City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, August 9, 2017
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on July 26, 2017.

1. DEVELOPMENT PERMIT 16-735564
(REDMS No. 5450776 v. 2)

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATION: 3328 Carscallen Road and 3233 and 3299 Sexsmith Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of the second phase of a four-phase, high-rise, mixed use development comprised of 418 residential units (including 12 affordable housing units), street-oriented commercial uses, and an Early Childhood Development (ECD) Hub at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)"; and***

2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***

   (a) ***reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private Road;***

   (b) ***allow unenclosed balconies to project into the required road setback by up to 2.0 m; and***

ITEM

(c) allow architectural features to project into the required road setback by up to 2.4 m.

2. DEVELOPMENT PERMIT 17-771210

(REDMS No. 5473126 v. 2)

APPLICANT: Trellis Seniors Services Ltd.

PROPERTY LOCATION: 23100, 23120 and 23140 Westminster Highway

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of a 135 unit senior's care facility at 23100, 23120 and 23140 Westminster Highway on a site zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the minimum parking aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);***
   - ***(b) increase the maximum permitted projection into the rear yard setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature;***
   - ***(c) increase the maximum permitted roof projection into the north interior side yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.); and***
   - ***(d) reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).***

3. New Business

4. Date of Next Meeting: September 13, 2017

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, July 26, 2017

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cathryn Volkering Carlile, General Manager, Community Services Cecilia Achiam, General Manager, Community Safety

The meeting was called to order at 3:31 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on July 12, 2017, be adopted.

CARRIED

1. Development Permit 16-741123
(REDMS No. 5433324)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 13100 Smallwood Place

INTENT OF PERMIT:

1. Permit the construction of a two-storey auto dealership building and a single-storey car wash building at 13100 Smallwood Place on a site zoned Vehicle Sales (CV); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) Reduce the minimum required number of on-site loading spaces from two medium size and two large size, to 1 medium size on-site loading space; and
   (b) Increase the maximum permitted height for the principal building from 12.0 m to 15.5 m.

Applicant's Comments

Keiran Walsh, Christopher Bozyk Architects, Ltd., provided background information on the proposed development, noting that the design rationale for the proposed development was driven by the applicant's objective of addressing the main frontages of the two-storey auto dealership which contains retail sales, auto services, and rooftop parking.

In response to queries from the Panel, Mr. Walsh acknowledged that (i) the building massing and facades along Westminster Highway and Jacombs Road are visually broken down through subtle variations in materials, colours and heights, (ii) new trees are proposed to be planted along the Westminster Highway and Jacombs Road frontages, (iii) the northern end of the solid fencing along Jacombs Road will be removed to provide openness and visibility to the main vehicular entrance near the northwest corner of the subject site, and (iv) the south façade of the building fronting Westminster Highway is well treated and features a protruding vehicle element which provides visual interest.

In response to queries from the Panel, Ken Larsson, Connect Landscape Architecture, noted that (i) a surface infiltration swale will be installed off the service area at the south side of the proposed development, (ii) smaller compact trees are proposed along the south property line fronting Westminster Highway, (iii) the south side of the subject site is screened by existing solid fencing consistent with Richmond Auto Mall guidelines, and (iv) the applicant is open to considering alternate fencing materials which provide partial screening of the service areas at the south side of the building to allow more visual permeability and sunlight penetration into on-site landscaping.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two proposed variances associated with the proposed development, (ii) the proposed loading variance is supported by staff as it is consistent with those that have been granted to other nearby auto dealerships in recent years, and (iii) the proposed maximum building height variance is likewise supported by staff as it increases the building's functional efficiency and supports on-site densification within the auto mall.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the proposed project, noting that the existing perimeter fencing along the south and west sides of the subject site could be improved. Staff were then directed to work with the applicant to replace the solid fencing material with an alternate material to provide more visual interest and permeability to the proposed development prior to Council consideration of the subject development permit application.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would

1. ***Permit the construction of a two-storey auto dealership building and a single-storey car wash building at 13100 Smallwood Place on a site zoned Vehicle Sales (CV); and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) Reduce the minimum required number of on-site loading spaces from two medium size and two large size, to 1 medium size on-site loading space; and***
   - ***(b) Increase the maximum permitted height for the principal building from 12.0 m to 15.5 m.***

CARRIED

2. Development Permit 16-750045
(REDMS No. 5422081)

APPLICANT: Bontebok Holdings Ltd.

PROPERTY LOCATION: 18399 Blundell Road

INTENT OF PERMIT:

Permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

Applicant's Comments

Ron Emerson, Emerson Real Estate Group, introduced the project, noting that (i) the proposed development is sited within an overall industrial park and consists of two one-storey buildings and parking with five commercial units, including two drive-through restaurants, (ii) the development will provide food services primarily to employees in the surrounding industrial area, and (iii) a Zoning Text Amendment to allow for the use of the subject property for drive-through restaurants is associated with the proposal.

John Kristianson, CTA Design Group, provided background information on the proposed development and highlighted the following:

- the proposed layout of the site was driven by the requirements of the two drive-through restaurants within the site;
- vehicular access to the site are provided off the two streets fronting the proposed development;
- proposed design and materials for the two buildings are consistent with the surrounding industrial area;
- scale of the two proposed buildings fits the size of the site and allows adequate vehicle manoeuvring within the site; and
- the number of proposed vehicle parking stalls exceeds the minimum Zoning Bylaw requirement.

Elsteph Reddish, Jonathan Losee Ltd. Landscape Architecture, briefed the Panel on the main landscaping features for the project, noting that (i) three pedestrian walkways are proposed to provide direct access to the site from the street, (ii) three Class 1 and four Class 2 bicycle parking spaces will be provided, (iii) an outdoor plaza with benches, picnic tables, and planters will be incorporated between the two buildings, (iv) permeable pavers are proposed for surface treatment of the outdoor plaza and pedestrian walkways, (v) deciduous and coniferous trees are proposed to be installed on site, and (vi) structural soil trenches will be provided to ensure adequate soil volume for trees.

Panel Discussion

In response to queries from the Panel, Ms. Reddish advised that (i) the proposed location of bicycle parking is accessible to and has clear sightlines from the two buildings, (ii) additional locations for bicycle parking could be identified if needed, and (iii) solar shading could be installed in the outdoor plaza.

Staff Comments

Mr. Craig noted that (i) Transportation staff have reviewed the proposal to ensure adequate drive aisle circulation and drive-through vehicle queuing areas, and (ii) there is a Servicing Agreement for frontage improvements along Blundell Road and Nelson Road associated with the proposal.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

CARRIED

3. GENERAL COMPLIANCE – REQUEST BY ORIS DEVELOPMENTS (HAMILTON) CORP. FOR A GENERAL COMPLIANCE RULING AT PARCEL 3, HAMILTON VILLAGE (FORMERLY PORTIONS OF 23241 AND 23281 GILLEY ROAD, AND A PORTION OF 23060, 23066, 23080, AND PART OF 23100 WESTMINSTER HIGHWAY)

(File Ref. No.: DP 15-716274) (REDMS No. 5459649)

APPLICANT:	Oris Developments (Hamilton) Corp.
PROPERTY LOCATION:	Parcel 3, Hamilton Village (Formerly Portions of 23241 and 23281 Gilley Road, and a Portion of 23060, 23066, 23080, and Part of 23100 Westminster Highway)

INTENT OF PERMIT:

The attached plans involving changes to the design of the parkade wall and interim landscaping buffer on part of the east elevation of the project be considered to be in General Compliance with Development Permit (DP 15-716274).

Applicant's Comments

Nathan Curran, Oris Consulting Ltd., briefed the Panel on the proposed minor modifications to the Development Permit issuance for a 130-unit senior housing building on Parcel 3 in Hamilton Village, and noted the following:

- the current proposal provides for a north-south greenway proposed to be constructed on the eastern edge of the building's podium parkade and a temporary landscape berm is proposed along the east side of Parcel 3 as an interim grade transition to adjacent single-family lots to the east until their redevelopment in the future;
- the owners of 4651 Smith Crescent, one of the adjacent lots to the east, have requested that the proposed landscape berm and the easement placed on their property be removed;
- the removal of the landscape berm will necessitate decorative treatment for the parkade wall with over-hanging landscaping and the section of the parkade wall adjacent to 4651 Smith Crescent will be set back six inches from the property line instead of the original zero setback; and

- the remainder of the east parkade wall adjacent to the other single-family lots will be maintained and the original landscape berm will be raised by one meter with a corresponding increase in berm slope.

Panel Discussion

In response to a query from the Panel, Mr. Craig acknowledged that the statutory right-of-way (SRW) over the public greenway along the eastern edge of the building's podium parkade permits the proposed six inches gap between the eastern parkade wall and the east property line, to be filled and the public greenway will be widened when the adjacent property at 4651 Smith Crescent redevelops in the future.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded
That the attached plans involving changes to the design of the parkade wall and interim landscaping buffer on part of the east elevation of the project be considered to be in General Compliance with Development Permit (DP 15-716274).

CARRIED

4. Date of Next Meeting: August 9, 2017

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:04 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 26, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 20, 2017
From:	Wayne Craig Director of Development	**File:**	DP 16-735564
Re:	**Application by Pinnacle Living (Capstan Village) Lands Inc. for a Development Permit at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of the second phase of a four-phase, high-rise, mixed use development comprised of 418 residential units (including 12 affordable housing units), street-oriented commercial uses, and an Early Childhood Development (ECD) Hub at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private Road;
   b) Allow unenclosed balconies to project into the required road setback by up to 2.0 m; and
   c) Allow architectural features to project into the required road setback by up to 2.4 m.

Wayne Craig
Director of Development

WC:sch
Att.

Staff Report

Origin

Pinnacle Living (Capstan Village) Lands Inc. has applied to the City of Richmond for permission to develop a 38,794 m^2 (417,571 ft^2) high-rise, mixed use project at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road on a vacant site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)".

Rezoning of subject site for the purposes of this project was adopted on December 17, 2014, under Bylaw 9135 (RZ 12-610011). The subject development is Phase 2 of a four-phase, mixed use project in the City Centre's Capstan Village area (Attachment 1), and comprises:

- 418 residential units (including 406 market units and 12 affordable housing units);
- 260 m^2 (2,800 ft^2) for street-oriented commercial uses; and
- 1,428 m^2 (15,375 ft^2) for a 3-storey Early Childhood Development (ECD) Hub, including a licensed 77 space child care facility and related family services.

The developer's commitment to design and construct the Early Childhood Development Hub satisfies the City Centre Area Plan (CCAP) Village Centre Bonus community amenity contribution requirements for the entirety of the developer's four-phase project, as agreed to through the rezoning application and secured with a legal agreement (including a Construction Agreement). The ECD Hub is intended to be a one-stop family service centre for the Capstan Village community, offering licensed child care, opportunities for families to connect, and programs and resources supporting early childhood development, strong families, health, and wellness. More specifically, the ECD Hub will:

- Be designed and constructed to a turnkey level of finish, to the City's satisfaction, at the developer's sole cost (including the provision of funding towards City costs related to project management, which funds shall be payable by the developer prior to Development Permit issuance, as indicated in Attachment 5);
- Be transferred to the City (in the form of an Air Space Parcel), at the developer's sole cost, for operation by a non-profit organization, to the satisfaction of the City;
- Take the form of an integrated, three-level facility (with a dedicated elevator and stairway) focussed around a welcoming atrium and fireplace lounge that open towards Carscallen Road and a new neighbourhood park and playground (under construction as part of the developer's Phase 1), a specialized resource library, multi-purpose rooms, a community (commercial standard) kitchen, and complementary outdoor spaces (e.g., garden plots);
- Provide for up to four different types of licensed child care programs (infant to twelve years old) comprising various indoor spaces and a large, contiguous, rooftop play space with age-appropriate features and equipment; and
- Include all parking, storage, and related features necessary for the facility's operation (e.g., staff support and administration spaces, storage, loading, washrooms, major appliances, and waste facilities), excluding loose furnishings, toys, and equipment.

All Engineering, Transportation, and Parks off-site requirements in respect to Pinnacle's four-phase development were resolved through the rezoning process and secured with legal agreements registered on title. Prior to Development Permit issuance for the subject Phase 2 development, the developer shall enter into the City's standard Servicing Agreement (SA) for the design and construction, at the developer's sole cost, of frontage improvements and related utility works (SA 16-731709). In addition, the detailed design and construction of a proposed Private Road between Carscallen Road and Sexsmith Road (i.e. over underground parking and secured with a statutory right-of-way registered on title prior to rezoning adoption) will be administered through the Servicing Agreement process. (Upon completion of Private Road, the existing statutory right-of-way may be amended for the purpose of describing the extent of the easement areas by volumetric survey.) No other SA works are required in respect to the subject Development Permit. All required SA works shall be completed prior to occupancy of Phase 2.

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 site is a vacant property in Capstan Village, an emerging medium- to high-density, mixed-use City Centre community. Existing development surrounding the subject site includes:

To the north: Future phases of the developer's four-phase mixed use project, beyond which is Sea Island Way and highway-oriented commercial properties zoned "Auto-Oriented Commercial (CA)" and designated under the City Centre Area Plan (CCAP) for high-rise, high density, commercial development;

To the east: Sexsmith Road, beyond which is a large area undergoing various stages of construction, permitting, and pre-application processes for medium- and high-density, multi-family uses, park, and related purposes, including the "Concord Gardens" five-phase residential development zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10)", a church and former TransLink park-and-ride zoned "School & Institution Use (SI)", and several single-family lots zoned "Single Detached (RS1/F)";

To the south: Hazelbridge Way, beyond which are two high-rise projects by the subject developer, including Phase 1 of the subject development, which is currently under construction (372 dwellings / DP 14-667322), and a completed project at 8677 Capstan Way (200 dwellings / RZ 10-544729 and DP 12-604012), zoned "Residential / Limited Commercial (RCL/4)"; and

To the west: Carscallen Road, beyond which is a new neighbourhood park, currently under construction by the developer (as required through rezoning, RZ 12-610011), the site of the future Capstan Canada Line Station, and lands designated under the CCAP for high density, mixed use development by others.

Rezoning and Public Hearing Results

At the rezoning stage, staff identified design issues to be addressed through the subject Phase 2 Development Permit process. The developer has satisfactorily responded to those issues follows:

- Maximize solar access to outdoor recreation and amenity spaces:
  - Five outdoor amenity spaces (at Levels 4, 8, 9, and 10) are designed and located to take advantage of sunlight from the east, south, and west; and
  - The ECD Hub's outdoor child care play space (at Level 4) is situated along the building's west and south sides, across from the neighbourhood park, where on-site and surrounding development will have the least sunlight impacts.

- Enhance streetscape and skyline interest:
  - Changes in building height, form, and orientation contribute to a varied composition and effectively break the building mass into more pedestrian-scaled elements;
  - Articulated wall treatments and colour provide visual interest and enhance the identity of individual "building blocks" and elements; and
  - Special features soften the public realm and enhance the development's park interface (i.e. a playful coloured glass treatment at the ECD Hub, a double row of street trees, planting, and decorative paving at the Private Road, and "greening" at the project's mid-rise rooftops).

- Provide for a welcoming, high quality ECD Hub that meets licencing and City needs:
  - Through the DP process, the ECD Hub's original concept (i.e. two largely independent spaces connected by an elevator) has been improved upon, resulting in a fully integrated, three-storey facility with well-considered indoor and outdoor facilities, a distinct identity, and lively streetscape.

The Public Hearing for the rezoning of this site was held on May 20, 2014. No concerns were expressed at the Public Hearing with respect to the subject Phase 2 development.

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 City Centre Area Plan (CCAP). In addition, staff note the following:

- Affordable Housing: The habitable floor area of affordable housing proposed for the subject Phase 2 development is 979.9 m^2 ((10,547.6 ft^2), which satisfies the terms of the site's "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)" zone. As per legal agreements registered on title at rezoning stage, prior to Development Permit issuance, the developer shall enter into the City's standard Housing Agreement and a Housing Covenant will be registered on title describing the specifics of Phase 2's affordable housing (e.g., 12 Basic Universal Housing units dispersed on Levels 3 to 9, including two 1-bedroom, eight 2-bedroom, and two 3-bedroom units, together with parking, bike storage, and other related features). Occupants of the affordable housing units shall have unlimited access to all on-site indoor and outdoor amenity spaces. Use of the amenity spaces, parking, and other features shall be provided at no additional charge to the affordable housing occupants (i.e. not in excess of the applicable City-approved rents).

- Early Childhood Development (ECD) Hub: Staff support the proposed design of the ECD Hub. Prior to Building Permit issuance for Phase 2 (as required by a legal agreement registered on title at rezoning stage), the developer shall prepare the "Approved Works Plan and Specifications", including all architectural, landscape, structural, mechanical, electrical,

and communication/data plans and specifications for the ECD Hub and its associated spaces and uses to the satisfaction of the City (as future owner). Through the detailed design process leading to the "Approved Works Plan and Specifications", staff recommend that design development is undertaken (supported by additional information, including plans, sections, elevations, specifications, and related materials) with respect to, among other things:

- Landscape form, character, function, and technical requirements regarding the street frontage (e.g., entrance, patio, bike racks, and signage), the child care's rooftop outdoor space (e.g., plant list, play structures, fall zones, surface treatments, grading and curbs, storage, lighting, drainage, hose bibs, and related features), and associated indoor/outdoor interfaces (e.g., grades and weather protection);
- The treatment of the two-storey atrium and related circulation and gathering spaces;
- Design coordination of the ECD Hub's mechanical, electrical, and communication/data equipment and related requirements (e.g., to avoid commercial kitchen venting impacts on the child care play space and residential neighbours);
- Emergency exiting and related safety requirements; and
- Coordination of shared facilities (e.g., parking access and waste management).

Note that, in light of the level of design achieved through the subject DP application, staff do not anticipate that the preparation of the "Approved Works Plan and Specifications" will impact the proposed form or character of the subject development. However, in the event that a significant change in the development's form or character is proposed after DP issuance, it would be the subject of a future Development Permit or General Compliance application.

- Public Art: Legal agreements registered on title at rezoning stage require that the developer prepare a Detailed Public Art Plan for the subject Phase 2 site, to the City's satisfaction, prior to Development Permit issuance. On April 11, 2017, the Richmond Public Art Advisory Committee (RPAAC) considered the developer's Plan, which proposes an artwork on-site at the property's southwest corner, and recommended support. Staff also support the Plan and encourage coordination of the developer's public art and Building Permit design processes. (A note to this effect is included on the DP drawings.) Prior to Development Permit issuance, the developer shall submit a letter of credit for $334,388 to secure the implementation of the Detailed Public Art Plan.

- Transitional Parking Strategy & Transportation Demand Management (TDM): Richmond Zoning Bylaw 8500 permits parking reductions in Capstan Village for projects that provide TDM measures and are designed to adapt to potential changes in local parking demand arising from anticipated future transit improvements (i.e. Capstan Station). Through the rezoning application, a comprehensive parking plan was approved for the developer's four-phase project. The subject Phase 2 proposal is consistent with the intent of the approved parking plan and provides for the following key features:
  - ***Parking Rates***: Compliance with site-specific residential parking rates (i.e. 1.0 space/market unit) and visitor parking reductions (i.e. 50%), as per the "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)" zone;
  - ***Cross Access Easement***: Compliance with the cross access easement registered on title prior to rezoning adoption to facilitate the interconnection of Phase 2's underground parking with future Phases 3 and 4 (at specified locations indicated in the DP drawings);

- ***Phase 3 Future Parking***: The provision of 43 extra underground parking spaces (i.e. in excess of Zoning Bylaw requirements for Phase 2) for the future use of Phase 3, which spaces shall be made available for the interim use of Phase 2's occupants; and
- ***Electric Vehicle (EV) Charging***: The provision of EV equipment in excess of current OCP standards (i.e. 25% 240V energized spaces versus 20% 120V energized and 25% pre-ducted spaces).

Prior to Development Permit issuance, as applicable, new legal agreements will be registered on title to describe the specifics of Phase 2's parking features and existing agreements will be amended to accurately describe the portions of Phase 2 secured for the use of Phases 3 and 4.

- District Energy Utility (DEU): All Capstan Village developments, including the subject Phase 2 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 prepared by an accredited professional to the satisfaction of the City prior to Building Permit approval and enters into a Service Provider Agreement prior to occupancy.
- Transport Canada Height Regulations: The developer has submitted a signed/sealed letter prepared by a surveyor confirming that the height of the proposed Phase 2 development, 47 m (154 ft.) GSC, is in compliance with Transport Canada regulations.
- Aircraft Noise: The OCP permits residential and child care uses in this location, subject to specific requirements. Prior to rezoning adoption, the City's standard aircraft noise covenant was registered on title to require that an acoustic report, prepared by a certified professional and satisfactory to the City, is submitted prior to Building Permit issuance.
- Capstan Station Bonus (CSB): All public open space required with respect to the CSB policy was secured prior to rezoning adoption (via dedications, land transfers, and statutory right-of-ways). Prior to Building Permit issuance, the developer shall submit a voluntary contribution, estimated at $3.5 million, for the funding of station construction (i.e. based on 418 units and the 2016/17 Council-approved contribution rate of $8,392.66 per unit).

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

The subject site is zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)", a site-specific zone only applicable to the developer's four-phase development. The developer requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

a) Reduce the road setback by 0.3 m (1.0 ft.) at the Carscallen Road cul-de-sac and Private Road.

Staff support the proposed road setback reduction from 3.0 m to 2.7 m (9.8 ft. to 8.9 ft.), measured to a road secured by dedication or statutory right-of-way, on the basis that:
- ***There will be no impacts on pedestrian circulation;***
- ***The affected streetscapes have been enhanced with additional street trees, planted areas, and furnishing that will contribute towards attractive public/private interfaces; and***
- ***There will be no tower separation impacts on future neighbouring developments.***

b) Allow unenclosed balconies to project into the required road setback by up to 2.0 m (6.6 ft.).

Staff support the proposed balcony projections beyond 1.0 m (3.3 ft.), including a proposed increase to 2.0 m (6.6 ft.) at the Carscallen Road cul-de-sac and up to 1.5 m (4.9 ft.) along portions of the Private Road and Sexsmith Road, on the basis that the balconies will:
- ***Not impact pedestrian circulation, as they are proposed above Level 2; and***
- ***Add visual interest without creating privacy or overlook issues.***

c) Allow architectural features to project into the required road setback by up to 2.4 m (7.9 ft.).

Staff support the proposed architectural feature projections (i.e. "frame" elements) beyond 0.6 m (2.0 ft.), including a proposed increase to 2.4 m (7.9 ft.) at the Carscallen Road cul-de-sac and up to 1.2 m (3.9 ft.) along other frontages, on the basis that the proposal will:
- ***Not impact pedestrian circulation, as the features are generally located above Level 3, at main building entrances, or between adjacent townhouse patios; and***
- ***Enhance the articulation of the building's mid-rise streetwalls and the definition of its lower floors, which will add visual interest and help to impart a human scale.***

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. The Panel reviewed the project on two occasions: February 8 and March 22, 2017. At the first meeting, the Panel indicated that additional information was needed to better describe the design intent. At the second meeting, the Panel was appreciative of the project and recommended design development in respect to the ECD Hub and enhancing the project's public/private interface. A copy of the relevant portion of the Panel's March 22nd meeting minutes is attached for reference, together with a summary of the applicant's design response in "***bold italics***" (Attachment 3).

Analysis

The developer proposes to construct Phase 2 of a four-phase, high-rise, mixed use development on a site located a short distance east of the future Capstan Canada Line Station. The establishment of new streets along Phase 2's south, west, and north sides, a new neighbourhood park near the future station, and Phase 2's Early Childhood Development (ECD) Hub, as agreed through rezoning, will contribute to a more connected, livable, and transit-oriented community. The developer's proposed form of development, which is a combination of articulated streetwall buildings and towers, generally conforms to the CCAP and applicable Development Permit (DP) Guidelines, and is well-suited to the demands and opportunities of the site. In particular, the development provides for:

- A strong urban concept supporting a high density, pedestrian-friendly environment;
- Variations in building massing that contribute towards a human scale, solar access, usable rooftops, and upper- and mid-level views across the site for residents and neighbours; and
- Architectural treatments that aim to break the streetwall into a series of coordinated, yet distinct, buildings, which will contribute towards local identity, visual interest, and a high amenity public realm.

Conditions of Adjacency

The subject site is located in Capstan Village, an emerging, high-rise, mixed use area affected by aircraft noise. The developer has reviewed the potential development impacts that residents of Phase 2 may experience with the aim of mitigating them to the extent possible and helping potential purchasers make informed decisions (including both a covenant, registered on title prior to rezoning adoption for the purpose of notifying purchasers, and letters of assurance submitted by the project architect and acoustic and mechanical consultants prior to DP and Building Permit issuance). Overall, it has been demonstrated that the design of the subject development is sensitive to its emerging urban context and has reasonably addressed conditions of adjacency as follows.

- City streets, measuring 20 m (66 ft.) wide or greater, frame the subject site on its west, south, and east sides, which (together with typical building setbacks) will ensure that the tower separation between the proposed development and existing/future neighbours will meet or exceed the CCAP recommended minimum distance of 24 m (79 ft.).
- A 20 m (66 ft.) wide Private Road along the subject site's north property line (i.e. secured by statutory right-of-way and constructed over underground parking) will likewise ensure adequate tower separation on that side of the site, while below-grade parkade connections will facilitate future shared access and multi-lot parking utilization (secured with legal agreements).
- Siting of the proposed ECD Hub, including its main entrance and rooftop child care play space, along the development's west side will make it convenient to transit and enhance its relationship with the playground and amenities planned for the nearby neighbourhood park (under construction); while, the lower proposed building heights at the ECD Hub will reduce shading of the park and enhance views for surrounding residents.

Urban Design and Site Planning

The CCAP requires the subject development to provide for a high density mix of uses in a visually interesting, high-rise form, together with an attractive public realm. In addition, the project must satisfy special challenges with respect to City objectives for the ECD Hub and its role as a welcoming family facility and a licensed, 77-space child care. More specifically, the ECD Hub requires, among other things, unobstructed indoor spaces with high ceilings and a large, contiguous, sunny, outdoor play space. These requirements impact the development's massing options, as they make it necessary to pull back the development's towers and taller mid-rise elements from the west side of the site. The subject Phase 2 development seeks to satisfy the CCAP and ECD Hub requirements as follows.

- To reduce the building's bulk and better satisfy the ECD Hub's needs, the developer proposes to construct 2,089 m^2 (22,489 ft^2) less in Phase 2 than the maximum floor area permitted under the "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)" zone.
- To satisfy all DP-stage ECD Hub requirements, the proposed facility is accommodated in a three-storey, "stand-alone" building (i.e. to be secured as an Air Space Parcel) with a central atrium, exclusive entrance and vertical circulation, a large west-facing roof deck, and dedicated parking, bike storage, mechanical/electrical, and related features in the development's shared parking structure.

- The grades of Sexsmith Road and Hazelbridge Way will be raised to:
  - Allow for two storeys of parking to be concealed below grade;
  - Locate the ECD Hub's ground floor at the grade of the adjacent neighbourhood park;
  - Satisfy the City's minimum flood construction level of 2.9 m (9.5 ft.) GSC; and
  - Provide for attractive public/private grade transitions along all frontages.
- The perimeter of Phase 2 is delineated with an articulated streetwall that varies in height from three to nine storeys to:
  - Provide street definition and visual interest;
  - Help to visually break up the development into a series of smaller buildings;
  - Respond to the site's varying adjacencies with the lowest building height near the neighbourhood park, the highest height along Sexsmith Road (a designated CCAP "major street"), and varying heights along the "minor streets" north and south of the site (generally consistent with approved and/or anticipated building heights framing the opposites sides of these streets).
- The upper portion of the development is comprised of three towers, including two with a maximum height of 47 m (154 ft.) GSC (16 storeys) along Sexsmith Road and one with a height of 40 m (131ft.) (15 storeys) that has been pulled back from north-south leg of Carscallen Road, to:
  - Increase sunlight to the park and the ECD Hub's outdoor child care space;
  - Visually anchor the Sexsmith Road/Hazelbridge Way corner (in coordination with adjacent approved development) as a key village crossroads; and
  - Visually enhance the Carscallen Road cul-de-sac as a prominent "address" for Phase 2 and future Phases 3 and 4.

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 in Phase 1 and elsewhere in Capstan Village, while proposing distinct tower, mid-rise, and frontages treatments. In brief, features include the following.

- Strong mid-rise streetwall elements are articulated with a varied grid of widows, recessed and projecting elements (e.g., balconies), and bold horizontal frames that "float" over the development's lower floors and together provide visual interest and a human scale.
- Tower treatments and colours vary in response to their locations.
- Rooftop mechanical equipment is integrated into the tower rooftops and screened to minimize visual impacts.
- The ECD Hub is enlivened with distinctive, multi-colour, glass stripes that impart a playful quality appropriate to its use and proximity to the park, and will make it an attractive landmark visible from the Canada Line.
- Townhouse frontages include patios screened with hedges and distinctive entry features incorporating gates, weather protection, and lighting.
- Retail frontages at the Carscallen Road cul-de-sac include glass canopies, white brick facades, large storefront windows, and outdoor seating, designed to complement future phases of commercial development that will ultimately ring the street-end.

- A signage concept providing for residential and non-residential signs that will coordinate with and complement the proposed architectural character. (All signs will be subject to separate permit processes and must comply with the requirements of Richmond Sign Regulation Bylaw No. 9700.)

Landscape Design and Open Space Design

The CCAP encourages the development of Capstan Village with a network of small- and medium-size neighbourhood parks linked by greenways, bikeways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements with respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide publicly-accessible open space over and above basic CCAP park standards. The concept for the developer's four-phase development locates most of its permanent public open space west of the subject Phase 2 development in the form of a new neighbourhood park. In addition, the developer's proposal provides for 60% of Phase 2 to be landscaped in a combination of publicly-accessible open spaces and shared outdoor amenity spaces (exclusive of areas intended for use by vehicles or as private amenity spaces). More specifically, the design of Phase 2 will provide for the following:

- On-site, publicly-accessible open space features, including:
  - A Private Road (i.e. secured by statutory right-of-way and constructed over underground parking), providing public access between Carscallen and Sexsmith Roads and incorporating street trees (including a double row along the road's south side), planting, bike racks, lighting, and decorative paving designed to enhance its use as a pedestrian route to/from the neighbourhood park and future transit station;
  - A plaza at the entrance to the ECD Hub, enhancing the facility's relationship with the neighbourhood park and role as a community gathering place; and
  - A small plaza at the corner of Hazelbridge Way and Carscallen Road, which location is identified as Phase 2's public art location and will complement the Artist Residential Tenancy (ARTS) units under construction along Hazelbridge Way's south side as part of the development's first phase; and
- 2,607.3 m^2 (28,065.0 ft^2) of shared amenity space, spread over five rooftop locations to take advantage of views, sunlight, and proximity to indoor amenity spaces, including 601.9 m^2 (6,479.0 ft^2) of children's play space, garden plots equipped with shelter, seating, tool storage, and hose bibs, areas for relaxing and socializing, dining areas equipped with BBQs, and related landscape features;
- 864.5 m^2 (9,305.0 ft^2) of outdoor rooftop play space for the ECD Hub's child care;
- 866.6 m^2 (9,328.0 ft^2) of (inaccessible) green roofs;
- Private outdoor amenity space for each residential unit in the form of a balcony, patio, or rooftop terrace (including penthouse terraces on the roofs of all three towers; and
- Street front landscaping (to be designed and constructed through the Servicing Agreement), including trees, planting, terraced grade changes, seating, and related features.

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 Phase 2 development contains 881.2 m^2 (9,484.9 ft^2) of indoor amenity space, which exceeds the CCAP minimum requirement of 836.0 m^2 (8,998.6 ft^2), and provides for an attractive range of amenity features, including a large, multi-use facility co-located with the podium-level outdoor amenity space and various smaller indoor spaces co-located with the project's other outdoor rooftop amenities.

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

- The building design provides for passive surveillance of fronting streets and residential lobbies will have clear sightlines to fronting sidewalks.
- Outdoor amenity spaces offer multiple access options and are visually open, well-lit, and separated from public areas.
- Public parking is clustered together on the ground floor of the parkade and provides for direct access to/from the ECD Hub for families and visitors.
- Parking for ECD Hub staff is clustered together in a secured (gated) location near an exclusive staff lobby/elevator.
- Parking for visitors, commercial tenants, and future Phase 3 occupants is clustered together and gated such that users do not pass through Phase 2 resident parking areas.

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:

- Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
- Aging in place features in all dwellings, 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; and
- 85 Basic Universal Housing (BUH) units (i.e. 20% of total Phase 2 units) satisfying all applicable Zoning Bylaw requirements, including all 12 proposed affordable housing units (100%) and 73 market housing units (18%). (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 - LEED "Silver" Equivalent
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:

- Green roofs and vegetated outdoor areas incorporating drought tolerant plants to reduce reliance on irrigation;
- Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage;
- 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;
- District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City utility;
- Electric vehicle (EV) charging equipment in excess of current OCP standards (i.e. 25% 240V energized spaces versus 20% 120V energized and 25% pre-ducted spaces);
- End-of-trip cycling facilities for ECD Hub staff; and
- 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, Early Childhood Development (ECD) Hub, 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 is endorsed and issuance by Council is recommended.

Suzanne Carter-Huffman.

Suzanne Carter-Huffman
Senior Planner / Urban Design

SPC:cas

Attachments:
1. Phasing Diagram
2. Development Application Data Sheet
3. Advisory Design Panel Meeting Minutes, March 22, 2017
4. LEED Checklist
5. Development Permit Considerations

Attachment 1
Phasing Diagram

5450776

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-735564

Address: 3328 Carscallen and 3233 and 3299 Sexsmith Road

Applicant: Pinnacle Living (Capstan Village) Lands Owner: Pinnacle Living (Capstan Village) Lands

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

Floor Area Gross: 41,041 m^2 (441,775 ft^2) Floor Area Net: 38,794 m^2 (417,571ft^2)

	Existing	Proposed
Site Area	▪ 0.894 ha (96,195.7 ft^2)	▪ No change
Land Uses	▪ Vacant	▪ High-rise residential, commercial & Early Childhood Development (ECD) Hub
OCP Designation	▪ Mixed Use	▪ No change
OCP Aircraft Noise (ANSD)	▪ ANSD "Area 3": Moderate aircraft noise; all ANSD uses permitted; covenant required; air conditioning or equivalent required	▪ The proposed development will comply with the ANSD covenant registered prior to rezoning (including, among other things, the submission of an acoustic report to the City's satisfaction)
City Centre Area Plan Designation	▪ Urban Centre T5 (45 m) (2.0 FAR) ▪ Capstan Station Bonus (0.5 FAR) ▪ Village Centre Bonus (1.0 FAR)	▪ No change
Zoning	▪ Residential/Limited Commercial & Artist Residential Tenancy Studio Units (ZMU25)	▪ No change
Number of Dwelling Units	▪ Nil	▪ 418 units, including: - Market housing: 406 units - Affordable Housing: 12 units
Dwelling Unit Types	▪ N/A	▪ 51% 1-BR (213 Market & 2 Affordable units) ▪ 34% 2-BR (132 Market & 8 Affordable units) ▪ 15% 3-BR (60 Market & 2 Affordable units) ▪ Less than 1% 4-BR (1 Market unit)
Accessible Dwellings	▪ N/A	▪ 20% (85 units) are Basic Universal Housing units: - Market housing: 18% (73 units) - Affordable Housing: 100% (12 units) ▪ 100% of units include aging-in-place features (e.g., handrails, lever handles & blocking in walls for future grab bar installation)

	Bylaw Requirement	Proposed	Variance
Buildable Floor Area (Max)	▪ Total: 40,883.0 m^2(440,060.9 ft^2) ▪ Residential: 39,195 m^2 (421,886 ft^2) - Market: 38,215 m^2 (411,338 ft^2) - Affordable: 980 m^2 (10,548 ft^2) ▪ Non-residential: 1,689 m^2 (18,175 ft^2) - Commercial: 260 m^2 (2,800ft^2) - ECD Hub: 1,428 m^2 (15,375 ft^2)	▪ Total: 38,794 m^2 (417,571ft^2) ▪ Residential: 37,105 m^2 (399,396 ft^2) - Market: 36,125 m^2 (388,849 ft^2) - Affordable: 980 m^2 (10,548 ft^2) ▪ Non-residential: 1,689 m^2 (18,175 ft^2) - Commercial: 260 m^2 (2,800ft^2) - ECD Hub: 1,428 m^2 (15,375 ft^2)	None permitted
Lot Coverage	▪ Max. 90%, excluding areas granted via SRW for road or park	▪ 90%	None

	Bylaw Requirement	Proposed	Variance
Setback – Road	▪ Above Grade: 6.0 m (19.7 ft.), but may be reduced to 3.0 m (9.8 ft.) based on a proper interface (measured to a property line or SRW)	▪ Sexsmith Road @ sidewalk SRW: 3.0 m (9.8 ft.) ▪ Carscallen Road @ PL: 2.7 m (8.9 ft.) ▪ Private Road @ SRW: 2.7 m (8.9 ft.)	**Reduce setback by 0.3 m @ Carscallen Road & Private Road**
Setback – Parking Below Grade	▪ Nil	▪ Nil	None
Setback – Projections	▪ Balconies: 1.0 m (3.3 ft.) max. ▪ Architectural features: 0.6 m (2.0 ft.) max ▪ Weather protection: To the property line	▪ Balconies: 2.0 m (6.6 ft.) max ▪ Architectural features: 2.4 m (7.9 ft.) max ▪ Weather protection: To the property line	**Increase balconies to 2.0 m & Arch. Features to 2.4 m**
Height	▪ Max. 47.0 m (154.2 ft.) GSC	▪ Max. 47.0 m (154.2 ft.) GSC	None
Lot Size	▪ Min. 8,800.0 m2 (94,722.4 ft^2)	▪ 0.894 ha (96,195.7 ft^2)	None
Parking Spaces – Total	▪ Total: 495 spaces min. - ECD Hub: 32 (as per legal agreement) - Residential: 416 min. - Commercial & Visitor: 47 min.	▪ Total: 542 spaces ▪ 499 spaces for Phase 2, including: - ECD Hub: 32 spaces - Residential: 416 + 4 tandem spaces - Commercial & Visitor: 47 spaces ▪ 43 spaces secured via legal agreement for the future use of Phase 3	None
Parking Spaces – ECD Hub	▪ Total: 32 spaces (as per legal agreement), including: - Short-term (public): 16 spaces - Long-term (staff): 16 spaces	▪ Total: 32 spaces, including: - Short-term (public): 16 - Long-term (staff): 16	None permitted
Parking Spaces – Residential	▪ Total: 416 spaces min., including: - Market:406 units X 1.0 = 406 - Affordable: 12 units x 0.81 = 10	▪ Total: 416 spaces, including: - Market: 406 + 4 tandem spaces - Affordable: 10 spaces	None
Parking Spaces – Commercial & Visitor	▪ Total:47 spaces min., including: - Commercial: 260.1 m^2 GLA x 3.75/100 m^2 LESS 10% = 9 spaces - Residential Visitors: 50%(418 units x 0.2/unit) LESS 10% = 38 spaces	▪ Total:47 spaces min., including: - 14 "public" spaces - 4 "assignable" commercial spaces - 29 residential visitor spaces	None
Parking – Accessible Spaces	▪ Total: 13 min. + 7 shared accessible spaces for ECD Hub (as per legal agreement on title) - ECD Hub / Short-term (public): 1 + 7 shared accessible spaces - ECD Hub / Long-term (staff) : 1 - Residential: 420 x 2% = 9 min - Commercial & Visitor: 47 x 2% = 1 min. - Future Phase 3: 43 x 2% = 1 min.	▪ Total: 14 + 7 shared accessible spaces - ECD Hub / Short-term (public): 1 + 7 shared accessible spaces - ECD Hub / Long-term (staff) : 1 - Residential: 9, including - ▪ Market: 8 ▪ Affordable: 1 - Commercial & Visitor: 2, including – ▪ Level L1 (public): 1 ▪ Level P1 (visitors & assigned): 1 - Future Phase 3: 1	None
Parking – Tandem	▪ Permitted for Market Housing parking in EXCESS of the Bylaw requirement ▪ Legal agreement registered on title prior to rezoning adoption	▪ 4 tandem spaces proposed for the use of Market Housing occupants (i.e. provided in EXCESS of the Bylaw requirement)	None

	Bylaw Requirement	Proposed	Variance
Parking – Small Car	▪ Total: 262 spaces max. - ECD Hub / Short-term (public): Nil (as per legal agreement on title) - ECD Hub / Long-term (staff) : 16 x 50% = 8 max - Residential: 420 x 50% = 210 max - Commercial & Visitor: 47 x 50% = 23 max - Future Phase 3: 43 x 50% = 21 max.	▪ Total: 98 spaces - ECD Hub / Short-term (public): Nil - ECD Hub / Long-term (staff) : Nil - Residential: 91 - Commercial & Visitor: 7 - Future Phase 3: Nil	None
Off-Street Loading:	▪ Residential: 1 large & 3 medium trucks ▪ Commercial: Share with other uses ▪ ECD Hub: 1 medium truck (shared) & 1 small space for vans (exclusive)	▪ 1 large truck @ Private Road (shared use) ▪ 3 medium trucks (shared use) ▪ 1 small space for vans (exclusive use of the ECD Hub)	None
Class 1 Bike Storage (Secure)	▪ Total: 534 min. - ECD Hub (staff): 10 min. (as per legal agreement on title) - Market: 406 x 1.25/unit = 508 min - Affordable: 12 x 1.25/unit = 15 min. - Commercial: (260.1 m^2 – 100 m^2) x 0.27/100 m^2 = 1 min.	▪ Total: 534 - ECD Hub (staff): 10 - Market: 508 - Affordable: 15 - Commercial: 1	None
Class 2 Bike Storage (Unsecure)	▪ Total: 97 bikes min. - ECD Hub: 12 min., including 6 with space for attached trailers (as per legal agreement on title) - Residential: 418 x 0.2/unit = 84 min - Commercial: (260.1 m^2 – 100 m^2) x 0.27/100 m^2 = 1 min.	▪ Total: 97 bikes ▪ Within the parking structure: 22 bikes - ECD Hub: 12, including 6 with space for attached trailers (as per legal agreement on title) - General public use: 10 ▪ Outside the parking structure: 75 bikes	None
Electric Vehicle (EV) Charging Equipment	▪ For Residential Parking (120 V): - Energized: 420 spaces x 20% = 84 - Pre-ducted (120 V): 420 spaces x 25% = 105 ▪ For Class 1 Bike Storage (120 V / Energized duplex outlets): 55 min. - ECD Hub: 10 x 10% = 1 min. - Market: 508 x 10% = 51 min. - Affordable: 15 x 10% = 2 min. - Commercial: 1 x 10% = 1 min.	▪ For Residential Parking (240 V / Energized): 105 spaces - Market: 406 spaces x 25% = 102 - Affordable: 10 spaces x 25% = 3 ▪ For Class 1 Bike Storage (120 V / Energized duplex outlets): 55 - ECD Hub: 1 - Market: 51 - Affordable: 2 - Commercial: 1	None
Amenity Space – Indoor:	▪ 836.0 m^2 (8,998.6 ft^2) min., based on 2.0 m^2 (21.5 ft^2) / unit	▪ 881.2 m^2 (9,484.9 ft^2)	None
Amenity Space – Outdoor:	▪ Total: 3,402.0 m^2 (36,618.8 ft^2), excluding Extensive Green Roofs - OCP: 418 x 6.0 m^2 (64.6 ft^2) / unit = 2,508.0 m^2 (26,995.9 ft^2) min. - CCAP: Additional landscaped area @ 10% of net site = 894.0 m^2 (9,622.9 ft^2) min. ▪ Children's Play Space (included in OCP area): 600.0 m^2 (6,458.4 ft^2) min.	▪ Total: 3,652.2 m^2 (39,312.0 ft^2), excluding Extensive Green Roofs - @ Grade: 1,044.9 m^2 (11,247.0 ft^2) - @ Rooftops: 2,607.3 m^2 (28,065.0 ft^2), including 601.9 m^2 (6,479.0 ft^2) of children's play space	None
Extensive Green Roofs	▪ Not specified	▪ 866.6 m^2 (9,328.0 ft^2)	None
ECD Hub – Child Care Play Space	▪ Varies with the facility's child care capacity	▪ 864.5 m^2 (9,305.0 ft^2)	None

Excerpt from the Minutes of the

Advisory Design Panel Meeting

Wednesday, March 22, 2017 – 4:00 p.m.
Rm. M.1.003 / Richmond City Hall

1. DP 16-735564 – THIRD PHASE OF A 5-PHASE HIGH-RISE, HIGH DENSITY MIXED USE DEVELOPMENT COMPRISED OF 3 TOWERS, INCLUDING 429 UNITS (418 MARKET & 11 AFFORDABLE), A COMMERCIAL UNIT, AND AN EARLY CHILDHOOD DEVELOPMENT (ECD) HUB

ARCHITECT: Bingham Hill Architects

PROPERTY LOCATION: 3328 Carscallen Road & 3233 & 3299 Sexsmith Road

Panel Discussion

Comments from the Panel were as follows:

- appreciate the detailed floor plans in the drawing package;
- subject to City requirements, consider installing an electric outlet on the top frame of the entry door of the Basic Universal Housing units to allow the door to be opened with an electric garage door opener; the electric door opener could be eliminated easily if the door swing can be reversed to provide foot space on the latch side; would be helpful to residents needing help to access their units;

  Opportunities to further improve access for people with disabilities will be considered through the project's detailed design process.
- applicant has done a lot of work in the project; appreciate the quick turnaround of the project since its previous presentation to the Panel;
- appreciate the massing diagrams in the drawing package; helpful to the Panel in understanding the parti of the elevations and massing decisions;
- the most significant architectural change in the proposed development was on the Early Childhood Development (ECD) Hub; however, the design remains in flux as the internal child care space and the outdoor space still need further design development;

  The ECD Hub has been redesigned as an integrated, three-level facility (with a dedicated elevator and stairway) focussed around a welcoming atrium and fireplace lounge on its lower two floors connected to a licensed, multi-program child care at its top floor, including various indoor spaces and a large, contiguous, rooftop play space with age-appropriate features and equipment.
- proposed changes on the child care façade are minimal but effective; the proposed changes will make the façade simpler and less fuzzy; appreciate the significant amount of outdoor amenity space for child care on Level 4;
- appreciate the proposed changes to the landscape design of rooftop spaces; the proposed urban agriculture on Level 8 rooftop is a welcome addition and will be well-used by residents;

- appreciate the applicant clarifying the design of the rooftop access from the penthouse suites; consider introducing some glazing to bring daylight to the inner spaces of the penthouse suites;

  Additional glazing has been incorporated into the rooftop access spaces.

- proposed thermal breaking of the vertical fins would be helpful; alternative treatment required at the slabs;

  Opportunities to further improve energy performance will be considered through the project's detailed design process.

- different massing elements at the northwest elevation create an unusual but interesting façade; consider introducing a glass canopy over the retail/gallery frontages to bring down the façade to pedestrian scale and enhance the amenity of the area;

  A glass canopy has been added.

- appreciate the improvements in the design of the townhouse entrances and canopies;
- support the improvements in the landscape design; appreciate the double row of trees framing the south sidewalks along Crescent Mews;
- landscape sections helped in understanding the soil depth for plantings at the rooftop outdoor spaces;
- applicant could have provided a side-by-side comparison of the original design of the proposal versus the proposed changes to help Panel understand the specific changes made to the project design;
- overall, support the improvements made to the original proposal;
- enhance the interface of the project's indoor space with the public realm;

  Weather protection and seating have been added at the project's commercial frontage and the entrance to the ECD Hub. Enhanced planting and entrance features have been provided at all townhouse and tower lobby frontages. A concept has been prepared for residential, commercial, and ECD Hub exterior signage.

- support the proposed changes to the west façade and attention to pedestrian experience in the public realm; consider further articulation and differentiation of the western façade to provide a unique and enhanced pedestrian experience;

  The colourful glass bands used at the child care level have been extended across the ECD Hub's façade.

- support the suggestion to introduce canopies over the retail/gallery frontage; also consider differentiating the residential and commercial entrances;

  Canopies have been added and the various entries have been further differentiated.

- consider extending the public language to the northwest façade to enhance its interface with the park and help define its edge in relation to the neighbourhood park;

  The colourful glass bands used at the child care level have been extended across the ECD Hub's façade and the commercial frontage has been improved with weather protection, seating, planting, and changes to the facade.

- applicant responded well to the previous comments of the Panel;
- appreciate the better attention to detail on the ECD elevation;

- appreciate the proposed changes to the landscape design on Crescent Mews; review the size of the loading bay on the north side of the mews;

  Loading will be restricted to the north side of the Private Road. Planting areas on the road's south side have been widened and a double row of trees has been added.

- overall, the applicant has done a good job;
- northwest elevation needs further design development; the issue at the cul-de-sac appears to be scale;

  Changes to the façade, including the addition of window bays at upper storeys, weather protection, and visually interesting materials, provides for a more pedestrian-friendly commercial frontage.

- support the improvements to the project's form and character;
- ECD elements have been successfully integrated with the massing;
- the large size of the uncovered ECD outdoor space makes the building appear lighter; support the treatment of the glass guard, which imparts a "playfulness" to the ECD outdoor space;
- consider the building's appearance if public art is not installed as proposed; integrate an element or treatment at the southwest corner of the building and/or the ECD outdoor space to mitigate the blank wall backdrop of the proposed public art piece; and

  The revised design provides for a linear planter along the base of the southwest corner and stainless steel cables supporting vines. The design of this space will be considered in more detail at Building Permit stage in coordination with the public art process.

- proposed refinements to the project are thoughtful.

(No formal decision on Item No. 3 was made by the Panel due to the lack of quorum.)

Working Draft of LEED Canada-NC 2009 Project Checklist

PGL ENVIRONMENTAL CONSULTANTS
1200 - 1185 West Georgia Street
Vancouver BC V6E 4E6
604 682 3707
pglgroup.com

Project Phase: DP Level Assessment
Date: 9-Mar-17
Address: Phase 2 Capstan Village, Richmond BC

PGL Prj#: 3374-03.04

Yes	?	No	Sustainable Sites	26 Points	Lead	LEED Requirement	Implementation Timing
19	2	5					
Y			Prereq 1 Erosion & Sedimentation Control	Required	Civil	Create Erosion and Sediment Control Plan for construction phase of development.	Construction
1			Credit 1 Site Selection	1	Sustainability Consultant	Do not develop property on prime farmland or previously undeveloped or graded land.	Design
5			Credit 2 Development Density	5	Arch	Conform with a minimum development density of 13,800m2/ha's and meet community connectivity requirements.	Design
		1	Credit 3 Redevelopment of Contaminated Site	1	Owner	Develop on a contaminated site and provide remediation by Provincial Contaminated Sites Program	Design
6			Credit 4.1 Alternative Transportation, Public Transportation Access	6	Sustainability Consultant	Locate within 400m of two bus lines.	Design
1			Credit 4.2 Alternative Transportation, Bicycle Storage & Changing	1	Arch	Covered storage facilities for securing bicycles for 15% or more of occupants. This can include storage rooms and bike racks.	Design
3			Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3	Owner	Install alternative-fuel refueling stations for 3% of total vehicle parking capacity or provide fuel-efficient vehicles and parking for these vehicles. An additional option is to provide occupants access to fuel-efficient vehicle sharing program and providing easy access to parking.	Design
	2		Credit 4.4 Alternative Transportation, Parking Capacity	2	Arch	Size parking capacity to meet, but not exceed, minimum local zoning requirements and provide easy access to mass transit. Project does not exceed 3.5parking spaces per 93 sqm of floor area.	Design
		1	Credit 5.1 Site Development, Protect or Restore Habitat	1	Landscape	Restore or protect minimum of 50% of the site area (excluding building footprint) or 20% of total site area with native or adapted vegetation. Vegetated roof surface can be included in this calculation if it is native or adaptive.	Design
		1	Credit 5.2 Site Development, Maximize Open Space	1	Landscape	Exceed local zoning requirements for open space by 25%. Vegetated roof areas and pedestrian orientated hardscape areas can contribute to open space.	Design
		1	Credit 6.1 Storm Water Management, Rate and Quantity	1	Landscape/Sustainability Consultant	Implement storm water management plan that results in a 25% decrease (compared to pre-development) in the rate and volume of stormwater runoff from the 2-year 24-hour design storms.	Construction
		1	Credit 6.2 Storm Water Management, Treatment	1	Mech	Storm water management plan that promotes infiltration and captures/treats 90% of storm water runoff. The plan is designed to remove 60% of the average annual post-development total suspended solids (TSS).	Construction
1			Credit 7.1 Heat Island Effect, Non-Roof	1	Arch	Place minimum 50% or parking underground or within a covered structure.	Design
1			Credit 7.2 Heat Island Effect, Roof	1	Arch	Install vegetated roof for 50% of roof area.	Design
1			Credit 8 Light Pollution Reduction	1	Elec	Reduce light trepass from building and site. **Interior Lighting:** Reduce the input power (by automatic device) of all non-emergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) by at least 50% between the hours of 11pm and 5am. After hours override may be provided by a manual or occupant sensing device provided the override lasts no more than 30 minutes. **OR** All openings in the envelope (translucent or transparent) with a direct line of sight to any non-emergency luminaries must have shielding (controlled/closed by automatic device for a resultant transmittance of less than 10% between the hours of 11am and 5pm). **Exterior Lighting:** Partially or fully shield all exterior luminaries with 1000 initial lamp lumens or more to meet the Full Cutoff IES/NA Classification so they do not emit light directly to the night sky.	Construction

Yes	?	No	Water Efficiency		10 Points	Lead	LEED Requirement	Implementation Timing
4	2	4						
Y			Prereq 1	Water Use Reduction	Required	Mech	Use 20% less water than a baseline building (not including irrigation).	Construction
2			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	2	Land	Reduce potable water consumption for irrigation by 50% over conventional means.	Construction
		2	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	2	Land	Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants).	Construction
		2	Credit 2	Innovative Wastewater Technologies	2	Mech	Reduce potable water for sewage conveyance by 50% or treat 50% of wastewater on-site to tertiary standards.	Construction
2			Credit 3.1	Water Use Reduction, 30% Reduction	2	Mech	Employ strategies that in aggregate use 30% less water than in the water use baseline calculated for the building (not including irrigation).	Construction
	1		Credit 3.2	Water Use Reduction, 35% Reduction	1	Mech	Employ strategies that in aggregate use 35% less water than in the water use baseline calculated for the building (not including irrigation).	Construction
	1		Credit 3.2	Water Use Reduction, 40% Reduction	1	Mech	Employ strategies that in aggregate use 40% less water than in the water use baseline calculated for the building (not including irrigation).	Construction

Yes	?	No	Energy & Atmosphere		35 Points	Lead	LEED Requirement	Implementation Timing
7		28						
Y			Prereq 1	Fundamental Building Systems Commissioning	Required	Mech	Implement all of the following commissioning procedures: 1. Engage commissioning personnel. 2. Develop design intent. 3. Include commissioning requirements in construction documents. 4. Develop and implement commissioning plan. 5. Verify installation and performance of systems to be commissioned. 6. Complete summary commissioning report.	Construction
Y			Prereq 2	Minimum Energy Performance	Required	Mech	New buildings: design energy cost improvement by 23% over MNECB reference case OR energy cost improvement by 10% over ASHRAE/IESNA 90.1-2007 reference case.	Construction
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required	Mech	Zero use of CFC-based refrigerants in new base building HVAC&R systems.	Occupancy (Occupancy Permit)
5		14	Credit 1	Optimize Energy Performance	1 to 19	Mech	Improve energy cost compared to the energy cost of MNECB or ASHRAE/IESNA Standard 90.1-2007 reference building. New Building: 12% Reduction required for 1 Point (20% Reduction for 5 Points) MNECB/ASHRAE: 1(25/12); 2(27/14); 3(28/16); 4(30/18); 5(32/20); 6(33/22); 7(35/24); 8(26/50); 9(28/55); 10(30/60) etc.	Construction
		7	Credit 2.1	On-Site Renewable Energy	1 to 7	Owner	Use on-site renewable energy systems to offset building energy cost. New Building % of renewable energy generated on-site: 1 (1%), 2 (3%), 3 (5%) etc.	Construction
		2	Credit 3	Enhanced Commissioning	2	Mech	Implement additional commissioning tasks: 1. Engage independent Commissioning Authority to oversee commissioning activities. 2. Conduct commissioning design review and review construction documents when close to completion. 3. Selective review of contractor submittals of commissioned equipment (all by independent authority) 4. Provide recommissioning manual. 5. Have a contract in place to review ops. with O&M staff including: report and process plan for IAQ concerns; plan for issues resolution within one year of construction completion.	Construction
2			Credit 4	Enhanced Refrigeration Management	2	Mech	Do not use refrigerants or install base building level HVAC and fire suppression equipment that do not contributes to ozone depletion (no HCFCs, CFCs, halons and HFCs etc.).	Construction
		3	Credit 5	Measurement & Verification	3	Mech	Develop a measurement and verification plan. The plan must cover at least 1 year of post-construction occupancy. Typically requires metering for central equipment and common utilities. If energy savings are not being achieved develop corrective actions.	Occupancy (Occupancy Permit)
		2	Credit 6	Green Power	2	Owner	Engage in at least 2-yr renewable energy contract to provide at least 35% of the building's electricity from renewable sources. For a building of this size it will cost approximately an extra $3,500 per month in energy costs.	Occupancy (Occupancy Permit)

Yes	?	No	Materials & Resources		14 Points	Lead	LEED Requirement	Implementation Timing
6		8						
Y			Prereq 1	**Storage & Collection of Recyclables**	Required	Arch	Provide an easily accessible area serving entire building dedicated to separation, collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.	Construction
		3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	1 to 3	Arch	Maintain existing building structures (structural floor, roof decking, envelope etc.). % of building structure reused by surface area: 1pt (55%), 2pt (75%) and 3pt (95%)	Construction
		1	Credit 1.2	**Building Reuse:** Maintain Interior Non-Structural Elements	1	Arch	Reuse interior non-structural elements (interior walls, doors, floor coverings etc.) in at least 50% (by surface area) of the completed building.	Construction
2			Credit 2	**Construction Waste Management**	1 to 2	Contractor	Divert construction waste and demolition debris from landfill. Excavation soil and land-clearing debris do not contribute to this credit. Recycle or salvage (by weight or volume) 75% (2pts).	Construction
		2	Credit 3	**Resource Reuse**	1 to 2	Arch	Use salvaged, refurbished or reused materials (salvaged wood floors, remanufactured wood doors etc.), the sum of which constitutes at least 5% (1pt) or 10% (2pts) based on cost, of the total value of materials for the project. Do not include mechanical or electrical components.	Construction
2			Credit 4	**Recycled Content**	1 to 2	Contractor	Use materials with recycled content (fly ash concrete, steel typically has a minimum recycled content of 25% post-consumer and can easily be as high as 90% etc.) such that the sum of post-consumer recycled content plus 1/2 of the pre-consumer content constitutes at least 20% (2pts), based on cost, of the total value of the materials in the project. Determine recycle content value by weight. Do not include mechanical or electrical components.	Construction
2			Credit 5	**Regional Materials**	1 to 2	Contractor	Specify that a minimum of 20% (1pt) or 30% (2pts) of building materials (concrete, brick, steel etc.) by weight have been extracted/processed within 800km (by truck) or 2400km (if shipped by rail or water) of the final manufacturing site. Also, demonstrate that the final manufacturing site is within 800km (by truck) or 2400km (if shipped by rail or water) of the project site. Do not include mechanical or electrical components.	Construction
		1	Credit 6	**Rapidly Renewable Materials**	1	Arch	Use rapidly renewable materials and products (bamboo flooring, wool carpet, wheat board etc.) for 2.5% of the total value of all building materials used in the project, based on cost. Rapidly renewable materials typically are harvested within a 10-year cycle or shorter.	Construction
		1	Credit 7	**Certified Wood**	1	Arch	Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council (FSC).	Construction

Yes	?	No	Indoor Environmental Quality	15 Points	Lead	LEED Requirement	Implementation Timing
11		4					
Y			Prereq 1 Minimum IAQ Performance	Required	Mech	Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda). Mechanical ventilation systems must be designed using the ventilation rate procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings must comply with ASHRAE 62.1-2007, paragraph 5.1 (with errata but without addenda).	Construction
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required	Mech / Owner	Prohibit smoking in all common areas of the building. Locate exterior designated smoking areas at least 7.5m from entries, outdoor air intakes etc. Weather strip all exterior doors and operable windows in residential units. Sealing penetrations in walls, ceilings and floors in each unit. Or just prohibit smoking anywhere in building or with 7.5m from entries, outdoor air intakes etc.	Construction
		1	Credit 1 Outdoor Air Delivery Monitoring	1	Mech/Elec	Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Install CO2 (every unit) and outdoor intake airflow monitoring system (each supply duct). Airflow monitoring devices can cost $1,000 to $5,000 per monitor and CO2 censor can cost $500-$1,000 per unit including installation.	Construction
1			Credit 2 Increased Ventilation	1	Mech	Design ventilation systems in accordance with ASHRAE 62.1-2007 and provide outside air through a central or individual system, ducted directly to the suite with air distributed to all regularly occupied areas in the suite. Project is using a 4 pipe A/C system.	Construction
1			Credit 3.1 Construction IAQ Management Plan: During Construction	1	Contractor	Develop an Indoor Air Quality (IAQ) Management Plan for construction and pre-occupancy phases. - Protect stored on-site and installed absorptive materials from moisture damage - If permanently installed air handlers are used during construction, use filtration medias with a minimum efficiency reporting value (MERV) of 8. Replace all filtration media prior to occupancy.	Construction
1			Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1	Contractor	Develop an Indoor Air Quality (IAQ) Management Plan and implement it after all finishes have been installed and the building has been completely cleaned before occupancy. This can be done by using air to flush-out building (most common) or testing air for a number of parameters before occupancy.	Occupancy (Occupancy Permit)
1			Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1	Arch/Int	The VOC content of adhesives, sealants and sealant primers used must be less than VOC content limits of the State of California's South Coast Air Quality Management District (SCAQMD) Rule #1168..	Construction
1			Credit 4.2 Low-Emitting Materials: Paints and Coating	1	Arch/Int	Paints and coatings of interior of building must meet or exceed the VOC and chemical component limits of Green Seal's Standard GS-11 Jan., 1997 requirements.	Construction
1			Credit 4.3 Low-Emitting Materials: Flooring Systems	1	Arch/Int	Use carpet that meet or exceed reqs. Of Carpet and Rug Institute's Green Label Plus Program Resilient flooring, rubber flooring and prefinished wood flooring all must be Floorscore or Greenguard certified. Wood, concrete and other flooring installed raw need not be certified as long as adhesives, coatings and sealants meet requirements of MR Credit 4.1/4.2.	Construction
		1	Credit 4.4 Low-Emitting Materials: Composite Wood	1	Arch/Int	Composite wood and agrifiber products, including core materials, must contain no added urea-formaldehyde resins. Adhesives used to fabricate laminated assemblies containing these products must contain no added urea-formaldehyde resins.	Construction
		1	Credit 5 Indoor Chemical & Pollutant Source Control	1	Arch / Mech	Employ permanent entryway systems (grills, gates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways, AND sufficiently exhaust each spaces where hazardous gases or chemicals may be stored (garages, housekeeping/laundry areas etc.) and separate with deck-to-deck partitions or a hard-lid	Construction
1			Credit 6.1 Controllability of Systems: Lighting	1	Arch / Elec	Individual lighting controls for greater than 90% (minimum) of the building occupants to enable adjustments to suit individuals needs. Provide lighting system controls for all shared multi-occupant spaces that complies with ASHRAE/IESNA Standard 90.1-2007 section 9.4.1.2 (lighting).	Construction
1			Credit 6.2 Controllability of Systems: Thermal Comfort	1	Mechanical / Electrical	Provide individual comfort controls (temperature/operable windows) for each regularly occupied space to enable adjustments to meet individual needs. Operable windows can be used as comfort controls. The areas of operable windows must meet the requirements of ASHRAE Standard 62.1-2007-Ventilation for Acceptable Indoor Air Quality, paragraph 5.1 Natural Ventilation. Typically occupants in regularly occupied spaces (living rooms) are within 18.5m2 of a	Construction
1			Credit 7.1 Thermal Comfort: Design	1	Mech	Comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.	Construction
		1	Credit 7.2 Thermal Comfort: Verification	1	Mech	Provide a permanent monitoring system to ensure building performance to the desired comfort criteria as determined by IEQ Credit 7.1., Thermal Comfort - Design. Where the occupant has control over the unit temperature, it is acceptable to have standalone displays of temperature.	Construction
1			Credit 8.1 Daylight & Views: Daylight	1	Arch	75% or more of all regularly occupied spaces (living rooms) achieve daylight illuminance levels of a minimum 250 Lux and a maximum of 5,000 Lux on Sept 21 or March 21 at 9am and 3pm.	Construction
1			Credit 8.2 Daylight & Views: Views	1	Arch	Achieve direct line of sight to outdoor environment via vision glazing between 0.76m and 2.3m above the finished floor for building occupants in 90% of all regularly occupied areas (living rooms).	Construction

Yes	?	No	Innovation & Design Process	6 Points	Lead	LEED Achievement	Implementation Timing
6							
1			Credit 1.1 Innovation in Design	1	Arch	More than double the required EV charging stations will be provided.	Construction
1			Credit 1.2 Innovation in Design	1	Arch	100% underground parking (SS Credit 7.1)	Design
1			Credit 1.3 Innovation in Design	1	Arch	Very High Density Project (SS Credit 2)	Design
1			Credit 1.4 Innovation in Design	1	Arch	Project is located within 800m of Skytrain with frequent service. (SS Credit 4.1)	Design
1			Credit 1.5 Innovation in Design	1	N/A	Project will be ready for connection to a future District Energy Utility	Design
1			Credit 2 LEED® Accredited Professional	1	Sustainability Consultant	At least one principal participant of the project team that has successfully completed the LEED Accredited Professional exam.	Design

Yes	?	No	Regional Priorities	4 Points	Lead	LEED Achievement	Implementation Timing
1		3					
		1	Credit 1 Durable Building	1	Owner	RPC1 Durable Building	Occupancy
1			Credit 2 Regional Priority Credit	1	Arch	MRc2 - Construction Waste Management >75%	Design
		1	Credit 2 Regional Priority Credit	1	N/A	SSc6.1 - Stormwater Quantity Control - Implement storm water management plan that results in a 25% decrease (compared to pre-development) in the rate and volume of stormwater runoff from the 2-year 24-hour design storms.	N/A
		1	Credit 2 Regional Priority Credit	1	N/A	Not proposed	N/A

Yes	?	No	Project Totals (pre-certification estimates)	110 Points
54	4	52		

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum >80 points

City of Richmond

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

Address: 3328 Carscallen Road and 3233 and 3299 Sexsmith Road **File No.:** DP 16-735564

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

1. Cross Access Easement: As provided for by the legal agreement registered on title prior to rezoning adoption (CA4136015 to CA4136020), the developer shall replace the existing blanket easement registered on the subject site (Lot 2) with the Lot 2 Replacement Agreement for the purpose of modifying the extent of the Lot 2 Easement Area and related requirements to reflect the approved Development Permit, to the City's satisfaction , including, but not limited to:

   - Accurately describing the portions of the Lot 2 parking structure that will be secured for the use of the owners of Lot 3 (3208 Carscallen Road) and Lot 4 (3200 No 3 Road) to facilitate access/egress via the Lot 2 driveways; and
   - Removing the Lot 2 Loading, Garbage, and Recycling Facilities and ancillary uses/spaces from the Lot 2 Easement Area.

   NOTE: It is the City's intent that no future Replacement Agreement shall be necessary with respect to Lot 2; however, upon completion of the Lot 2 building, in whole or in part, the Lot 2 owner may request changes to the agreement for the purpose of describing the extent of the Easement Areas by survey (which may be volumetric). The City will have no obligation to execute such a change and all costs will be borne by the Lot 2 owner.

2. Lot 3 Residential Parking: Registration of a restrictive covenant and/or alternative legal agreement on title to the subject site (Lot 2) securing 43 designated parking spaces (provided in excess of Zoning Bylaw requirements for the lot, as determined through DP 16-735564), together with related access, uses, and spaces, for:

   - For interim use by the Lot 2 occupants (i.e. residents, commercial tenants, and/or ECD Hub) and/or the developer and his/her employees and contractors (i.e. not the general public), on a month-to-month rental basis (i.e. not hourly), until a building on Lot 3 (3208 Carscallen Road) receives final Building Permit* inspection granting occupancy, in part or in whole; and
   - Upon final Building Permit* inspection granting occupancy for a building on Lot 3, in part or in whole, for ultimate use by the residential occupants of Lot 3 and/or their designates, as determined to the satisfaction of the City through an approved Development Permit for Lot 3.

   More specifically, the developer shall be required to design, construct, and maintain the designated parking and related spaces/uses, to the City's satisfaction, including, among other things:

   - Providing for the designated parking spaces to be grouped together on Level P1of the Lot 2 building (i.e. the first below-grade level of the parking structure), adjacent to the future vehicle driveway and related pedestrian access connecting Lot 2 and Lot 3, as indicated in the Lot 2 Development Permit (DP 15-735564) and generally provided for with respect to the Cross Access Easement registered on the titles to the lots prior to rezoning adoption (CA4136015 to CA4136020);
   - Co-locating the designated parking spaces with other Non-Residential Parking, as provided for with respect to the Non-Residential Parking agreement, such that vehicles are not required to pass through a secured residential parking area on Lot 2 to access the designated spaces (whether approaching via the future Lot 3 development or Lot 2's Hazelbridge Way or Private Road driveways);

- Ensuring that the interim rental and/or use of the designated spaces will not compromise the intended ultimate use of the spaces by the Lot 3 occupants or the use or enjoyment of Lot 2 by the Lot 2 occupants; and
- Satisfying all Zoning Bylaw requirements, including the dimensions of the designated spaces and drive aisles, the minimum permitted ratio of accessible spaces, and maximum permitted ratio of small car spaces.

In addition:

- With respect to a Development Permit application for Lot 3, the 43 designated spaces on Lot 2 will be taken into account in the City's determination of Lot 3's required number of on-site parking spaces;
- The developer is not required to equip the designated parking spaces on Lot 2 with electrical vehicle (EV) charging equipment; however, in the event that those designated spaces are used to satisfy Zoning Bylaw requirements for parking with respect to a Lot 3 Development Permit, then the designated Lot 2 spaces shall be included when calculating the number of Lot 3 parking spaces requiring EV charging equipment; and
- It is the City's intent that no future Replacement Agreement shall be necessary with respect to the designated parking spaces; however, upon completion of the Lot 2 building, in whole or in part, the Lot 2 owner may request changes to the agreement for the purpose of describing the extent of the Easement Areas by survey (which may be volumetric). The City will have no obligation to execute such a change and all costs will be borne by the Lot 2 owner.

3. View Blockage & Other Potential Development Impacts: As required by the legal agreement registered on title prior to rezoning adoption (CA4136036), submission of a letter of assurance from the registered professionals who prepared the report attached to the agreement confirming that the development's design complies with the report.

4. Early Childhood Development (ECD) Hub: As required by the existing Early Childhood Development Hub Covenant registered on title prior to rezoning adoption (CA4136053 to CA4136057), the developer shall submit a cash-in-lieu contribution towards the City's project management for design development through to provincial licensing approval, based on 5% of the total construction value of the proposed Air Space Parcel and related spaces and uses as verified by an independent quantity surveyor to the City's satisfaction, at the developer's sole cost, (or as otherwise provided for in the agreement) less the developer's cash-in-lieu contribution submitted August 2016 ($100,000) to cover the City's interim project management costs.

   NOTE: The total construction value of the proposed Air Space Parcel and related spaces shall be based on the approved Development Permit design, together with the City's recommended facility program, mechanical and electrical requirements, and related specifications, to the City's satisfaction.

5. Public Art: As required by the legal agreement registered on title prior to rezoning adoption (CA4136058 to CA4136059), the developer shall submit the following items.

   - A Detailed Public Art Plan for the subject site (Lot 2), based on the developer's voluntary contribution (as indicated in the following table) and prepared by an appropriate professional, to the satisfaction of the Director of Arts, Culture, and Heritage Services (including review(s) by the Richmond Public Art Advisory Committee (RPAAC) and endorsement by Council, as required by the Director of Arts, Culture, and Heritage Services.

     NOTE: The required Plan was reviewed and supported by RPAAC, April 11, 2017. (REDMS #5444895)

   - $334,388 Letter of Credit to secure the implementation of the Lot 2 Detailed Public Art Plan.

TABLE 1

Use	Max. Permitted Floor Area Under ZMU25 Zone	Permitted Floor Area Exemptions	Applicable Floor Area	Min. Developer Contribution Rates	Min. Voluntary Developer Contribution
Residential	39,194.5 m^2 (421,886.1 ft^2)	Affordable Housing 979.9 m^2 (10,547.6 ft^2)	38,214.6 m^2 (411,338.5 ft^2)	$0.81/$ft^2$	$333,184
Non-Residential	1,688.5 m^2 (18,174.9ft^2)	ECD Hub 1,428.4 m^2 (15,375.2 ft^2)	260.1 m^2 (2,799.7ft^2)	$0.43/$ft^2$	$1,204
TOTAL	**40,883 m^2 (440,061 ft^2)**	**2,408 m^2 (25,923 ft^2)**	**38,475 m^2 (414,138 ft^2)**	**Varies**	**$334,388**

6. Lot 2 Omnibus Covenant: As required by the legal agreement registered on title prior to rezoning adoption (CA4136066), the developer shall satisfy the following requirements.

   - Servicing Agreement: Enter into a Servicing Agreement* (SA 16-731709) for the design and construction of the "Phase 2" works, as agreed through the approved rezoning (RZ 12-610011). As determined to the City's satisfaction, the "Phase 2" works shall generally include, but may not be limited to:

     i. Works behind the curb along the Carscallen Road and Hazelbridge Way frontages of the subject site (Lot 2), including the relocation of above-grade utilities from temporary off-site locations to permanent on-site locations; and

     ii. Sexsmith Road, including road and engineering improvements, intersection improvements, and works behind the street's west curb, generally from Hazelbridge Way to Patterson Road.

     In addition, the scope of the Phase 2 Servicing Agreement* shall be expanded beyond what was agreed on prior to rezoning adoption to include the following:

     iii. All works essential for public access within the Owner-maintained Private Road Statutory Right-of-Way (SRW) area (secured by legal agreement CA4135992 to CA4135993) shall be included in the Servicing Agreement*. The responsibility for maintenance and liability with respect to the SRW area shall be clearly noted. The SA design must be prepared in accordance with:
     - Good engineering practice with the objective of optimizing public safety; and
     - The "Approved Plans and Specifications", required with respect to CA4135992, in the form of a comprehensive design accommodating road, landscape, architectural, structural, and civil requirements (supported by letters of assurance, sealed drawings, and related materials prepared by relevant certified professionals), to the sole satisfaction of the City, including, among other things:
       - A form and character, generally in compliance with the approved Lot 2 DP (DP 16-735564);
       - Weight, access, and related requirements necessary for emergency service vehicles, waste management vehicles, and on-street, large-truck loading;
       - Future shared vehicle/pedestrian access between the subject site (Lot 2) and Lot 3 (3208 Carscallen Road) and Lot 4 (3200 No. 3 Road), as per the Cross Access Easement registered on title prior to rezoning (CA4136015); and
       - No building encroachments within the SRW area, EXCEPT as provided for under the existing SRW agreement (i.e. parts of the building located entirely below finished grade, pedestrian weather protection, and signage).

Upon completion of the works, the Owner shall provide a certificate of inspection for the works, prepared and sealed by the Owner's engineer in a form and content acceptable to the City, certifying that the Private Road works have been constructed and completed in accordance with the SA* and the "Approved Plans and Specifications".

- Capstan Station Bonus: Submit a Letter of Assurance confirming that the combined total number of dwellings on 8633/8677 Carscallen Road (Lot 1) and the subject site (Lot 2) do not exceed 1,186, the maximum permitted number of units on Lots 1-4 based on the developer's public open space contribution at rezoning, 6,810.4 m^2 (1.7 ac) and the required minimum park and public open space contribution rate 5.74 m^2 (61.8 ft^2) per dwelling.

- Affordable Housing: Enter into the Lot 2 Housing Agreement and register the Lot 2 Housing Covenant against title to the subject site (Lot 2) for the purpose of providing site-specific development requirements with respect to the subject site's proposed affordable housing units and related features (e.g., numbers/sizes/locations of units, parking spaces, access to indoor/outdoor amenity spaces, bike storage spaces, electric vehicle charging facilities, waste management facilities), as determined to the satisfaction of the Director of Development and Manager, Community and Social Development in their sole discretion, in conjunction with the issuance of the subject Development Permit. The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for, but may not limited to, the following:

  i. The affordable housing units and related uses and spaces (e.g., parking and bike storage) shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Manager, Community Social Development.

  ii. The combined total habitable floor area of the Lot 2 affordable (low-end market rental) housing units shall be at least 979.9 m^2 (10,547.6 ft^2), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 2.5% of the subject development's total maximum residential floor area permitted on Lot 2 under the "Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" zone, as approved by City Council through RZ 12-610011.

  iii. The developer shall disperse the Lot 2 affordable housing units as indicated in the approved Development Permit, which units shall comply with the occupant income restrictions and unit types, sizes, numbers, and rental rates set out in the table below, in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing.

TABLE 2

Affordable Housing Unit Type	Location	# Units	# BUH Units	Minimum Habitable Unit Area (2)	Max. Monthly Unit Rent (3)	Total Annual Household Income (3)
Bachelor	N/A	Nil	100%	37.0 m^2 (400 ft^2)	$850	$34,000 or less
1-Bedroom	L3 & L4	2	100%	50.0 m^2 (538 ft^2)	$950	$38,000 or less
2-Bedroom	L5, L6, L7 & L8	8	100%	80.0 m^2 (861 ft^2)	$1,162	$46,500 or less
3-Bedroom	L9	2	100%	91.0 m^2 (980 ft^2)	$1,437	$57,500 or less
TOTAL	**Levels 3 - 9**	**12**	**12**	**Varies**	**Varies**	**Varies**

(1) "BUH Unit" means a unit that meets or exceeds the Richmond Zoning Bylaw Basic Universal Housing Unit requirements.
(2) Actual unit areas shall be determined based on the approved Development Permit for the subject site, but must not be less than the "Minimum Unit Area" indicated in the table above.
(3) The "Maximum Monthly Unit Rent" and "Total Annual Household Income" indicated in the table above denote amounts adopted by Council on March 11, 2013. These amounts may be increased periodically as provided for under adopted City (affordable housing) policy.

  iv. Parking, "Class 1" bike storage, and related electric vehicle (EV) charging equipment shall be provided for the use of affordable housing occupants, as indicated in the developer's approved Development Permit at no additional charge to the affordable

housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or assigned use of the parking spaces, bike storage, EV charging equipment, or related facilities by affordable housing tenants), which features will be secured by the Housing Covenant and/or other legal agreement(s) on title prior to Development Permit issuance, or as otherwise determined to the City's satisfaction.

NOTE: The Affordable Housing's ten (10) required parking spaces shall be clustered together and fifteen (15) required "Class 1" bike storage spaces shall share a single bike storage room.

v. Occupants of the affordable housing units on the lot shall, to the satisfaction of the City, , enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided on the lot to satisfy OCP and City Centre Area Plan (CCAP) requirements and generally as indicated in the developer's approved Development Permit.

vi. No Building Permit* shall be issued for a building on the lot, in whole or in part (excluding parking), until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.

vii. "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy.

7. Non-Residential Parking: Registration of a restrictive covenant and/or alternative legal agreement on title on the subject site (Lot 2) restricting the use of parking provided on-site in respect to those parking spaces NOT provided for the use of residents (i.e. market housing and affordable housing occupants), as determined to the satisfaction of the City. More specifically, Non-Residential Parking requirements for the lot shall include the following:

- Non-Residential Parking shall mean any non-residential parking spaces, as determined to the satisfaction of the City through the subject Development Permit (DP 16-735564), including spaces required for the use of:

  i. Early Childhood Development (ECD) Hub (i.e. operator, employees, staff, visitors, and guests);

  ii. Businesses and tenants on Lot 2 (i.e. owners, employees, staff, visitors, and guests);

  iii. Residential visitors to Lot 2; and

  iv. The general public.

- Non-Residential Parking shall include NOT less than:

  i. 16 ECD Hub "publicly-accessible spaces" on Level L1 (i.e. the street/entry level of the parking structure), next to the Level 1 ECD Hub entrance, for ECD parent drop-off/pick-up and other uses as determined at the sole discretion of the ECD Hub operator;

  ii. 16 ECD Hub "staff spaces" secured for the exclusive use of the ECD operator, employees, and staff, including:
     - 1 on Level L1, co-located with the ECD Hub's 16 "publicly-accessible spaces"; and
     - 15 on Level P1 (i.e. the first below-grade level of the parking structure), grouped together and located within safe and easy access of the Level P1 ECD Hub elevator/vestibule;

iii. 14 "public parking spaces" on Level 1 (i.e. the street/entry level of the parking structure) or all the Level 1 parking spaces not otherwise secured for the use of the ECD Hub, whichever is greater, for use by the general public (including, but not limited to, visitors to businesses and residential uses on Lot 2), which parking spaces shall be available to the general public:

- On an hourly basis (i.e. not for daily, weekly, monthly, or other long-term parking);
- For, at a minimum, the same daily duration as non-residential operating hours on the lot or public transit operations within 400 metres (i.e. 5 minute walk) of the lot, whichever is greater; and
- At a rate that does not exceed that of on-street parking within the vicinity of the lot or as otherwise determined to the satisfaction of the City;

iv. 29 "residential visitor parking spaces" on Level P1 (i.e. the first below-grade level of the parking structure) for use by visitors to Lot 2 residents; and

v. 4 "assignable commercial parking spaces", co-located with the "residential visitor parking spaces" on Level P1, for the use of Lot 2 businesses and tenants.

NOTE: As required by the existing Early Childhood Development Hub Covenant registered on title prior to rezoning adoption (CA4136053 to CA4136057), in addition to the above ECD Hub parking spaces, the developer shall provide an additional space for the exclusive use of the ECD Hub for the loading of vans and smaller vehicles and related activities.

- Non-Residential Parking shall not include tandem parking.
- Each Non-Residential Parking type (e.g., "residential visitor parking spaces") must include a proportional number of handicapped parking spaces, small car parking spaces, and spaces equipped with electric vehicle charging equipment, as per the Zoning Bylaw and legal agreements registered on title.
- No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required Non-Residential Parking and a letter of confirmation is submitted by the architect assuring that the facilities satisfy the City's objectives.
- "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required Non-Residential Parking and related features are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy. Notwithstanding the afore mentioned statement, in the event that occupancy of the building on the lot is staged, "no occupancy" shall be permitted of the building (excluding parking), in whole or in part, until100% of the Non-Residential Parking spaces required with respect to the lot receive final Building Permit* inspection granting occupancy.

8. Electric Vehicle (EV) Charging Equipment for Vehicles and "Class 1" Bike Storage: Registration of legal agreement(s) on the lot requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging equipment within the building for the use of building residents, commercial tenants, guests, customers, the Early Childhood Development (ECD) Hub, and other users, as determined to the satisfaction of the City. More specifically:

- Electrical vehicle (EV) equipment shall be provided for the occupants of the subject site (Lot 2) as indicated in the table below or as otherwise determined to the satisfaction of the City.

NOTE: The developer is not required to equip the designated parking spaces secured with the Lot 3 Residential Parking agreement (i.e. provided on Lot 2 by the developer in compliance with DP 15-735564 for the future use of the residential occupants of Lot 3) with electrical vehicle (EV) charging

equipment. However, in the event that those designated spaces are used to satisfy Zoning Bylaw requirements for parking with respect to a Lot 3 Development Permit, then the designated Lot 2 spaces shall be included when calculating the number of Lot 3 parking spaces requiring EV charging equipment.

TABLE 3

Electric Vehicle (EV) Charging Equipment by Use	# of Units	Vehicle Parking / 240V & 40 A			Class 1 Bike Storage / 120V		
		# Parking Spaces (1)	Energized Outlet (2)		# Bikes (1)	Energized Equipment (3)	
			Min. Rate (2)	EV #		Min. Rate (3)	EV #
RESIDENTIAL	***418***	***416***	***25%***	***105***	***523***	***10%***	***53***
▪ Market Units	406	406	25%	102	508	10%	51
▪ Affordable Housing	12	10	25%	3	15	10%	2
▪ Visitors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NON-RESIDENTIAL	***N/A***	***N/A***	***N/A***	***N/A***	***11***	***10%***	***2***
▪ ECD Hub	N/A	N/A	N/A	N/A	10	10%	1
▪ CRU	N/A	N/A	N/A	N/A	1	10%	1

(1) "# Parking Spaces" and "# Bikes" shall be understood to mean the minimum parking required to satisfy the Zoning Bylaw with respect to the subject Development Permit, EXCLUDING tandem parking spaces provided at the developer's discretion for the sole use of the occupants of Market Units.

(2) For "Vehicle Parking":
- *"Energized Outlet" means an 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, with the exception of electric vehicle supply equipment.*
- *"Min. Rate" for the provision of "Energized Outlets" shall be understood to mean that (i) one "Energized Outlet" shall be provided for each four parking spaces, or portion thereof; and (ii) each required "Energized Outlet" shall be located to facilitate its potential shared use by a maximum of four parking spaces.*

(3) For Class 1 Bike Storage:
- *"Energized Equipment" means an 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.*
- *"Min. Rate" for the provision of "Energized Equipment" shall be understood to mean that, on a bike storage room-by-bike storage room basis, (i) one "Energized Equipment" shall be provided for each 10 bikes, or portion thereof, accommodated in the bike room; and (ii) the required "Energized Equipment" shall be located to facilitate its shared use by multiple users of the bike storage room.*

- No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required electric vehicle (EV) charging infrastructure for vehicles and "Class 1" bike storage and related features as determined through the approved Development Permit and a letter of confirmation is submitted by the architect assuring that the facilities satisfy the City's objectives and complies with this legal agreement(s).

