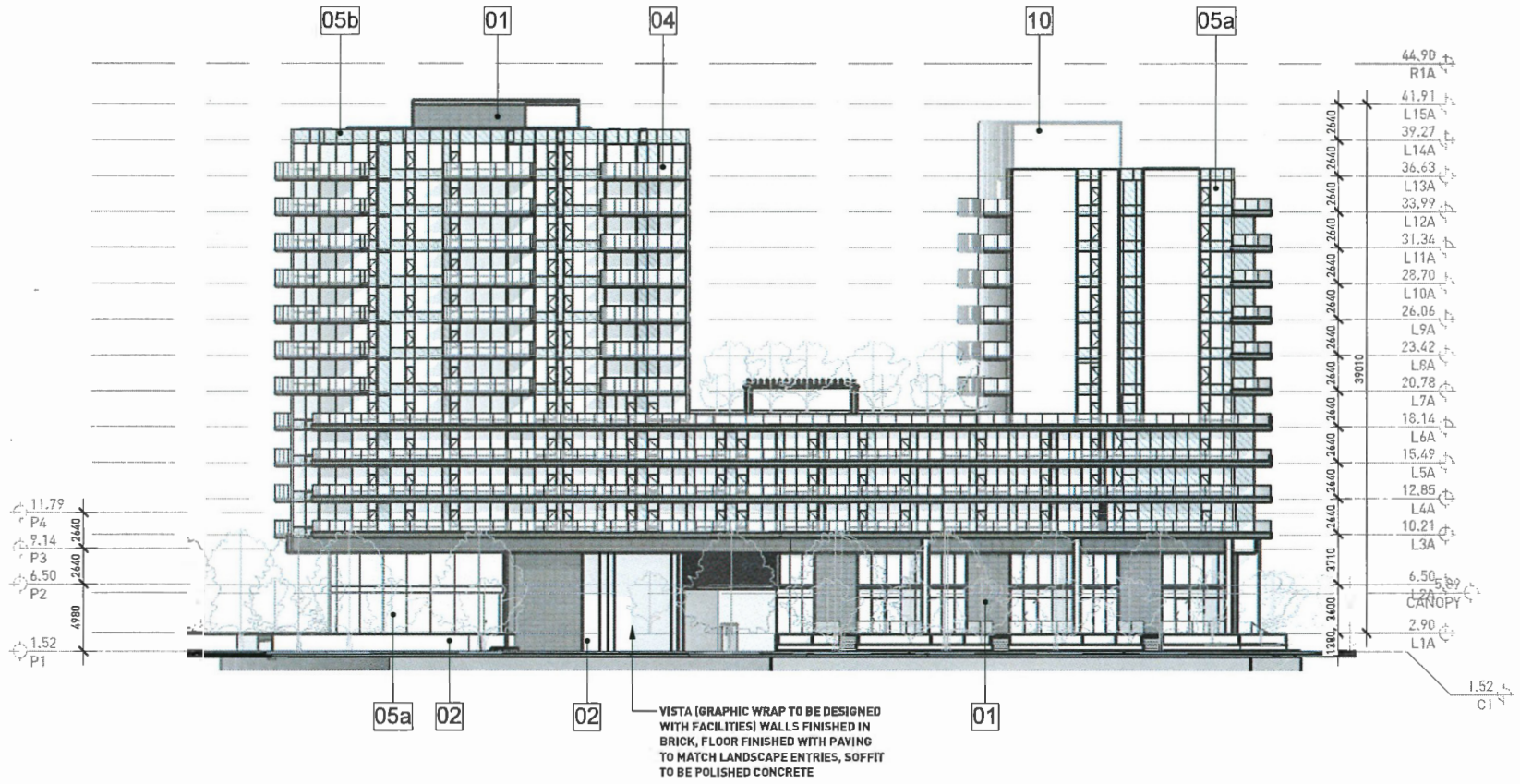
Elevation 04-West-Hazelbridge Way
1 : 500

GBLARCHITECTS

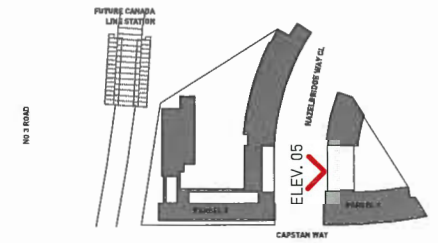
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6e

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow



Elevation 05-East-Hazelbridge Way
1 : 500

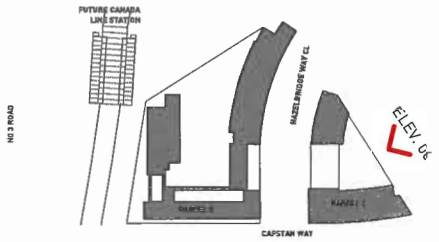


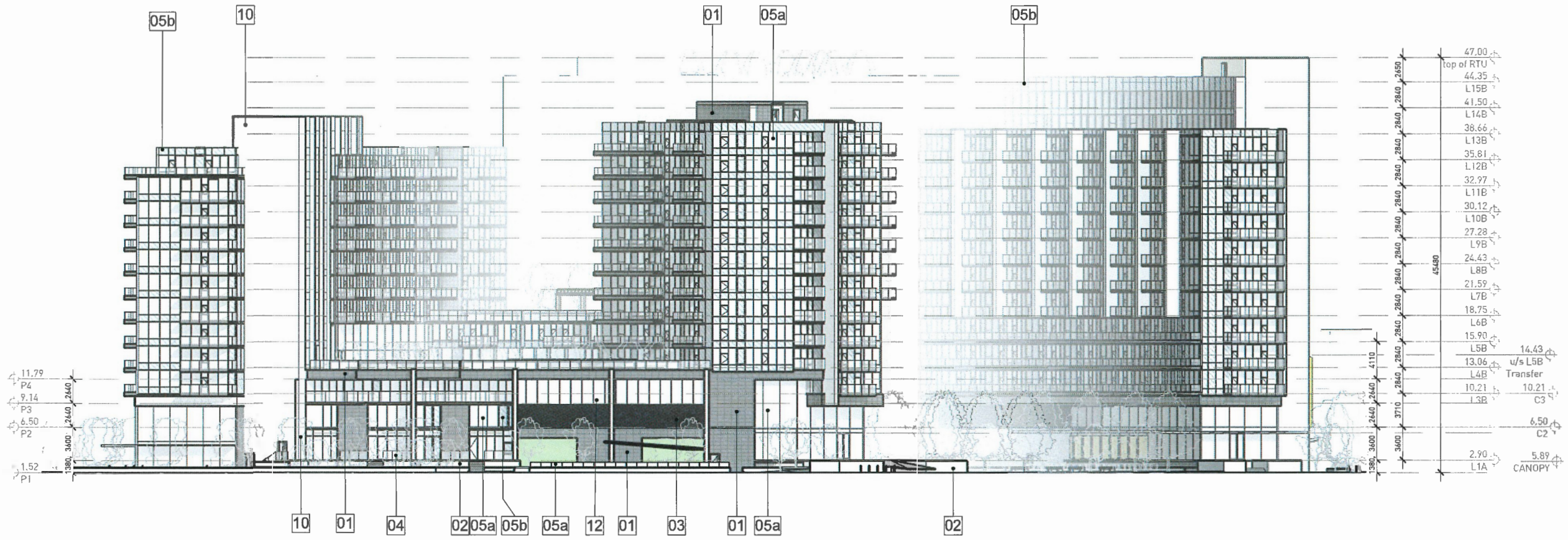
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6f

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





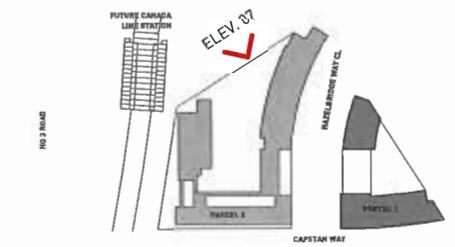
Elevation 06-East-Greenway
1 : 500

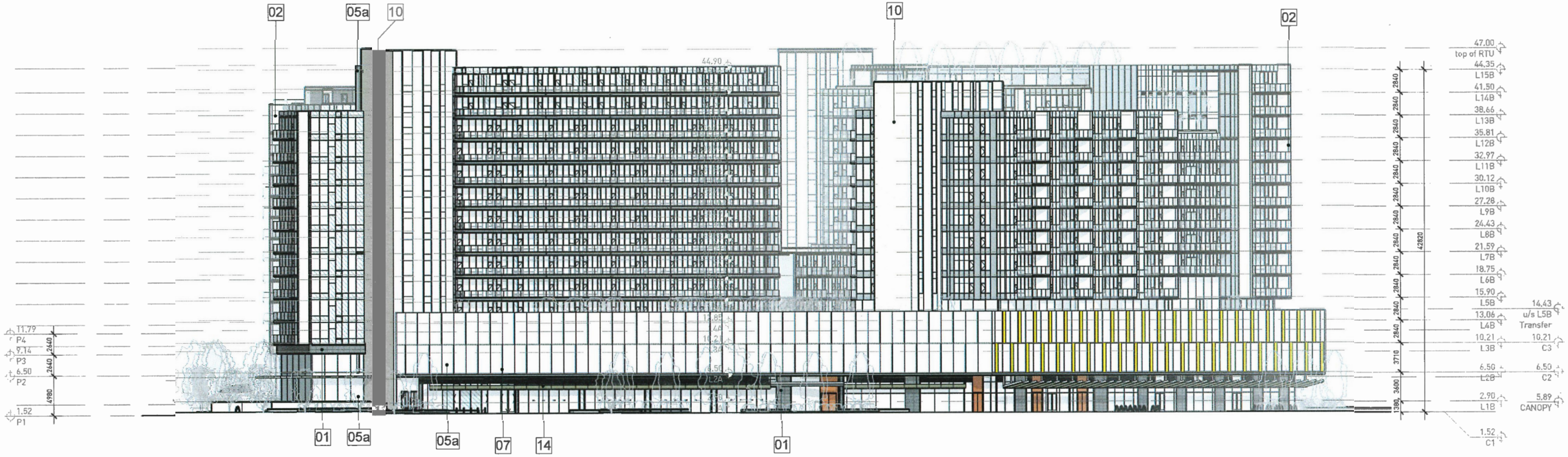
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6g

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





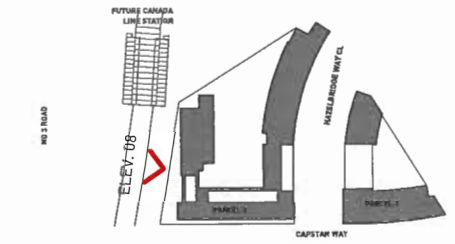
Elevation 07-North-Park Elevation
1 : 500

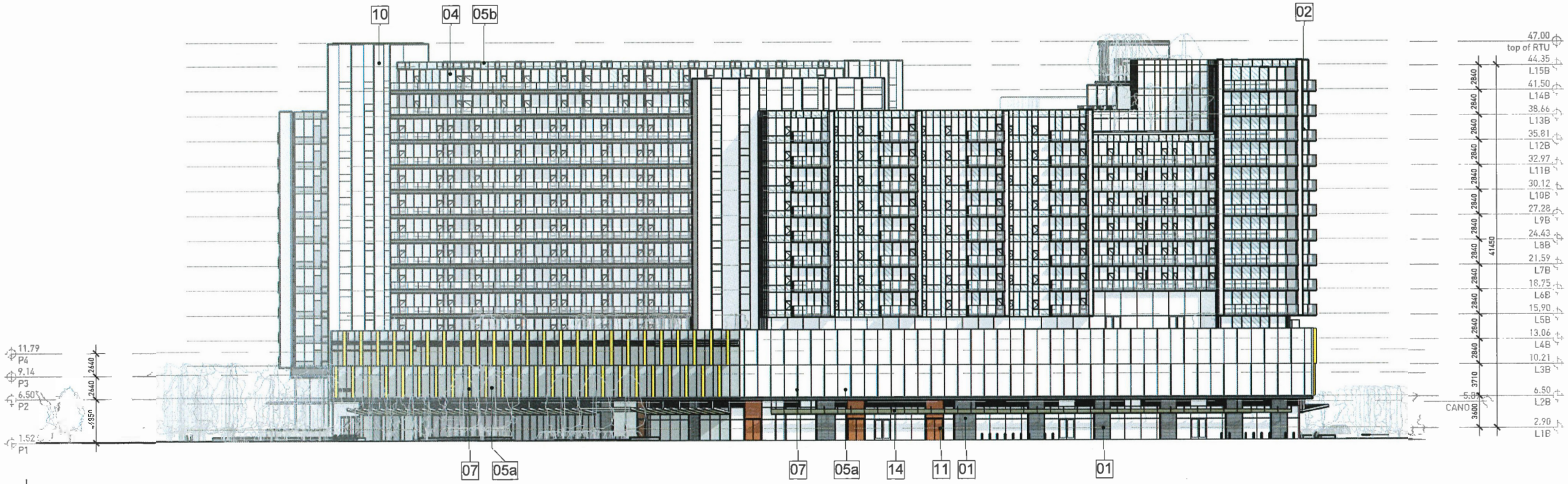
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

DP 17-787403
AUG 8/18
PLAN #6h

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





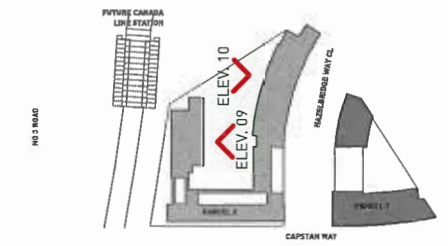
Elevation 08-Parcel 02
1 : 500

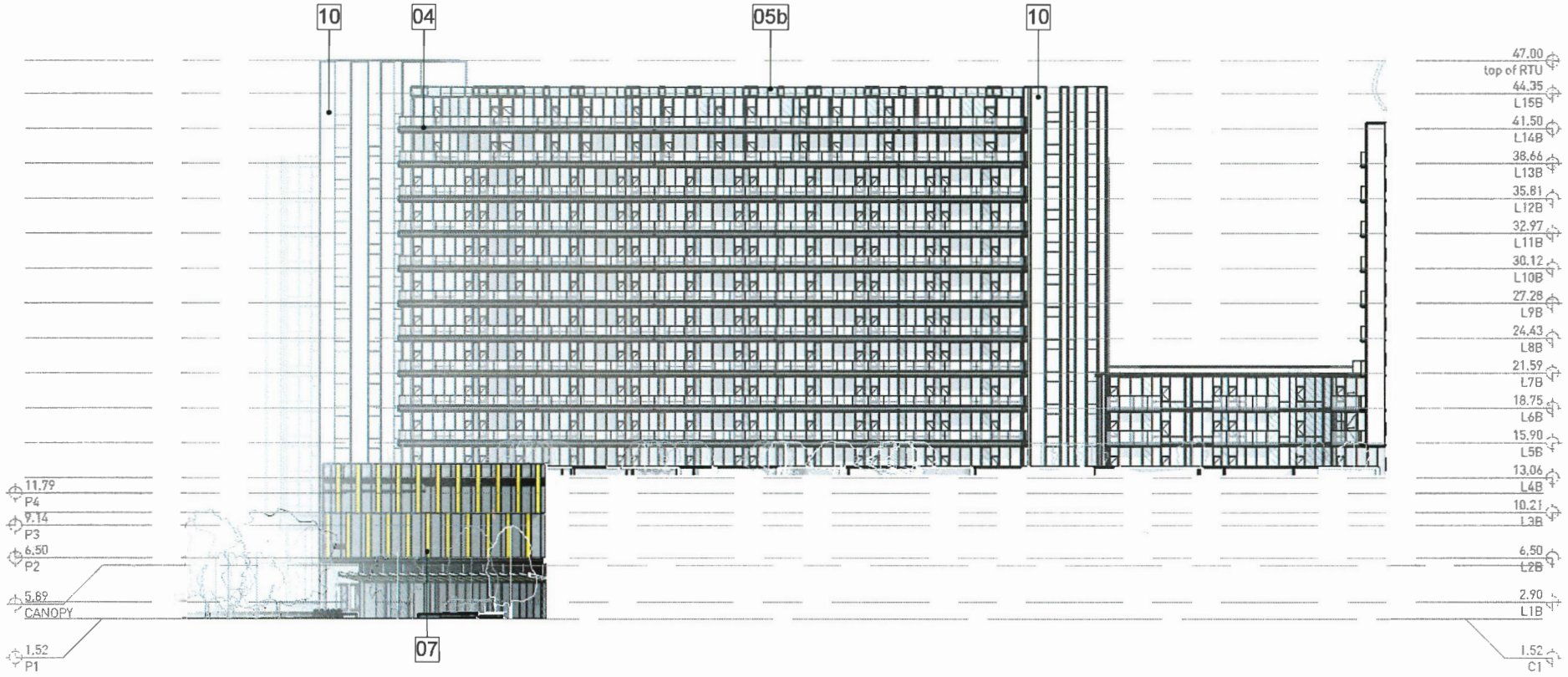
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

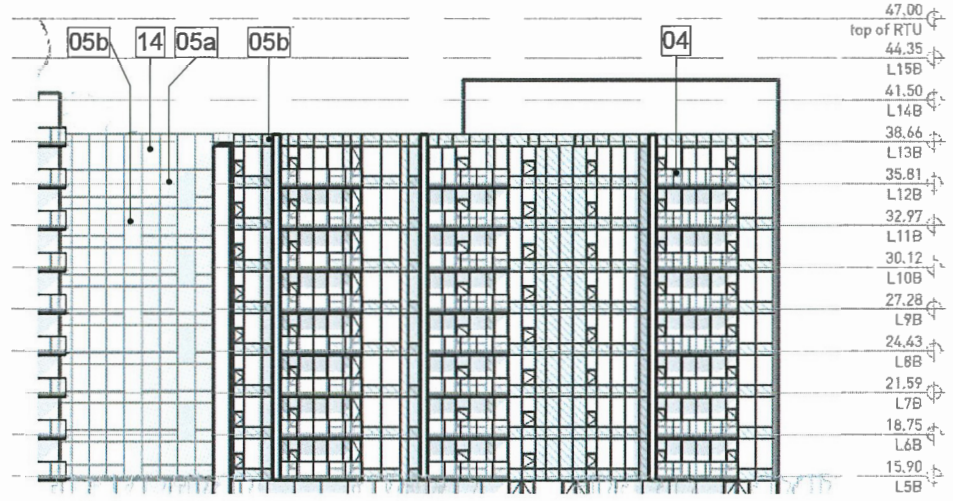
DP 17-787403
AUG 8/18
PLAN #6i

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





Elevation 10-Parcel 02
1 : 500



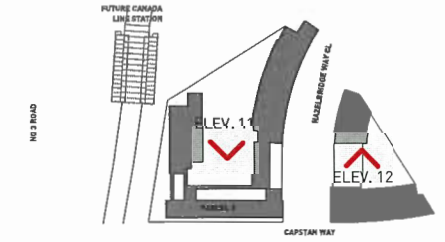
Elevation 09-Parcel 02
1 : 500

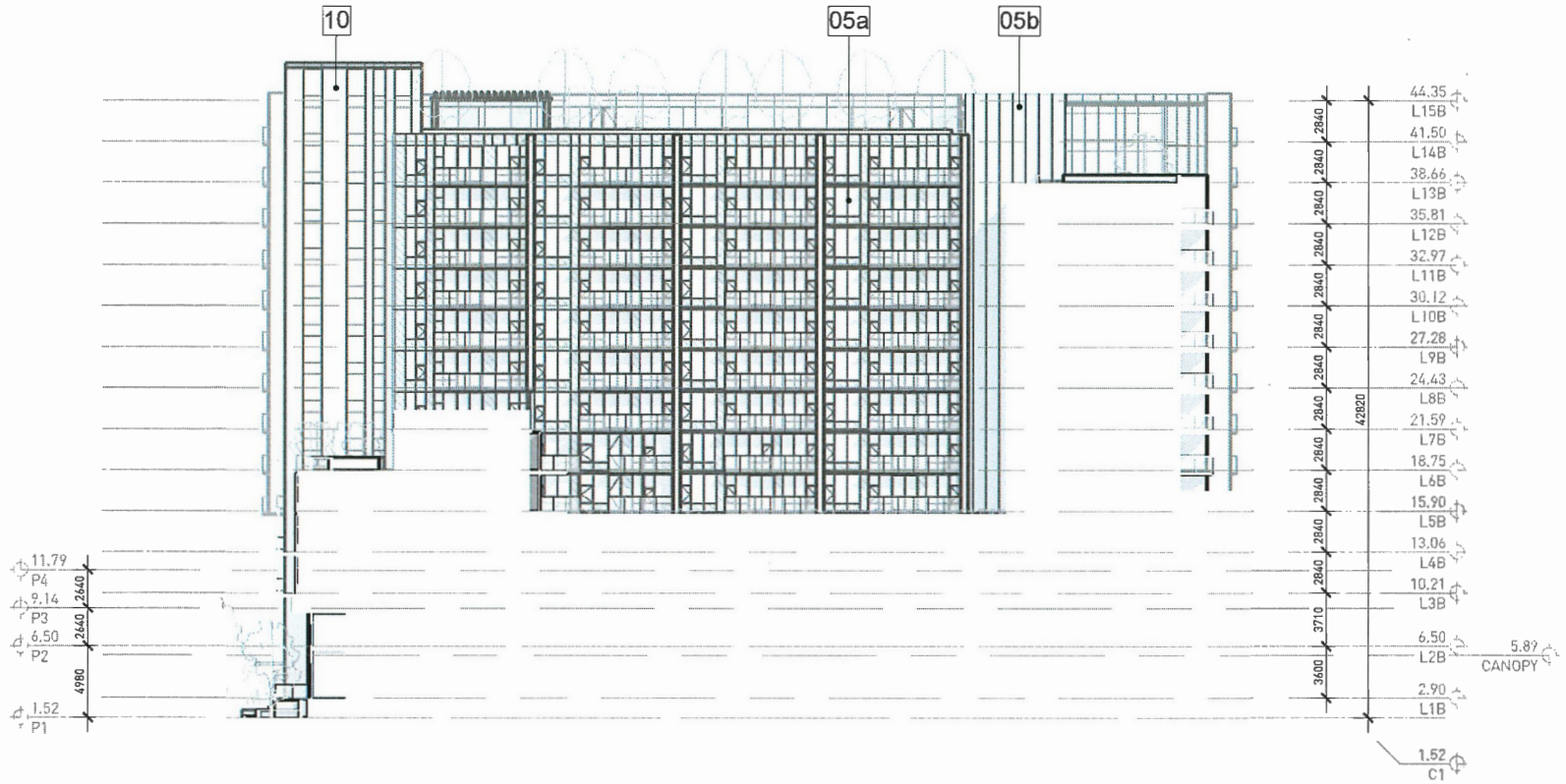
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

GBL ARCHITECTS

DP 17-787403
AUG 8/18
PLAN #6j

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





Elevation 11-Parcel 02
1 : 500

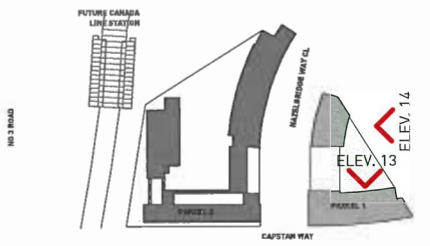
Elevation 12-Parcel 01
1 : 500

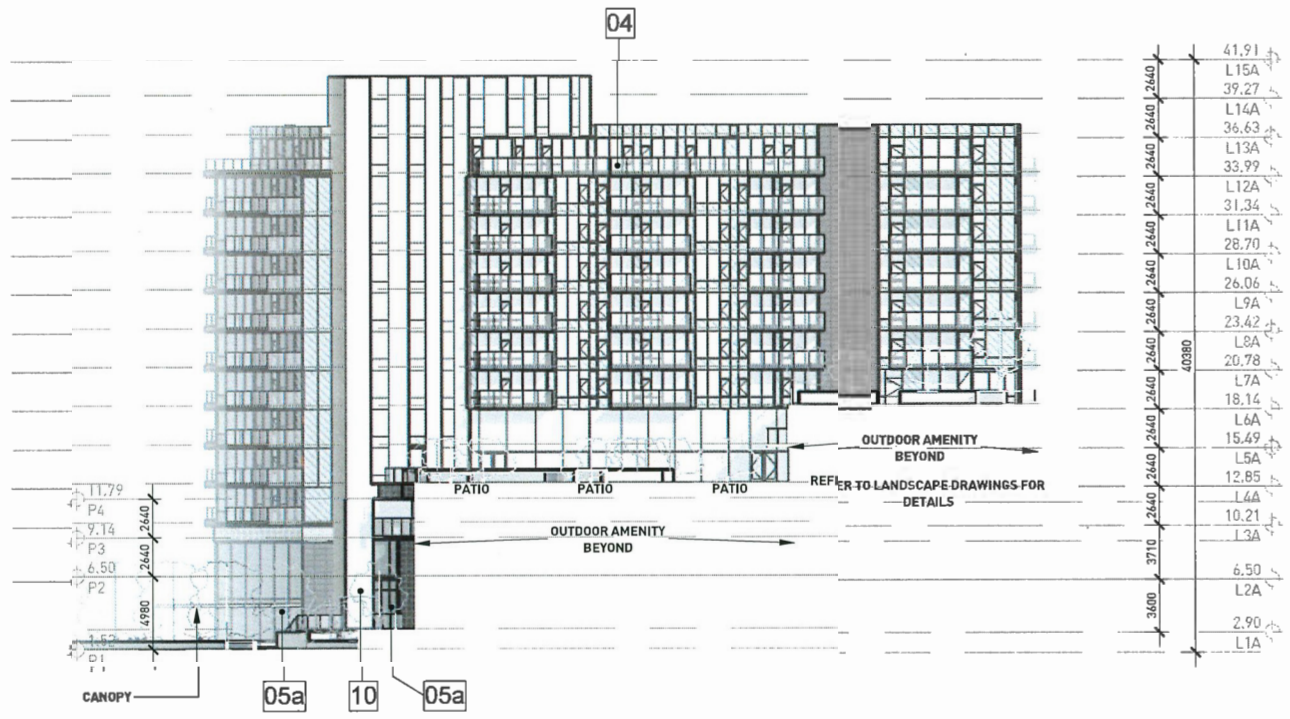
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

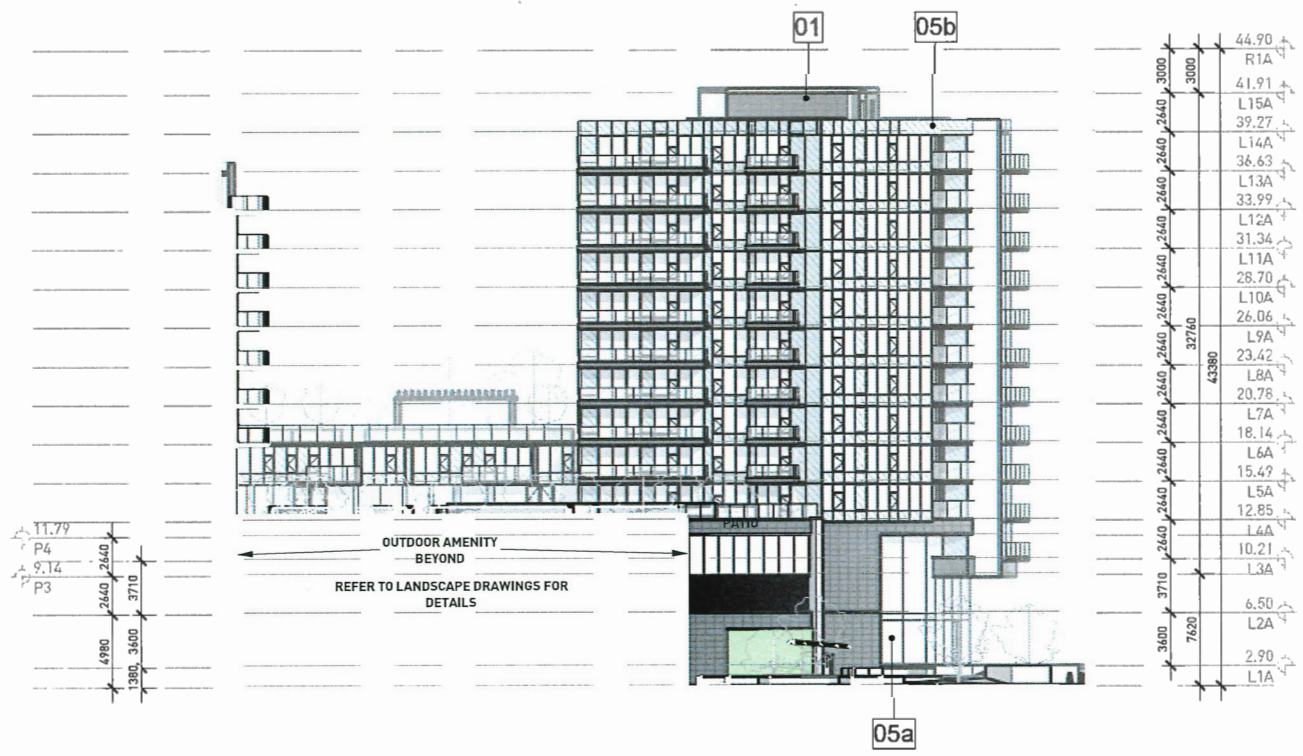
DP 17-787403
AUG 8/18
PLAN #6k

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural Concrete	Yellow





Elevation 13-Parcel 01
1 : 500



Elevation 14-Parcel 01
1 : 500

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
[formerly 8511 Capstan Way and 3360 No. 3 Road]

DP 17-787403
AUG 8/18
PLAN #7

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	Stone	Black
02	Brick	White
03	Custom Metal Screening	Textured
04	Glazed Guardrail	Clear
05a	Clear Glazing (Anodized Alum. Frame)	Clear
05b	Spandrel Glazing (Anodized Alum. Frame)	Light Gray
07	Accent Mullion (Anodized Alum.)	Yellow
10	Architectural Concrete	Textured
11	Wood Panel	Walnut
12	Custom Decorative Fritted Glass to Match Architectural Concrete	White
13	Custom Metal Decorative Screening	Yellow
14	Suspended Canopy with Fritted Glass to Match Architectural	Yellow