- "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (exclusive of parking), until the required electric vehicle (EV) charging equipment for vehicles and "Class 1" bike storage and related features as determined through the approved Development Permit* are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy. Notwithstanding the afore mentioned statement, in the event that occupancy of the building on a lot is staged, "no occupancy" shall be permitted of the first stage of building occupancy on a lot, in whole or in part (excluding parking), until 100% of the electric vehicle (EV) charging equipment for vehicles and "Class 1" bike storage and related features required with respect to the lot receive final Building Permit* inspection granting occupancy.

9. Landscape Security: Submission of a Letter of Credit for landscaping in the amount of $1,552,732.07 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

   NOTE: The landscape Letter of Credit does NOT include the Private Road. All works essential for public access within the Owner-maintained Private Road Statutory Right-of-Way (SRW) area (secured by legal agreement CA4135992) shall be included in the Servicing Agreement*.

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

1. Private Road Works: As required by the legal agreement registered on title prior to rezoning adoption (CA4135992 to CA4135993), submission of letters of assurance from certified professionals confirming that the Private Road Works within the SRW area comply with the "Approved Plans and Specifications", approved through the Development Permit process.
2. Aircraft Noise Sensitive Development (ANSD): As required by the legal agreement registered on title prior to rezoning adoption (CA4136034 to CA4136035), submission of a report prepared by a professional engineer specializing in acoustics demonstrating that the development has been designed in compliance with the agreement's Noise Standards.
3. View Blockage & Other Potential Development Impacts: As required by the legal agreement registered on title prior to rezoning adoption (CA4136036), submission of a letter of assurance from the registered professionals who prepared the report attached to the agreement confirming that the development's design complies with the report.
4. Canada Line: As required by the legal agreement registered on title prior to rezoning adoption (CA4136037), submission of a report prepared by a registered professional to the City's satisfaction demonstrating that the development has been designed to address potential livability impacts.
5. Early Childhood Development (ECD) Hub: As required by the legal agreement registered on title prior to rezoning adoption (CA4136053 to CA4136057), the developer shall, among other things:
   - Receive written Senior Management Approval for any and all space programming and architectural, landscape, structural, mechanical, and electrical design and related requirements of the Air Space Parcel and related spaces and uses (i.e. the "Approved Works Plan and Specifications"); and
   - Obtain, at the developer's sole cost, all necessary approvals, licenses, and permits from all authorities having jurisdiction.
6. Phasing: As per the Lot 2 omnibus covenant registered on title prior to rezoning adoption (CA4136066), and as further determined through the Development Permit process, any Building Permit for the subject site (Lot 2), in whole or in part, (excluding a Building Permit* only for parking) must include to the City's satisfaction:
   - 100% of the Early Childhood Development (ECD) Hub proposed Air Space Parcel and related spaces and uses;
   - 100% of the Lot 2 affordable housing units and related spaces and uses (e.g., parking; electric vehicle charging);
   - 100% of the Lot 2 accessibility measures applicable to those dwellings included in the Building Permit (i.e. Basic Universal Housing units and aging-in-place features);
   - 100% of the Lot 2 indoor and outdoor residential amenity space and related spaces and uses (e.g., access);
   - 100% of the Private Road (all of which is located on Lot 2 and shall be designed/constructed to facilitate shared access to/from Lots 3 and 4);
   - 100% of the Lot 2 parking;

- 100% of the Lot 2 "Class 1" bike storage for residential uses, commercial uses, and the ECD Hub;
- 100% of the Lot 2 electric vehicle (EV) charging equipment for vehicles and "Class 1" bike storage and related features;
- 100% of the Lot 2 loading and waste management facilities; and
- 100% of the Lot 2 District Energy Utility (DEU) requirements.

NOTE: No final Building Permit* inspection permitting occupancy of a building will be granted for the subject site (Lot 2), in whole or in part, until the entirety of the above-noted required Building Permit* features receives final Building Permit* inspection permitting occupancy.

7. Construction Management: 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.

8. 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 separate applications.
- 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 16-735564

To the Holder:	Pinnacle Living (Capstan Village) Lands Inc.
Property Address:	3328 Carscallen Road and 3233 and 3299 Sexsmith Road
Address:	300 - 911 Homer Street, Vancouver, BC V6B 2W6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private Road;
   b) Allow unenclosed balconies to project into the required road setback by up to 2.0 m; and
   c) Allow architectural features to project into the required road setback by up to 2.4 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 #15 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $1,552,732.07 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 16-735564

To the Holder:	Pinnacle Living (Capstan Village) Lands Inc.
Property Address:	3328 Carscallen Road and 3233 and 3299 Sexsmith Road
Address:	300 - 911 Homer Street, Vancouver, BC V6B 2W6

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.

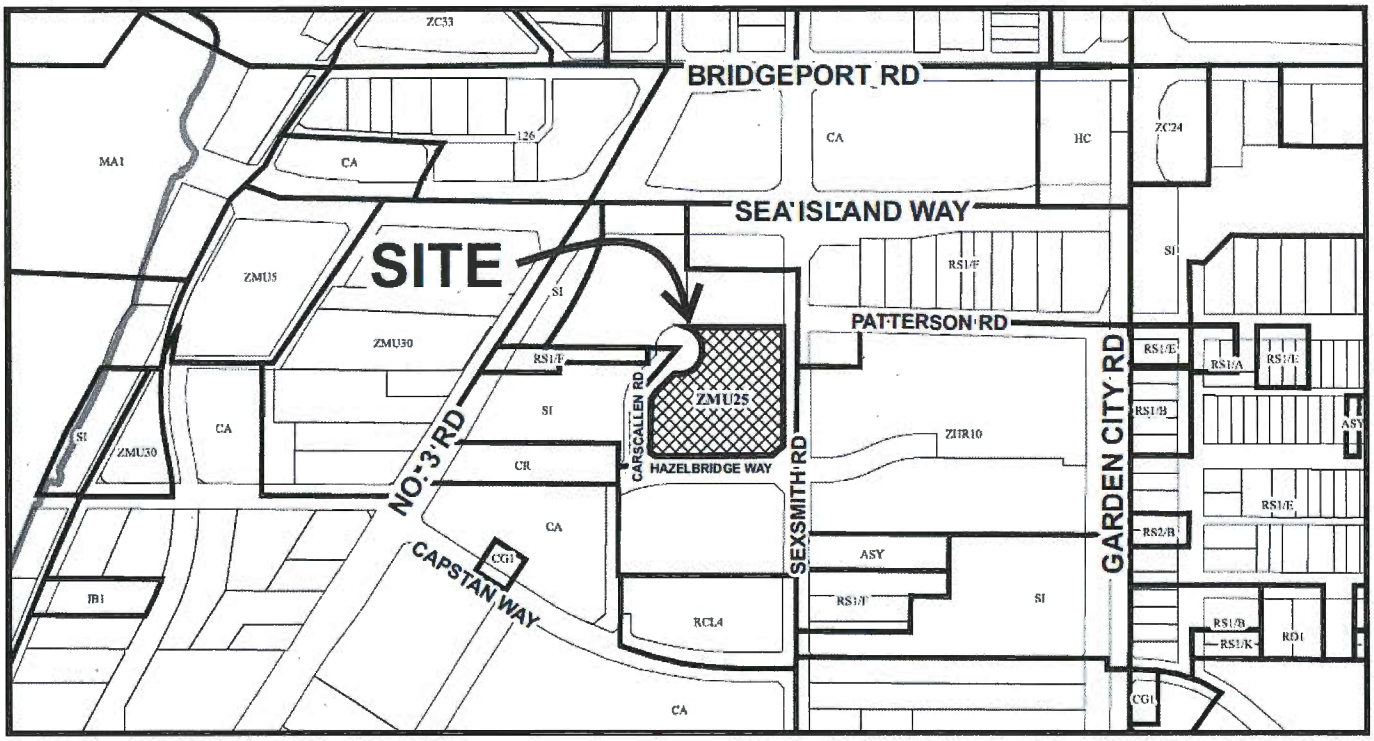
   This Permit is not a Building Permit.

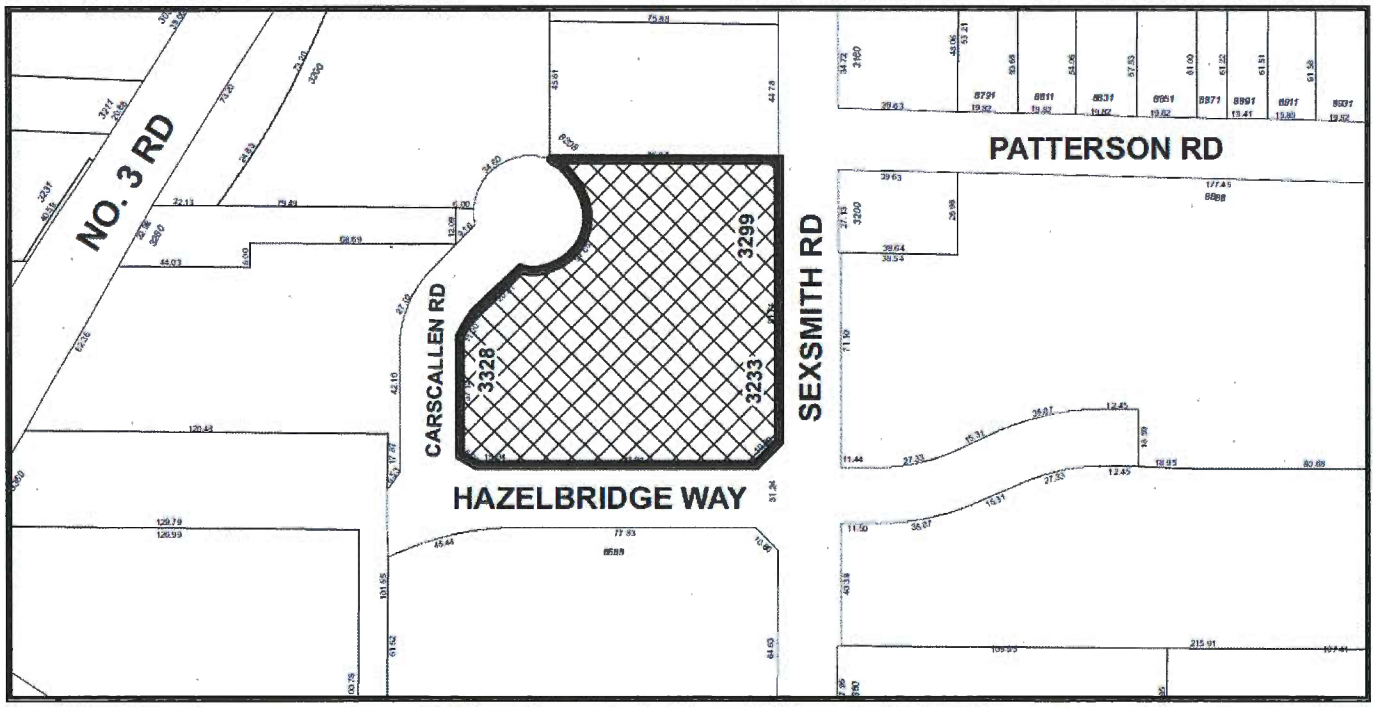
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 16-735564
SCHEDULE "A"

Original Date: 07/13/16

Revision Date: 06/30/17

Note: Dimensions are in METRES

5450776

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 CARSCALLEN ROAD & 3233 & 3299 SEXSMITH ROAD: Development Summary

	PERMITTED / REQUIRED	PROPOSED
Net Site Area	• Min. 8,800.0 m2 (94,725.5 sf)	• 0.894 ha (96,232.5 sf)
Gross Floor Area	• Not defined	• 41,041.08 m2 (441,775.16 sf)
Net Floor Area - Total	• 40,883.0 m2 (440,061.0 sf)	•38,793.65 m2 (417,571.4 sf)
• Residential	• Total: 39,194.5 m2 (421,886.1 sf) - Affordable Hsg: Min. 979.9 m2 (10,547.6 sf) - Market Hsg: Max. 38,214.6 m2 (411,338.5 sf)	• Total: 37,105.15 m2 (399.396.5 sf) - Affordable Hsg: Min. 979.9 m2 (10,547.6 sf) - Market Hsg: Max. 36,125.25 m2 (388,848.9 sf)
• Non-Residential	• Total: 1,688.5 m2 (18,174.9 sf) - Commercial: Max. 260.1 m2 (2,799.7 sf) - ECD Hub: Min. 1,428.4 m2 (15,375.2 sf)	• Total: 1,688.5 m2 (18,174.9 sf) - Commercial: Max. 260.1 m2 (2,799.7 sf) - ECD Hub: Min. 1,428.4 m2 (15,375.2 sf)
Lot Coverage	• Max. 90%	• 90%
Number of Dweling Units	• Not defined	• Total: 418 units -Market Housing: 406 units - Affordable Housing: 12 units
Dwelling Unit Types	• Not defined	• 51% 1-BR (213 Market & 2 Affordable units) • 34% 2-BR (132 Market & 8 Affordable units) • 15% 3-BR (60 Market & 2 Affordable units) • Less than 1% 4-BR (1 Market unit)
Accessible Dwelling	• Not defined	• 20% (85 units) are Basic Universal Housing (BUH) units: - Market Housing: 18% (73 units) - Affordable Housing: 100% (12 units) • 100% of units include agin-in-place features (e.g., handrails, lever handles & blocking in walls for future grab bar installation)
Amenity Space - indoor	• 418 units @ 32.0 m2 (21.5 sf) / unit • 836.0 m2 (8,998.92 sf) min.	• 881.18 m2 (9,485.25 sf)
Amenity Space - Outdoor (OCP)	• 418 units @ 6.0 m2 (64.6 sf) / unit (min.) • Min. 2,508.0 m2 (26,996.77 sf), including at least 600.0 m2 (6,458.56 sf) of children's play space	• 3,659.35 m2 (39,390.20 sf)
Amenity Space - Outdoor (CCAP)	• 10% Net Site Area • Min. 894.0 m2 (9,623.25 sf)	• 2,667.00 m2 (28,708.29 sf)
Setback : Road	• Above Grade: 6.0 m (19.7 ft), but may be reduced to 3.0 m (9.8 ft) based on proper interface (measured to a property line or SRW).	• Sexsmith Road @ SRW: 3.0 m (9.8 ft) • Carscallen Road @ PL: 2.7 m (8.9 ft) • Private Road @ SRW: 2.7 m (8.9 ft) **NOTE: Variances @ Carscallen & Private Road**
Setback: Parking Below Grade	• 0.0 m	• 0.0 m
Setback - Projections	• Balconies: 1/3 of requried setback max. • Architectural appurtenances: 0.6 m (1.97 ft) max. • Cantilevered roofs: 1.2 m (3.94 ft) max. • Weather protection: To the property line	• Balconies: Varies. Projections exceeding 1/3 of requried setback max. are shown on Site Plan. (**PLAN #2**) • Architectural appurtenances: Varies. Projections exceeding 0.6 m (1.97 ft) are shown on Site Plan (**PLAN #2**) • Cantilevered roofs: none • Weather protection: Varies. Within the property line.
Height	• Max. 47.0 m (154.20 ft)	• Max. 47.0 m (154.20 ft)
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 • ECD Hub, commercial & lobbies @ 0.3 m (0.9 ft) above crown of fronting road.
Loading	• Residential: 1 large truck & 3 medium trucks • Commercial: Share with other uses • ECD Hub: 1 medium truck (shared) & 1 small space for vans (exclusive)	• 1 large truck space in Private Road SRW (shared use) • 3 medium truck spaces (shared use) • 1 small space for vans (exclusive use of the ECD Hub)

CITY OF RICHMOND NOTES:

1. **Variances:** Shown on the Site Plan (**PLAN #2**).
2. **Statutory Right-of Ways (SRWs):** Shown on the Site Plan. (**PLAN #2**)
3. **Early Childhood Development (ECD) Hub:**
   - The 3-storey, turnkey, City-owned (Air Space Parcel) facility will be designed & constructed by the developer (at the developer's sole cost) as a "one stop shop" service centre for Capstan Village families, including a large child care, meeting space, offices, a resource library, lounge & related uses (e.g., parking, outdoor spaces).
   - Emergency exiting is shared with the adjacent residential towers.
   - Dedicated parking & bike storage are provided on Level 1 & P1.
   - A construction agreement is registered on title.
   - City Senior Management approval of the facility's design is required prior to Building Permit (BP) issuance.
4. **Affordable Housing (AH):**
   - Prior to Development Permit (DP) issuance, a Housing Agreement & Covenant will be registered on title.
   - Prior to BP issuance, the AH units, AH parking, AH Class 1 bike storage & AH EV equipment must be shown in the BP plans.
   - AH units are located on Levels 3, 4, 5, 6, 7, 8 & 9 & are identified on the floor plans.
   - 100% of affordable units are required to be BUH units & must satisfy Zoning Bylaw requirements.
   - For more information, see the Affordable Housing Plan. (**PLAN #10**)
5. **Accessibility:**
   - 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.
   - 85 units are Basic Universal Housing (BUH) units and must satisfy Zoning Bylaw requirements (i.e. 12 affordable housing units & 73 market units).
   - The Zoning Bylaw floor area exemption for the provision of BUH units is permitted.
   - For more information, see the BUH Housing & Aging-in-Place Plan. (**PLAN #11**)
6. **Shared Outdoor Amenity Space for Residents:**
   - 100% of spaces shall be for the shared use of market & affordable housing residents.
   - Spaces (including children's play space) & features (e.g., shelters, raised garden plots) are marked on the plans.
   - Spaces include one @ Level 4 (podium roof), one @ Level 8, two @ Level 9 & one @ Level 10.
7. **Shared Indoor Amenity Space for Residents:**
   - 100% of spaces shall be for the shared use of market & affordable housing residents.
   - Spaces are marked on the plans & indicated on the Indoor Amenity Space Plan. (**PLAN #12**)
8. **Cross Access & Future Parking for Phase 3:**
   - An existing cross access easement permits vehicle access between the subject site & future Phase 3 (Lot 3) at 3208 Carscallen Road. Prior to DP issuance, this easement will be amended to accurately describe the portions of the subject site's parking structure that are secured for the use of the owners of Lot 3.
   - In addition, prior to DP issuance, a legal agreement will be registered securing 47 parking spaces on the subject site for the future use of Phase 3 (Lot 3) at 3208 Carscallen Road.
   - The affected areas are shown on the Shared Access & Parking Plan. (**PLAN #3**)
9. **Parking & Bike Storage:**
   - Affordable Housing parking must be clustered together.
   - Tandem parking permitted for only Market Housing parking in EXCESS of bylaw requirement. (4 proposed.)
   - Class 2 bike storage located, in part, inside parking structure.
   - ECD Hub Class 2 bike storage MUST include space for 6 regular bikes & 6 bikes with attached trailers.
10. **Electric Vehicle (EV) Facilities:**
    - EV charging equipment is marked on the floor plans.
    - For residential parking, EV equipment shall be DISTRIBUTED such that one energized outlet is provided for each 4 parking spaces.
    - EV equipment for Class 1 bike storage is identified on the floor plans.
    - The developer is not required to equip the parking spaces secured for the future use of the occupants of Phase 3 (Lot 3) at 8208 Carscallen Road with EV charging equipment. (NOTE: If the developer uses those spaces to satisfy Zoning Bylaw requirements for parking with respect to a future Lot 3 Development Permit, then the designated Lot 2 spaces shall be included when calculation the number of Lot 3 parking spaces requiring EV charging equipment).
11. **Loading:** 1 large truck space in Private Road SRW (shared use), 3 medium truck spaces (shared use) & 1 small space for vans co-located with the ECD Hub public parking on Level 1 (exclusive use of the ECD Hub).
12. **Waste Management:**
    - Indicated on the plans, including over-height space for truck operations (i.e. clear of ALL structures & projections).
    - For more information, see the Waste Management Plan. (**PLAN #13**)
13. **Heat Pumps:** The DP design does NOT anticipate heat pump exemptions.
14. **Capstan Station Bonus:** Prior to Building Permit issuance, a developer cash contribution to the Capstan Station Reserve is required (as per Zoning Bylaw amenity bonus requirements).

PINNACLE LIVING @ CAPSTAN VILLAGE
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-735564

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

bingham+hill architects

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PROJECT DATA

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #1a
DRAWN		
CHECKED		

JUL 20 2017

RESIDENTIAL SUMMARY (MARKET & AFFORDABLE HOUSING)

LEVEL	GROSS RESIDENTIAL FLOOR AREA	EXEMPTIONS	BUH EXEMPTION (85 X 1.86 M2/UNIT)	AMENITY SPACE	NET FLOOR AREA
1	2,469.15 sq.m	0.00 sq.m	0.00 sq.m	0.00 sq.m	2,469.15 sq.m
	26,577.71 sq.ft	0.00 sq.ft	0.00 sq.ft	0.00 sq.ft	26,577.71 sq.ft
2	2,377.20 sq.m	93.03 sq.m	1.86 sq.m	0.00 sq.m	2,282.31 sq.m
	25,587.97 sq.ft	1,001.37 sq.ft	20.00 sq.ft	0.00 sq.ft	24,566.58 sq.ft
3	2,624.22 sq.m	93.04 sq.m	20.46 sq.m	271.49 sq.m	2,239.23 sq.m
	28,246.87 sq.ft	1,001.47 sq.ft	220.00 sq.ft	2,922.29 sq.ft	24,102.87 sq.ft
4	2,758.70 sq.m	93.05 sq.m	26.04 sq.m	298.60 sq.m	2,341.01 sq.m
	29,694.40 sq.ft	1,001.58 sq.ft	280.00 sq.ft	3,214.10 sq.ft	25,198.42 sq.ft
5	2,661.72 sq.m	93.04 sq.m	18.60 sq.m	248.05 sq.m	2,302.03 sq.m
	28,650.51 sq.ft	1,001.47 sq.ft	200.00 sq.ft	2,669.99 sq.ft	24,778.84 sq.ft
6	3,996.73 sq.m	93.04 sq.m	18.60 sq.m	0.00 sq.m	3,885.09 sq.m
	43,020.44 sq.ft	1,001.47 sq.ft	200.00 sq.ft	0.00 sq.ft	41,818.76 sq.ft
7	4,034.03 sq.m	93.04 sq.m	18.60 sq.m	0.00 sq.m	3,922.39 sq.m
	43,421.94 sq.ft	1,001.47 sq.ft	200.00 sq.ft	0.00 sq.ft	42,220.25 sq.ft
8	3,688.42 sq.m	93.04 sq.m	14.88 sq.m	20.94 sq.m	3,559.56 sq.m
	39,701.82 sq.ft	1,001.47 sq.ft	160.00 sq.ft	225.40 sq.ft	38,314.78 sq.ft
9	2,733.61 sq.m	93.04 sq.m	13.02 sq.m	42.10 sq.m	2,585.45 sq.m
	29,424.33 sq.ft	1,001.47 sq.ft	140.00 sq.ft	453.16 sq.ft	27,829.55 sq.ft
10	2,261.56 sq.m	81.88 sq.m	7.44 sq.m	0.00 sq.m	2,172.24 sq.m
	24,343.23 sq.ft	881.35 sq.ft	80.00 sq.ft	0.00 sq.ft	23,381.80 sq.ft
11	2,097.52 sq.m	81.88 sq.m	3.72 sq.m	0.00 sq.m	2,011.92 sq.m
	22,577.52 sq.ft	881.35 sq.ft	40.00 sq.ft	0.00 sq.ft	21,656.13 sq.ft
12	2,097.49 sq.m	81.88 sq.m	3.72 sq.m	0.00 sq.m	2,011.89 sq.m
	22,577.19 sq.ft	881.35 sq.ft	40.00 sq.ft	0.00 sq.ft	21,655.80 sq.ft
13	2,097.49 sq.m	81.88 sq.m	3.72 sq.m	0.00 sq.m	2,011.89 sq.m
	22,577.19 sq.ft	881.35 sq.ft	40.00 sq.ft	0.00 sq.ft	21,655.80 sq.ft
14	2,082.16 sq.m	81.88 sq.m	3.72 sq.m	0.00 sq.m	1,996.56 sq.m
	22,412.18 sq.ft	881.35 sq.ft	40.00 sq.ft	0.00 sq.ft	21,490.79 sq.ft
15	1,372.72 sq.m	54.57 sq.m	3.72 sq.m	0.00 sq.m	1,314.43 sq.m
	14,775.83 sq.ft	587.39 sq.ft	40.00 sq.ft	0.00 sq.ft	14,148.41 sq.ft
TOTAL	**39,352.72 sq.m**	**1,208.29 sq.m**	**158.10 sq.m**	**881.18 sq.m**	**37,105.15 sq.m**
	423,589.14 sq.ft	**13,005.92 sq.ft**	**1,701.77 sq.ft**	**9,484.94 sq.ft**	**399,396.50 sq.ft**

AFFORDABLE HOUSING SUMMARY

LEVEL	NET FLOOR AREA	# 1 - BR	# 2 - BR	# 3 - BR	TOTAL # UNITS
3	55.19 sq.m	1	-	-	1
	594.06 sq.ft				
4	55.18 sq.m	1	-	-	1
	593.95 sq.ft				
5	164.1 sq.m	-	2	-	2
	1,766.36 sq.ft				
6	164.1 sq.m	-	2	-	2
	1,766.36 sq.ft				
7	164.1 sq.m	-	2	-	2
	1,766.36 sq.ft				
8	164.1 sq.m	-	2	-	2
	1,766.36 sq.ft				
9	213.02 sq.m	-	-	2	2
	2,292.93 sq.ft				
TOTAL	**979.9 sq.m**	**2**	**8**	**2**	**12**
	10,547.6 sq.ft				

ECD SUMMARY

LEVEL	GROSS FLOOR AREA	EXEMPTIONS	NET FLOOR AREA
1	331.65 sq.m	0.00 sq.m	331.65 sq.m
	3,569.88 sq.ft	0.00 sq.ft	3,569.88 sq.ft
2	282.416 sq.m	0.00 sq.m	282.416 sq.m
	3,039.90 sq.ft	0.00 sq.ft	3,039.90 sq.ft
4	814.2685 sq.m	0.00 sq.m	814.2685 sq.m
	8,764.71 sq.ft	0.00 sq.ft	8,764.71 sq.ft
TOTAL	**1,428.4 sq.m**	**0.00 sq.m**	**1,428.4 sq.m**
	15,375.2 sq.ft	**0.00 sq.ft**	**15,375.2 sq.ft**

COMMERCIAL SUMMARY

LEVEL	GROSS COMMERCIAL FLOOR AREA	EXEMPTIONS	NET COMMERCIAL FLOOR AREA
1	**260.1 sq.m**	**0.00 sq.m**	**260.1 sq.m**
	2,799.7 sq.ft	**0.00 sq.ft**	**2,799.7 sq.ft**

PARKING REQUIREMENTS

Parking Requirements by Use	Vehicle Parking				Class 1 Bikes		Class 2 Bikes	
	Unis & Area	Bylaw Min. Rate	Min. #	Proposed	Bylaw Min. Rate	Min. # & Proposed	Bylaw Min. Rate	Min. # & Proposed
RESIDENTIAL	***418 units***	***Varies***	***416***	***416 + 4 tandem***	***1.25/unit***	***523***	***0.2/unit***	***75 outside parkade PLUS 22 inside parkade, including 10 public & 12 ECD HUB (incl. 6 with space for attached trailers)***
Market Housing	406 units	1.0/unit	406	406 + 4 tandem	1.25/unit	508	0.2/unit	
Affordable Housing	12 units	0.81/unit	10	10	1.25/unit	15		
OTHER	***-***	***Varies***	***79***	***79***	***Varies***	***11***	***-***	
Visitors	418 units	50% X 0.18/unit	38	14 public, 29 visitor & 4 assignalbe commercial	-	-	-	
Commercial	260.1 M2 GLA	3.75/100 m2 less 10%	9		0.27/100 m2 GLA over 100m2	1	0.4/100 m2 GLA over 100m2	
ECD Hub	-	16 public & 16 staff	32	16 public & 16 staff	10	10	12, incl. 6 w/ trailers	
FUTURE PHASE 3	***-***	***-***	***-***	***43***	***-***	***-***	***-***	***-***
TOTAL	***-***	***Varies***	***495***	***538 + 4 tandem***	***Varies***	***534***	***Varies***	***97***

ELECTRIC VEHICLE PARKING

Electric Vehicle (EV) Charging Equipment by Use	# of Units	Vehicle Parkiong / 240 V & 40 A			Class 1 Bike Storage / 120 V		
		# Parking Spaces (1)	Energized Outlet (2)		# Bikes (1)	Energized Outlet (3)	
			Min. Rate (2)	EV #		Min. Rate (3)	EV #
RESIDENTIAL	***418***	***416***	***25%***	***105***	***523***	***10%***	***53***
Market Housing	406	406	25%	102	508	10%	51
Affordable Housing	12	10	25%	3	15	10%	2
OTHER	***N/A***	***N/A***	***N/A***	***N/A***	***11***	***10%***	***2***
Visitors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commercial		N/A	N/A	N/A	1	10%	1
ECD Hub		N/A	N/A	N/A	10	10%	1

(1) "# Parking Spaces" and "# Bikes" shall be understood to mean the minium parking required to satisfy the Zoning Bylaw with respect to the subject Development Permit, EXCLUDING tandem parking spaces provided at the developer's discretion for the sole use of the occupants of Market Units.

(2) For "Vehicle Parking":

- "Energized Outlet" means an operational 240 V / 40 A circuit and all related infrasturcture required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections, with the exception of electric vehicle suppy equipment.

- "Min. Rate" for the provision of "Energized Outlets" shall be understood to mean that (i) one "Energized Outlet" shall be provided for each four parking spaces, or portion thereof; and (ii) each required "Energized Outlet" shall be located to facilitate its potential shared use by a maximum of four parking spaces.

(3) For Class 1 Bike Storage:

- "Energized Outlet" means an operational 120 V 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.

- "Min. Rate" for the provision of "Energized Equipment" shall be understood to mean that, on a bike storage room-by-bike storage room basis, (i) one "Energized Equip[ment" shall be provided for each 10 bikes, or portion thereof, accommodated in the bike room; and (ii) the required "Energized Equipment" shall be located to facilitate its shared use by multiple users of the bike storage room.

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-735564

No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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JUL 20 2017

PROJECT DATA

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #1b
DRAWN		
CHECKED		

File Name - 1507 Plan.pln

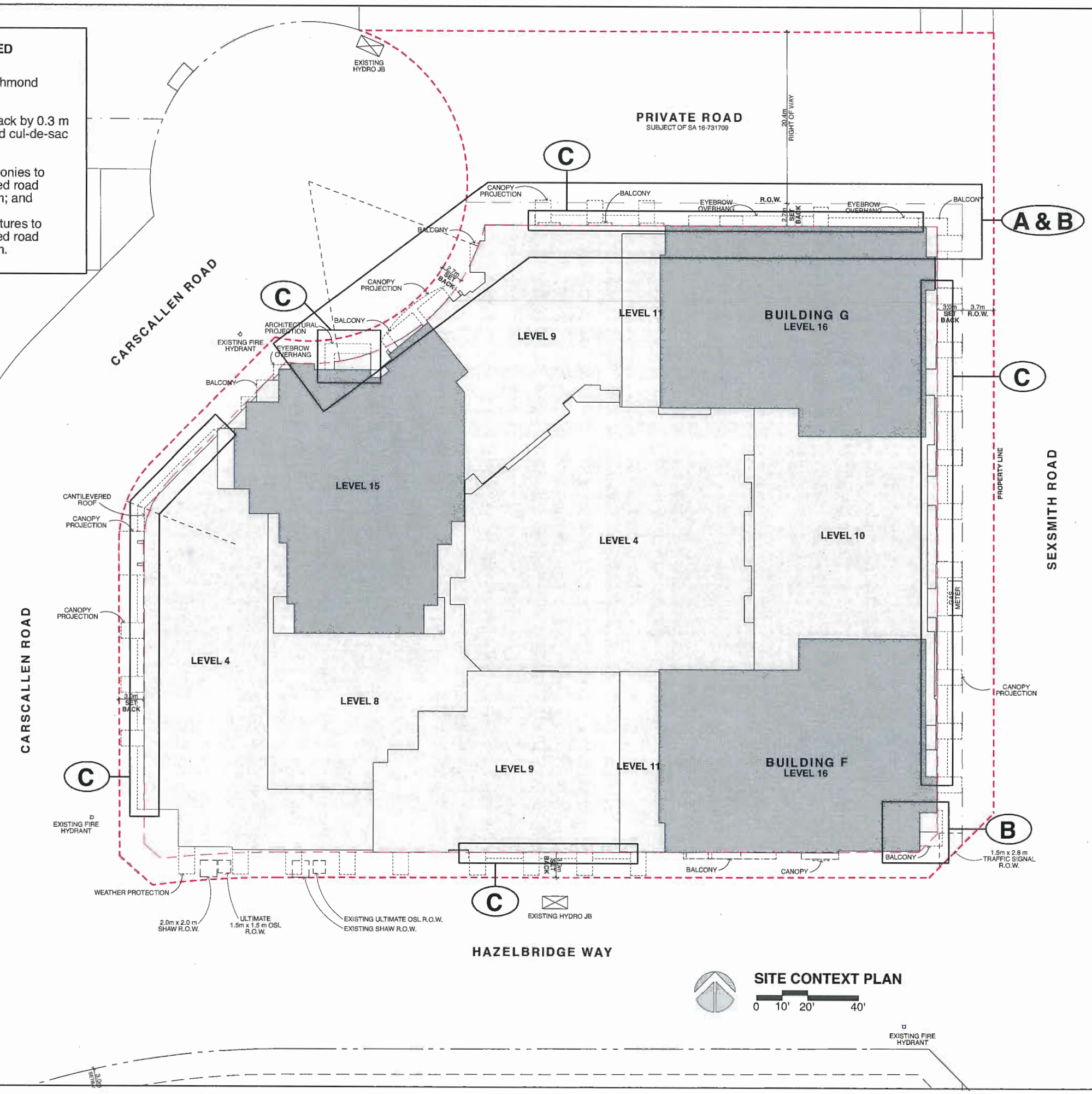
VARIANCES REQUESTED

Vary the provisions of Richmond Zoning Bylaw 8500 to:

A. Reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private Road;

B. Allow unenclosed balconies to project into the required road setback by up to 2.0 m; and

C. Allow architectural features to project into the required road setback by up to 2.4 m.



SITE CONTEXT PLAN

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

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3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2012
1	Issued for DP	JUN 23 2016

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SITE PLAN

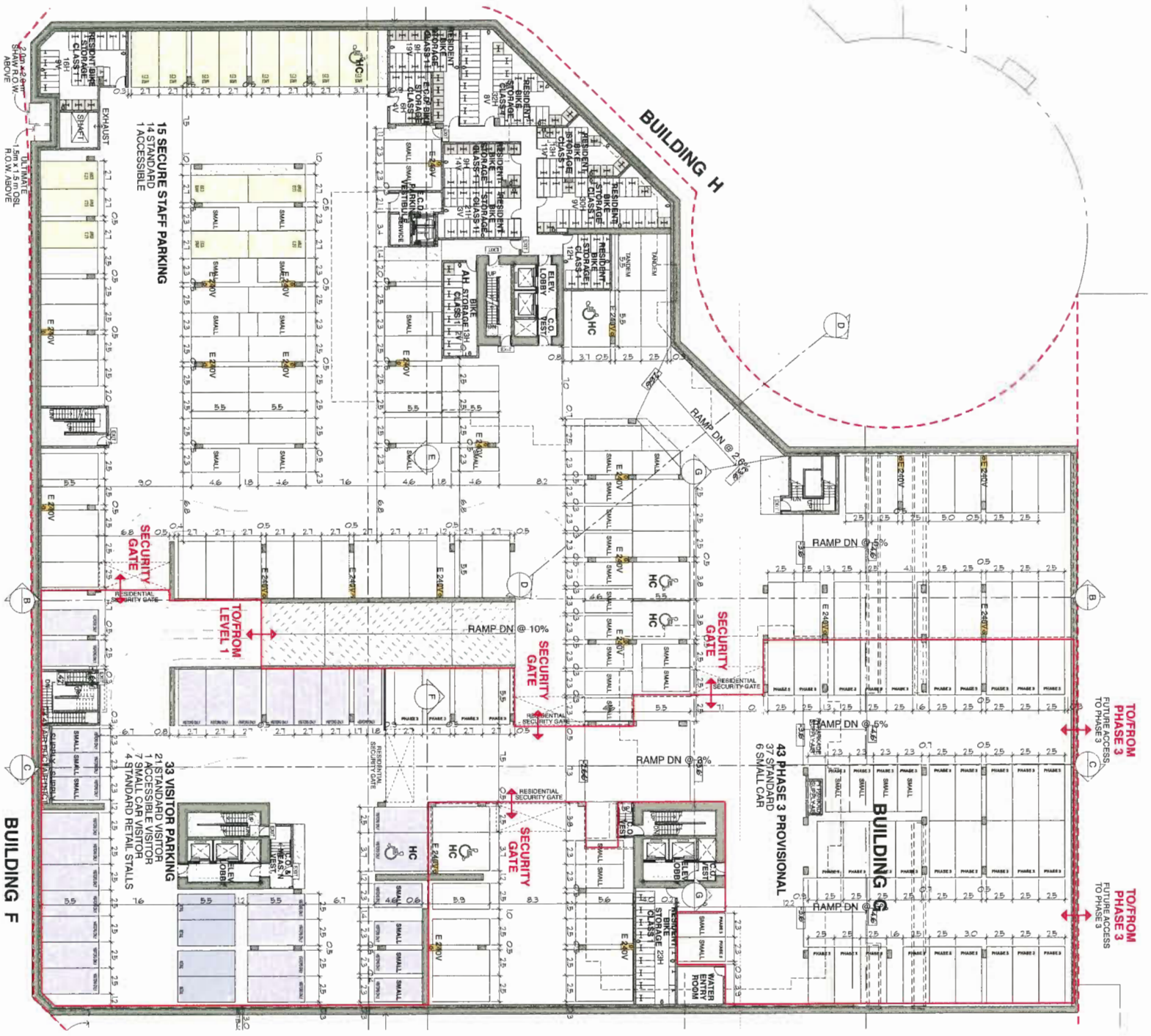
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

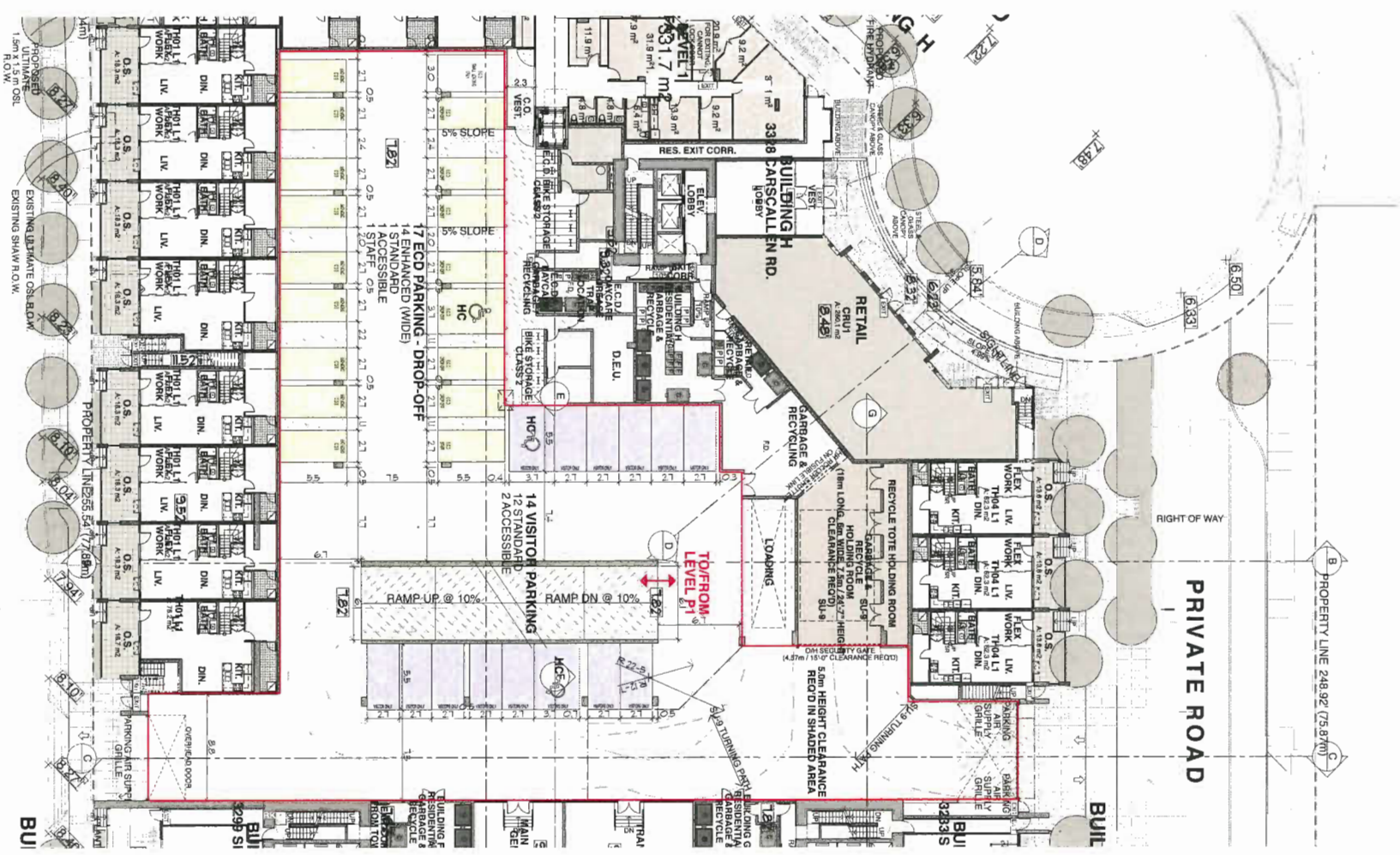
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #2
DRAWN		
CHECKED		

DP 16-735564

JUL 20 2017

File Name : 1507 Plan.pln





PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

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PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 13 2016
1	Issued for DP	JAN 8 2016

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PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #3

SHARED ACCESS & PARKING PLAN

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln

LEVEL P2

0 10' 20' 40'

TOTAL PARKING PROVIDED

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	15
RES. TANDEM	TANDEM	4
RESIDENTIAL	HC	9
RESIDENTIAL	SMALL	92
RESIDENTIAL	STANDARD	318
RETAIL	STANDARD	4
VISITOR	HC	3
VISITOR	SMALL	7
VISITOR	STANDARD	33
		502

PARKING PROVIDED: P2

DESIGNATION	Zone Name	QTY
RES. TANDEM	TANDEM	2
RESIDENTIAL	HC	5
RESIDENTIAL	SMALL	33
RESIDENTIAL	STANDARD	166
		206

BIKE PARKING PROVIDED: P2

DESIGNATION	QTY
HORIZONTAL	177
VERTICAL	58
	235

EV CHARGING STATION LEVEL P2

No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 28 2016

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

LEVEL P2

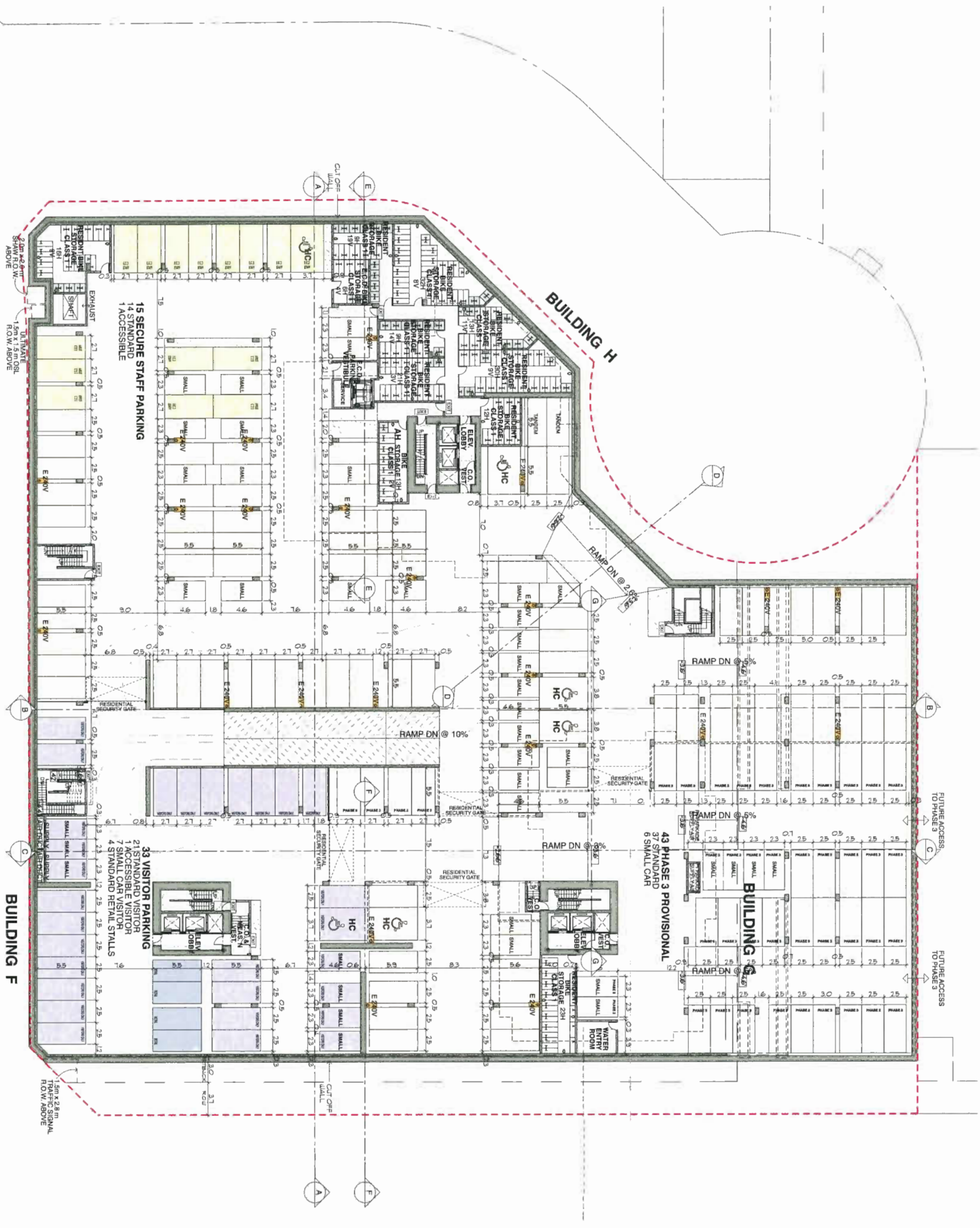
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER	
SCALE		PLAN	
DRAWN		#4a	
CHECKED			

JUL 20 2017

DP 16-755564

File Name: 1507 Plan_pin



TOTAL PARKING PROVIDED

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	15
RES. TANDEM	TANDEM	4
RESIDENTIAL	HC	9
RESIDENTIAL	SMALL	92
RESIDENTIAL	STANDARD	318
RETAIL	STANDARD	4
VISITOR	HC	3
VISITOR	SMALL	7
VISITOR	STANDARD	33
		502

PARKING PROVIDED: P1

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
RES. TANDEM	TANDEM	2
RESIDENTIAL	HC	4
RESIDENTIAL	SMALL	29
RESIDENTIAL	STANDARD	72
RETAIL	STANDARD	4
VISITOR	HC	1
VISITOR	SMALL	7
VISITOR	STANDARD	21
		154

BIKE PARKING PROVIDED: P1

DESIGNATION	QTY
HORIZONTAL	189
VERTICAL	77
	266

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
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2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

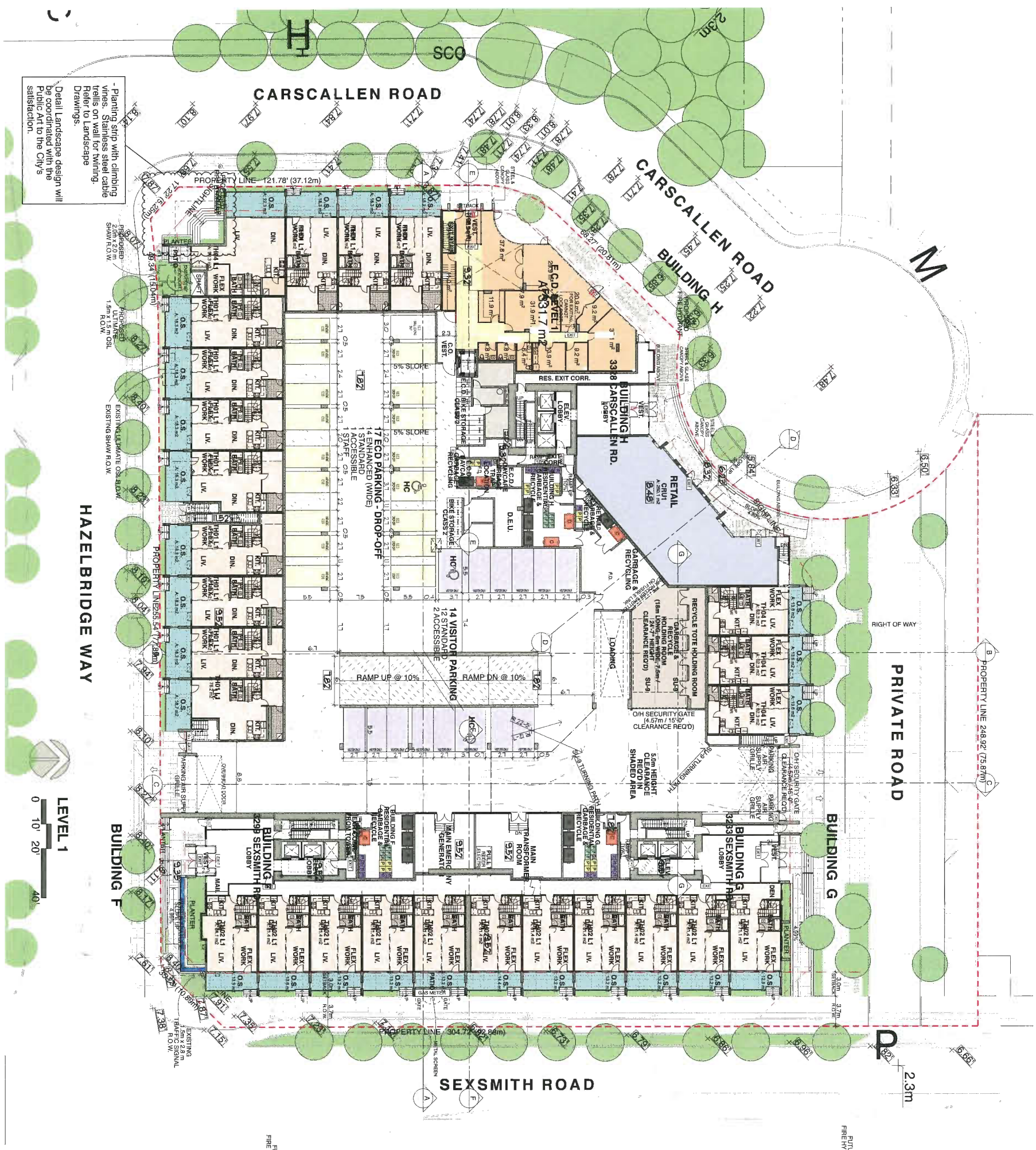
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#4b
CHECKED		

LEVEL P1

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln



- Planting strip with climbing vines. Stainless steel cable trellis on wall for twining. Refer to Landscape Drawings.

Detail Landscape design will be coordinated with the Public Art to the City's satisfaction.

TOTAL PARKING PROVIDED

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	16
RES. TANDEM	TANDEM	4
RESIDENTIAL	HC	9
RESIDENTIAL	SMALL	92
RESIDENTIAL	STANDARD	318
RETAIL	STANDARD	4
VISITOR	HC	3
VISITOR	SMALL	7
VISITOR	STANDARD	33
		502

PARKING PROVIDED: L1

DESIGNATION	Zone Name	QTY
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	15
VISITOR	HC	2
VISITOR	STANDARD	12
		31

BIKE PARKING PROVIDED: L1

DESIGNATION	QTY
ECD BIKE PARKING HORIZONTAL	6
ECD BIKE PARKING VERTICAL	6
	12

PINNACLE LIVING @ CAPSTAN VILLAGE

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RICHMOND, BRITISH COLUMBIA

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LEVEL 1

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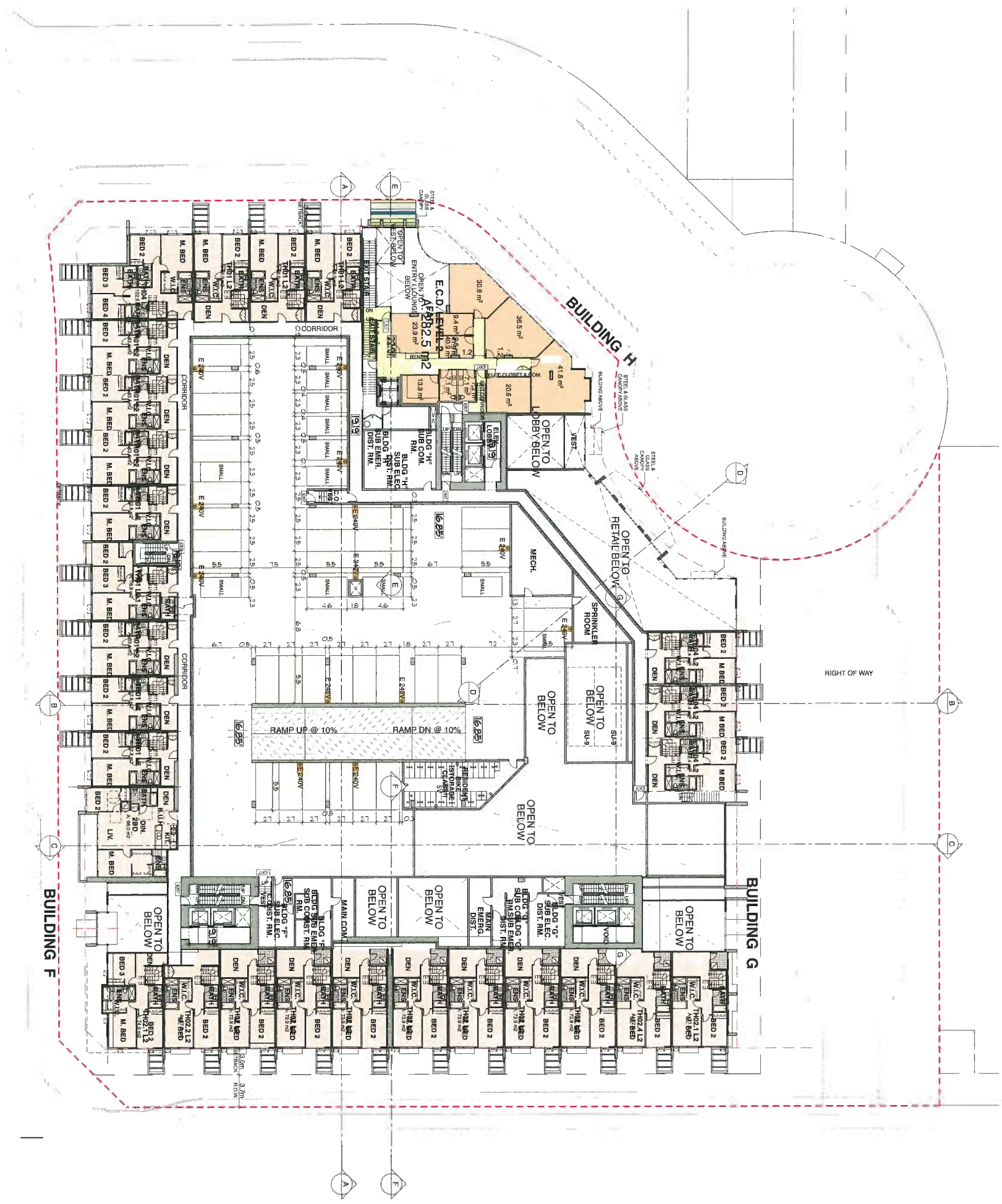
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #4c

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln



LEVEL 2

0 10' 20' 40'

TOTAL PARKING PROVIDED

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	15
RES. TANDEM	TANDEM	4
RESIDENTIAL	HC	9
RESIDENTIAL	SMALL	92
RESIDENTIAL	STANDARD	318
RETAIL	STANDARD	4
VISITOR	HC	3
VISITOR	SMALL	7
VISITOR	STANDARD	33
		502

PARKING PROVIDED: L2

DESIGNATION	Zone Name	QTY
RESIDENTIAL	SMALL	12
RESIDENTIAL	STANDARD	33
		45

Bike Parking Provided at L2

HORIZONTAL	28
VERTICAL	5
	33

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
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2	Issued for ADP Review	MAR 17 2017
1	Issued for DP	DEC 23 2016

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

LEVEL 2

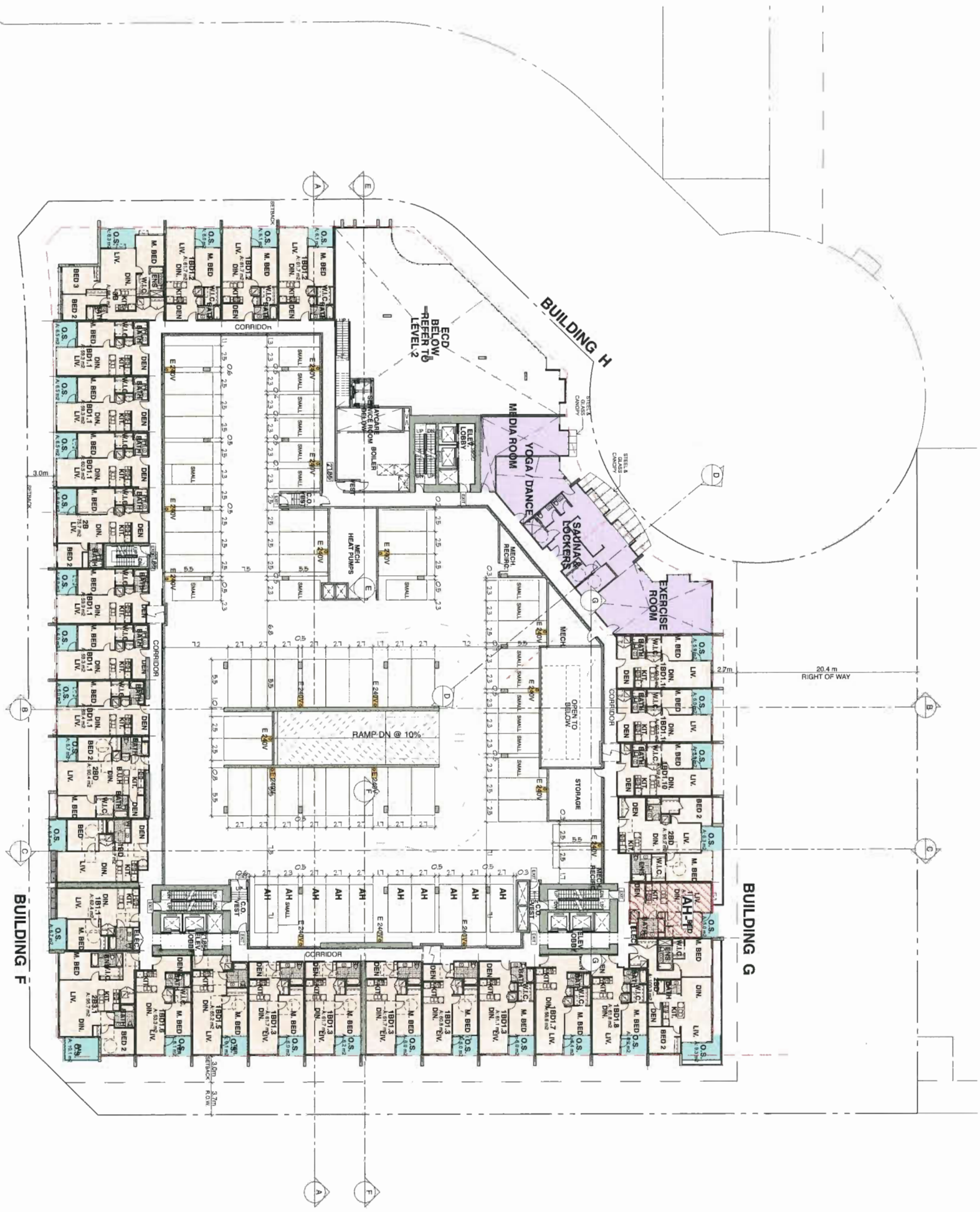
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#4d
CHECKED		

JUL 20 2017

DP 16-735564

File Name: 1507 Plan.pln



LEVEL 3

0 10' 20' 40'

TOTAL PARKING PROVIDED

DESIGNATION	Zone Name	QTY
E.C.D.	HC	1
E.C.D.	STANDARD	14
E.C.D. STAFF	STAFF	1
E.C.D. drop-off	HC	1
E.C.D. drop-off	STANDARD	15
RES. TANDEM	TANDEM	4
RESIDENTIAL	HC	9
RESIDENTIAL	SMALL	92
RESIDENTIAL	STANDARD	318
RETAIL	STANDARD	4
VISITOR	HC	3
VISITOR	SMALL	7
VISITOR	STANDARD	33
		502

PARKING PROVIDED: L3

DESIGNATION	Zone Name	QTY
RESIDENTIAL	SMALL	19
RESIDENTIAL	STANDARD	47
		66

EV CHARGE STATION LEVEL 1

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 12 2017
1	Issued for DP	JAN 13 2016

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

LEVEL 3

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#4e
CHECKED		

JUL 20 2017

DP 16-735564

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LEVEL 4

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 15 2017
1	Issued for DP	JAN 25 2016

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PROJ. # 1507
SCALE
DRAWN
CHECKED

DRAWING NUMBER
PLAN
#4f

LEVEL 4

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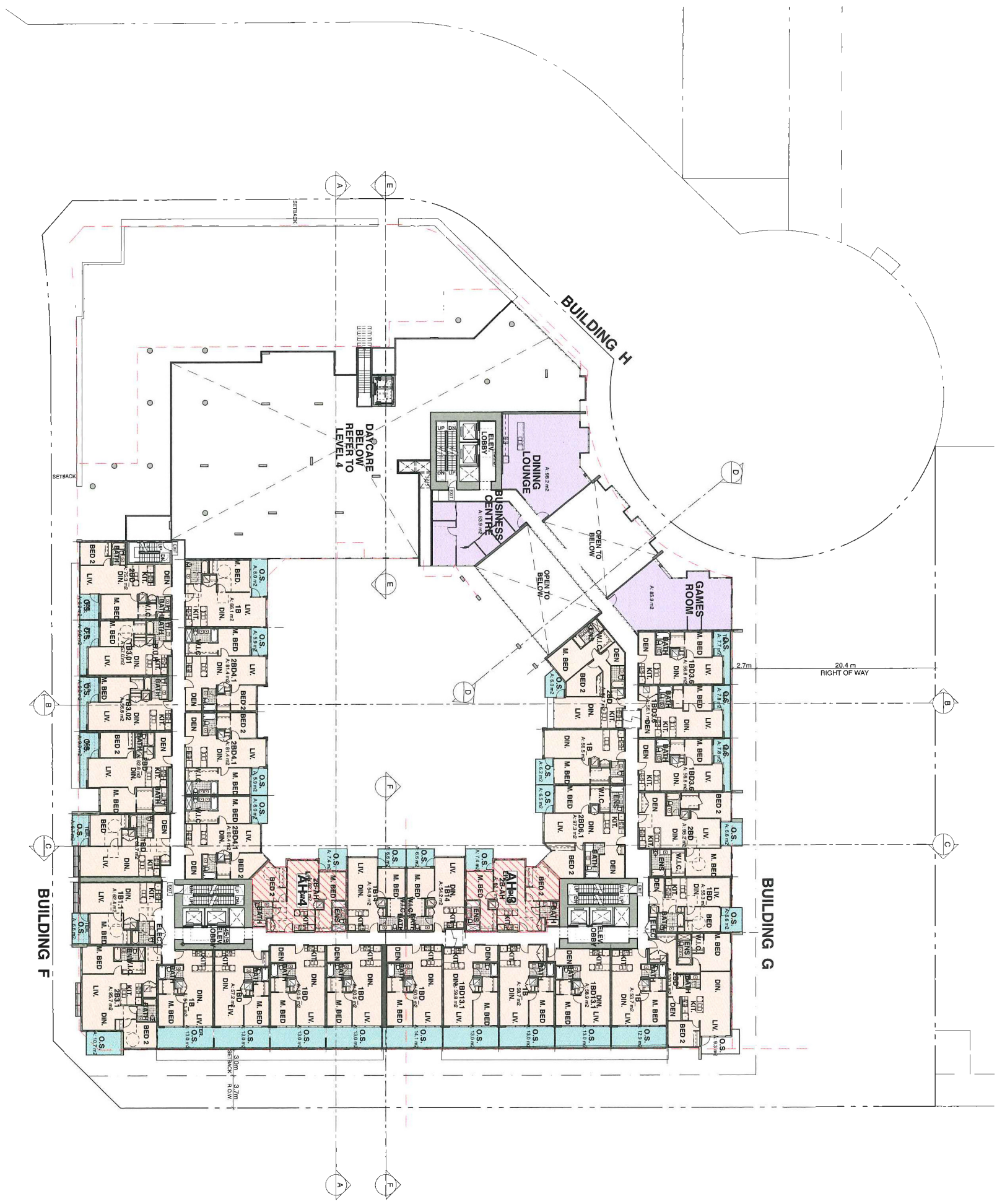

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 13 2017
1	Issued for DP	NOV 2 2016

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SCALE	
DRAWN	
CHECKED	

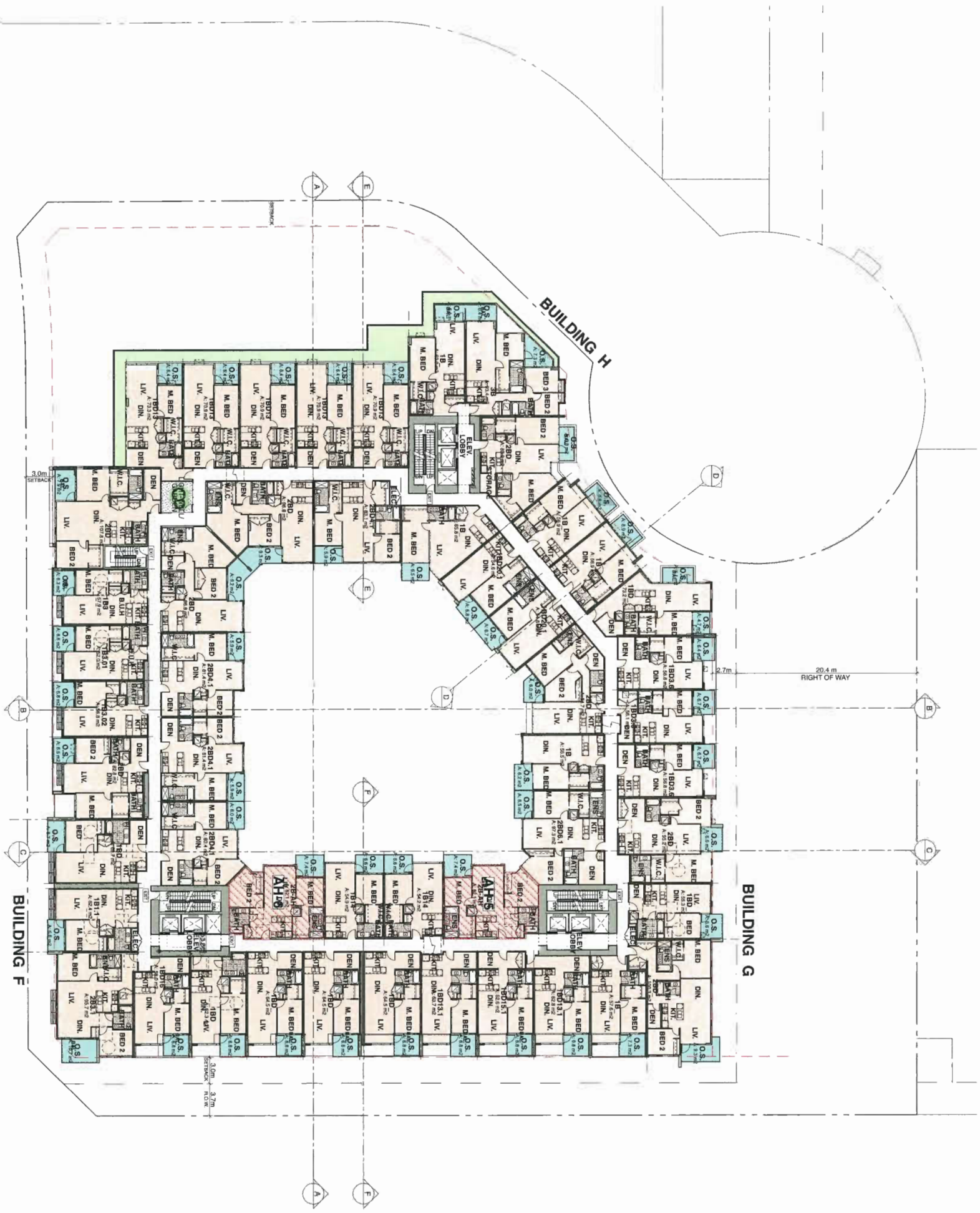
DRAWING NUMBER

PLAN #4g

JUL 20 2017

DP 16-735564

File name : 1507 Plan.pln



PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 19 2017
1	Issued for DP	JUN 23 2016

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DRAWING NUMBER	PLAN #4h
SCALE	
DRAWN	
CHECKED	

LEVEL 6

JUL 20 2017

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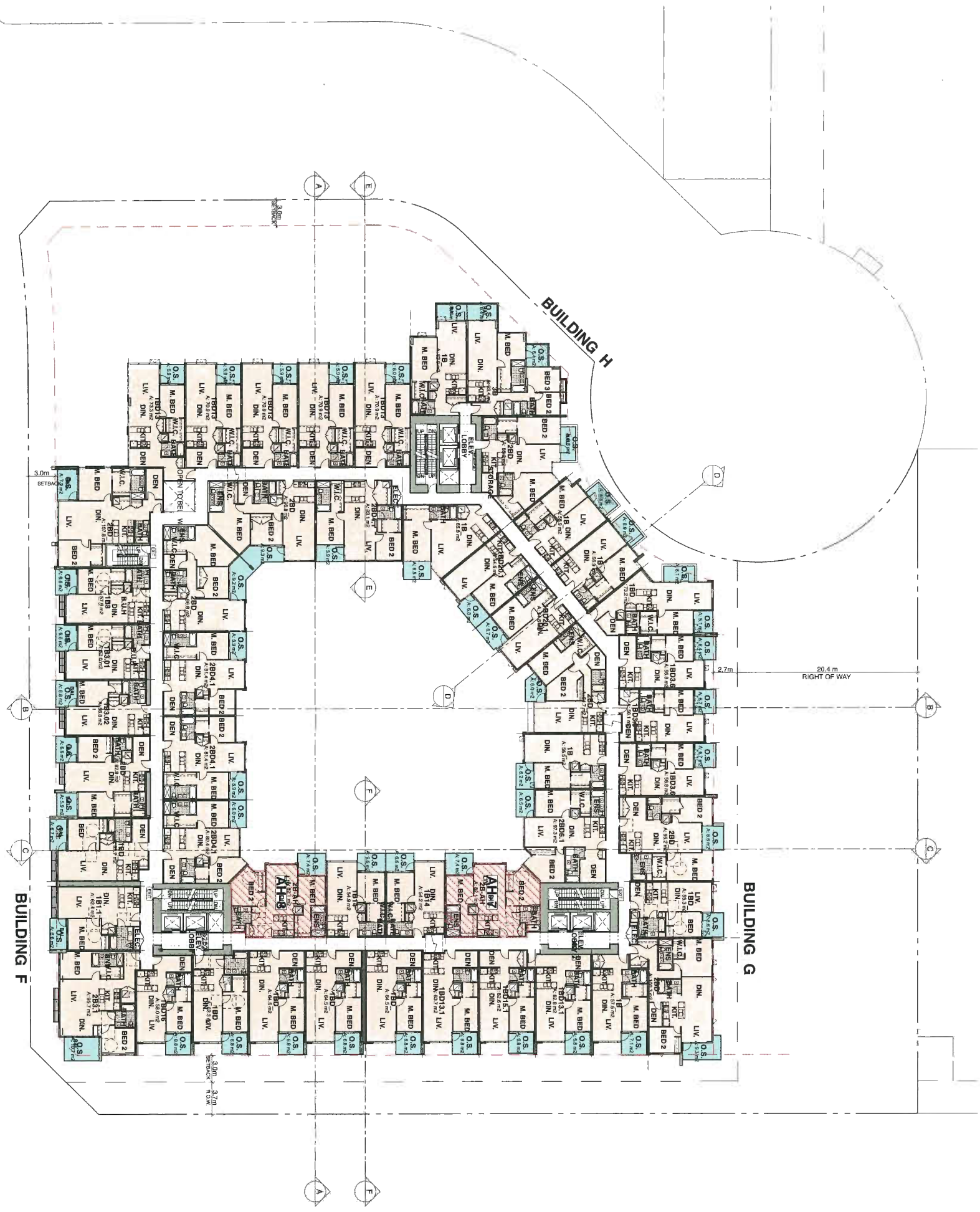

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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LEVEL 7

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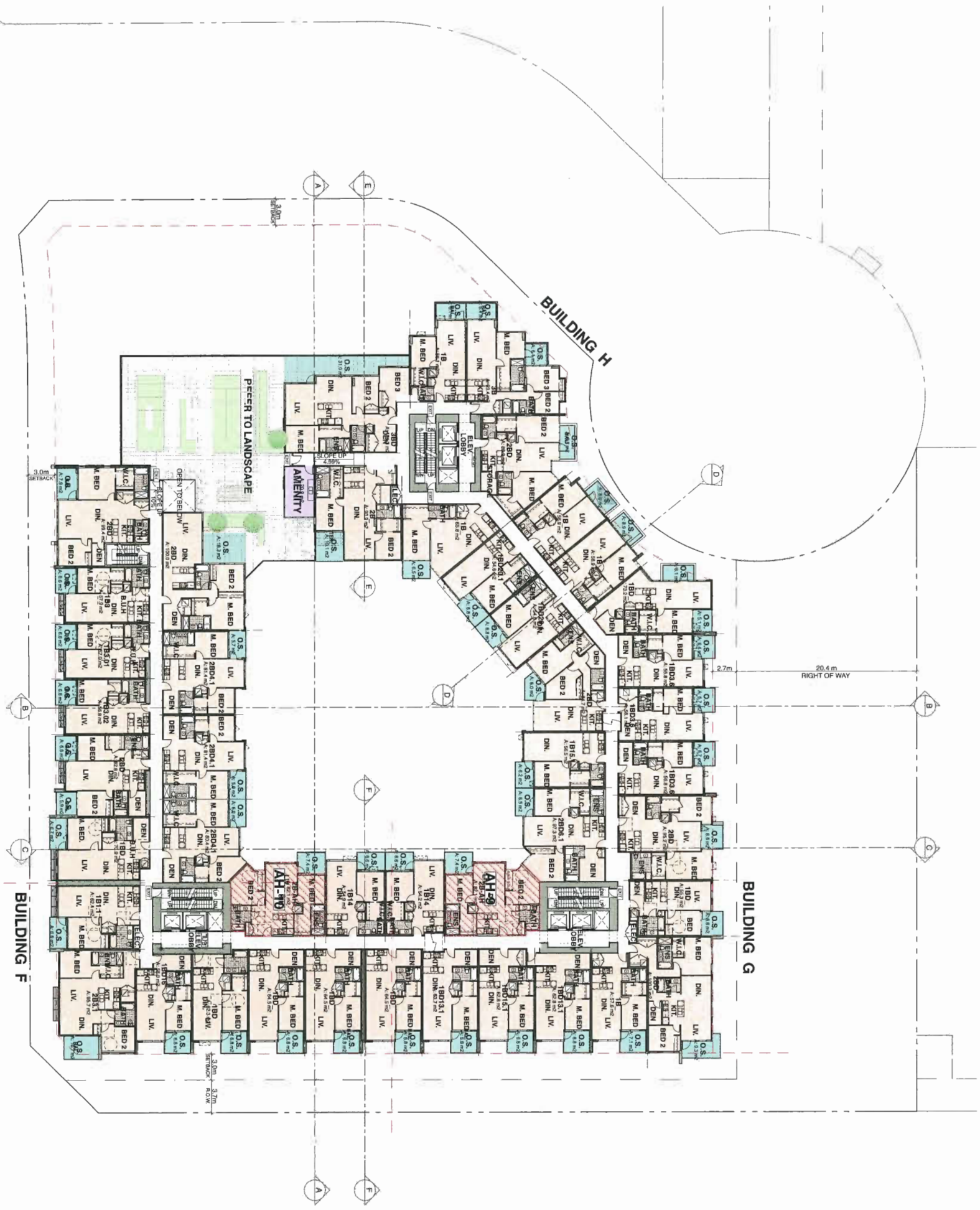
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #4i

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln



LEVEL 8

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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LEVEL 8

PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER: PLAN #4j

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

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No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 20 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JAN 23 2016

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SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER

PLAN #4k

LEVEL 9

JUL 20 2017

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LEVEL 10

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

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for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
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3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 15 2017
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LEVEL 10

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PROJ #	1507	DRAWING NUMBER	PLAN #41
SCALE			
DRAWN			
CHECKED			

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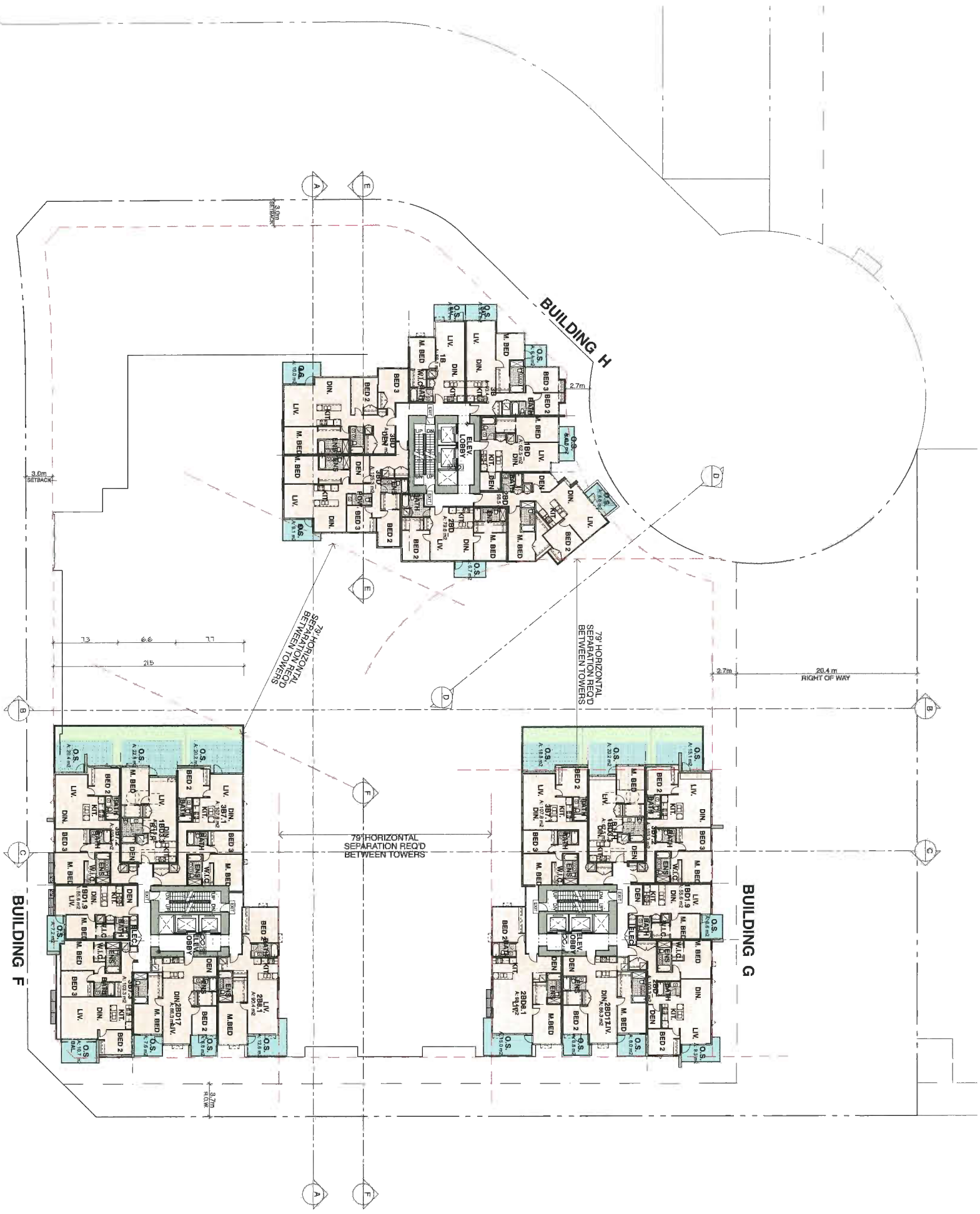

LEVEL 11

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

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for

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No.	ISSUED / REVISION	DATE
4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	OCT 28 2016

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LEVEL 11

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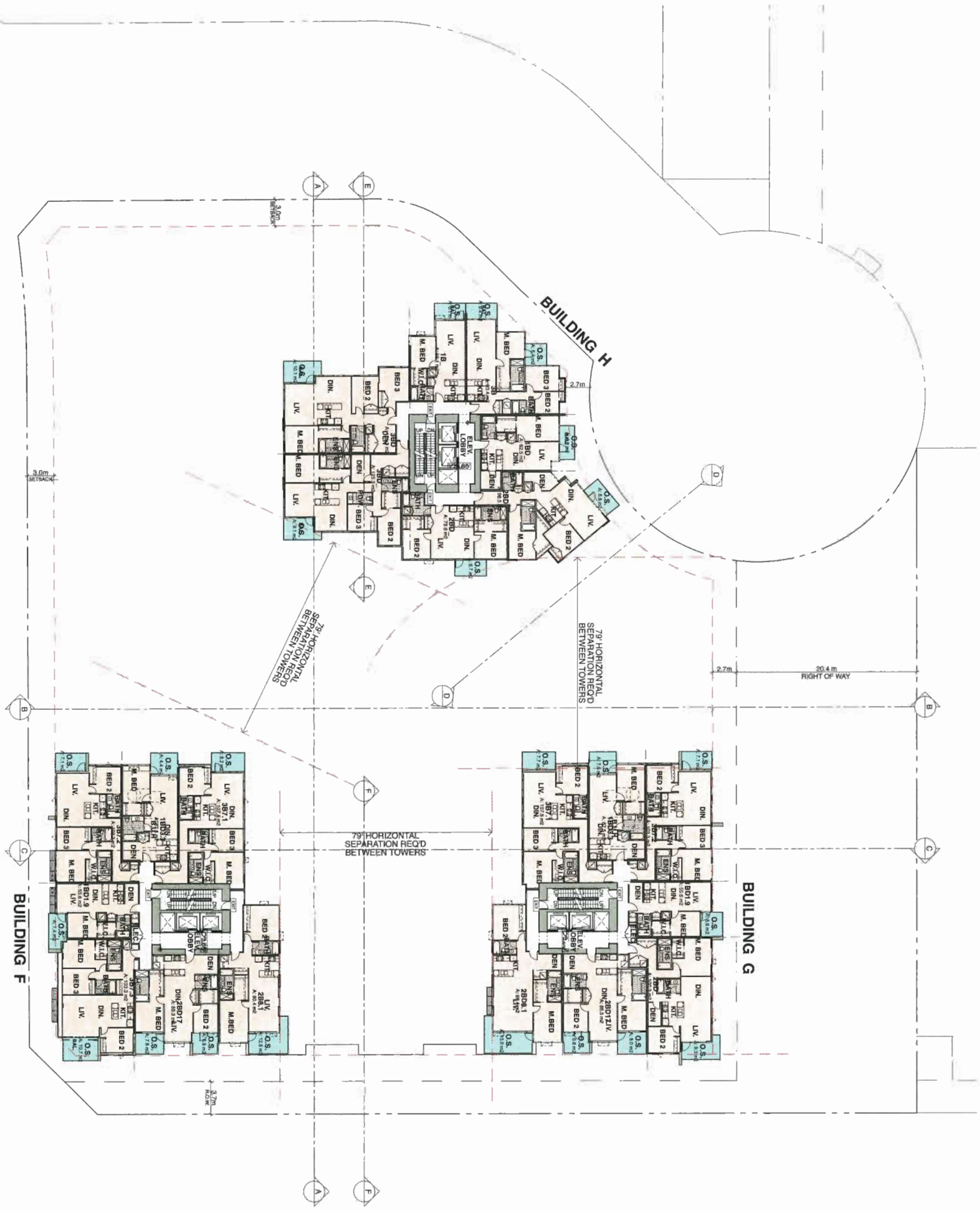
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #4m

JUL 20 2017

DP 16-735564

File Name : 1607 Plan.pln



LEVEL 12-13

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	Revision / Issue	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JAN 21 2016