1	4	07
2	5a	10
3	5b	11

Colour Legend

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

GBLARCHITECTS

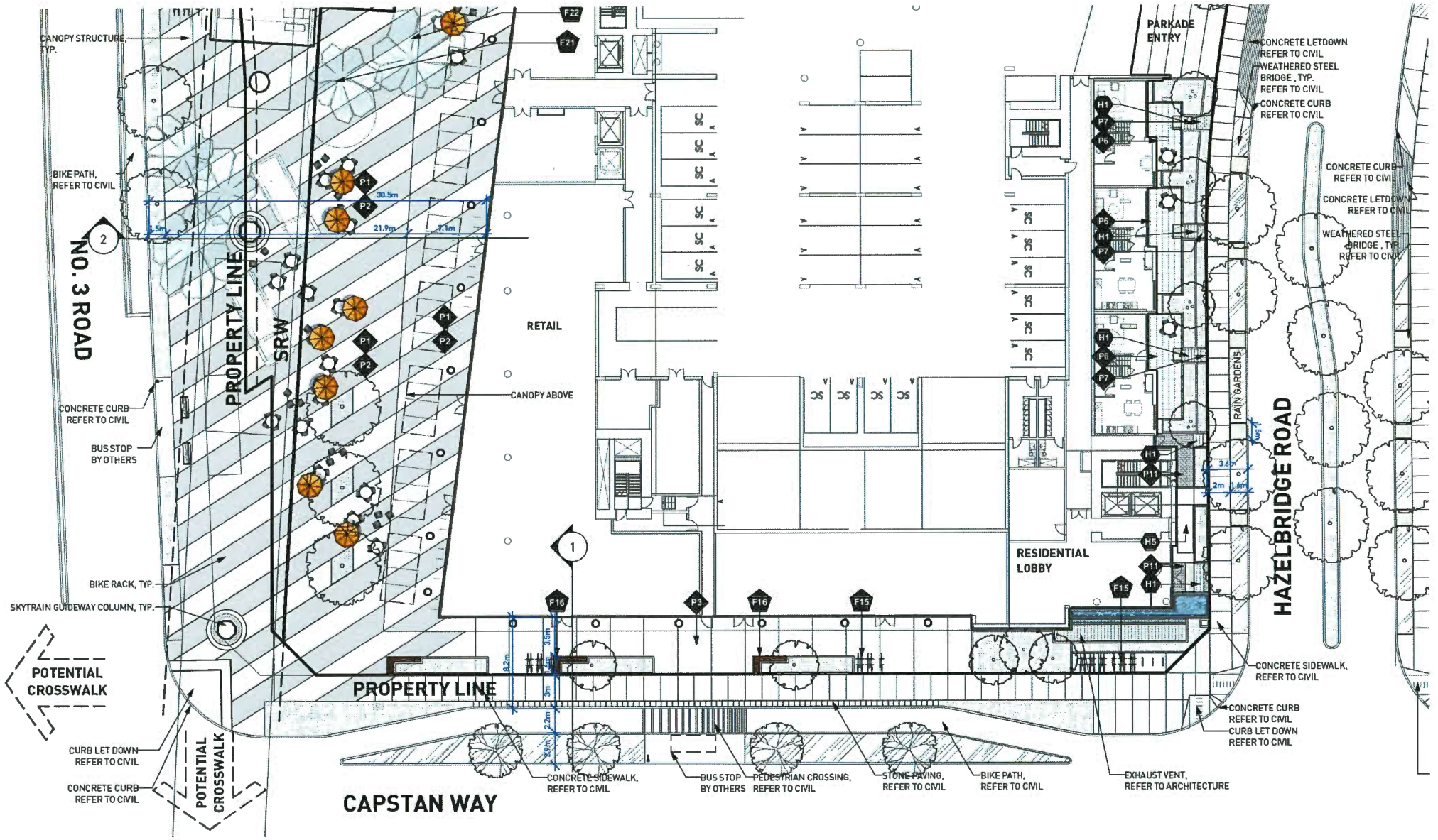
AERIAL VIEW

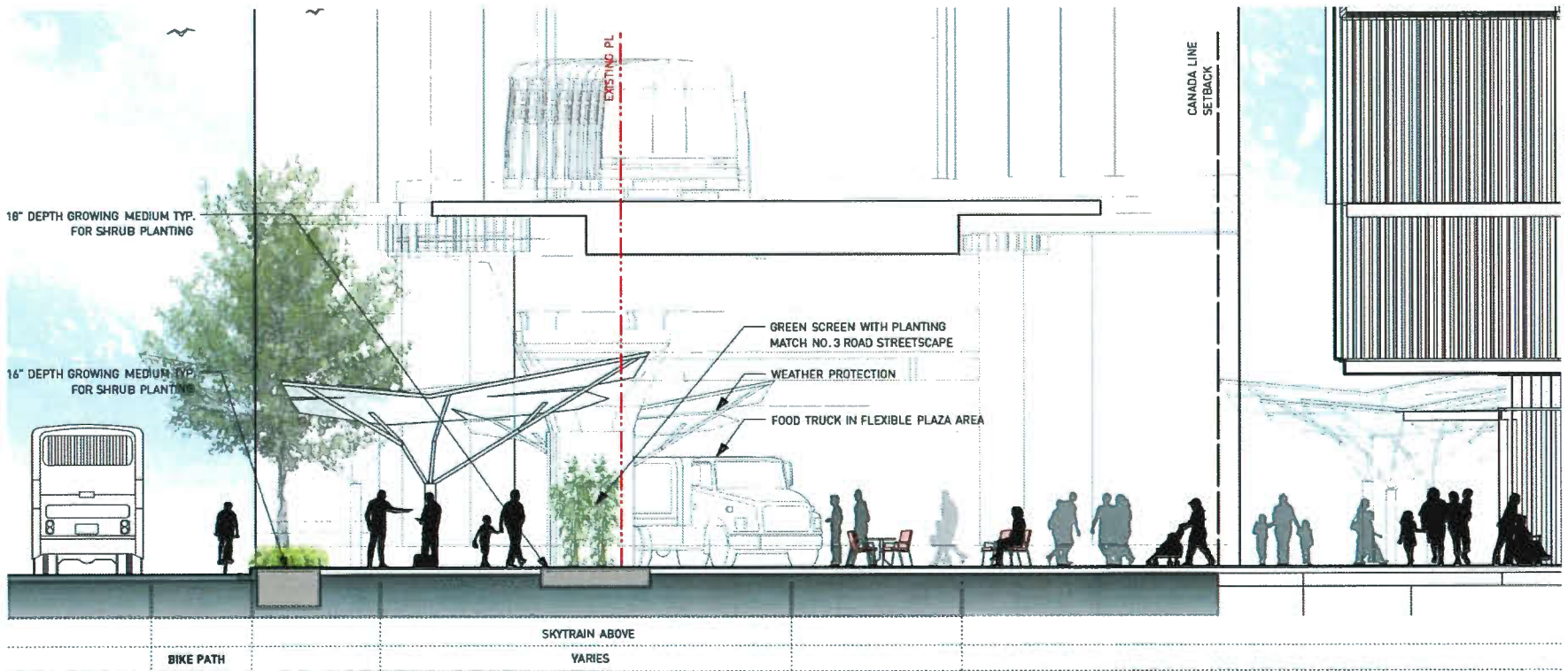
VIEW OF PARCEL 2 LOOKING SOUTH

VIEW OF PARCEL 2 LOBBY AND ARTS FACILITY ELEVATION FROM PARK

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)





GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

VIEW LOOKING NORTH AT PUBLIC PLAZA, PARCEL 2 COMMERCIAL IN FOREGROUND

VIEW LOOKING SOUTH FROM PARK, PARCEL 2 COMMERCIAL IN FOREGROUND

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

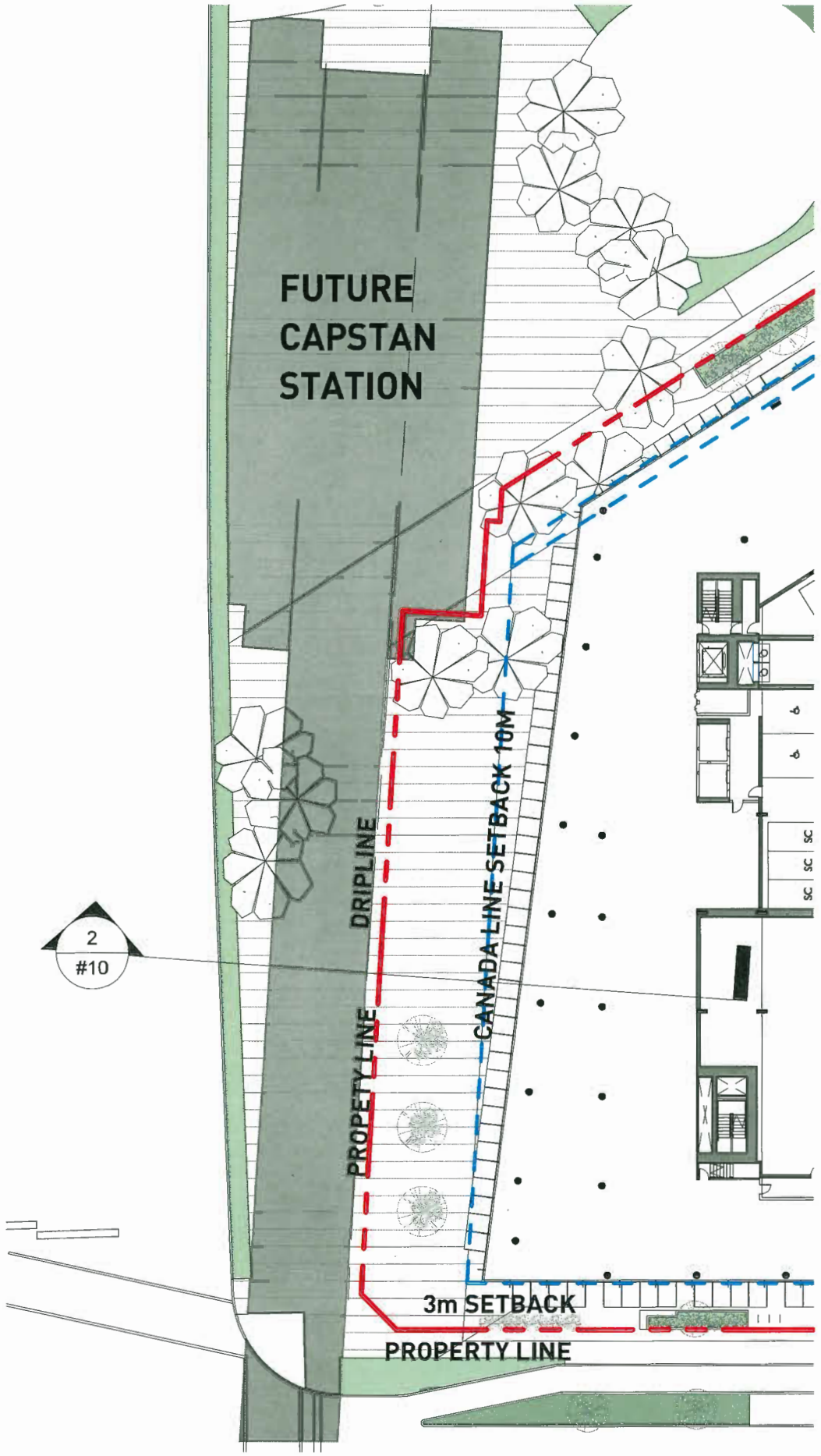
VIEW LOOKING NORTH AT PUBLIC PLAZA, PARCEL 2 COMMERCIAL IN FOREGROUND

VIEW LOOKING SOUTH AT PUBLIC PLAZA, PARCEL 2 COMMERCIAL IN FOREGROUND

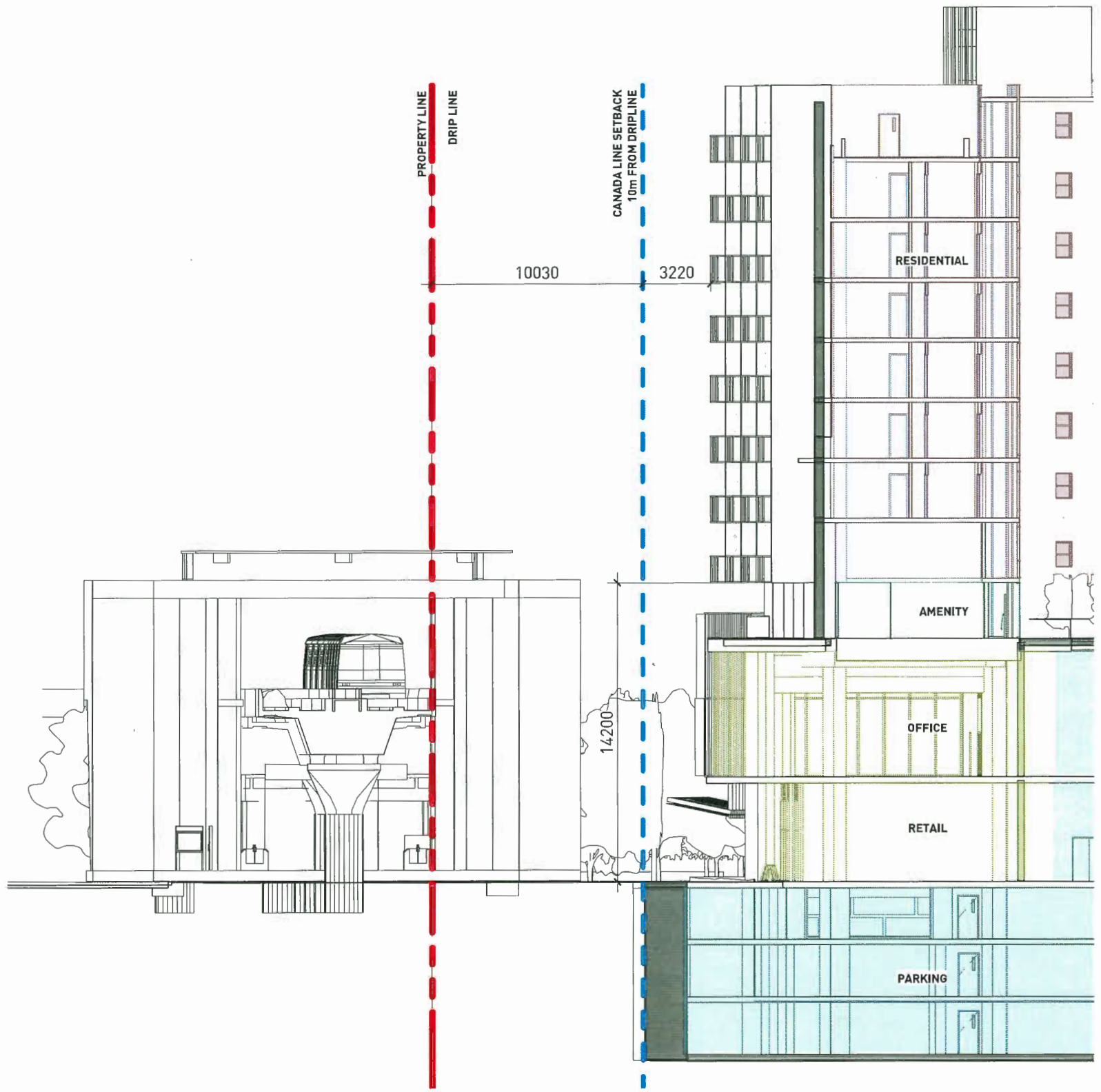
VIEW LOOKING AT CAPSTAN WAY, PARCEL 2 COMMERCIAL IN FOREGROUND

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)



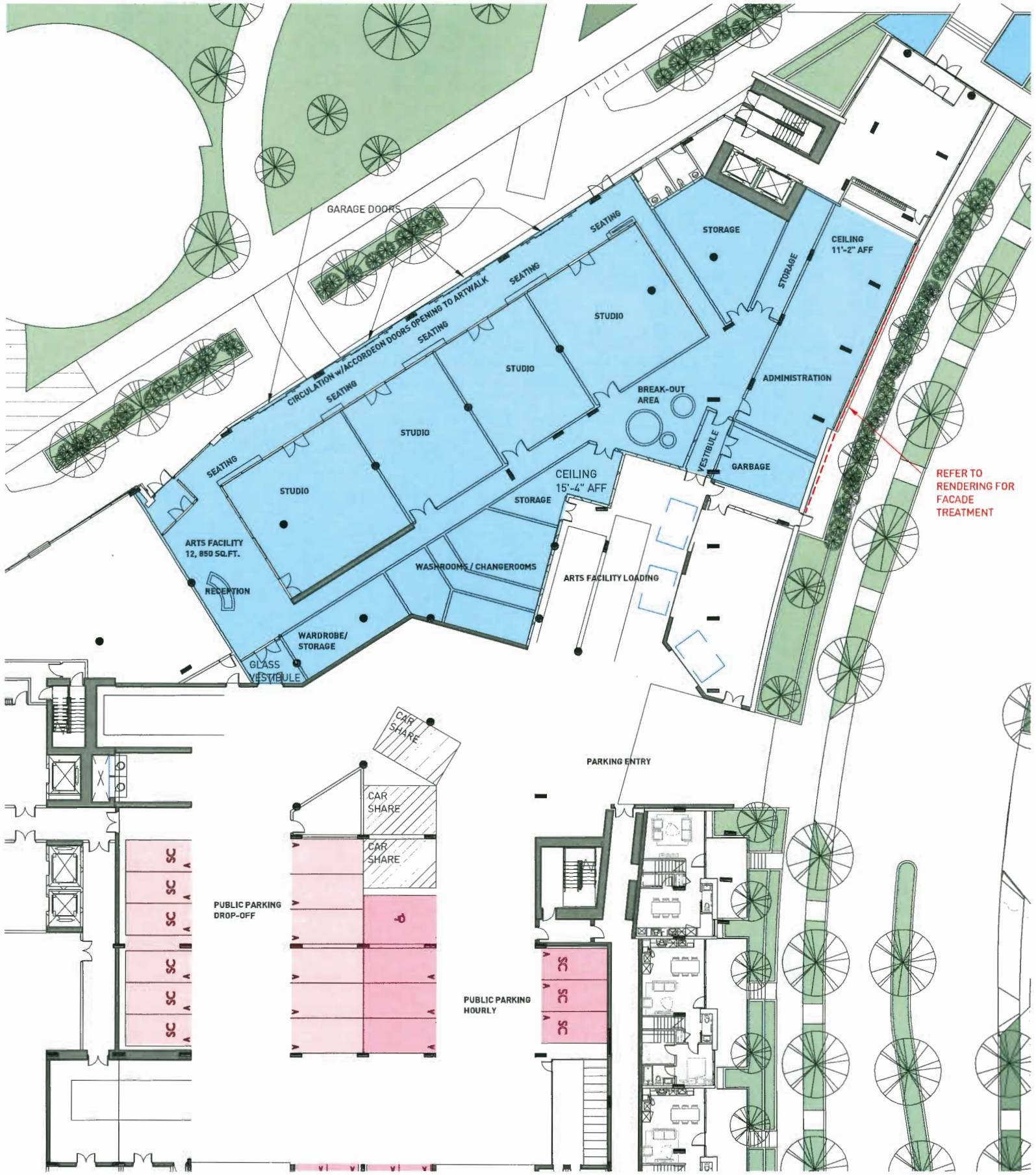
CANADA LINE ADJACENT PLAN
1" = 40'-0"