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SCALE	
DRAWN	
CHECKED	

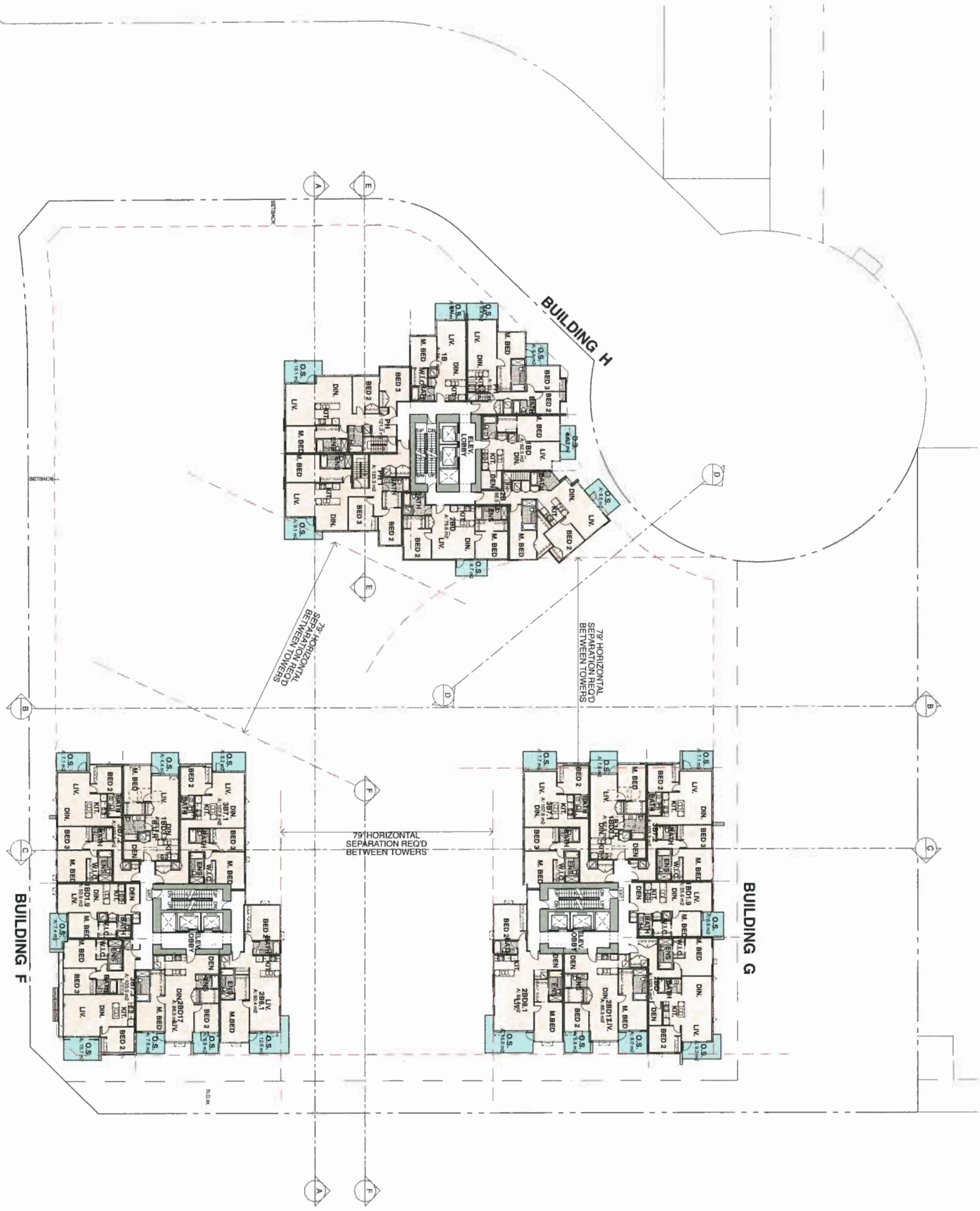
DRAWING NUMBER: PLAN #4n

Level 12-13

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln



LEVEL 14

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	DATE	
4	JUL 17 2017	Re-Issued for DP
3	APR 26 2017	DP Submission
2	MAR 13 2017	Issued for ADP Review
1	JAN 22 2016	Issued for DP

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PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

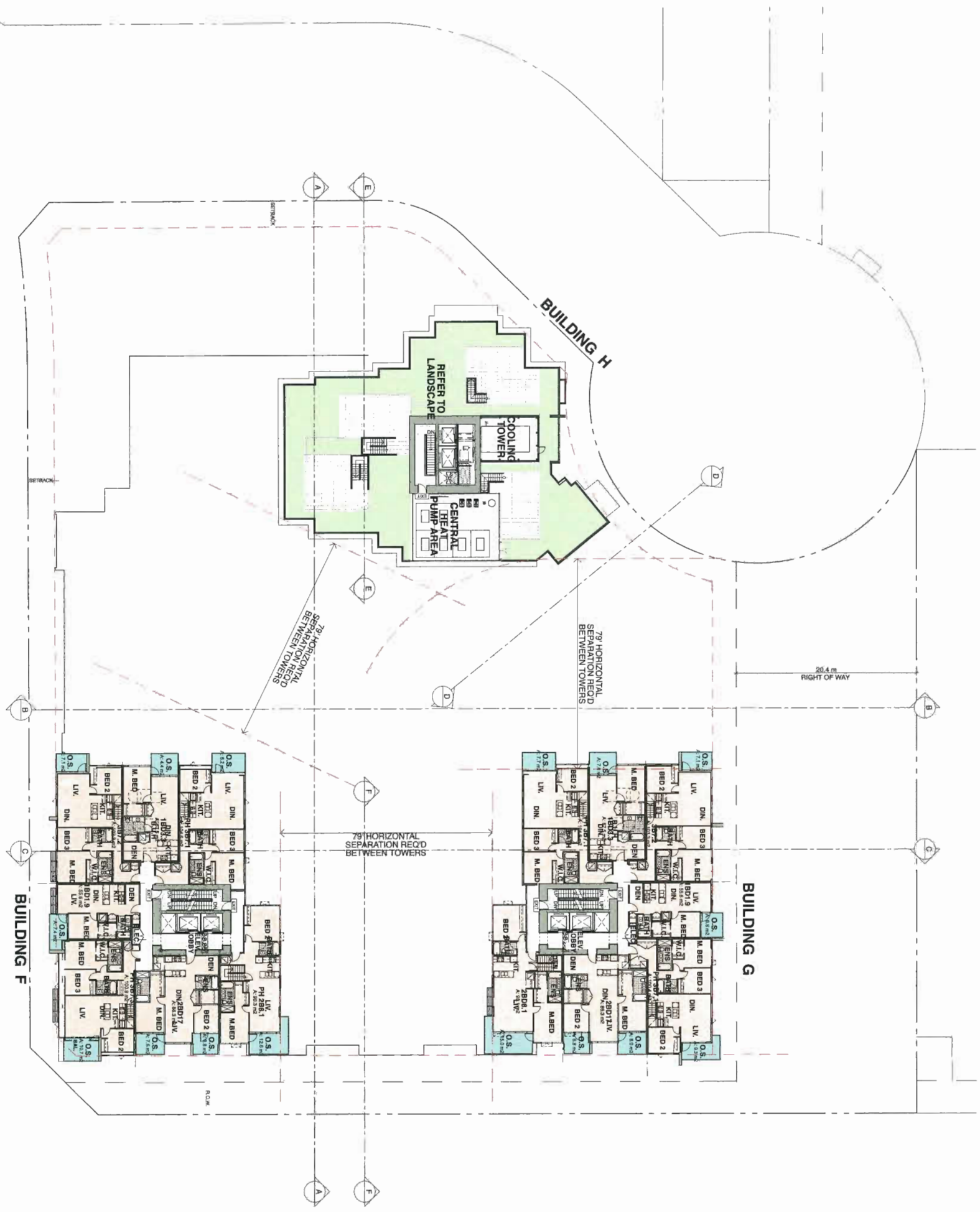
DRAWING NUMBER

PLAN #4o

14. Level 14

JUL 20 2017

DP 16-735564



LEVEL 15

0 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL.17 2017
3	DP Submission	APR.10 2017
2	Issued for ADP Review	MAR.13 2017
1	Issued for DP	JUN.23 2016

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SCALE	
DRAWN	
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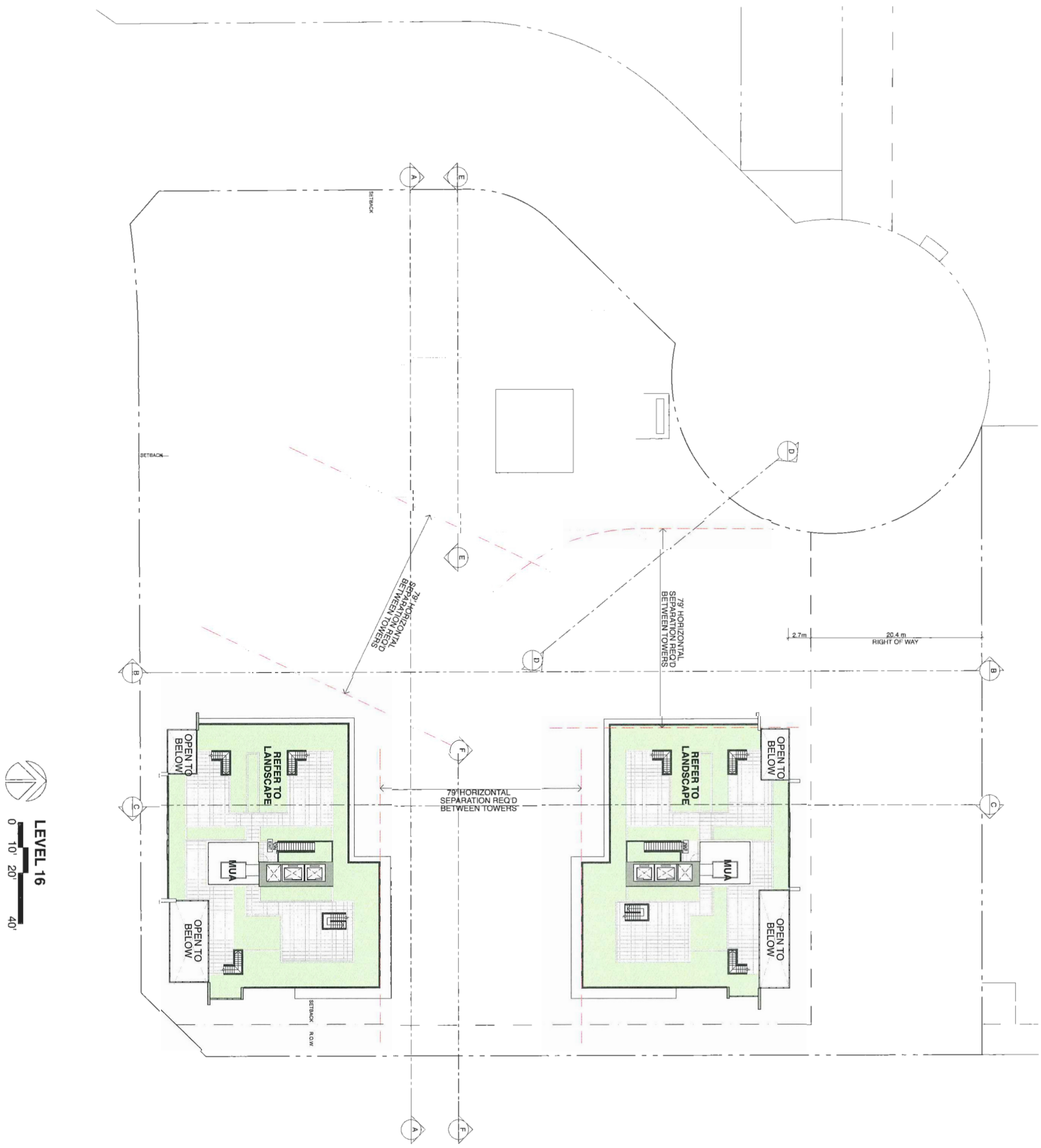
DRAWING NUMBER

PLAN #4p

LEVEL 15

JUL 20 2017

DP 16-735564



File Name . 1507 Plan.pln

A
E
SETBACK
SETBACK
D
E
79' HORIZONTAL SEPARATION REQ'D BETWEEN TOWERS
79' HORIZONTAL SEPARATION REQ'D BETWEEN TOWERS
2.7m
20.4 m
RIGHT OF WAY
D
B
B
F
OPEN TO BELOW
REFER TO LANDSCAPE
REFER TO LANDSCAPE
OPEN TO BELOW
79' HORIZONTAL SEPARATION REQ'D BETWEEN TOWERS
C
C
MUA
MUA
OPEN TO BELOW
OPEN TO BELOW
LEVEL 16
0
10'
20'
40'
SETBACK
R.O.W.
A
F

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
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2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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LEVEL 16 ROOF

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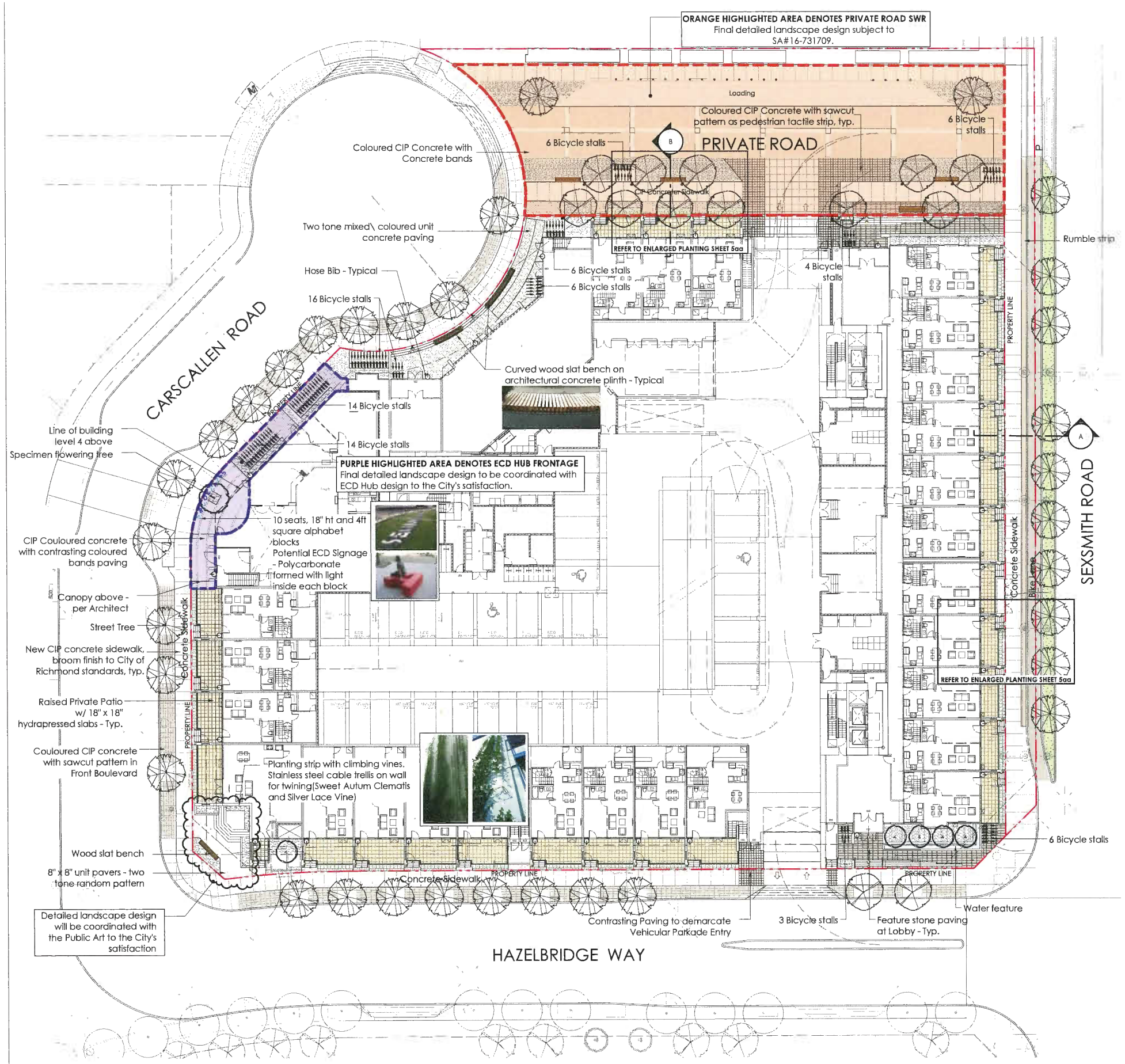
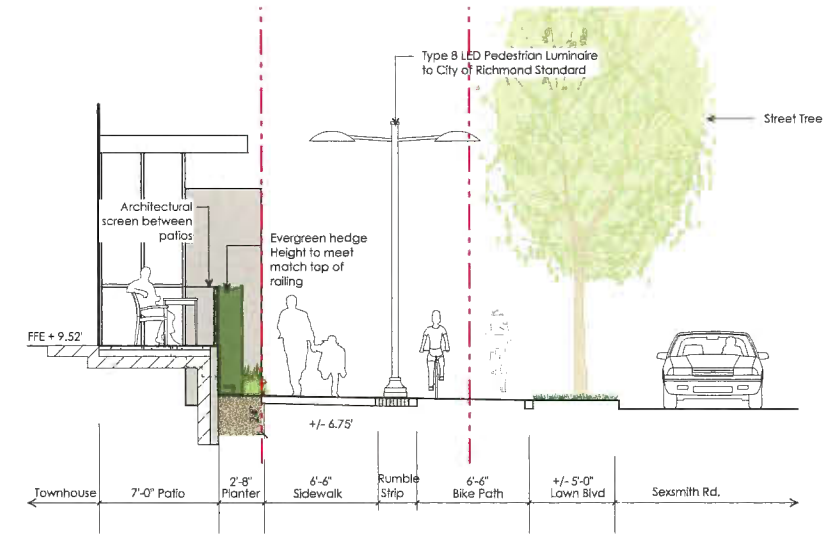
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER
PLAN #4q

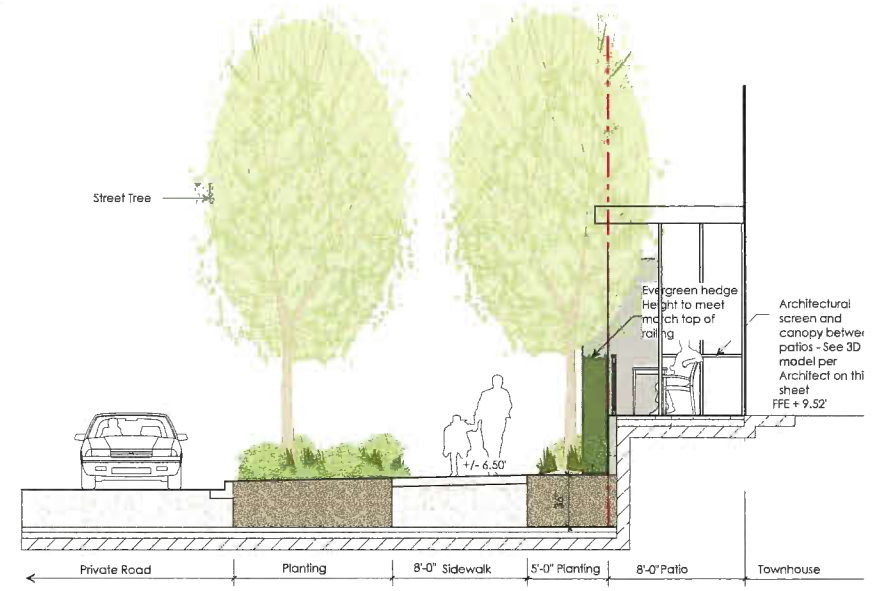
JUL 2 0 2017

DP 16-735564

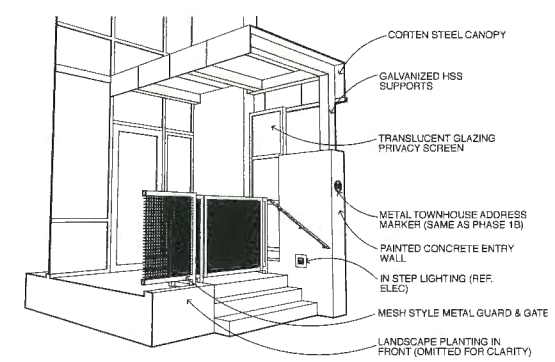




SECTION (A) - LEVEL 1 - SEXSMITH RD. Townhouse Interface
Scale 1/4"=1'-0"



SECTION (B) - LEVEL 1 - PRIVATE ROAD Townhouse Interface
Scale 1/4"=1'-0"



3D Rendering - Townhouse Entry Canopy and Patio

0 10' 20' 40'

North

DP 16-735564

JUL 20 2017

Level 1 Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

durante kreuk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5
P 604 684 4611
F 604 684 0577
www.dkl.bc.ca

DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5a

Material Legend

Key	Graphic	Description
1		**CIP Integral Concrete Paving** Colour: Natural — Finish: Light broom Pattern: Saw cut as shown
2		**CIP Integral Concrete Paving - Vehicular** Colour: Bluff — Finish: Light broom Pattern: Saw cut as shown
3		**CIP Integral Concrete Paving** Colour: Charcoal — Finish: Light broom Pattern: 12" x 12" grid
4		**Granite Tile Paving** Size: 12" x 24" x 3/4" — Colour: Charcoal Finish: Flamed — Pattern: Stacked Bond Supplier: Bedrock (604-941-7783)
5		**Precast Concrete Unit Pavers** Size: 8 7/8" x 8 7/8" x 2 3/8" — Colour: Charcoal 25%, Natural 75% Finish: Finish: Flamed — Pattern: Staggered Running Bond Supplier: Bedrock (604-941-7783)
6		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" — Colour: Dessert Sand Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
7		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" — Colour: Natural Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
8		**IPE Decking** Pattern: As shown
9		**Hydrapressed Concrete Paver Stepstones** Size: 24" x 24" x 2" — Colour: Natural Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
10		**Washed Play Sand** Supplier: Lafarge
11		**Resilient Poured Rubber Safety Surfacing** Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
12		**Natural Stepstones** Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
13		**Bench** Supplier: Landscape Forms — Colour: Steel Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface
14		**Six Stall Bike Rack** Model: Landscape Forms Ring — Finish: Stainless steel Mounting: Surface
15		**Compost Bin** Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 300
16		**Bench** Supplier: Maglin — Colour: Gunmetal Finetex Model: MLB51O-MVA Mounting: Surface
17		**Oak Park Residence Vase on Queen Anne Pedestal** Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone

SOCIAL ROOM - WOOD DECK AND TRELLIS STRUCTURE

SYNTHETIC LAWN PUTTING GREEN

BOCCE COURT

CANTILEVERED WOOD BENCH

DP 16-735564

JUL 20 2017

0 10' 20' 40' North

Level 4 Courtyard Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

durantekreuk

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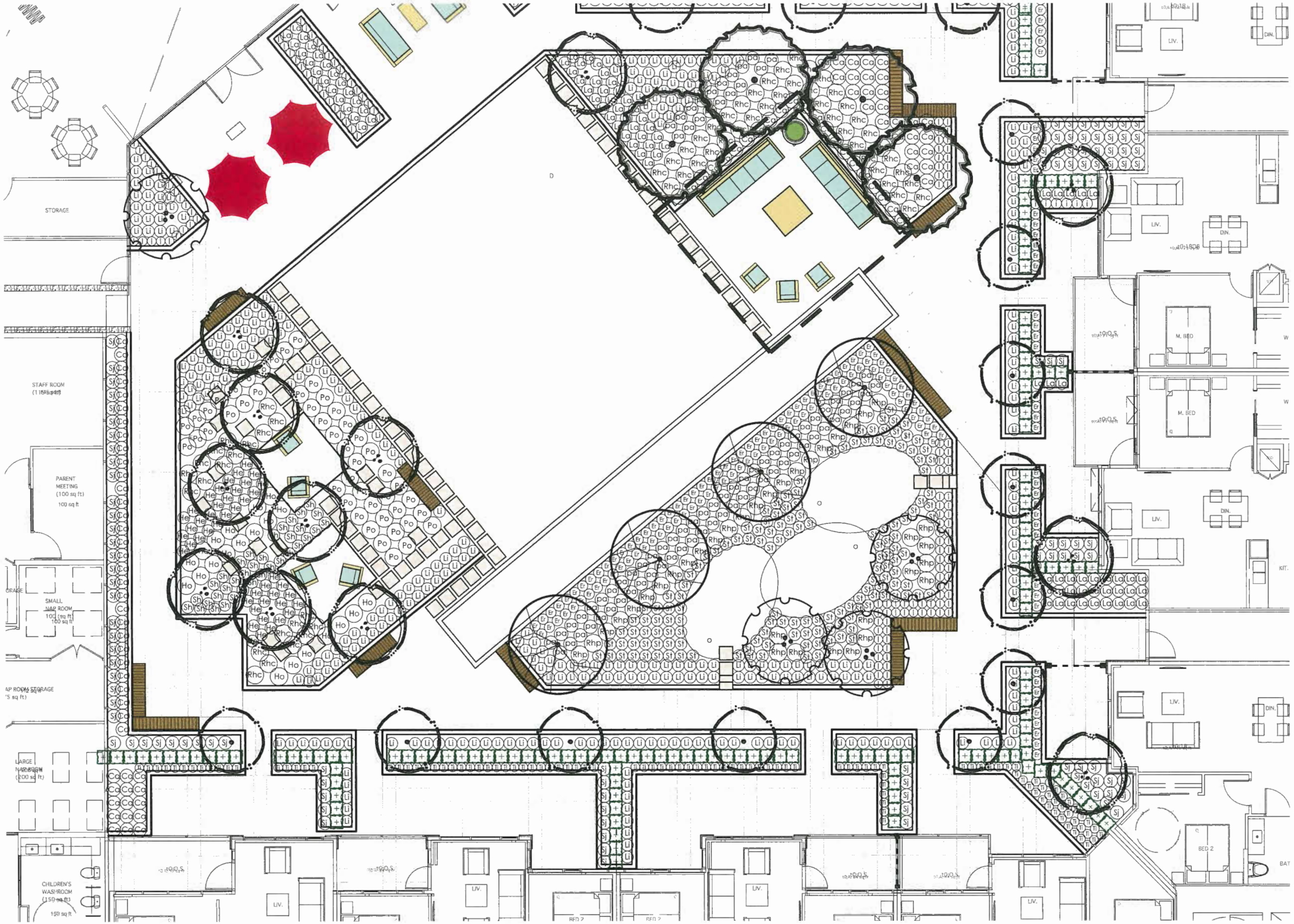
102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5
T 604 684 4611
F 604 684 0577
www.dkl.bc.ca

DATE: 18 July 2017
SCALE: 1/16" =1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5b



Level 4 Courtyard Planting Plan

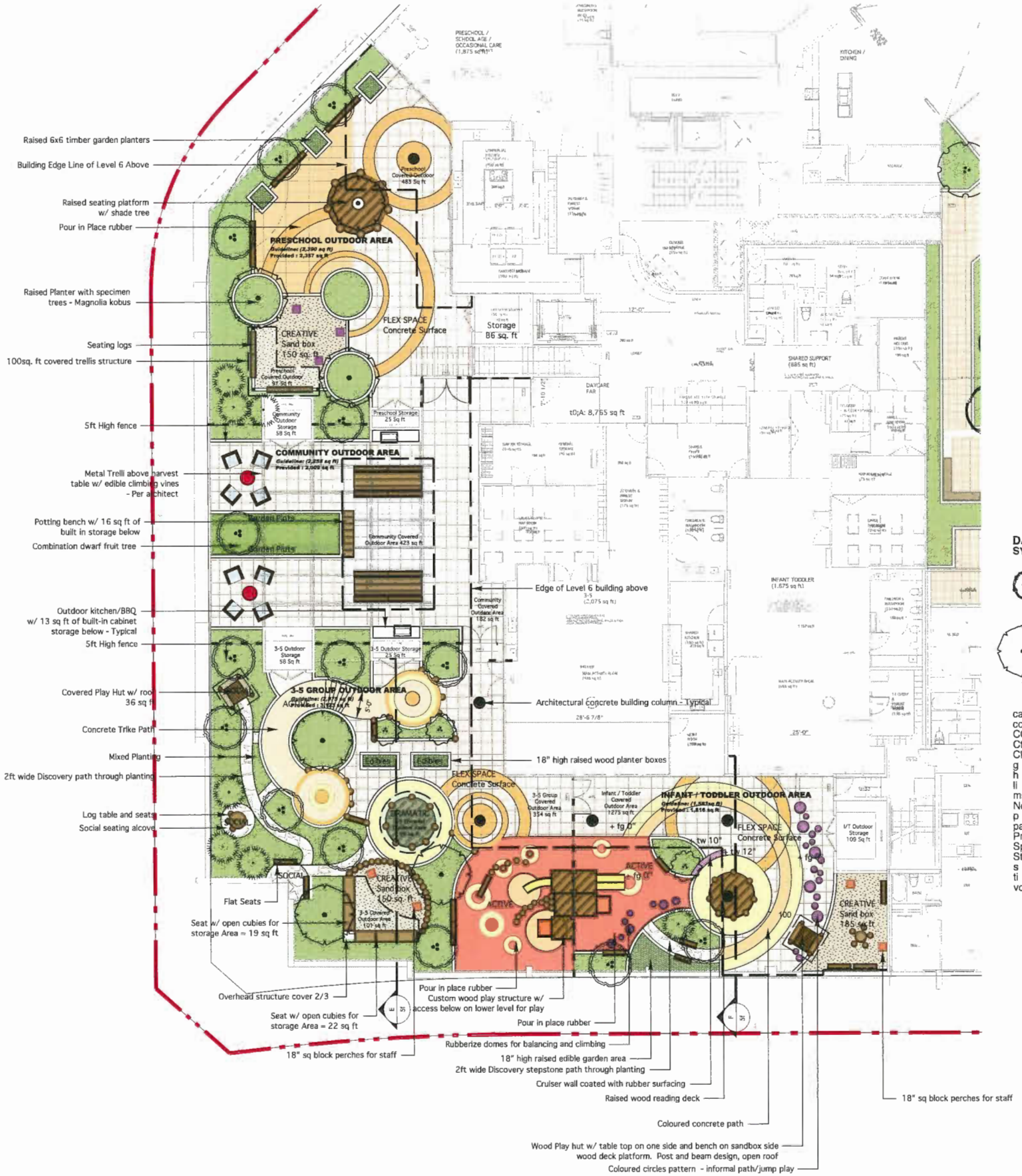
PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

durantekreuk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5
www.dkl.bc.ca

DATE: 18 July 2017
SCALE: 1/4" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5c

DP 16-735564
JUL 20 2017



DAYCARE SUGGESTED PLANT LIST

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
		TREES		
	14	Acer atum 'Osakazuki'	Osakazuki Japanese Maple	2.5m ht. multi-stem
	4	Chamaecyparis noot. 'Pendula'	Nootka False Cypress	2.5m ht. B&B
	3	Picea omorika	Serbian Spruce	2.5m ht. B&B
	6	Cornus kousa 'Starlight'	Flowering Dogwood Stewartia	6cm cal., B&B
	3	Fruit Tree - TBD	TBD	6cm cal., B&B
		SHRUBS / PERENNIALS / GRASSES / GROUNDCOVER		
ca	47	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#2 pot
co	146	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
CC	17	Cistsu corbariensis	Rockrose	#2 pot
Ct	46	Choisya ternata	Mexican Mock Orange	#2 pot
Ck	62	Cornus sericea 'Kelsyii'	Red twig Dogwood	#2 pot
g	5	Geranium 'Pink Spice'	Pink Spice Geranium	#1 pot
h	17	Heuchera 'Green Spice'	Variegated Heuchera	#1 pot
li	55	Liriope muscari 'Variegata'	Variegated Dwarf Lilyturf	#1 pot
ms	31	Miscanthus sinensis 'Graziel'	Miscanthus	#1 pot
Nd	91	Nandina domestica 'Harbor Belle'	Harbor Belle Dwarf Heavenly bamboo	#2 pot
p	50	Pennisetum 'Little Bunny'	Dwarf Japanese Fountain Grass	#1 pot
pa	3	Perovskia a. 'Little Spire'	Little Spire Russian Sage	#1 pot
Pm	36	Polystichum munitum	Sword Fern	#1 pot
Sp	24	Salix purpurea 'Nana'	Dwarf Artic Willow	#2 pot
St	98	Stipa tenuissima	Mexican Feather Grass	#1 pot
s	41	Stachys byzantina 'Silver Carpet'	Silver CarpetLambs ear	#1 pot
ti	92	Tiarella 'Iron Butterfly'	Foamflower	#1 pot
vo	64	Vaccinium ovatum 'Thunderbird'	Huckleberry	#2 pot
		VINES		
	6	Vitis sp.	Grape Vine	#1 pot, 1m lenght

Outdoor Play Summary (Areas in sq. ft.)

Program	Infants/Toddlers Level 4		3-5 Group Level 4		Preschool Level 4		Community Space Level 4	
	Guidelines	Provided	Guidelines	Provided	Guidelines	Provided	Guidelines	Provided
Covered	355	1,275	538	581	506	580	553	605
Open	1,142	432	2,337	2,418	1,798	1,670	1,702	1,346
Storage	86	109	100	124	86	107	100	100
Total Outdoor Area	**1,583**	**1,816**	**2,975**	**3,123**	**2,390**	**2,357**	**2,255**	**2,009**

North

Level 4 Daycare Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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SHEET 5d

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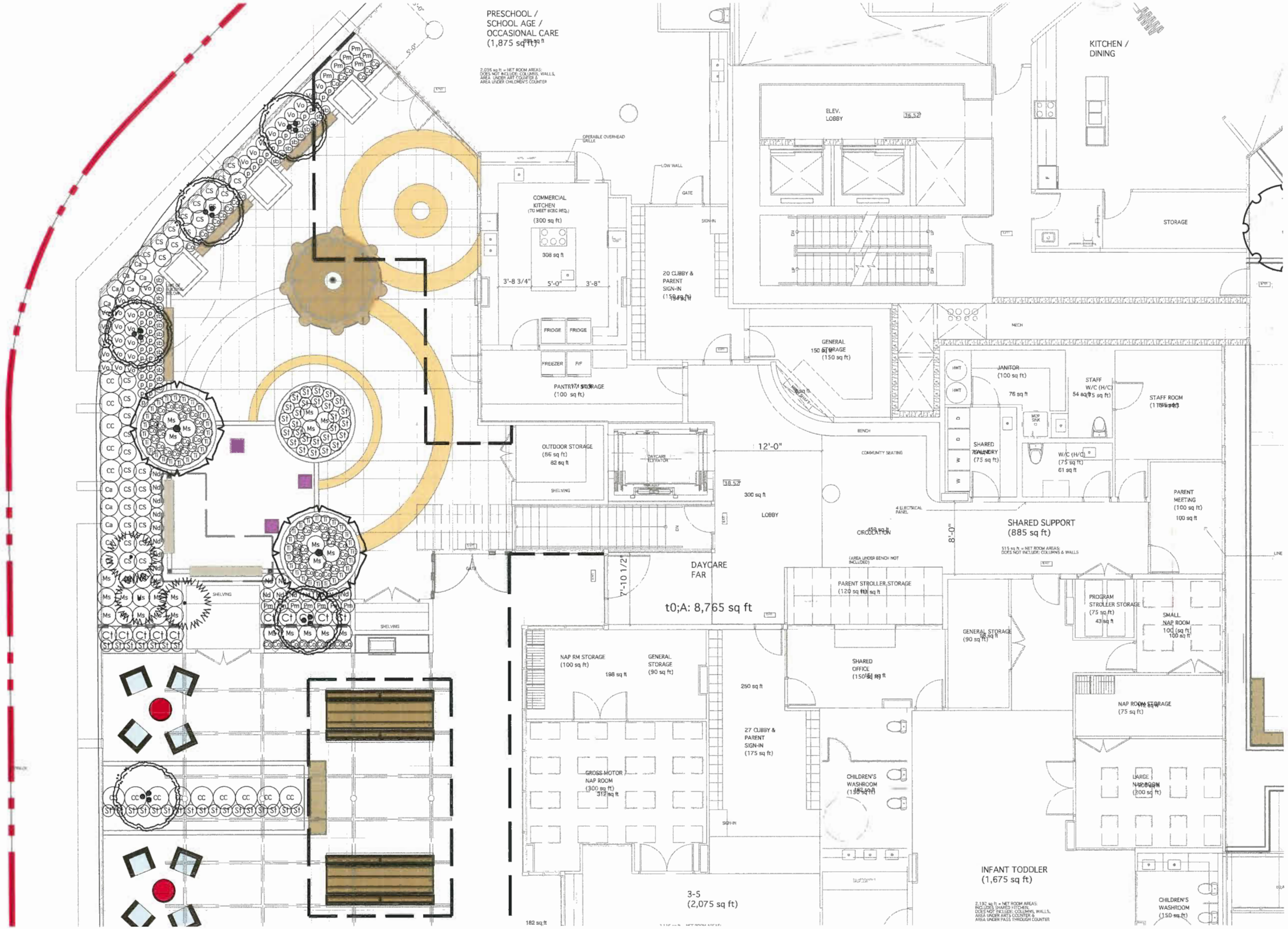
JUL 20 2017



DP 16-735564

JUL 20 2017

Level 4 Daycare North Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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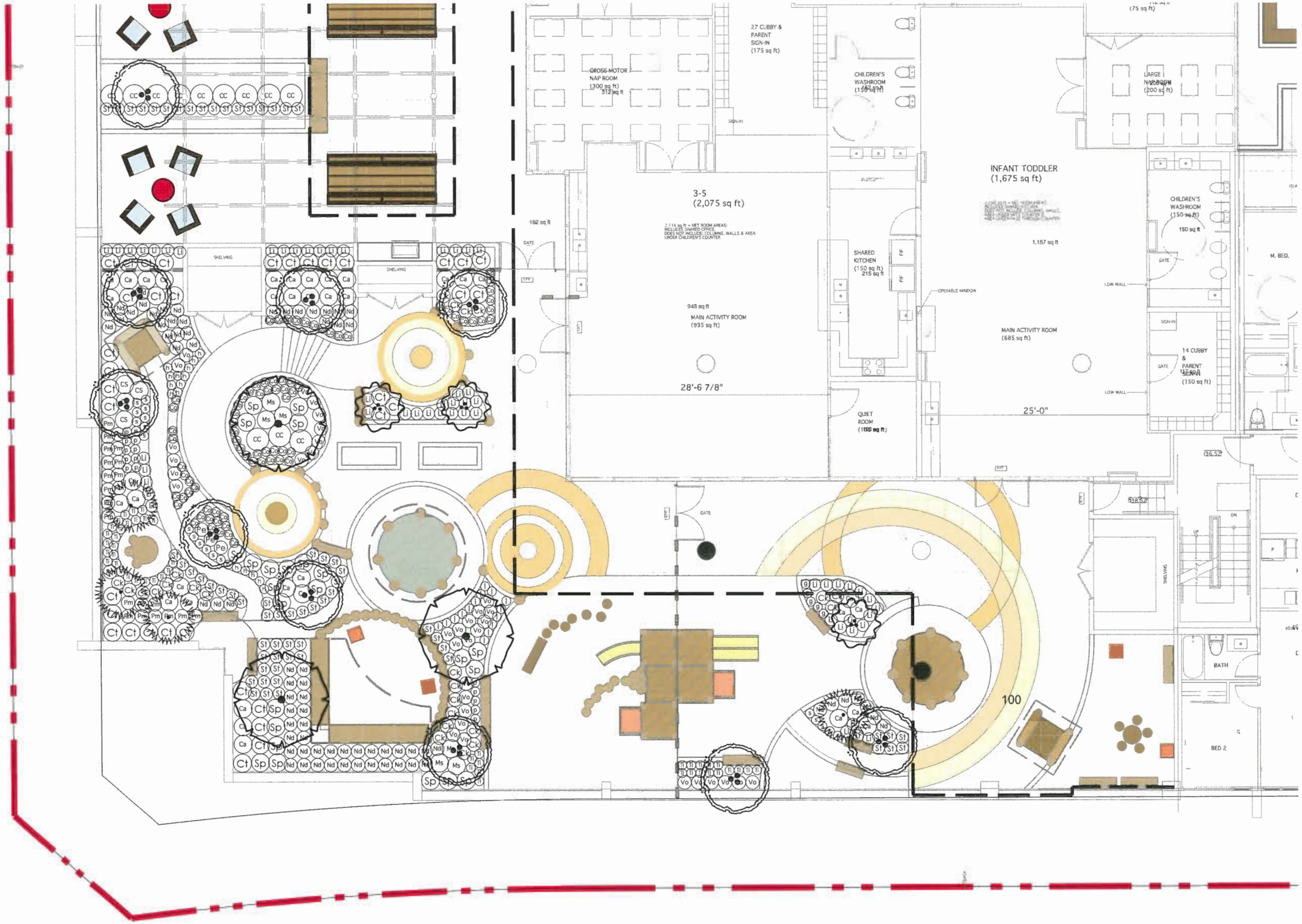
DATE: 18 July 2017
SCALE: 1/4" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5e



Level 4 Daycare South Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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DATE: 18 July 2017
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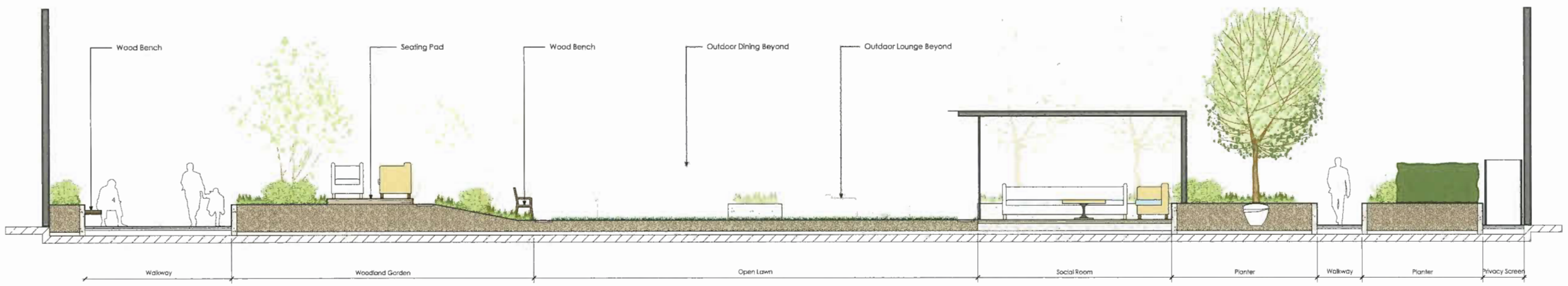
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5f

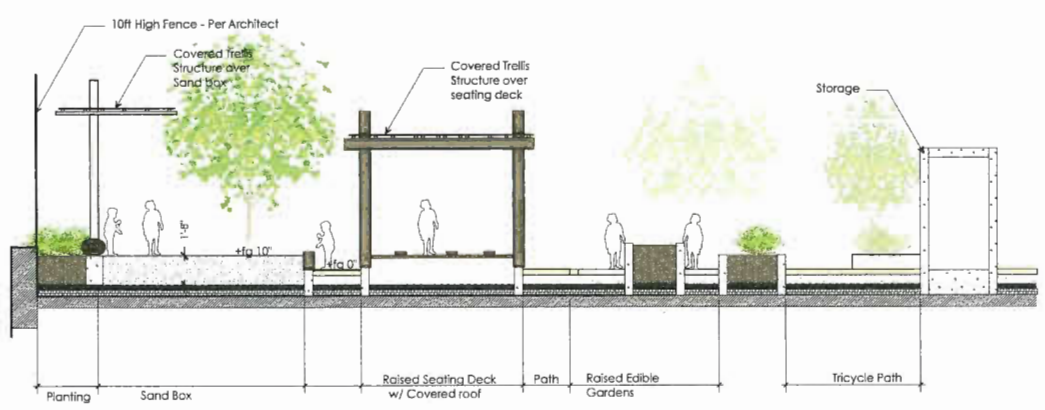
DP 16-735564

JUL 2 0 2017

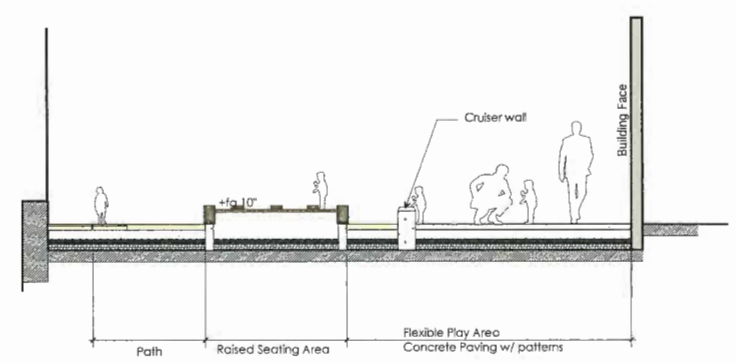
SECTION (C) - LEVEL 4, LOOKING NORTH EAST
Scale 1/4"=1'-0"



SECTION (D) - LEVEL 4, LOOKING NORTH WEST
Scale 1/4"=1'-0"



SECTION (E) - LEVEL 4, 3-5YR GROUP DAYCARE SPACE
Scale 1/4"=1'-0"



SECTION (F) - LEVEL 4, INFANT / TODDLER OUTDOOR SPACE
Scale 1/4"=1'-0"

0 10' 20' 40'

Level 4 Landscape Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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DATE: 18 July 2017
SCALE: As Shown
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5g

DP 16-735564
JUL 20 2017

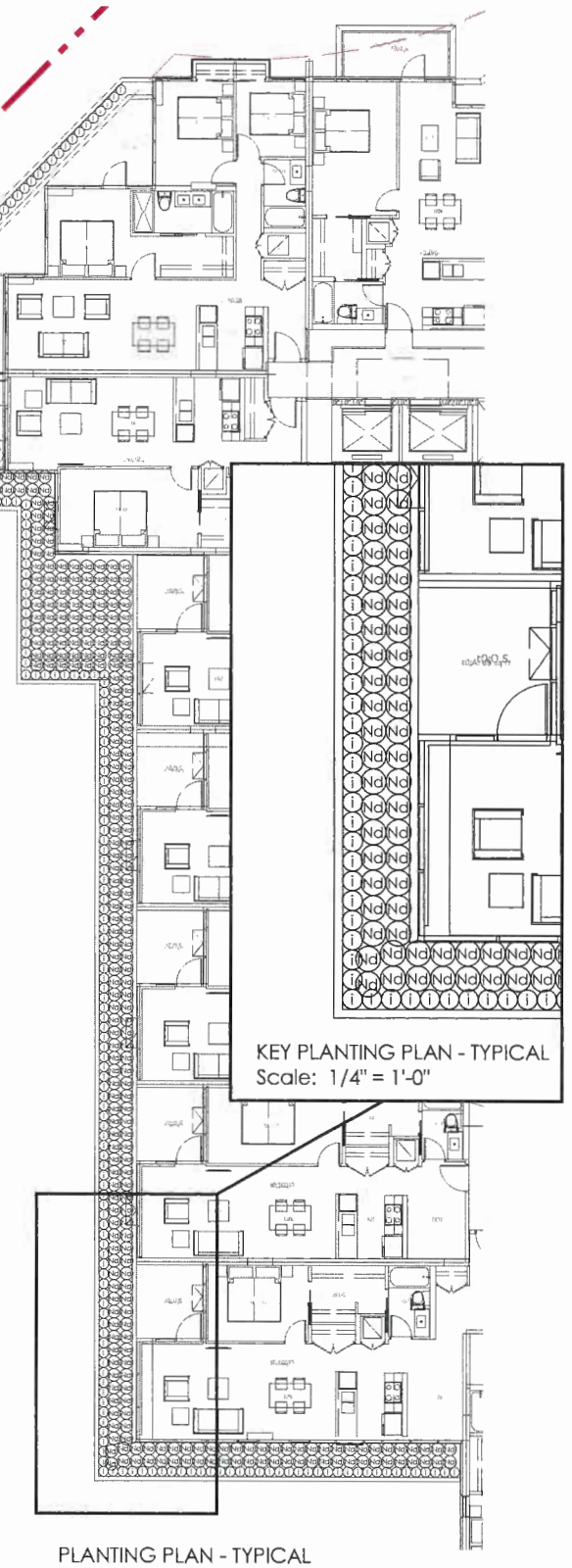
Material Legend

Key	Graphic	Description
		CIP Integral Concrete Paving Colour: Natural Pattern: Saw cut as shown Finish: Light broom
		CIP Integral Concrete Paving - Vehicular Colour: Bluff Pattern: Saw cut as shown Finish: Light broom
		CIP Integral Concrete Paving Colour: Charcoal Pattern: 12" x 12" grid Finish: Light broom
		Granite Tile Paving Size: 12" x 24" x 3/4" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal Pattern: Stacked Bond
		Precast Concrete Unit Pavers Size: 8 7/8" x 8 7/8" x 2 3/8" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal 25%, Natural 75" Pattern: Staggered Running Bond
		Hydrapressed Concrete Pavers Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Dessert Sand Pattern: As shown
		Hydrapressed Concrete Pavers Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
		IPE Decking Pattern: As shown
		Hydrapressed Concrete Paver Stepstones Size: 24" x 24" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
		Washed Play Sand Supplier: Lafarge
		Resilient Poured Rubber Safety Surfacing Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
		Natural Stepstones Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
		Bench Supplier: Landscape Forms Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface Colour: Steel
		Six Stall Bike Rack Model: Landscape Forms Ring Mounting: Surface Finish: Stainless steel
		Compost Bin Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 300
		Bench Supplier: Maglin Model: ML851O-MVA Mounting: Surface Colour: Gunmetal Finetex
		Oak Park Residence Vase on Queen Anne Pedestal Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone

LANDSCAPE PLAN
Scale 1/16" = 1'-0"



PLANTING PLAN - TYPICAL
Scale: 1/4" = 1'-0"

North

DP 16-735564

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Levels 6 Landscape Plans

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: As Noted
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5h

Material Legend

Key	Graphic	Description
1		**CIP Integral Concrete Paving** Colour: Natural Pattern: Saw cut as shown Finish: Light broom
2		**CIP Integral Concrete Paving - Vehicular** Colour: Buff Pattern: Saw cut as shown Finish: Light broom
3		**CIP Integral Concrete Paving** Colour: Charcoal Pattern: 12" x 12" grid Finish: Light broom
4		**Granite Tile Paving** Size: 12" x 24" x 3/4" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal Pattern: Stacked Bond
5		**Precast Concrete Unit Pavers** Size: 8 7/8" x 8 7/8" x 2 3/8" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal 25%, Natural 75% Pattern: Staggered Running Bond
6		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Dessert Sand Pattern: As shown
7		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
8		**IPE Decking** Pattern: As shown
9		**Hydrapressed Concrete Paver Stepstones** Size: 24" x 24" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
10		**Washed Play Sand** Supplier: Lafarge
11		**Resilient Poured Rubber Safety Surfacing** Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
12		**Natural Stepstones** Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
F1		**Bench** Supplier: Landscape Forms Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface Colour: Steel
F2		**Six Stall Bike Rack** Model: Landscape Forms Ring Mounting: Surface Finish: Stainless steel
F3		**Compost Bin** Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 300
F4		**Bench** Supplier: Magiln Model: MLB5 1 O-MVA Mounting: Surface Colour: Gunmetal Finetex
F5		**Oak Park Residence Vase on Queen Anne Pedestal** Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone

DP 16-735564

JUL 20 2017

North

Levels 6 & 8 Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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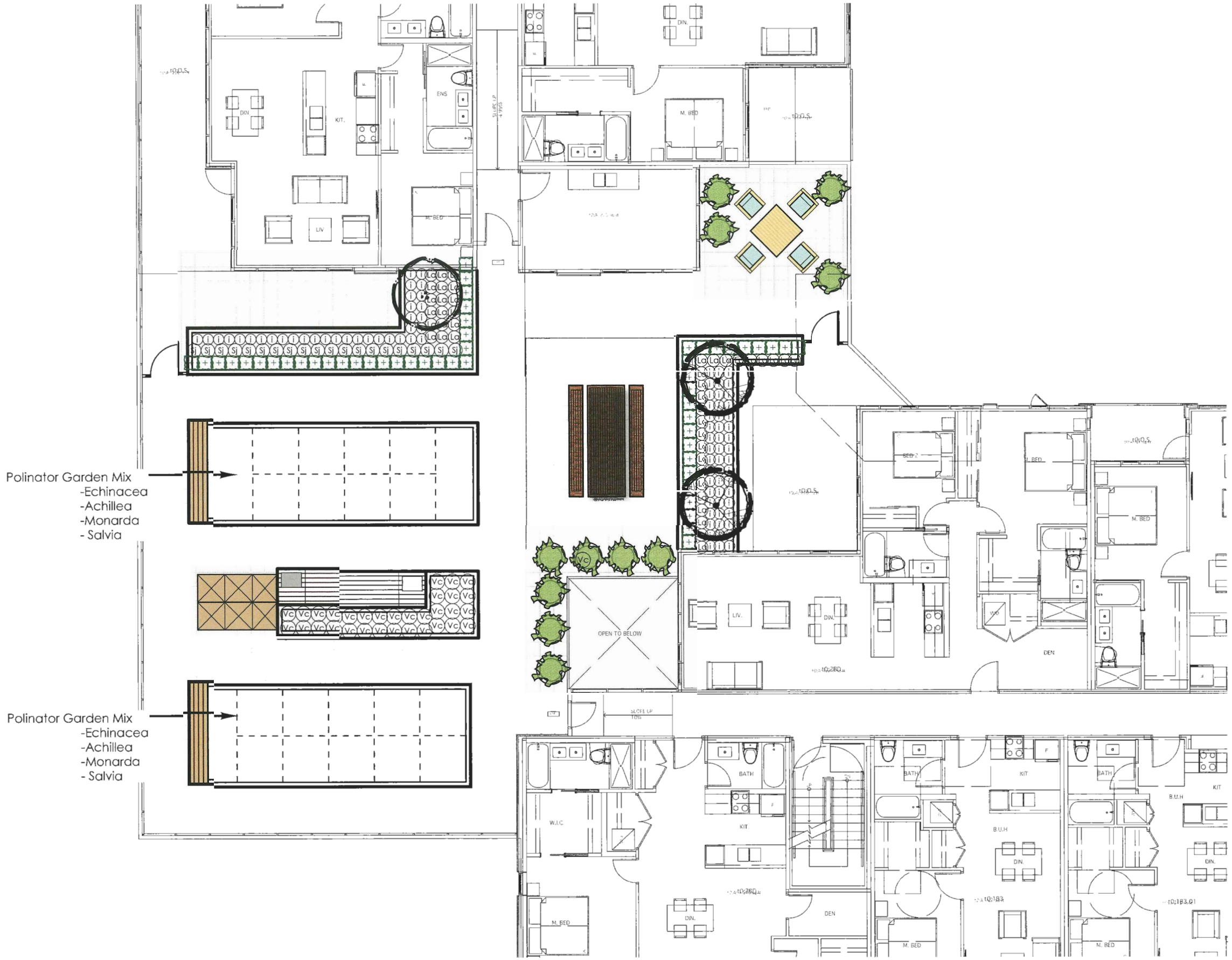
DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5i



DP 16-735564

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North

Level 8 Courtyard Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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DATE: 18 July 2017
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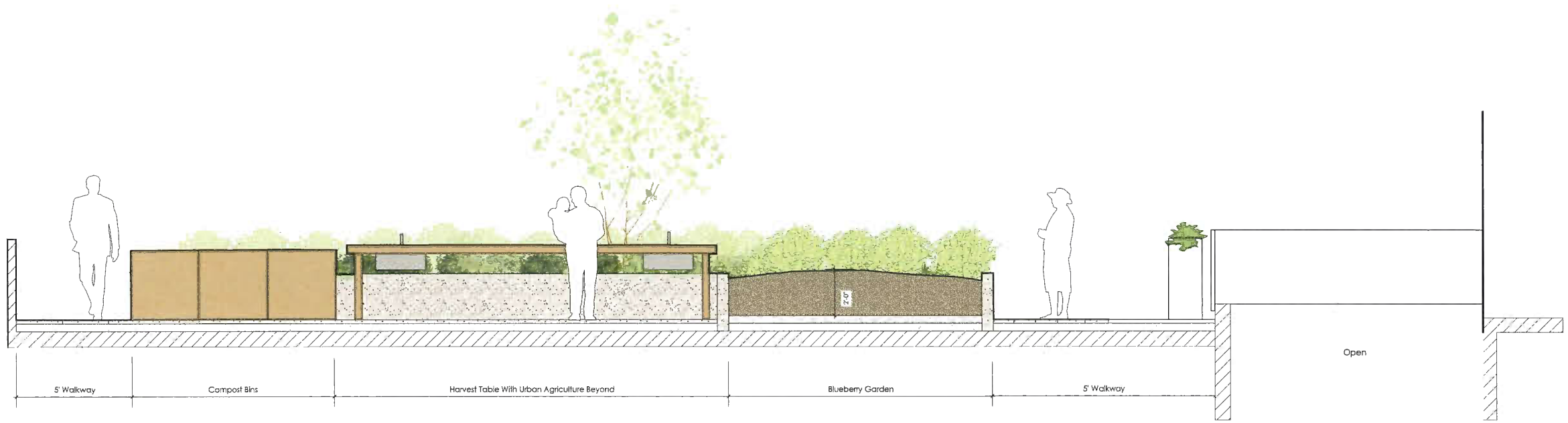
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5j

SECTION (G) - LEVEL 8, LOOKING WEST
Scale 1/2"=1'-0"



SECTION (H) - LEVEL 8, LOOKING NORTH
Scale 1/2"=1'-0"

DP 16-735564

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Level 8 Landscape Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: As Shown
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5k

BALANCE LOGS, STEPPING STUMPS AND LOG TABLE AND CHAIRS

CHILDREN'S PLAY

OUTDOOR ENTERTAINING

OUTDOOR DINING

OUTDOOR LOUNGING AND FIRE PIT

Material Legend

Key	Graphic	Description
		CIP Integral Concrete Paving Colour: Natural Pattern: Saw cut as shown Finish: Light broom
		CIP Integral Concrete Paving - Vehicular Colour: Bluff Pattern: Saw cut as shown Finish: Light broom
		CIP Integral Concrete Paving Colour: Charcoal Pattern: 12" x 12" grid Finish: Light broom
		Granite Tile Paving Size: 12" x 24" x 3/4" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal Pattern: Stacked Bond
		Precast Concrete Unit Pavers Size: 8 7/8" x 8 7/8" x 2 3/8" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal 25%, Natural 75% Pattern: Staggered Running Bond
		Hydrapressed Concrete Pavers Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Dessert Sand Pattern: As shown
		Hydrapressed Concrete Pavers Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
		IPE Decking Pattern: As shown
		Hydrapressed Concrete Paver Stepstones Size: 24" x 24" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
		Washed Play Sand Supplier: Lafarge
		Resilient Poured Rubber Safety Surfacing Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
		Natural Stepstones Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
		Bench Supplier: Landscape Forms Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface Colour: Steel
		Six Stall Bike Rack Model: Landscape Forms Ring Mounting: Surface Finish: Stainless steel
		Compost Bin Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 300
		Bench Supplier: Magiin Model: MLB51O-MVA Mounting: Surface Colour: Gunmetal Finetex
		Oak Park Residence Vase on Queen Anne Pedestal Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone

DP 16-735564

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North

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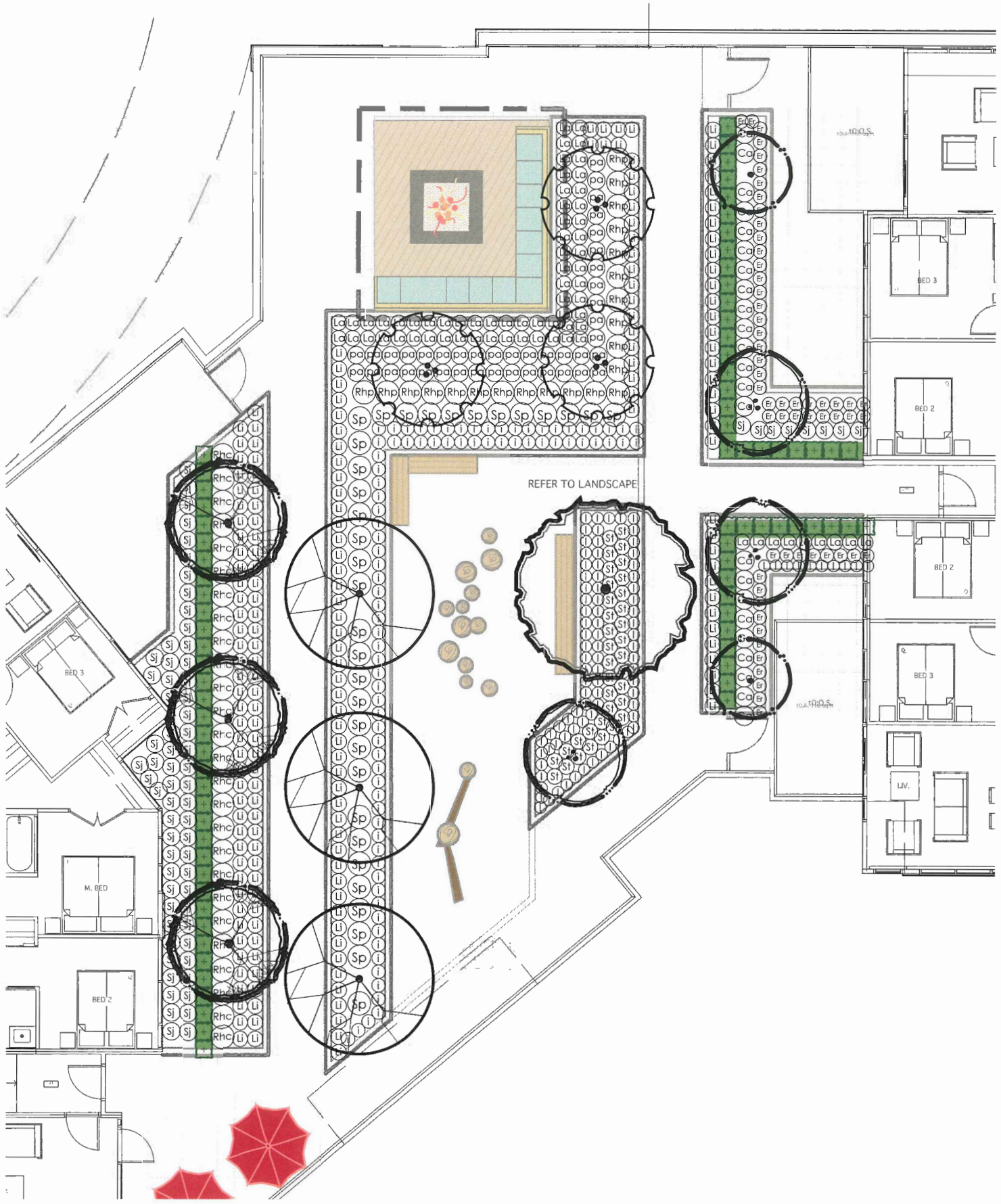
Level 9 Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5I



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North

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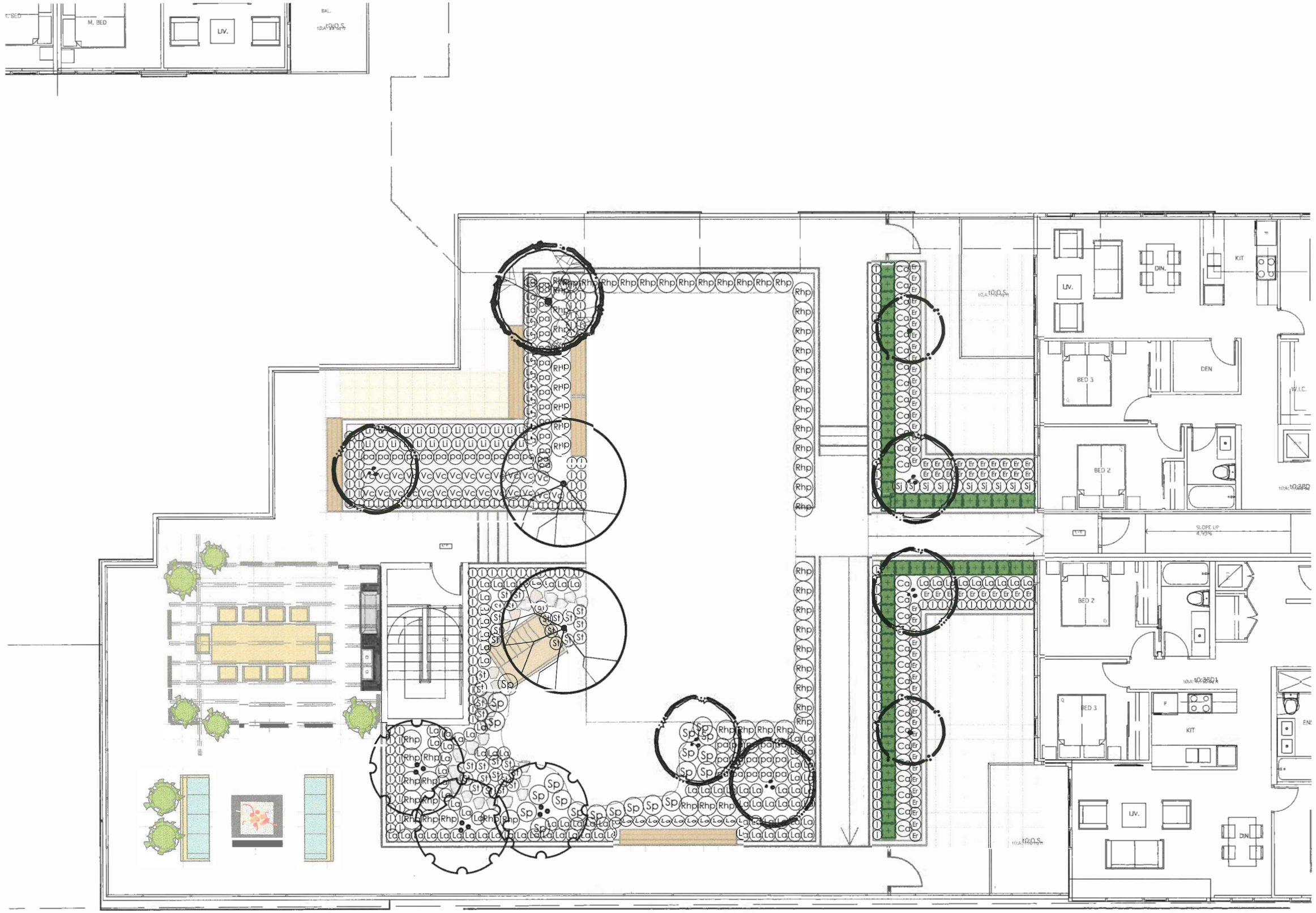
Level 9 North Courtyard Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: 1/8" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5m



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North

Level 9 South Courtyard Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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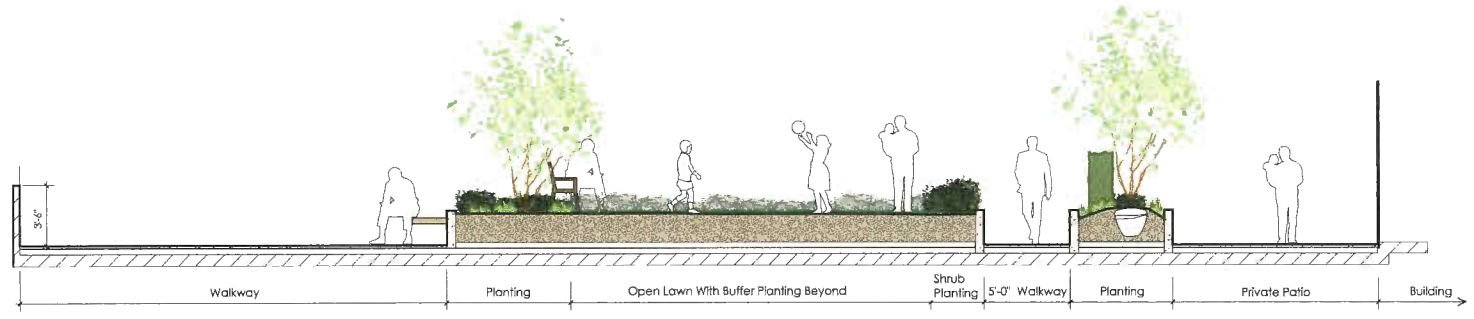
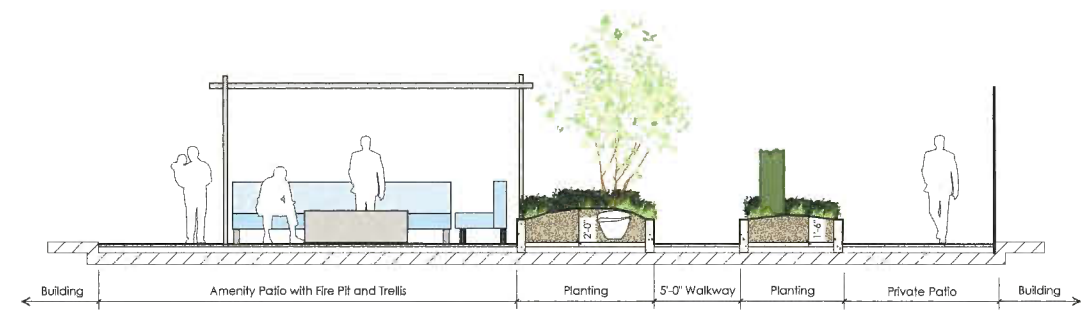
SCALE: 1/4" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

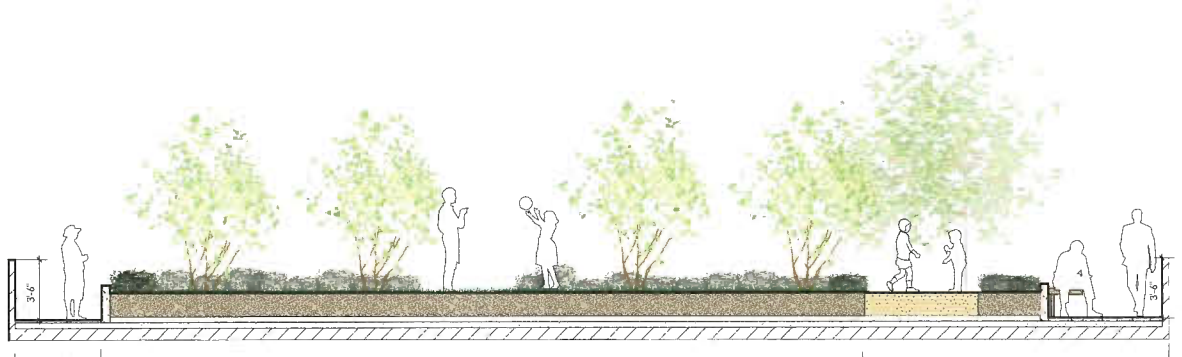
SHEET 5n



SECTION (I) - LEVEL 9, LOOKING NORTH
Scale 1/4"=1'-0"



SECTION (J) - LEVEL 9, LOOKING NORTH
Scale 1/4"=1'-0"



SECTION (K) - LEVEL 9, LOOKING EAST
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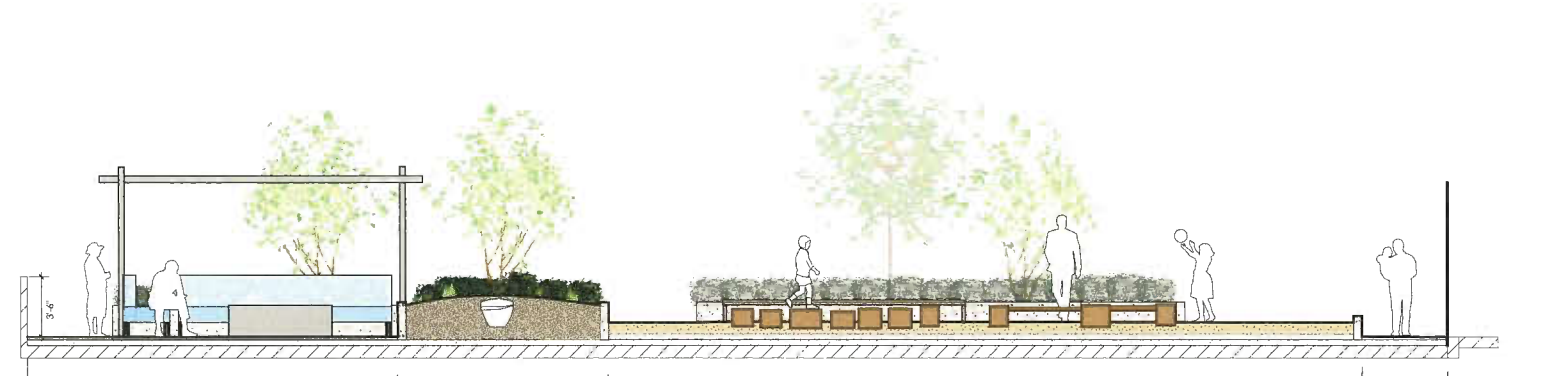

SECTION (L) - LEVEL 9, LOOKING EAST
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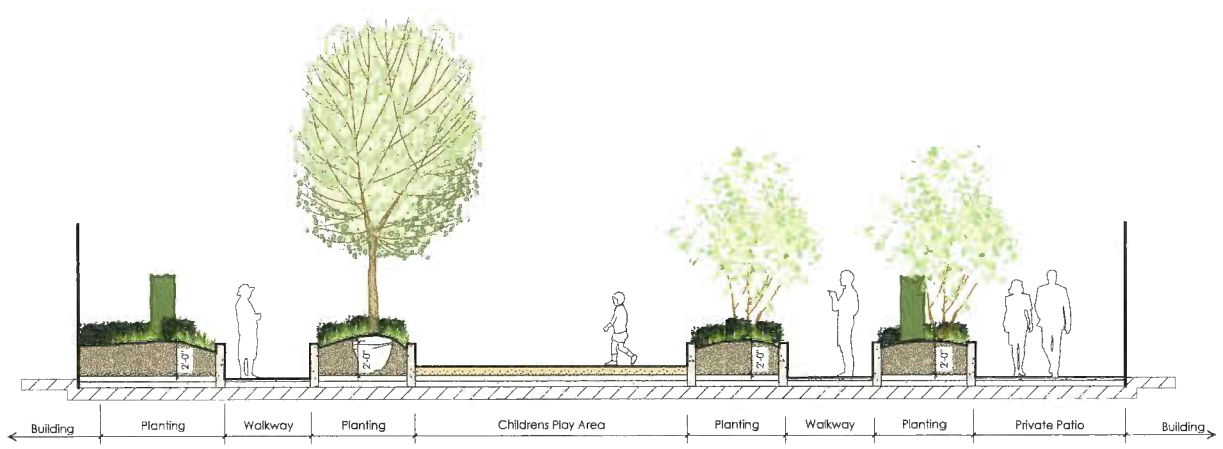

SECTION (M) - LEVEL 9, LOOKING NORTH
Scale 1/4"=1'-0"

DP 16-735564

JUL 20 2017

0 10' 20' 40'

Level 9 Landscape Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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SCALE: As Shown
DRAWN: AL
PROJECT NUMBER: 16025

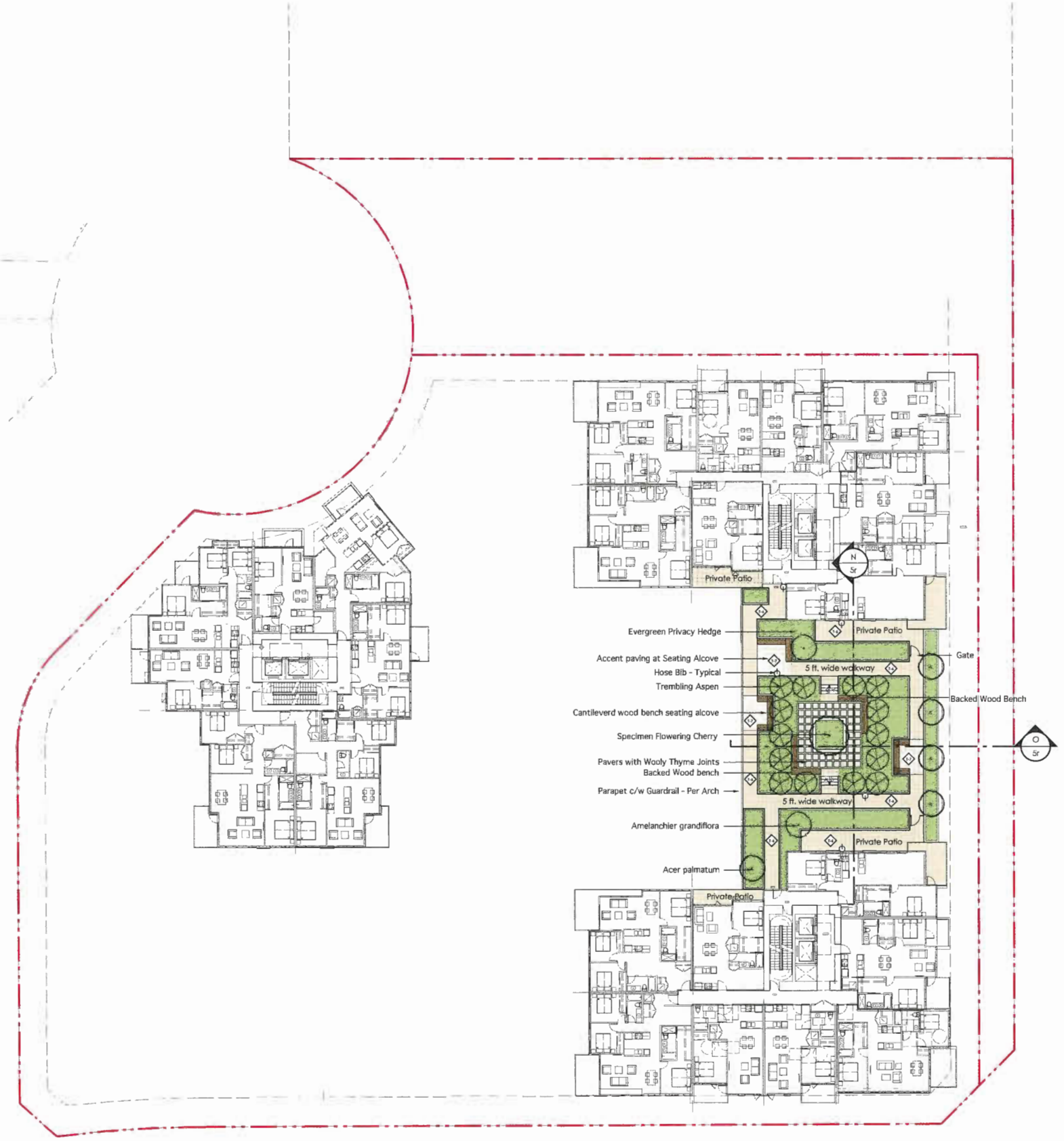
SHEET 5o

Material Legend

Key	Graphic	Description
1		**CIP Integral Concrete Paving** Colour: Natural — Finish: Light broom Pattern: Saw cut as shown
2		**CIP Integral Concrete Paving - Vehicular** Colour: Bluff — Finish: Light broom Pattern: Saw cut as shown
3		**CIP Integral Concrete Paving** Colour: Charcoal — Finish: Light broom Pattern: 12" x 12" grid
4		**Granite Tile Paving** Size: 12" x 24" x 3/4" — Colour: Charcoal Finish: Flamed — Pattern: Stacked Bond Supplier: Bedrock (604-941-7783)
5		**Precast Concrete Unit Pavers** Size: 8 7/8" x 8 7/8" x 2 3/8" — Colour: Charcoal 25%, Natural 75% Finish: Flamed — Pattern: Staggered Running Bon Supplier: Bedrock (604-941-7783)
6		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" — Colour: Dessert Sand Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
7		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" — Colour: Natural Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
8		**IPE Decking** Pattern: As shown
9		**Hydrapressed Concrete Paver Stepstones** Size: 24" x 24" x 2" — Colour: Natural Finish: Texada — Pattern: As shown Supplier: Abbotsford Concrete
10		**Washed Play Sand** Supplier: Lafarge
11		**Resilient Poured Rubber Safety Surfacing** Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
12		**Natural Stepstones** Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
13		**Bench** Supplier: Landscape Forms — Colour: Steel Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface
14		**Six Stall Bike Rack** Model: Landscape Forms Ring — Finish: Stainless steel Mounting: Surface
15		**Compost Bin** Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 200
16		**Bench** Supplier: Maglin — Colour: Gunmetal Finetex Model: MLBS 1 O-MVA Mounting: Surface
17		**Oak Park Residence Vase on Queen Anne Pedestal** Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone



PAVING WITH PLANTED JOINTS

DP 16-735564

JUL 20 2017

North

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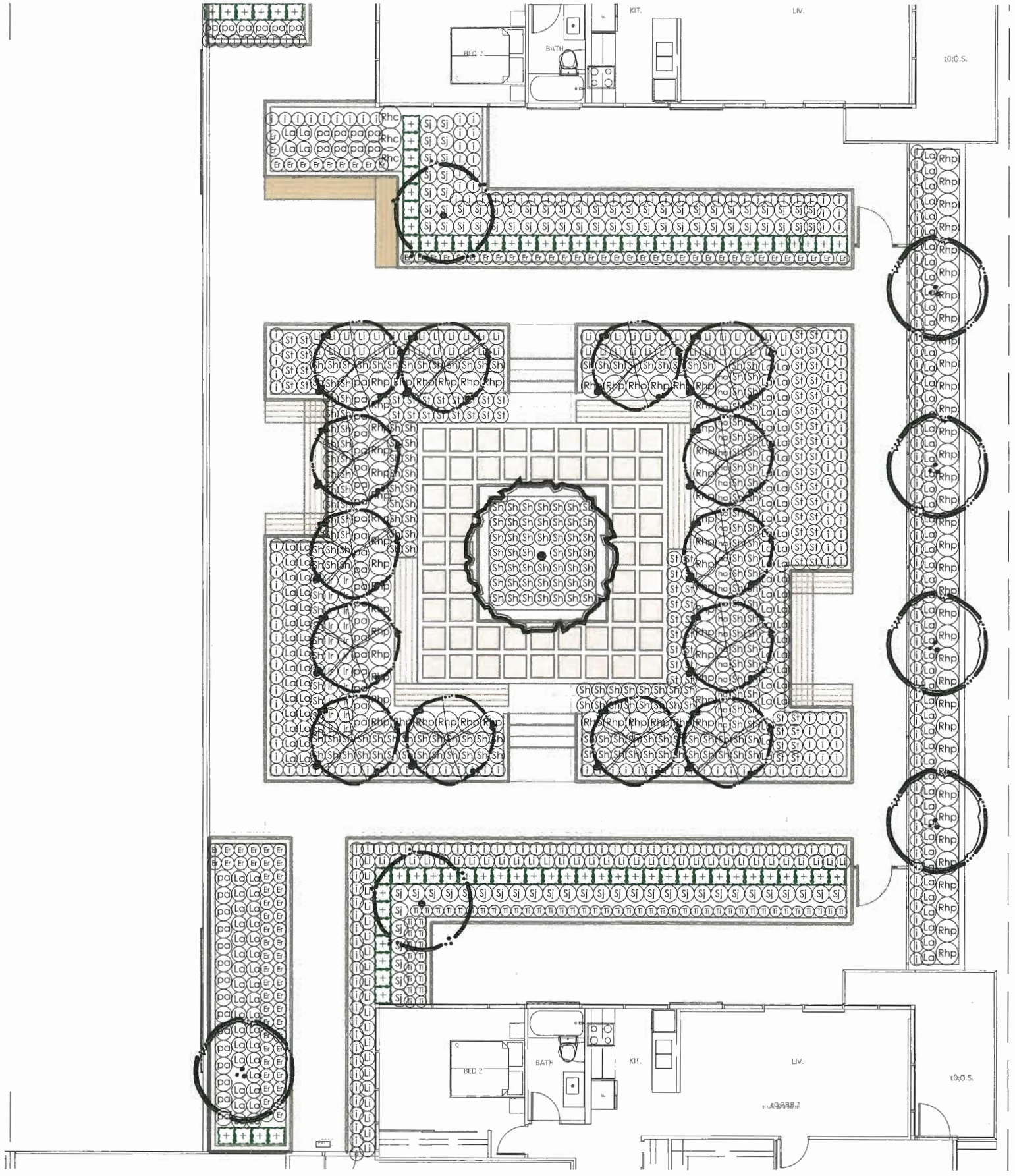
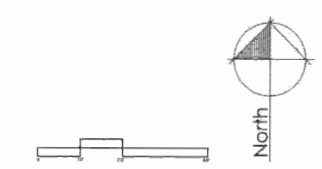
Level 10 Landscape Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5p





Level 10 Courtyard Planting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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DATE: 18 July 2017
SCALE: 1/4" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5q

DP 16-735564
JUL 20 2017

SECTION (N) - LEVEL 10, LOOKING NORTH
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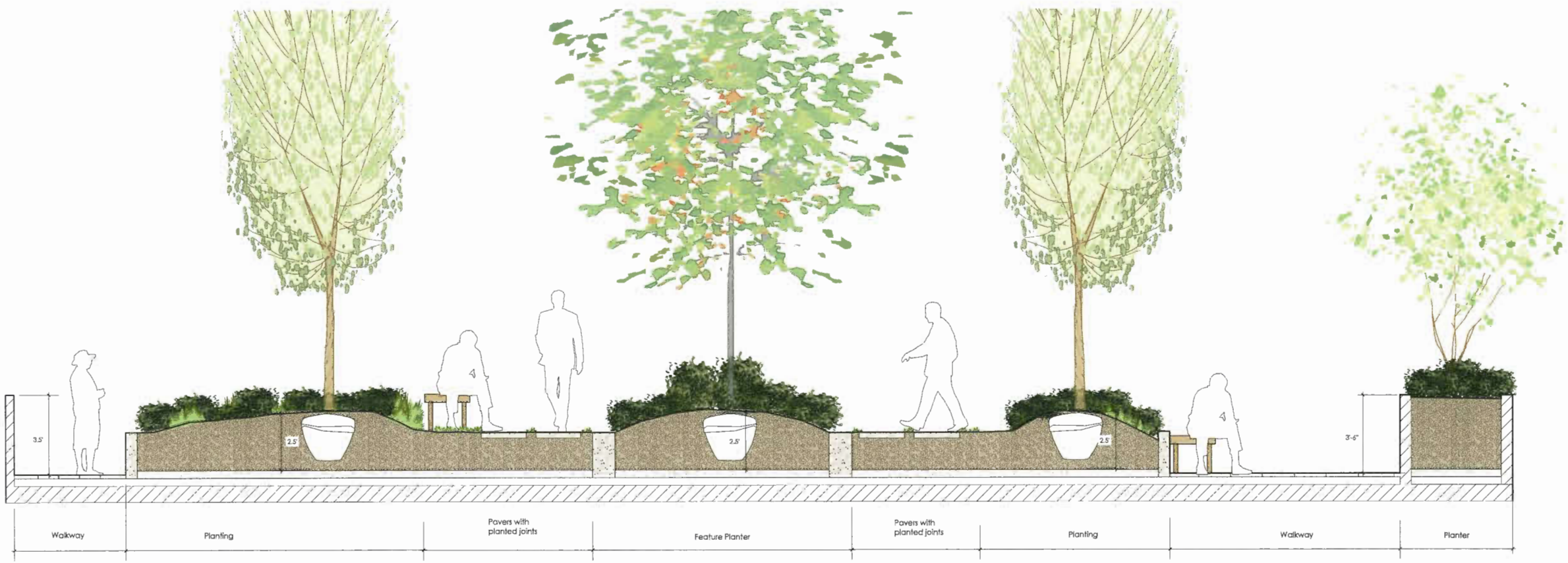

SECTION (O) - LEVEL 10, LOOKING EAST
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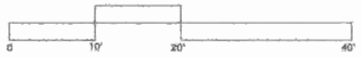

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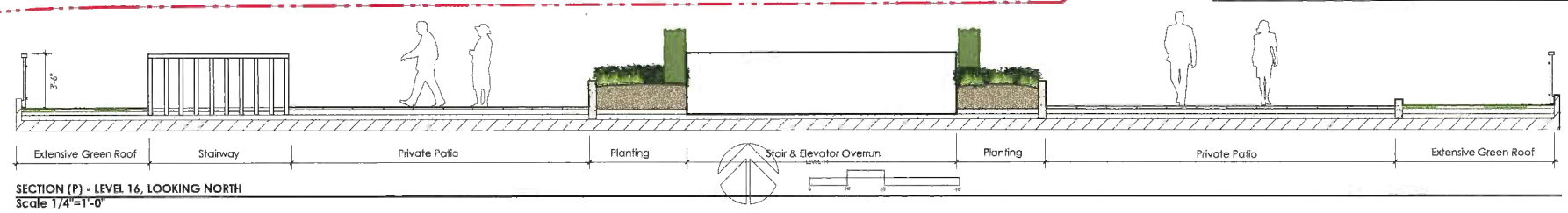
Level 10 Landscape Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: As Shown
DRAWN: AL
PROJECT NUMBER: 16025

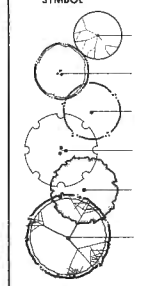
SHEET 5r



SECTION (P) - LEVEL 16, LOOKING NORTH
Scale 1/4"=1'-0"

Plant List - REFER TO DAYCARE SHEET FOR DAYCARE PLANT LIST AND QUANTITIES

TREES



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
	9	Acer campestre	Hedge Maple	5cm cal., B&B
	18	Acer palmatum	Japanese Maple	7cm cal., B&B
	19	Amelanchier grandiflora	Serviceberry	6cm cal., B&B
	6	Cornus kousa 'Starlight'	Kousa Dogwood	6cm cal., B&B
	7	Prunus yedoensis 'Akebono'	Akebono Cherry	7cm cal., B&B Specimen
	8	Styrax japonicus	Japanese Snowbell	7cm cal., B&B

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
az	18	Azalea japonica	Azalea	#2 pot, 18" o.c.
b	90	Buxus sempervirens	Boxwood	#1 pot, 12" o.c.
Rhc	169	Rhododendron 'Cunningham's	Rhododendron	#2 pot, 24" o.c.
Rhp	50	Rhododendron catawbiense	Purple Passion Rhododendron	#2 pot, 16" o.c.
S	100	Sarcococca hookeriana 'humilis'	Sweetbox	#1 pot, 18" o.c.
Sp	76	Salix purpurea 'Nana'	Purple Willow	#2 pot, 24" o.c.
	657	Taxus x media 'hicksii'	Yew hedge	4' ht. B&B

GROUNDCOVERS / PERRENIALS / GRASSES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
c	279	Carex oshimensis 'Evergold'	Japanses Sedge	#2 pot, 24" o.c.
Er	472	Erica carnea 'Springwood White'	Winter Heath	#1 pot, 14" o.c.
He	44	Helleborus niger	Black Hellebore	#1 pot, 16" o.c.
ha	24	Helleborus argutifolius 'Silver Lace'	Corsican Hellebore	#1 pot, 16" o.c.
hs	51	Hosta sieboldii 'Guacamole'	Hosta	#2 pot, 24" o.c.
i	418	Iberis sempervirens	Evergreen Candytuft	#1 pot, 12" o.c.
Ir	22	Iris setosa "Arctica"	Dwarf Arctic Iris	#1 pot, 16" o.c.
La	860	Lavandula angustifolia 'Hidcote'	English Lavender	#1 pot, 16" o.c.
li	718	Liriope spicata 'Silver Dragon'	Lilyturf	#2 pot, 16" o.c.
l	777	Lithodora diffusa 'Heavenly Blue"	Lithodora	#1 pot, 12" o.c.
pa	230	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#2 pot, 18" o.c.
p	98	Polystichum munitum	Sword Fern	#2 pot, 24" o.c.
Sh	345	Sarcococca hookeriana humilis	Sweet box	#2 pot 16" o.c.
sa	17	Sedum 'Autumn Joy'	Stonecrop	#1 pot, 18" o.c.
Sj	389	Skimmia japonica 'Rubella'	Skimmia Rubella	#1 pot, 18" o.c.
St	288	Stipa tenuissima	Mexican Feather Grass	#1 pot, 16" o.c.
Ti	225	Tiarella 'Iron Butterfly'	Foam Flower	#2 pot, 12" o.c.

EDIBLE PLANTS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
Vc	51	Vaccinium corymbosum	Blueberry	#1 pot, 12" o.c.

PLANT LIST (Continued)

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS

TEMPORARY GARDEN RECREATION PLANTINGS

Allium tuberosum	Chives	4" pot
Agastache 'Coronado'	Orange Anise Hyssop	4" pot
Achilleas millefolium 'Terra Cotta'	Golden Yarrow	4" pot
Echinacea purpurea 'Sunset'	Purple coneflower	4" pot
Liatris spicata	Gayfeather	4" pot
Salvia purpurascents	Purple sage	4" pot

PREVEGETATED EXTENSIVE GREEN ROOF PLANTINGS

Sedum album 'Green Ice
Sedum pachyclados
Sedum reflexum 'Spring Green'
Sedum divergens
Sedum oreganum
Sedum hupefie 'Angelina'
Sedum floriferum 'Weihenstephaner Gold'

GREEN ROOF MAINTENANCE

1. Proposed green roof is a sedum carpet with 3" of growing medium (detail provided).
2. The green roof area is to be irrigated with an automatic irrigation system.
3. Access is provided by roof hatch from the mechanical room and by external built in ladder to roof.
4. The green roof is held 2'-0" from the parapet edge.
5. Pavers are used to create a pattern and to provide maintenance access.
6. Typically, the green roof will require weeding (2-3 times per year), and light fertilization is helpful.

PLANTING NOTES

1. All plants / planting to be per BCNTA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNTA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current edition of the B.C. Landscape Standard.
2. All 'Soft' Landscape Areas' are to be irrigated with a high efficiency irrigation system.
   A high efficiency irrigation system specified in all common areas, including the entry and upper terrace areas.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
4. All landscaped patios to be provided with a hose bib. Hose bibs should be provided for all patio and common areas greater than 100sq.ft.

Material Legend

Key	Graphic	Description
1		**CIP Integral Concrete Paving** Colour: Natural Pattern: Saw cut as shown Finish: Light broom
2		**CIP Integral Concrete Paving - Vehicular** Colour: Bluff Pattern: Saw cut as shown Finish: Light broom
3		**CIP Integral Concrete Paving** Colour: Charcoal Pattern: 12" x 12" grid Finish: Light broom
4		**Granite Tile Paving** Size: 12" x 24" x 3/4" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal Pattern: Stacked Bond
5		**Precast Concrete Unit Pavers** Size: 8 7/8" x 8 7/8" x 2 3/8" Finish: Flamed Supplier: Bedrock (604-941-7783) Colour: Charcoal 25%, Natural 75% Pattern: Staggered Running Bond
6		**Hydrapressed Concrete Pavers** Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Dessert Sand Pattern: As shown
7		**Hydropressed Concrete Pavers** Size: 18" x 18" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
8		**IPE Decking** Pattern: As shown
9		**Hydrapressed Concrete Paver Stepstones** Size: 24" x 24" x 2" Finish: Texada Supplier: Abbotsford Concrete Colour: Natural Pattern: As shown
10		**Washed Play Sand** Supplier: Lafarge
11		**Resilient Poured Rubber Safety Surfacing** Colour: 75% Blue / 25% Black Supplier: Marathon Surfaces
12		**Natural Stepstones** Type: Pennsylvania Bluestone Supplier: Northwest Landscape Supplies

Furniture Legend

Key	Graphic	Description
13		**Bench** Supplier: Landscape Forms Model: Redline Backed Bench w/ arm, 70" Length Mounting: Surface Colour: Steel
14		**Six Stall Bike Rack** Model: Landscape Forms Ring Mounting: Surface Finish: Stainless steel
15		**Compost Bin** Supplier: Norseman Plastics, 1-800-894-8397 Model: Earth Machine # NPL 300
16		**Bench** Supplier: Maglin Model: MLB51 O-MVA Mounting: Surface Colour: Gunmetal Finetex
17		**Oak Park Residence Vase on Queen Anne Pedestal** Supplier: Kate Holland Landscape Accessories Ltd. Model: FLWOPR-29 (Vase), DCQP-19 (Pedestal) Colour: Limestone

DP 16-735564

JUL 20 2017

North

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Level 11/15/16 Landscape Roof Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5s

LEGEND

Graphic	Description
	Private Outdoor Open Space - Patio/Terraces
	Inaccessible Green Roof
	Children's Play Space
	ECD Hub
	Common Outdoor Open Space Boundaries
	Property Line

COMMON OUTDOOR AMENITY SPACE AREAS PROVIDED

Level 1	11,247 sq. ft.
Level 4	10,020 sq. ft
Level 8	3,443 sq.ft.
Level 9 North	4,367 sq. ft.
Level 9 South	5,190 sq. ft.
Level 10	5,045 sq. ft.
Total	**39,312 Sq. ft.**

NOTE: Areas provide above exclude all private patios

SUMMARY OF OUTDOOR AMENITY SPACE REQUIREMENTS

# OF UNIT IN PROPOSED DEVELOPMENT	418
MINIMUM OCP OPEN SPACE REQUIREMENT (6m2/ per unit)	26,996 sq. ft. (2,508m2)
MINIMUM CCAP OPEN SPACE REQUIREMENT (10% of net site Area)	9,623 sq. ft. (894m2)
TOTAL OUTDOOR AMENTIY OPEN SPACE REQUIRED	**36,620 Sq. ft.**
TOTAL OUTDOOR AMENITY OPEN SPACE PROVIDED	**39,312 Sq. ft.**

OTHER OPEN SPACE AREAS

Level 4 ECD Outdoor Space	9,305 Sq. ft.
INACCESSIBLE GREEN ROOF	
Level 11	869Sq. ft.
Level 15	3,353 Sq. ft.
Level 16	5,975 Sq. ft.
PRIVATE OUTDOOR OPEN SPACE TERRACE AREAS	
Level 1	4,248 sq. ft.
Level 4	1,840 sq. ft
Level 8	808 sq.ft.
Level 9 North	464 sq. ft.
Level 9 South	672 sq. ft.
Level 10	853 sq. ft.
Level 15	1,723sq. ft.
Level 16	4,464sq. ft.
Total	**15,072 Sq. ft.**

COMMON CHILDREN'S PLAY SPACE AREAS

Level 4	2,113 sq. ft
Level 9 North	851 sq. ft.
Level 9 South	1,538 sq. ft.
Level 10	1,977 sq. ft.
Total	**6,479 Sq. ft.**

MINIMUM CHILDREN'S PLAY SPACE REQUIRED	6,459 Sq. ft. (600m2)
TOTAL CHILDREN'S PLAY SPACE PROVIDED	**6,479 Sq. ft.**

North

DP 16-735564

JUL 20 2017

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Landscape Outdoor Amenity Open Space Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5t

Lighting Legend - FOR REFERENCE ONLY - REFER TO ELECTRICAL		
Key	Graphic	Description
		Step Light
		Bollard Light
		Down Light integrated in trellis structures
		Tree Uplight
		LED Rope light

33210

DP 16-735564

JUL 20 2017

North

0 10' 20' 40'

Conceptual Landscape Lighting Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

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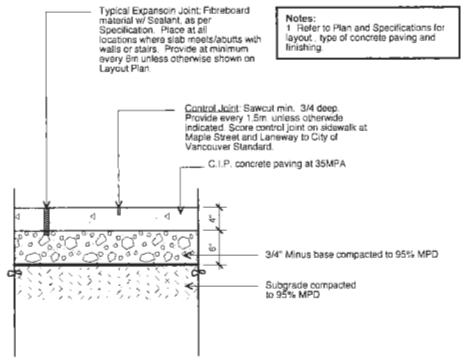
DATE: 18 July 2017
SCALE: 1/16" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5u



1 L-1.1 **Concrete Paving - On Grade**
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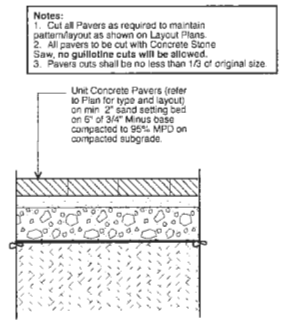

2 L-1.1 **Precast Concrete Unit Pavers - On Grade**
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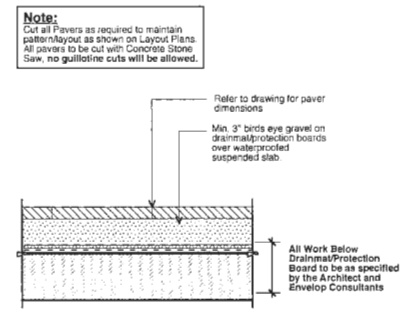

3 L-1.1 **Pavers on Slab - Over Parkade**
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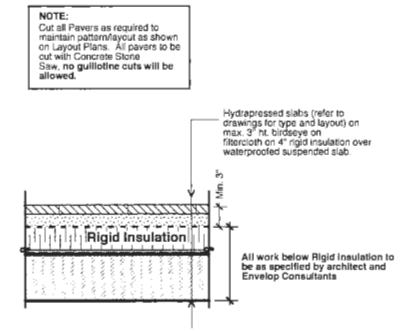
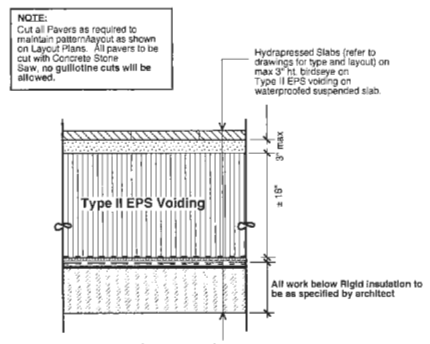


4 L-1.2 **Hydrapressed Slabs on Inverted Roof**
Scale 1" = 1'-0"



5 L-1.2 **Hydrapressed Slabs - Over Parkade**
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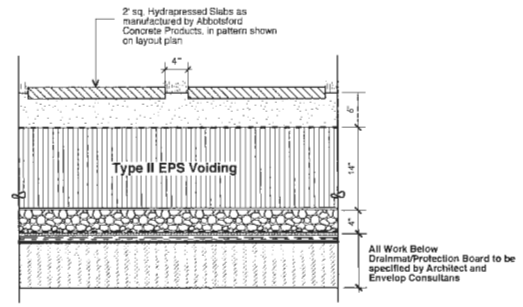
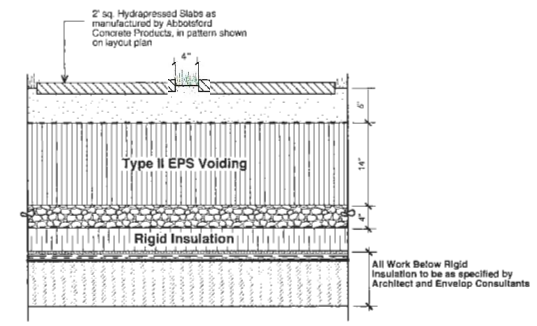


6 L-1.2 **24"x24" Concrete Pavers Set in Lawn on slab - Over Parkade**
Scale 1" = 1'-0"



7 L-1.3 **24"x24" Concrete Pavers Set in Lawn on slab - Inverted Roof**
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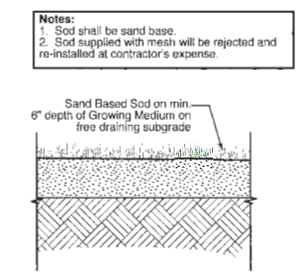
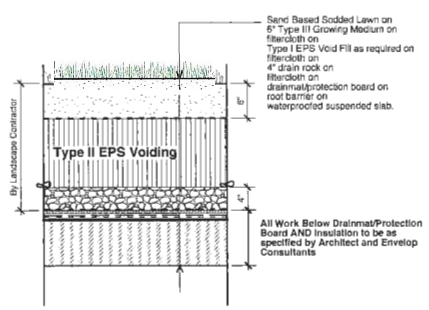


8 L-1.1 **Sodded Lawn - On Grade**
Scale 1" = 1'-0"



9 L-1.2 **Sodded Lawn on Slab - Over Parkade**
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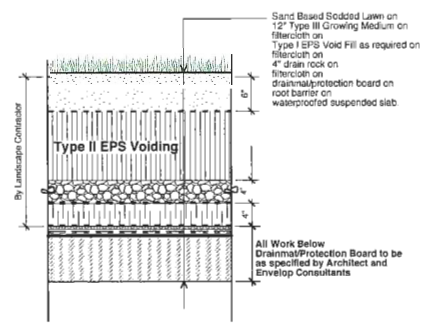

10 L-1.3 **Sodded Lawn on Slab - Inverted Roof**
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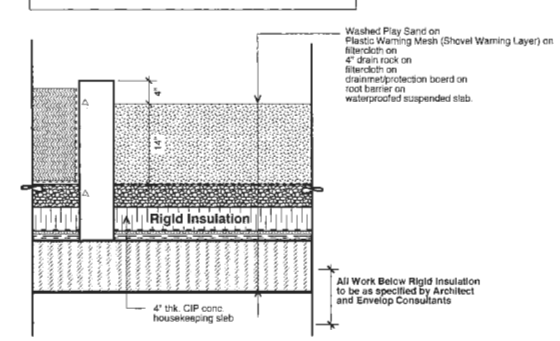
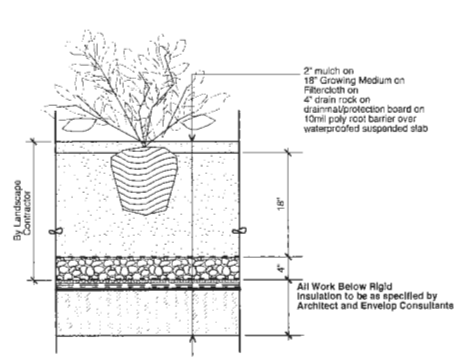
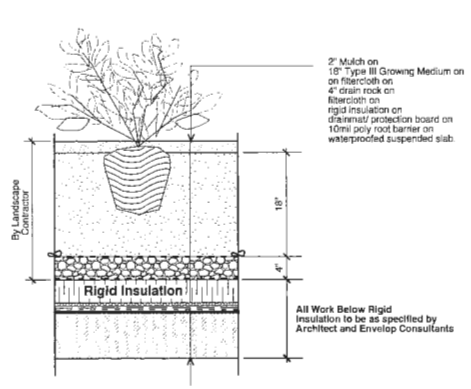


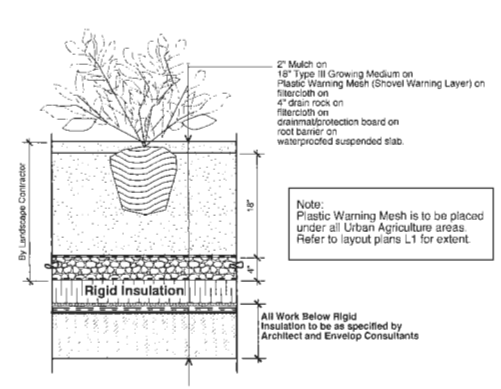
12 L-1.3 **Play Sand**
Scale 1" = 1'-0"



13 L-1.2 **Shrub Planting on Slab - Over Parkade**
Scale 1" = 1'-0"



14 L-1.3 **Shrub Planting on Slab - Inverted Roof**
Scale 1" = 1'-0"



15 L-1.3 **Urban Agriculture Planting on Slab - Inverted Roof**
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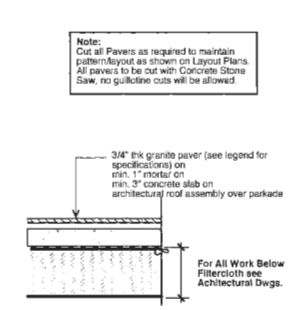

16 L-1.1 **Granite Tile Paving on Slab**
Scale: 1" = 1'-0"

no.:	date:	Item:
1	July 18, 2017	DP Resubmission

Revisions:

Durante Kreuk Ltd
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
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Project:

CAPSTAN VILLAGE PHASE 2
RICHMOND, BC

Drawn by:	AL/KL
Checked by:	AL
Date:	July 2017
Scale:	as shown

Drawing Title:

Details

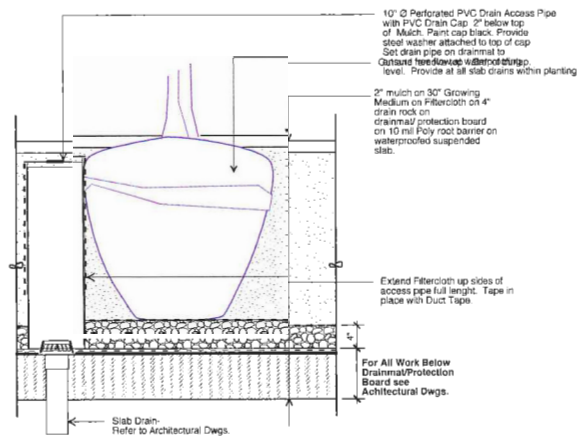
Project No.: 14035

Sheet No.: **5v**

DP 16-735564
JUL 20 2017

General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".

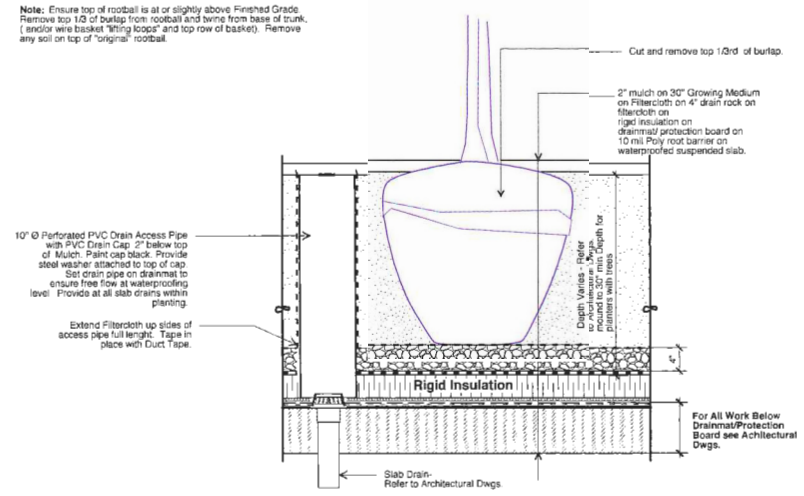
Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk. (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.



1 L-1.2 **Typical Tree Planting on Slab - Over Parkade**
Scale 1" = 1'-0"

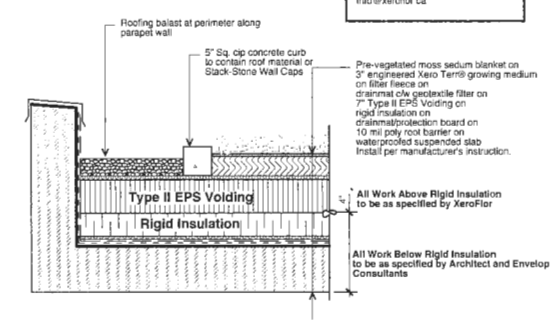
General Notes:
1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".

Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk. (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.



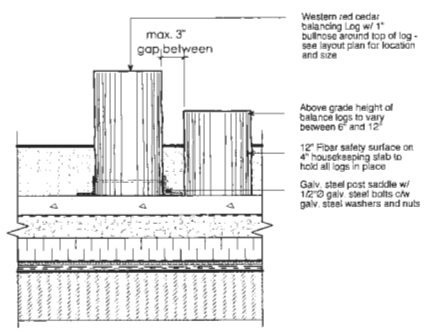
2 L-1.3 **Typical Tree Planting on Slab with Drain Access Pipe In Planters on Slab - Inverted Roof**
Scale 1" = 1'-0"

Note:
Low soil profile planter assembly manufactured by Xerofior.
Tel. 1-289 997-1544 or info@xerofior.ca

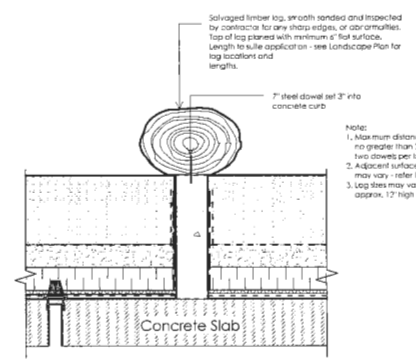


3 L-1.3 **Pre-Vegetated Low Soil Planter - Up to Parapet**
Scale 1" = 1'-0"

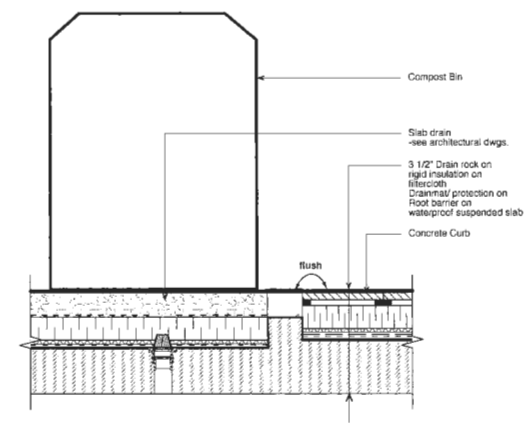
Note:
Remove all splinters and rough edges of wood logs. Sand Smooth.



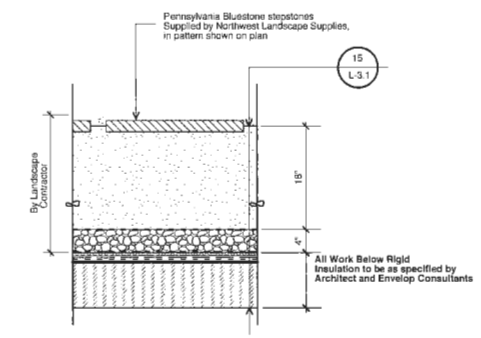
6 L-1.3 **Balance Logs in Resiliant Play Surface - Inverted Roof**
Scale 1" = 1'-0"



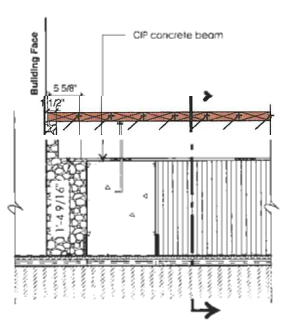
8 L-1.2 **Typical Salvaged Log Bench in Fibar Play Surface**
Scale 1" = 1'-0"



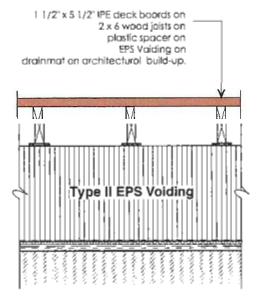
10 L-1.3 **Compost Bin with Drainage Layer**
Scale 1" = 1'-0"



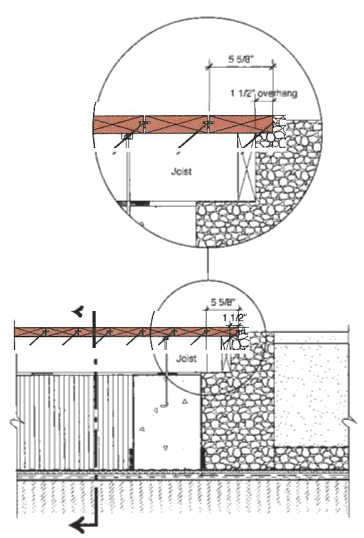
11 L-1.2 **Natural Stepstones**
Scale 1" = 1'-0"



3 L-1.2 **IPE Decking at Building Face**
Scale: 1" = 1'-0"



4 L-1.2 **IPE Decking**
Scale: 1" = 1'-0"



5 L-1.2 **IPE Decking**
Scale: 1" = 1'-0"

no.:	date:	item:
1	July 18, 2017	DP Resubmission

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
T: 604 684 4511
F: 604 684 0577
www.dkl.bc.ca

Project:
CAPSTAN VILLAGE PHASE 2
RICHMOND, BC

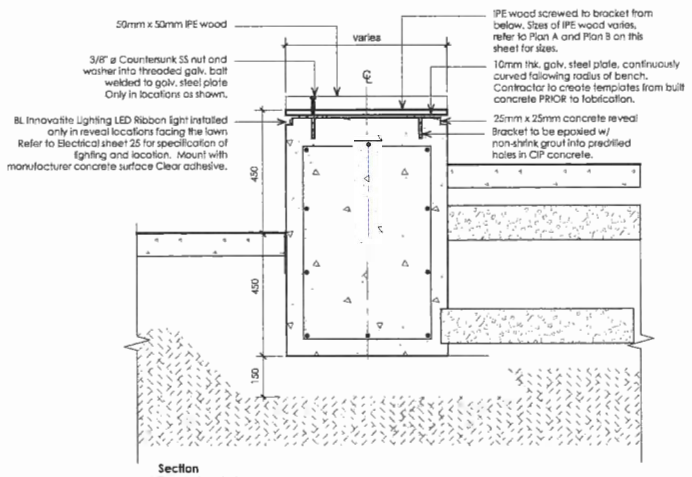
Drawn by:	AL/KL
Checked by:	AL
Date:	July 2017
Scale:	as shown

Drawing Title:
Details

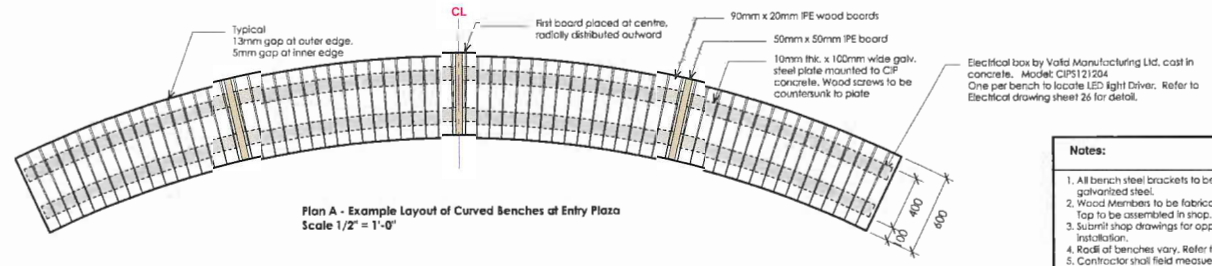
Project No.:
14035

Sheet No.:
5w

DP 16-738
JUL 20 2017



Section
Scale 1" = 1'-0"

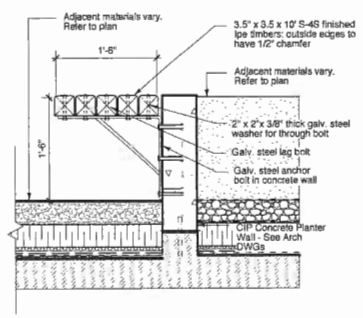


Plan A - Example Layout of Curved Benches at Entry Plaza
Scale 1/2" = 1'-0"

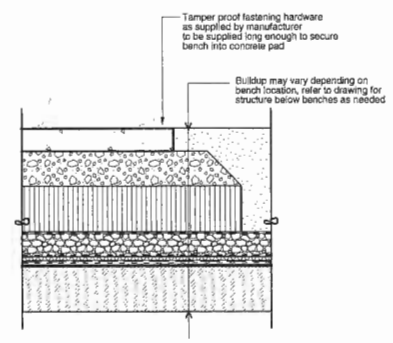
Notes:

1. All bench steel brackets to be hot-dipped galvanized steel.
2. Wood Members to be fabricated and Bench Top to be assembled in shop.
3. Submit shop drawings for approval prior to installation.
4. Radii of benches vary. Refer to Plan for layout.
5. Contractor shall field measuer and create templates of concrete profile prior to fabrication.

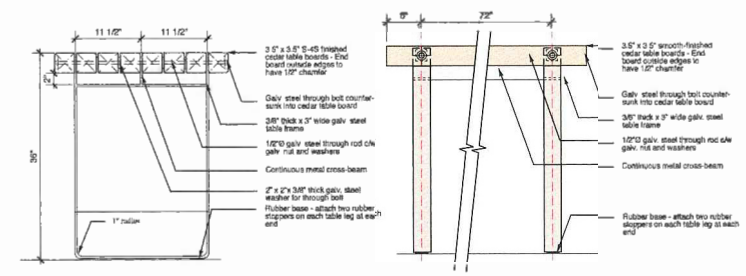
1 / 5a **CURVED WOOD BENCH**
AS SHOWN



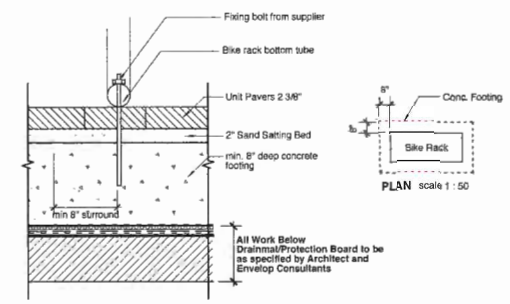
2 / L-1.1 **Cantilevered Bench**
Scale 1" = 1'-0"



3 / L-1.1 **Typical Bench Installation Detail**
Scale 1" = 1'-0"



4 / L-1.3 **Garden Potting Table**
Scale 1" = 1'-0"



6 / L-1.1 **Bike Rack attachment to slab below pavement - On Slab**
not to scale

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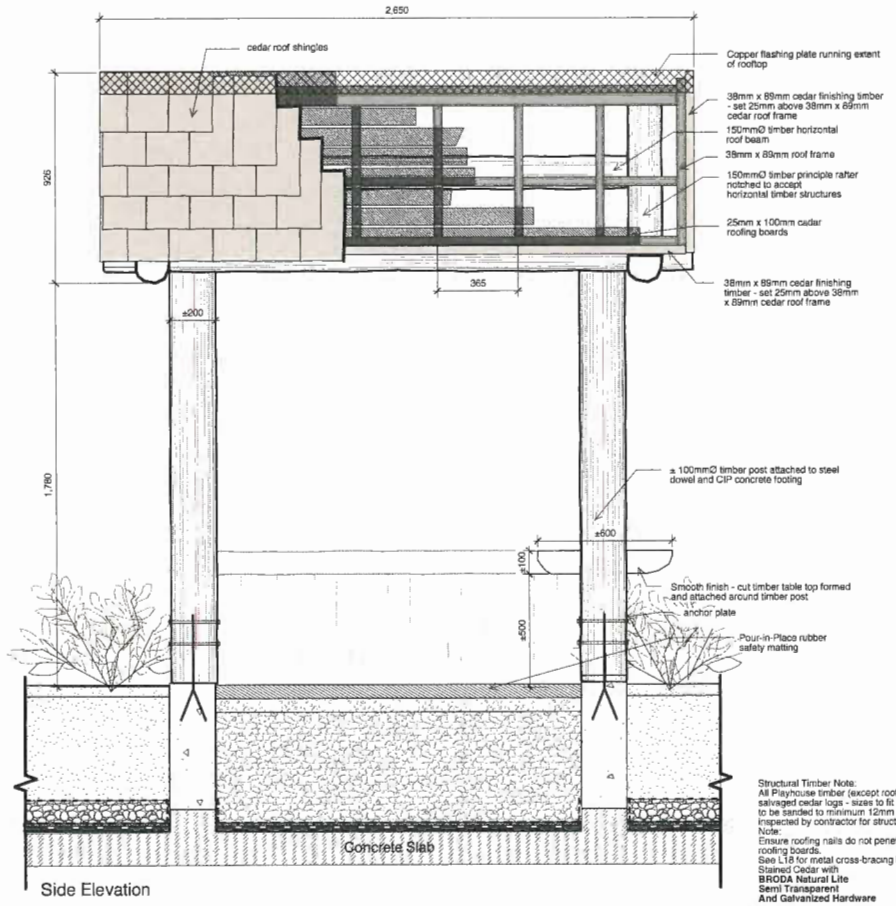
14035

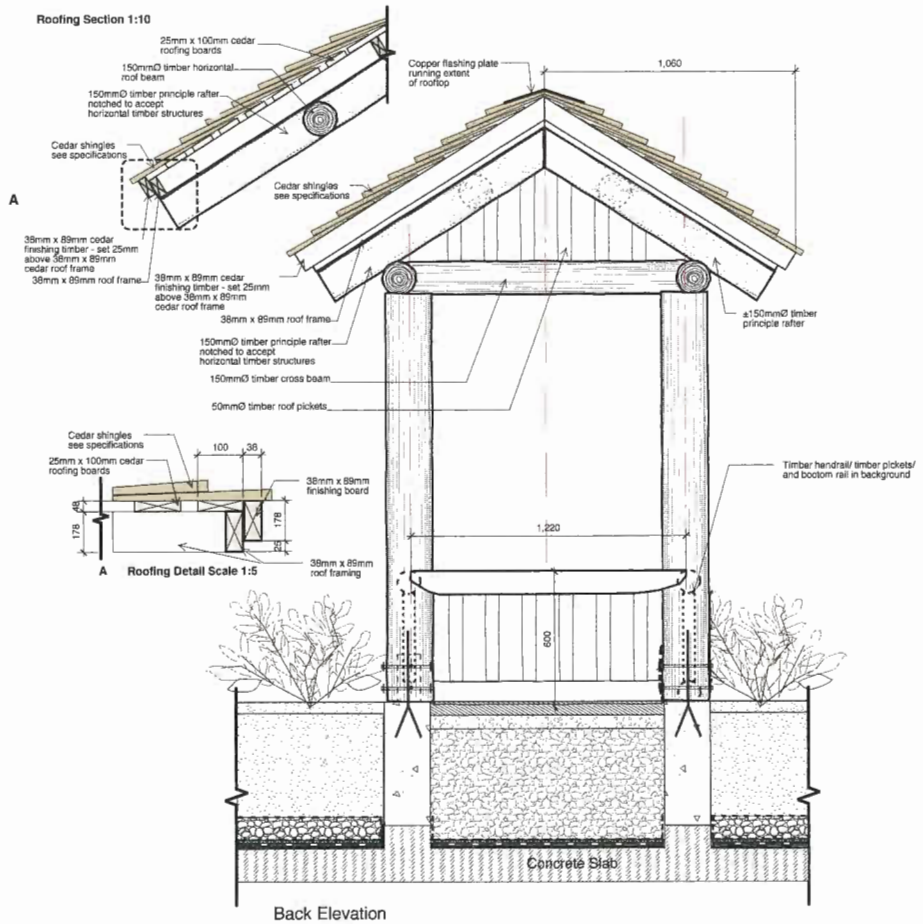
Sheet No.:
5x

DP 16-735564
JUL 20 2017



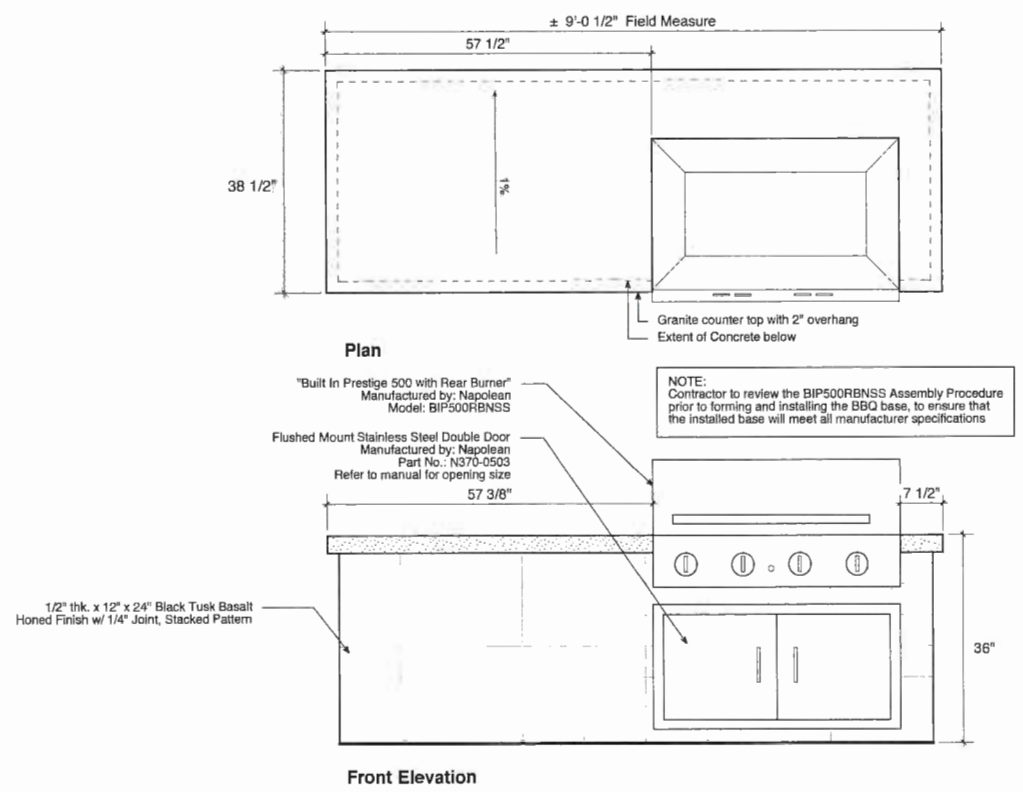
Side Elevation

Structural Timber Note:
All Playhouse timber (except roof shingles) to be smooth-sanded salvaged cedar logs - sizes to fit specified dimensions. All edges to be sanded to minimum 12mm radius chamfer. All logs to be inspected by contractor for structural abnormalities or defects.
Note:
Ensure roofing nails do not penetrate through 25mm x 100mm roofing boards.
See L18 for metal cross-bracing layout
Stained Cedar with
BRODA Natural Lite
Semi Transparent
And Galvanized Hardware



Back Elevation

1 **Play Hut**
L-1.2 Scale 1" = 1'-0"



Plan

Front Elevation

2 **Typical Outdoor BBQ & Kitchen**
L-1.2 Scale 1" = 1'-0"

no.:	date:	item:
1	July 18, 2017	DP Resubmission

Revisions:

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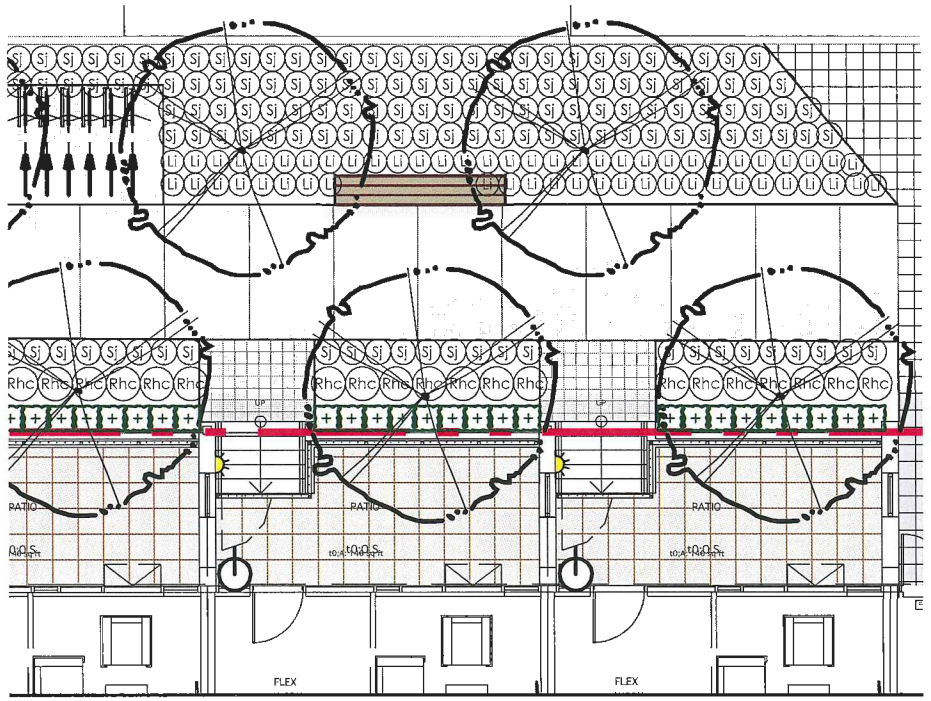
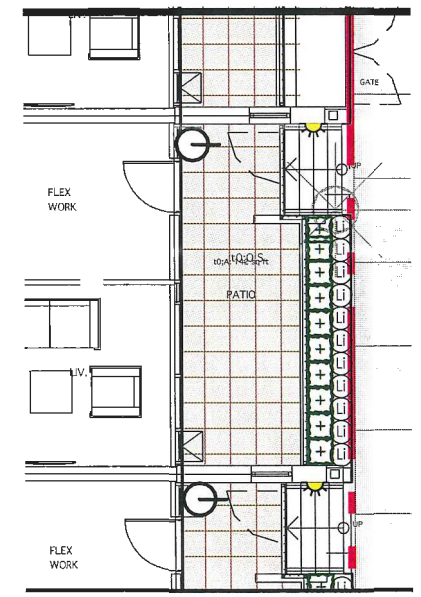
JUL 20 2017



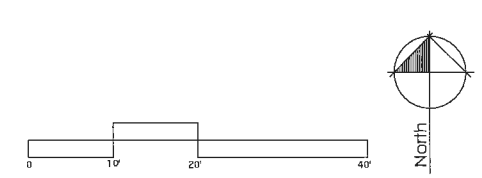
PRIVATE ROAD - TYPICAL PLANTING PLAN



TYPICAL TOWNHOUSE - PLANTING PLAN

DP 16-735564

JUL 20 2017



Level 1 Typical Enlarged Planting Key Plan

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 2

durantekreuk

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5
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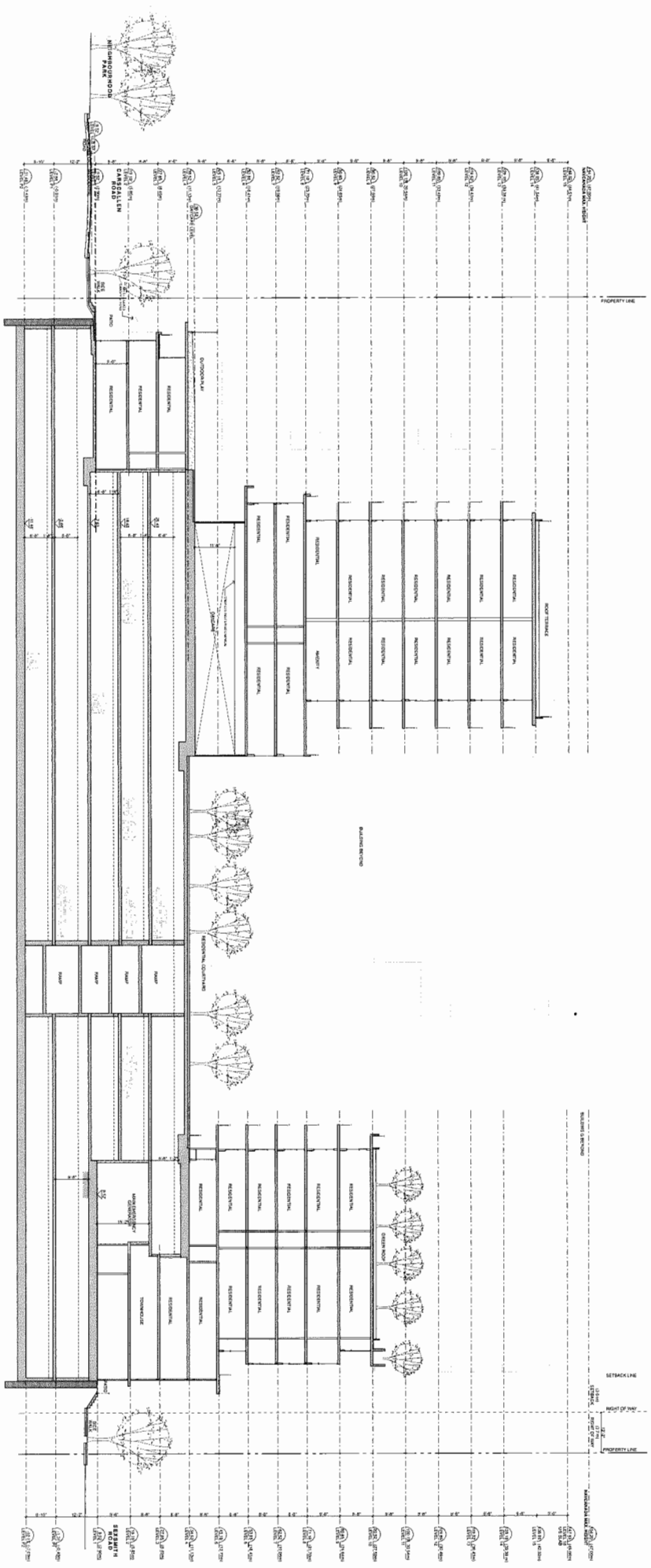
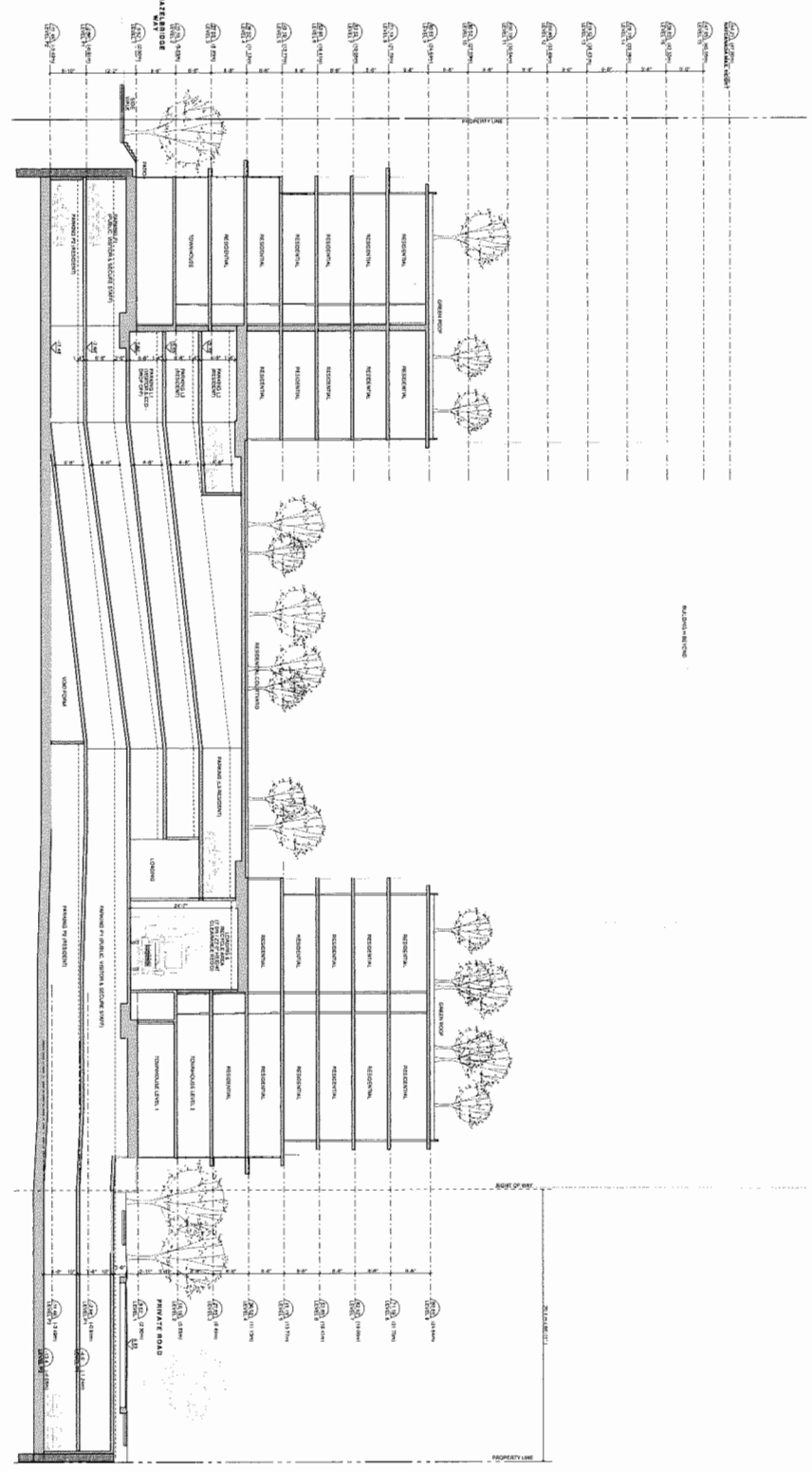
DATE: 18 July 2017
SCALE: 1/4" = 1'-0"
DRAWN: AL
PROJECT NUMBER: 16025

SHEET 5z

File Name : 1507 Plan.pln





PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 13 2016
1	Issued for DP	JAN 23 2016

bingham+hill architects
201-1444 Alberni Street
Vancouver, British Columbia
Canada V6G 2Z4
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email general@bhdesign.ca

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OVERALL BUILDING SECTIONS

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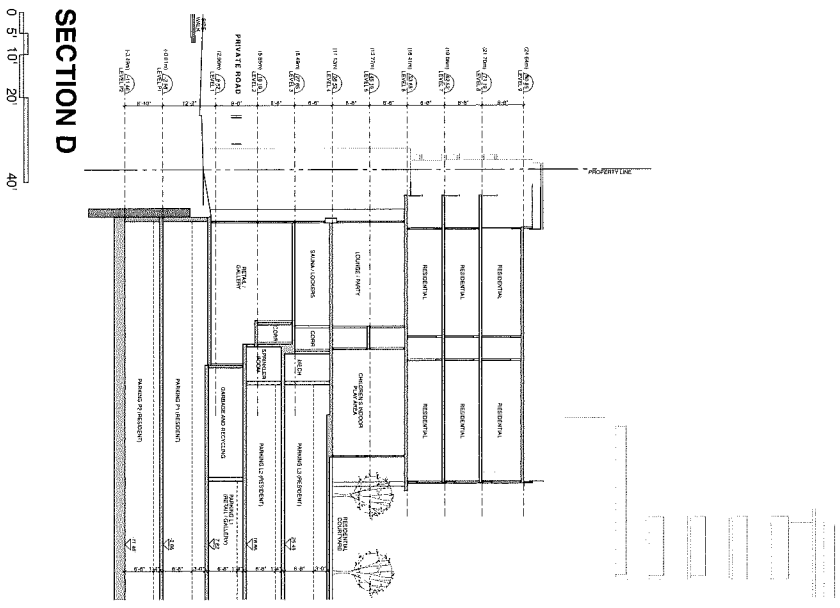
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

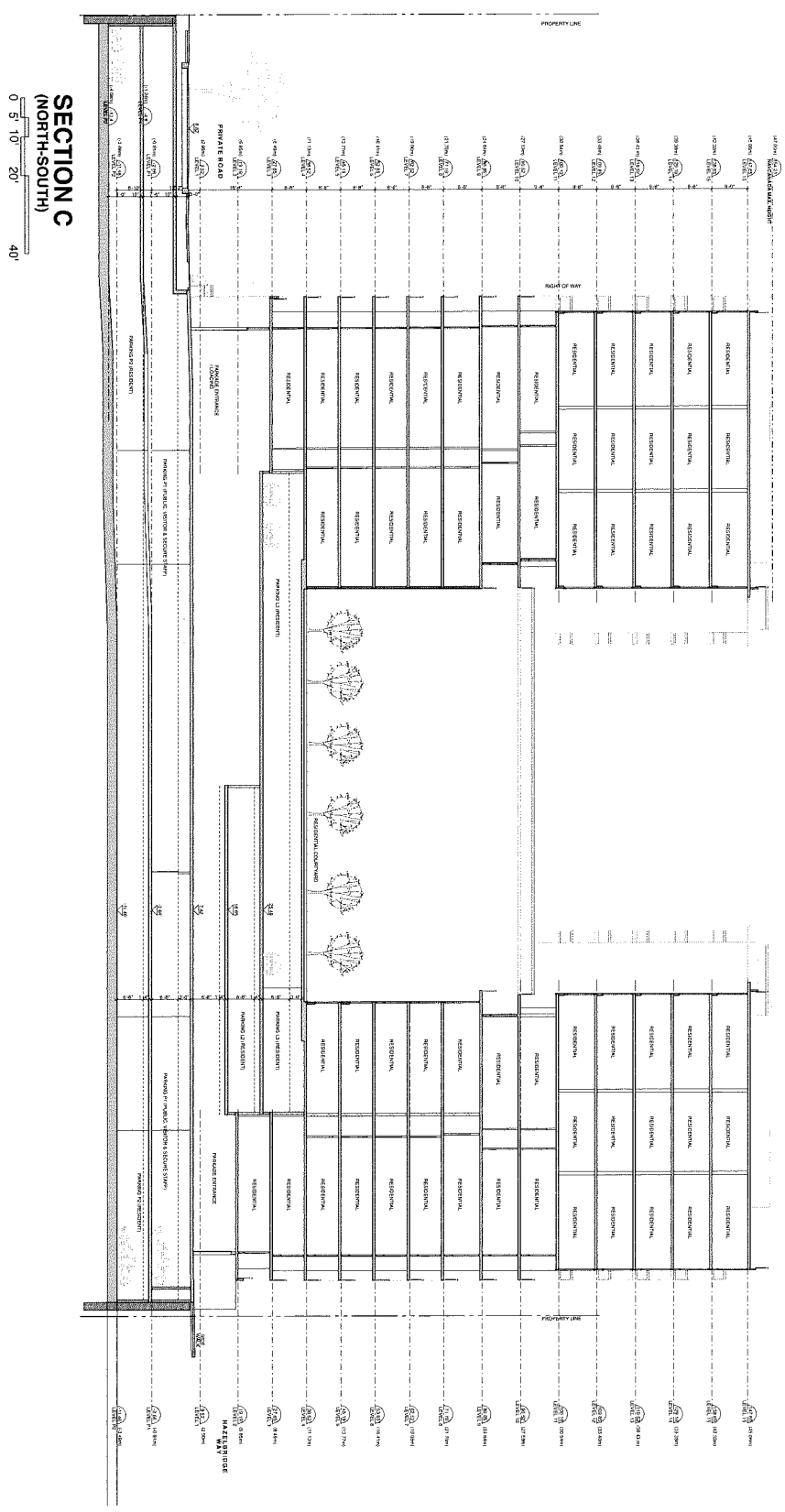
DRAWING NUMBER

PLAN #6a

JUL 20 2017

DP 16-735564





File Name: 1507 Plan.pln

PROPERTY LINE
PRIVATE ROAD
RESIDENTIAL

SECTION D

0 5' 10' 20' 40'

PROPERTY LINE
RIGHT OF WAY
PRIVATE ROAD
HAZELBRIDGE WAY
RESIDENTIAL
RESIDENTIAL COURTYARD
PARKADE ENTRANCE

SECTION C
(NORTH-SOUTH)

0 5' 10' 20' 40'

PINNACLE LIVING @ CAPSTAN VILLAGE

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RICHMOND, BRITISH COLUMBIA
for
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2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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OVERALL BUILDING SECTIONS

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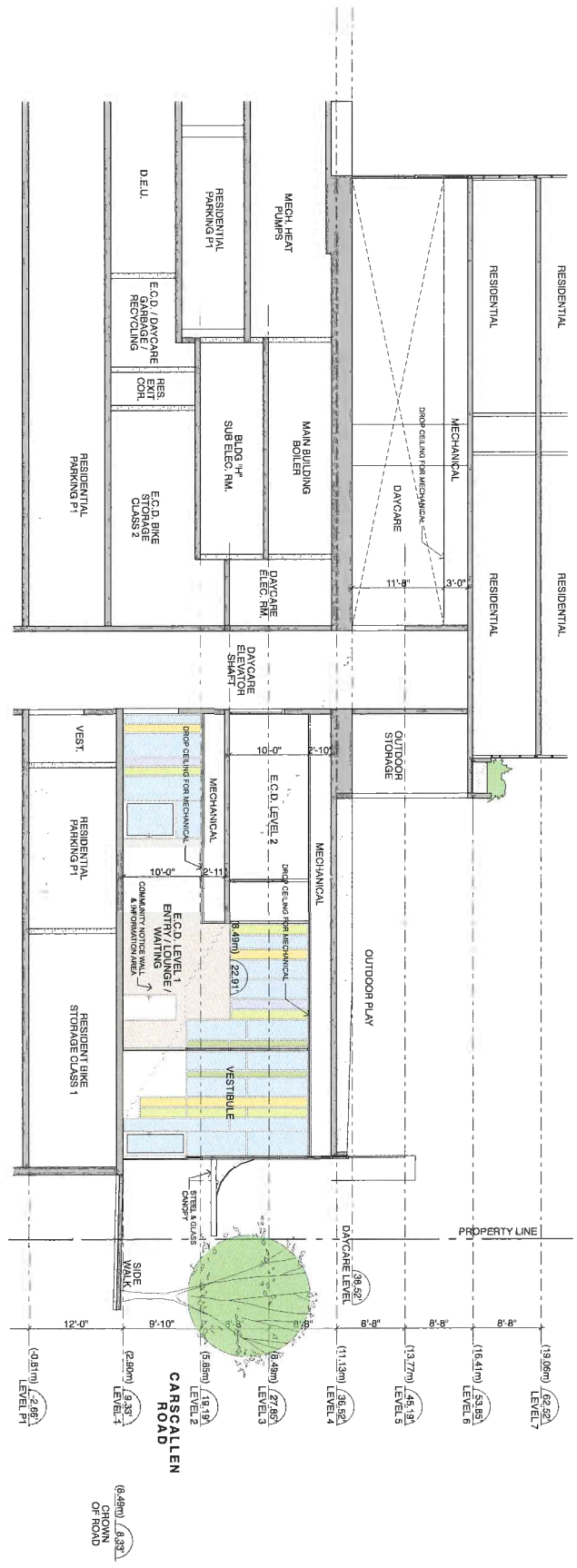
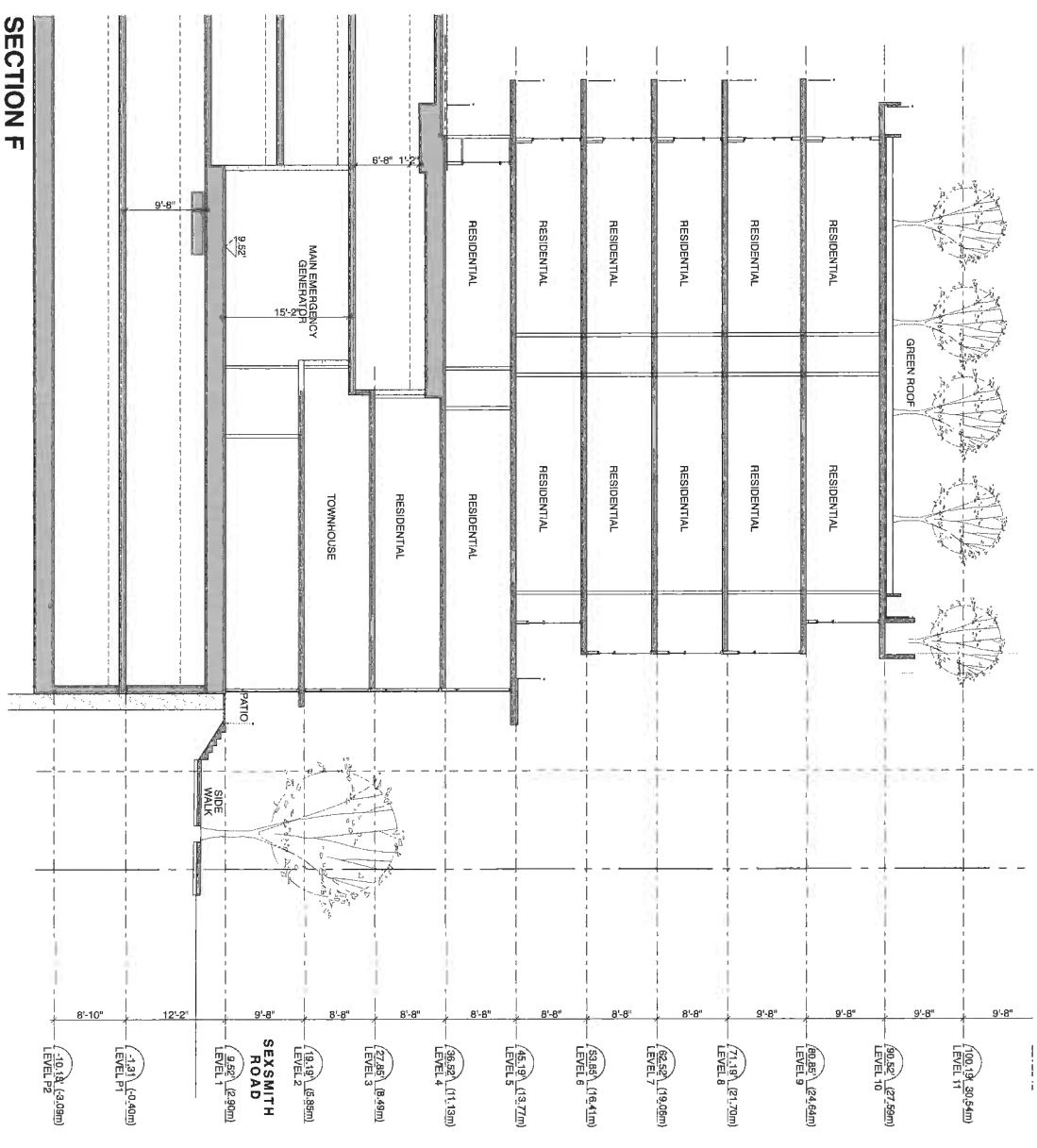
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER
PLAN #6b

JUL 2 0 2017

DP 16-735564





RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
MECHANICAL
DROP CEILING FOR MECHANICAL
DAYCARE
11'-8"
3'-0"
MECH. HEAT PUMPS
MAIN BUILDING BOILER
DAYCARE ELEC. RM.
RESIDENTIAL PARKING P1
BLDG "H" SUB ELEC. RM.
E.C.D./DAYCARE GARBAGE / RECYCLING
RES. EXIT COR.
E.C.D. BIKE STORAGE CLASS 2
D.E.U.
RESIDENTIAL PARKING P1
DAYCARE ELEVATOR SHAFT
OUTDOOR STORAGE
OUTDOOR PLAY
MECHANICAL
DROP CEILING FOR MECHANICAL
E.C.D. LEVEL 2
10'-0"
2'-10"
2'-11"
MECHANICAL
DROP CEILING FOR MECHANICAL
E.C.D. LEVEL 1 ENTRY / LOUNGE / WAITING
COMMUNITY NOTICE WALL & INFORMATION AREA
(6.49m) 22.91'
VESTIBULE
VEST.
RESIDENTIAL PARKING P1
RESIDENT BIKE STORAGE CLASS 1
STEEL & GLASS CANOPY
PROPERTY LINE
DAYCARE LEVEL 36.92'
SIDE WALK
8'-8"
8'-8"
8'-8"
8'-8"
9'-10"
12'-0"
(19.06m) 62.52' LEVEL 7
(16.41m) 53.85' LEVEL 6
(13.77m) 45.19' LEVEL 5
(11.13m) 36.52' LEVEL 4
(8.49m) 27.85' LEVEL 3
(5.85m) 19.19' LEVEL 2
(2.90m) 9.33' LEVEL 1
(-0.81m) -2.66' LEVEL P1
CARSCALLEN ROAD
(6.49m) 8.33' CROWN OF ROAD
0 5' 10' 20'

SECTION E
(EAST-WEST)

GREEN ROOF
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
TOWNHOUSE
MAIN EMERGENCY GENERATOR
15'-2"
9.52'
9'-8"
6'-8"
1'-2"
PATIO
SIDE WALK
9'-8"
9'-8"
9'-8"
9'-8"
8'-8"
8'-8"
8'-8"
8'-8"
8'-8"
8'-8"
9'-8"
12'-2"
8'-10"
100.19' (30.54m) LEVEL 11
90.52' (27.59m) LEVEL 10
80.85' (24.64m) LEVEL 9
71.19' (21.70m) LEVEL 8
62.52' (19.06m) LEVEL 7
53.85' (16.41m) LEVEL 6
45.19' (13.77m) LEVEL 5
36.52' (11.13m) LEVEL 4
27.85' (8.49m) LEVEL 3
19.19' (5.85m) LEVEL 2
9.52' (2.90m) LEVEL 1
SEXSMITH ROAD
-1.31' (-0.40m) LEVEL P1
-10.14' (-3.09m) LEVEL P2
0 5' 10' 20'

SECTION F
(EAST-WEST)

PINNACLE LIVING @ CAPSTAN VILLAGE

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PARTIAL BUILDING SECTIONS

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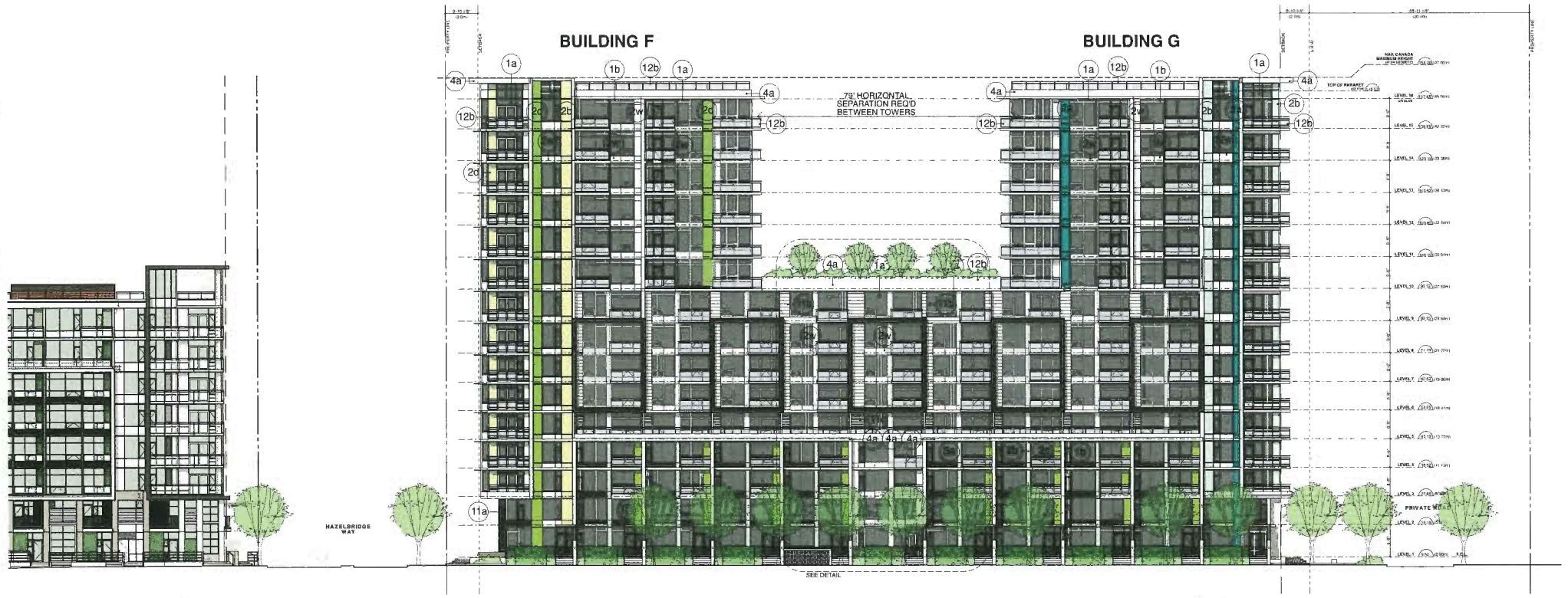
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#6c
CHECKED		

JUL 20 2017

DP 16-735564



PHASE 1
(EXISTING)

EAST ELEVATION
FACING SEXSMITH

0 5' 10' 20' 40'

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

1 GLAZING IN ALUMINUM FRAMES
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

2 SPANDREL GLASS IN ALUMINUM FRAMES
- 2s - silver

GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azuria"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 2c - GREEN : match BM 2026-10 "Lime Green"
- 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

3 METAL SPANDREL IN ALUMINUM FRAMES
- 3a - dark grey: match BM 2133-20 "Black-Jack"

4 PAINTED CONCRETE
- 4a - white
- 4b - clear sealer

5 METAL GUARDRAILS
- 5a - dark grey: match BM 2133-20 "Black-Jack"

6 TRANSLUCENT GLASS
- 6a - white

7 OVERHEAD GARAGE DOOR W/ GLASS PANELS
- 7a - silver frame: clear anodized aluminum

8 GLASS CANOPY
- 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"

9 METAL LOUVRE
- 9a - dark grey: match BM 2133-20 "Black-Jack"
- 9b - silver

10 OVERHEAD GARAGE DOOR
- 10a - silver

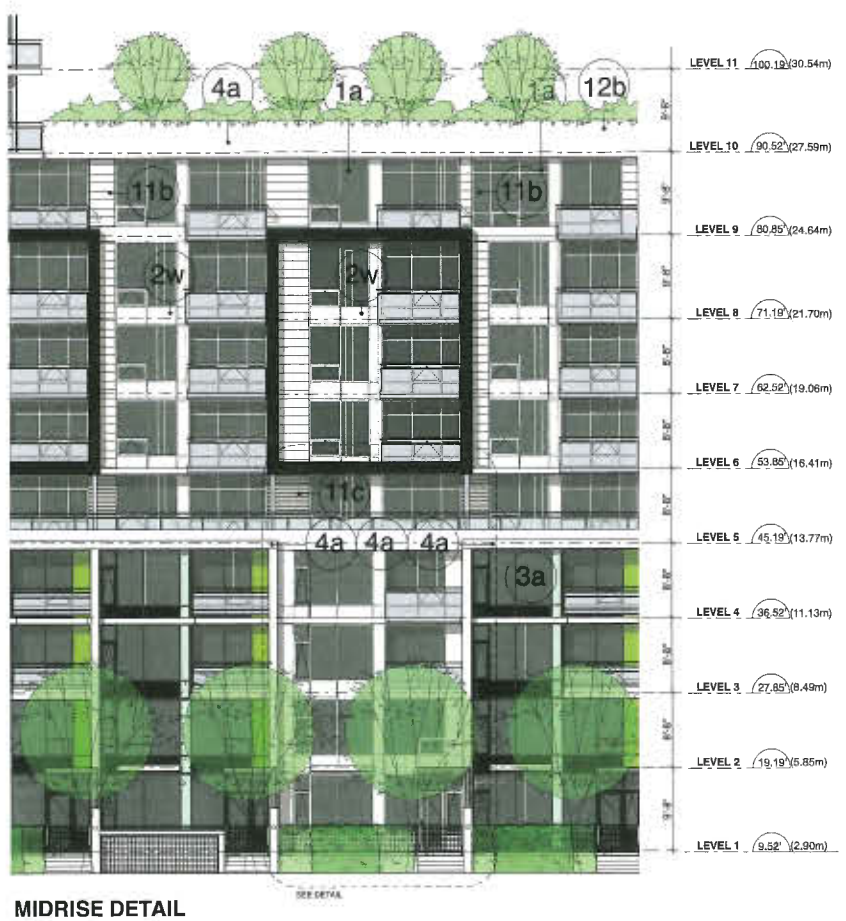
11 METAL PANEL
- 11a - dark grey: match BM 2133-20 "Black-Jack"
- 11b - white
- 11c - medium grey

12 ALUMINUM GLAZED GUARDRAILS
- 12a - dark grey: match BM 2133-20 "Black-Jack"
- 12b - silver

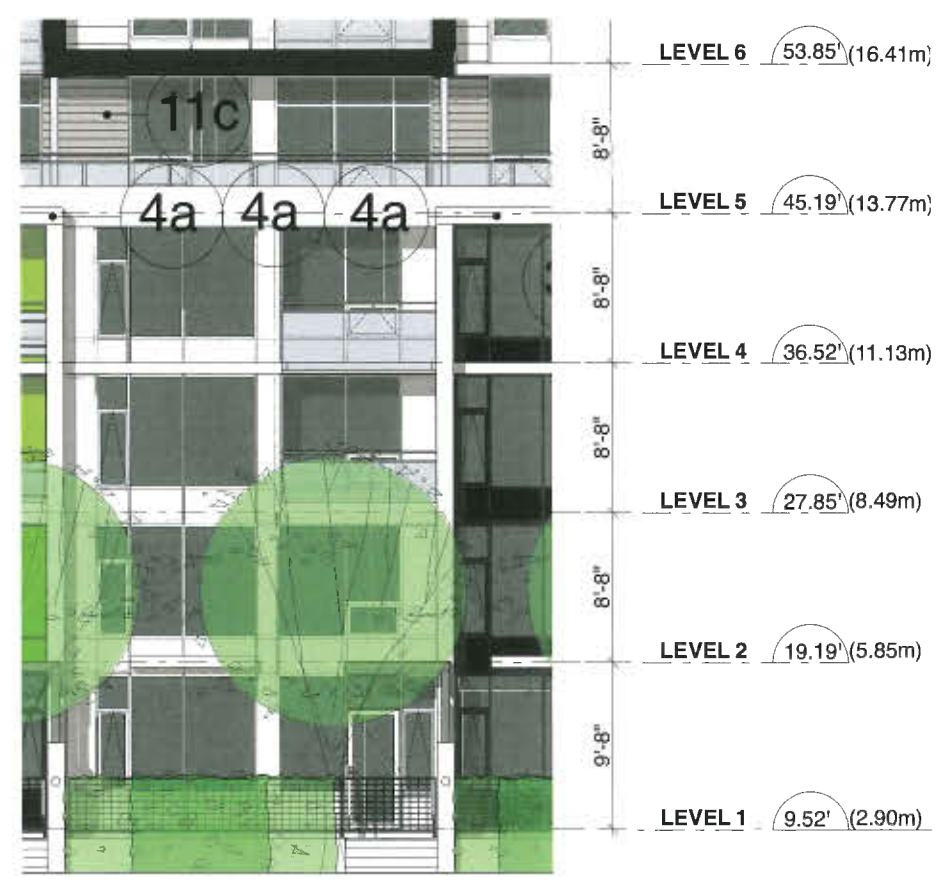
13 TOWNHOUSE CANOPY
- 13a - CORTEN STEEL

14 COLOURED ACCENT GLASS
- 14a - BLUE: "PPG Azuria"
- 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 14c - GREEN : match BM 2026-10 "Lime Green"
- 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 14w - WHITE:

15 MASONRY CLADDING
- 15a - WHITE BRICK CLADDING



MIDRISE DETAIL
SCALE: 1/8" = 1'-0"



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

PINNACLE LIVING @ CAPSTAN VILLAGE
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-765564

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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JUL 20 2017

ELEVATIONS - F + G EAST

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7a
DRAWN		
CHECKED		

File Name: 1507 Plan.pln

SOUTH ELEVATION
FACING HAZELBRIDGE

0 5' 10' 20' 40'

LIST OF MATERIALS
NOTE: "BM" = Benjamin Moore paint sample

1. **GLAZING IN ALUMINUM FRAMES**
   - 1a - white frame
   - 1b - black frame
   - 1c - silver frame: clear anodized aluminum
2. **SPANDREL GLASS IN ALUMINUM FRAMES**
   - 2s - silver
   - **GLASS SPANDREL ACCENT COLOURS**
   - 2a - BLUE: "PPG Azuria"
   - 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
   - 2c - GREEN : match BM 2026-10 "Lime Green"
   - 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
   - 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
   - 2f - AUBURN: match BM 2088-30 "Strawberry Field"
   - 2w - WHITE:
3. **METAL SPANDREL IN ALUMINUM FRAMES**
   - 3a - dark grey: match BM 2133-20 "Black-Jack"
4. **PAINTED CONCRETE**
   - 4a - white
   - 4b - clear sealer
5. **METAL GUARDRAILS**
   - 5a - dark grey: match BM 2133-20 "Black-Jack"
6. **TRANSLUCENT GLASS**
   - 6a - white
7. **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
   - 7a - silver frame: clear anodized aluminum
8. **GLASS CANOPY**
   - 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"
9. **METAL LOUVRE**
   - 9a - dark grey: match BM 2133-20 "Black-Jack"
   - 9b - silver
10. **OVERHEAD GARAGE DOOR**
    - 10a - silver
11. **METAL PANEL**
    - 11a - dark grey: match BM 2133-20 "Black-Jack"
    - 11b - white
    - 11c - medium grey
12. **ALUMINUM GLAZED GUARDRAILS**
    - 12a - dark grey: match BM 2133-20 "Black-Jack"
    - 12b - silver
13. **TOWNHOUSE CANOPY**
    - 13a - CORTEN STEEL
14. **COLOURED ACCENT GLASS**
    - 14a - BLUE: "PPG Azuria"
    - 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
    - 14c - GREEN : match BM 2026-10 "Lime Green"
    - 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
    - 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
    - 14w - WHITE:
15. **MASONRY CLADDING**
    - 15a - WHITE BRICK CLADDING

MIDRISE DETAIL
SCALE: 1/8" = 1'-0"

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

PINNACLE LIVING @ CAPSTAN VILLAGE
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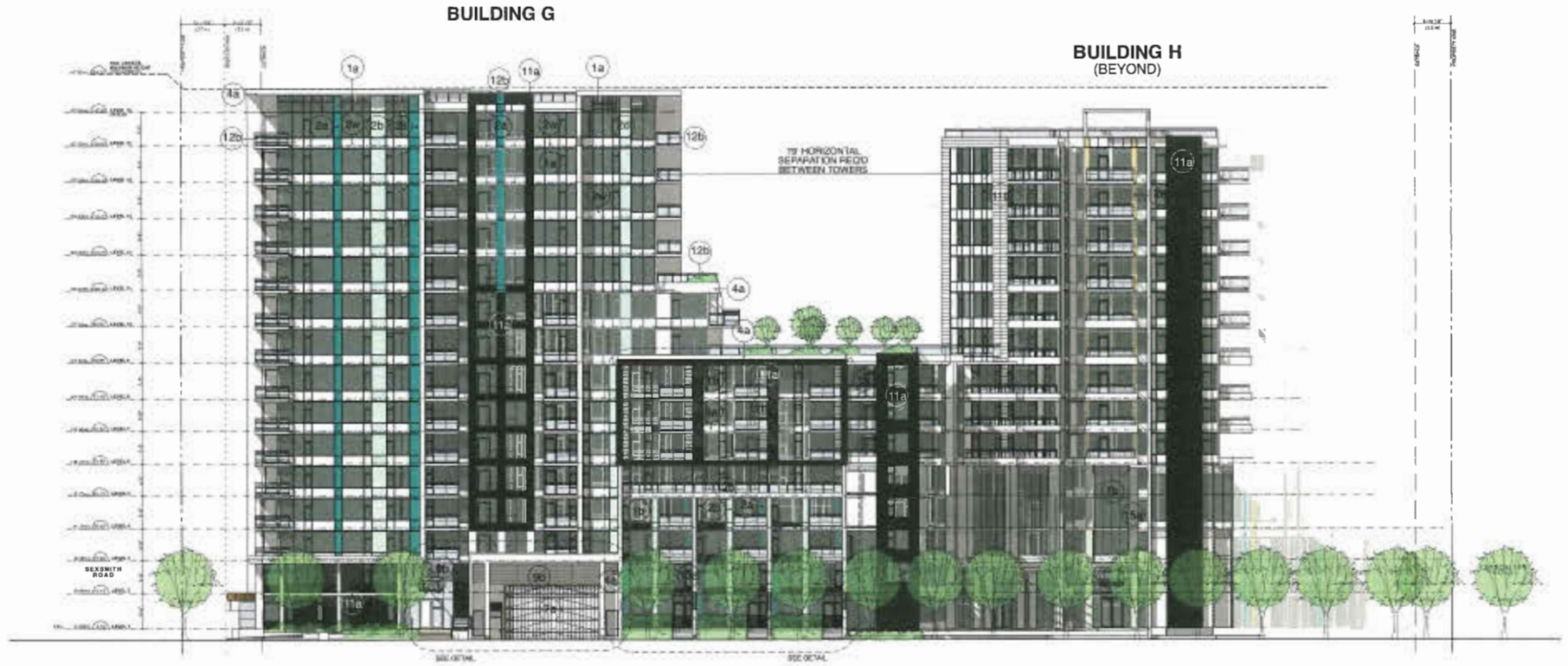
JUL 20 2017

ELEVATIONS - F SOUTH

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7b
DRAWN		
CHECKED		



NORTH ELEVATION
FACING PRIVATE ROAD

0 5' 10' 20' 40'