CANADA LINE ADJACENT SECTION
1" = 20'-0"

GBL ARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)



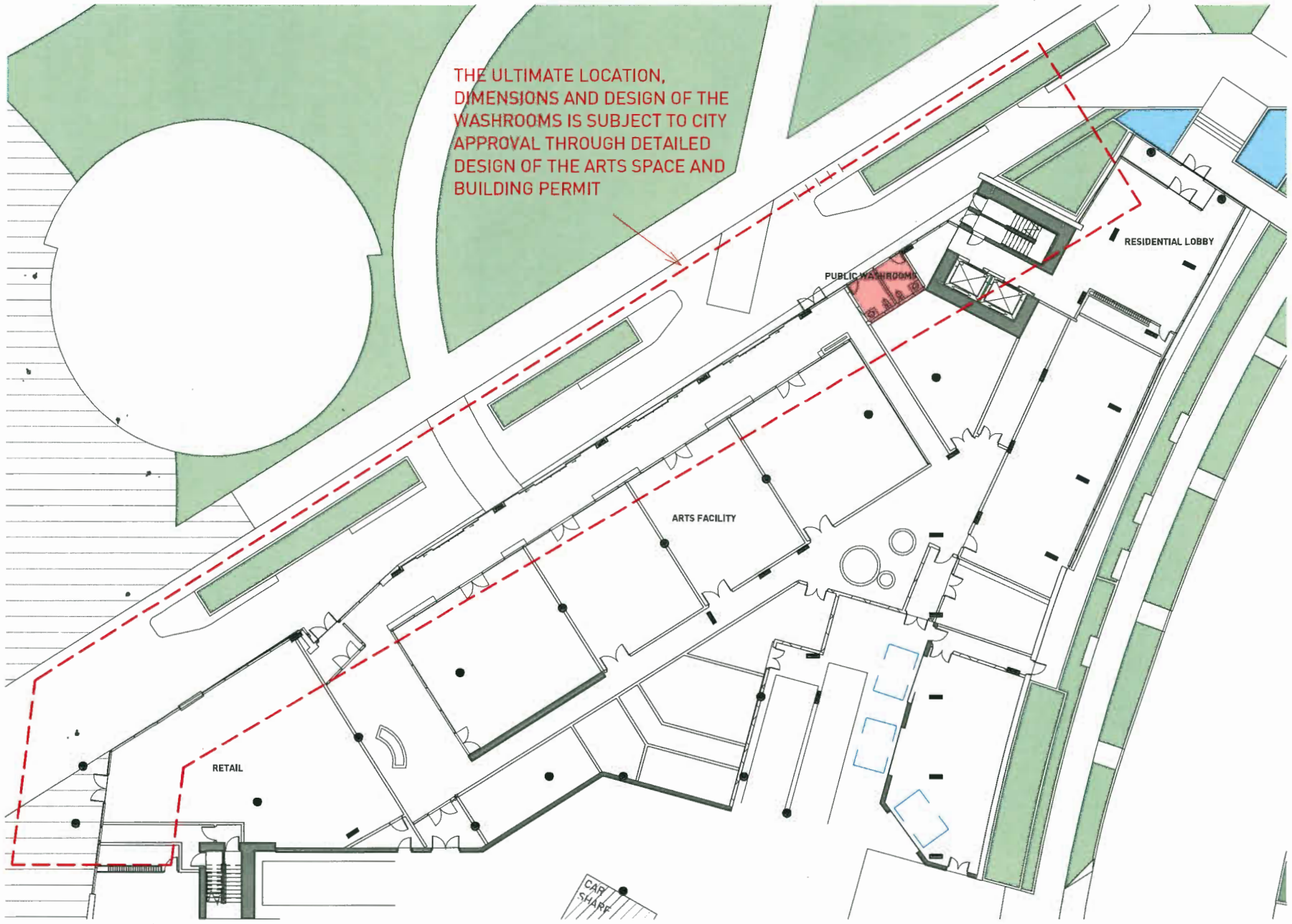
Arts Facility
1" = 30'-0"

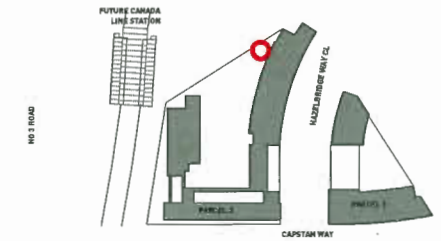
ORNAMENTAL METAL SCREEN, PROUD OF CW GLAZING, LASER-CUT PATTERN TO MATCH BRANCHES ON CONCRETE, SUSPENDED FROM STAINLESS STEEL RODS WHICH ARE MOUNTED TO CANOPY (TOP) AND MARBLE PLINTH (BASE). (REFER TO RENDERING ABOVE ('ARTS FACILITY FACADE ON HAZELBRIDGE WAY')

VIEW LOOKING FROM PARK AT ARTS FACILITY

GBLARCHITECTS

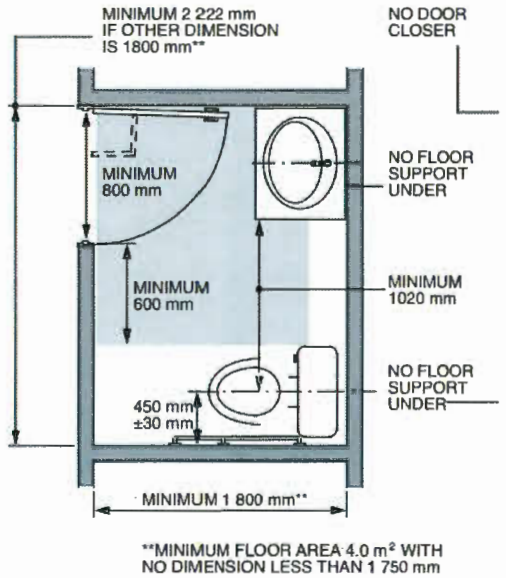
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

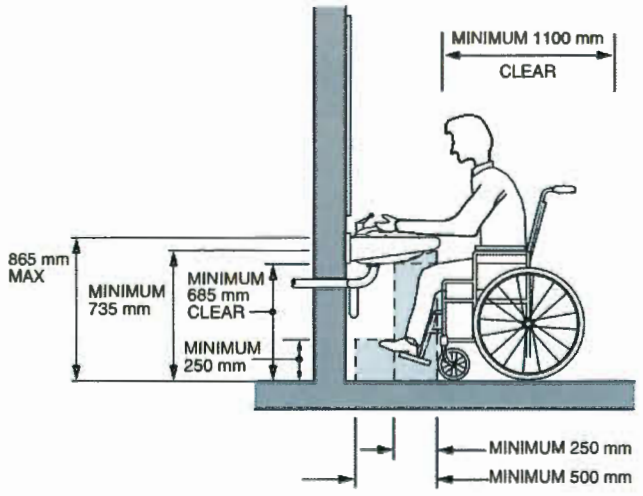


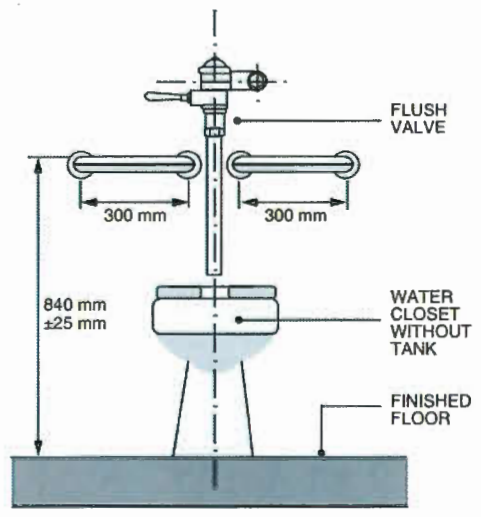


Public Washrooms

1" = 30'-0"







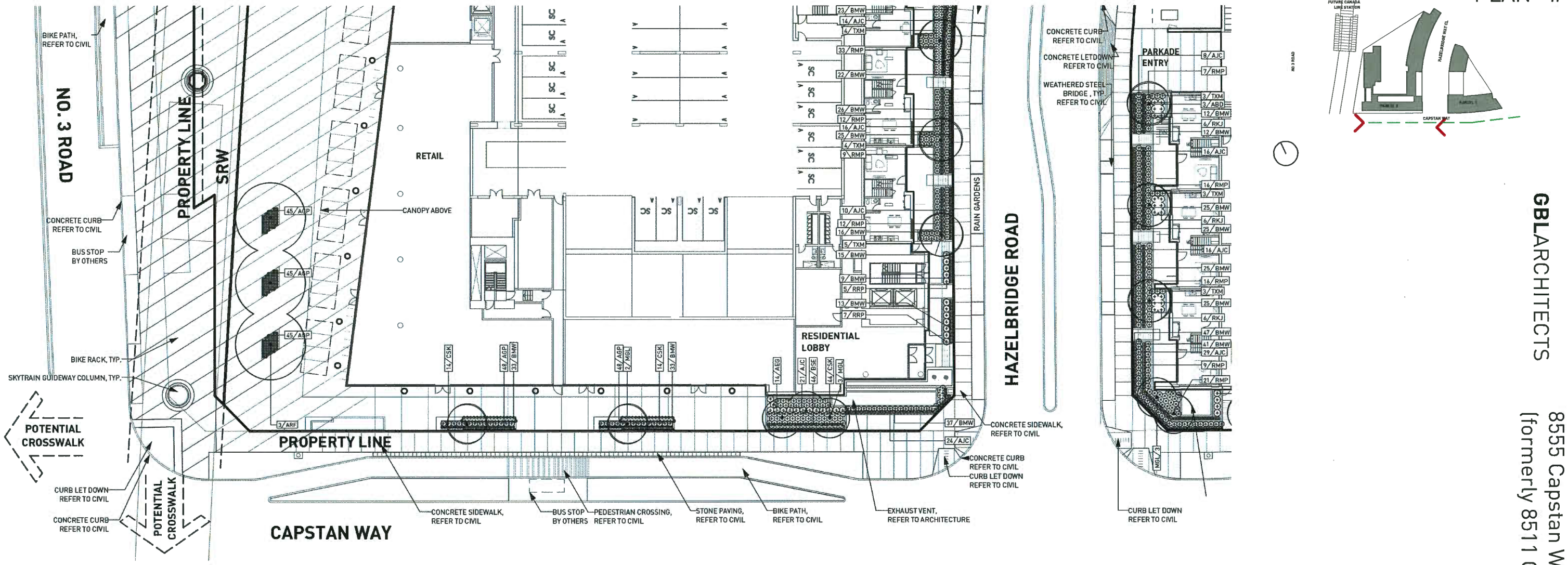
ACCESSIBILITY REQUIREMENTS PER BCBC 2012
IMAGES TAKEN FROM THE BUILDING ACCESS HANDBOOK 2014

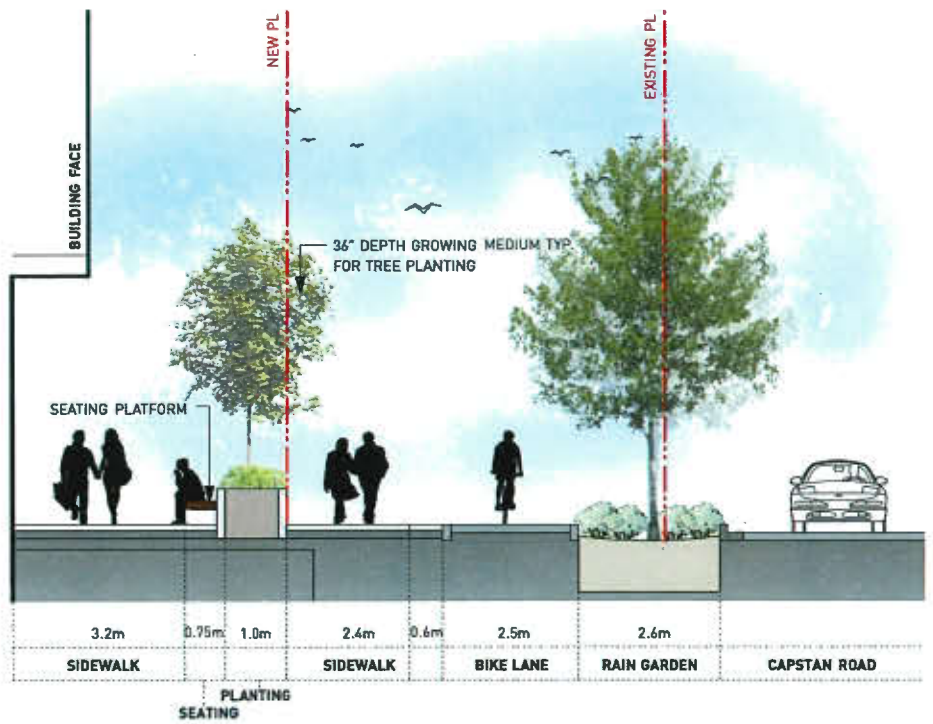
BOTH PUBLIC WASHROOMS WILL:

- BE UNIVERSALLY ACCESSIBLE AND MEET IMAGE REQUIREMENTS BELOW
- INCLUDE A CHANGING TABLE
- INCLUDE A HANDICAPPED TOILET AND SINK
- INCLUDE A MIRROR
- INCLUDE A WASTE RECEPTACLE
- HAVE ENOUGH SPACE FOR A FAMILY TO USE

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)