LIST OF MATERIALS
NOTE: "BM" = Benjamin Moore paint sample

1 GLAZING IN ALUMINUM FRAMES
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

2 SPANDREL GLASS IN ALUMINUM FRAMES
- 2s - silver

GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azuria"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 2c - GREEN : match BM 2026-10 "Lime Green"
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- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

3 METAL SPANDREL IN ALUMINUM FRAMES
- 3a - dark grey: match BM 2133-20 "Black-Jack"

4 PAINTED CONCRETE
- 4a - white
- 4b - clear sealer

5 METAL GUARDRAILS
- 5a - dark grey: match BM 2133-20 "Black-Jack"

6 TRANSLUCENT GLASS
- 6a - white

7 OVERHEAD GARAGE DOOR W/ GLASS PANELS
- 7a - silver frame: clear anodized aluminum

8 GLASS CANOPY
- 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"

9 METAL LOUVRE
- 9a - dark grey: match BM 2133-20 "Black-Jack"
- 9b - silver

10 OVERHEAD GARAGE DOOR
- 10a - silver

11 METAL PANEL
- 11a - dark grey: match BM 2133-20 "Black-Jack"
- 11b - white
- 11c - medium grey

12 ALUMINUM GLAZED GUARDRAILS
- 12a - dark grey: match BM 2133-20 "Black-Jack"
- 12b - silver

13 TOWNHOUSE CANOPY
- 13a - CORTEN STEEL

14 COLOURED ACCENT GLASS
- 14a - BLUE: "PPG Azuria"
- 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
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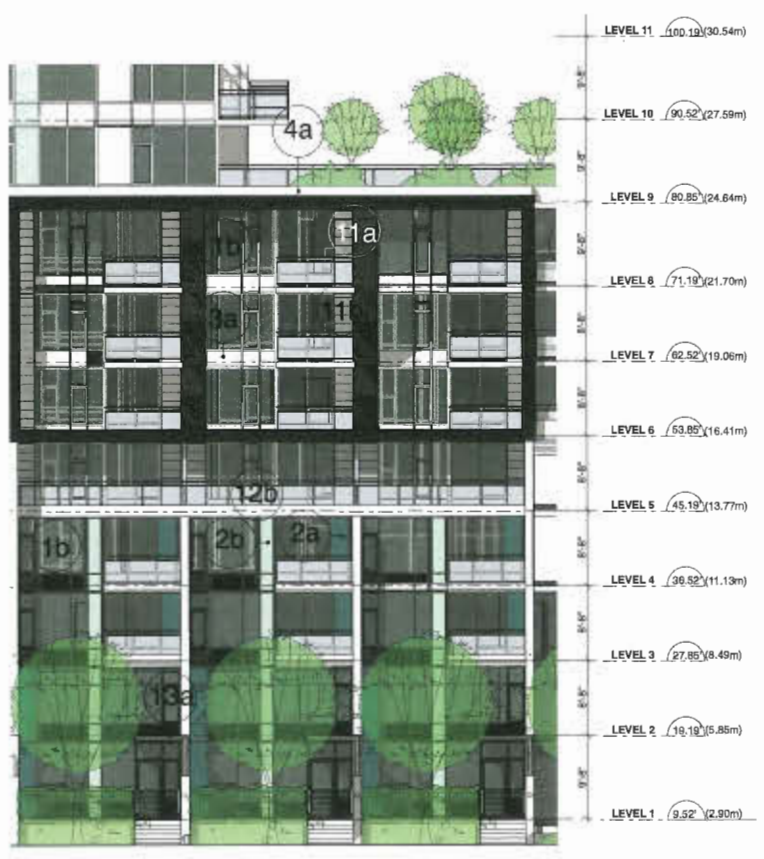
- 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 14w - WHITE:

15 MASONRY CLADDING
- 15a - WHITE BRICK CLADDING



MIDRISE DETAIL
SCALE: 1/8" = 1'-0"

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

PINNACLE LIVING @ CAPSTAN VILLAGE
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-755564

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
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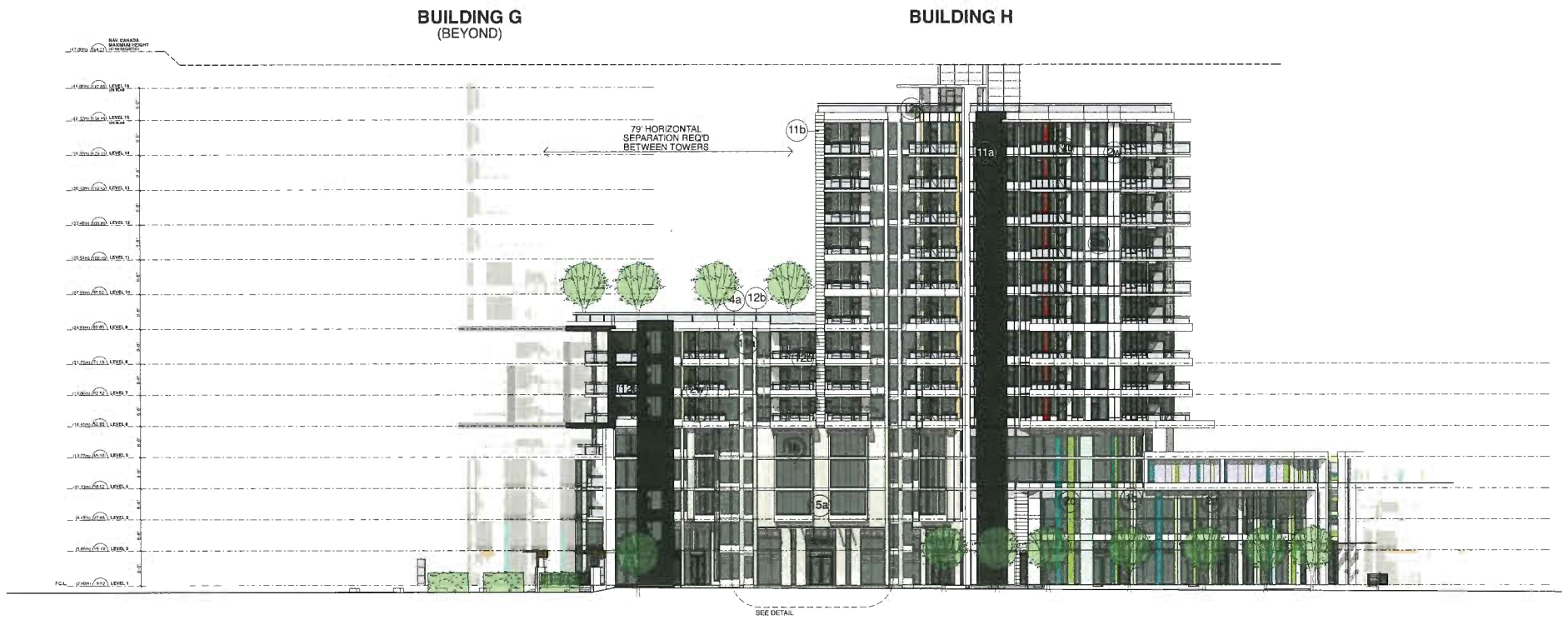
JUL 20 2017

ELEVATIONS - G NORTH

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

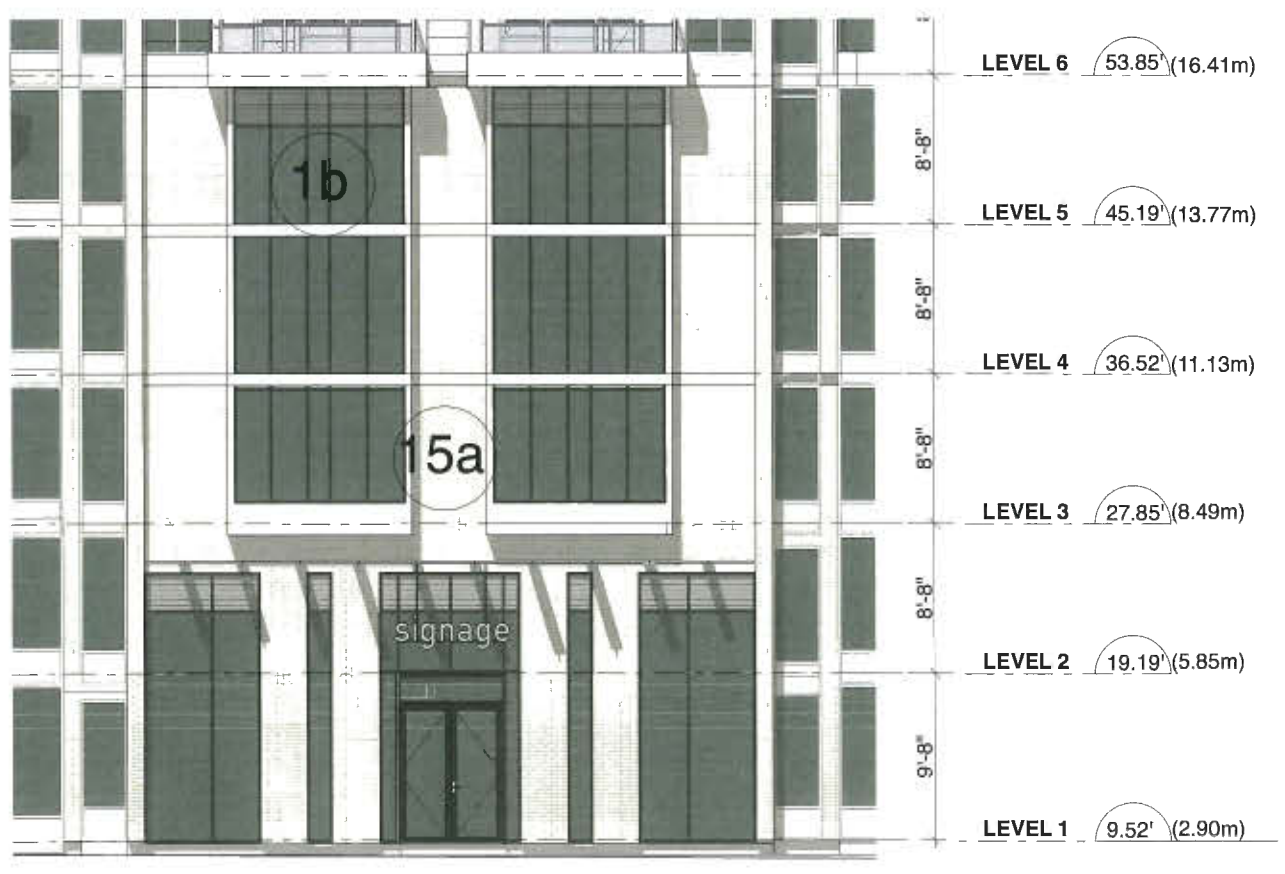
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7c
DRAWN		
CHECKED		

File Name : 1507 Plan.pln



NORTHWEST ELEVATION
FACING CARSCALLEN ROAD

0 5' 10' 20' 40'



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

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

1 GLAZING IN ALUMINUM FRAMES
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

2 SPANDREL GLASS IN ALUMINUM FRAMES
- 2s - silver

GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azuria"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
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- 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

3 METAL SPANDREL IN ALUMINUM FRAMES
- 3a - dark grey: match BM 2133-20 "Black-Jack"

4 PAINTED CONCRETE
- 4a - white
- 4b - clear sealer

5 METAL GUARDRAILS
- 5a - dark grey: match BM 2133-20 "Black-Jack"

6 TRANSLUCENT GLASS
- 6a - white

7 OVERHEAD GARAGE DOOR W/ GLASS PANELS
- 7a - silver frame: clear anodized aluminum

8 GLASS CANOPY
- 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"

9 METAL LOUVRE
- 9a - dark grey: match BM 2133-20 "Black-Jack"
- 9b - silver

10 OVERHEAD GARAGE DOOR
- 10a - silver

11 METAL PANEL
- 11a - dark grey: match BM 2133-20 "Black-Jack"
- 11b - white
- 11c - medium grey

12 ALUMINUM GLAZED GUARDRAILS
- 12a - dark grey: match BM 2133-20 "Black-Jack"
- 12b - silver

13 TOWNHOUSE CANOPY
- 13a - CORTEN STEEL

14 COLOURED ACCENT GLASS
- 14a - BLUE: "PPG Azuria"
- 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 14c - GREEN : match BM 2026-10 "Lime Green"
- 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 14w - WHITE:

15 MASONRY CLADDING
- 15a - WHITE BRICK CLADDING

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-735564

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
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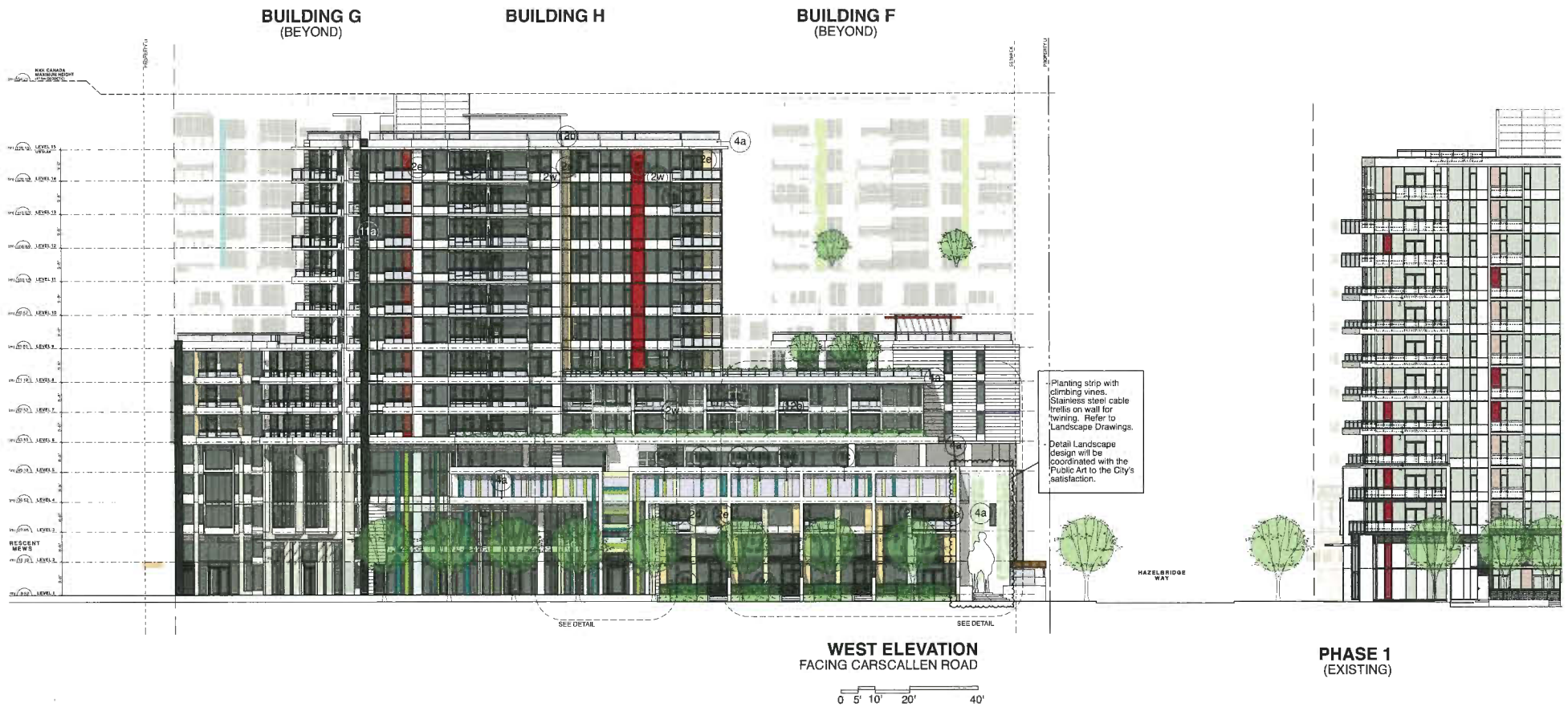
JUL 20 2017

ELEVATIONS - H NORTHWEST

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7d
DRAWN		
CHECKED		



WEST ELEVATION
FACING CARSCALLEN ROAD

0 5' 10' 20' 40'

LIST OF MATERIALS
NOTE: "BM" = Benjamin Moore paint sample

1. **GLAZING IN ALUMINUM FRAMES**
   - 1a - white frame
   - 1b - black frame
   - 1c - silver frame: clear anodized aluminum
2. **SPANDREL GLASS IN ALUMINUM FRAMES**
   - 2s - silver
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   - 2a - BLUE: "PPG Azuria"
   - 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
   - 2c - GREEN : match BM 2026-10 "Lime Green"
   - 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
   - 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
   - 2f - AUBURN: match BM 2088-30 "Strawberry Field"
   - 2w - WHITE:
3. **METAL SPANDREL IN ALUMINUM FRAMES**
   - 3a - dark grey: match BM 2133-20 "Black-Jack"
4. **PAINTED CONCRETE**
   - 4a - white
   - 4b - clear sealer
5. **METAL GUARDRAILS**
   - 5a - dark grey: match BM 2133-20 "Black-Jack"
6. **TRANSLUCENT GLASS**
   - 6a - white
7. **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
   - 7a - silver frame: clear anodized aluminum
8. **GLASS CANOPY**
   - 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"
9. **METAL LOUVRE**
   - 9a - dark grey: match BM 2133-20 "Black-Jack"
   - 9b - silver
10. **OVERHEAD GARAGE DOOR**
    - 10a - silver
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    - 11a - dark grey: match BM 2133-20 "Black-Jack"
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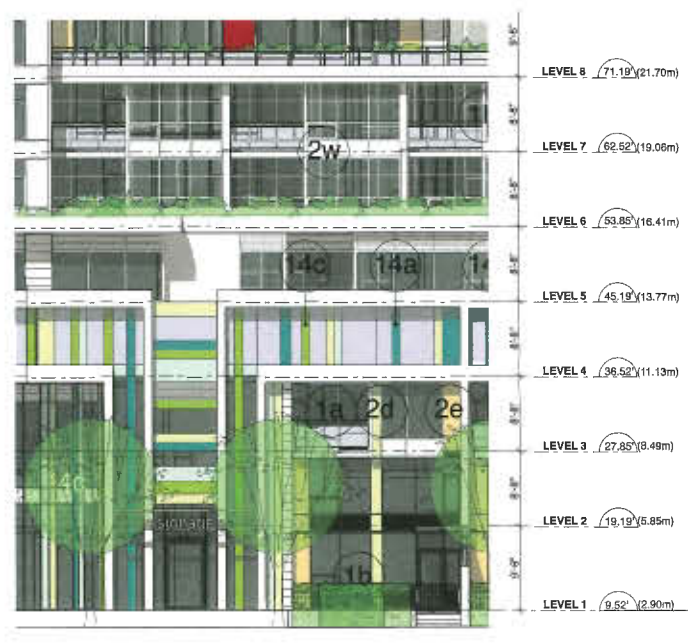
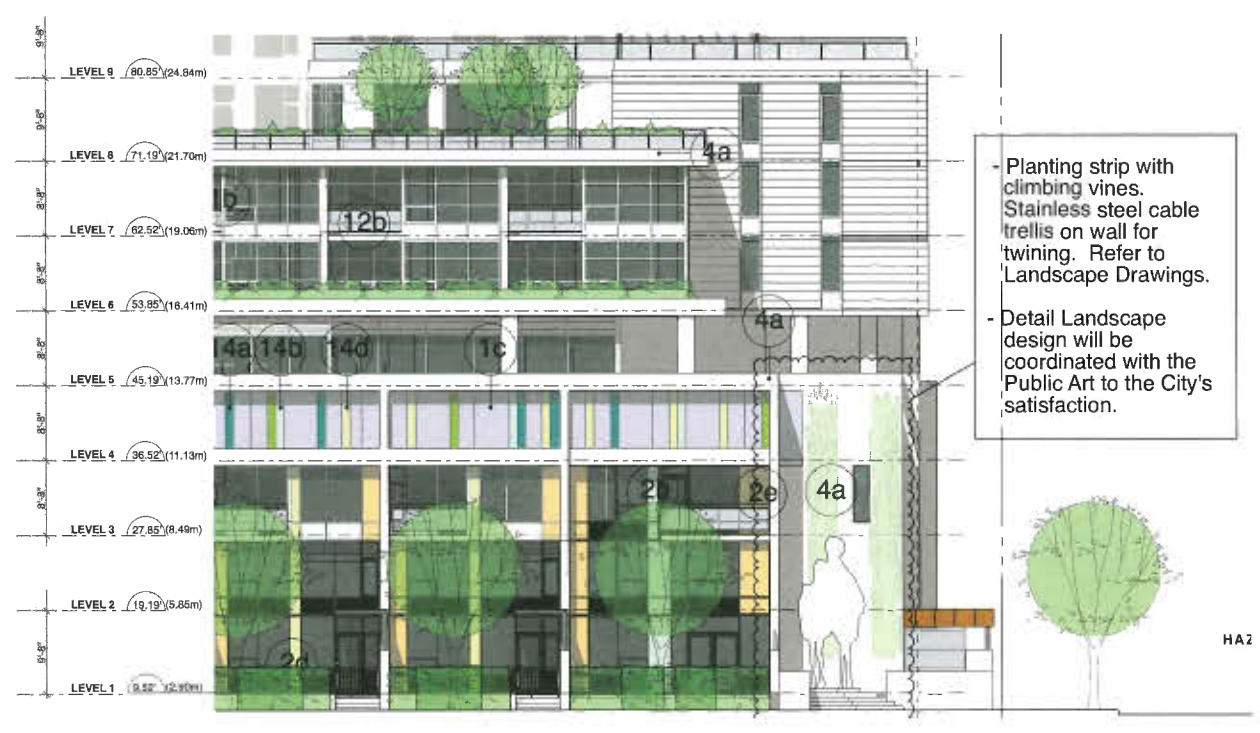
    - 14w - WHITE:
15. **MASONRY CLADDING**
    - 15a - WHITE BRICK CLADDING



ECD ENTRANCE DETAIL
SCALE: 1/8" = 1'-0"



PUBLIC ART, TOWNHOUSE AND ECD DETAIL
SCALE: 1/8" = 1'-0"

PINNACLE LIVING @ CAPSTAN VILLAGE
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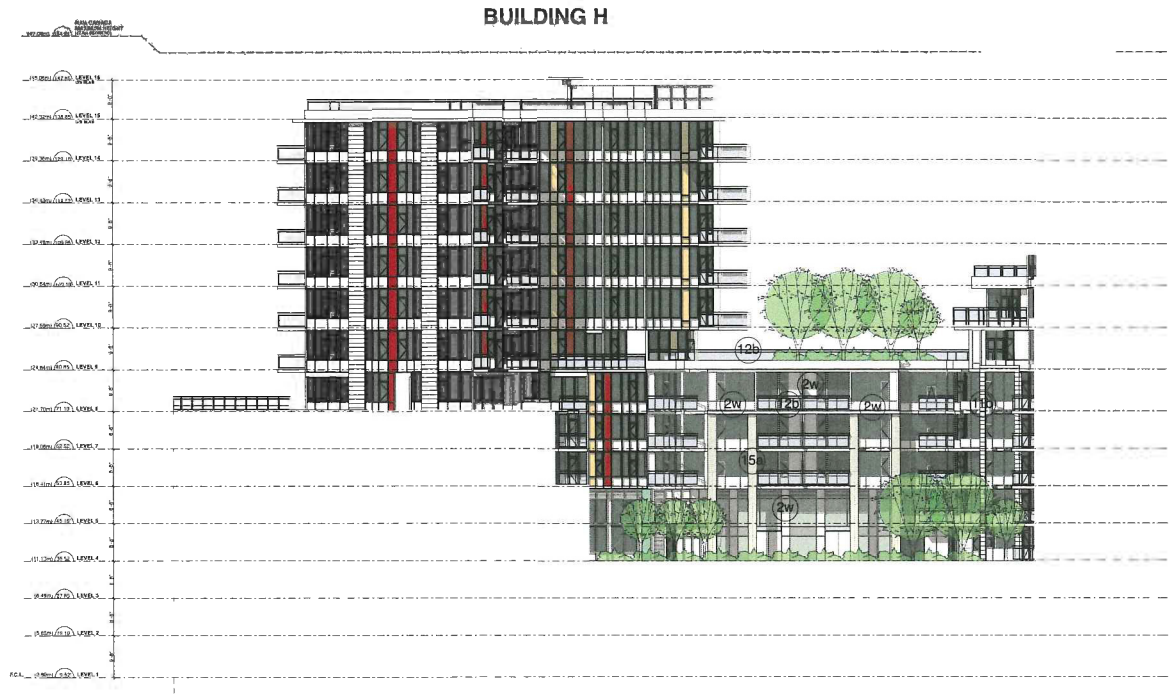
JUL 20 2017

ELEVATIONS - H WEST

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#7e
CHECKED		

BUILDING H



SOUTHEAST ELEVATION
PARTIAL BUILDING G & BUILDING H

BUILDING F

NORTH ELEVATION
BUILDING F

0 5' 10' 20' 40'

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

1 GLAZING IN ALUMINUM FRAMES
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

2 SPANDREL GLASS IN ALUMINUM FRAMES
- 2s - silver

GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azuria"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
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- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

3 METAL SPANDREL IN ALUMINUM FRAMES
- 3a - dark grey: match BM 2133-20 "Black-Jack"

4 PAINTED CONCRETE
- 4a - white
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5 METAL GUARDRAILS
- 5a - dark grey: match BM 2133-20 "Black-Jack"

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- 6a - white

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15 MASONRY CLADDING
- 15a - WHITE BRICK CLADDING

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ELEVATIONS - H SOUTHEAST & F NORTH

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7f
DRAWN		
CHECKED		

JUL 20 2017

File Name: 1507 Plan.pln

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

① **GLAZING IN ALUMINUM FRAMES**
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

② **SPANDREL GLASS IN ALUMINUM FRAMES**
- 2s - silver

GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azura"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 2c - GREEN : match BM 2026-10 "Lime Green"
- 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

③ **METAL SPANDREL IN ALUMINUM FRAMES**
- 3a - dark grey: match BM 2133-20 "Black-Jack"

④ **PAINTED CONCRETE**
- 4a - white
- 4b - clear sealer

⑤ **METAL GUARDRAILS**
- 5a - dark grey: match BM 2133-20 "Black-Jack"

⑥ **TRANSLUCENT GLASS**
- 6a - white

⑦ **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
- 7a - silver frame: clear anodized aluminum

⑧ **GLASS CANOPY**
- 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"

⑨ **METAL LOUVRE**
- 9a - dark grey: match BM 2133-20 "Black-Jack"
- 9b - silver

⑩ **OVERHEAD GARAGE DOOR**
- 10a - silver

⑪ **METAL PANEL**
- 11a - dark grey: match BM 2133-20 "Black-Jack"
- 11b - white
- 11c - medium grey

⑫ **ALUMINUM GLAZED GUARDRAILS**
- 12a - dark grey: match BM 2133-20 "Black-Jack"
- 12b - silver

⑬ **TOWNHOUSE CANOPY**
- 13a - CORTEN STEEL

⑭ **COLOURED ACCENT GLASS**
- 14a - BLUE: "PPG Azura"
- 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 14c - GREEN : match BM 2026-10 "Lime Green"
- 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 14w - WHITE:

⑮ **MASONRY CLADDING**
- 15a - WHITE BRICK CLADDING

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JAN 23 2016

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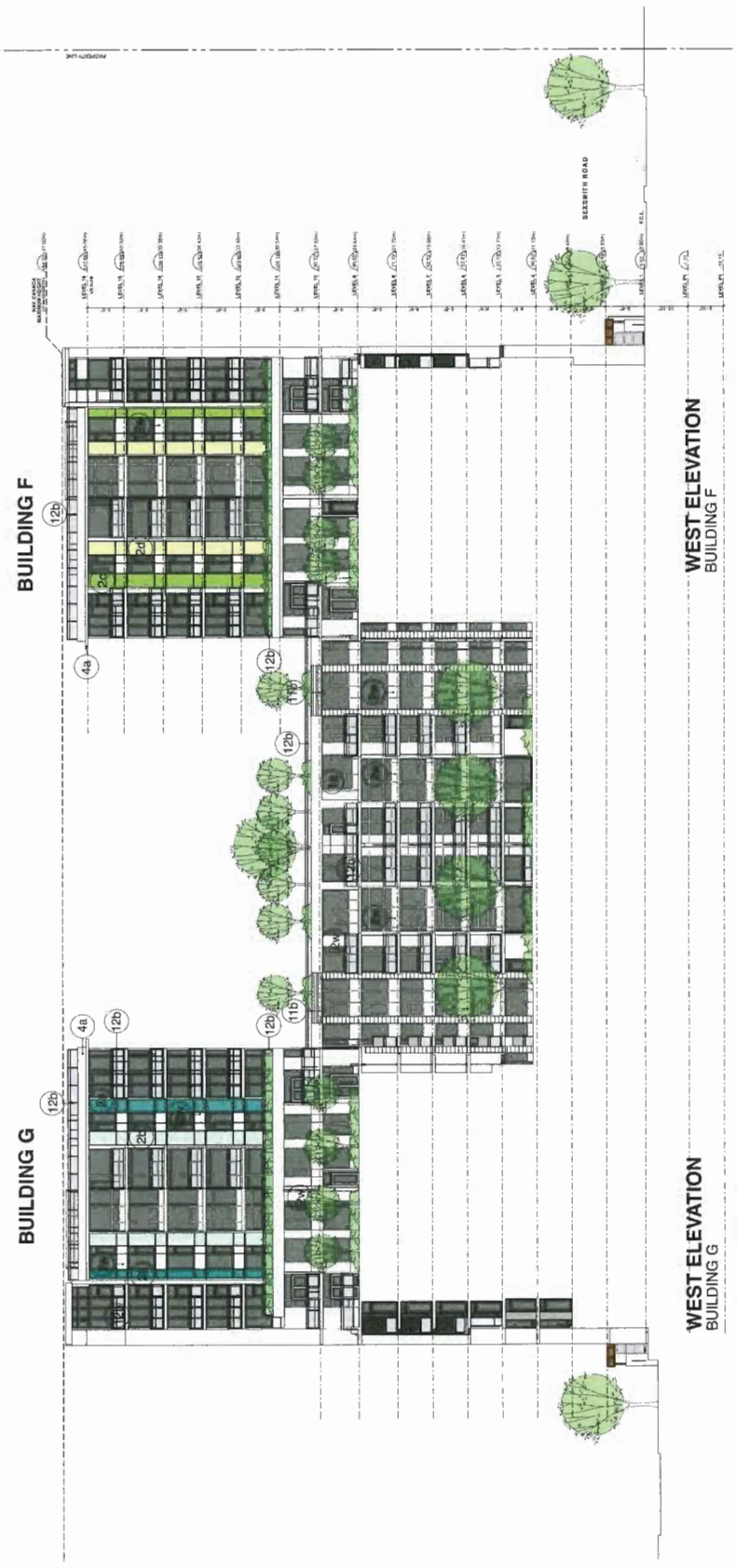
ELEVATIONS - G + F WEST & G SOUTH

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER	
SCALE		PLAN	#7g
DRAWN			
CHECKED			



JUL 20 2017

DP 16-735564

BUILDING H

SOUTH ELEVATION
BUILDING H

0 5' 10' 20' 40'

BUILDING H

EAST ELEVATION
BUILDING H

0 5' 10' 20' 40'

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

1. **GLAZING IN ALUMINUM FRAMES**
   - 1a - white frame
   - 1b - black frame
   - 1c - silver frame: clear anodized aluminum
2. **SPANDREL GLASS IN ALUMINUM FRAMES**
   - 2a - silver
   - **GLASS SPANDREL ACCENT COLOURS**
   - 2a - BLUE: "PPG Azuria"
   - 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
   - 2c - GREEN : match BM 2026-10 "Lime Green"
   - 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
   - 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
   - 2f - AUBURN: match BM 2086-30 "Strawberry Field"
   - 2w - WHITE:
3. **METAL SPANDREL IN ALUMINUM FRAMES**
   - 3a - dark grey: match BM 2133-20 "Black-Jack"
4. **PAINTED CONCRETE**
   - 4a - white
   - 4b - clear sealer
5. **METAL GUARDRAILS**
   - 5a - dark grey: match BM 2133-20 "Black-Jack"
6. **TRANSLUCENT GLASS**
   - 6a - white
7. **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
   - 7a - silver frame: clear anodized aluminum
8. **GLASS CANOPY**
   - 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"
9. **METAL LOUVRE**
   - 9a - dark grey: match BM 2133-20 "Black-Jack"
   - 9b - silver
10. **OVERHEAD GARAGE DOOR**
    - 10a - silver
11. **METAL PANEL**
    - 11a - dark grey: match BM 2133-20 "Black-Jack"
    - 11b - white
    - 11c - medium grey
12. **ALUMINUM GLAZED GUARDRAILS**
    - 12a - dark grey: match BM 2133-20 "Black-Jack"
    - 12b - silver
13. **TOWNHOUSE CANOPY**
    - 13a - CORTEN STEEL
14. **COLOURED ACCENT GLASS**
    - 14a - BLUE: "PPG Azuria"
    - 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
    - 14c - GREEN : match BM 2026-10 "Lime Green"
    - 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
    - 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
    - 14w - WHITE:
15. **MASONRY CLADDING**
    - 15a - WHITE BRICK CLADDING

PINNACLE LIVING @ CAPSTAN VILLAGE
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ELEVATIONS - H SOUTH & H EAST

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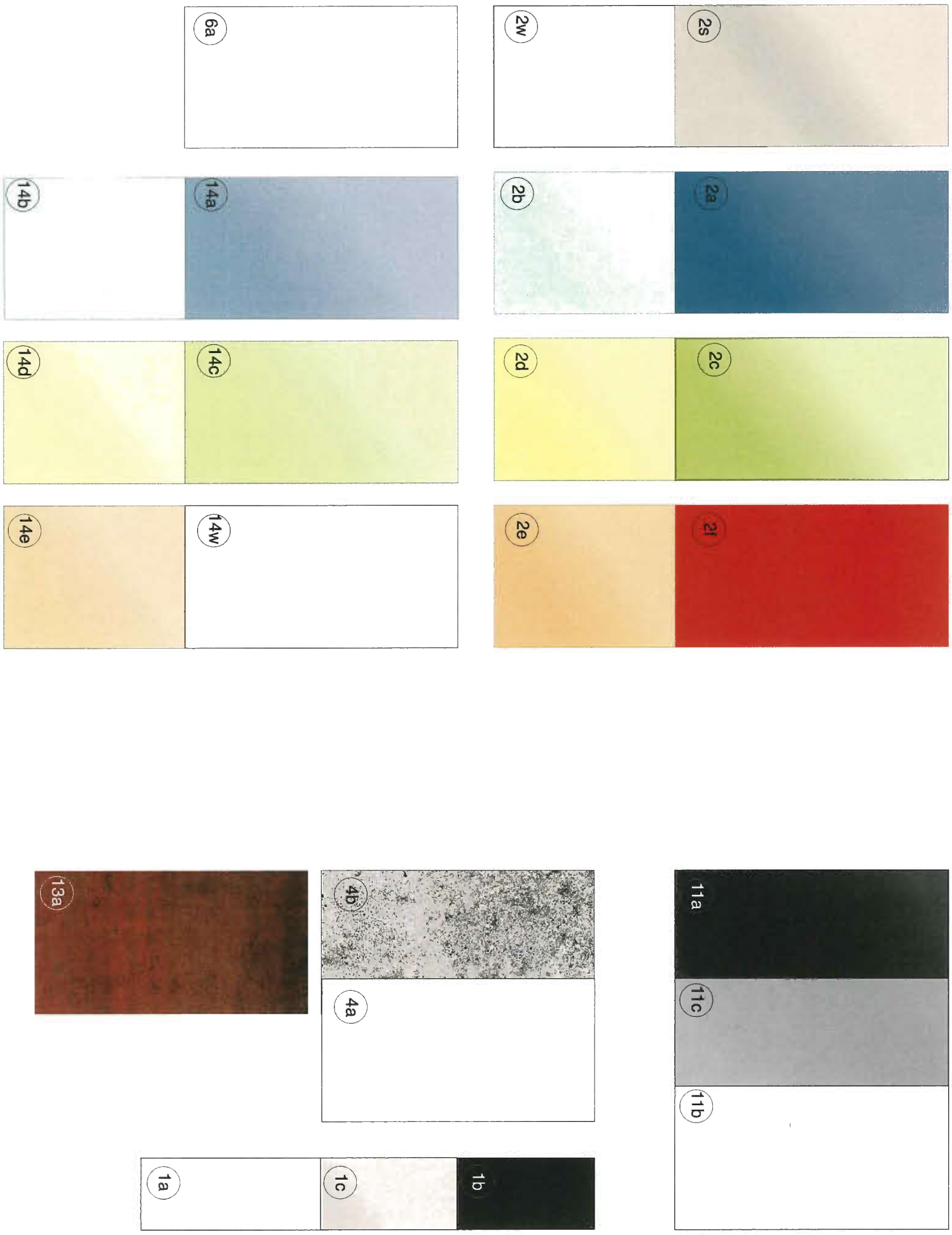
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #7h
DRAWN		
CHECKED		

JUL 20 2017

File Name : 1507 Plan.pln

File Name: 1507 Plan.pln



LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

1. **GLAZING IN ALUMINUM FRAMES**
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   - 1b - black frame
   - 1c - silver frame; clear anodized aluminum
2. **SPANDREL GLASS IN ALUMINUM FRAMES**
   - 2s - silver
   - **GLASS SPANDREL ACCENT COLOURS**
   - 2a - BLUE: "PPG Azurite"
   - 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
   - 2c - GREEN : match BM 2026-10 "Lime Green"
   - 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
   - 2e - LIGHT BRONZE: match BM 2155-50 "Sunlan Yellow"
   - 2f - AUBURN: match BM 2086-30 "Strawberry Field"
   - 2w - WHITE:
3. **METAL SPANDREL IN ALUMINUM FRAMES**
   - 3a - dark grey: match BM 2133-20 "Black-Jack"
4. **PAINTED CONCRETE**
   - 4a - white
   - 4b - clear sealer
5. **METAL GUARDRAILS**
   - 5a - dark grey: match BM 2133-20 "Black-Jack"
6. **TRANSLUCENT GLASS**
   - 6a - white
7. **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
   - 7a - silver frame; clear anodized aluminum
8. **GLASS CANOPY**
   - 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"
9. **METAL LOUVRE**
   - 9a - dark grey: match BM 2133-20 "Black-Jack"
   - 9b - silver
10. **OVERHEAD GARAGE DOOR**
    - 10a - silver
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    - 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
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    - 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
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    - 14w - WHITE:
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    - 15a - WHITE BRICK CLADDING

PINNACLE LIVING @ CAPSTAN VILLAGE

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BUILDING MATERIALS & COLOUR SAMPLES

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PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #8
DRAWN		
CHECKED		

JUL 20 2017

DP 16-735564

File Name / 1507 Plbs.pln

VIEW ONE FROM CARSCALLEN ROAD

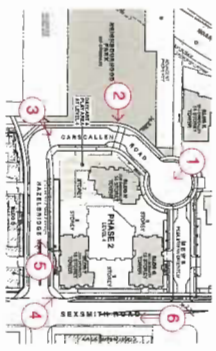
VIEW THREE FROM THE CORNER OF CARSCALLEN ROAD AND HAZELBRIDGE WAY

VIEW FIVE STREETSCAPE ALONG HAZELBRIDGE WAY

VIEW TWO FROM NEIGHBOURHOOD PARK

VIEW FOUR FROM THE CORNER OF HAZELBRIDGE WAY AND SEXSMITH ROAD

VIEW SIX STREETSCAPE ALONG SEXSMITH ROAD



KEY PLAN

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

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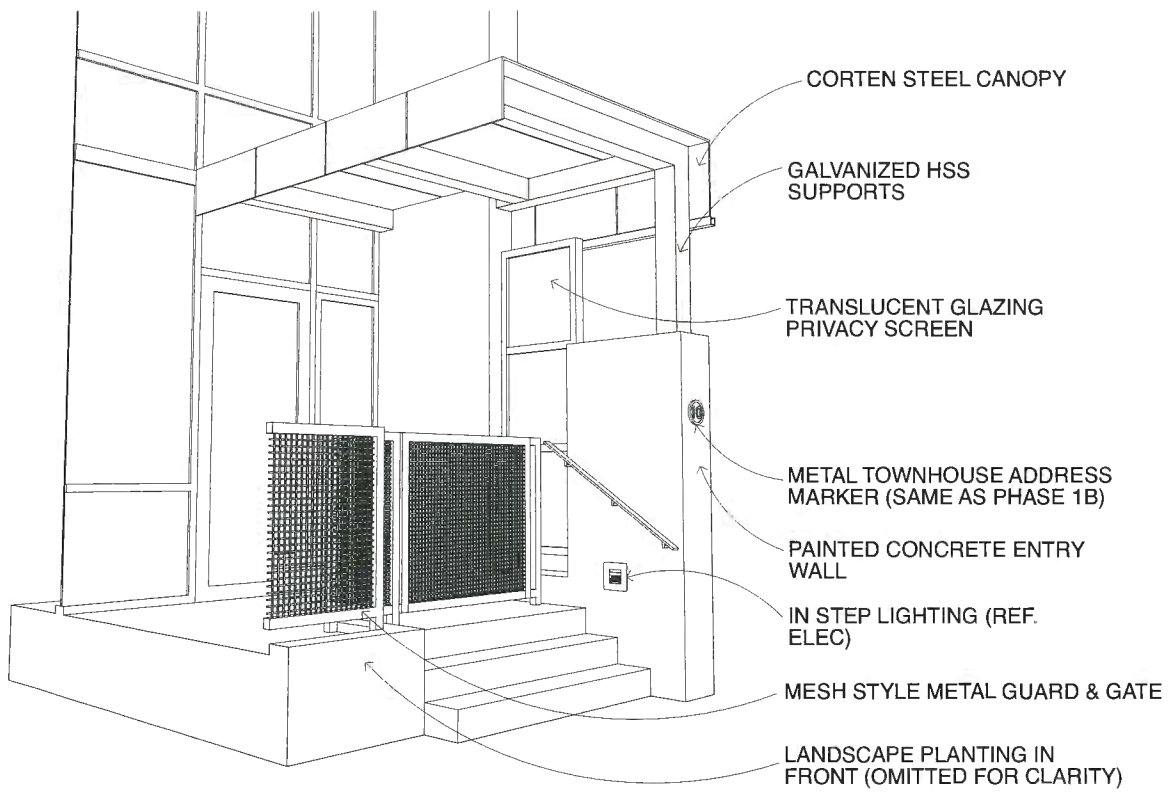
3D VIEWS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

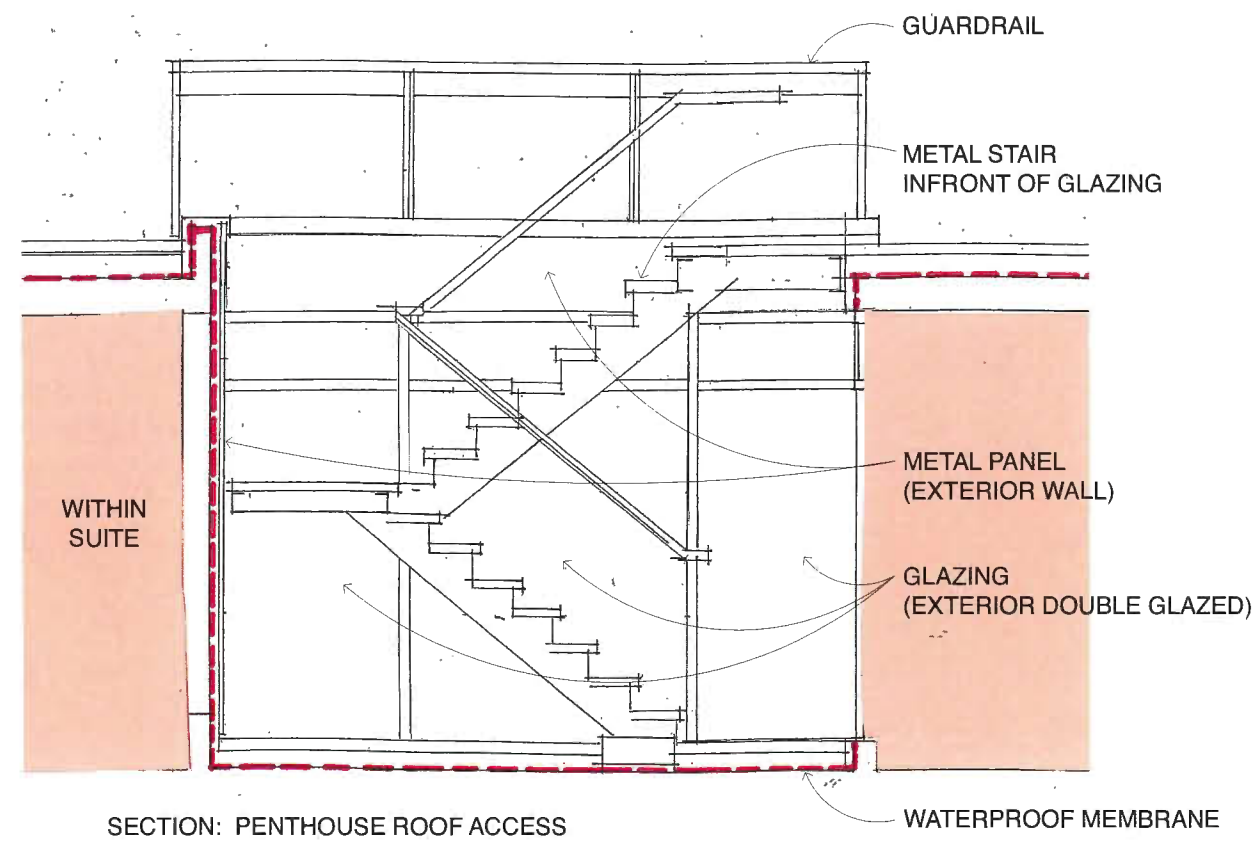
PROJ #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #9a

JUL 20 2017

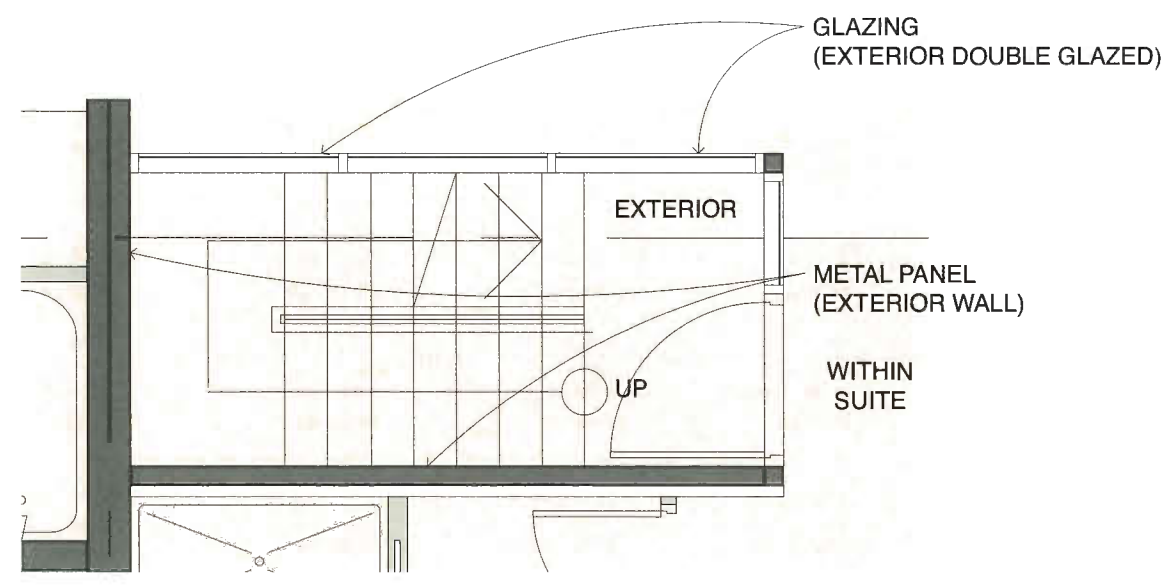
DP 16-735564



TOWNHOUSE CANOPY & ENTRY



SECTION: PENTHOUSE ROOF ACCESS



PLAN: PENTHOUSE ROOF ACCESS

PINNACLE LIVING @ CAPSTAN VILLAGE
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
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JUL 20 2017

DESIGN ELEMENTS

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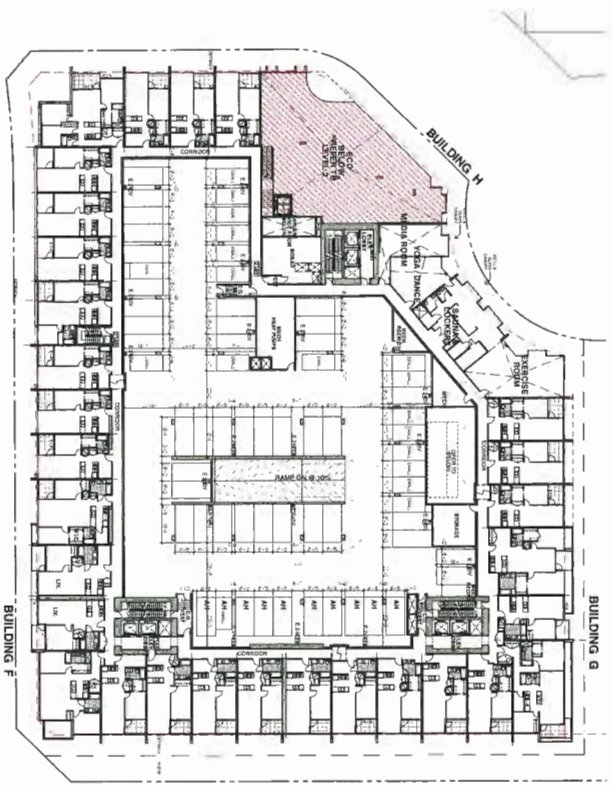
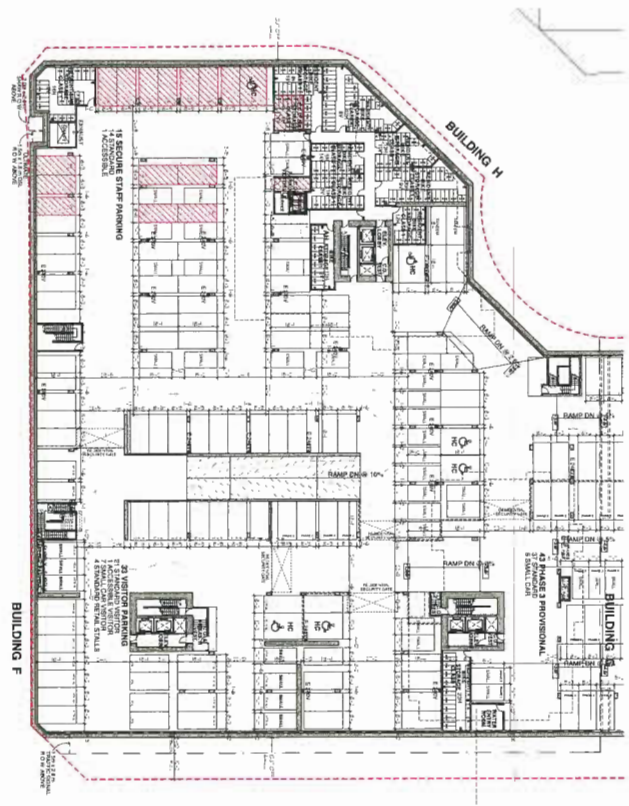
PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #9b
DRAWN		
CHECKED		

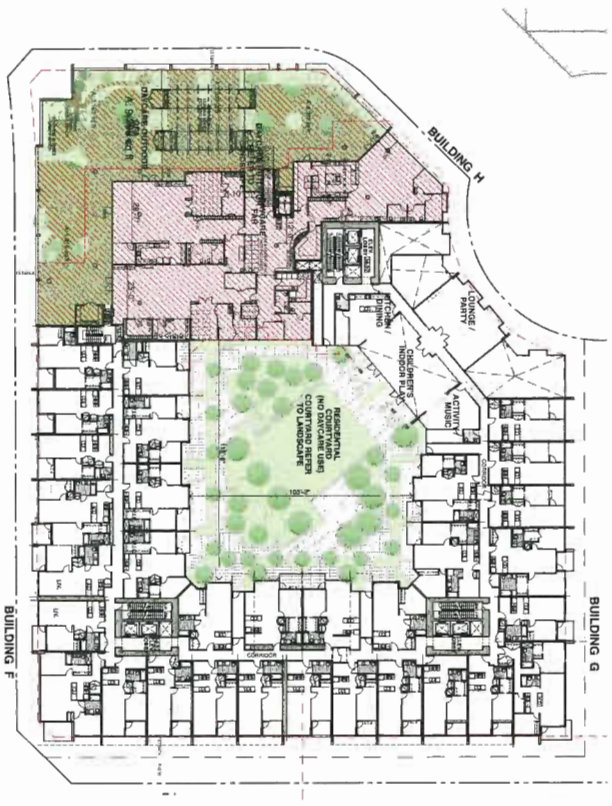
File Name : 1507 Plan.pln



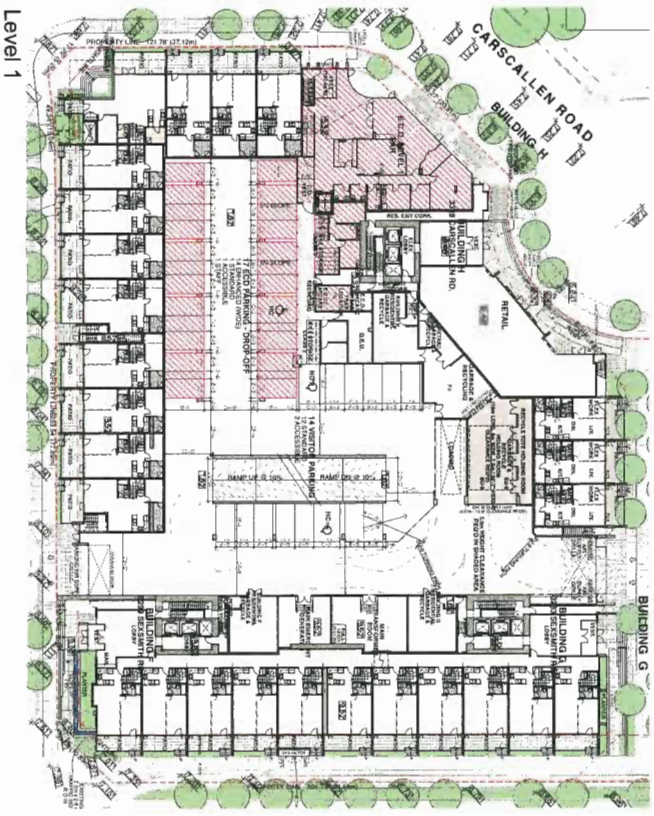
Level 3
SCALE: 1/32" = 1'-0"



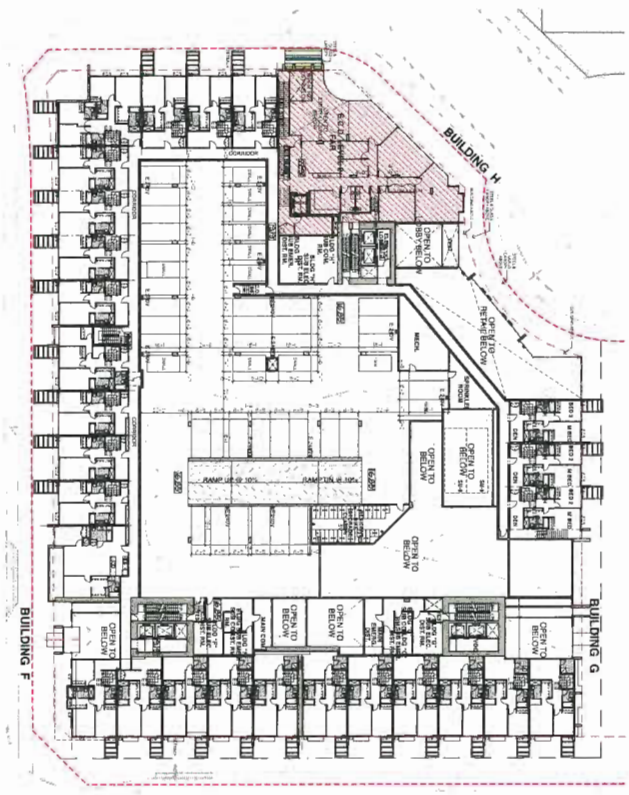
Level P1
SCALE: 1/32" = 1'-0"



Level 4
SCALE: 1/32" = 1'-0"



Level 1
SCALE: 1/32" = 1'-0"



Level 2
SCALE: 1/32" = 1'-0"

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

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ECD HUB KEYPLANS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER

PLAN #10a

JUL 20 2017

DP 16-735564

Level P1
SCALE: 1/8" = 1'-0"
15 SECURE STAFF PARKING
14 STANDARD
1 ACCESSIBLE
E.C.D. STAFF
HC
SMALL
E 240V
RESIDENT BIKE STORAGE CLASS 1
16H
9V
9H
19V
E.C.D. BIKE STORAGE CLASS 1
8H
4V
E.C.D. PARKING VESTIBULE
SERVICE
EXHAUST
SHAFT
2.0m x 2.0m SHAW R.O.W.
ULTIMATE 1.5m x 1.5m OSL
C.J. OFF WALL
A
E

Level 1
SCALE: 1/8" = 1'-0"
(37.12m)
88.27' (20.81m)
17 ECD PARKING - DROP-OFF
14 ENHANCED (WIDE)
1 STANDARD
1 ACCESSIBLE
1 STAFF
E.C.D. DROP-OFF
E.C.D. STAFF
E.C.D. SMALL LOADING ONLY
HC
5% SLOPE
E.C.D. LEVEL 1 FAR
A: 3,570 sq ft
SHARED OFFICE - 4 (400 sq ft) 400 sq ft
OFFICE (100 sq ft) 100 sq ft
STAFF (150 sq ft) 150 sq ft
FAMILY W/C (HC) (75 sq ft) 69 sq ft
W/C (HC) (75 sq ft) 51 sq ft
STORAGE (100 sq ft) 100 sq ft
MEETING ROOM 3 (200 sq ft) 225 sq ft
MEETING ROOM 4 (300 sq ft) 321 sq ft
RESOURCE LENDING LIBRARY (400 sq ft) 343 sq ft
RECEPTION (100 sq ft) 128 sq ft
ENTRY / LOUNGE / WAITING (500 sq ft) 407 sq ft
VEST. (100 sq ft) 134 sq ft
JANITOR (75 sq ft) 118 sq ft
ELEVATOR LOBBY / CIRCULATION 623 sq ft
EXIT STAIR
OPEN TO ABOVE
FLOOR ABOVE
C.O. VEST.
RES. EXIT CORR.
ECD SUB. ELEC. RM.
ECD WATER METERS & CONTROL PANEL
ECD SECURITY COM.
E.C.D. BIKE STORAGE CLASS 2 6H 6V
E.C.D./DAYCARE GREASE TRAP LOCATION
E.C.D./DAYCARE GARBAGE RECYCLING
FLEX L1 WORK
LIV.
DIN.
KIT.
BATH
O.S.
BUILDING ABOVE
STEEL & GLASS CANOPY ABOVE
A
E

PINNACLE LIVING @ CAPSTAN VILLAGE

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ECD HUB
LEVELS P1 & 1

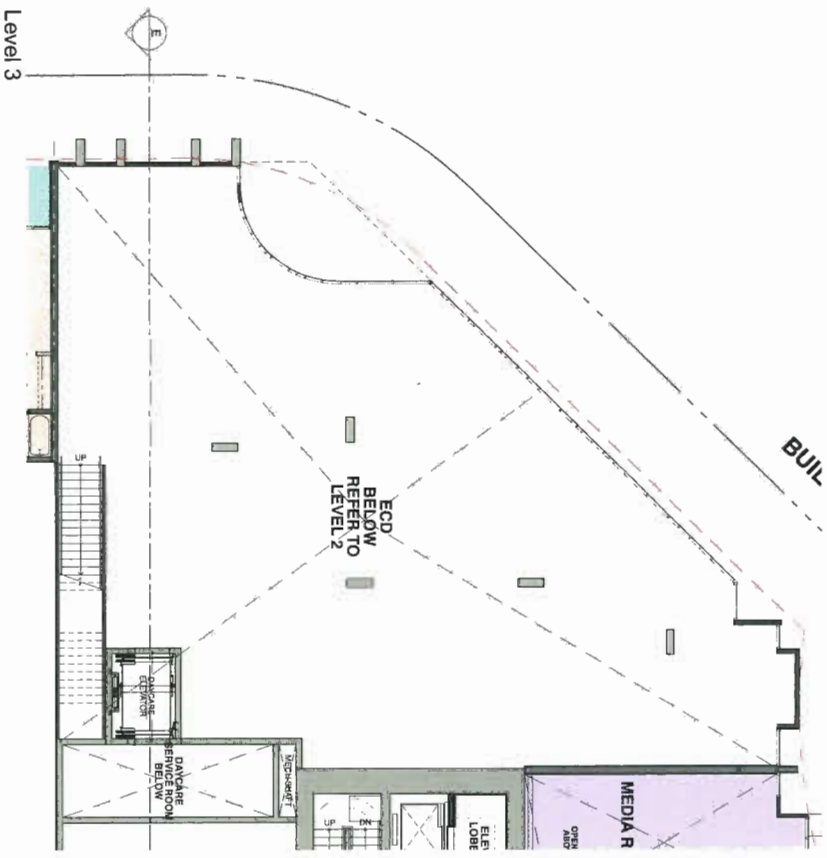
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

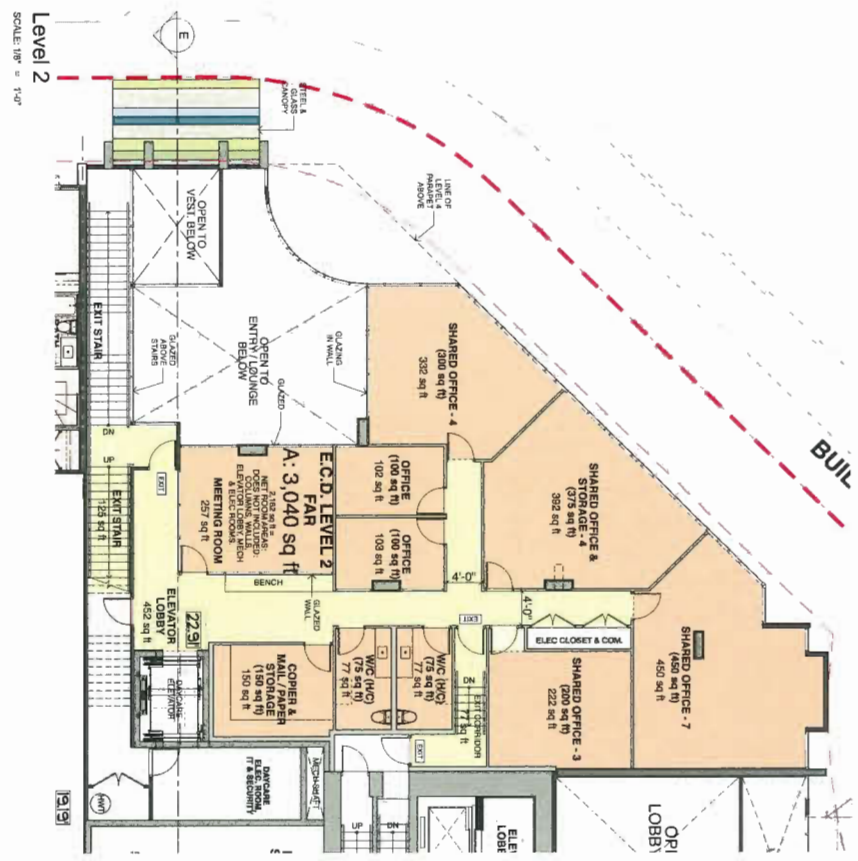
PROJ. # 1507
SCALE
DRAWN
CHECKED

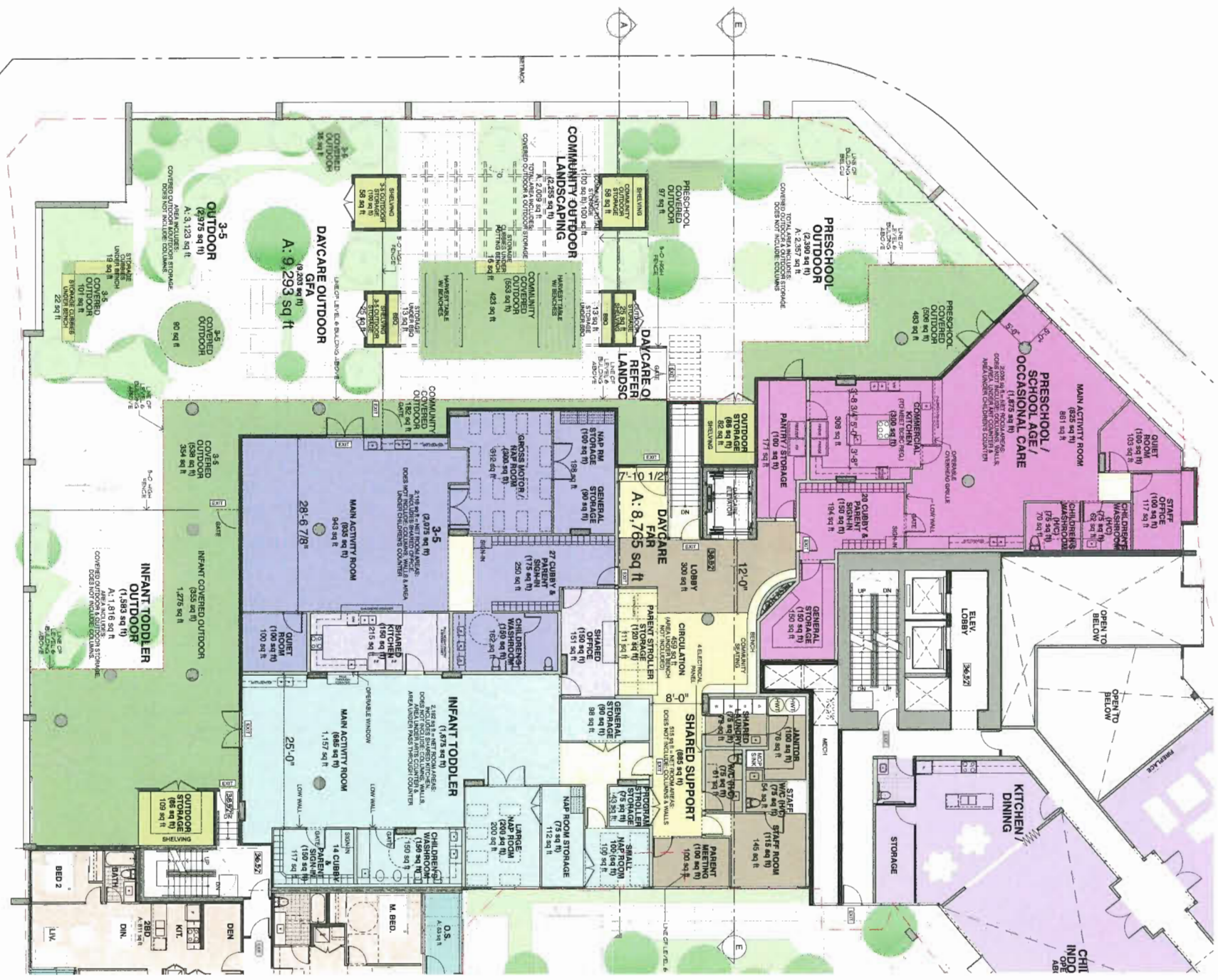
DRAWING NUMBER
PLAN
10b

JUL 20 2017

DP 16-735564







ECD BELOW REFER TO LEVEL 2
DAYCARE SERVICE ROOM BELOW
MEDIA R
ELEV LOBB
BUIL
E

Level 3
SCALE: 1/8" = 1'-0"

E.C.D. LEVEL 2 FAR
A: 3,040 sq ft
2,182 sq ft = NET ROOM AREAS: DOES NOT INCLUDE: COLUMNS, WALLS, ELEVATOR LOBBY, MECH & ELEC ROOMS
MEETING ROOM 257 sq ft
OFFICE (100 sq ft) 102 sq ft
OFFICE (100 sq ft) 103 sq ft
SHARED OFFICE - 4 (300 sq ft) 332 sq ft
SHARED OFFICE & STORAGE - 4 (375 sq ft) 392 sq ft
SHARED OFFICE - 7 (450 sq ft) 450 sq ft
SHARED OFFICE - 3 (200 sq ft) 222 sq ft
ELEC CLOSET & COM.
W/C (H/C) (75 sq ft) 77 sq ft
W/C (H/C) (75 sq ft) 77 sq ft
COPIER & MAIL / PAPER STORAGE (150 sq ft) 150 sq ft
ELEVATOR LOBBY 452 sq ft
EXIT STAIR 125 sq ft
EXIT CORRIDOR 77 sq ft
DAYCARE ELEVATOR
DAYCARE ELEC. ROOM, IT & SECURITY
BENCH
GLAZED WALL
GLAZING IN WALL
OPEN TO ENTRY / LOUNGE BELOW
OPEN TO VEST. BELOW
GLAZED ABOVE STAIRS
LINE OF LEVEL 4 PARAPET ABOVE
EXIT STAIR
4'-0"
22.91
19.91
OPI LOBBY
ELE LOBE
BUIL
A
E

Level 2
SCALE: 1/8" = 1'-0"

DAYCARE FAR
A: 8,765 sq ft
DAYCARE OUTDOOR GFA (9,203 sq ft)
A: 9,293 sq ft
INFANT TODDLER (1,675 sq ft)
2,182 sq ft = NET ROOM AREAS: INCLUDES SHARED KITCHEN. DOES NOT INCLUDE: COLUMNS, WALLS, AREA UNDER ARTS COUNTER & AREA UNDER PASS THROUGH COUNTER
MAIN ACTIVITY ROOM (685 sq ft) 1,157 sq ft
3-5 (2,075 sq ft)
2,118 sq ft = NET ROOM AREAS: INCLUDES SHARED OFFICE. DOES NOT INCLUDE: COLUMNS, WALLS & AREA UNDER CHILDREN'S COUNTER
MAIN ACTIVITY ROOM (935 sq ft) 943 sq ft
PRESCHOOL / SCHOOL AGE / OCCASIONAL CARE (1,875 sq ft)
2,036 sq ft = NET ROOM AREAS: DOES NOT INCLUDE: COLUMNS, WALLS, AREA UNDER ART COUNTER & AREA UNDER CHILDREN'S COUNTER
MAIN ACTIVITY ROOM (825 sq ft) 861 sq ft
SHARED SUPPORT (885 sq ft)
515 sq ft = NET ROOM AREAS: DOES NOT INCLUDE: COLUMNS & WALLS
LOBBY 300 sq ft
CIRCULATION 459 sq ft (AREA UNDER BENCH NOT INCLUDED)
PARENT STROLLER STORAGE (120 sq ft) 111 sq ft
SHARED OFFICE (150 sq ft) 151 sq ft
SHARED KITCHEN (150 sq ft) 215 sq ft
CHILDREN'S WASHROOM (150 sq ft) 162 sq ft
QUIET ROOM (100 sq ft) 100 sq ft
27 CUBBY & PARENT SIGN-IN (175 sq ft) 250 sq ft
GROSS MOTOR / NAP ROOM (300 sq ft) 312 sq ft
NAP RM STORAGE (100 sq ft) 198 sq ft
GENERAL STORAGE (90 sq ft)
GENERAL STORAGE (90 sq ft) 98 sq ft
LARGE NAP ROOM (200 sq ft) 200 sq ft
NAP ROOM STORAGE (75 sq ft) 112 sq ft
SMALL NAP ROOM 100 (sq ft) 109 sq ft
PROGRAM STROLLER STORAGE (75 sq ft) 43 sq ft
CHILDREN'S WASHROOM (150 sq ft)
14 CUBBY & PARENT SIGN-IN (150 sq ft) 117 sq ft
PARENT MEETING (100 sq ft) 100 sq ft
STAFF ROOM (115 sq ft) 145 sq ft
STAFF W/C (H/C) (75 sq ft) 54 sq ft
W/C (H/C) (75 sq ft) 61 sq ft
JANITOR (100 sq ft) 76 sq ft
SHARED LAUNDRY (75 sq ft) 79 sq ft
MOP SINK
GENERAL STORAGE (150 sq ft) 150 sq ft
20 CUBBY & PARENT SIGN-IN (150 sq ft) 194 sq ft
COMMERCIAL KITCHEN (TO MEET BCBC REQ.) (300 sq ft) 308 sq ft
PANTRY / STORAGE (100 sq ft) 171 sq ft
QUIET ROOM (100 sq ft) 103 sq ft
STAFF OFFICE (100 sq ft) 117 sq ft
CHILDREN'S WASHROOM (H/C) (75 sq ft) 62 sq ft
CHILDREN'S WASHROOM (H/C) (75 sq ft) 70 sq ft
OUTDOOR STORAGE (86 sq ft) 82 sq ft
OUTDOOR STORAGE (86 sq ft) 109 sq ft
DAYCARE ELEVATOR
ELEV. LOBBY
OPEN TO BELOW
KITCHEN / DINING
STORAGE
FIREPLACE
MECH
INFANT TODDLER OUTDOOR (1,583 sq ft)
A: 1,816 sq ft
AREA INCLUDES: COVERED OUTDOOR & OUTDOOR STORAGE. DOES NOT INCLUDE COLUMNS.
INFANT COVERED OUTDOOR (355 sq ft) 1,276 sq ft
3-5 COVERED OUTDOOR (538 sq ft) 354 sq ft
3-5 OUTDOOR (2,975 sq ft)
A: 3,123 sq ft
AREA INCLUDES: COVERED OUTDOOR & OUTDOOR STORAGE. DOES NOT INCLUDE: COLUMNS.
3-5 COVERED OUTDOOR 90 sq ft
3-5 COVERED OUTDOOR 101 sq ft
3-5 COVERED OUTDOOR 35 sq ft
STORAGE CUBBIES UNDER BENCH 19 sq ft
STORAGE CUBBIES UNDER BENCH 22 sq ft
3-5 OUTDOOR STORAGE (100 sq ft) 58 sq ft
3-5 OUTDOOR STORAGE 25 sq ft
COMMUNITY OUTDOOR LANDSCAPING (2,255 sq ft)
A: 2,009 sq ft
TOTAL AREA INCLUDES: COVERED OUTDOOR & OUTDOOR STORAGE
COMMUNITY TOTAL STORAGE (100 sq ft) 100 sq ft
COMMUNITY COVERED OUTDOOR (553 sq ft) 423 sq ft
COMMUNITY COVERED OUTDOOR 182 sq ft
COMMUNITY OUTDOOR STORAGE 58 sq ft
STORAGE CUBBIES UNDER POTTING BENCH 16 sq ft
HARVEST TABLE W/ BENCHES
STORAGE UNDER BBQ 13 sq ft
OUTDOOR STORAGE 25 sq ft
SHELVING
BBQ
PRESCHOOL OUTDOOR (2,390 sq ft)
A: 2,357 sq ft
TOTAL AREA INCLUDES: COVERED OUTDOOR & OUTDOOR STORAGE. DOES NOT INCLUDE: COLUMNS
PRESCHOOL COVERED OUTDOOR (506 sq ft) 483 sq ft
PRESCHOOL COVERED OUTDOOR 97 sq ft
DAYCARE O REFER LANDSC
5'-0" HIGH FENCE
GATE
LINE OF LEVEL 6 BUILDING ABOVE
LINE OF BUILDING BELOW
SETBACK
28'-6 7/8"
25'-0"
12'-0"
8'-0"
7'-10 1/2"
36.57
BED 2
BATH
LIV.
DIN.
KIT.
2BD A: 811 sq ft
DEN
M. BED.
O.S. A: 63 sq ft
CHI INDO
A
E

Level 4
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

No.	ISSUED / REVISION	DATE
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PINNACLE LIVING @ CAPSTAN VILLAGE

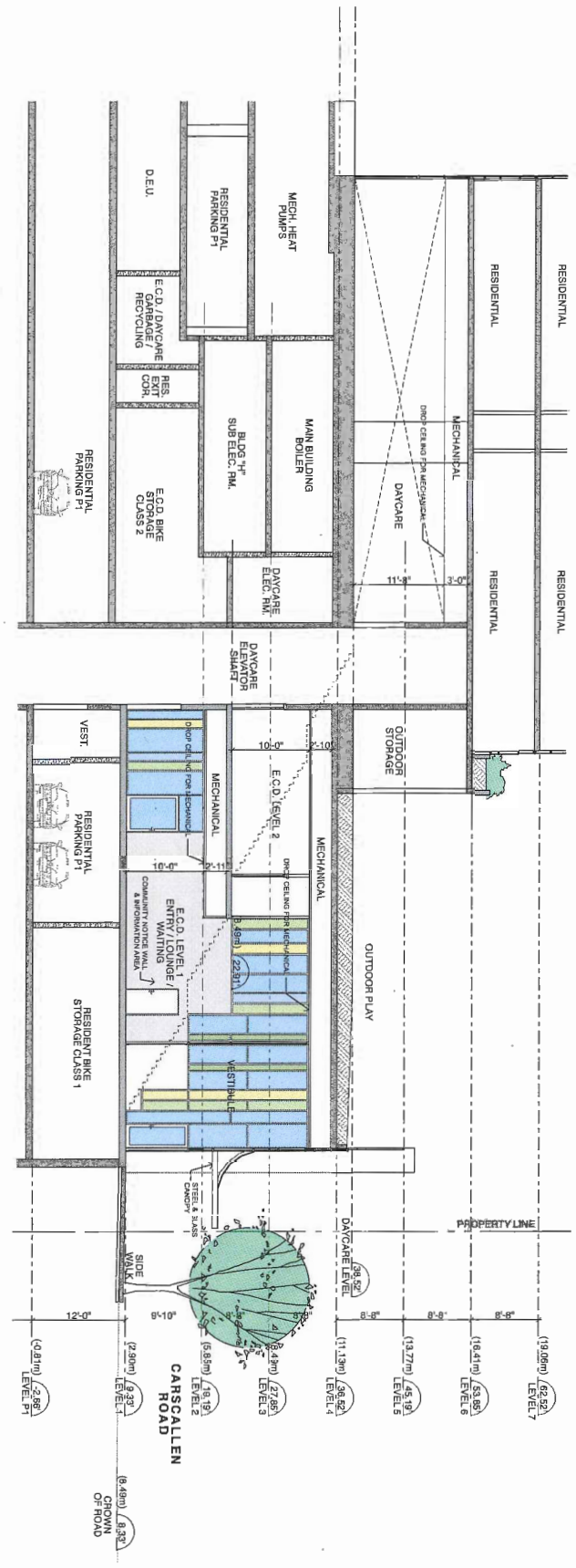
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

ECD HUB LEVELS 2, 3 & 4

PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #10c

JUL 20 2017

DP 16-735564



File Name: 1507 Plan.pln

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
MECHANICAL
DROP CEILING FOR MECHANICAL
DAYCARE
11'-8"
3'-0"
MECH. HEAT PUMPS
RESIDENTIAL PARKING P1
D.E.U.
MAIN BUILDING BOILER
BLDG "H" SUB ELEC. RM.
E.C.D. / DAYCARE GARBAGE / RECYCLING
RES. EXIT COR.
E.C.D. BIKE STORAGE CLASS 2
RESIDENTIAL PARKING P1
DAYCARE ELEC. RM.
DAYCARE ELEVATOR SHAFT
OUTDOOR STORAGE
10'-0"
2'-10"
E.C.D. LEVEL 2
MECHANICAL
DROP CEILING FOR MECHANICAL
VEST.
RESIDENTIAL PARKING P1
10'-0"
2'-11"
MECHANICAL
DROP CEILING FOR MECHANICAL
OUTDOOR PLAY
E.C.D. LEVEL 1 ENTRY / LOUNGE / WAITING
COMMUNITY NOTICE WALL & INFORMATION AREA
(8.49m) 22.91'
VESTIBULE
RESIDENT BIKE STORAGE CLASS 1
STEEL & GLASS CANOPY
PROPERTY LINE
DAYCARE LEVEL 38.52'
SIDE WALK
12'-0"
9'-10"
8'-8"
8'-8"
8'-8"
8'-8"
8'-8"
(-0.81m) -2.66' LEVEL P1
(2.90m) 9.33' LEVEL 1
(5.85m) 18.19' LEVEL 2
(8.49m) 27.85' LEVEL 3
(11.13m) 36.52' LEVEL 4
(13.77m) 45.19' LEVEL 5
(16.41m) 53.85' LEVEL 6
(19.06m) 62.52' LEVEL 7
CARSCALLEN ROAD
(8.49m) 8.33' CROWN OF ROAD

SECTION E
(EAST-WEST)

0 5' 10' 20'

PINNACLE LIVING @ CAPSTAN VILLAGE

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RICHMOND, BRITISH COLUMBIA

for

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ECD HUB SECTION

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

① **GLAZING IN ALUMINUM FRAMES**
- 1a - white frame
- 1b - black frame
- 1c - silver frame: clear anodized aluminum

② **SPANDREL GLASS IN ALUMINUM FRAMES**
- 2a - silver
- GLASS SPANDREL ACCENT COLOURS
- 2a - BLUE: "PPG Azuria"
- 2b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 2c - GREEN : match BM 2026-10 "Lime Green"
- 2d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 2e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 2f - AUBURN: match BM 2088-30 "Strawberry Field"
- 2w - WHITE:

③ **METAL SPANDREL IN ALUMINUM FRAMES**
- 3a - dark grey: match BM 2133-20 "Black-Jack"

④ **PAINTED CONCRETE**
- 4a - white
- 4b - clear sealer

⑤ **METAL GUARDRAILS**
- 5a - dark grey: match BM 2133-20 "Black-Jack"

⑥ **TRANSLUCENT GLASS**
- 6a - white

⑦ **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
- 7a - silver frame: clear anodized aluminum

⑧ **GLASS CANOPY**
- 8a - dark grey steel frame: match BM 2133-20 "Black-Jack"

⑨ **METAL LOUVRE**
- 9a - dark grey: match BM 2133-20 "Black-Jack"
- 9b - silver

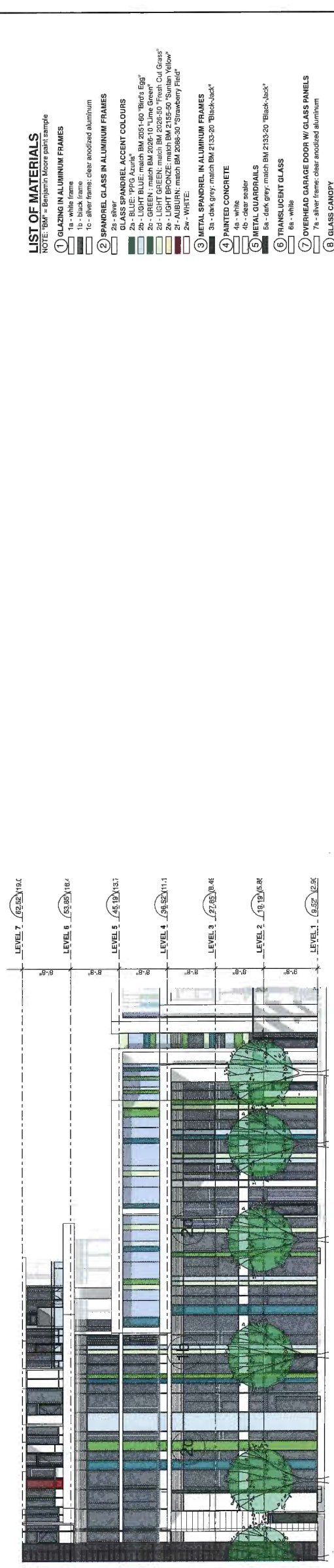
⑩ **OVERHEAD GARAGE DOOR**
- 10a - silver

⑪ **METAL PANEL**
- 11a - dark grey: match BM 2133-20 "Black-Jack"
- 11b - white
- 11c - medium grey

⑫ **ALUMINUM GLAZED GUARDRAILS**
- 12a - dark grey: match BM 2133-20 "Black-Jack"
- 12b - silver

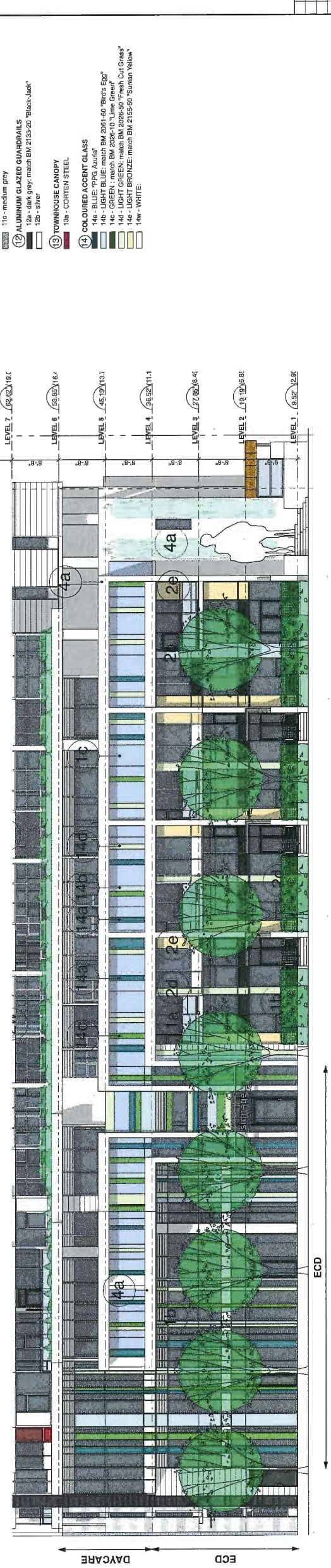
⑬ **TOWNHOUSE CANOPY**
- 13a - CORTEN STEEL

⑭ **COLOURED ACCENT GLASS**
- 14a - BLUE: "PPG Azuria"
- 14b - LIGHT BLUE: match BM 2051-60 "Bird's Egg"
- 14c - GREEN : match BM 2026-10 "Lime Green"
- 14d - LIGHT GREEN: match BM 2026-50 "Fresh Cut Grass"
- 14e - LIGHT BRONZE: match BM 2155-50 "Suntan Yellow"
- 14w - WHITE:



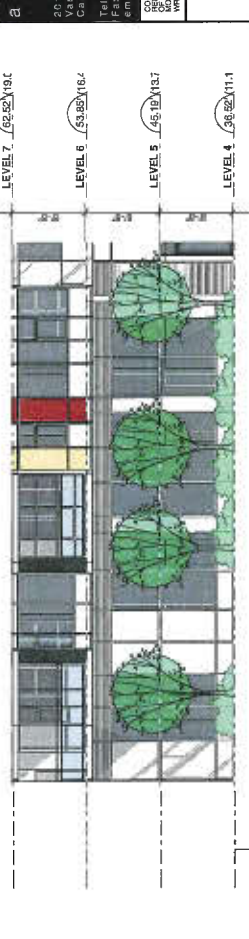
ECD HUB - Northwest

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



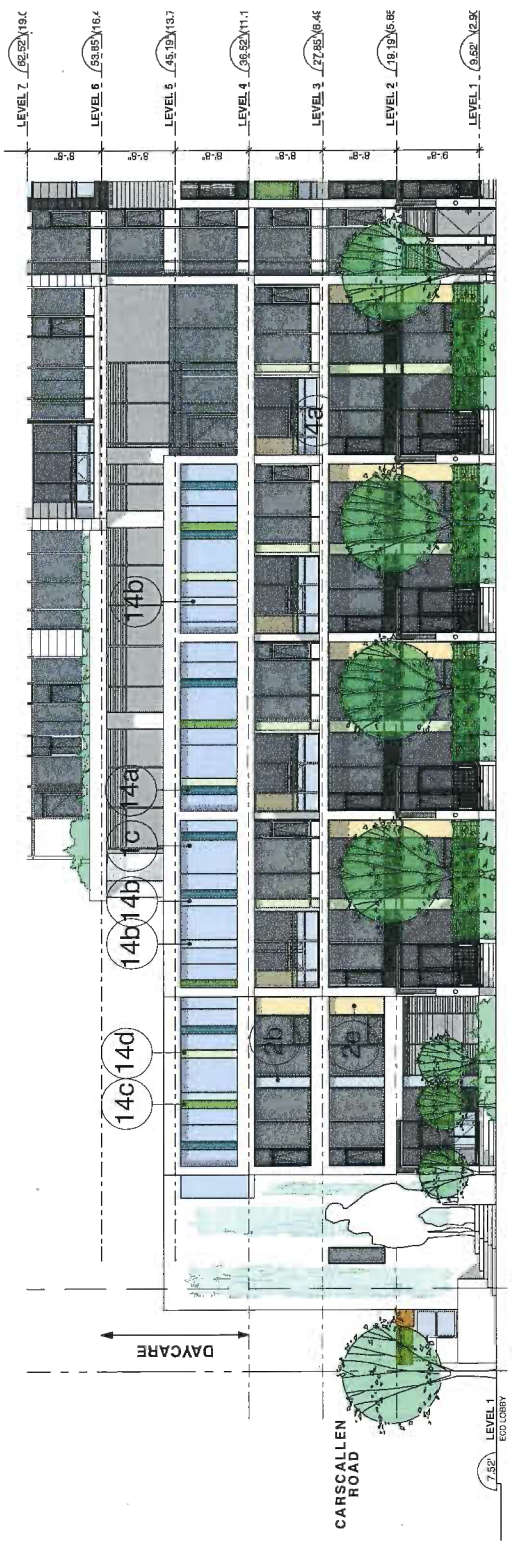
ECD HUB - West

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



ECD HUB - East

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



ECD HUB - South

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

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ECD HUB EXTERIOR ELEVATIONS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

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SCALE		PLAN	#10e
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File Name: 1507 PSA.pln

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PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

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AFFORDABLE HOUSING UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507
SCALE	
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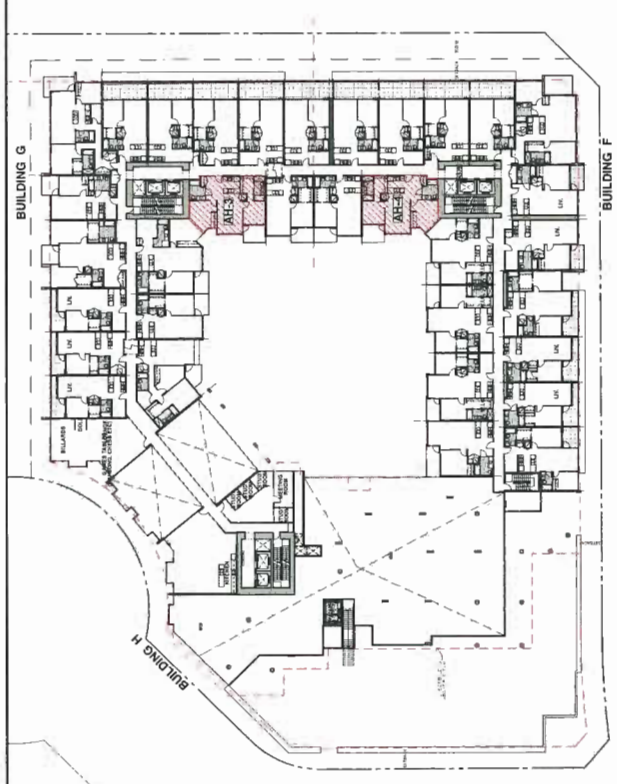
CHECKED	

DRAWING NUMBER: PLAN #11a



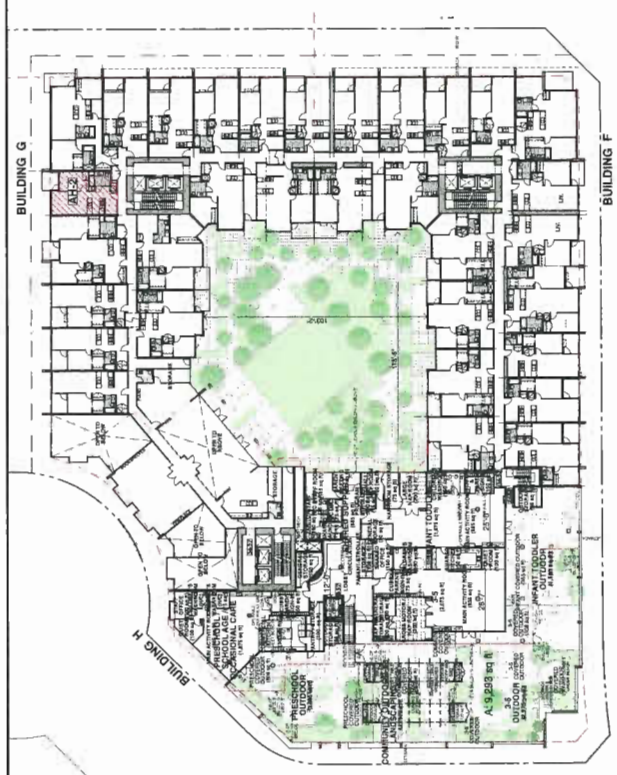
Level 5
SCALE: 1/32" = 1'-0"

Level 8
SCALE: 1/32" = 1'-0"

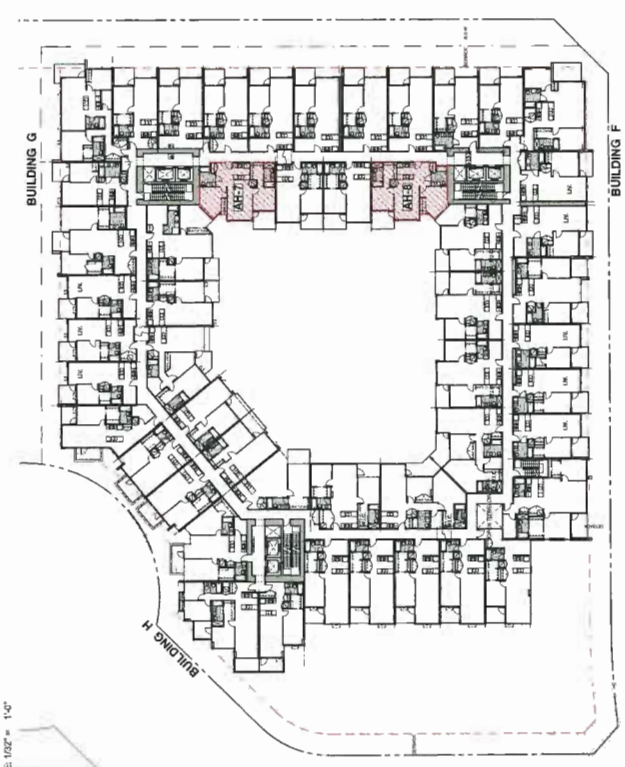
SUMMARY OF AFFORDABLE HOUSING UNIT LOCATIONS, TYPES & SIZES

REF.#	LEVEL	UNIT TYPE	BUH UNIT (1)	HABITABLE AREA / UNIT sq.m	BUILDING TOTALS # UNITS	BUILDING TOTALS HABITABLE AREA sq m (sq ft)
AH-1	3	1 BED + DEN	YES	55.19	12	979.79 sq.m 10,548.37 sq.ft
AH-2	4	1 BED + DEN	YES	55.18		
AH-3	5	2 BED	YES	82.05		
AH-4	5	2 BED	YES	82.05		
AH-5	6	2 BED	YES	82.05		
AH-6	6	2 BED	YES	82.05		
AH-7	7	2 BED	YES	82.05		
AH-8	7	2 BED	YES	82.05		
AH-9	8	2 BED	YES	82.05		
AH-10	8	2 BED	YES	82.05		
AH-11	9	3 BED + DEN	YES	106.51		
AH-12	9	3 BED + DEN	YES	106.51		

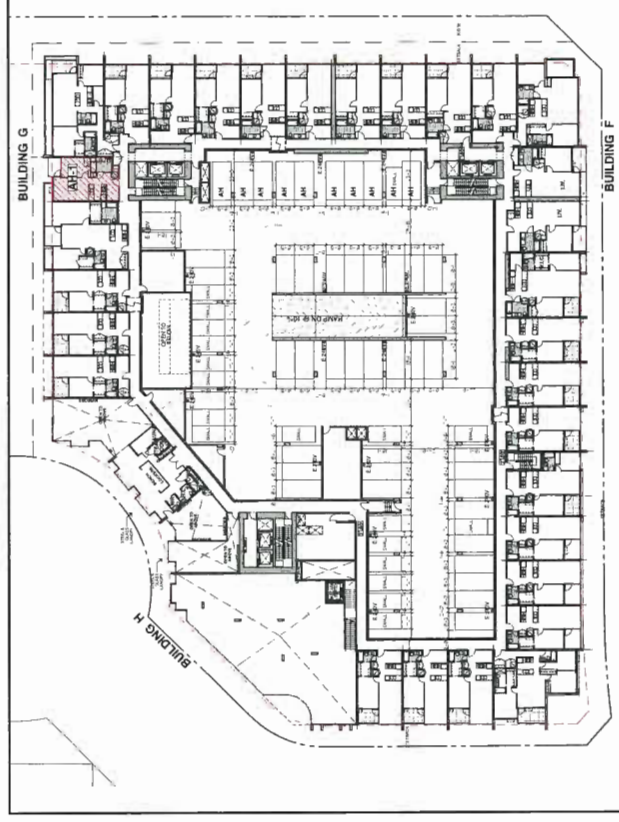
(1) "BUH Unit" means Basic Universal Housing (BUH) unit and shall be designed and constructed to comply with all applicable Richmond Zoning Bylaw requirements.



Level 4
SCALE: 1/32" = 1'-0"



Level 7
SCALE: 1/32" = 1'-0"



Level 3
SCALE: 1/32" = 1'-0"

Level 6
SCALE: 1/32" = 1'-0"

Level 9
SCALE: 1/32" = 1'-0"

Plot Name: 1507 Plot.pltt

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RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-735564

JUL 20 2017

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]

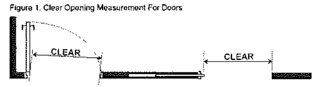
4.16.7. Doors in every **dwelling unit** and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.

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

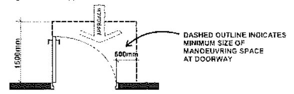


Manoeuvring Space at Doorways

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:

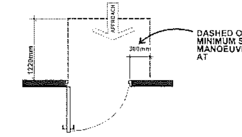
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units. [Bylaw 8736 Sep 5/12]

Figure 2. Front Approach, Pull Side [Bylaw 8736 Sep 5/12]



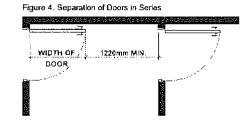
b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one 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



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.

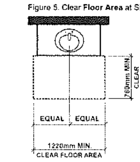
Bathrooms

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]

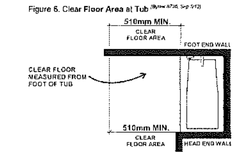
b) have a clear **floor area** at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

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;

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

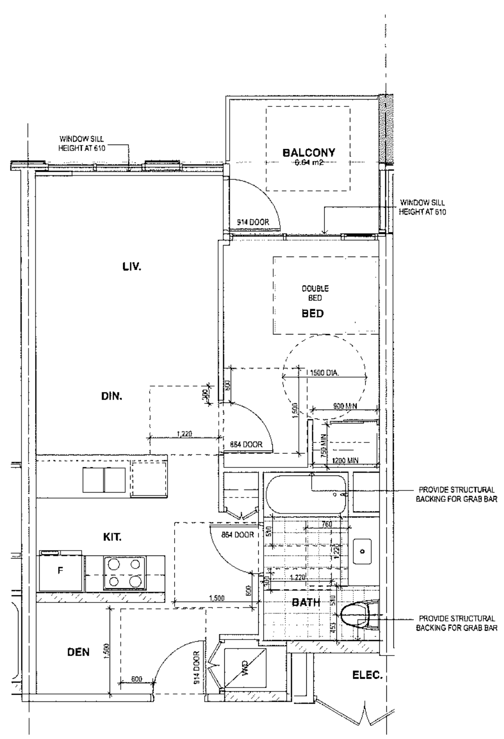
4.16.26. The space around a bed in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

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.

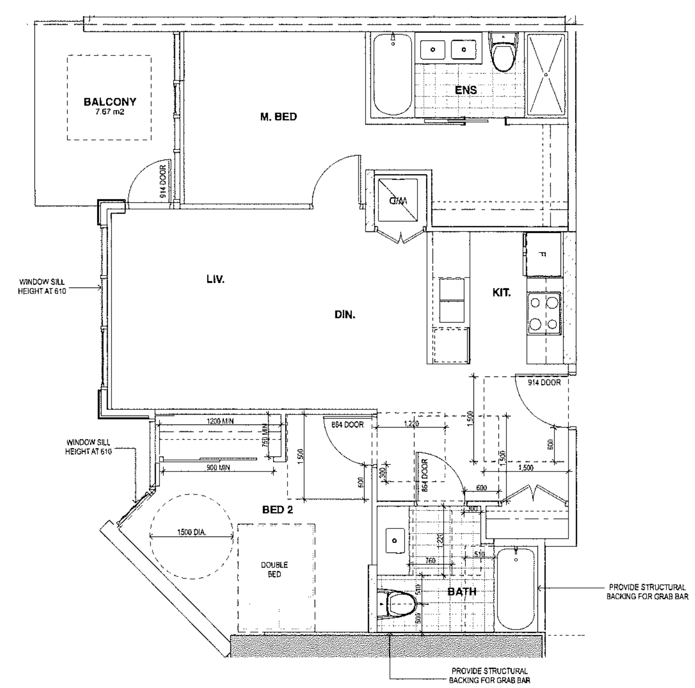
Patios and Balconies

4.16.28. **Access** doors shall have a minimum clear opening of 800.0 mm. [Bylaw 8736 Sep 5/12]

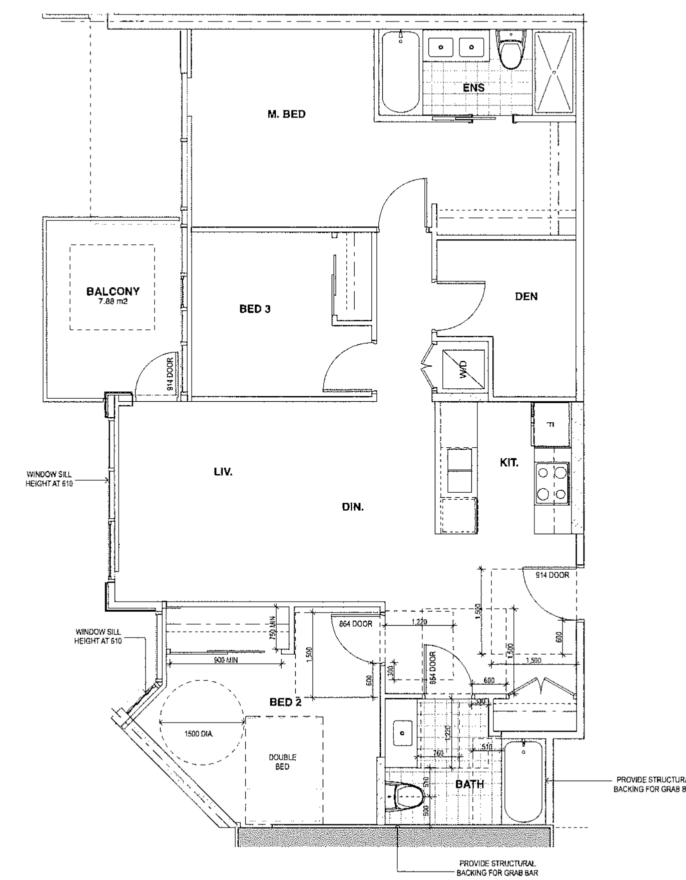
4.16.29. Minimum dimensions of any **balcony** or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio. [Bylaw 8736 Sep 5/12]



1 BED + DEN UNIT



2 BED UNIT



3 BED + DEN UNIT

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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AFFORDABLE HOUSING UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#11b
CHECKED		

File Name: 1507 Plan.pln

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
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BUH KEYPLANS

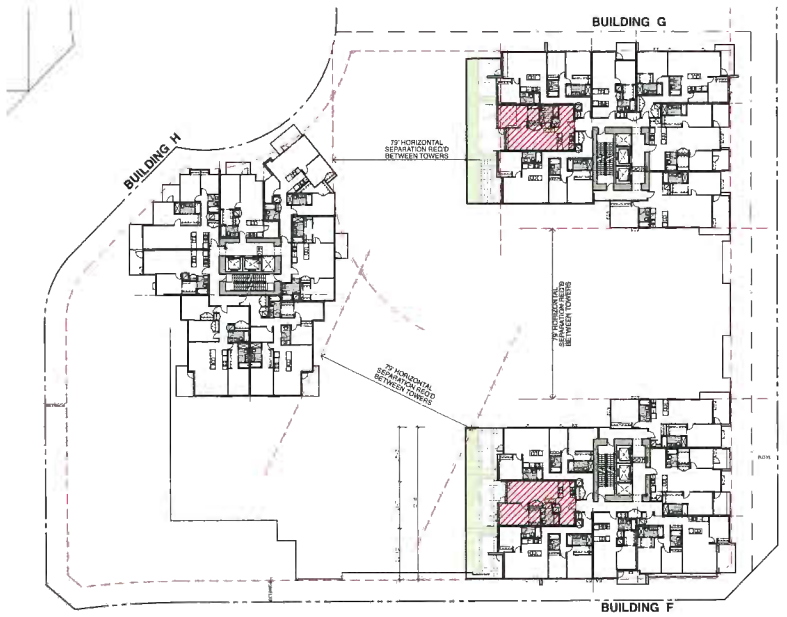
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. # 1507

DRAWING NUMBER PLAN #12a

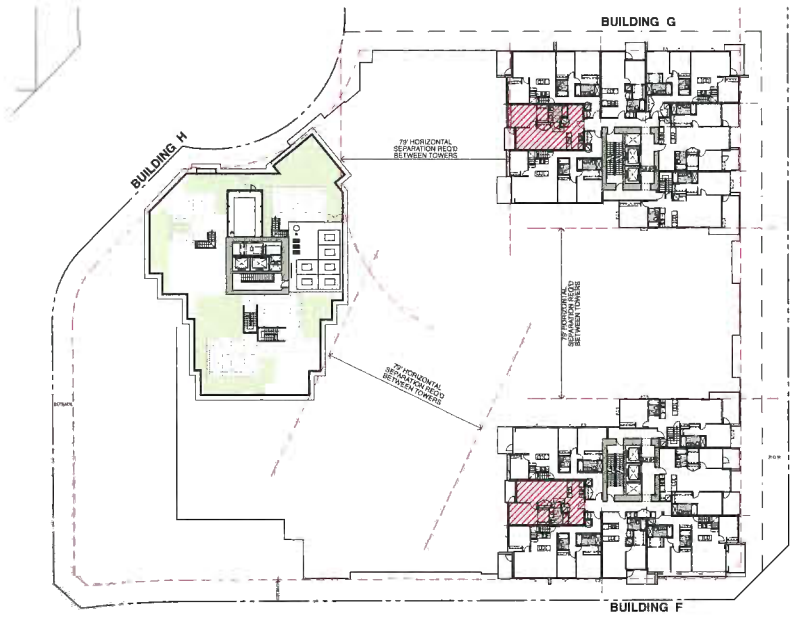
JUL 2 0 2017

DP 16-735564



Level 11-14

SCALE: 1/32" = 1'-0"



Level 15

SCALE: 1/32" = 1'-0"

BUH REQUIREMENTS

HOUSING TYPE	# UNITS	% BUH	TOTAL BUH UNITS REQ'D
MARKET HOUSING	406	18	73
AFFORDABLE HOUSING	12	100	12
		TOTAL	85

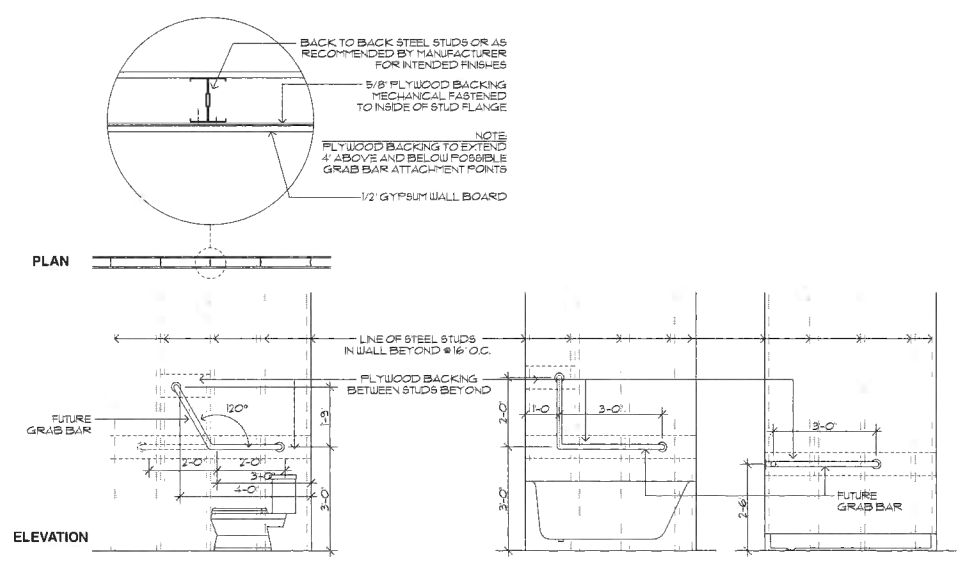
BASIC UNIVERSAL HOUSING SUMMARY

LEVEL	FLOOR AREA	# UNITS (% OF TOTAL PHASE 2 BASIC UNIVERSAL HOUSING UNITS					
		TOTAL	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED
LEVEL 02	97.70 sq.m 1,051.63 sq.ft	1	0	0	0	1	0
LEVEL 03	797.80 sq.m 8,587.45 sq.ft	11	1	7	1	2	0
LEVEL 04	997.90 sq.m 10,741.31 sq.ft	14	7	6	1	0	0
LEVEL 05	670.20 sq.m 7,213.97 sq.ft	9	3	2	3	1	0
LEVEL 06	661.30 sq.m 7,118.17 sq.ft	9	3	2	3	1	0
LEVEL 07	723.70 sq.m 7,789.84 sq.ft	10	4	2	3	1	0
LEVEL 08	724.70 sq.m 7,800.61 sq.ft	10	4	2	3	1	0
LEVEL 09	561.10 sq.m 6,039.63 sq.ft	7	4	0	1	0	2
LEVEL 10	286.80 sq.m 3,087.09 sq.ft	4	3	0	1	0	0
LEVEL 11	134.90 sq.m 1,452.05 sq.ft	2	0	2	0	0	0
LEVEL 12	134.90 sq.m 1,452.05 sq.ft	2	0	2	0	0	0
LEVEL 13	134.90 sq.m 1,452.05 sq.ft	2	0	2	0	0	0
LEVEL 14	134.90 sq.m 1,452.05 sq.ft	2	0	2	0	0	0
LEVEL 15	134.90 sq.m 1,452.05 sq.ft	2	0	2	0	0	0
TOTAL	**6,195.70 sq.m 66,689.96 sq.ft**	**85**	**29**	**31**	**16**	**7**	**2**

AGEING IN PLACE

TO ALLOW FOR AGEING IN PLACE, ALL UNIT SHALL HAVE THE FOLLOWING:

1. STAIRWELL HAND RAILS.
2. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.
3. SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION (BY OTHERS) BESIDE TOILETS, BATHTUBS, AND SHOWERS.



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JUL 20 2017

BUH KEYPLANS & STATISTICS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #12b
DRAWN		
CHECKED		

File Name: 1507 Plans.dwg

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 9726 Sep 9/12)

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 9726 Sep 9/12)

4.16.7. Doors in every **dwelling unit** and common areas shall be operable by devices that do not require light 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.

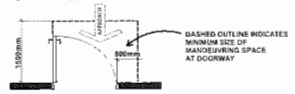
Figure 1. Clear Opening Measurement For Doors

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:

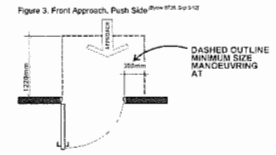
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units. (Bylaw 9726 Sep 9/12)

Figure 2. Front Approach, Pull Side (Bylaw 9726 Sep 9/12)



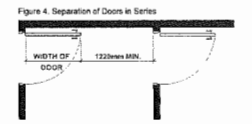
b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units. (Bylaw 9726 Sep 9/12)

Figure 3. Front Approach, Push Side (Bylaw 9726 Sep 9/12)



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



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 enough in writing is provided for future conversion for an automatic door opener. (Bylaw 9726 Sep 9/12)

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 9726 Sep 9/12)

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 9726 Sep 9/12)

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 light grasping, pinching or twisting of the wrist.

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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 9726 Sep 9/12)

4.16.19. Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor. (Bylaw 9726 Sep 9/12)

4.16.20. Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor. (Bylaw 9726 Sep 9/12)

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4.16.22. Light switches will be rocker or paddle-type switches.

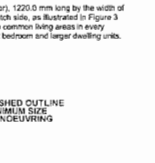
Bathrooms

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 9726 Sep 9/12)

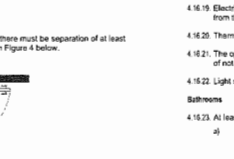
b) have a clear **floor area** at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

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 9726 Sep 9/12)

Figure 6. Clear **Floor Area** at Tub (Bylaw 9726 Sep 9/12)



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.

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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;

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.

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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 1220.0 mm and a clothes hanger rod than can be lowered to 1200.0 mm.

Patios and Balconies

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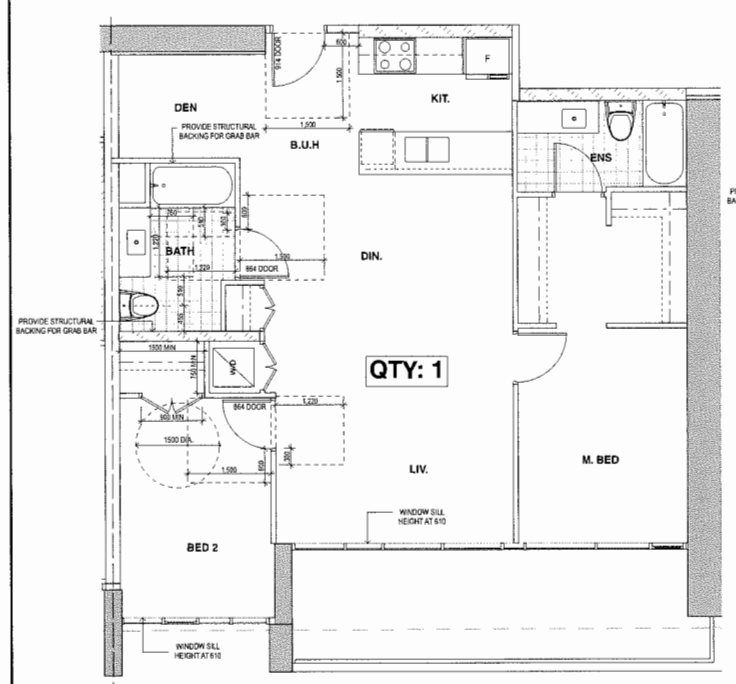
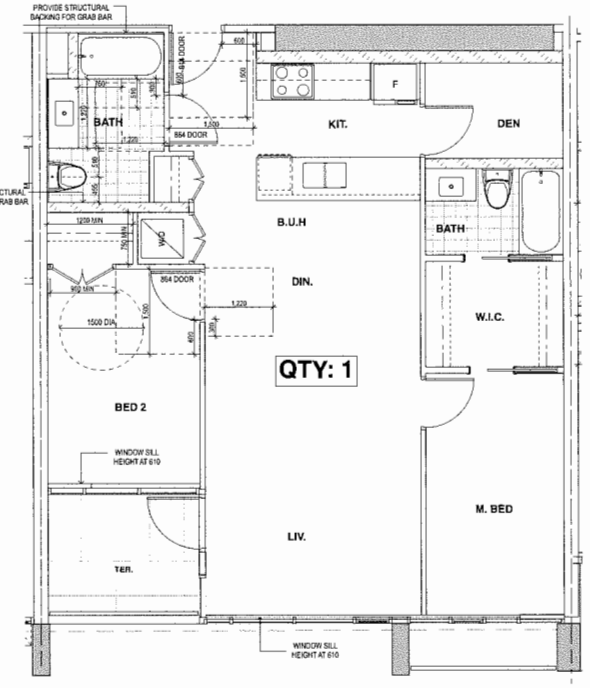
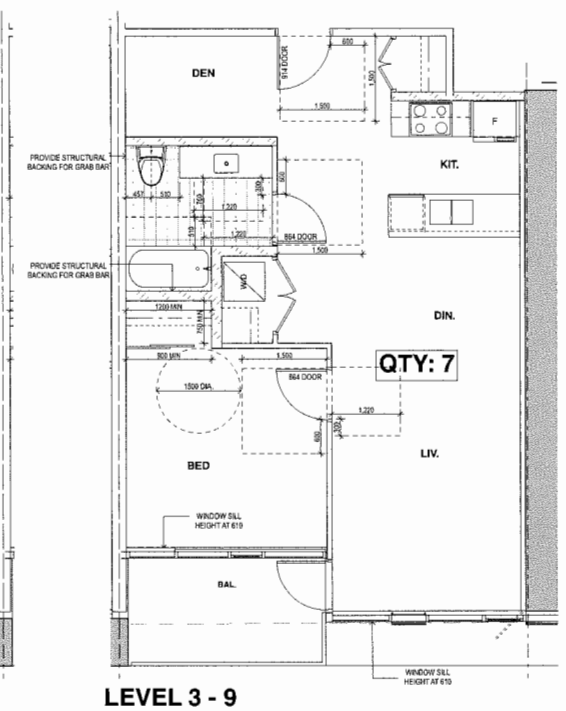


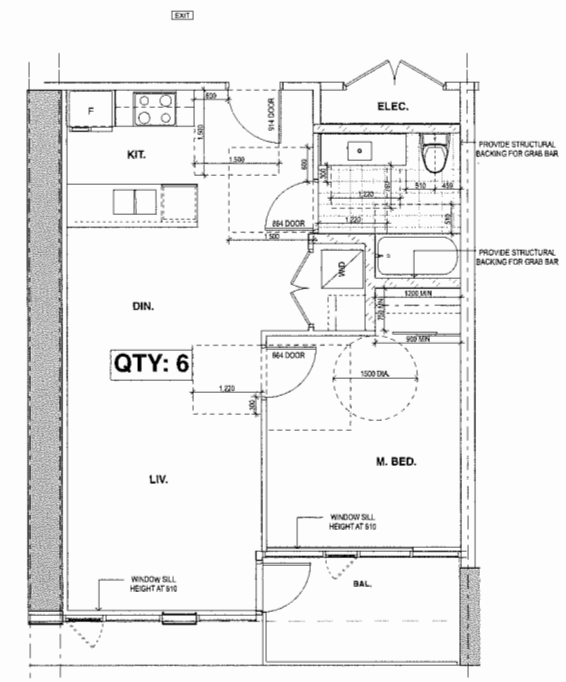
LEVEL 2
2 BED + DEN UNIT



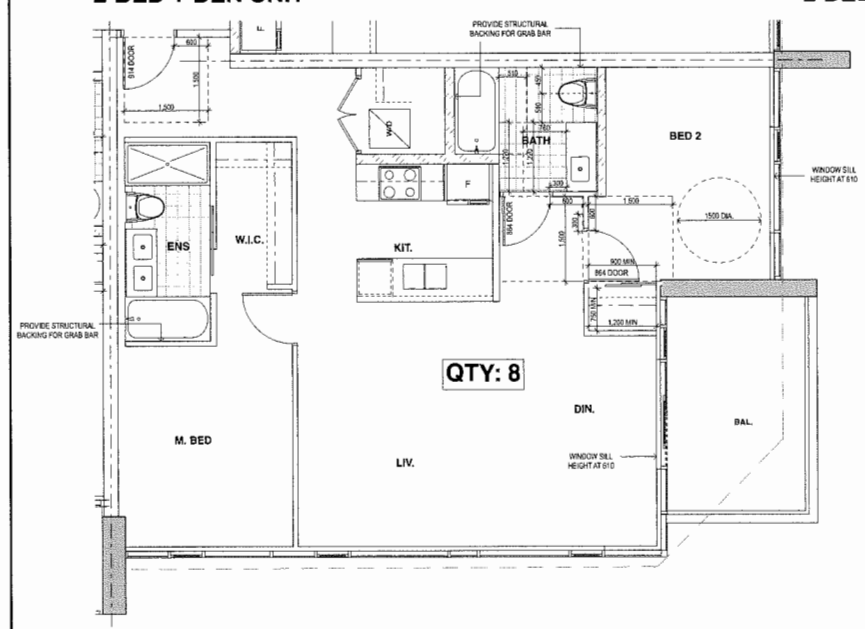
LEVEL 3
2 BED + DEN UNIT



LEVEL 3 - 9
1 BED + DEN UNIT



LEVEL 3 - 8
1 BED UNIT



LEVEL 3 - 10
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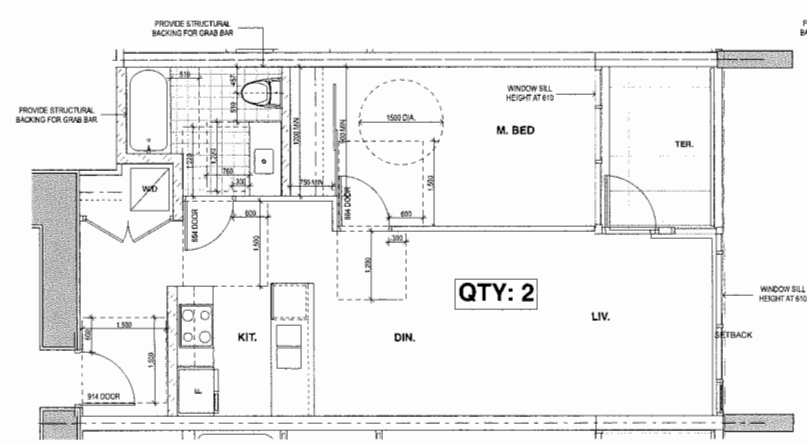
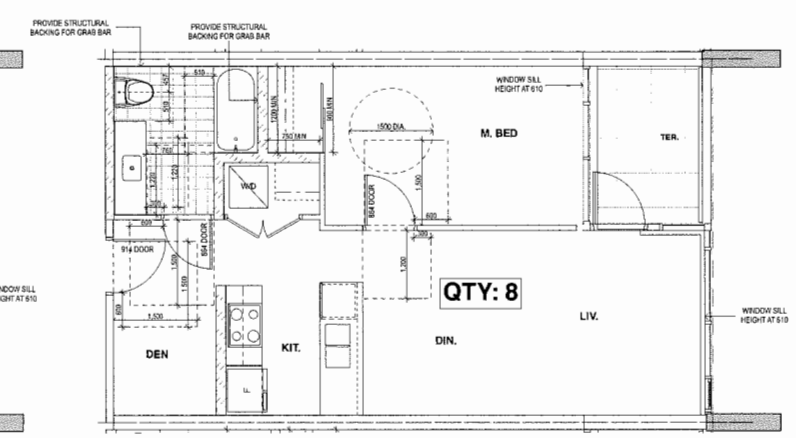


LEVEL 3 - 4
1 BED UNIT



LEVEL 3 - 4
1 BED + DEN UNIT

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BUH UNIT PLANS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN
DRAWN		#12c
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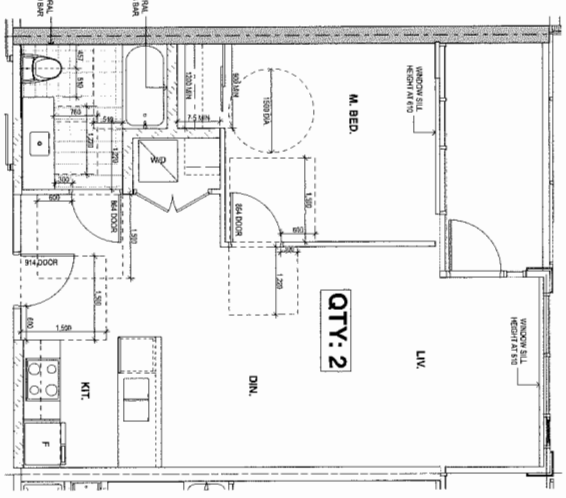
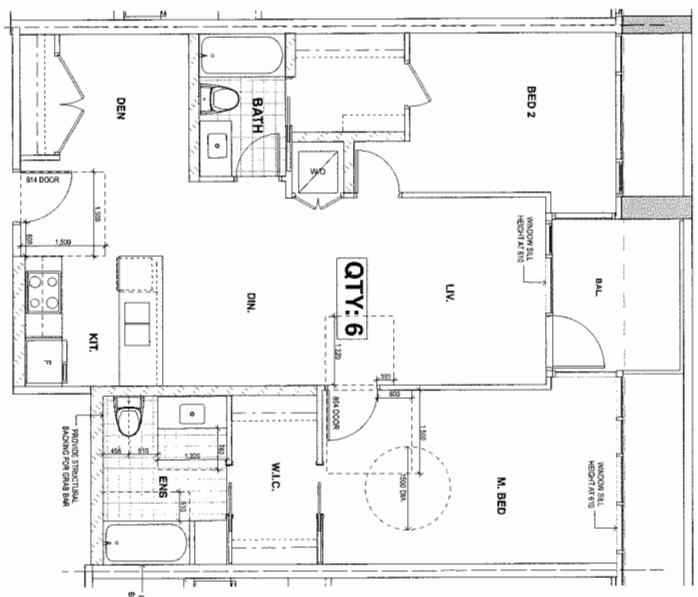
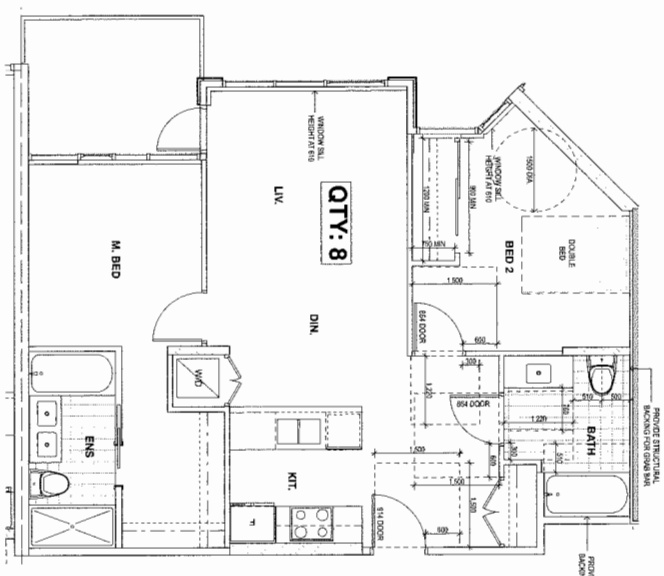
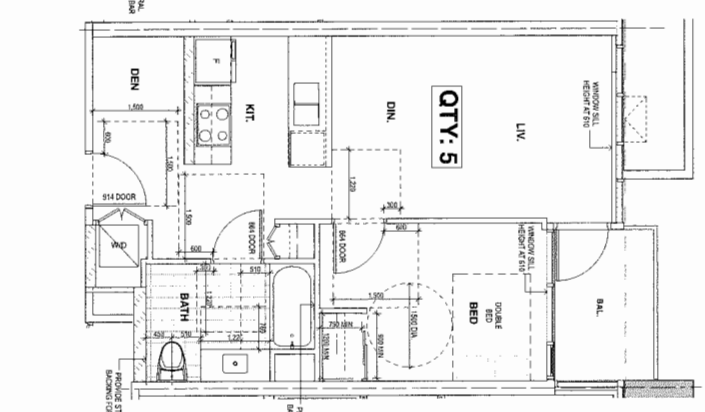
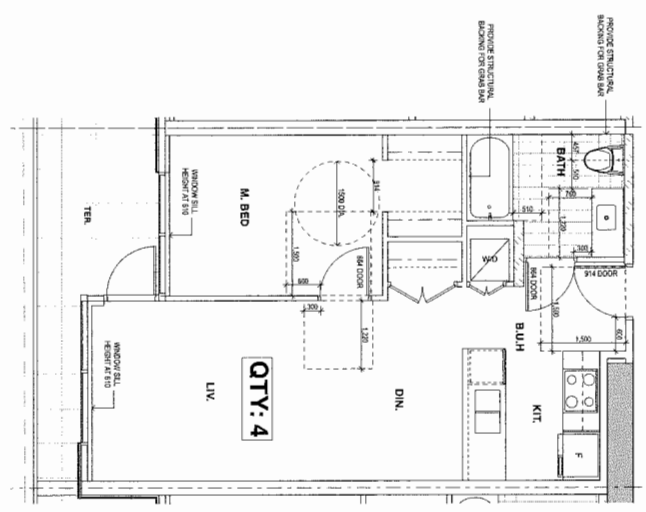
File Name: 1507 Plan.pln

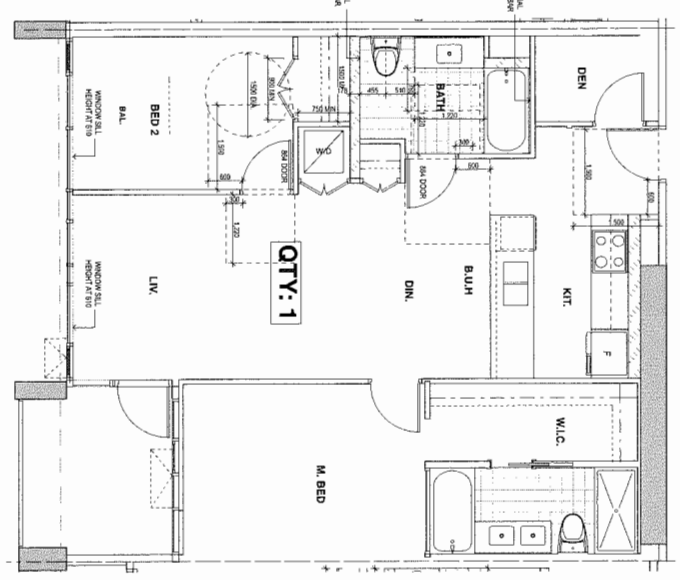


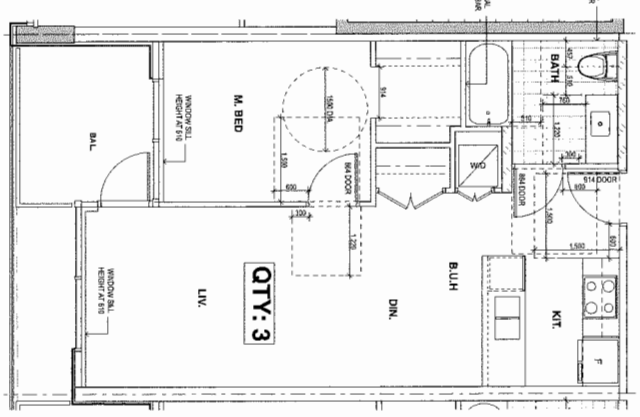


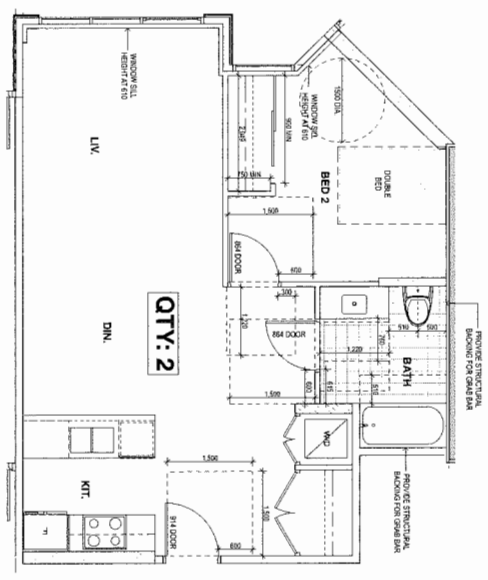












File Name : 1507 Plan.pln

LEVEL 4 - 5
1 BED UNIT

QTY: 2
KIT.
DIN.
LIV.
M. BED.
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 3 - 8
2 BED + DEN UNIT

QTY: 6
DEN
BATH
BED 2
KIT.
DIN.
LIV.
BAL.
ENS
W.I.C.
M. BED
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 5 - 8
2 BED UNIT

QTY: 8
LIV.
M. BED
DIN.
ENS
KIT.
BED 2
DOUBLE BED
BATH
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 3 - 7
1 BED + DEN UNIT

QTY: 5
DEN
KIT.
DIN.
LIV.
BATH
BED
DOUBLE BED
BAL.
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 5 - 8
1 BED UNIT

QTY: 4
TER.
M. BED
BATH
B.U.H
LIV.
DIN.
KIT.
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 4
2 BED + DEN UNIT

QTY: 1
BED 2
BAL.
BATH
DEN
LIV.
DIN.
B.U.H
KIT.
W.I.C.
M. BED
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 6 - 8
1 BED UNIT

QTY: 3
BAL.
M. BED
BATH
LIV.
DIN.
B.U.H
KIT.
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 4
1 BED UNIT

QTY: 2
LIV.
DIN.
KIT.
BED 2
DOUBLE BED
BATH
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
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4	Re-issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
1	Issued for DP	JUN 23 2016

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BUH UNIT PLANS

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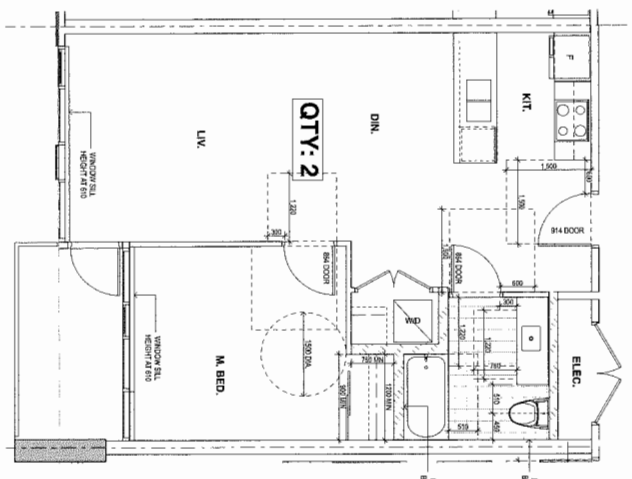
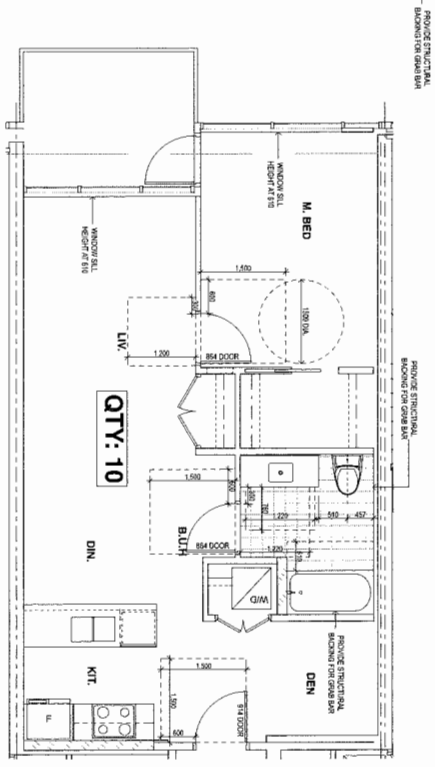
PROJ. #	1507
SCALE	
DRAWN	
CHECKED	

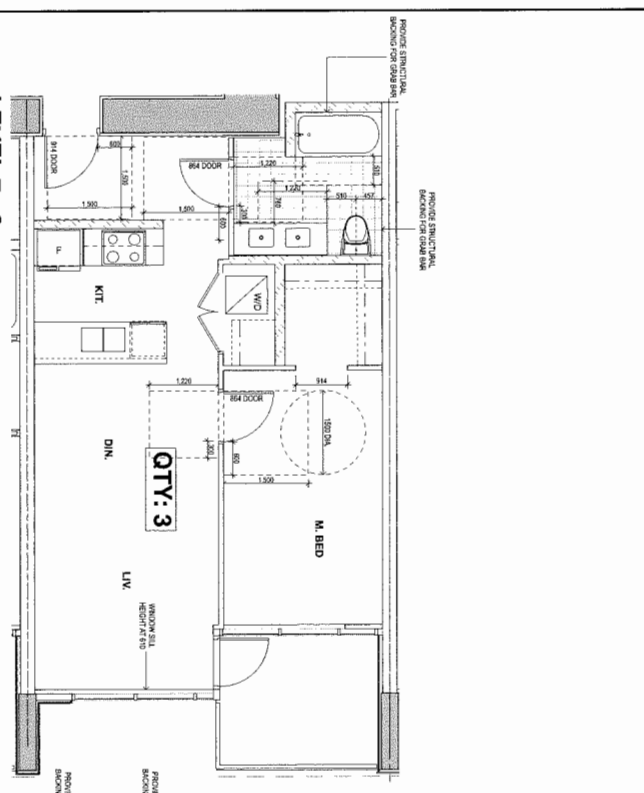
DRAWING NUMBER
PLAN #12d

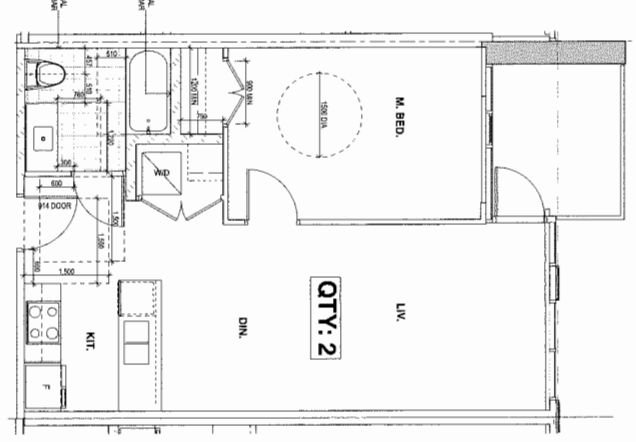
JUL 20 2017

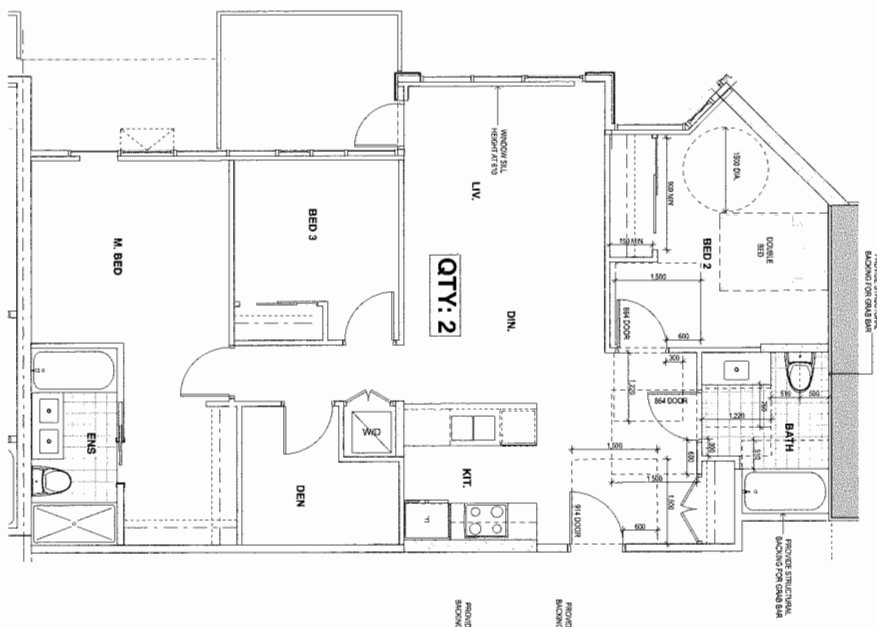
DP 16-735564

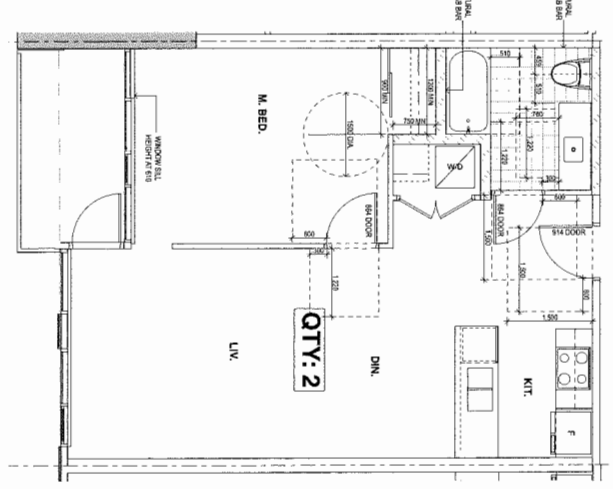












KIT.
DIN.
LIV.
QTY: 2
M. BED.
W/D
ELEC.
914 DOOR
864 DOOR
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 9 - 10
1 BED UNIT

KIT.
DEN
DIN.
QTY: 10
LIV.
M. BED
B.U.R.
W/D
864 DOOR
914 DOOR
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 11 - 15
1 BED + DEN UNIT

KIT.
DIN.
QTY: 3
LIV.
M. BED
W/D
914 DOOR
864 DOOR
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 7 - 9
1 BED UNIT

KIT.
DIN.
QTY: 2
LIV.
M. BED.
W/D
914 DOOR
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 9 - 10
2 BED UNIT

M. BED
ENS
BED 3
DEN
W/D
KIT.
DIN.
QTY: 2
LIV.
BED 2
DOUBLE BED
BATH
864 DOOR
914 DOOR
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 9
3 BED + DEN UNIT

M. BED.
W/D
LIV.
QTY: 2
DIN.
KIT.
864 DOOR
914 DOOR
WINDOW SILL HEIGHT AT 610
PROVIDE STRUCTURAL BACKING FOR GRAB BAR

LEVEL 9 - 10
1 BED UNIT

PINNACLE LIVING @ CAPSTAN VILLAGE

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RICHMOND, BRITISH COLUMBIA
for
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SCALE	
DRAWN	
CHECKED	

DRAWING NUMBER
PLAN #12e

JUL 20 2017

DP 16-735564

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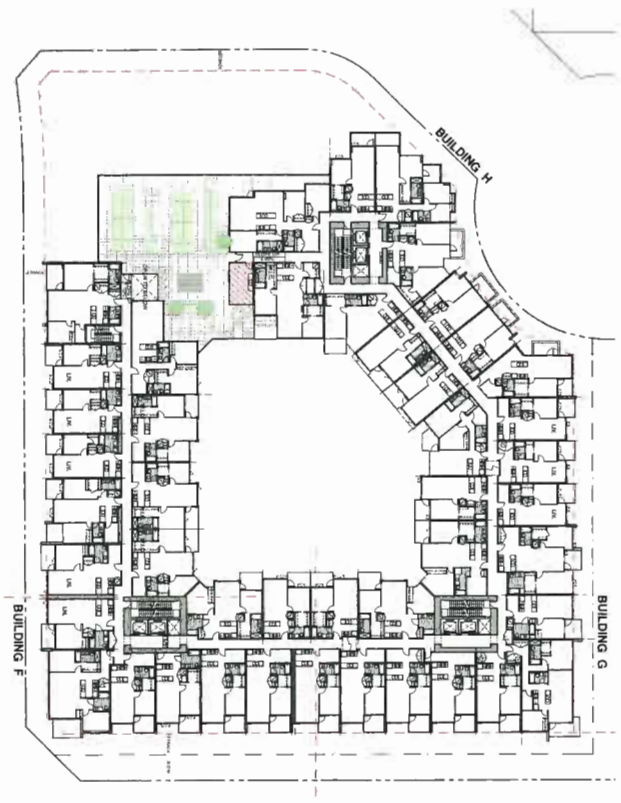
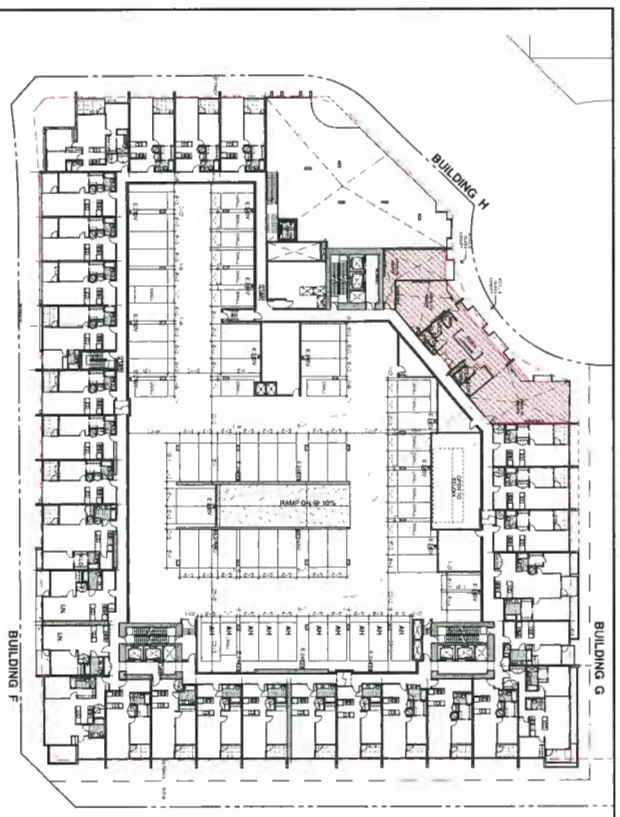
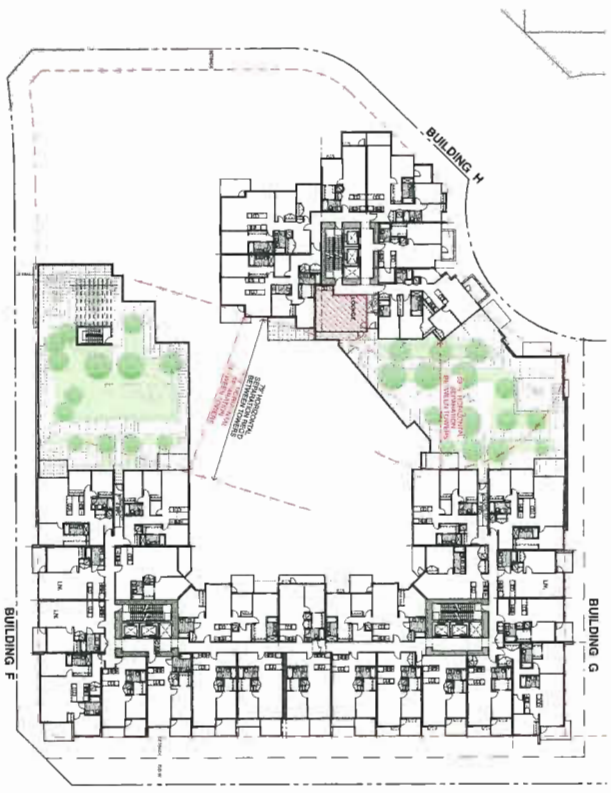


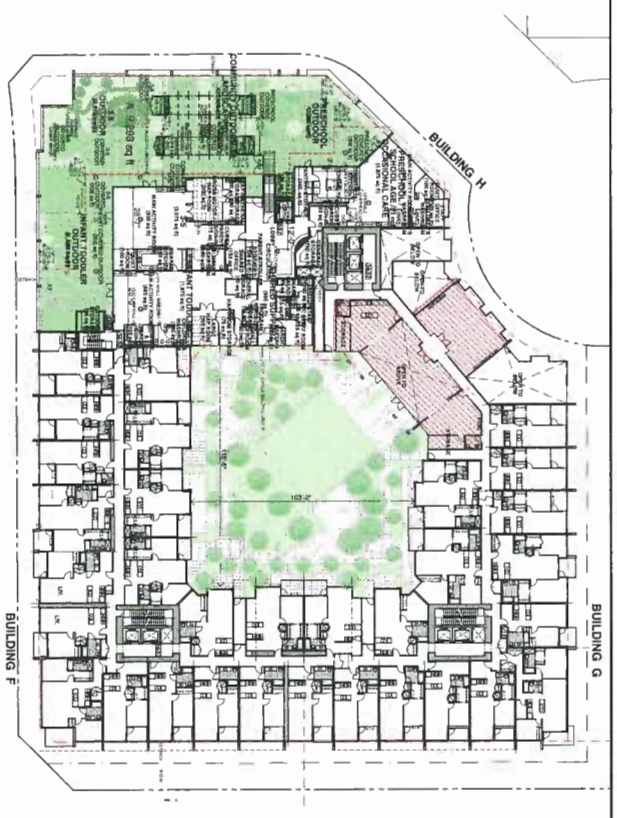
Level 3
SCALE: 1/32" = 1'-0"



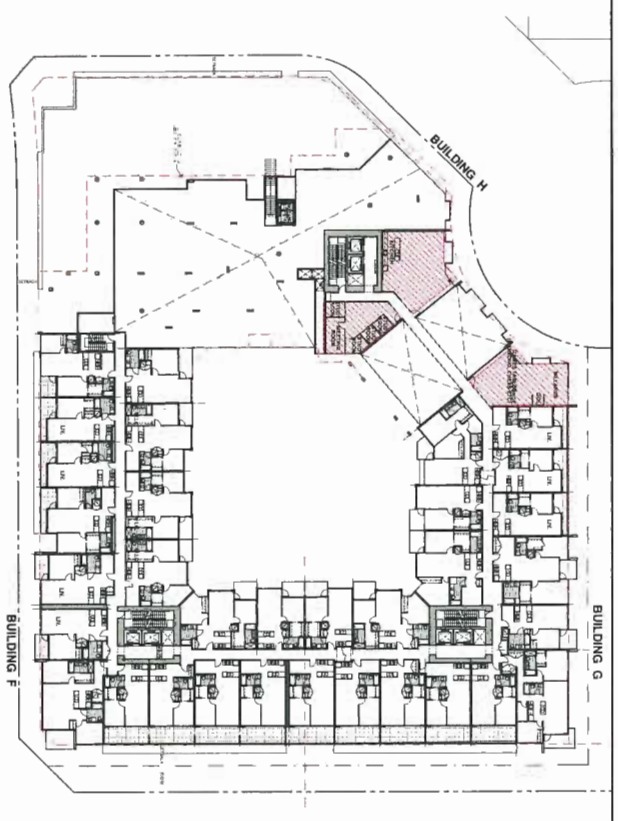
Level 8
SCALE: 1/32" = 1'-0"



Level 4
SCALE: 1/32" = 1'-0"



Level 9
SCALE: 1/32" = 1'-0"



Level 5
SCALE: 1/32" = 1'-0"

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

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3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 13 2016
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INDOOR AMENITY SPACE KEYPLANS

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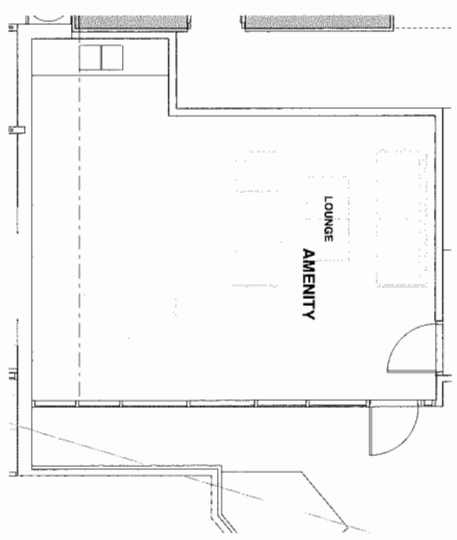

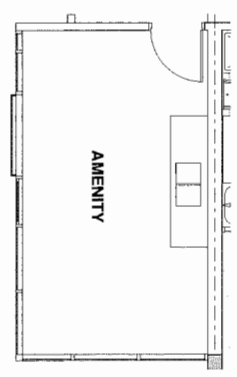

EXERCISE ROOM
OPEN TO ABOVE
MIRRORS
SAUNA
STEAM ROOM
BENCH
STEAM GENERATOR
SAUNA & LOCKERS
BENCH
LOCKERS
WR
H.C.
MIRRORS
SHOWER
FOLD-UP BENCH
FOLD DOWN BENCH
YOGA / DANCE
OPEN TO ABOVE
MIRRORS
MIRRORS
MEDIA ROOM
OPEN TO ABOVE

LEVEL 3

LEVEL 8

LOUNGE
AMENITY

LEVEL 9

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
for
PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-755564

No.	ISSUED / REVISION	DATE
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3	DP Submission	JUN 30 2017
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INDOOR AMENITY PLANS

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PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #13b
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CHECKED		

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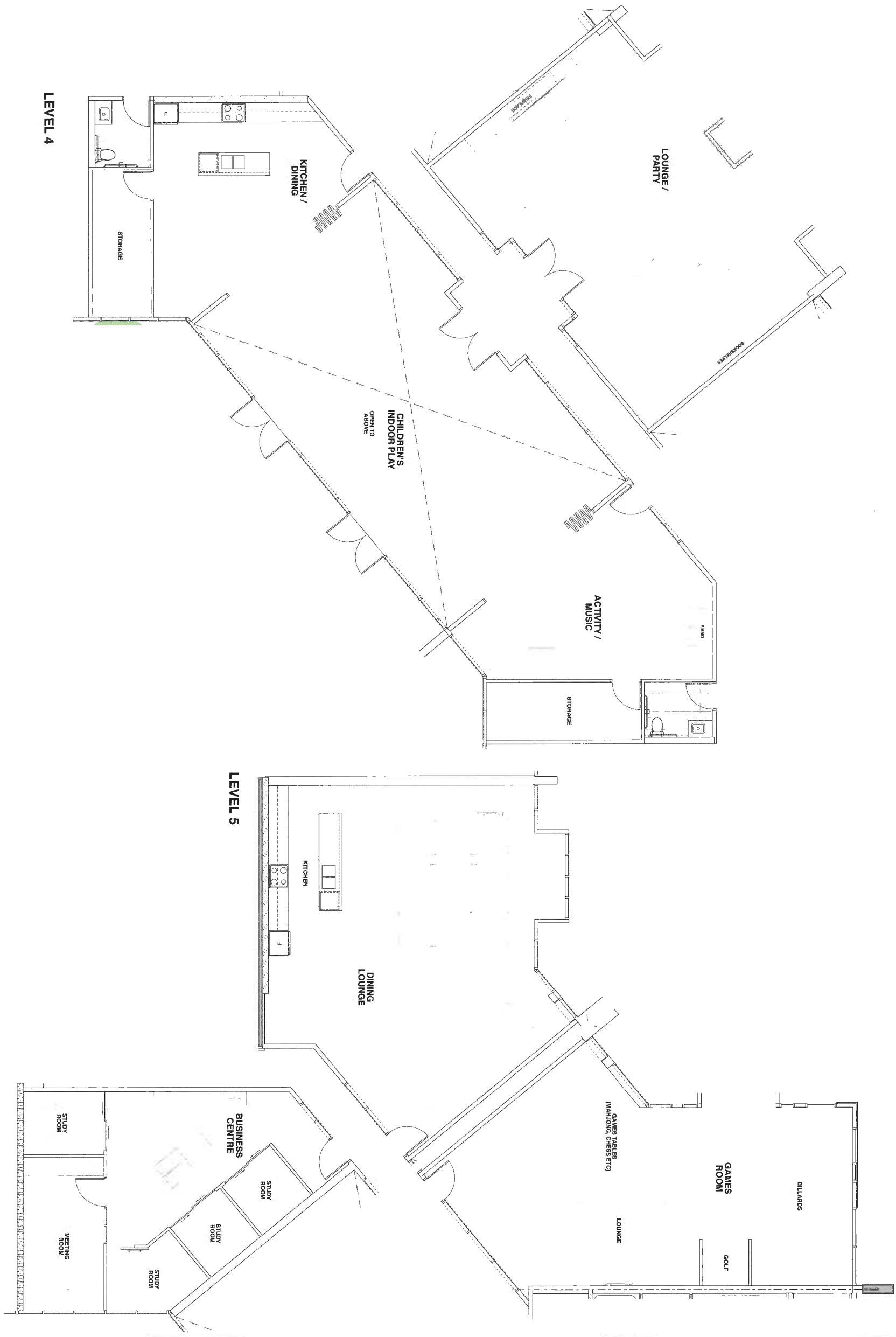

File Name : 1507 Plan.pln

LEVEL 4
KITCHEN / DINING
F
STORAGE
LOUNGE / PARTY
FIREPLACE
BOOKSHELVES
CHILDREN'S INDOOR PLAY
OPEN TO ABOVE
ACTIVITY / MUSIC
PIANO
STORAGE
LEVEL 5
KITCHEN
F
DINING LOUNGE
BUSINESS CENTRE
STUDY ROOM
STUDY ROOM
STUDY ROOM
STUDY ROOM
MEETING ROOM
GAMES TABLES (MAHJONG, CHESS ETC)
GAMES ROOM
BILLARDS
LOUNGE
GOLF

PINNACLE LIVING @ CAPSTAN VILLAGE

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INDOOR AMENITY PLANS

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SCALE	
DRAWN	
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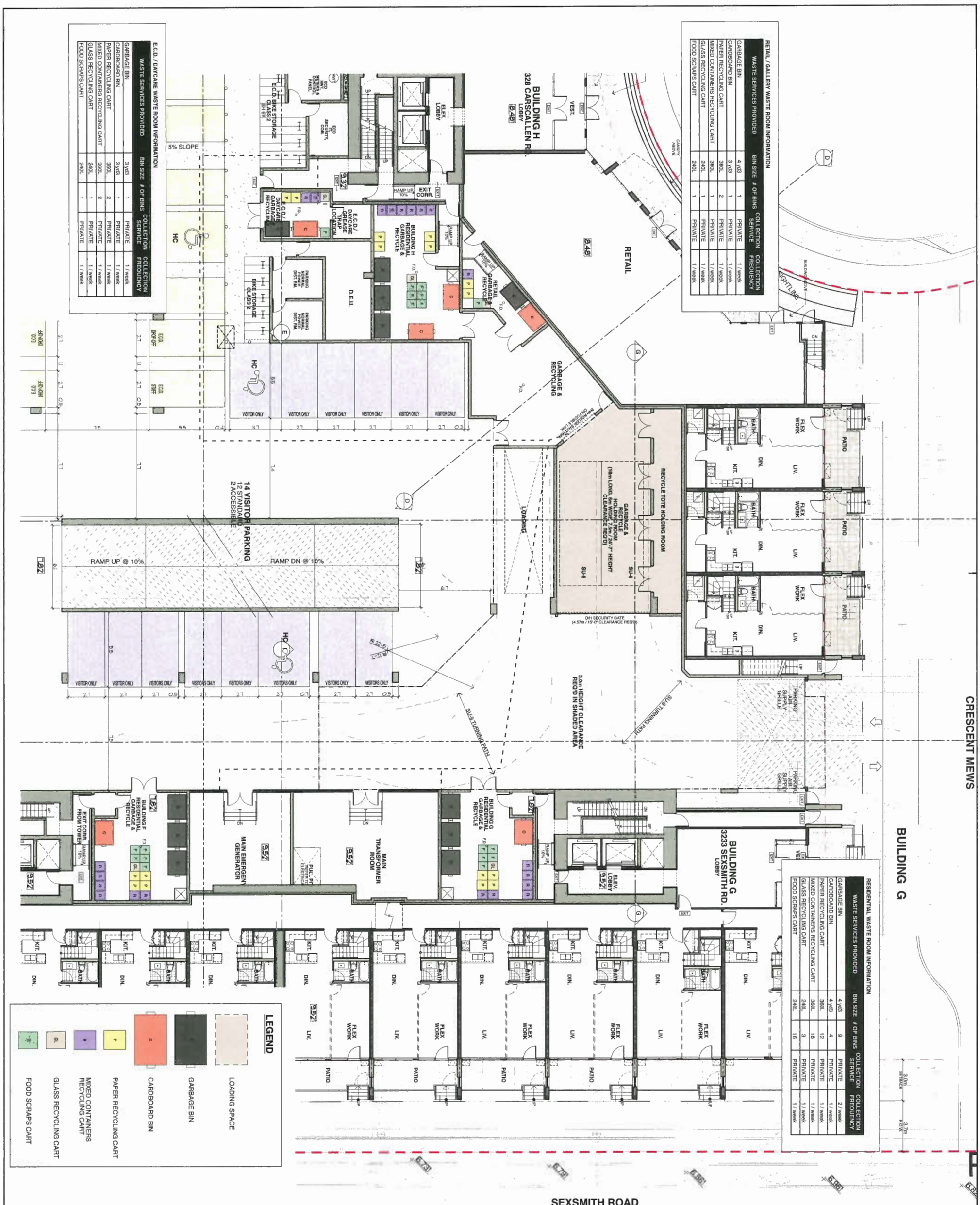
DRAWING NUMBER
PLAN #13c

JUL 20 2017

DP 16-735564



SEXSMITH ROAD
CRESCENT MEWS
BUILDING G
BUILDING G 3233 SEXSMITH RD. LOBBY
BUILDING H 328 CARSCALLEN RD. LOBBY
RETAIL
RECYCLE TOTE HOLDING ROOM
GARBAGE & RECYCLE HOLDING ROOM (18m LONG, 6m WIDE, 7.5m / 24'-7" HEIGHT CLEARANCE REQ'D)
SU-9
LOADING
GARBAGE & RECYCLING
SU-9 TURNING PATH
5.0m HEIGHT CLEARANCE REQ'D IN SHADED AREA
O/H SECURITY GATE (4.57m / 15'-0" CLEARANCE REQ'D)
MAIN TRANSFORMER ROOM
MAIN EMERGENCY GENERATOR
BUILDING G RESIDENTIAL GARBAGE & RECYCLE
BUILDING F RESIDENTIAL GARBAGE & RECYCLE
BUILDING H RESIDENTIAL GARBAGE & RECYCLE
RETAIL GARBAGE & RECYCLE
E.C.D./ DAYCARE GARBAGE & RECYCLE
E.C.D./ DAYCARE GREASE TRAP LOCATION
EXIT CORR. FROM TOWER
D.E.U.
BIKE STORAGE CLASS 2
E.C.D. BIKE STORAGE CLASS 2
14 VISITOR PARKING 12 STANDARD 2 ACCESSIBLE
RAMP UP @ 10%
RAMP DN @ 10%
VISITOR ONLY
HC
5% SLOPE
E.C.D. DROP-OFF
E.C.D. STAFF
PARKING AIR SUPPLY GRILLE
ELEV. LOBBY
VEST.
CANOPY ABOVE
SIGHTLINE
LIV.
DIN.
KIT.
BATH
FLEX WORK
PATIO
3.0m SETBACK
3.7m R.O.W.
LEGEND
LOADING SPACE
GARBAGE BIN
CARDBOARD BIN
PAPER RECYCLING CART
MIXED CONTAINERS RECYCLING CART
GLASS RECYCLING CART
FOOD SCRAPS CART

RESIDENTIAL WASTE ROOM INFORMATION

WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	4 yd3	9	PRIVATE	2 / week
CARDBOARD BIN	4 yd3	4	PRIVATE	1 / week
PAPER RECYCLING CART	360L	12	PRIVATE	1 / week
MIXED CONTAINERS RECYCLING CART	360L	18	PRIVATE	1 / week
GLASS RECYCLING CART	240L	3	PRIVATE	1 / week
FOOD SCRAPS CART	240L	16	PRIVATE	1 / week

RETAIL / GALLERY WASTE ROOM INFORMATION

WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	4 yd3	1	PRIVATE	1 / week
CARDBOARD BIN	3 yd3	1	PRIVATE	1 / week
PAPER RECYCLING CART	360L	2	PRIVATE	1 / week
MIXED CONTAINERS RECYCLING CART	360L	1	PRIVATE	1 / week
GLASS RECYCLING CART	240L	1	PRIVATE	1 / week
FOOD SCRAPS CART	240L	1	PRIVATE	1 / week

E.C.D. / DAYCARE WASTE ROOM INFORMATION

WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	3 yd3	1	PRIVATE	1 / week
CARDBOARD BIN	3 yd3	1	PRIVATE	1 / week
PAPER RECYCLING CART	360L	2	PRIVATE	1 / week
MIXED CONTAINERS RECYCLING CART	360L	2	PRIVATE	1 / week
GLASS RECYCLING CART	240L	1	PRIVATE	1 / week
FOOD SCRAPS CART	240L	1	PRIVATE	1 / week

PINNACLE LIVING @ CAPSTAN VILLAGE

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WASTE MANAGEMENT PLAN

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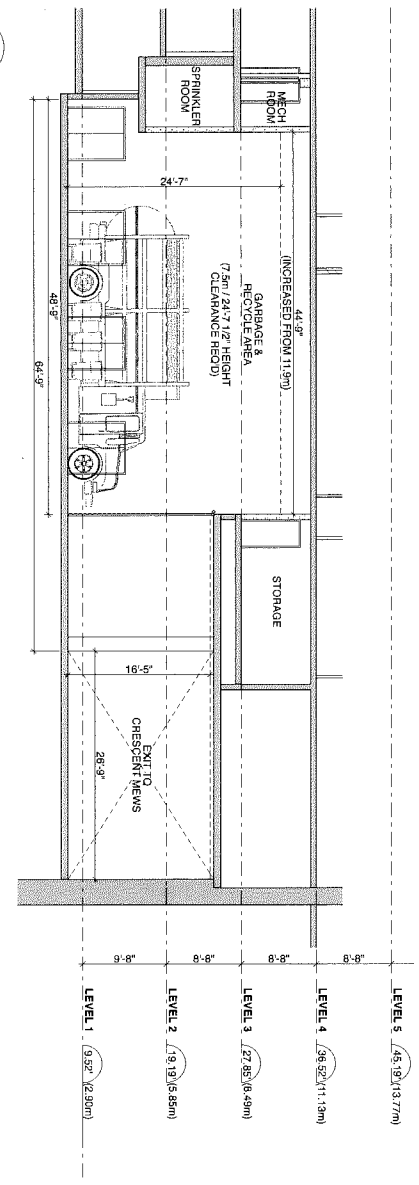
SCALE
DRAWN
CHECKED

PLAN #14a

JUL 20 2017

DP 16-735564

File Name : 1507 Plan.pln



SECTION G
1/8"=1'-0"

PINNACLE LIVING @ CAPSTAN VILLAGE

PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road

RICHMOND, BRITISH COLUMBIA

for

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAY 15 2017
1	Issued for DP	APR 28 2016

bingham+hill architects
201 1444 Alberni Street
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Tel 604 688 8254
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email general@bhdesign.ca

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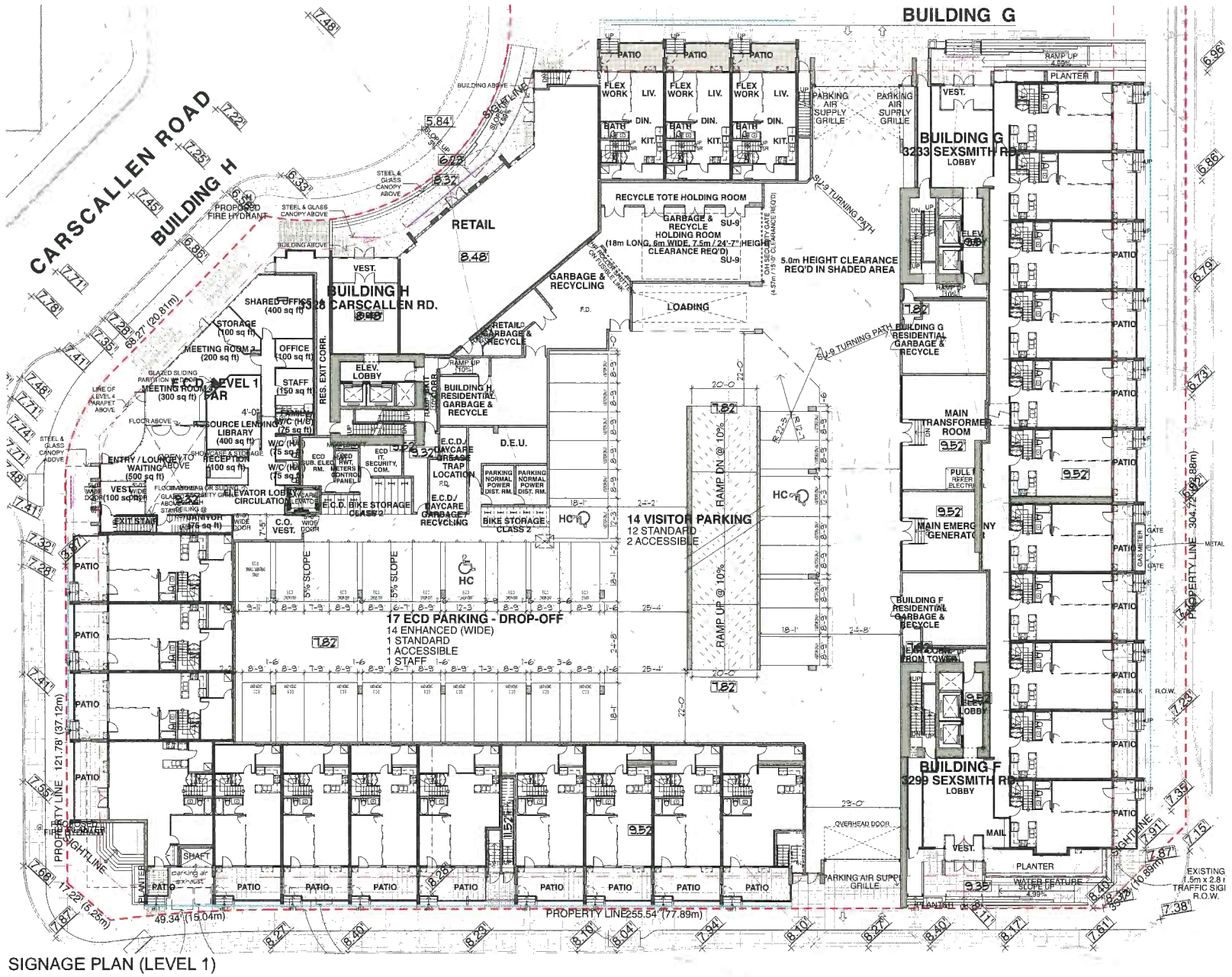
GARBAGE HOLDING ROOM SECTION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN #14b

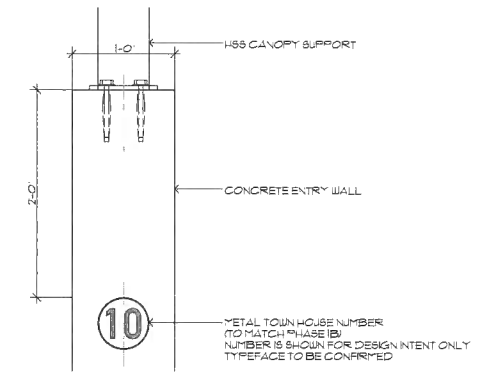
JUL 20 2017

DP 16-735564

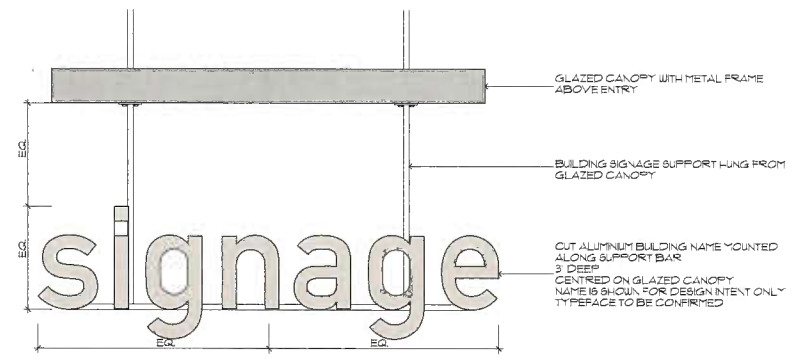


SIGNAGE PLAN (LEVEL 1)

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



① **TOWNHOUSE ADDRESS**
METAL TOWN HOUSE NUMBER PLATE FACE MOUNTED ON CONCRETE ENTRY WALL
(TO MATCH PHASE 1B)



② **RESIDENTIAL / ECD ENTRANCE**
CUT ALUMINIUM BUILDING NAME MOUNTED HORIZONTALLY ALONG SUPPORT BAR
CENTRED ON GLAZED CANOPY

③ **RETAIL ENTRANCE SIGNAGE**
CUT ALUMINIUM BUILDING NAME MOUNTED HORIZONTALLY ALONG SUPPORT BAR
CENTRED ON GLAZED CANOPY
and/or
FIN SIGN MOUNTED ON BRICK CLADDING.
MATERIALITY CONSISTENT WITH OVERALL PROJECT PALETTE

PROPOSED SIGNAGE POSSIBILITIES

① **TOWNHOUSE ADDRESS**
METAL TOWN HOUSE NUMBER PLATE FACE MOUNTED ON CONCRETE ENTRY WALL
(TO MATCH PHASE 1B)

② **RESIDENTIAL / ECD ENTRANCE**
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PINNACLE LIVING @ CAPSTAN VILLAGE
PHASE 2: 3328 Carscallen Road and 3233 & 3299 Sexsmith Road
RICHMOND, BRITISH COLUMBIA
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PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.