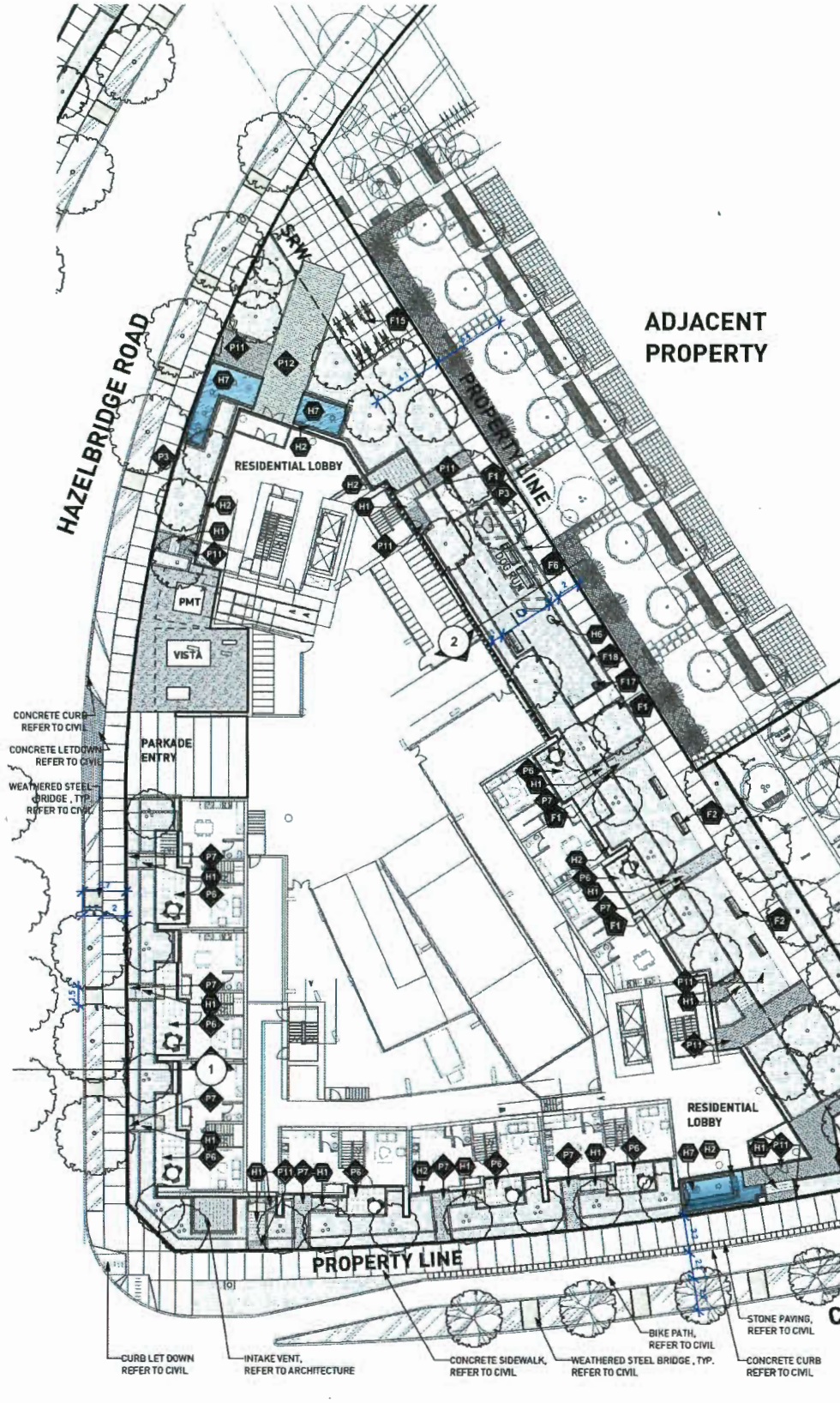


VIEW LOOKING EAST ALONG CAPSTAN WAY WITH PARCEL 2 COMMERCIAL IN FOREGROUND

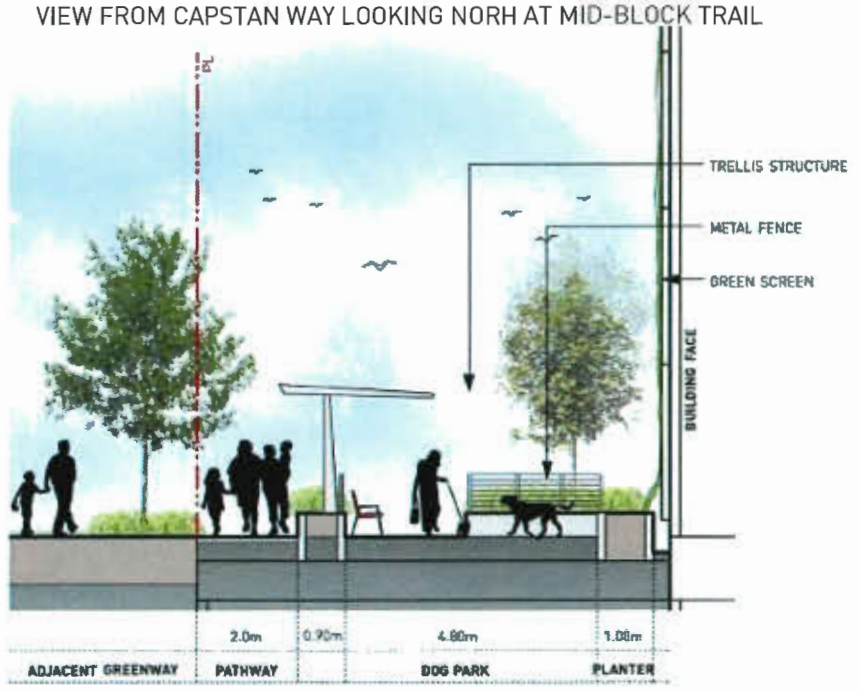
VIEW LOOKING NORHWEST AT INTERSECTION OF CAPSTAN WAY + HAZELBRIDGE WAY

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
[formerly 8511 Capstan Way and 3360 No. 3 Road]



VIEW FROM CAPSTAN WAY LOOKING NORH AT MID-BLOCK TRAIL



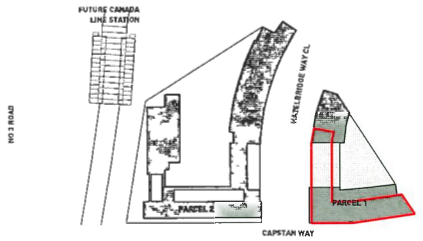
3 Section 2 - Mid-block Trail
1:150

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

Affordable Housing Proposed Lvl 3		
Level	Name	Count
Parcel 1 (East)		
L3A	1 BED (AH - BUH)	8
1 BED (AH - BUH)		8
L3A	2 BED (AH - BUH)	4
2 BED (AH - BUH)		4
Parcel 1 (East)		12

TOTAL AFFORDABLE AREA PARCEL 2 = 699.4 m2



Affordable BUH Units

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

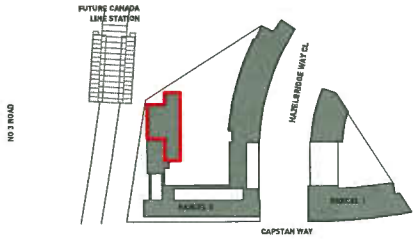
L3 Affordable Housing Key Plan
1/32" = 1'-0"

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

Affordable Housing Proposed Lvl 5		
Level	Name	Count
Parcel 2 (West)		
L5A	1 BED (AH - BUH)	1
L5A	2 BED (AH - BUH)	2
L5A	3 BED (AH - BUH)	2
L5A		5
L6A	1 BED (AH - BUH)	1
L6A	2 BED (AH - BUH)	2
L6A	3 BED (AH - BUH)	2
L6A		5
L7A	1 BED (AH - BUH)	1
L7A	2 BED (AH - BUH)	3
L7A	3 BED (AH - BUH)	3
L7A		7
Parcel 2 (West)		17

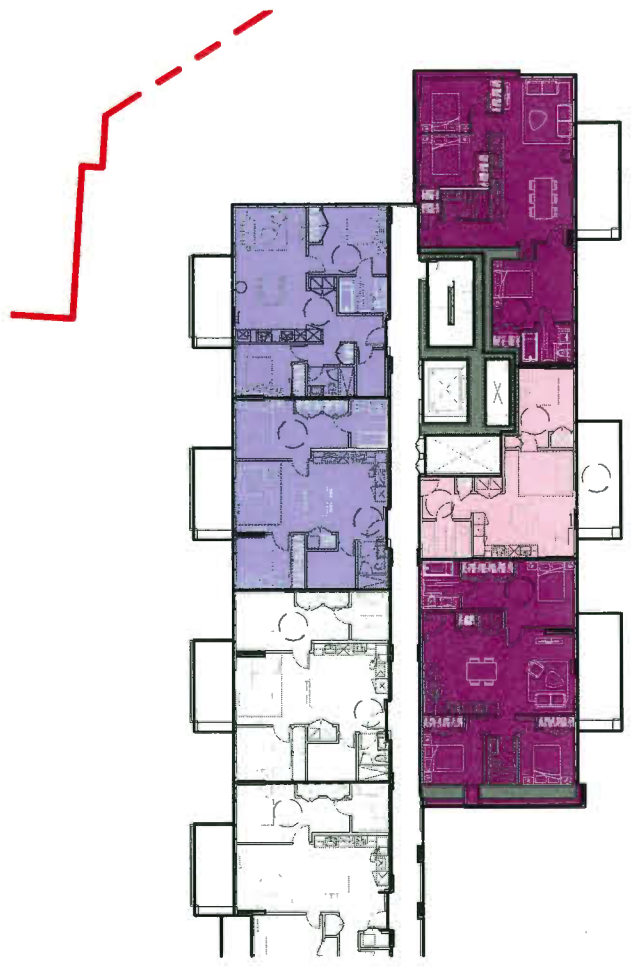
TOTAL AFFORDABLE AREA PARCEL 2 = 1491.5 m2



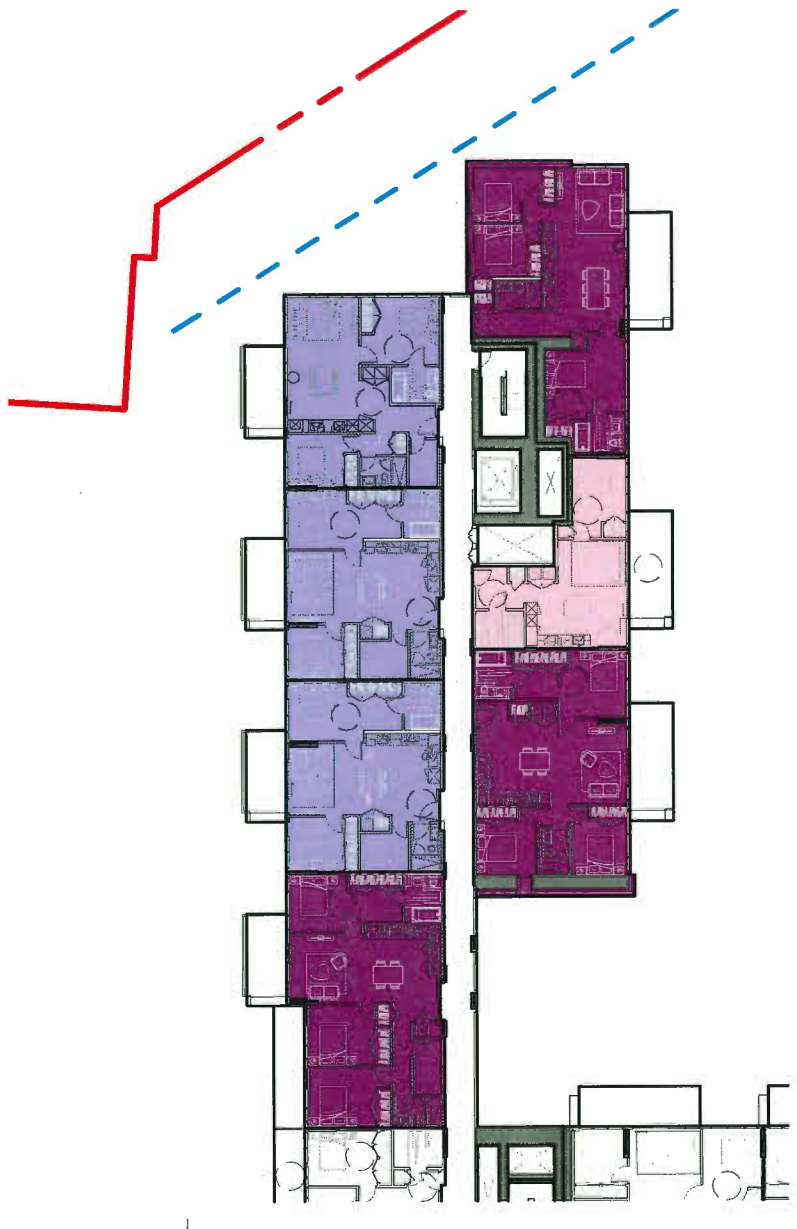
Affordable BUH Units

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

L5 Affordable Housing Key Plan
1/32" = 1'-0"



L6 Affordable Housing Key Plan
1/32" = 1'-0"



L7 Affordable Housing Key Plan
1/32" = 1'-0"

GBL ARCHITECTS

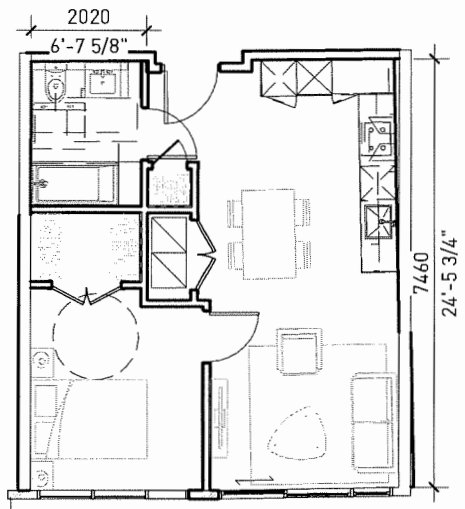
8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

ACCESSIBILITY REQUIREMENTS PER RICHMOND ZONING BYLAW

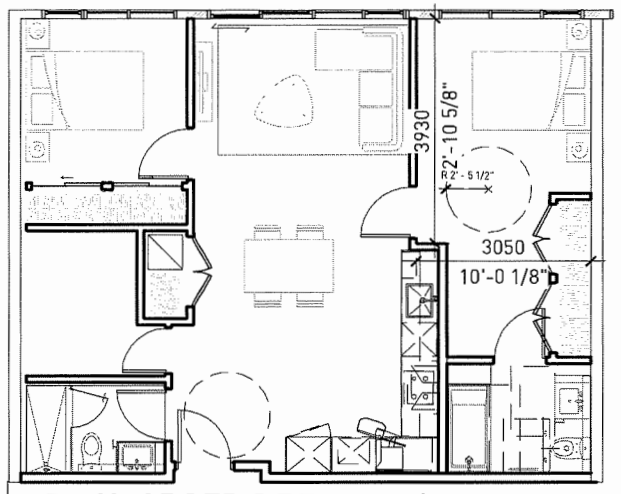
ALL UNITS NOT FOLLOWING BUH REQUIREMENTS MEET THE FOLLOWING:

Aging-in-place features:
- 397 units will be provided in the development with accessible features throughout.
- Lever type handles will be used throughout.
- Solid blocking will be included for future grab bar installation.

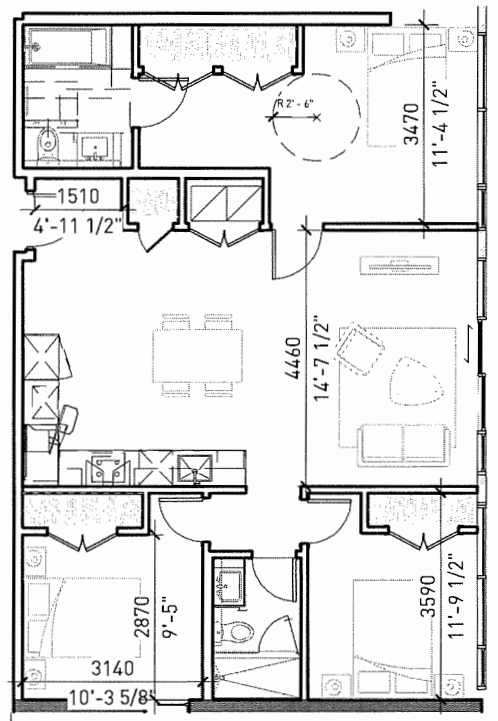
BUH UNITS:
- 133 BUH units will be provided in the development.
- All adaptable unit entries will be pre-wired for future automatic door openers.
- All adaptable unit entries will be pre-wired for future automatic door openers.



L6-ENLARGED 1 BEDROOM
3/32" = 1'-0"



L5-ENLARGED 2 BEDROOM
3/32" = 1'-0"



L5-ENLARGED 3 BEDROOM
3/32" = 1'-0"

d) Entry doors to every **dwelling unit** are exempted from the requirement to provide the 1220.0 mm long clear area and 300.0 mm or 600.0 mm clear space if rough in wiring is provided for future conversion for an automatic door opener. *[Bylaw 8736, Sep 5/12]*

Corridor Widths

4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance. *[Bylaw 8736, Sep 5/12]*

Floor Surfaces

4.16.13 Floor surfaces throughout the **building** shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm **height**. This requirement does not apply to exterior **balcony**, patio and deck door sills. *[Bylaw 8736, Sep 5/12]*

4.16.14 Floor surfaces shall be slip resistant.

4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

4.16.16 Windows which are accessible shall have a window sill **height** that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the **bedroom** and one window in the living room shall afford such seated viewing.

4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

Outlets and Switches

4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*

4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*

4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*

4.16.21 The operable part of controls shall be located within reach of a clear **floor area** that has a width of not less than 750.0 mm.

4.16.22 Light switches will be rocker or paddle-type switches.

Bathrooms

4.16.23 At least one bathroom shall:

a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and *[Bylaw 8736, Sep 5/12]*

b) have a clear **floor area** at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in **Figure 5** below.

4.16 Basic Universal Housing Features

Purpose

4.16.1 The **basic universal housing features** described in Section 4.16 are intended to facilitate ready **access**, **use** and occupancy of a **dwelling unit** by a person with a disability.

Building Access

4.16.2 Each **dwelling unit** and each type of **amenity space** shall be accessible to a person with a disability from a **road** and from an on-site parking area.

4.16.3 **Access** to the elevator shall be provided from both the **road** and the entry to the on-site parking area.

4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

4.16.5 The minimum clear openings for all entry doors to every **dwelling unit** and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door). *[Bylaw 8736, Sep 5/12]*

4.16.6 The minimum clear opening for the interior doors to at least one **bedroom**, one accessible bathroom and to common living areas in every **dwelling unit** shall be no less than 800.0 mm (which will be provided by a swing door). *[Bylaw 8736, Sep 5/12]*

4.16.7 Doors in every **dwelling unit** and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.

4.16.8 Flush thresholds throughout the **building** shall be a maximum of 13.0 mm in **height**.

4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through **access** is not required and **access** to a person with a disability is not anticipated.

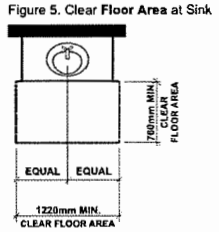
4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.