DP 16-735564

No.	ISSUED / REVISION	DATE
4	Re-Issued for DP	JUL 17 2017
3	DP Submission	JUN 30 2017
2	Issued for ADP Review	MAR 13 2017
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SIGNAGE PLAN

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1507	DRAWING NUMBER
SCALE		PLAN #15
DRAWN		
CHECKED		

JUL 20 2017

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 20, 2017
From:	Wayne Craig Director of Development	**File:**	DP 17-771210
Re:	**Application by Trellis Seniors Services Ltd. for a Development Permit at 23100, 23120 and 23140 Westminster Highway**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 135 unit senior's care facility at 23100, 23120 and 23140 Westminster Highway on a site zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

   a) Reduce the minimum parking aisle width from 7.5 m (24. 6 ft.) to 6.7 m (22.0 ft.);

   b) Increase the maximum permitted projection into the rear yard setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature;

   c) Increase the maximum permitted roof projection into the north interior side yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.); and

   d) Reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).

Wayne Craig
Director of Development

WC:mm
Att. 3

Staff Report

Origin

Trellis Seniors Services Ltd. has applied to the City of Richmond for permission to develop a three-storey, 135-bed senior's care facility at 23100, 23120 and 23140 Westminster Highway on a site zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)". The site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" for this project under Bylaw 9669 (RZ 16-738480) that has received Third Reading.

The subject site, Parcel 4 within the Hamilton Area Plan's *Village Centre,* is located immediately to the north of Oris (Hamilton) Development Ltd.'s proposed four-storey seniors building on Parcel 3 and their mixed-use building on Parcel 2 which were both considered by Development Permit Panel on June 29, 2016 (DP15-716268 and DP15-716274).

A 'New Road' provides public access (secured by a statutory right of way) to both the subject development and the proposed Parcel 2 and 3 developments to the south.

As a condition of the rezoning, the applicant is also entering into a Servicing Agreement (SA17- 773932) for servicing and frontage improvements which include road widening and frontage improvements to Westminster Highway.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Single Family dwellings zoned "Single Detached (RS1/F)".
- To the South: The vacant Parcel 3 site that was recently rezoned to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit a 130 unit seniors housing building (RZ14-660662).
- To the East: Single Family dwellings zoned "Single Detached (RS1/F)".
- To the West: Former fire hall site (vacant) fronting onto Westminster Highway zoned "School and Institutional (SI)".

Rezoning and Public Hearing Results

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

- A detailed Phase 2 Environmentally Sensitive Area (ESA) report and landscaping plans to include the detailed specifications for the replanting of native plant species in the ESA compensation area.
- Completion of the detailed landscape and on-site civil plans to include refined grading, planting soil profiles and wall details for aesthetic and tree preservation reasons.
- Completion of the architectural plans to include further design detail on the building cladding and materials along with additional elevation and perspective plans.

The above design issues have been addressed by the applicant to the satisfaction of staff in the Development Permit Plans and Phase 2 ESA report as discussed below.

The Public Hearing for the rezoning of this site was held on February 20, 2017. At the Public Hearing, no concerns about rezoning the property were expressed.

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.

Development Access and Streets
Under the Servicing Agreement for the subject project and the adjacent Parcel 3 development, Westminster Highway is proposed to be re-constructed from a suburban/rural highway to an urban boulevard with sidewalks, treed boulevards, on-street bike lanes and a median separating the on-coming lanes of traffic. It will remain at its current elevation of approximately 1.0 m geodetic.

The project's main pedestrian and vehicular entrances are accessed via the proposed New Road. On Westminster Highway, there will be a southbound left-turn lane constructed to provide easier vehicle turning movements onto the proposed New Road.

The New Road is designated as a *Shared Street* in the Hamilton Area Plan and is intended to provide public vehicle and pedestrian access to the subject Parcel 4 development, to the Parcel 2 and 3 developments to the south and to future developments to the east and to Smith Crescent. A statutory right-of-way (SRW) to secure public access has been registered over New Road as a condition of the rezoning for adjacent Parcel 3 development (RZ14-660662).

Greenway/Strollway
The subject development will add to the public north-south *Greenway/Strollway* pedestrian connection to the Gilley Road High Street as designated in the Hamilton Area Plan. Public access to the Greenway/Strollway is being secured by a SRW registered through the rezoning for this project. The Greenway/Strollway is located at the building's podium level (approx. 3.8 m geodetic) at New Road to the south and which slopes down to the north of end of the site (approximately 2.2 m elevation).

Parking
The partially below-grade parkade will be accessed via a ramp leading downward from New Road. The proposed parking meets the requirements in Zoning Bylaw 8500 with 45 vehicle parking spaces to be shared by staff and visitors, 25 Class 1 (Staff/Tennant) and 22 Class 2 (Visitor) parking spaces.

Tree Retention and Replacement
As included in the Rezoning Considerations, the Development Permit Plans include 72 trees on the development site as set out in the following table:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
59	6 cm	
13		3.0 m

The applicant has also agreed to provide a voluntary contribution of $500 per replacement tree to the City's Tree Compensation Fund (e.g. $31,000) for each of the remaining 62 bylaw-sized replacement trees that could not be accommodated on-site.

The landscape plans also include retention of three (3) coniferous trees and the planting of 79 further smaller trees within the ESA compensation areas as determined by the QEP's Stage 2 Report as discussed below.

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

The proposal complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone except for the zoning variances noted below. The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1) Reduce the minimum parking aisle width from 7.5 m (24. 6 ft.) to 6.7 m (22.0 ft.).

   (Staff supports the proposed variance of the applicable commercial parking aisle width of 7.5 m (24. 6 ft.) to the 6.7 m (22.0 ft.). which is needed due to the required location of the support columns in the parkade. Staff supports the proposed minimum aisle width as it is the same as that required for similar congregate senior's residential uses, the relatively small parkade size, and the relative spaciousness of the parkade with separate clusters of parking spaces.

2) Increase the maximum permitted projection into the rear setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature on the rear elevation of the building.

   (Staff supports the proposed minor variance that pertains to a brick clad architectural fin that improves the transition between the residential portion of the east elevation and the loading and utility area. The fin feature also complements a similar feature at southwest corner of the building).

3) Increase the maximum permitted roof projection into the north interior side yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.).

(Staff supports the proposed minor variance for a small cantilevered roof over a section of windows on the north elevation of the east wing of the building as the roof provides visual interest to the building and the roof is of a similar style to other similar roofs on other parts of the building, thus providing a unifying design theme.)

4) Reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).

(Staff supports the proposed setback variance of up to 2.0 m (6.6 ft.) for a 5.3 m (17.4 ft.) wide section of the south elevation to allow for an enclosed loading bay and utility area that is more attractive for pedestrians using the adjacent New Road and north-south Greenway/Strollway.)

Advisory Design Panel Comments

The Advisory Design Panel was June 7, 2017. A copy of the relevant excerpt from the Advisory Design Panel Minutes from this meeting 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

- On the north side, the building's two (2) courtyards open out onto the ESA compensation area which includes native trees and shrubs on a gentle slope, falling to the north property line and trees on an existing single family lot to the north which is designated in the Area Plan for future stacked townhouses. The plantings and grading have been designed to complement both the existing condition and possible future townhouse development.
- On the south side, New Road, rising up from Westminster Highway, will be an attractive, small-scale urban street with a sidewalk on one side, giving access to the parkade and main pedestrian entrances for both the subject site and senior's apartment building proposed on Parcel 3 on the south side of the road.
- On the east side, there will be shrubs and hedges screening a poured-in-place concrete wall which supports the proposed Greenway/Strollway above the adjacent properties to the east. These properties will remain at between 1.8 m (6.0 ft.) and 3.2 m (10.0 ft.) below the walkway surface until these properties are redeveloped under the Area Plan for stacked townhouses. This Greenway/Strollway at the podium level will be widened as part of the future townhouse developments to the east.
- On the west side, there is a gently sloping landscaped area, covered with dense native shrubs and trees, rising up from Westminster Highway at approximately 1.0 m elevation (geodetic) to the main floor of the building at 3.5m elevation.

Urban Design and Site Planning

- The proposed building has three (3) wings facing northwest, north and northeast which create two (2) "V" shaped, enclosed courtyards.
- The north-south Greenway/Strollway will be extended to the north and widened to the east by future developments.

- To the south, the proposed New Road also provides a shared public access route to the subject building and the adjacent Parcel 3 seniors building which will be located across the road.
- On the south elevation, adjacent to the New Road, the building's large port cochere provides the focal point for the building with a covered area for vehicle drop-off/pick-up.

Architectural Form and Character

- Each wing of the building includes highly articulated massing with a mix of sloping and flat roofs.
- The dominant cladding materials are light beige cementitious panels on the third floor and other larger sections of wall.
- There are also smaller areas of dark blue-grey cementitious panel accenting the windows on the lower two (2) floors, and blue-grey metal spandrel panel / window wall around the building's main entrance.
- Prominent sections of the lower two (2) floors of the building facades facing the public realm also include light beige textured brick.
- The sloping roofs are clad in charcoal grey standing seam metal roofing material.
- Further visual interest is provided by the use of a variety of cladding materials and finer detailing with small roofs and trellises separating the second and third floors, supported by large laminated wood braces on the 'outer' facades of the building facing Westminster Hwy and New Road.
- The building's west elevation facing Westminster Hwy includes a vertical brick clad fin/buttress element which reflects a similar stone-clad element on the Parcel 3 seniors building to be built on the south side of New Road.
- The loading bay is located in an enclosed alcove at the southeast corner of the ground floor of the building. The adjacent utility equipment area is screened by a wood fence from the adjacent Greenway/Strollway.

Landscape Design and Open Space Design

The project's private realm landscape includes two (2) main components (L1.0 in the Development Permit plans): the courtyards; and the Environmental Sensitive Area (ESA) landscape areas.

Courtyards
There will be 830 m^2 (8,934 $ft.^2$) of common outdoor amenity area located largely in two (2) courtyards located between the main wings of the building which will include a Meditation Garden and Healing Garden. Main features of these areas will include:

- Large open air and covered seating areas.
- Walking pathways encircling the courtyards.
- Raised garden planters.
- Water features
- Bird feeders and baths.
- A gazebo and trellis structures.

The applicant will submit a security in the amount of $283,376 for all of the on-site landscaping outside of the ESA compensation areas.

Environmentally Sensitive Area (ESA)
The development site includes approximately 1,100m^2 (0.27 acre) of ESA which is part of a larger contiguous 5,500m^2 (1.35 acre) ESA that extends eastward. At the rezoning stage, the applicant's Qualified Environmental Professional (QEP) has examined how the site should be managed in the context of the larger ESA. This Stage 1 QEP Report provided the parameters for the proposed ESA compensation area at a 1:1 ratio for the existing 1,100 m^2 (0.27 acre) of impacted ESA on the site.
The Rezoning Considerations included the requirement for a Stage 2 QEP report to be prepared for the Development Permit application review. The Stage 2 QEP Report is attached as a schedule to the Development Permit, and provides:

- The parameters for the 1,099 m^2 (11,830 ft^2) habitat compensation detailed in the landscape plans attached to the Development Permit which includes the 467m^2 (5,027 ft^2) 'North Yard' which comprises a natural landscaped area with extensive early successional plantings, and the 632m^2 (6,803 ft^2) 'Westminster Frontage' which includes native plantings and larger trees. There applicant will submit a $52,878 security for this ESA landscaping.
- A monitoring and maintenance program which includes guidance for a construction environmental management plan at the building permit stage and construction environmental monitoring as well as a five (5) year landscape maintenance period for the landscaping inside the ESA compensation areas which involves the staged release of the remaining 25 percent of the $52,878 ESA landscape security after substantial completion.

The applicant will register a combined covenant / statutory right-of-way over the above-noted ESA compensation areas to ensure they are planted and maintained in accordance with the QEP Report and the Development Permit, as a condition of Development Permit issuance.

Crime Prevention Through Environmental Design (CPTED)
The proposed development includes the following design elements that support CPTED principles:

- The building has a substantial number of windows facing adjacent roadways and public greenway, while having sufficient landscaping for privacy for units on the ground level.
- The large amenity areas and decks facing onto the internal courtyards and the New Road provide for causal resident surveillance of the area and more "eyes on the street".
- The westerly courtyard is separated from Westminster Highway by a metal railing that prevents entry of strangers, but still provides for visibility.
- The project includes a lighting plan; with low, bollard lighting of private and public areas on the north-south greenway, and pedestrian-scale street lamp standards along New Road.

Indoor Amenity Space
The proposed project will include 1,124 m^2 (12,099 $ft.^2$) of common indoor amenity space with dining rooms and lounges on each of the building's three (3) floors. There is a large multi-purpose activity room on the third floor with access to a large south-facing sundeck. There are also 10 other, smaller common outdoor decks and patios adjacent to the common indoor amenity areas.

Accessible Housing
The proposed development includes 135 basic universal housing units that are designed to easily to accommodate a resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m^2 (20 ft^2) per unit.

Energy and Sustainability
The applicant is proposing that the development be LEED Gold equivalent with a rating of 61. The LEED Gold equivalency is based on the following identified sustainability measures as included on the initial LEED Project Checklist (Attachment 3):

- Optimize energy performance.
- Water efficient landscaping.
- Water use reduction.
- Recycled and regional materials.
- Construction waste management.

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 be recommended.

Mark McMullen
Senior Coordinator - Major Projects

MM:rg

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

- Receipt of a Letter-of-Credit for ESA landscaping in the amount of $52,878.
- Receipt of a Letter-of-Credit for other landscaping in the amount of $283,376.
- Granting of a covenant over the approximate 1,099 m^2 (11,830 ft^2) of ESA compensation area depicted within the Development Permit plan for the purposes of ensuring owner planting, maintenance and liability, and a statutory right-of-way to allow for City access for planting and maintenance if the owner defaults in undertaking such work under the Development Permit; this agreement will include the requirement for a five year maintenance period commencing after release of 75% of the $52,878 landscape security at substantial completion based inspections satisfactory to the City at the following stages: 25% of the ESA landscape security to be held for one year after substantial completion, 15% to be held until the third year after substantial completion, and 10% to be held until the fifth year after completion.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-771210 **Attachment 1**

Address: 23100, 23120 and 23140

Applicant: Trellis Seniors Services Ltd. Owner: Trellis Seniors Services Ltd.

Planning Area(s): Hamilton

Floor Area Gross: 7,886 m^2 Floor Area Net: 7,651 m^2

	Existing	Proposed
Site Area:	5,885 m^2	5,885 m^2
Land Uses:	Single Family Residential	Seniors Health Care Facility
OCP Designation:	Residential	Residential
Zoning:	Single Detached (RS1/F)	Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)
Number of Units:	Three (3) single family lots	135 senior's care units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.40	1.30 (net)	none permitted
Lot Coverage:	Building: Max. 50%	Building: Max. 46.3%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side (North) Yard:	Min. 3.0 m	3.0 m	**Variance of 1.0 m required for roof projection into setback from 1.2 m to 2.2 m**
Setback – Side (South) Yard:	Min. 10.0 m	8.0 m	**To reduce from 10.0 m to 8.0 m for small portion of the building**
Setback – Rear Yard:	Min. 6.0 m	6.0 m	**Variance of 1.4 m required for an architectural feature from 0.60 m to 2.0 m**
Height (m):	Max. 17.0 m	16.8 m	none
Lot Size:	Min. 5,500 m^2	5,885 m^2	none
Off-street Parking Spaces – Accessible:	1	3	none

Total off-street Spaces:	45	45	**To reduce aisle width from 7.5 m to 6.7 m**
Tandem Parking Spaces	not permitted	0	none
Amenity Space – Indoor:	Min. 100 m^2	1,124 m^2	none
Amenity Space – Outdoor:	Min. 810 m^2	810 m^2	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 7 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 17-771210 - 135-UNIT SENIORS RESIDENTIAL CARE FACILITY

ARCHITECT: Derek Crawford Architect Inc.

PROPERTY LOCATION: 23100, 23120 and 23140 Westminster Highway

Applicant's Presentation

Pat Wheeler and Mitch Vance, Derek Crawford Architects, and Travis Martin, van der Zalm + Associates, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- the proposed development is a gateway to the New Road; landscaping could better accentuate gateway and architecture; landscaping needs to be differentiated through introducing different plantings; landscaping should be more pedestrian-oriented and reinforce the architecture of the building;

  The tree selection and layout has been adjusted to create a boulevard feeling of consistent street trees along the new road. The pattern of shrub planting has been continued beyond the ESA area to provide transition from ESA to a more manicured public frontage.

- grade transition works; however, consider introducing landscape buffers for future townhouse developments to the north of the subject site;

  The ESA area along the north yard has a variety of tree and shrub planting that will grow and create a naturalized forested atmosphere of alders, coniferous trees and understory planting. Since this will take some time to develop, additional conifer trees have been added to create a screen and ultimately balance privacy and limit shading of the resident rooms and neighbours to the north. As these are native trees they will grow quite large (>10m diameter) and we feel three additional trees is optimal.

- model is well done; appreciate the model showing the recessed and offset sections and landscaping which break the flat facade of the south elevation;

  Noted.

- appreciate the gradual grade transition to access pedestrian entries to the building; appreciate the project's proximity to public transportation and future Hamilton Village amenities;

  Noted.

- appreciate the landscaping information provided by the applicant; support the choice of trees on the south façade;

  Noted.

- dense coniferous planting along Westminster Highway will darken the west façade of the building; consider reducing the density of coniferous trees fronting the west courtyard and along the west side; also consider introducing native species and bold planting to provide a contemporary frontage along Westminster Highway;

  The tree planting design along the Westminster Highway frontage has been adjusted to reduce conifer plantings and increase deciduous tree plantings to create a more open feeling. The understory planting has been designed in waves of plant species to provide an interesting and contemporary frontage. This has been accentuated by the contemporary design of the horizontal slat fence surrounding the ESA area.

- appreciate the wood screening which enhances the visual appeal of the courtyard;

  Noted.

- hope that guard rails along the north-south strollway will be more visually permeable and have a lower height than what is shown in the model;

  The guard rail along the north-south strollway will be 1.2m tall metal picket to provide visual permeability for both safety and comfort. It should also be noted these guards will be temporary, existing only until the development of the adjacent property to the east when the other half of the strollway is completed.

- proposed features in the courtyards are nice; however, the applicant needs to refine the landscaping in the perimeter of the building;

  Adjustments have been made to address specific comments regarding the Westminster frontage, north yard and new road frontage. See other responses.

- the model helps clarify issues concerning building massing and elevations; massing is nice; form and character are appropriate for the site context;

  Noted.

- appreciate the human scale of the project and its pedestrian-oriented edges;

  Noted.

- interior and architectural layouts work well together;

  Noted.

- landscaping of the Environmentally Sensitive Area (ESA) along Westminster Highway needs to balance buffering from the street versus minimizing shadowing;

  The number of coniferous trees along the Westminster frontage has been reduced to limit shadowing and create a more open feel.

- assume that fencing along the east property line will be opened up when the north-south strollway will be extended to the north and widened by future developments;

  Yes. That is the intent.

- appreciate the enclosure of the refuse/recycling area; however, ensure that garbage pick-up operations will not conflict with drop off and pick-up of pedestrians in porte cochere;

  Noted.

- pitched roofs nicely break up the flat roof line;

  Noted.

- lighter palette in the courtyard works well;

  Noted.

- permeability of courtyard fencing versus privacy from future developments should be balanced;

  The security fencing in the north courtyard will be metal picket to provide visual permeability to the ESA plantings. The landscaping outside the courtyard fencing will eventually mature, maintaining attractive views, at the same time as enhancing privacy between this and adjacent properties. Given that the landscaping outside the courtyard is intended for an environmental reserve, the intention was to have it develop in a natural succession manner.

- good balance between planting in the ESA area and the north and west edges of the site;

  Noted.

- grading around the site works well, especially in public edges and private spaces;

  Noted.

- commend the applicant for its LEED Gold sustainability target;

  Noted.

- main pedestrian entry to the building has strong features; however, the proposed lobby is underwhelming; consider relocating the washroom adjacent to the elevator to enlarge the lobby space;

  Lobby has been reconfigured to increase size and strengthen connection to internal building circulation.

- package provided by the applicant was clear; however, design rationale could have been supplemented by diagrams;

  Noted.

- applicant could have shown relationship between architectural and landscape plans; a larger site plan context would also have been helpful;

  Noted.

- overall, the project design team did a good job in a challenging site;

  Noted.

- appreciate the deck above the porte cochere; provides amenity to residents and animation to the façade;

  Noted.

- consider integrating more weather protection elements in the architecture of the building, e.g. shed roofs in the opposite direction, including some rain protection for the front sun deck.

  Currently this project has 11 covered decks and patios. This seems appropriate given Richmond's rainy climate and a tendency to sun sensitivity in the elderly. However we feel it is desirable to have a variety of environments rather than have them all the same. The porte cochere deck was intended to provide a different, sunny experience for the residents and we did not feel a cover was desirable there, particularly because it is immediately accessible to the adjacent, covered multi-purpose room. However, in response to the ADP comment we have provided a partial covering to create a porch like intermediate covered area.

- massing and roof lines work well; sloped roofs provide a residential scale to the building; charcoal standing seam roof is an attractive, durable material and should be retained as the project moves forward;

  Charcoal standing seam roof areas intended to remain.

- support the proposed materials palette; use of brick enhances the quality of the building; applicant is encouraged to retain the brick as the project moves forward;

  That is our intention.

- use of wood in the building is a nice touch and helps animate the building;

  Noted.

- support Panel comments commending the applicant for targeting LEED Gold and suggest using certified wood;

  We have investigated using certified wood, but for this project it does not form part of our Leed strategy.

- the project is a good addition to the neighbourhood; site planning is appropriate to the site;

  Noted.

- pitched roofs appear disjunctive and scattered; roof lines appear unresolved in some areas; pitched roofs block more sun in the courtyards, especially in the higher pitched areas of the roof;

  We worked closely with the city to arrive at a more cohesive roof design, focusing primarily on the SE corner. We have modified the shape of entry area, simplifying wall and roof geometry, achieving a more symmetrical design and cohesive language. The updated design better integrates the roof and loading area massing with language of East and West wings as well as the entry element. The SW corner is now more symmetrical, and square to the porte-cochere, which we believe improves the composition significantly, while providing a more open lobby area as well as double height MP room on level 3.

  The prominence and visibility of both the mechanical penthouse and loading area have been reduced. As requested by the City, glazing has been added to the L3 kitchen and central star in the form of continuous clear storey windows, and the loading area is now concealed by a 15' tall overhead glass door. Fine scale details have been added including concrete sills, soldier course lintels, and lighting. A wood trellis with climbing planting has been added in front of the stair to break up the cementitious cladding panel wall, add "third dimension" to this elevation, and balance out the wood screening of generator enclosure to the East.

- senior residents' need for some shade areas is acknowledged; however, continuity of roof lines is important; consider design development of pitched roofs, especially at the end pieces; there is a lack of clarity in the pitched roof and flat roof areas particularly at the west façade;

  In subsequent discussions with the city, it was agreed that while the resolution of roofs at end of wings was satisfactory, the expression of SE entry area did require further exploration. See comment above for details.

- proposed materials for stair cores are different for the building's three wings, e.g. brick and cementitious materials; materials should relate well to the program; function of the program should be shown in the exterior;

  At the ADP presentation, all the stairs were cementitious cladding, except for the stair beside the main entrance, which was brick. We have now changed that stair to cementitious cladding panel, as part of our entry reconfiguration.

- understand Transportation and Engineering requirements for the New Road; however, the applicant could make it a bit softer; consider a secure pedestrian circuit/route for seniors at the greenway and pedestrian entry to the building;

  We are locked into the grading of road A by the fact that half the road is being completed by the development to the south. We have endeavoured to keep the grade transitions as gentle as possible, keeping to a 5% maximum. To develop a pedestrian route at less than 5% would involve crossing the access road at two or more points and seems less safe and convenient. The development of the strollway will provide an alternate site access at less than 5%. The strollway will access both transit and shopping facilities with the completion of the development to the south, which is currently underway.

- support the location of the loading bay; however, consider replacing wood with metal screening for durability and will support applicant's intention to introduce climbing vines on the screening;

  In response to City staff comments, we have revised the screening to make it more solid, and to appear more as a part of the building. This will serve to better isolate service areas from the strollway.

- consider consistency in the design and material for the proposed gates; porosity between the ESA area and the courtyard should be considered;

  As mentioned above, the fencing around both secure courtyards is visually porous. They are of two different constructions because they front onto different situations (Westminster Highway to the west and the ESA to the north). It is also our intention to develop different characters for each courtyard, which different fencing supports.

- applicant could have presented a lighting plan to assess the project's CPTED conditions; and

  Lighting is shown on landscape plans L-03A and L-04 and detail 1/LD-04. Bollard lighting is used in both courtyards and along the north-south strollway spaced ~6m o.c.

- appreciate the project's target of achieving LEED Gold standard in terms of sustainability.

  Noted.

Panel Decision

It was moved and seconded
That DP 17-771210 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

Opposed: Winston Chong

Footprint

Hamilton Village Residential Care Facility

Project Summary Checklist

16527.001

June 14, 2017

SUSTAINABLE SITES — Possible Points: 26

Y	?	N				
16	1	9				
Y			Prereq 1	Construction Activity Pollution Prevention		
1			Credit 1	Site Selection	1	
		5	Credit 2	Development Density and Community Connectivity	3 to 5	
		1	Credit 3	Brownfield Redevelopment	1	
6			Credit 4.1	Alternative Transportation: Public Transportation Access	3 to 6	
1			Credit 4.2	Alternative Transportation: Bicycle Storage and Changing Rooms	1	
3			Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	
2			Credit 4.4	Alternative Transportation: Parking Capacity	2	
		1	Credit 5.1	Site Development: Protect or Restore Habitat	1	
1			Credit 5.2	Site Development: Maximize Open Space	1	
		1	Credit 6.1	Stormwater Design: Quantity Control	1	
	1		Credit 6.2	Stormwater Design: Quality Control	1	
1			Credit 7.1	Heat Island Effect: Non-roof	1	
1			Credit 7.2	Heat Island Effect: Roof	1	
		1	Credit 8	Light Pollution Reduction	1	

WATER EFFICIENCY — Possible Points: 10

Y	?	N			
5		5			
Y			Prereq 1	Water Use Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3		1	Credit 3	Water Use Reduction	2 to 4

ENERGY & ATMOSPHERE — Possible Points: 35

Y	?	N			
12	1	22			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10	1	8	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
		2	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigeration Management	2
		3	Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2
		2			

MATERIALS AND RESOURCES — Possible Points: 14

Y	?	N			
6		8			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors and Roof	1 to 3
		1	Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

INDOOR ENVIRONMENTAL QUALITY — Possible Points: 15

Y	?	N			
12		3			
Y			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke 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 & Coatings	1
1			Credit 4.3	Low-Emitting Materials: Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials: Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical & 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	1
		1	Credit 8.2	Daylight & Views: Views	1

INNOVATION IN DESIGN — Possible Points: 6

Y	?	N			
6					
1			Credit 1.1	Innovation in Design - Energy Star Portfolio Manager	1
1			Credit 1.2	Innovation in Design - Green Cleaning Program	1
1			Credit 1.3	Innovation in Design - Low Mercury Lamp Plan	1
1			Credit 1.4	Exemplary Performance: Heat Island Effect - Non-Roof	1
1			Credit 1.5	Innovation in Design - Green Education	1
1			Credit 2	LEED® Accredited Professional	1

REGIONAL PRIORITY — Possible Points: 4

Y	?	N			
4					
1			Credit 1	Durable Building	1
1			Credit 2.1	Regional Priority Credit - WEc3 - Water Use Reduction (>35%)	1
1			Credit 2.2	Regional Priority Credit - Optimize Energy Performance - 10 points	1
1			Credit 2.3	Regional Priority Credit - MRc2 - Construction Waste Management (>75%)	1

TOTAL — Possible Points: 110

Y	?	N	
61	2	47	TOTAL

Certified: 40 - 49

Silver: 50 - 59

Gold: 60 - 79

Platinum: 80+

ATTACHMENT 3

City of Richmond

Development Permit

No. DP17-771210

To the Holder:	Trellis Seniors Services Ltd. c/o Derek Crawford
Property Address:	23100, 23120 and 23140 Westminster Hwy
Address:	127 Rainbow Road Saltspring Island, BC V8K 2V5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:

   a) Reduce the minimum parking aisle width from 7.5 m (24. 6 ft.) to 6.7 m (22.0 ft.);

   b) Increase the maximum permitted projection into the rear yard setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature;

   c) Increase the maximum permitted roof projection into the north interior side yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.); and

   d) Reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #DP17-771210-1 to #DP17-771210-44 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 $52,878 for Environmentally Sensitive Area landscaping and $283,376 for all other landscaping 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

Development Permit
No. DP17-771210

To the Holder:	Trellis Seniors Services Ltd. c/o Derek Crawford
Property Address:	23100, 23120 and 23140
Address:	127 Rainbow Road Saltspring Island, BC V8K 2V5

Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

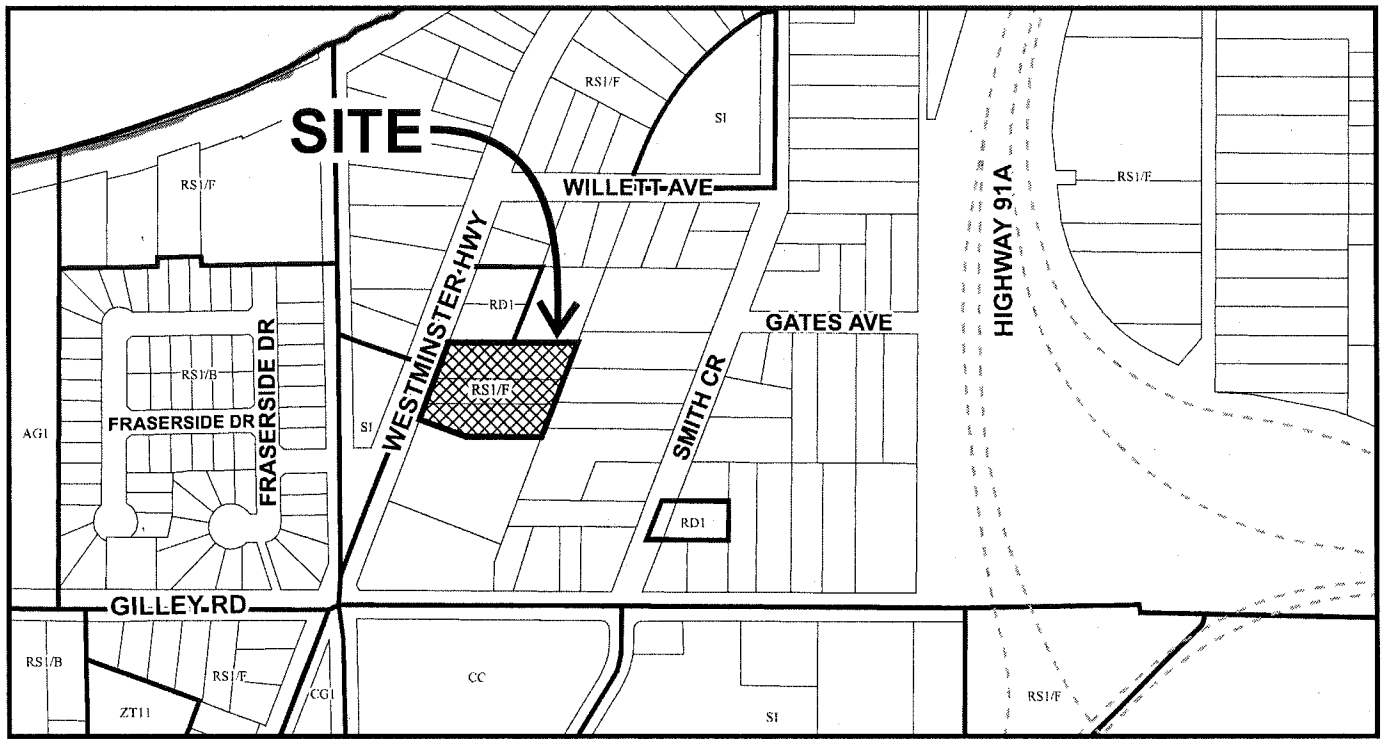
This Permit is not a Building Permit.

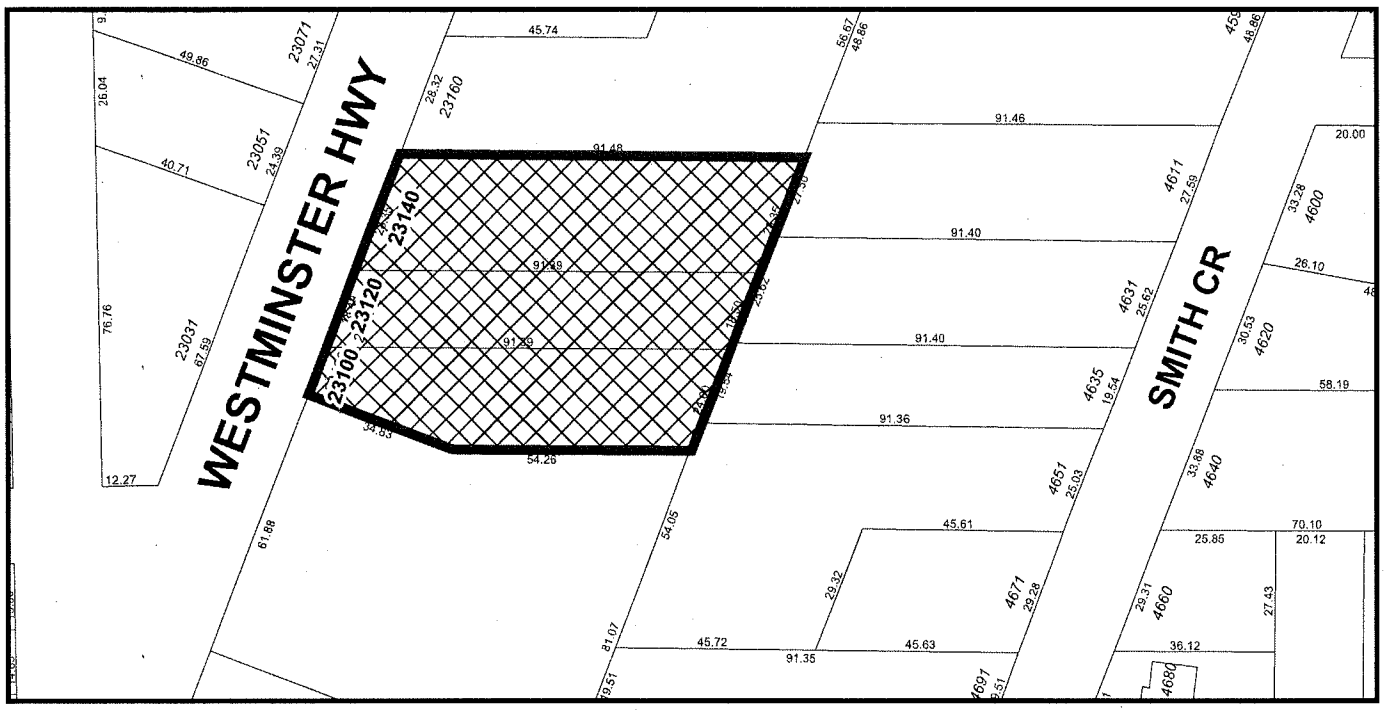
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 17-771210
SCHEDULE "A"

Original Date: 05/15/17

Revision Date:

Note: Dimensions are in METRES

NOTES

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

SEE CIVIL FOR DETAILS ON OFF SITE WORKS

SEE LANDSCAPE DRAWING FOR DETAILS ON HARD AND SOFT LANDSCAPING WITHIN SITE BOUNDARY

SITE + ZONING DATA

SITE IS COMPRISED OF THREE EXISTING LOTS

LOT 1
LEGAL DESCRIPTION:
LOT 37, SECTION 36, BLOCK 5, NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 8421
PID 004-107-179
MUNICIPAL ADDRESS: 23140 WESTMINSTER HIGHWAY

LOT2
LEGAL DESCRIPTION:
LOT 139, SECTION 36, BLOCK 5, NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 50394
PID 003-710-661
MUNICIPAL ADDRESS: 23120 WESTMINSTER HIGHWAY

LOT3
LEGAL DESCRIPTION:
REMAINDER OF LOT 140, SECTION 36, BLOCK 5, NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 50394
PID 003-392-503
MUNICIPAL ADDRESS: 23100 WESTMINSTER HIGHWAY

CURRENT ZONING: RS1/F

PROPOSED ZONING: ZR11

PROPOSED USE: LICENSED RESIDENTIAL CARE

ITEM	REQUIRED	PROPOSED
GROSS LOT AREA (all lots)	-	5,885.4 m2
LOT COVERAGE (building only)	50% max.	46.1%
FRONT (south) SETBACK	6.0 m min.	10.0m
REAR (north) SETBACK	6.0 m min.	3.0m
SIDE (west) SETBACK	6.0 m min.	6.0m
SIDE (east) SETBACK	6.0 m min.	6.0m

FINISHED SITE GRADE AS PER ZONING BYLAW DEFINITION
Property located in Area B
Flood Plain Construction Level = 3.5m
Highest crown of adjacent public road = 137m
Calculated finish grade over 2.3m
FINISHED SITE GRADE = 2.3m

PRINCIPLE BUILDING HEIGHT	17.0 m (55'9") max.	16.8m (55'1")
ACCESSORY BUILDING HEIGHT	N/A	N/A

FLOOR AREAS FOR RESIDENTIAL DENSITY CALCULATION	
BASEMENT (excl. parking, stairs, elevators and refuse)	204.0 m2
MAIN FLOOR (excl. elec., comm, dining and lounge areas)	2,280.7 m2
SECOND FLOOR (excl. stairs, elevators, comm., shafts, dining and lounge areas)	2,152.1m2
THIRD FLOOR (excl. stairs, elevators, comm., shafts, dining and lounge areas, gym(OTPT) and multi-purpose room)	2,103.6 m2
TOTAL (excl. vert. circ. except at main flr., mech, parking, refuse and amenity areas)	6740.4m2

INTERIOR AMENITY FLOOR AREAS FOR DENSITY CALCULATION	
MAIN FLOOR (Dining and lounge areas)	332.7 m2
SECOND FLOOR (Hair salon, dining and lounge areas)	353.0 m2
THIRD FLOOR (Gym, multi-purpose, dining and lounge areas)	438.5 m2
TOTAL INTERIOR AMENITY SPACES	1,124.2 m2

FLOOR AREA EXEMPTED DUE TO UNIVERSAL HOUSING PROVISIONS IN ZONING BYLAW 186 m2/UNIT X 135 UNITS = 251.1m2

Please note that floor areas and building height will be subject to adjustment as design still in development.

DENSITY	REQUIRED	PROPOSED
FAR RESIDENTIAL		1.15
FAR AMENITY		0.19
TOTAL FAR (GROSS)	1.4 max.	1.34
LESS UNIVERSAL HOUSING EXCLUSION		-0.04
FAR TOTAL (NET)	1.4 max.	1.30

EXTERIOR AMENITY AREAS		
MAIN FLOOR /GRADE		640.8 m2
2ND AND 3RD FLOOR DECKS		223.1 m2
TOTAL EXTERIOR AMENITY AREA (REQ'D=135 RESIDENTS * 6m2/RESIDENT)	810 m2	863.9 m2

PARKING (Community Care, Major)	1/3 BEDS =45 STALLS	45 STALLS
COMPACT STALLS	50% max.	6 STALLS (14%)
ACCESSIBLE STALLS	2% (1 STALL)min.	3 STALLS
LOADING SPACES	1 MEDIUM	1 MEDIUM
CLASS 1 BIKE PARKING	22*	25
CLASS 2 BIKE PARKING	22*	22#

* Bike parking requirement = (0.27/100m2*7968.3m2)-0.27=21.33
# 12 class 2 stalls provided in parking garage.

LEGEND

NEW ASPHALT PAVING

CONCRETE PAVING

DEPRESSED SIDEWALK FOR VEHICLE ACCESS

PROPOSED GRADES

EXISTING GRADES

ARCHITECTURAL

A0.0_COVER, PROJECT DATA & RENDERINGS
A1.1_SITE PLAN
A1.1A_SITE PLAN (EXISTING REMOVED)
A1.2_SITE PLAN (TEMP ROADWAY)
A1.3_SITE SECTIONS AT EDGE CONDITIONS
A1.4_TURNING DIAGRAMS
A1.4A_TURNING DIAGRAMS FOR TEMP ROADS
A1.5_STREETSCAPE AT WESTMINSTER HGWY
A1.6_SETBACK ENCROACHMENTS
A2.1_BASEMENT FLOOR / PARKING PLAN
A2.2_OVERALL MAIN FLOOR PLAN
A2.3_OVERALL 2ND FLOOR PLAN
A2.4_OVERALL THIRD FLOOR PLAN
A2.5_PENTHOUSE / LOW ROOF PLAN
A3.1_ELEVATIONS
A3.2_ELEVATIONS
A3.3_ELEVATIONS
A3.4_ELEVATIONS
A4.1_BUILDING SECTION
A5.1_SHADOW CAST STUDIES
SK.1_SITE CONTEXT

SW PERSPECTIVE AT WESTMINSTER HGWY

SE PERSPECTIVE AT ENTRY

NOTES:
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NO.	DATE.	REVISION.
6	JULY 11, 2017	REISSUED FOR DEVELOPMENT PERMIT
5	May 25, 2017	REISSUED FOR DEVELOPMENT PERMIT
4	April 24/17	FOR DEVELOPMENT PERMIT
3	Dec. 15/16	REZONING RESUBISSION
2	Sept. 22/16	REZONING RESUBMISSION

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
COVER, PROJECT DATA & RENDERINGS

A0.0

DP 17-771210-1

CONSULTANT
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Developemtn Permit
July 14, 2017

TRELLIS SENIORS SERVICES

dca Derek Crawford Architect Inc.

Hamilton Village
- Residential Care Facility
Richmond

SCALE 1:200

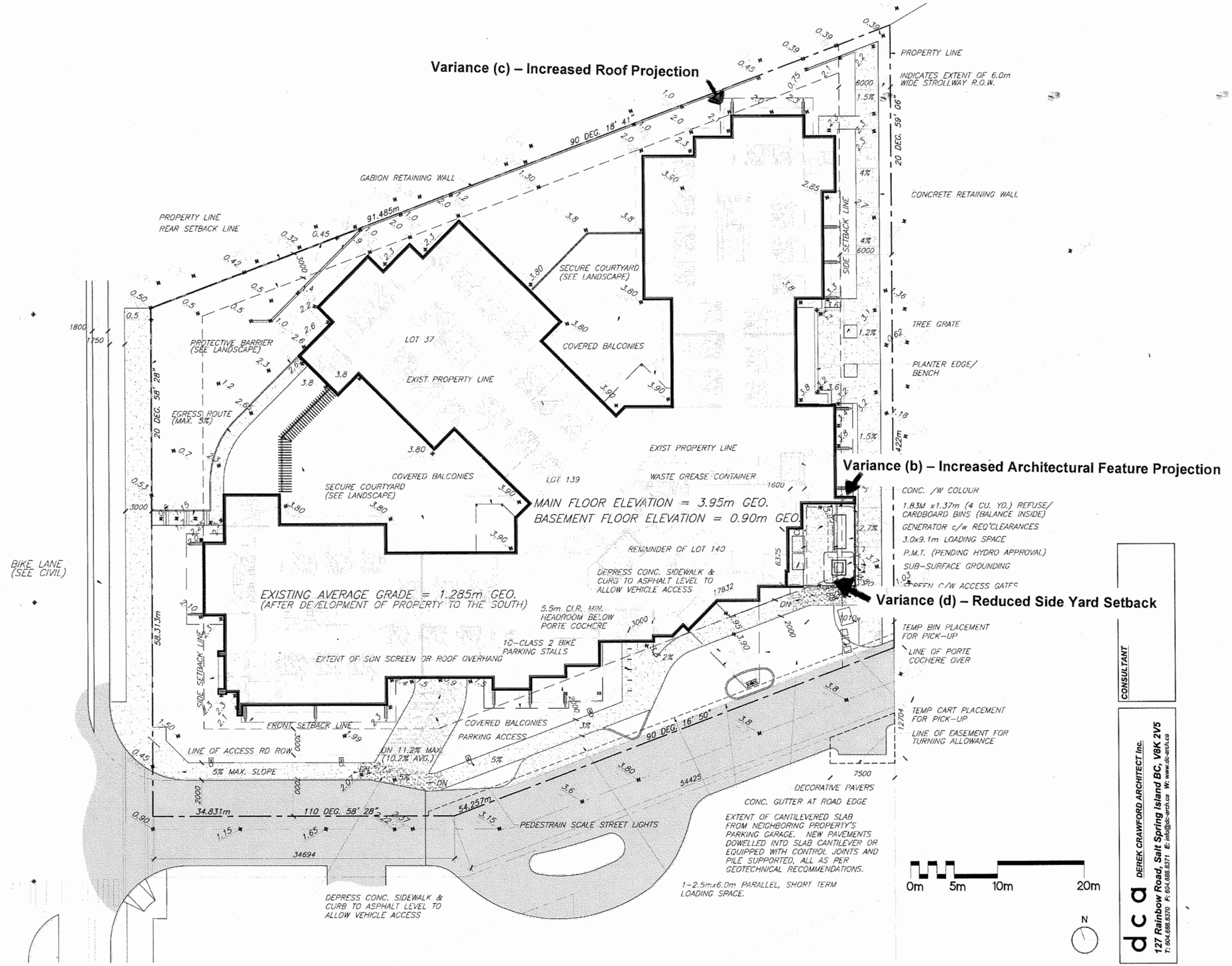
van der Zalm + associates

July 14, 2017

SITE CONCEPT PLAN - L1.0

DP2016-34 - COASTAL HEALTH RICHMOND

DP 17-771210-2



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NO.	DATE.	REVISION.
5	July 11/17	FOR DP PANEL
4	April 24/17	FOR DEVELOPMENT PERMIT
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

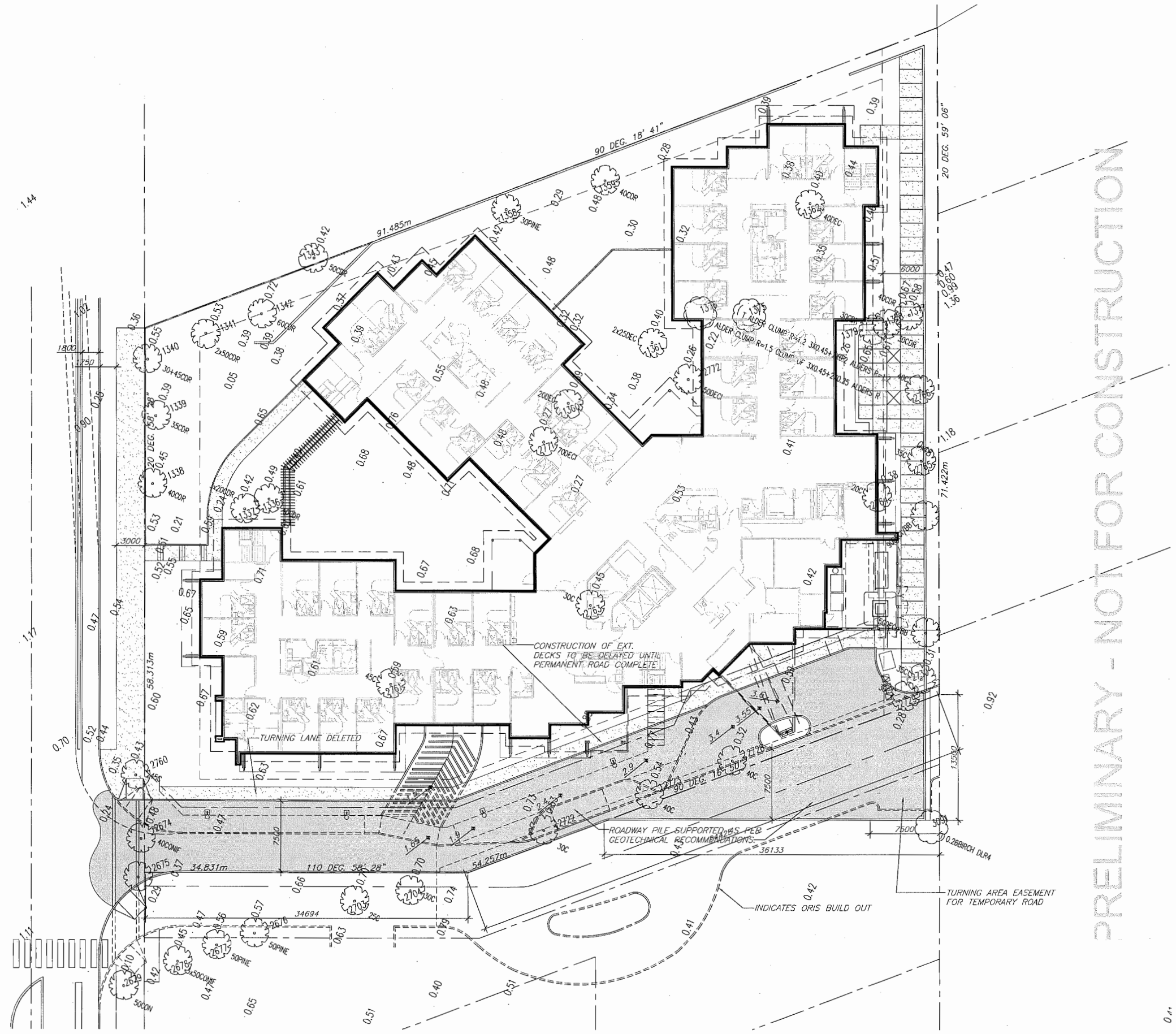
PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

DRAWING TITLE:
SITE PLAN (EXISTING REMOVED)

A1.1A

DP 17-771210-3



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NO.	DATE.	REVISION.
6	July 11/17	DP PANEL
5	May 25/17	DP RESUBMISSION
4	April 24/17	FOR DEVELOPMENT PERMIT
3	Dec. 15/16	REZONING RESUBMISSION
2	Dec. 15/16	REZONING RESUBMISSION

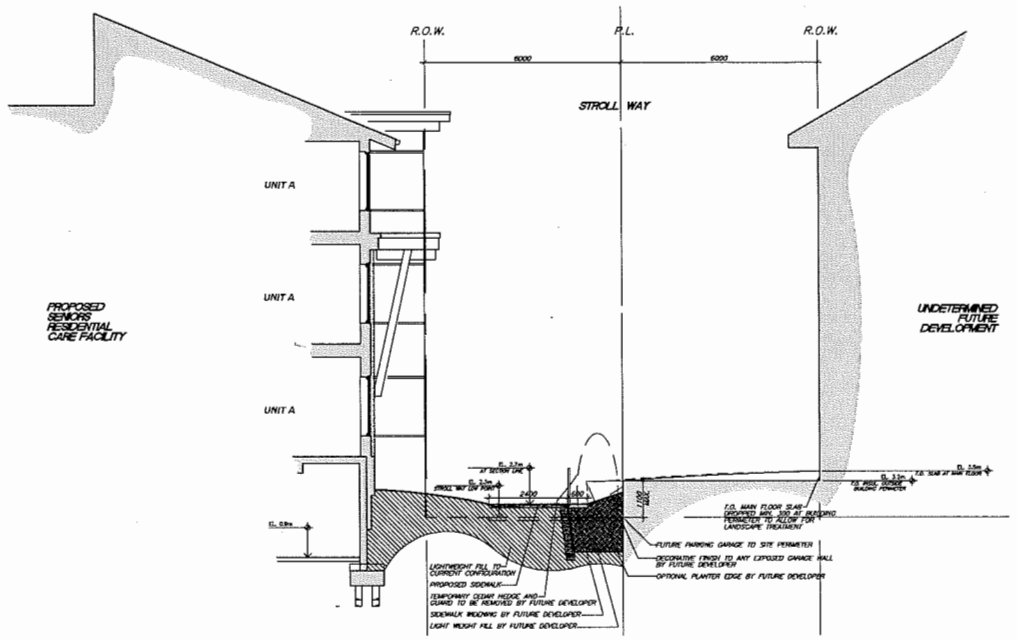
PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

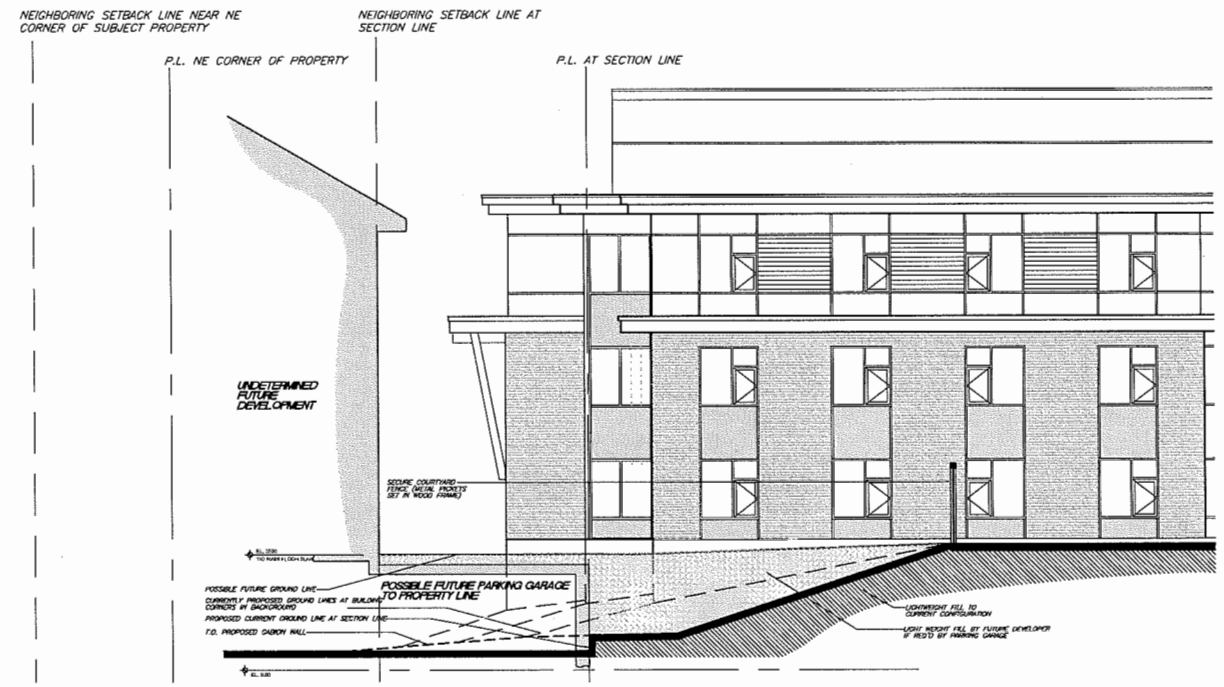
DRAWING TITLE:
SITE PLAN (TEMP ROADWAY)

A1.2

DP 17-771210-4



SITE SECTION A



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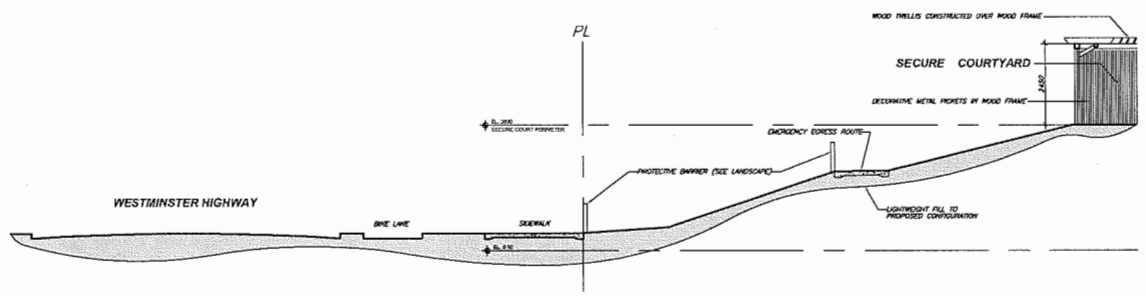

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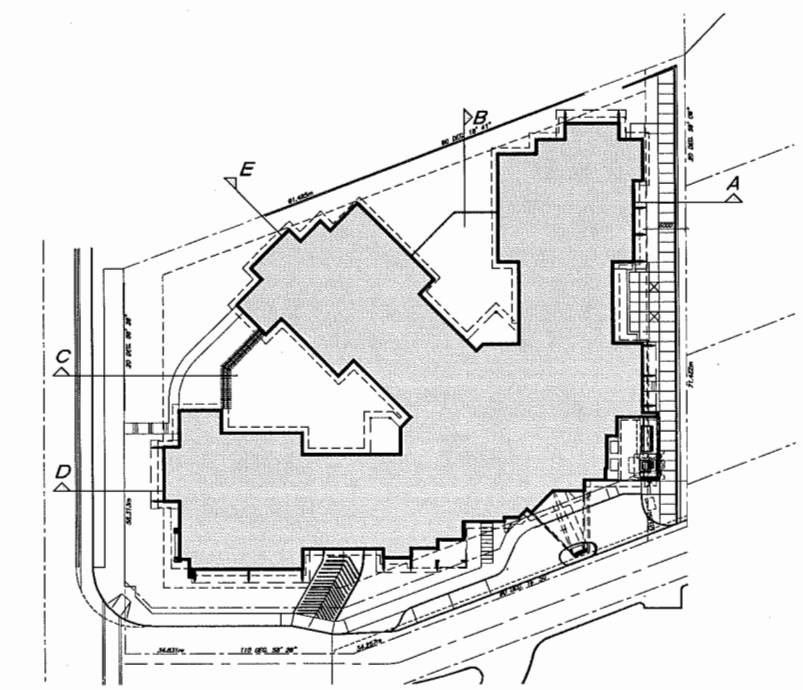
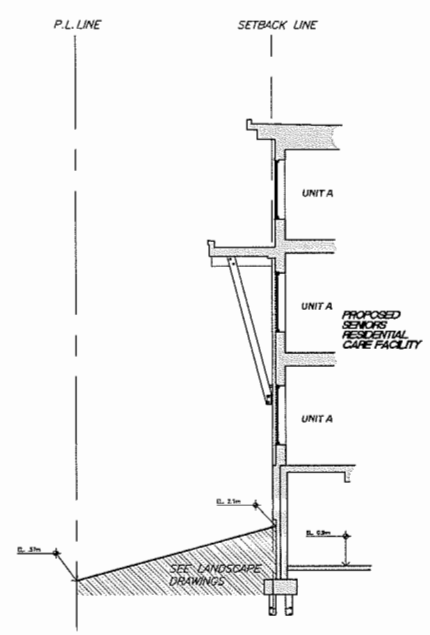
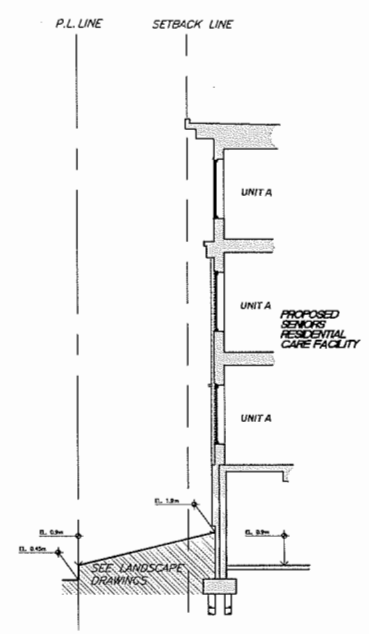


SITE SECTION REFERENCE PLAN (N.T.S.)



SITE SECTION D



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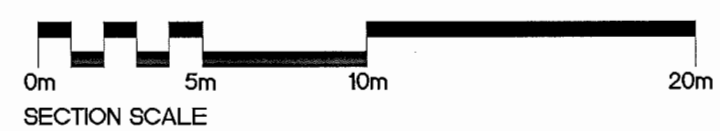

CONSULTANT

dca DEREK CRAWFORD ARCHITECT Inc.
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NO.	DATE.	REVISION.
5	July 11/17	FOR DP PANEL
4	May 25/17	REISSUED FOR DEVELOPMENT PERMIT
3	April 24/17	FOR DEVELOPMENT PERMIT
2	Dec 15/16	REZONING RESUBMISSION
1	Sept. 22/16	REZONING RESUBMISSION

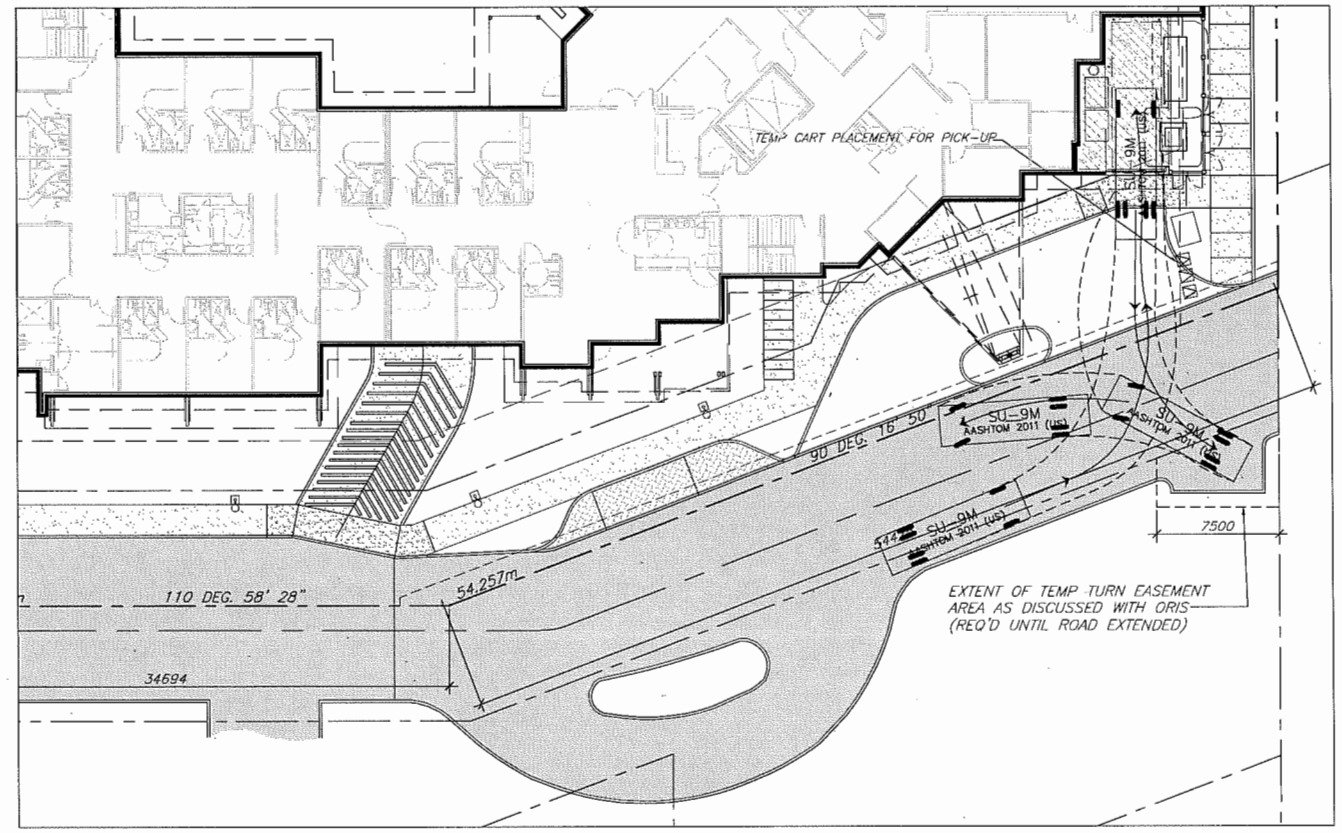
PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

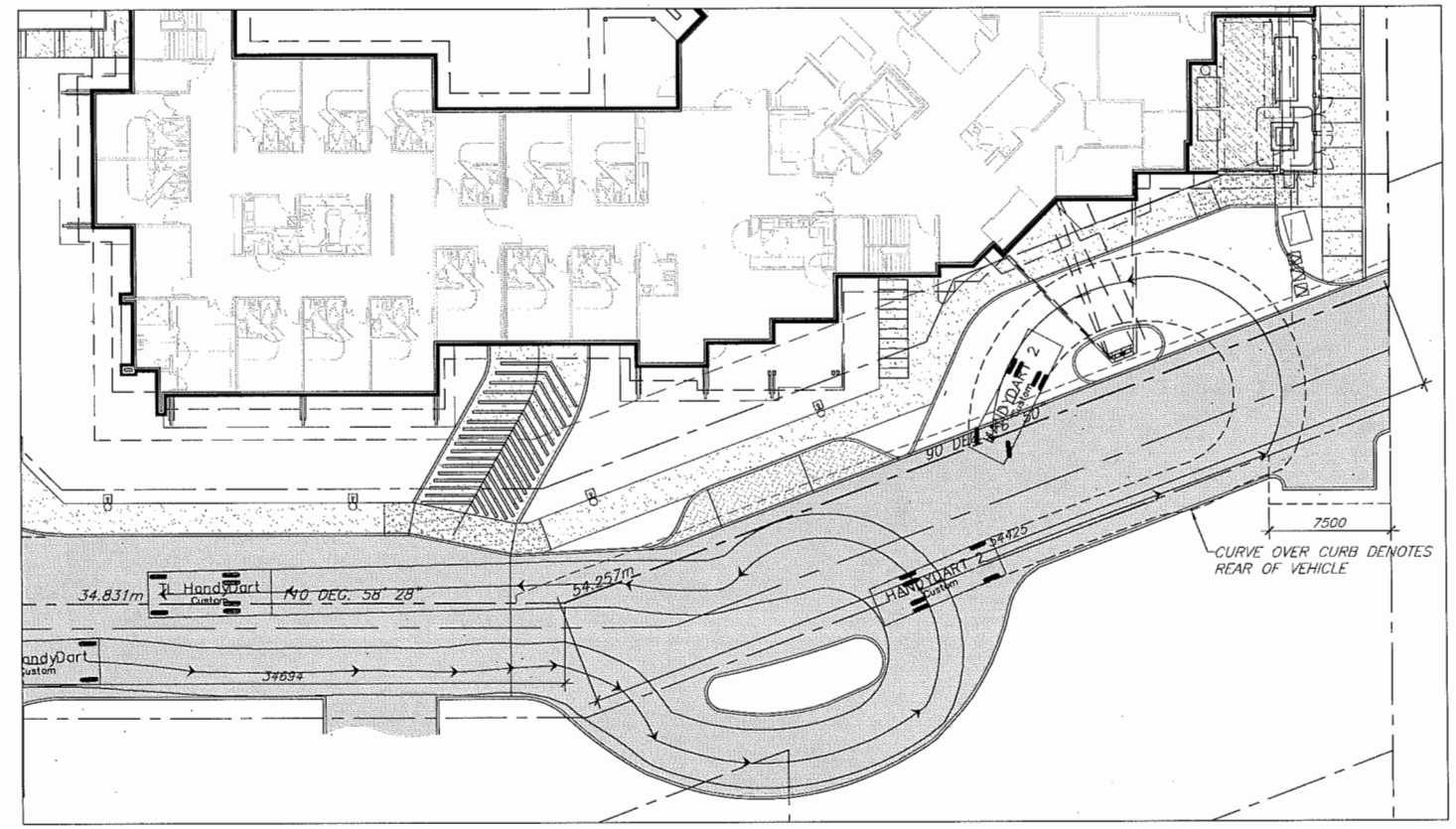
DRAWING TITLE:
SITE SECTIONS AT EDGE CONDITIONS

A1.3

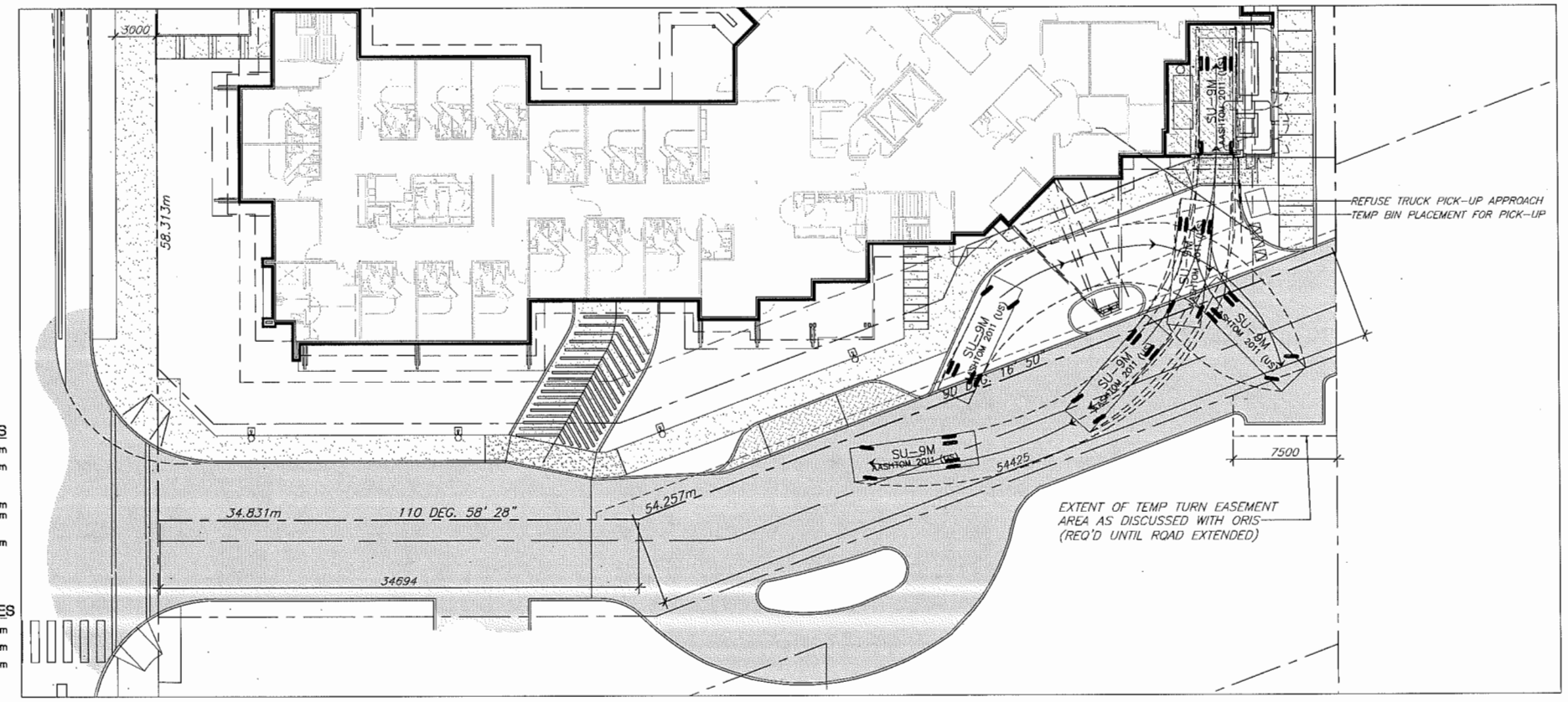
DP 17-771210-5



RECYCLING TRUCK



HANDY-DART



SU9 DELIVERY VEHICLE AND GARBAGE TRUCK

REQUIRED VERTICAL CLEARANCES

HANDI-DART	3.1m
SU-9 DELIVERY VEHICLE	4.1m
FRONT LOADING, OVERHEAD WASTE OR CARDBOARD RECYCLING TRUCK	
NON-LOADING CONDITION	4.3m
LOADING CONDITION	6.8m
SIDE LOADING, OVERHEAD RECYLING TRUCK - NON-LOADING CONDITION	4.3m

(ALL VERTICAL CLEARANCES TAKEN FROM CITY OF RICHMOND COMMERCIAL ACCESS WEBSITE)

PROPOSED VERTICAL CLEARANCES

APPROX. CLEARANCE AT PORTE COCHERE	5.5m
APPROX. CLEARANCE AT LOADING BAY	6.0m
APPROX. CLEARANCE OVER REFUSE AND CARDBOARD BINS (IN STORAGE LOCATION)	2.8m

NOTES:
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NO.	DATE.	REVISION.
6	July 11/17	DP PANEL
5	May 25/17	DP RESUBMISSION
4	April 24/17	FOR DEVELOPMENT PERMIT
3	Dec. 15/16	REZONING RESUBMISSION
2	Nov. 2/16	REZONING REVISIONS

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS HOME SERVICES

DRAWING TITLE:
TURNING DIAGRAMS

A1.4

CONSULTANT
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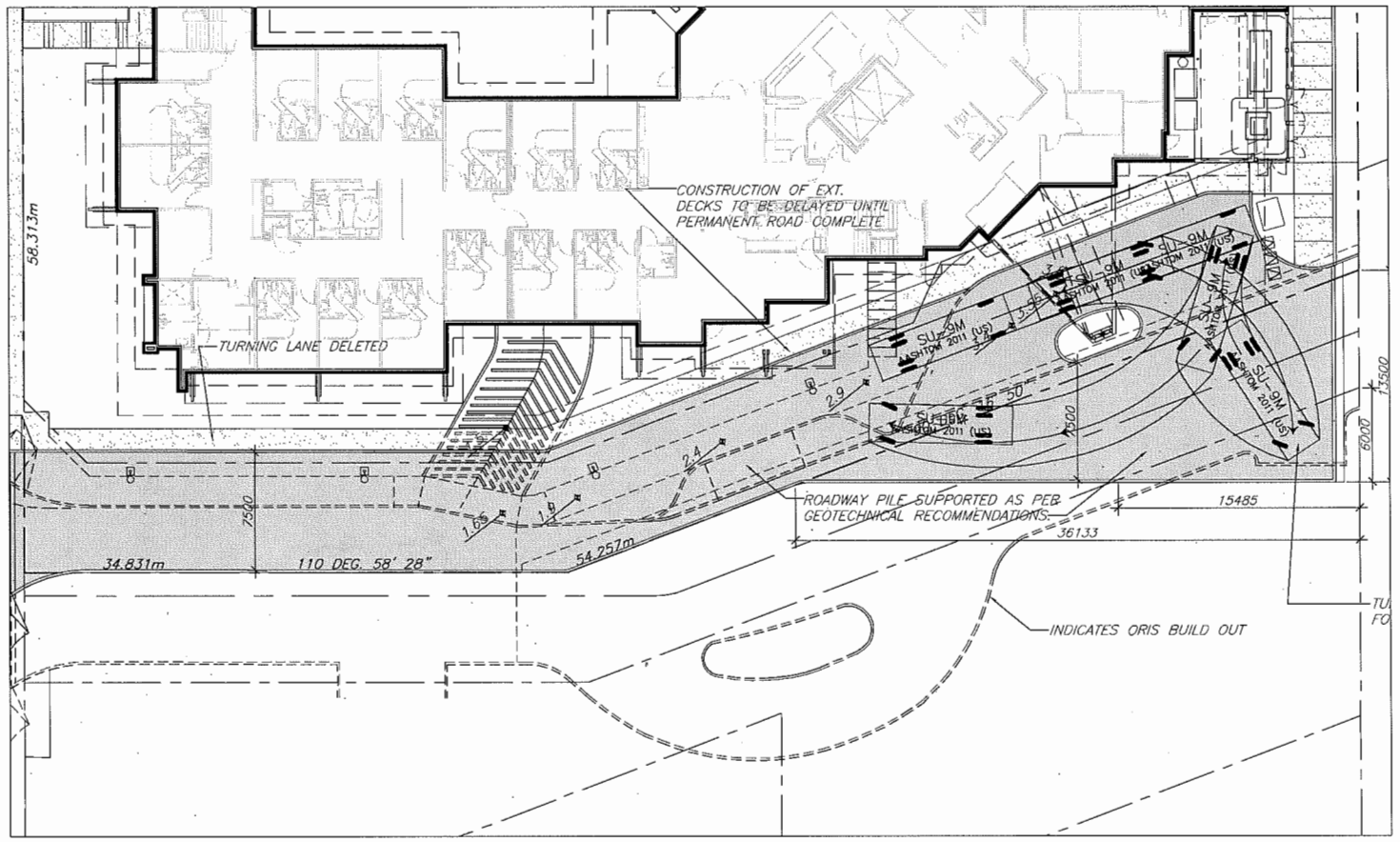
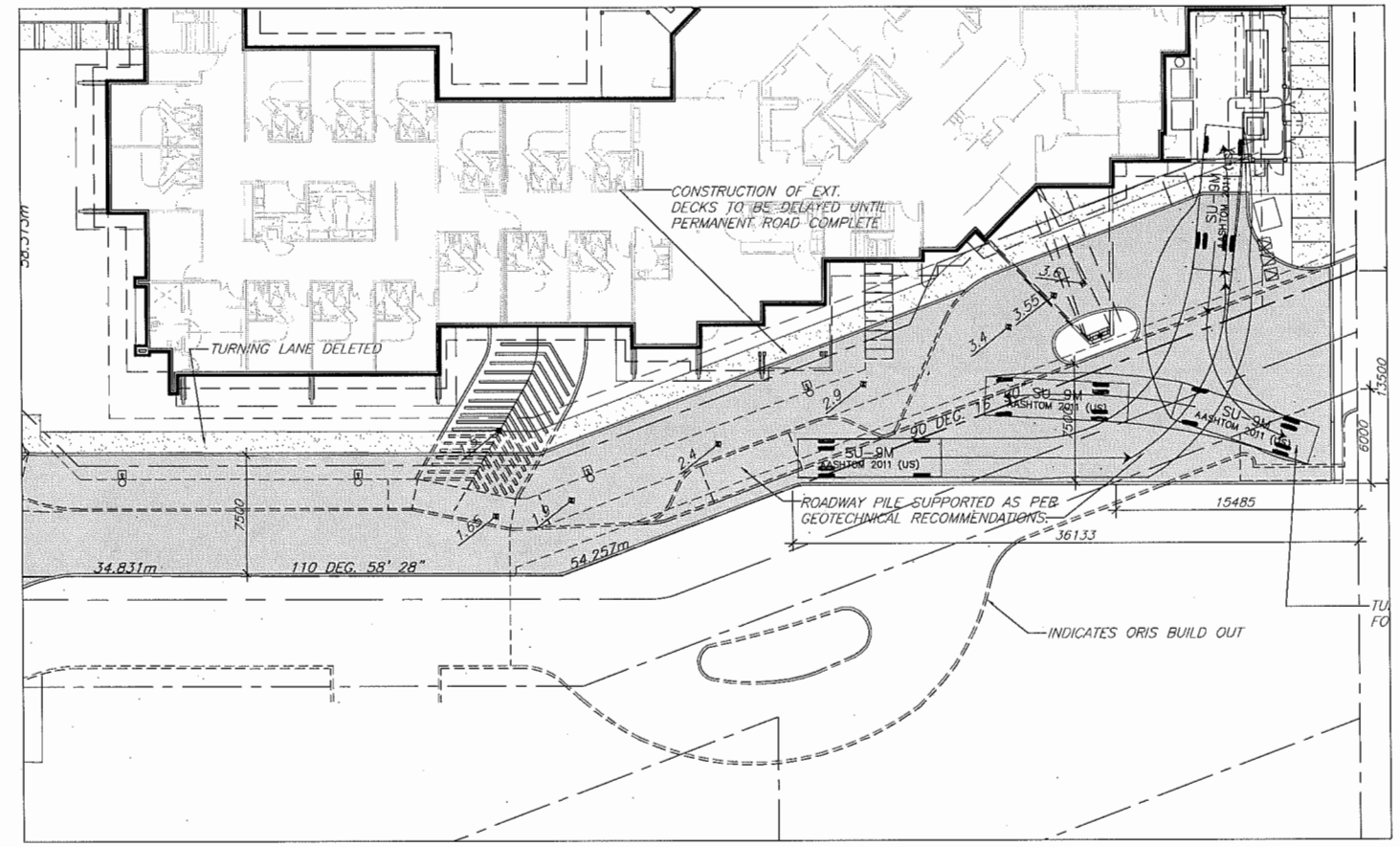
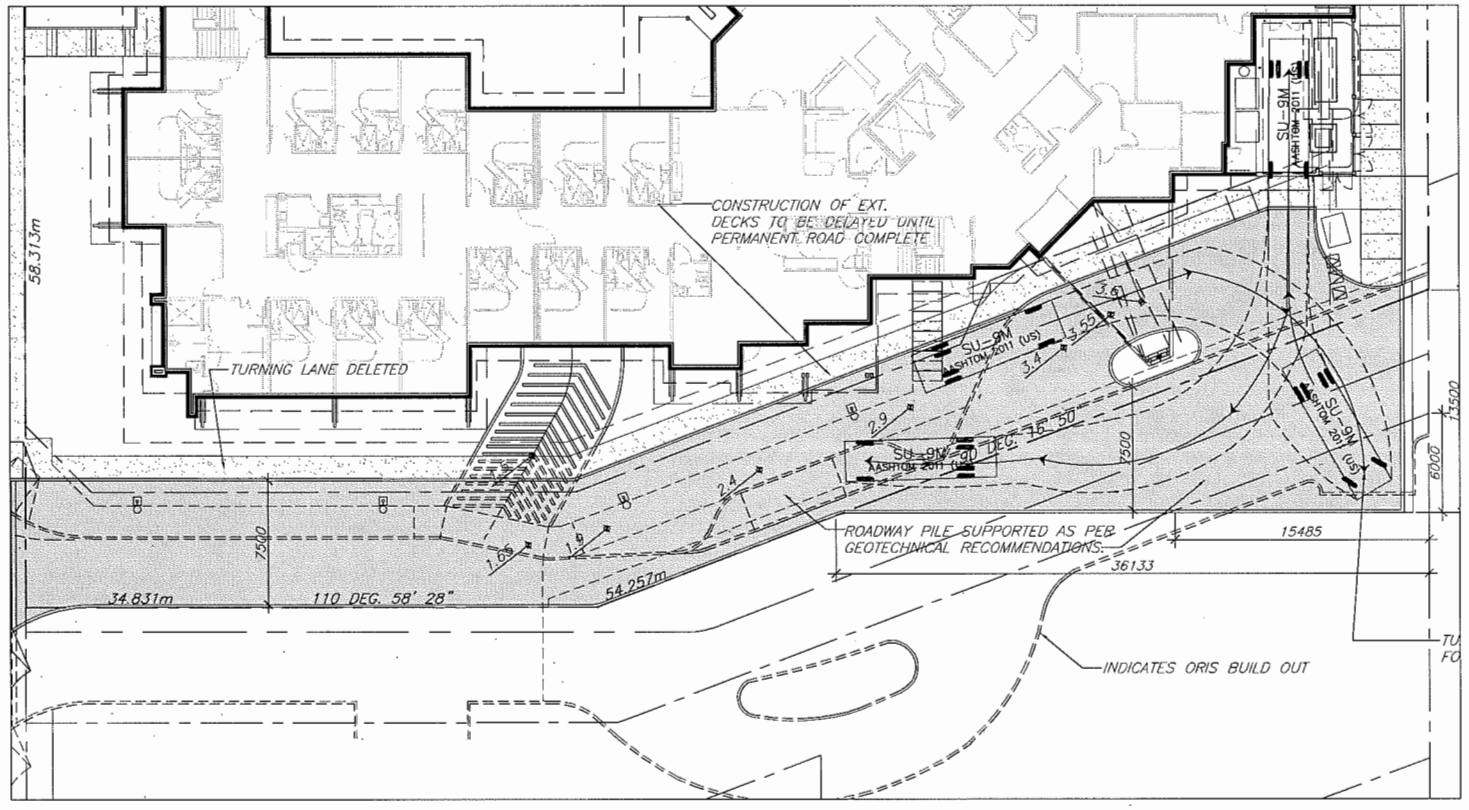
DP 17-771210-6



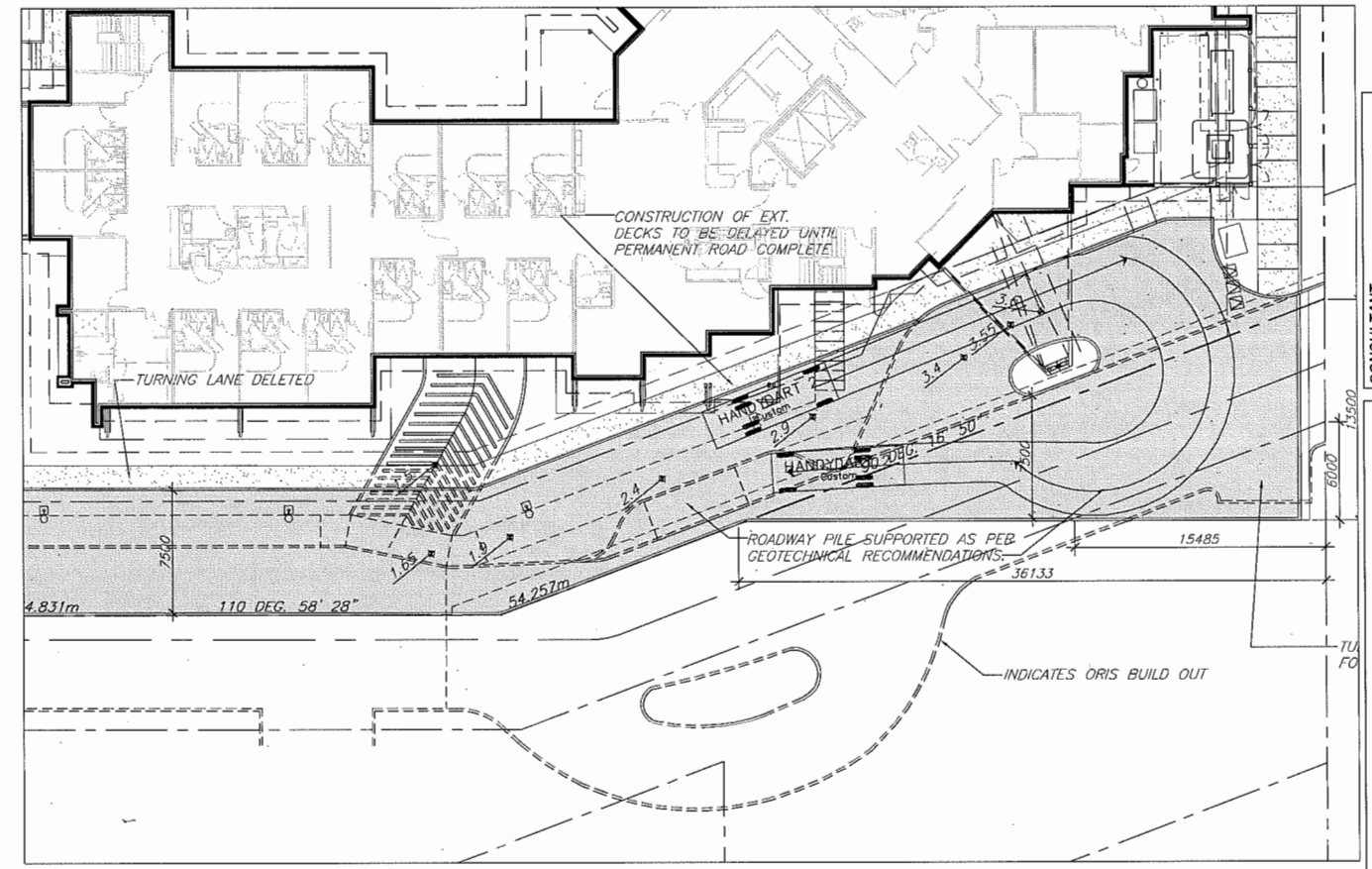
REFUSE TRUCK



RECYCLING TRUCK



SU9 DELIVERY VEHICLE



HANDY DART

REQUIRED VERTICAL CLEARANCES

HANDI-DART	3.1m
SU-9 DELIVERY VEHICLE	4.1m
FRONT LOADING, OVERHEAD WASTE OR CARDBOARD RECYCLING TRUCK	
NON-LOADING CONDITION	4.3m
LOADING CONDITION	6.8m
SIDE LOADING, OVERHEAD RECYLING TRUCK - NON-LOADING CONDITION	4.3m

(ALL VERTICAL CLEARANCES TAKEN FROM CITY OF RICHMOND COMMERCIAL ACCESS WEBSITE)

PROPOSED VERTICAL CLEARANCES

APPROX. CLEARANCE AT PORTE COCHERE	5.5m
APPROX. CLEARANCE AT LOADING BAY	6.0m
APPROX. CLEARANCE OVER REFUSE AND CARDBOARD BINS (IN STORAGE LOCATION)	2.8m

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NO.	DATE.	REVISION.
5	July 11/17	DP PANEL
4	May 25/17	DP RESUBMISSION
3	April 24/17	FOR DEVELOPMENT PERMIT
2	Dec. 15/16	REZONING RESUBMISSION
1	Nov. 2/16	REZONING SUPPLEMENTARY INFO

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

DRAWING TITLE:
TURNING DIAGRAMS FOR TEMP ROAD

A1.4A

CONSULTANT
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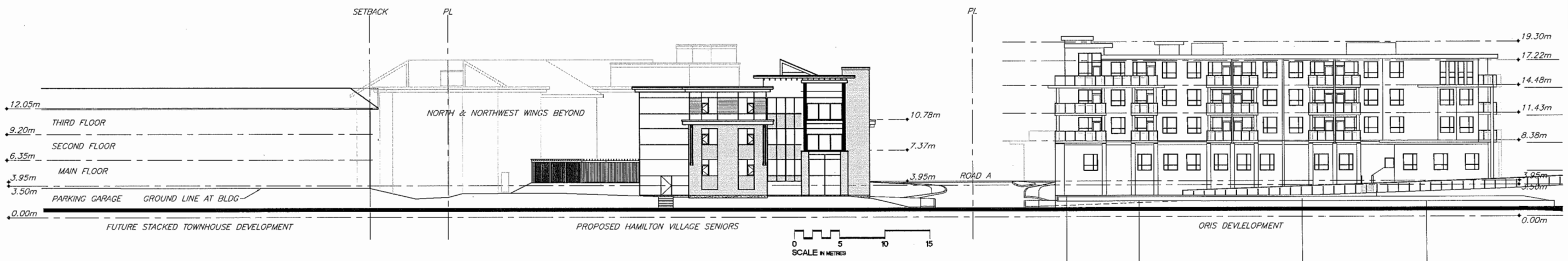
DP 17-771210-7



CONSULTANT

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NO.	DATE.	REVISION.
4	July 11/17	FOR DP PANEL
3	April 24/17	FOR DEVELOPMENT PERMIT
2	Dec. 15/16	REZONING RESUBMISSION
1	Sept. 22/16	REZONING RESUBMISSION

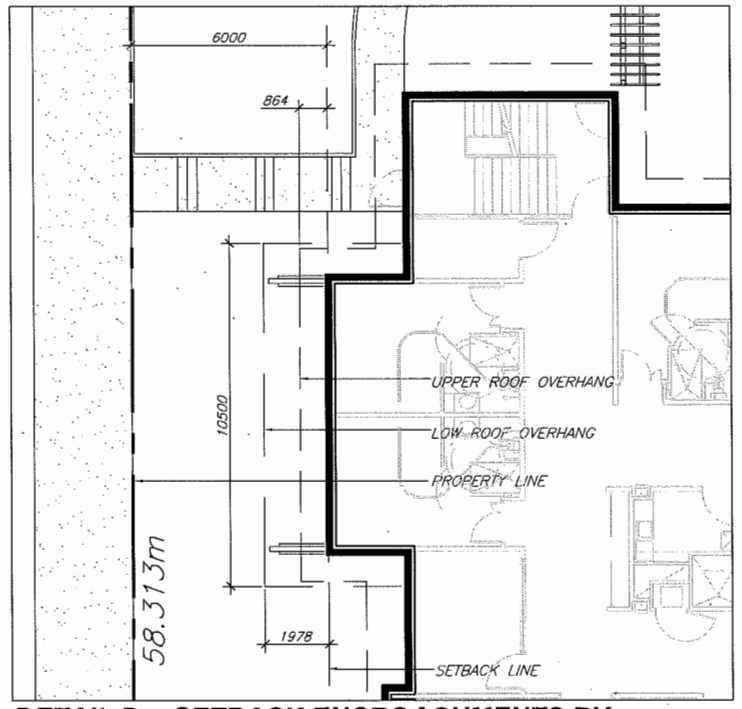
PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

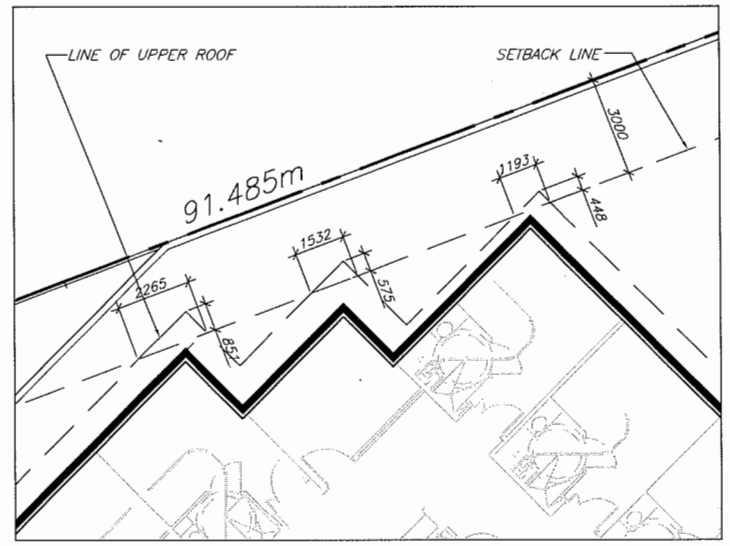
DRAWING TITLE:
STREETSCAPE AT WESTMINSTER HGWY.