Figure 1. Clear Opening Measurement For Doors

Manoeuvring Space at Doorways

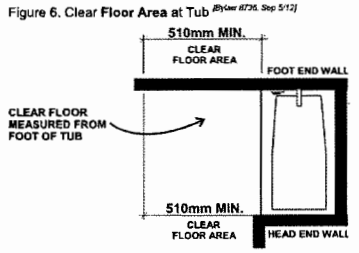
4.16.11 Entry doors to every **dwelling unit** and door assemblies in common areas shall have a clear and level area which is not less than the following:

Figure 5. Clear **Floor Area** at Sink



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in **Figure 6** below. *[Bylaw 8736, Sep 5/12]*

Figure 6. Clear **Floor Area** at Tub *[Bylaw 8736, Sep 5/12]*



d) have structural reinforcement in walls behind and beside the toilet and the walls around the **tub** and/or shower to facilitate the installation of **grab bars**; and

e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24 Where bathrooms are provided to serve a common **amenity space**, at least one shall be wheelchair accessible as described in the *Building Code* and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

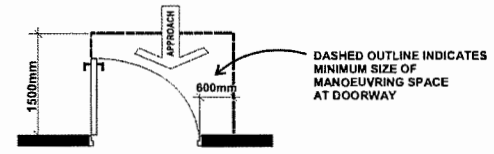
4.16.25 The **kitchen** must have:

a) some usable counter space and cupboards that can be easily **accessed** by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm **height**; and pull-out cabinet shelves;

b) easy to grasp handles on faucets, e.g., lever-type faucets;

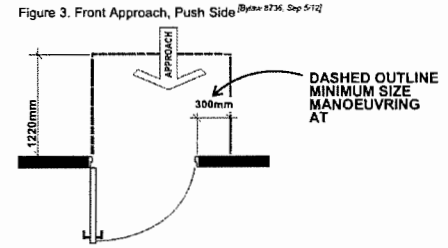
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one **bedroom** in 2 **bedroom** and larger **dwelling units**. *[Bylaw 8736, Sep 5/12]*

Figure 2. Front Approach, Pull Side *[Bylaw 8736, Sep 5/12]*



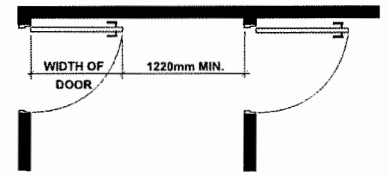
b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every **dwelling unit**, and one bathroom and one **bedroom** in 2 **bedroom** and larger **dwelling units**. *[Bylaw 8736, Sep 5/12]*

Figure 3. Front Approach, Push Side *[Bylaw 8736, Sep 5/12]*



c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Separation of Doors in Series



c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;

d) task lighting at sink, stove and key work areas; and

e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

4.16.26 The space around a bed in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27 The clothes closet in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod than can be lowered to 1200.0 mm.

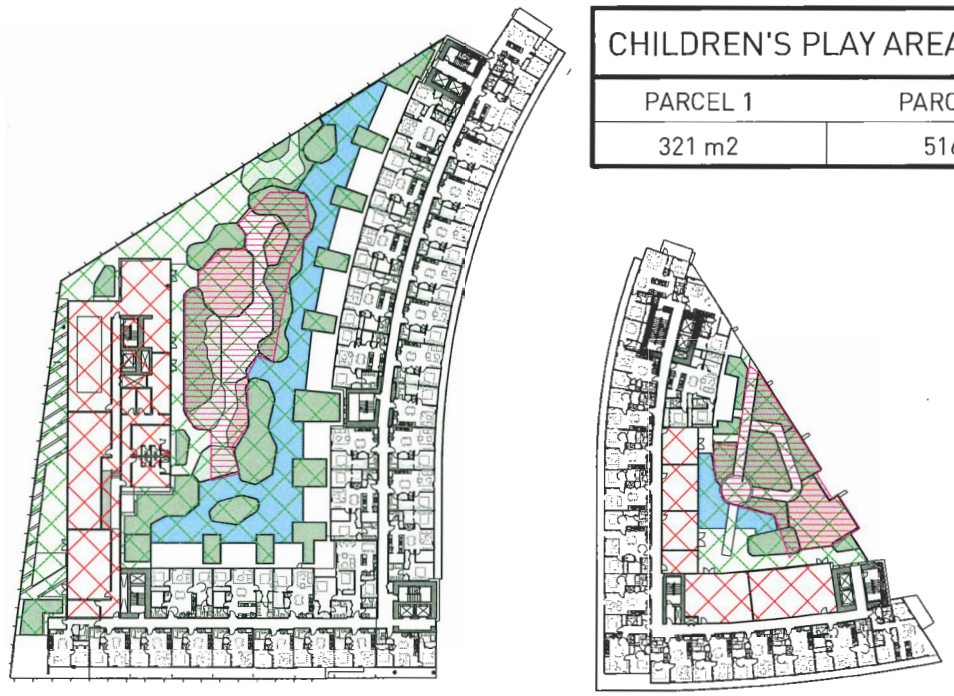
Patios and Balconies

4.16.28 **Access** doors shall have a minimum clear opening of 800.0 mm. *[Bylaw 8736, Sep 5/12]*

4.16.29 Minimum dimensions of any **balcony** or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of **balcony** or patio. *[Bylaw 8736, Sep 5/12]*

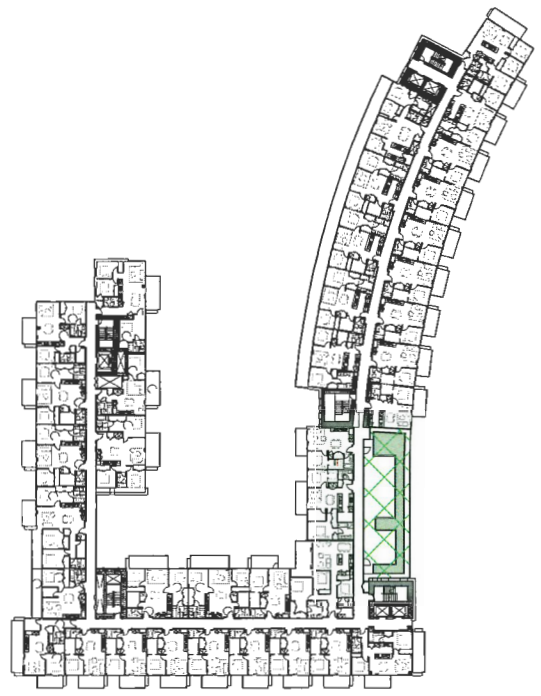
GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)



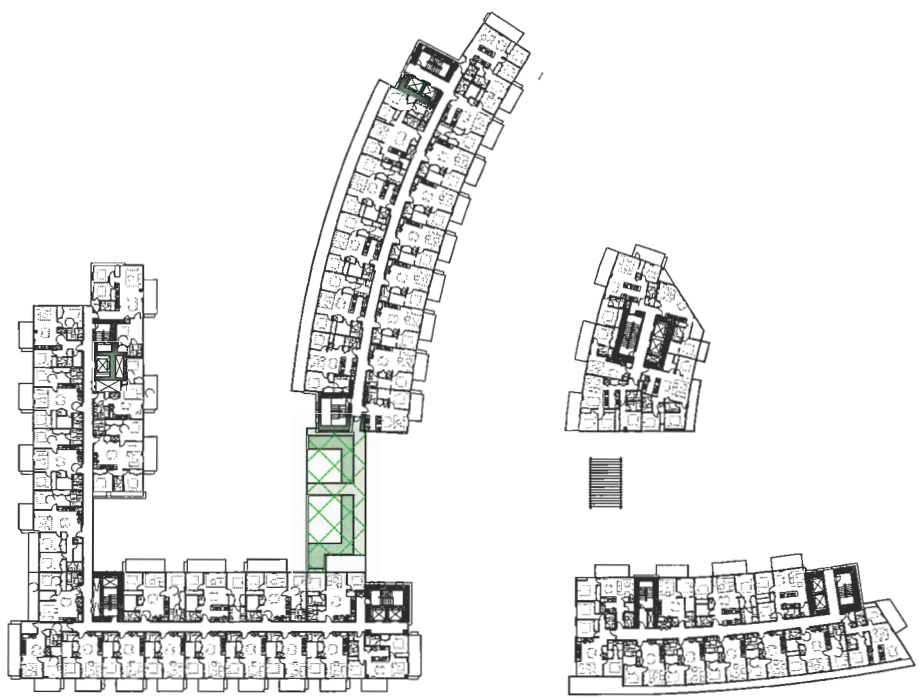
CHILDREN'S PLAY AREA L4	
PARCEL 1	PARCEL 2
321 m2	516 m2

L4-Amenity Key Plan
1" = 100'-0"

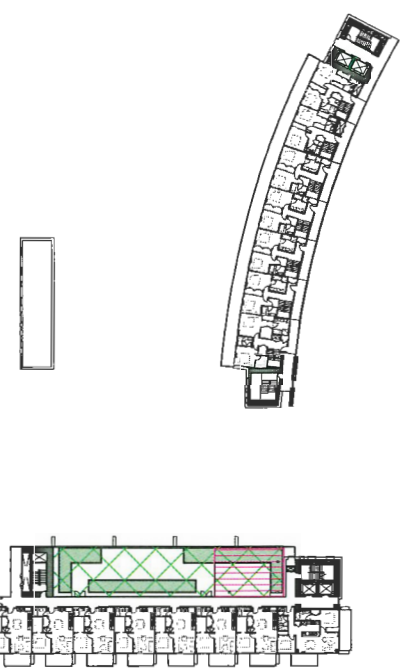


CHILDREN'S PLAY AREA L6	
PARCEL 1	PARCEL 2
93 m2	0 m2

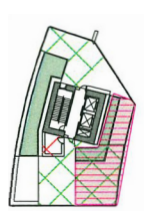
L6-Amenity Key Plan
1" = 100'-0"



L7-Amenity Key Plan
1" = 100'-0"



CHILDREN'S PLAY AREA L14	
PARCEL 1	PARCEL 2
93 m2	84 m2



L14-Amenity Key Plan
1" = 100'-0"

Residential

Amenity Areas Required

	Units	Area Per Unit	Total Required
Parcel 1 (East)			
Indoor	169	2m²/21.3 SF	338m²/3638 SF
Outdoor	169	6m²/64.58 SF	1014m²/10915 SF
Parcel 2 (West)			
Indoor	361	2m²/21.53 SF	722m²/7772 SF
Outdoor	361	6m²/64.58 SF	2166m²/23313 SF

Indoor

Outdoor

Childrens Play

Amenity Areas - Proposed

Level	Area (SF)	Area (m²)
Parcel 1 (East)		
INDOOR AMENITY		
L4A	3766 SF	350 m²
L14A	137 SF	13 m²
INDOOR AMENITY	3902 SF	363 m²
OUTDOOR AMENITY		
L4A	6349 SF	590 m²
L6A	3562 SF	331 m²
L14A	1381 SF	128 m²
L14A	622 SF	58 m²
OUTDOOR AMENITY	11914 SF	1107 m²
Parcel 2 (West)		
INDOOR AMENITY		
L1A	220 SF	20 m²
L4A	7905 SF	734 m²
INDOOR AMENITY	8124 SF	755 m²
OUTDOOR AMENITY		
L4A	23680 SF	2200 m²
L6A	2013 SF	187 m²
L7A	2183 SF	203 m²
L14A	3440 SF	320 m²
OUTDOOR AMENITY	31317 SF	2909 m²

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

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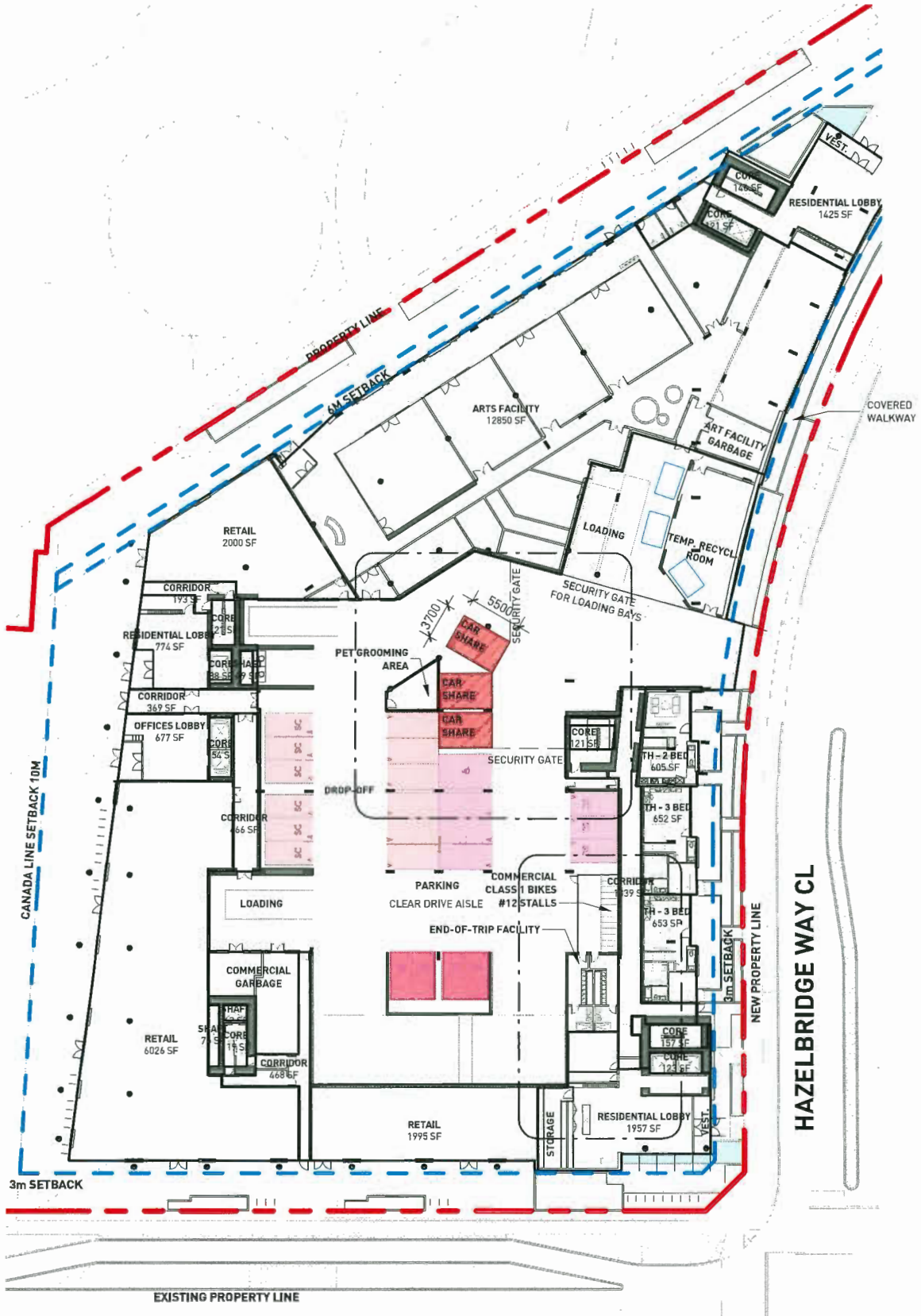
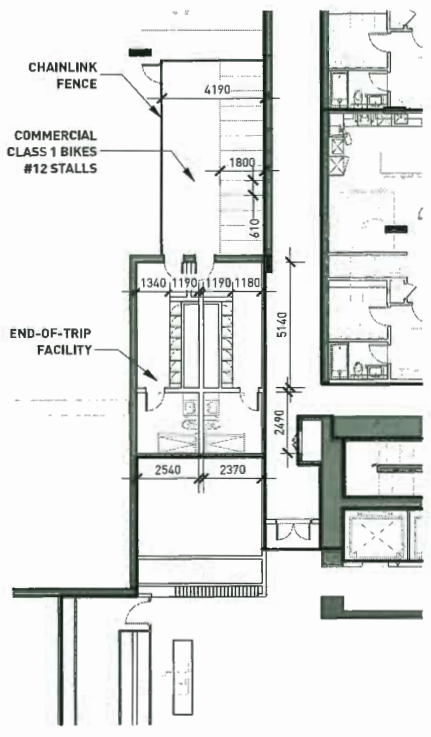
PLAN #18a



L1A - COMMERCIAL PARKING AND BIKE
1" = 50'-0"

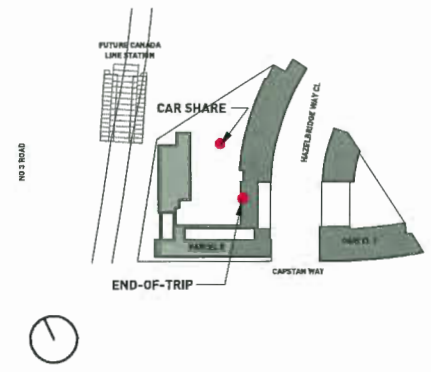
CAR SHARE
1 : 300



END-OF-TRIP FACILITY
1 : 300

Parking

- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor



NOTES:

1. 100% of residential parking area equipped with energized EV charging equipment)
2. Commercial Class 1 Bike Storage provided with EV charging.
3. 97 "Public Parking Spaces"
4. 52 "Assignable Parking Spaces

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

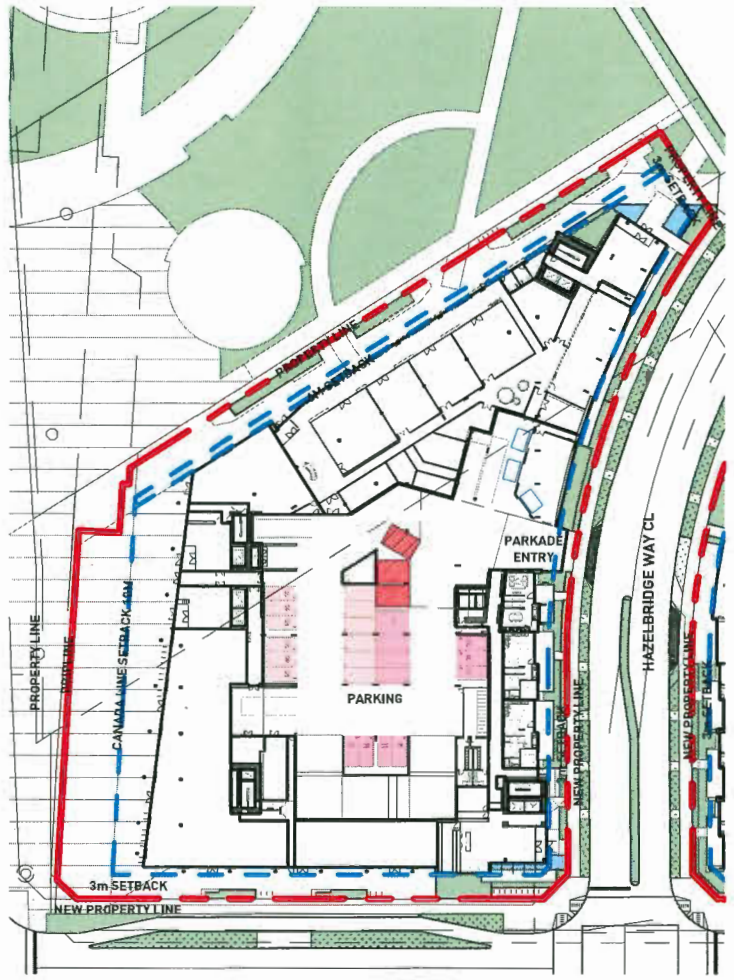
L1 TOTAL PARKING	
TYPE	COUNT
CAR SHARE	3
DROP OFF (PUBLIC PARKING)	12
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	11
RESIDENTIAL	0
TOTAL L1 PARKING	26

L2 TOTAL PARKING	
TYPE	COUNT
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	0
HOURLY (PUBLIC PARKING)	34
RESIDENTIAL	0
TOTAL L2 PARKING	34

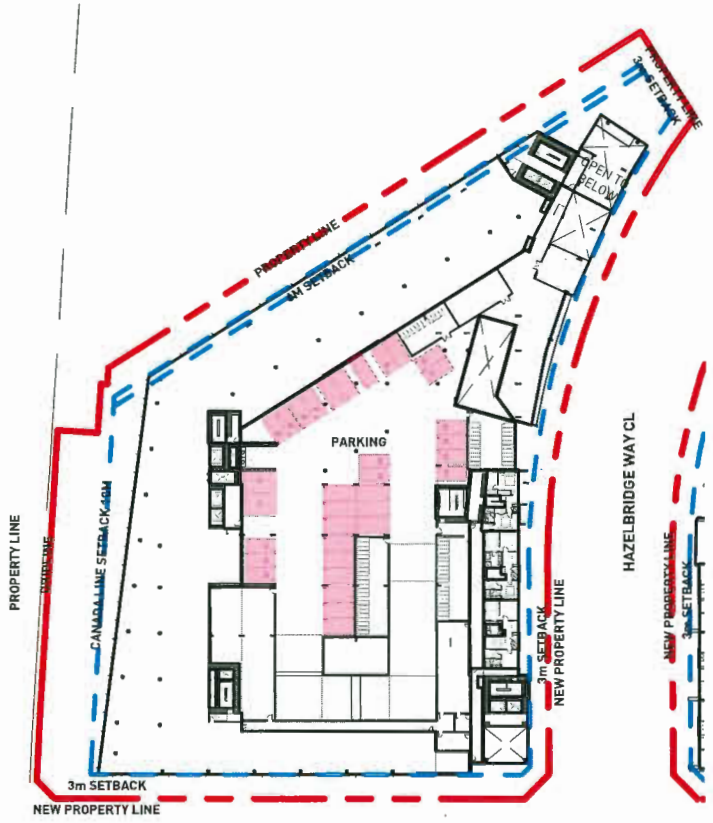
L3 TOTAL PARKING	
TYPE	COUNT
CAR SHARE	0
DROP OFF (PUBLIC PARKING)	0
COMMERCIAL ASSIGNED	7
HOURLY (PUBLIC PARKING)	40
RESIDENTIAL	0
TOTAL L3 PARKING	47

Parking

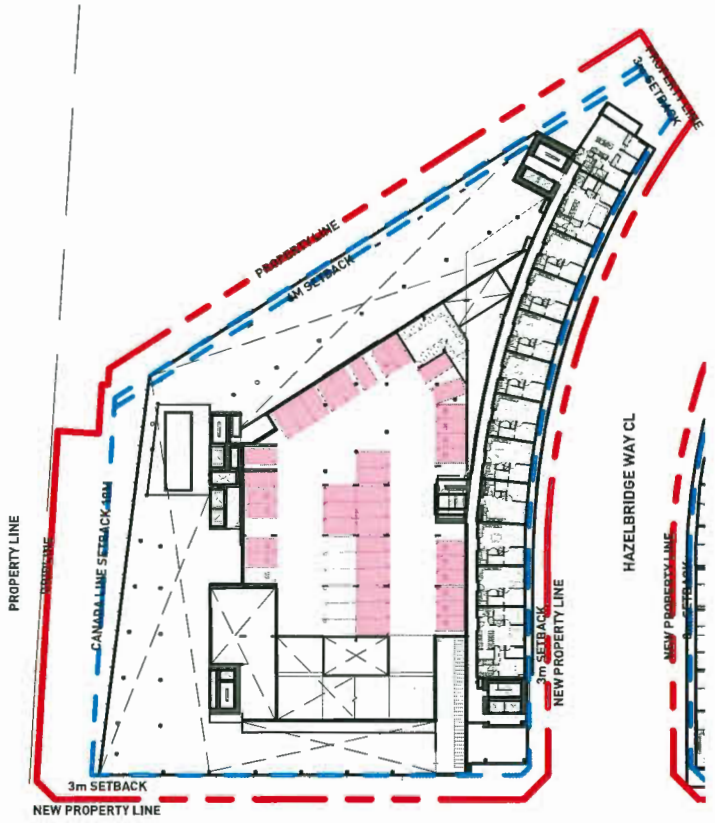
- Car Share
- Drop Off (Public Parking)
- Commercial Assigned
- Hourly (Public Parking)
- Residential
- Residential Visitor



L1-Overall-DP
1" = 100'-0"



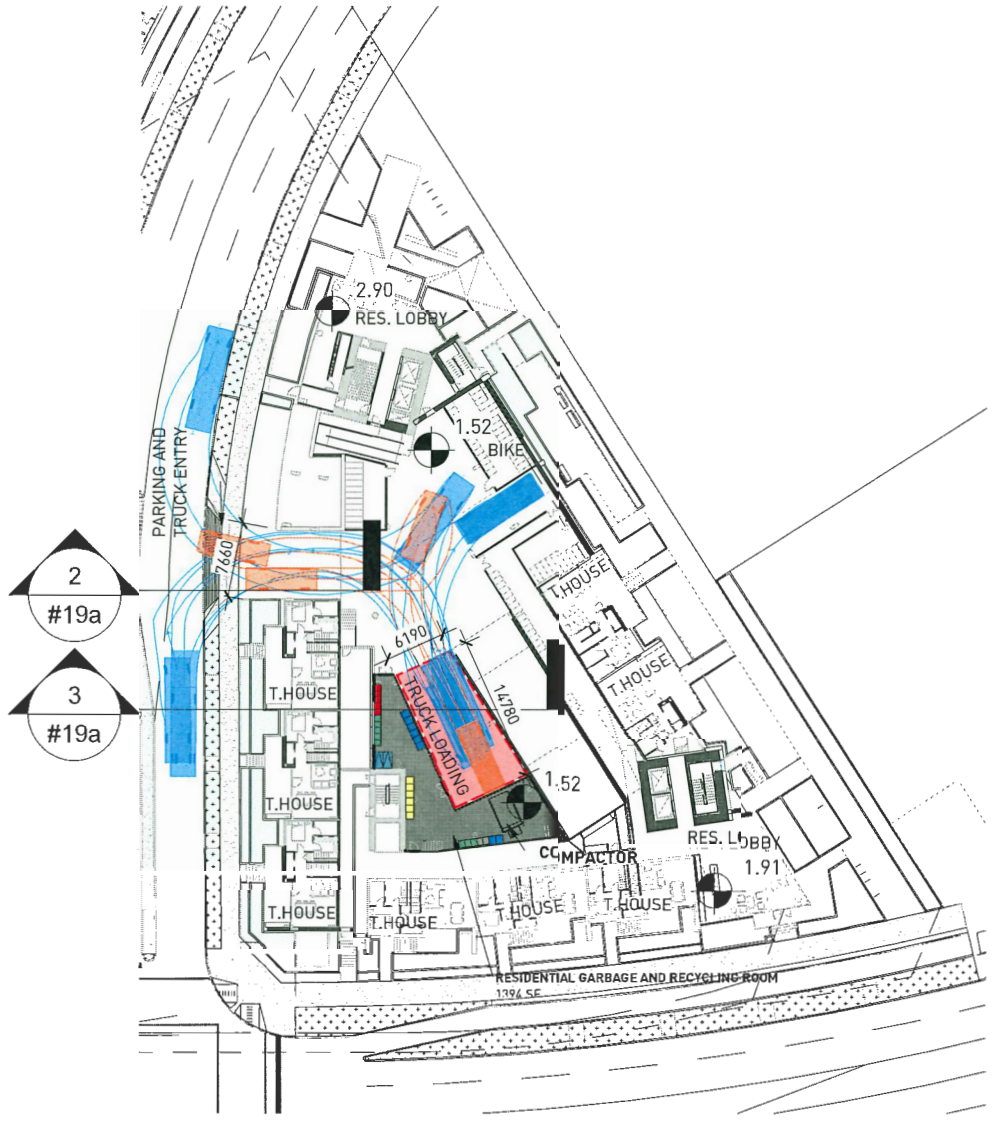
L2-Overall-DP
1" = 100'-0"



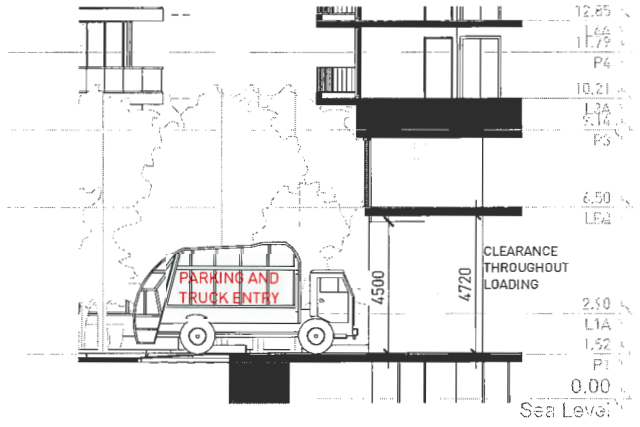
L3-Overall-DP
1" = 100'-0"

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)



L1-WASTE OVERLAY
1 : 750



Section 2 - Entry Clearance
1 : 250

Section 3 - Truck Clearance
1 : 250

Legend

- Compactor Truck Path/Maneuvering
- Garbage Truck Path/Maneuvering
- Garbage and Recycling Rooms
- Loading Area
- Mixed Containers
- Refundable Beverage Containers
- Mixed Paper
- Glass
- Food Scraps/Yard Trimmings
- Corrugated Cardboard
- Garbage

Number of Required Bins

Residential	Quantity	Size of Bin
Mixed Containers	8	360L
Refundable Beverage Containers	5	240L
Mixed Paper	6	360L
Glass	2	240L
Food Scraps and Yard Trimmings	8	240L
Corrugated Cardboard	1	4yd3
Garbage	4	8yd3

Bins Provided Parcel 1	
Type	Count
Residential	
Mixed Containers	8
Refundable Beverage	5
Mixed Papers	6
Glass	2
Food Scrap	8
Cardboard	1

Storage Space Required

Residential
72.91 m² 785 SF

NOTES:

1. Residential Garbage and Recycling Rooms located on Ground Level.
2. Compactors will be installed for Residential Garbage for both Parcels 1 and 2.
3. All the Garbage Rooms must be provided with proper ventilation, drainage to sewer and faucet to wash Bin.
4. For the complete truck movements analysis, refer to Traffic Analysis Sheet.
5. Collection Frequency 1x per week.

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

WASTE MANAGEMENT (WEST LOT)

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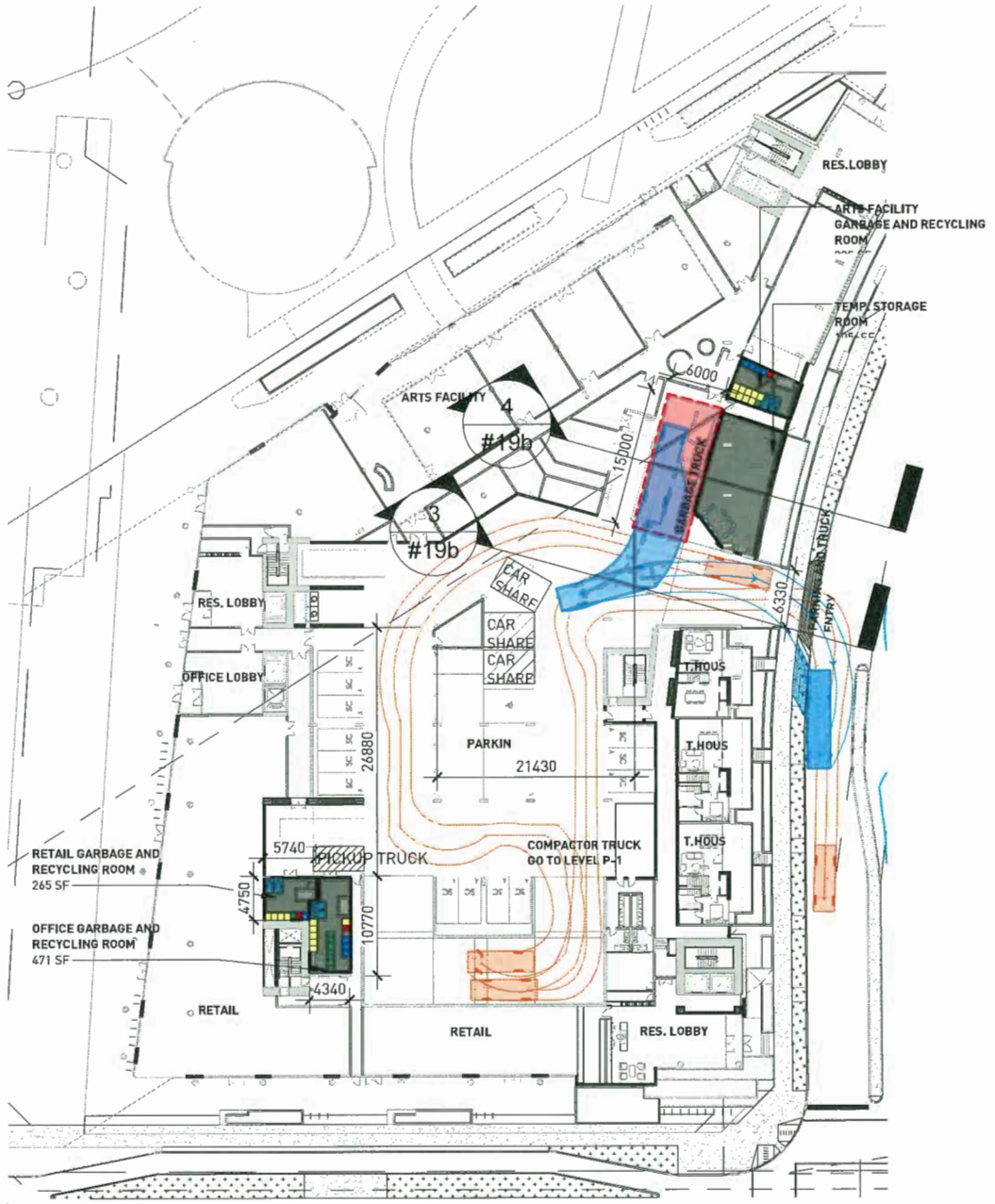
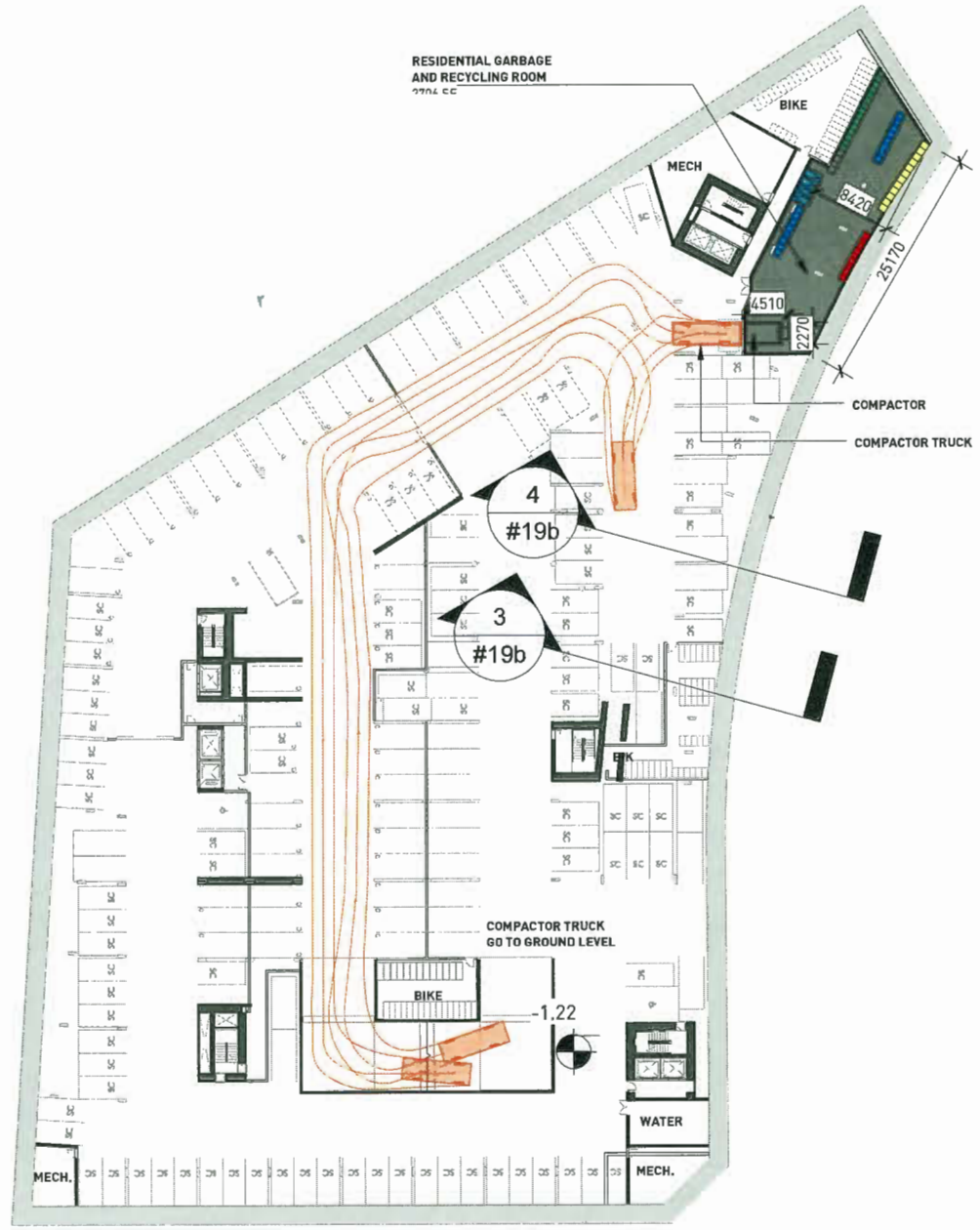
PLAN #19b



L1-WASTE OVERLAY PARCEL 2

1 : 750



P-1-WASTE OVERLAY PARCEL 2

1 : 750

Number of Bins Required

Arts Facility	Quantity	Size of Bin
Mixed Containers	4	360L
Refundable Beverage Containers	1	240L
Mixed Paper	9	360L
Glass	1	240L
Food Scraps and Yard Trimmings	1	240L
Corrugated Cardboard	1	3yd3
Garbage	1	3yd3

Office	Quantity	Size of Bin
Mixed Containers	3	360L
Refundable Beverage Containers	1	240L
Mixed Paper	6	360L
Glass	1	240L
Food Scraps and Yard Trimmings	7	240L
Corrugated Cardboard	1	4yd3
Garbage	1	3yd3

Residential	Quantity	Size of Bin
Mixed Containers	16	360L
Refundable Beverage Containers	9	240L
Mixed Paper	12	360L
Glass	4	240L
Food Scraps and Yard Trimmings	15	240L
Corrugated Cardboard	2	8yd3
Garbage	3	360L
Garbage	8	8yd3

Retail	Quantity	Size of Bin
Mixed Containers	1	360L
Refundable Beverage Containers	1	240L
Mixed Paper	4	360L
Glass	1	240L
Food Scraps and Yard Trimmings	1	240L
Corrugated Cardboard	1	3yd3
Garbage	1	3yd3

Bins Provided Parcel 2	
Type	Count
Arts Facility	
Cardboard	1
Food Scrap	1
Garbage	1
Glass	1
Mixed Containers	4
Mixed Papers	9
Refundable Beverage	1
Office	
Cardboard	1
Food Scrap	7
Garbage	2
Glass	1
Mixed Containers	3
Mixed Papers	6
Refundable Beverage	1
Residential	
Cardboard	2
Food Scrap	15
Glass	4
Mixed Containers	16
Mixed Papers	12
Refundable Beverage	9
Retail	
Cardboard	1
Food Scrap	1
Garbage	1
Glass	1
Mixed Containers	1
Mixed Papers	4
Refundable Beverage	1

Storage Space Required

Arts Facility
29.05 m² 312.69 SF

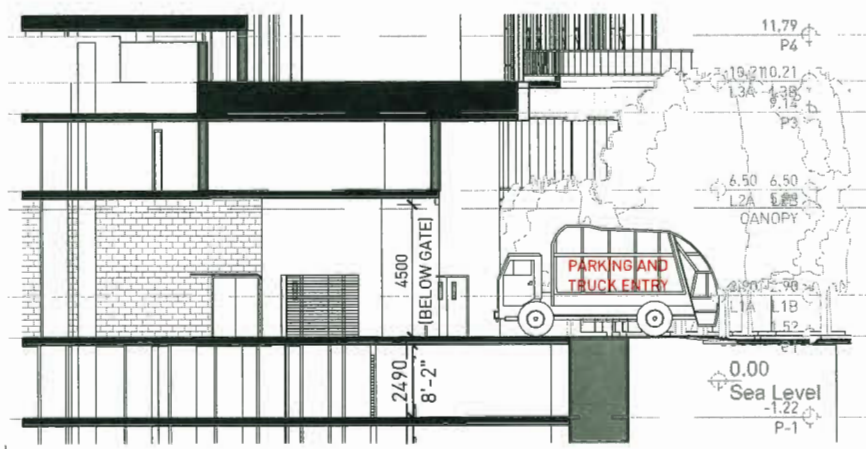
Office
31.21 m² 335.94 SF

Residential
142.92 m² 1538.38 SF

Retail
18.97 m² 204.19 SF

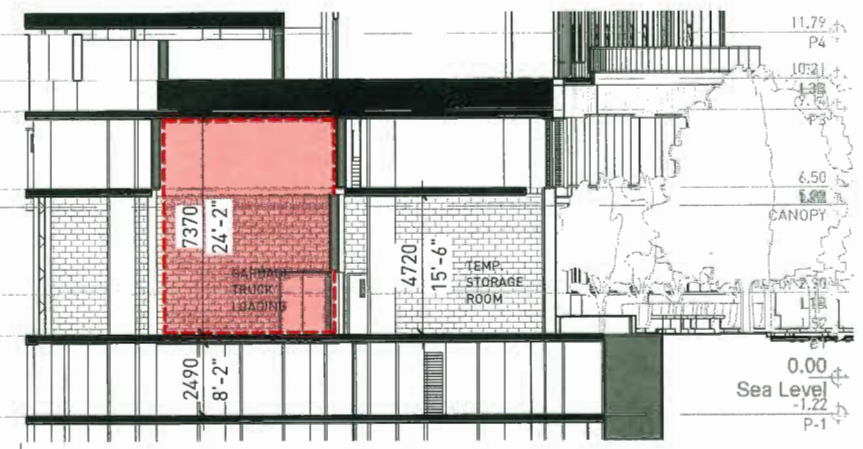
Legend

- Compactor Truck Path/Maneuvering
- Garbage Truck Path/Maneuvering
- Garbage and Recycling Rooms
- Loading Area
- Mixed Containers
- Refundable Beverage Containers
- Mixed Paper
- Glass
- Food Scraps/Yard Trimmings
- Corrugated Cardboard
- Garbage



Section 3 - Entry Clearance

1 : 250



Section 4 - Truck Clearance

1 : 250

NOTES:

1. All the calculations were based in the spreadsheet tool provided along with the updated Waste Management Guidelines.
2. Waste Management Strategy Parcel 2: Retail, Office and Arts Facility Garbage and Recycling Rooms Located on Ground Level. Residential Garbage and Recycling Rooms located on Level P-1 and moved to Temporary Storage Room for collection.
3. Compactors will be installed for Residential Garbage for both Parcels 1 and 2.
4. All the Garbage Rooms must be provided with proper ventilation, drainage to sewer and faucet to wash Bin.
5. For the complete truck movements analysis, refer to Traffic Analysis Sheet.
6. Collection Frequency 1x per week.

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
(formerly 8511 Capstan Way and 3360 No. 3 Road)

SIGNAGE

1. Townhouse Signage
   - Aluminum cast numbers and finishes to complement white brick and black marble.

2. Parakade Signage
   - Entry signage and defined wayfinding for each elevator core.

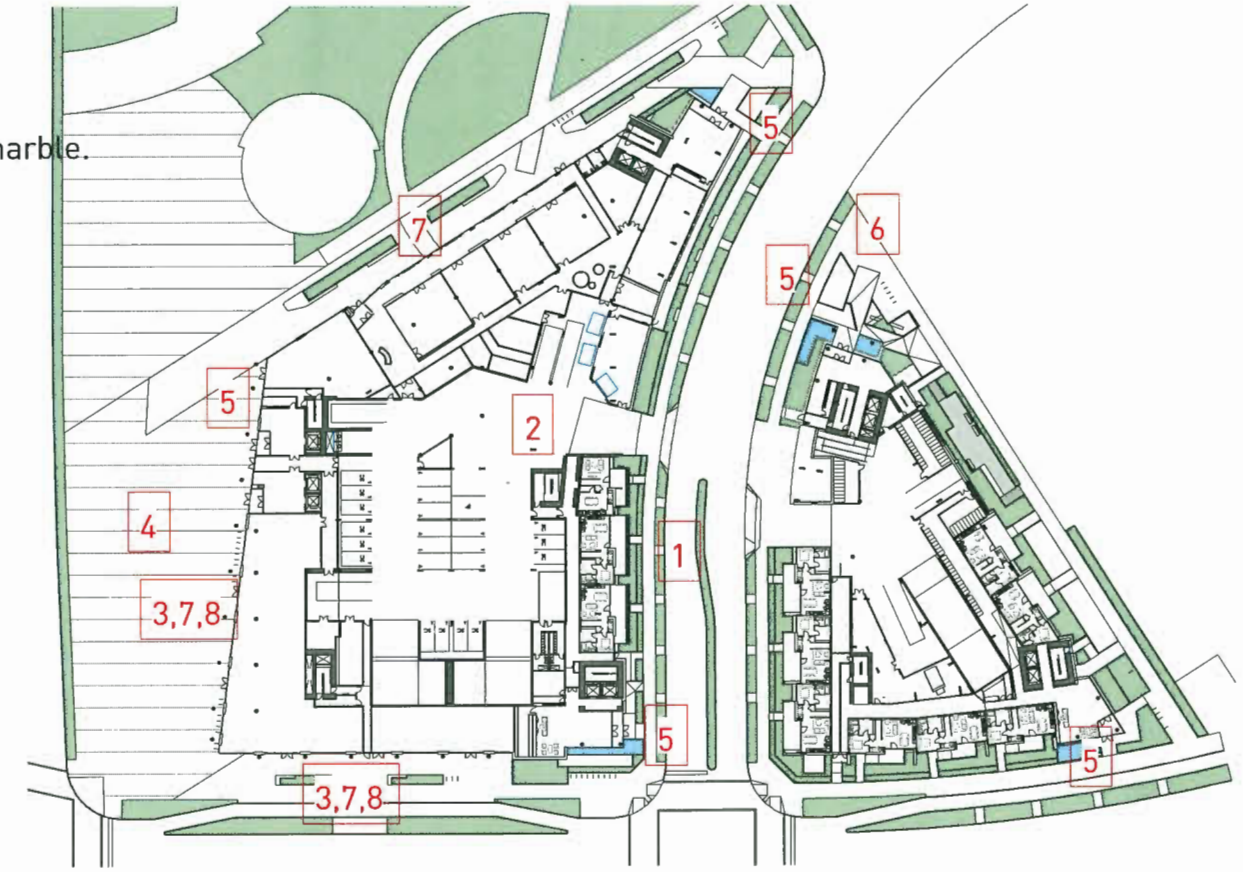
3. Plaza Retail Signage
   - Laser cut/sculptural/blade signs.

4. Plaza Signage
   - For wayfinding to the lobbies, park, and Skytrain.
   - Corporate signage.

5. Address Signage
   - Plinth with metal signage on concrete base.

6. Real Estate Signage
   - Aluminum plate with acrylic lettering on concrete base.

7. Retail Signage
   - Suspended tenant blade.

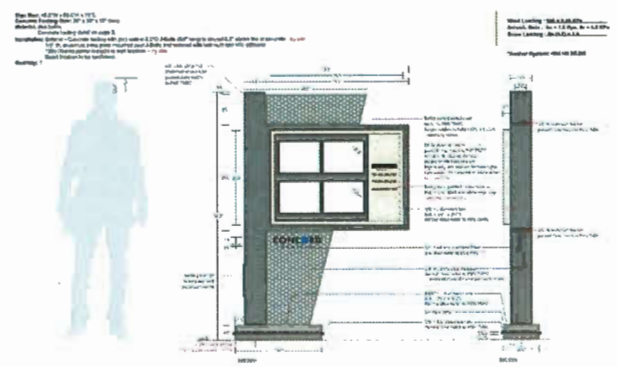


1 SIGNAGE - TOWNHOUSE

ref:

3 SIGNAGE - RETAIL

ref:



5 SIGNAGE - ADDRESS

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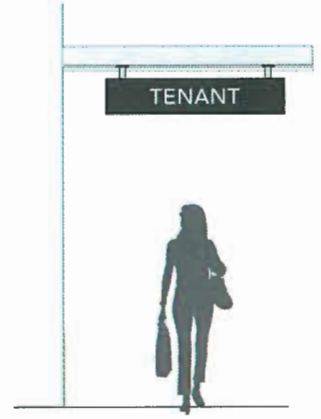


7 SIGNAGE - RETAIL SUSPENDED

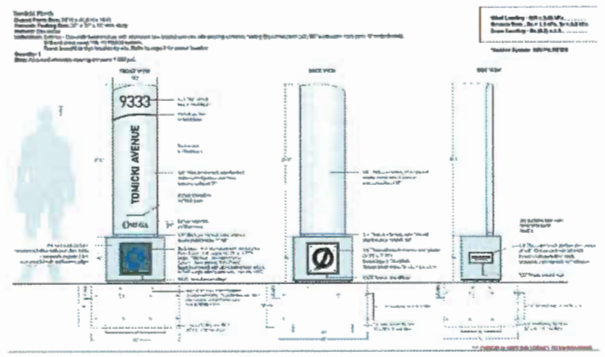
ref:

2 SIGNAGE - PARKADE

ref:

4 SIGNAGE - PLAZA

ref:



6 SIGNAGE - REAL ESTATE

ref:

8 SIGNAGE - RETAIL BLADE

ref:

DP 17-787403
AUG 8/18
PLAN #20

GBLARCHITECTS

8555 Capstan Way and 3400 No. 3 Road
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