A1.5

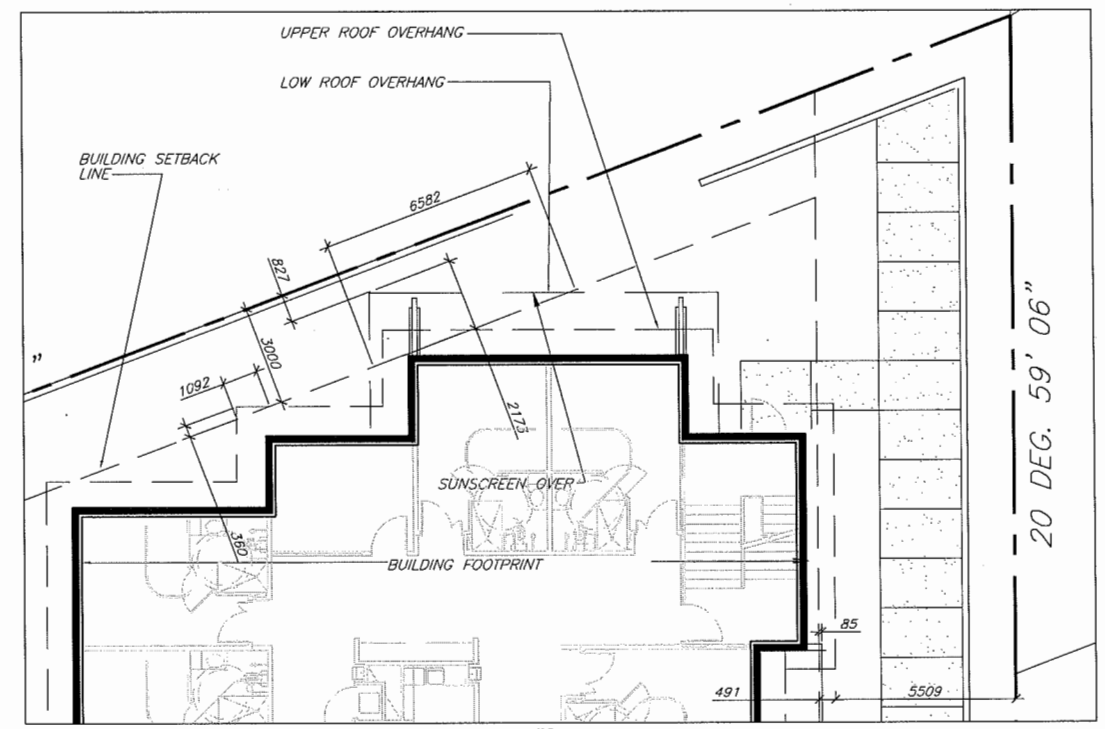
DP 17-771210-T



DETAIL D - SETBACK ENCROACHMENTS BY WESTMINSTER HIGHWAY



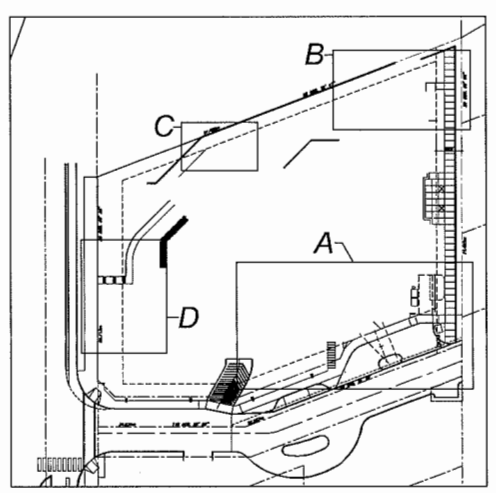
DETAIL C - SETBACK ENCROACHMENTS AT NW WING



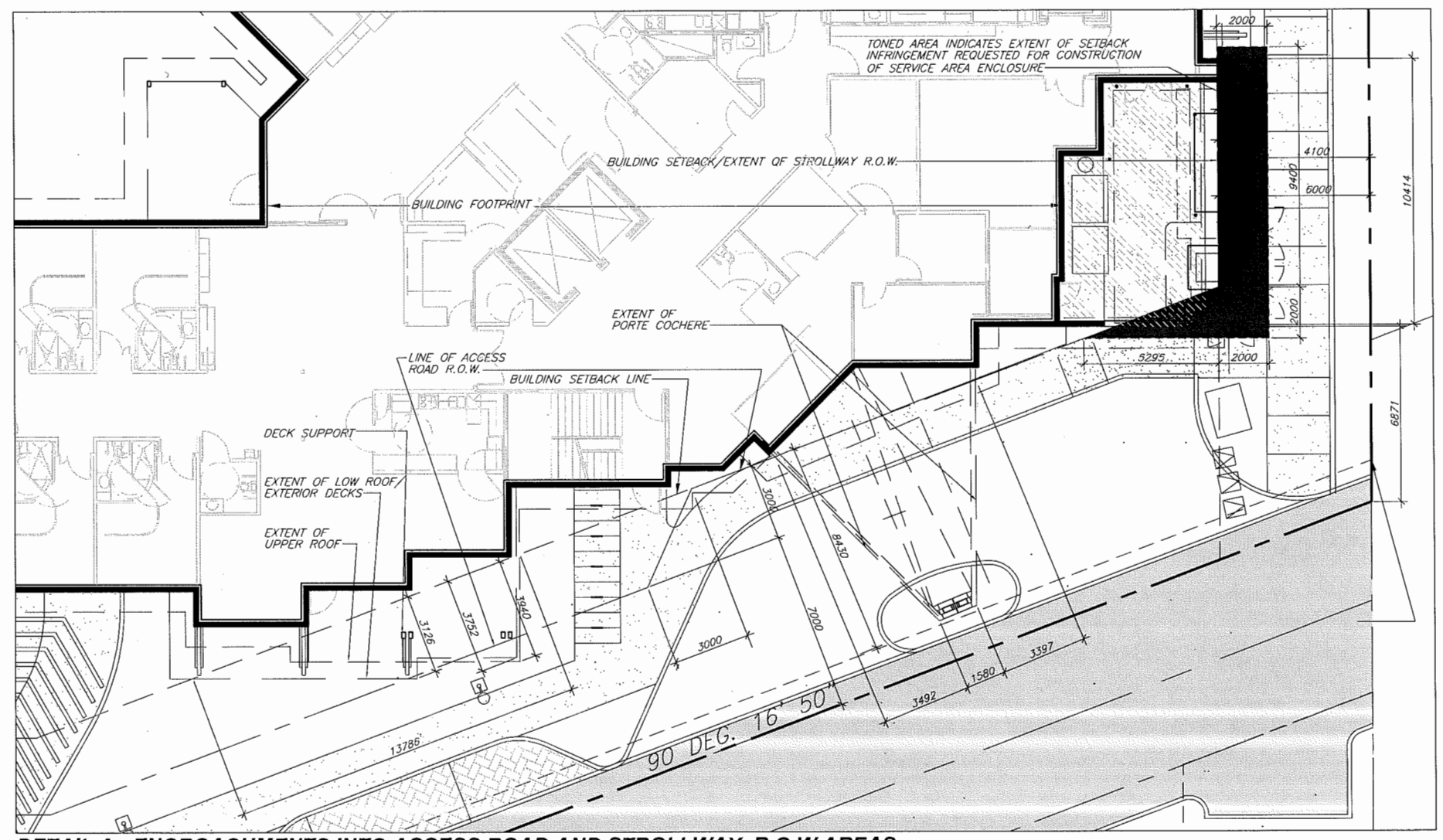
DETAIL B - SETBACK ENCROACHMENTS

GENERAL NOTE

PLEASE NOTE THAT DIMENSIONS OF OVERHANGS AND EQUIPMENT ARE APPROXIMATE ONLY, AS DETAILING AND EQUIPMENT SELECTION (EG. EMERGENCY GENERATOR) IS NOT YET COMPLETE.



DETAIL REFERENCE PLAN



DETAIL A - ENCROACHMENTS INTO ACCESS ROAD AND STROLLWAY R.O.W AREAS

N

CONSULTANT

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NO.	DATE.	REVISION.
4	July 11/17	FOR DP PANEL
3	April 24/17	FOR DEVELOPMENT PERMIT
2	Dec., 15/16	REZONING RESUBMISSION
1	Sept. 23/16	REZONING RESUBMISSION

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

DRAWING TITLE:
SETBACK ENCROACHMENTS

A1.6

DP 17-771210-9

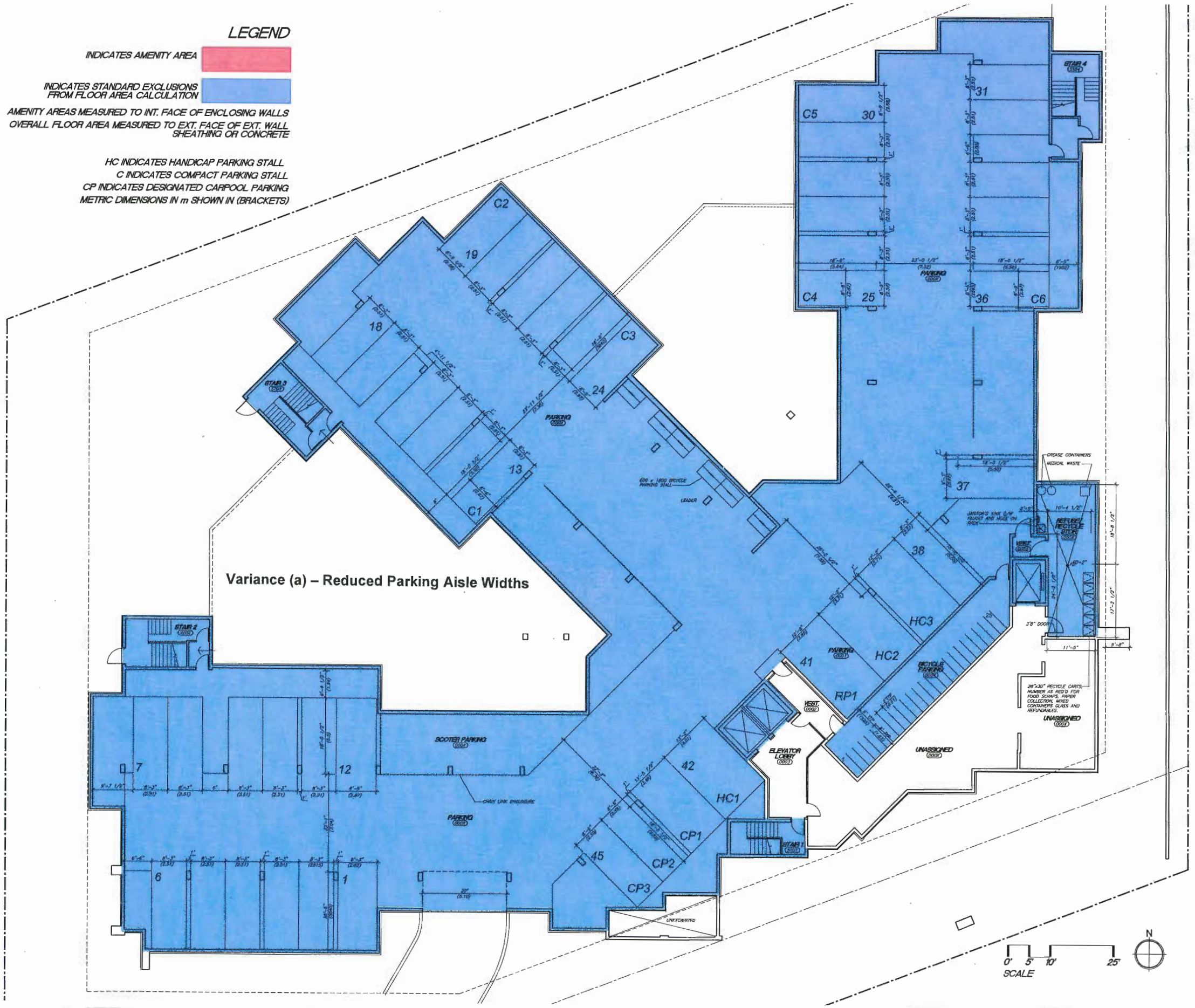
LEGEND

INDICATES AMENITY AREA

INDICATES STANDARD EXCLUSIONS FROM FLOOR AREA CALCULATION

AMENITY AREAS MEASURED TO INT. FACE OF ENCLOSING WALLS
OVERALL FLOOR AREA MEASURED TO EXT. FACE OF EXT. WALL SHEATHING OR CONCRETE

HC INDICATES HANDICAP PARKING STALL
C INDICATES COMPACT PARKING STALL
CP INDICATES DESIGNATED CARPOOL PARKING
METRIC DIMENSIONS IN m SHOWN IN (BRACKETS)



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NO.	DATE.	REVISION.
4	July 11/16	DP PANEL
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
BASEMENT FLOOR / PARKING PLAN

A2.1

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DP 17-771210-10

INDICATES AMENITY AREA

INDICATES STANDARD EXCLUSIONS FROM FLOOR AREA CALCULATION

AMENITY AREAS MEASURED TO INT. FACE OF ENCLOSING WALLS
OVERALL FLOOR AREA MEASURED TO EXT. FACE OF EXT. WALL SHEATHING OR CONCRETE

NOTES:

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NO.	DATE.	REVISION.
3	July. 11/17	DP PANEL
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
MAIN FLOOR PLAN

A2.2

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DP 17-771210 -1

INDICATES AMENITY AREA

INDICATES STANDARD EXCLUSIONS FROM FLOOR AREA CALCULATION

AMENITY AREAS MEASURED TO INT. FACE OF ENCLOSING WALLS

OVERALL FLOOR AREA MEASURED TO EXT. FACE OF EXT. WALL SHEATHING OR CONCRETE

CONSULTANT

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NO.	DATE	REVISION
4	July 11/17	FOR DP PANEL
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
SECOND FLOOR PLAN

A2.3

DP 17-771210-12

LEGEND

INDICATES AMENITY AREA

INDICATES STANDARD EXCLUSIONS FROM FLOOR AREA CALCULATION

AMENITY AREAS MEASURED TO INT. FACE OF ENCLOSING WALLS

OVERALL FLOOR AREA MEASURED TO EXT. FACE OF EXT. WALL SHEATHING OR CONCRETE

N

CONSULTANT

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NO.	DATE.	REVISION.
4	July 11/17	DP PANEL
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
THIRD FLOOR PLAN

A2.4

DP 11-771210-13

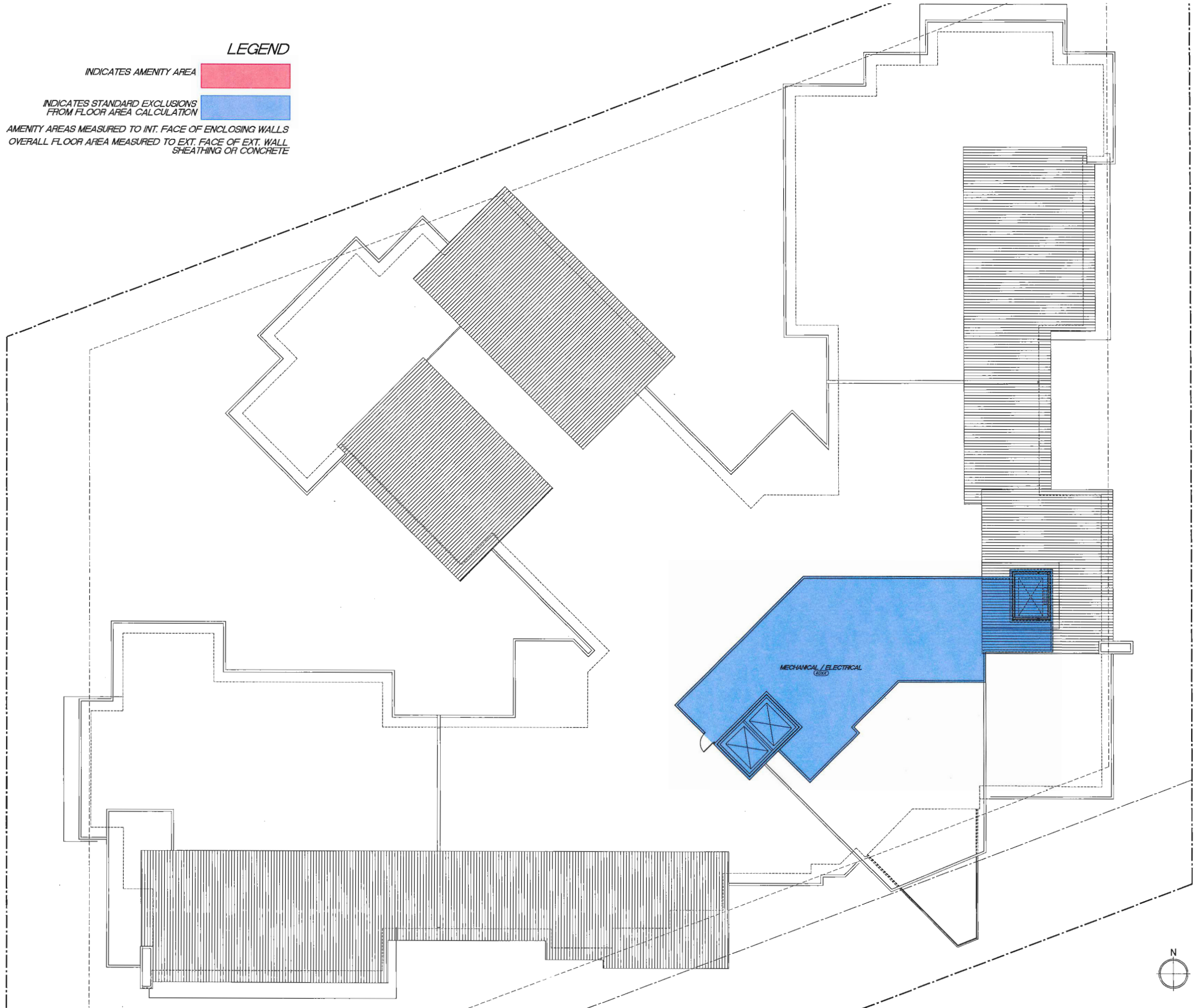
LEGEND

INDICATES AMENITY AREA

INDICATES STANDARD EXCLUSIONS FROM FLOOR AREA CALCULATION

AMENITY AREAS MEASURED TO INT. FACE OF ENCLOSING WALLS

OVERALL FLOOR AREA MEASURED TO EXT. FACE OF EXT. WALL SHEATHING OR CONCRETE



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NO.	DATE.	REVISION.
4	July 11/17	DP PANEL
3	Dec. 15/16	REZONING RESUBMISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
PENTHOUSE / ROOF PLAN

A2.5

CONSULTANT

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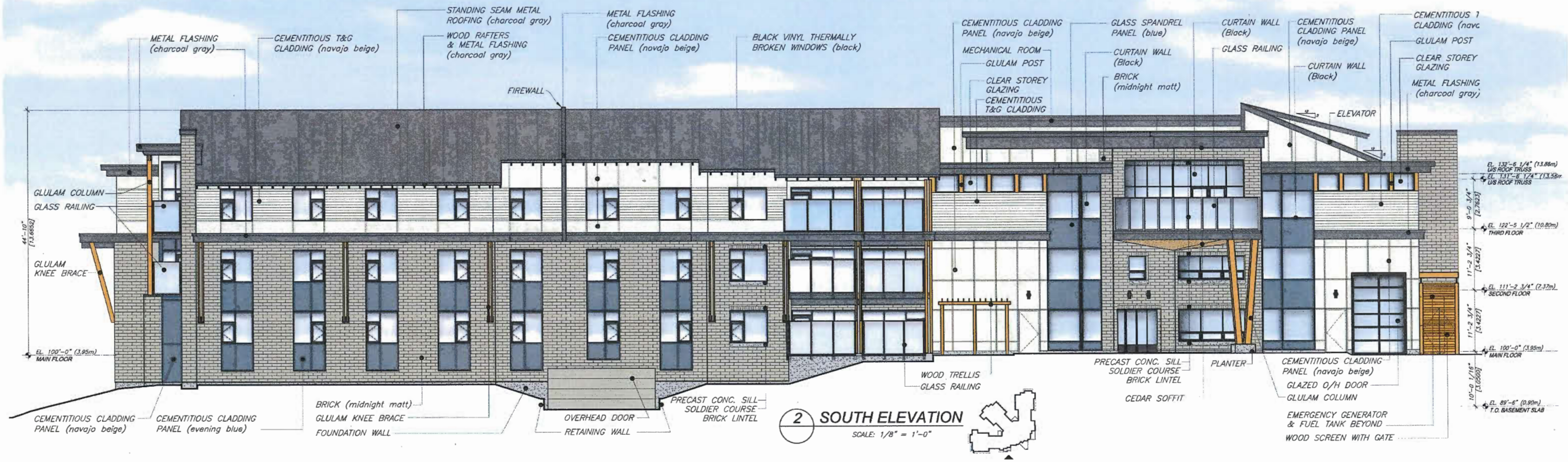
DP 17-711210-14



2 SOUTH ELEVATION

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

1 EAST ELEVATION

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

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NO.	DATE.	REVISION.
	July 11, 2017	REISSUED FOR DEVELOPMENT PERMIT
	May 25, 2017	REISSUED FOR DEVELOPMENT PERMIT
	April 24, 2017	FOR DEVELOPMENT PERMIT
	12.19. 2016	REZONING RESUBMISSION
	9.22. 2016	REZONING RESUBMISSION

PROJECT:

HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

DRAWING TITLE:

ELEVATIONS

A3.1

CONSULTANT

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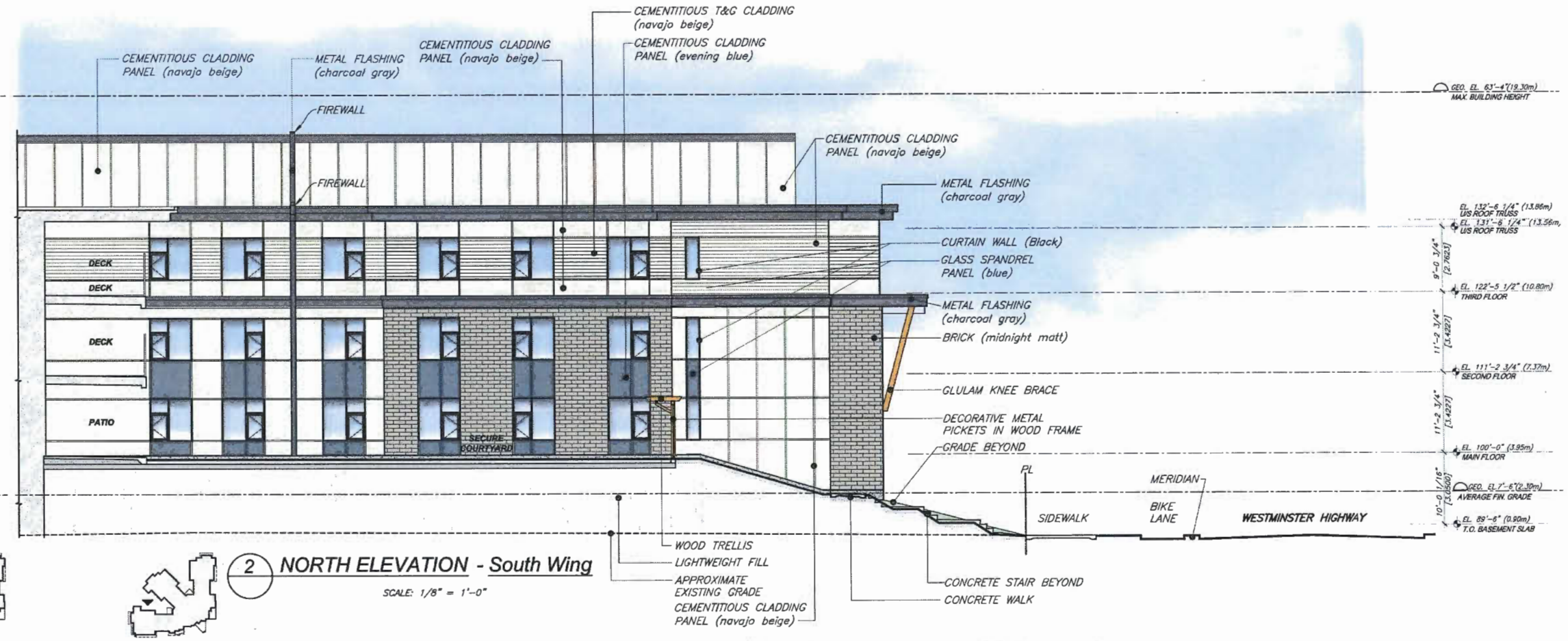
DP 17-771210-15

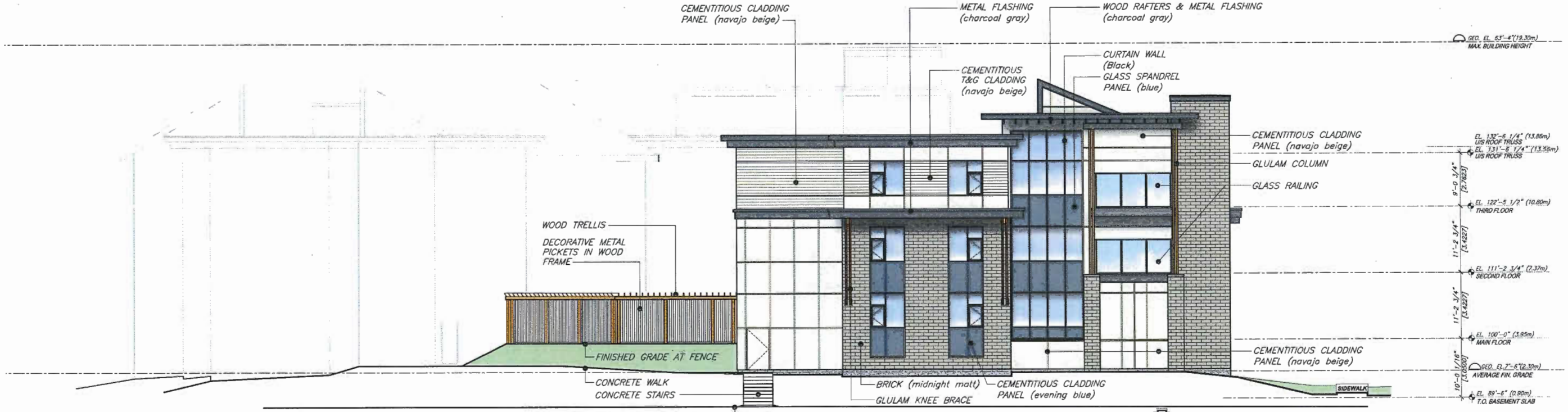
1 WEST ELEVATION - Core

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



2 NORTH ELEVATION - South Wing

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



3 WEST ELEVATION - South Wing

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

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	9.22 . 2016	REZONING RESUBMISSION

PROJECT:

HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:

ELEVATIONS

A3.2

CONSULTANT

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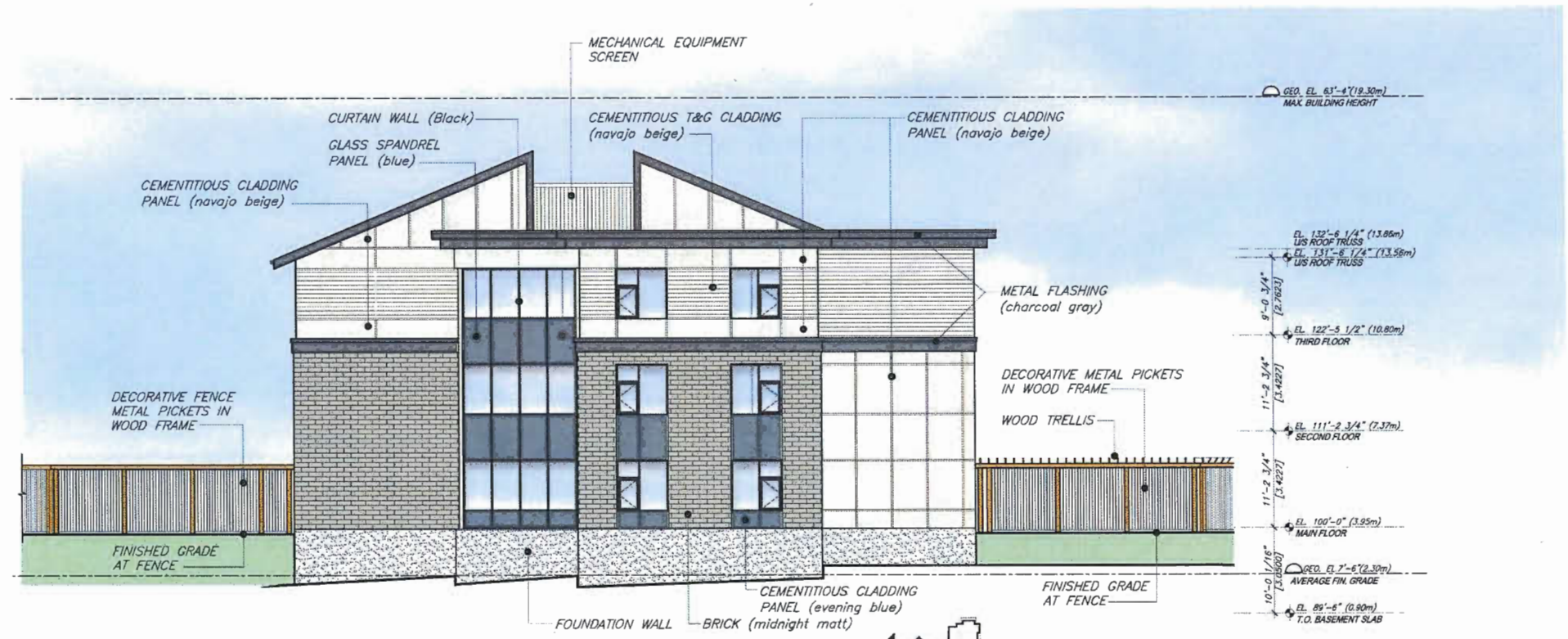
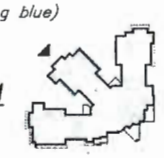
DP 17-771210 - 16



1 NORTHWEST ELEVATION - Northwest Wing

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



2 SOUTHWEST ELEVATION - Northwest Wing

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

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
ELEVATIONS

A3.3

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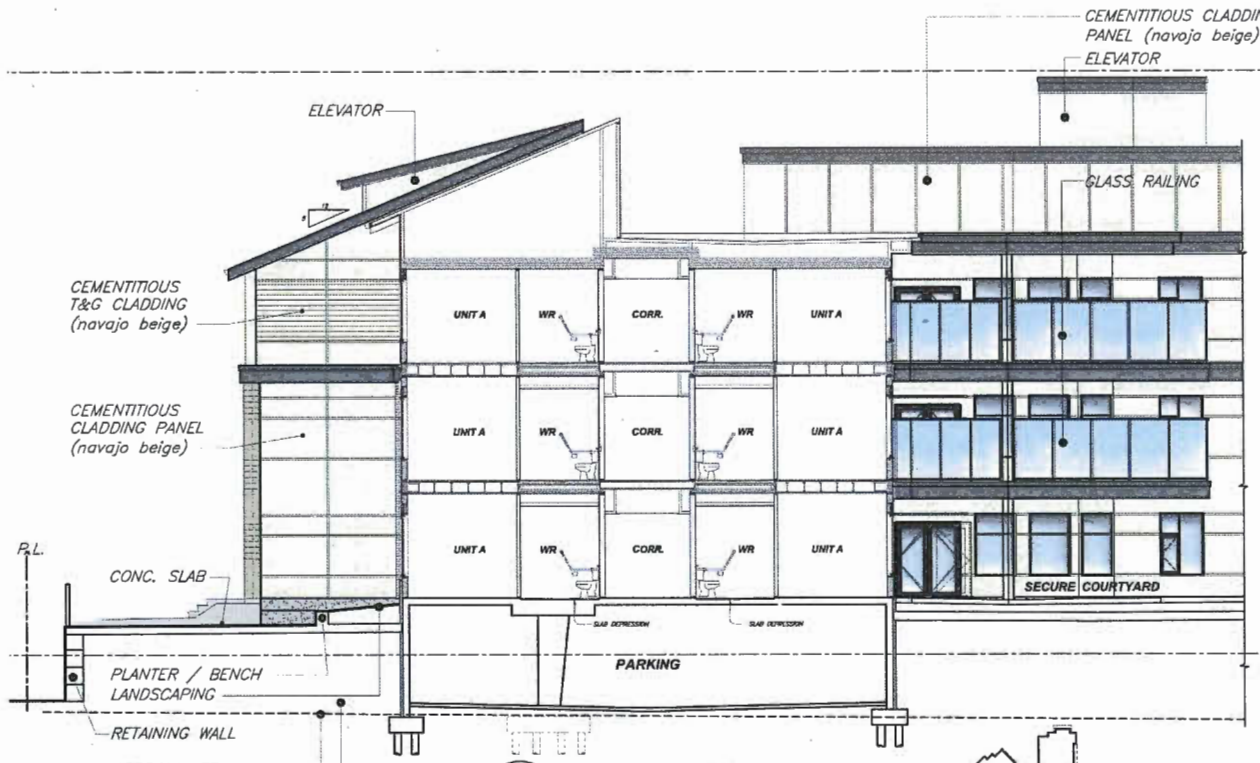
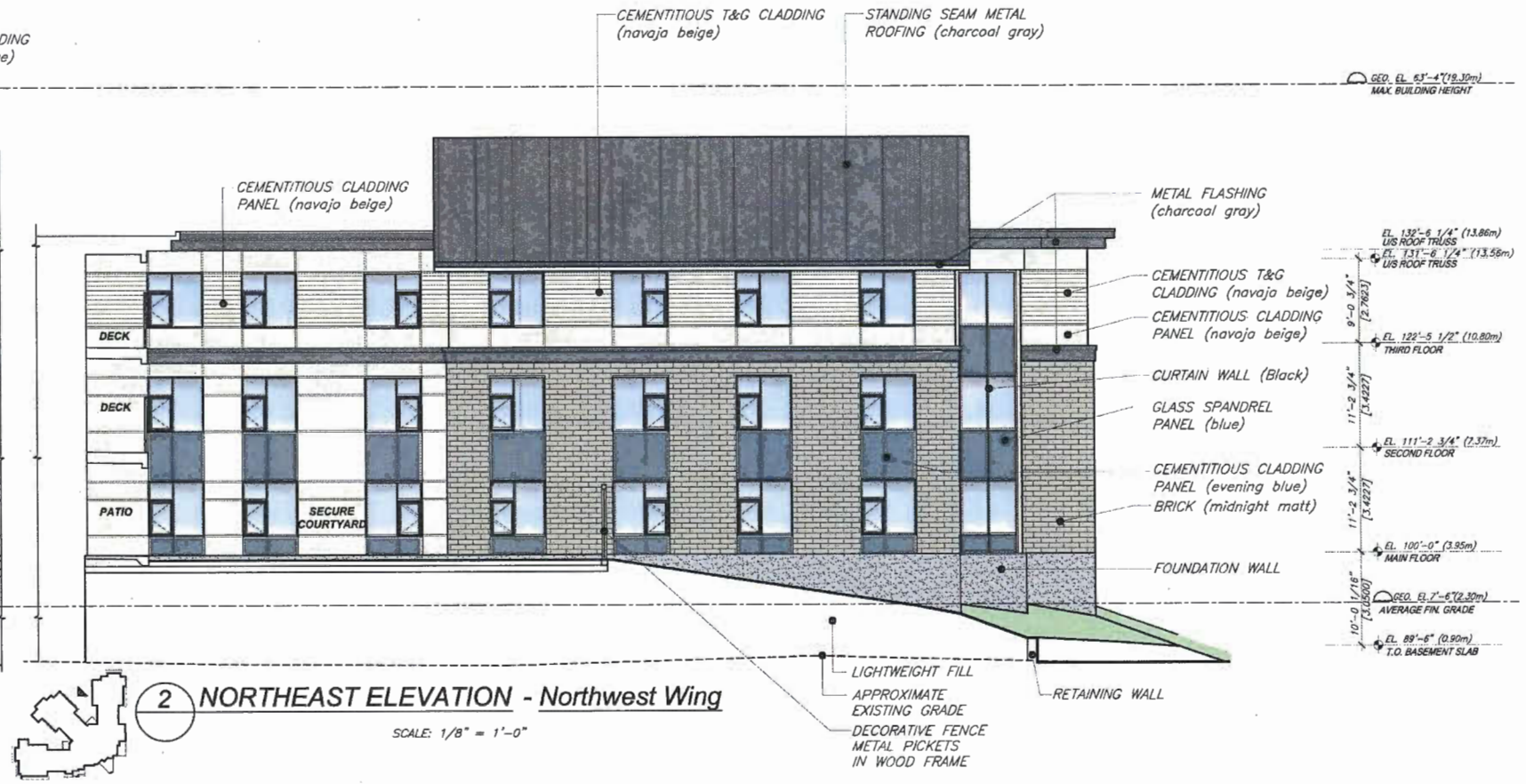
DP 17-771210 -17



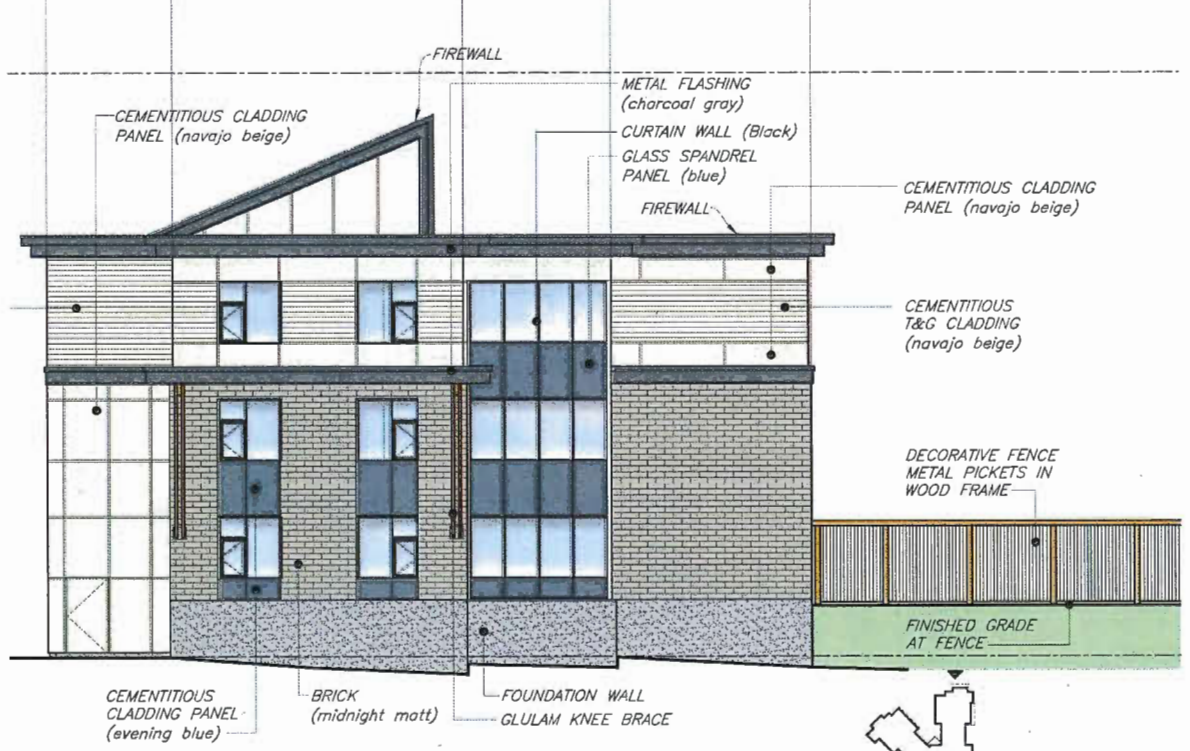
1 SECTION @ East Wing
NORTH ELEVATION - Core

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



2 NORTHEAST ELEVATION - Northwest Wing

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



3 NORTH ELEVATION - East Wing

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

4 WEST ELEVATION - East Wing

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

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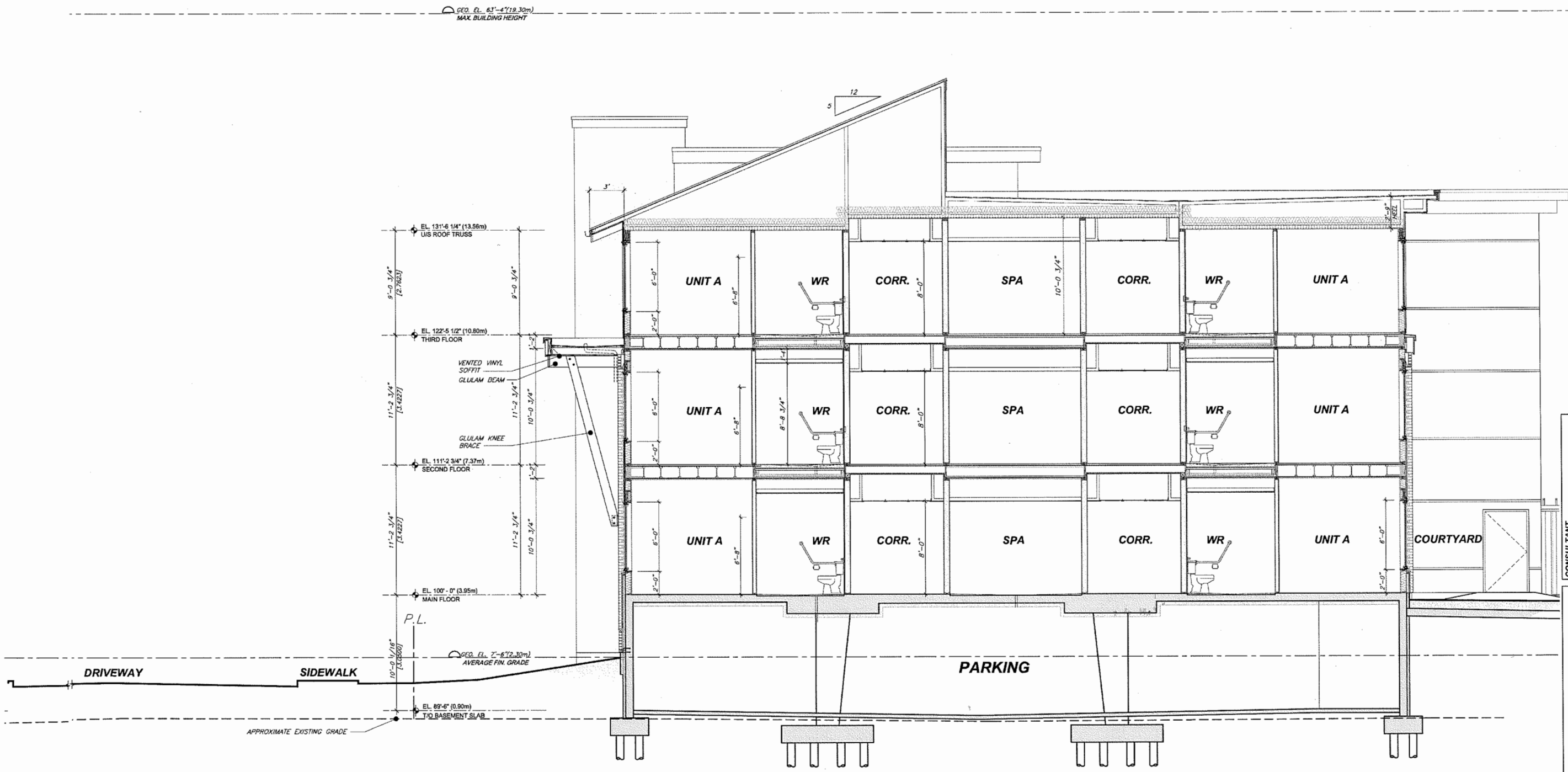
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
ELEVATIONS

A3.4

DP 17-771210 - 18



1 BUILDING SECTION
1/4"=1'-0"
SOUTHEAST WING

CONSULTANT

dca DEREK CRAWFORD ARCHITECT Inc.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
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	April 24, 2017	FOR DEVELOPMENT PERMIT
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	9.22 . 2016	REZONING RESUBMISSION

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
BUILDING SECTION

A4.1

DP 17-771210-19

HAMILTON VILLAGE - RESIDENTIAL CARE FACILITY

LANDSCAPE: Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Travis Martin travis@vdz.ca o. 604 882 0024 x 25 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x 22	Trellis Senior Services Project Owner 4315 Skyline Drive North Vancouver BC V7R 3G7 t. 604 307 1104	Derek Crawford Architect Inc. Project Building Architecture 127 Rainbow Road, Salt Spring Island BC V8K 2V5 t. 604 688 8370
	Legal Address and Description:	
	Lot 1 - Lot 37, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 8421, PID 004-107-179, Municipal Address: 23140 Westminster Highway. Lot 2 - Lot 139, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003-710-661, Municipal Address: 23120 Westminster Highway. Lot 3 - Remainder of Lot 140, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003-392-503, Municipal Address: 23100 Westminster Highway.	

Landscape Sheet Index

L-01	Cover Sheet
L-02	Arborist Plan
L-03A	Overall Site Plan
L-03B	Overall Tree Plan
L-04	Courtyards Landscape Plans
L-05	Planting Plan
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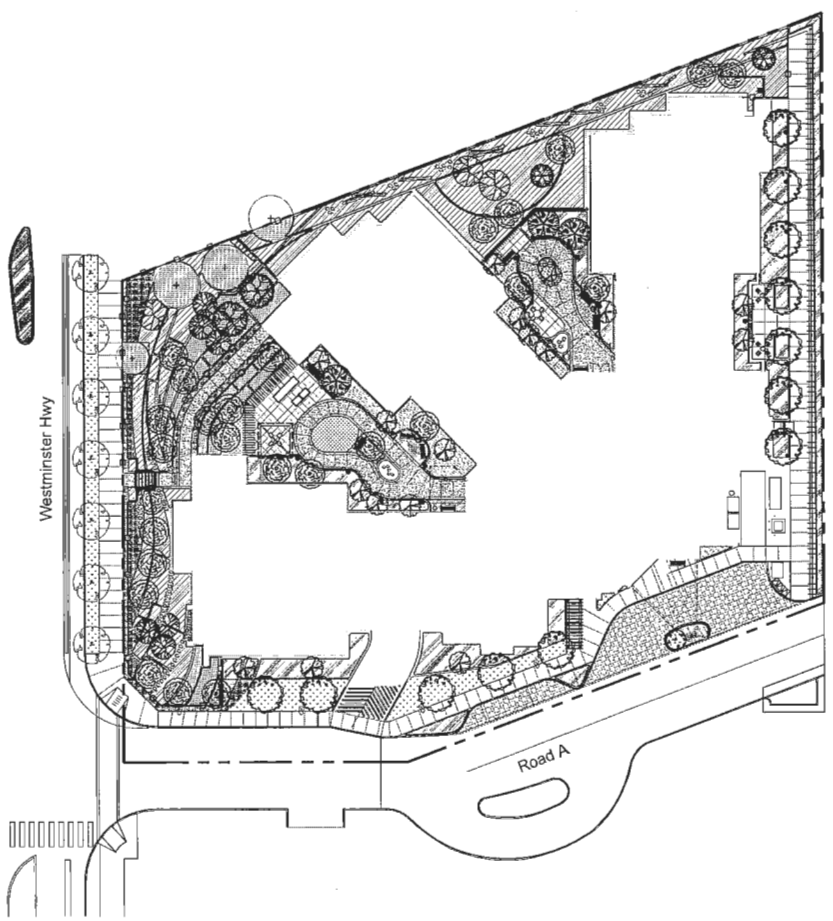
L-08	Sections
L-09	Sections
L-10	Sections
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details
LD-05	Details
LS-01	Off-Site Servicing Plan



1 SITE PLAN OVERVIEW
Scale 1:400

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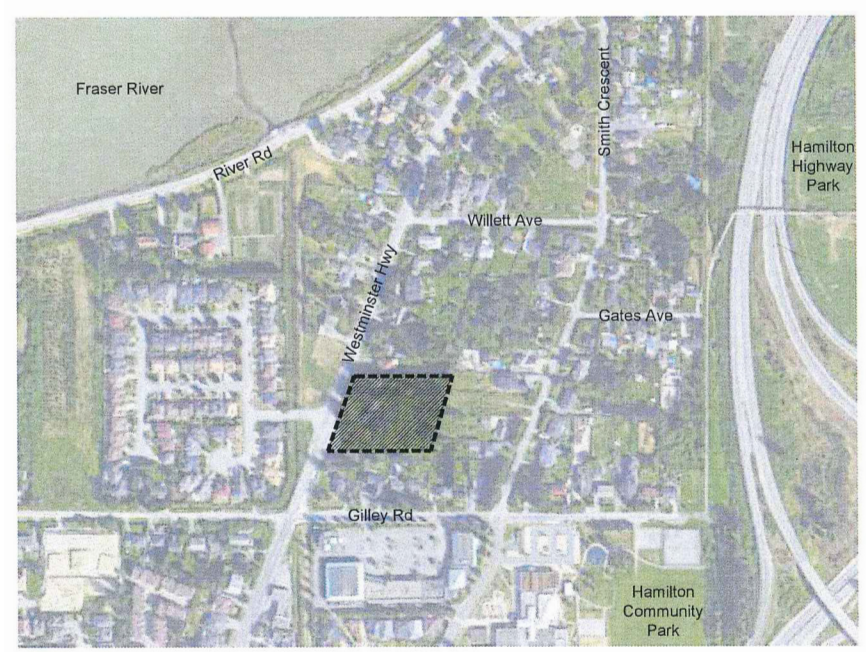

2 LOCATION MAP
Scale NTS

N

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Parks & Recreation • Urban Design • Landscape Architecture • Civil Engineering
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T: 604.688.8370 F: 604.688.8371 E: info@dc-arch.ca W: www.dc-arch.ca

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NO.	DATE.	REVISION.
8	July 14/17	DP Re-submission
7	May 25/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 02/17	Arborist Plan Resubmission
4	Dec 20/16	Rezoning Resubmission

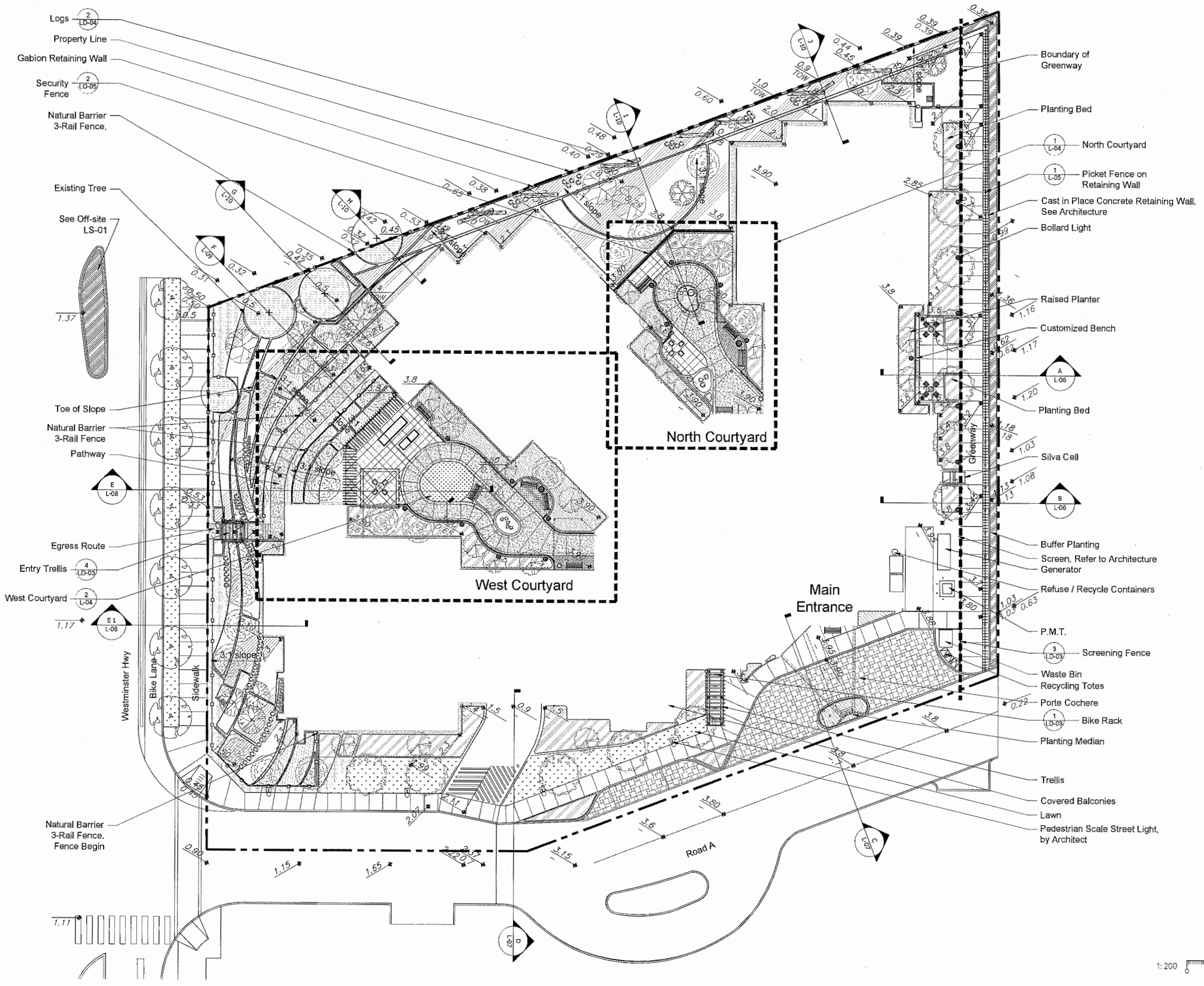
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: COVER SHEET

L-01

DP 17-771210-20



1 OVERALL SITE PLAN
Scale 1:200

LEGEND

KEY	REF.	DESCRIPTION
	4 / LD-01	CONCRETE PAVING Colour: Natural Finish: Sandblash Joints: Saw Cut
	6 / LD-01	HYDROPRESSED SLAB Size:24X24 Colour:Charcoal Supplier: Abbotsford Concrete
	5 / LD-01	UNIT PAVERS Model: Holland Paver Pattern: Running Bond Colour: Charcoal Supplier: Barkman
	7 / LD-01	CONCRETE PAVERS Model: Venetian Cobble Series Colour: La Jolla Supplier: Abbotsford Concrete
	2 / LD-03	HANDRAIL
	7 / LD-03	3-RAIL FENCE
	1 / LD-05	PICKET FENCE
	2 / LD-05	SECURITY FENCE
		GRASS AREA Sand based, net free sod. 150mm topsoil to BC Landscape Current Edition
		ARTIFICIAL TURF AREA
	3,4 / LD-01	SHRUB PLANTING 450mm topsoil to BC Landscape Standard Current Edition over free draining subsoil
	3,4 / LD-02	RAISED GARDEN PLANTER
	5 / LD-02	TABLE & CHAIRS Model: FRT 1700-RD & FRC1700-A Colour: Silver 14 Supplier: Magitn
	1 / LD-02	TABLE & CHAIRS Model: Pure Centre Colour: Metallic Mercury Supplier: Landscape Forms
	6 / LD-02	BENCH Model: FGP 70" Backed Colour: Wood Supplier: Landscape Forms
	7 / LD-02	RECEPTACLE Model:FGP Colour: Wood Supplier: Landscape Forms
	1 / LD-04	BOLLARD LIGHT
	8 / LD-02	PLANTING POT Model #: Larkspur 30" Planter Colour: Light Grey Supplier: Landscape Forms

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

N

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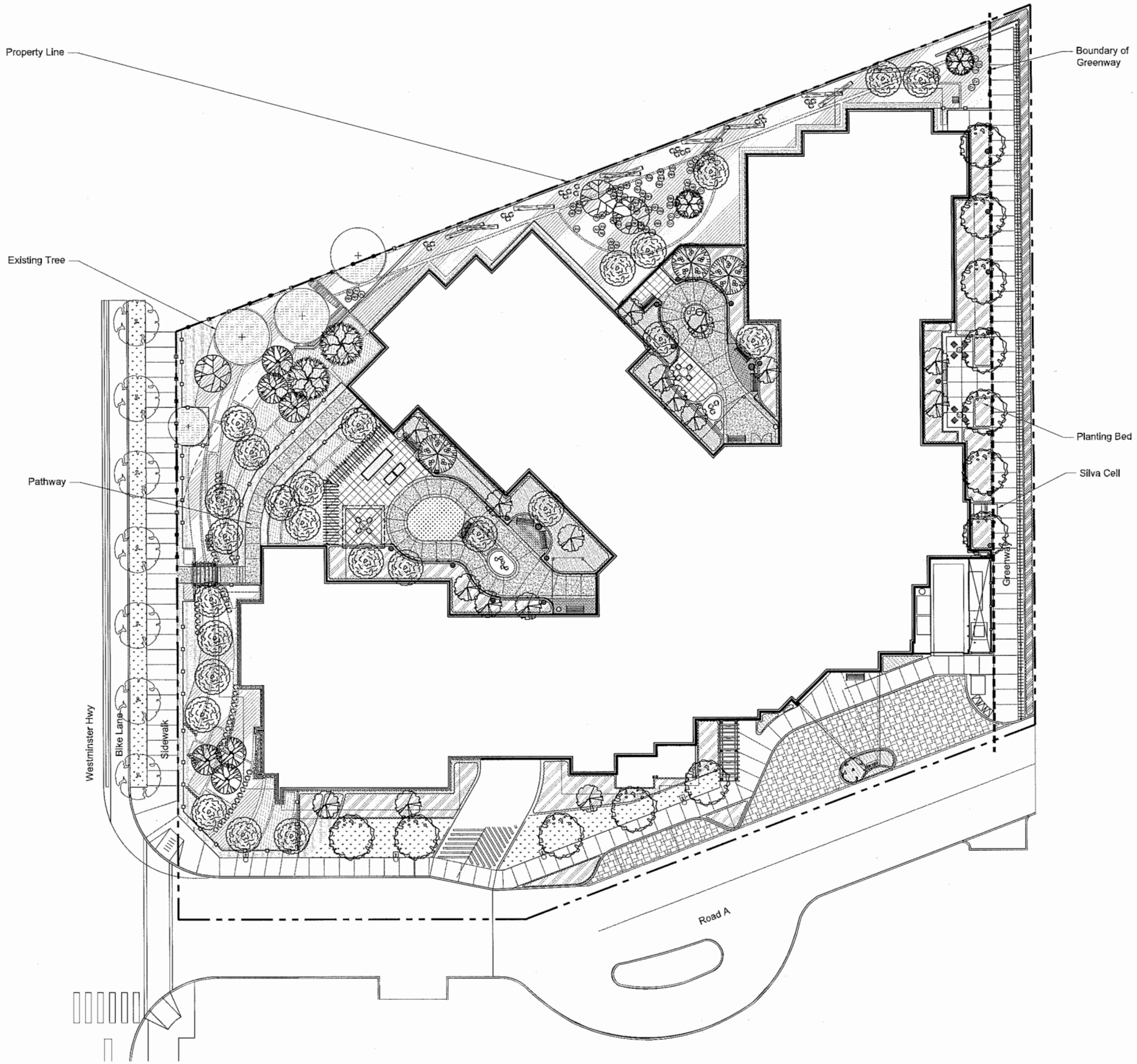
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
OVERALL SITE PLAN

L-03A

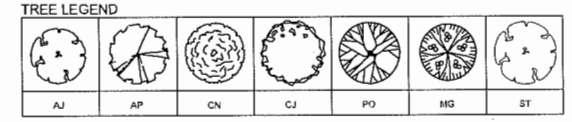
DP 17-771210-21



1 OVERALL SITE PLAN
Scale 1:200

REGULAR PLANT SCHEDULE

TREE LEGEND

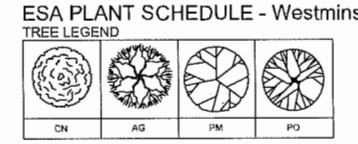


TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS TREES					
AJ	Acer japonicum 'Aconitifolium'	Full Moon Maple	1	8+B, 6cm Cal	Plant as shown
AP	Acer palmatum	Japanese Maple	17	8+B, 6cm Cal	Plant as shown
CN	Cornus nuttallii	Western Flowering Dogwood	6	8+B, 6cm Cal	Plant as shown
CJ	Cercidiphyllum japonicum	Katsura	12	8+B, 7cm Cal	Plant as shown
MG	Magnolia grandiflora 'Victoria'	Southern Magnolia	3	8+B, 6cm Cal	Plant as shown

ESA PLANT SCHEDULE - Westminster Frontage

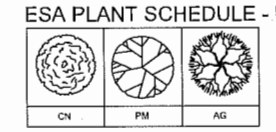
TREE LEGEND



TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS TREES					
CN	Cornus nuttallii	Western Flowering Dogwood	15	8+B, 6cm Cal	Plant as shown
CONIFEROUS TREES					
AG	Abies grandis	Grand Fir	2	8+B, 4.0mHt	Plant as shown
PM	Pseudotsuga menziesii	Douglas Fir	1	8+B, 4.0mHt	Plant as shown
PO	Picea omorika	Serbian Spruce	6	8+B, 4.5mHt	Plant as shown

ESA PLANT SCHEDULE - North Yard



TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS TREES					
Ah	Alnus rubra	Red Alder	43	# 1 Pot	Plant as shown
CN	Cornus nuttallii	Western Flowering Dogwood	6	8+B, 6cm Cal	Plant as shown
CONIFEROUS TREES					
Ab	Abies grandis	Grand Fir	14	# 1 Pot	Plant as shown
AG	Abies grandis	Grand Fir	2	8+B, 3.0mHt	Plant as shown
Cn	Cornus nuttallii	Pacific Dogwood	10	# 2 Pot	Plant as shown
Pm	Pseudotsuga menziesii	Douglas Fir	12	# 1 Pot	Plant as shown
PM	Pseudotsuga menziesii	Douglas Fir	2	8+B, 3.0mHt	Plant as shown

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

N

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4	Dec 20/16	Rezoning Resubmission

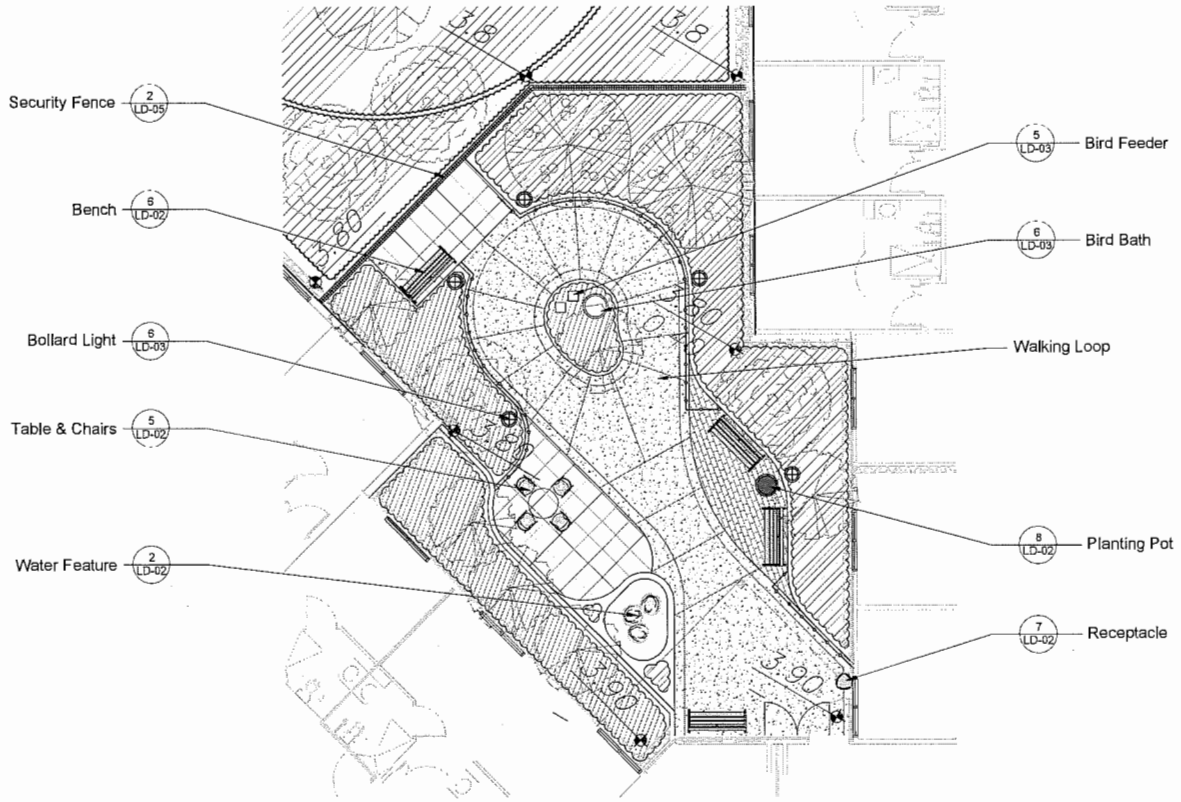
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

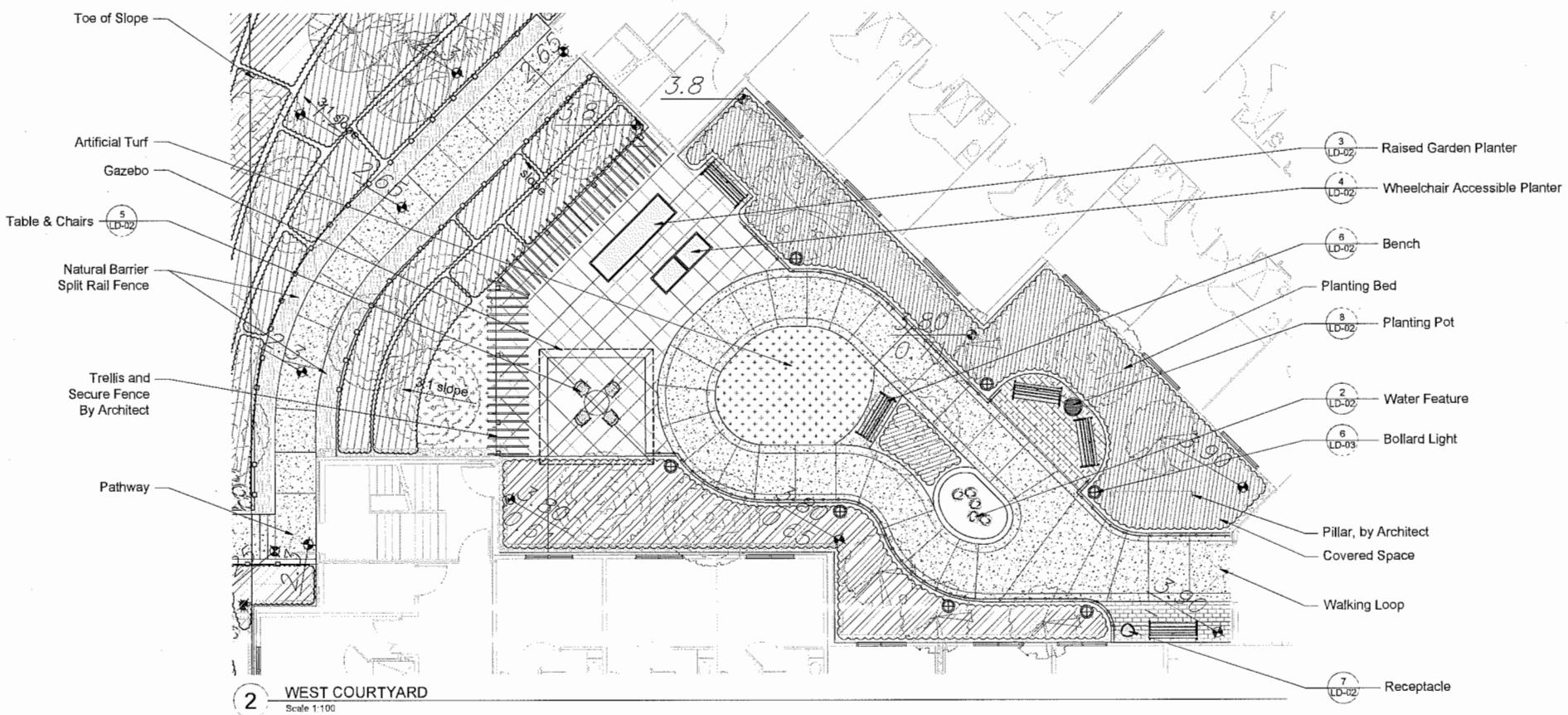
DRAWING TITLE:
OVERALL TREE PLAN

L-03B

DP 17-771210-22



1 NORTH COURTYARD
Scale 1:100



2 WEST COURTYARD
Scale 1:100

LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01	CONCRETE PAVING Colour: Natural Finish: Sandblash Joints: Saw Cut
	6 LD-01	HYDROPRESSED SLAB Size:24X24 Colour:Charcoal Supplier: Abbotsford Concrete
	5 LD-01	UNIT PAVERS Model: Holland Paver Pattern: Running Bond Colour: Charcoal Supplier: Barkman
	7 LD-01	CONCRETE PAVERS Model: Venetian Cobble Series Colour: La Jolla Supplier: Abbotsford Concrete
	2 LD-03	HANDRAIL
	7 LD-03	3-RAIL FENCE
	1 LD-05	PICKET FENCE
	2 LD-05	SECURITY FENCE
		GRASS AREA Sand based, net free sod, 150mm topsoil to BC Landscape Current Edition
		ARTIFICIAL TURF AREA
	3,4 LD-01	SHRUB PLANTING 450mm topsoil to BC Landscape Standard Current Edition over free draining subsoil
	3,4 LD-02	RAISED GARDEN PLANTER
	5 LD-02	TABLE & CHAIRS Model: FRT 1700-RD & FRC1700-A Colour: Silver 14 Supplier: Maglin
	1 LD-02	TABLE & CHAIRS Model: Poro Centre Colour: Metallic Mercury Supplier: Landscape Forms
	6 LD-02	BENCH Model: FGP 70" Backed Colour: Wood Supplier: Landscape Forms
	7 LD-02	RECEPTACLE Model:FGP Colour: Wood Supplier: Landscape Forms
	1 LD-04	BOLLARD LIGHT
	8 LD-02	PLANTING POT Model #: Lusksur 30" Planter Colour: Light Grey Supplier: Landscape Forms

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1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

N

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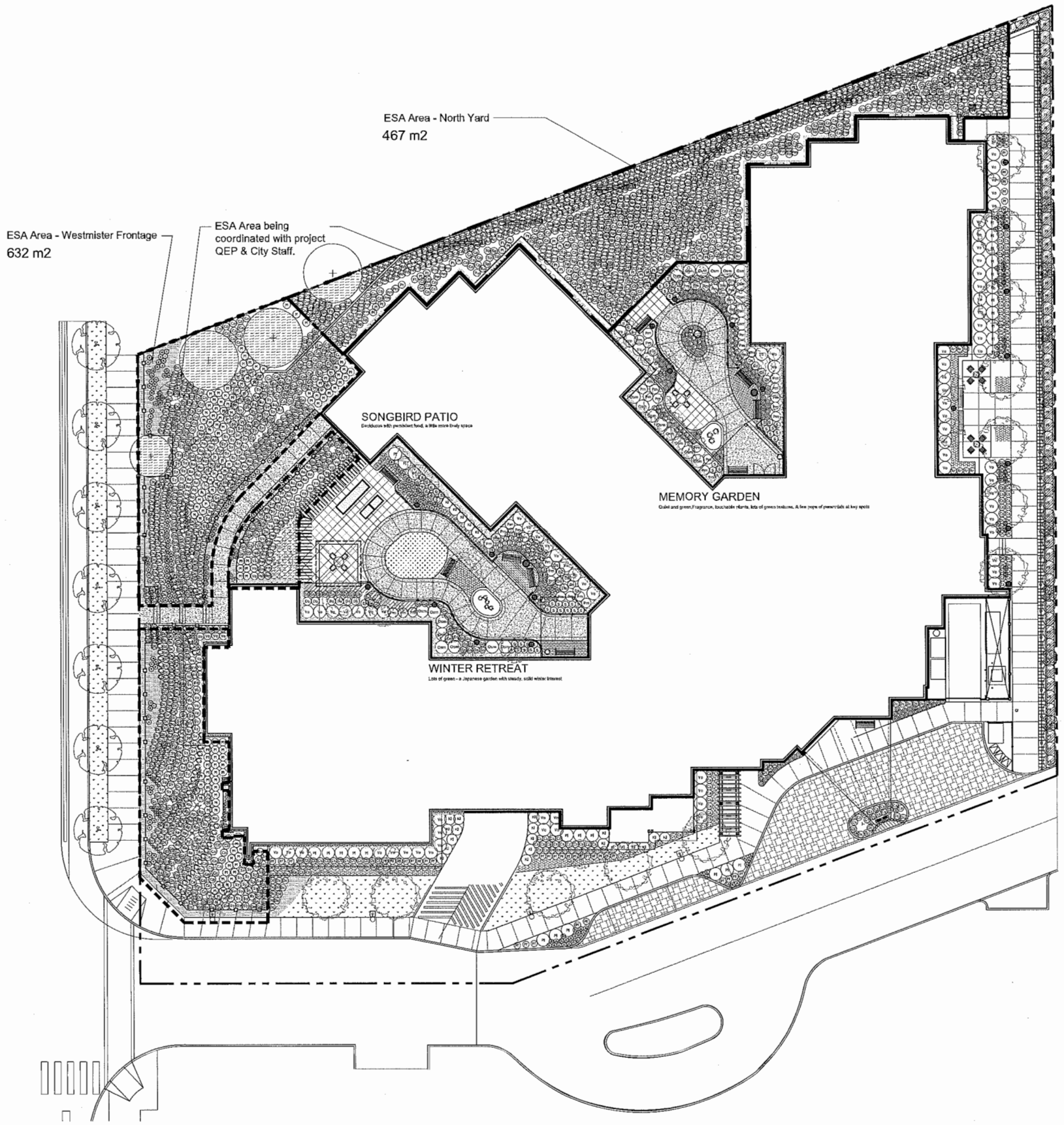
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
OVERALL SITE PLAN

L-04

DP 17-771210 -23



REGULAR PLANT SCHEDULE

GRASSES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
GRASSES					
Dc	Deschampsia caespitosa 'Goldtau'	Tufted Hair Grass	91	# 1 Pot	600mm O.C.
	Liriope muscari 'Super Blue'	Blue Lily Turf	135	# 1 Pot	450mm O.C.
O	Ophiopogon japonicus	Green Mondo Grass	133	# 1 Pot	450mm O.C.

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Aa	Amelanchier alnifolia	Serviceberry	13	# 2 Pot	1500mm O.C.
Cs	Cornus sericea 'Kelseyi'	Dwarf Dogwood	169	# 2 Pot	600mm O.C.
Pf	Potentilla fruticosa 'Abbotswood'	Cinquefoil	39	# 2 Pot	600mm O.C.
Pl	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	79	# 3 Pot	1200mm O.C.
EVERGREEN SHRUBS					
Gs	Gaultheria shallon	Salal	37	# 2 Pot	600mm O.C.
Kl	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	25	# 3 Pot	1000mm O.C.
Osm	Osmanthus delavayi	Sweet Olive	26	# 3 Pot	1200mm O.C.
Pm	Polystichum munitum	Western Sword Fern	49	# 2 Pot	900mm O.C.
Rr	Rhododendron 'Ramapo'	Ramapo Rhododendron	7	# 2 Pot	600mm O.C.
S	Sarcococca hookeriana var. humilis	Dwarf Sweetbox	56	# 2 Pot	600mm O.C.
Vo	Vaccinium ovatum	Evergreen Huckleberry	79	# 5 Pot	1500mm O.C.

PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS					
A	Achillea millefolium	Common Yarrow	84	# 1 Pot	450mm O.C.
J	Anemone hupehensis	Japanese Anemone	19	10cm Pot	450mm O.C.
C	Aspidistra elatior	Cast Iron Plant	64	# 1 Pot	450mm O.C.
Ds	Dicentra spectabilis	Bleedingheart	21	# 1 Pot	750mm O.C.
H	Helleborus x hybr.	Lenten Rose	17	# 1 Pot	450mm O.C.
Pa	Paeonia japonica	Woodland Peony	8	# 1 Pot	450mm O.C.

GROUNDCOVERS/VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
	Arctostaphylos uva-ursi	Kinnikinnick	52	# 1 Pot	450mm O.C.
	Fragaria chiloensis	Beach Strawberry	45	# 1 Pot	450mm O.C.

ESA PLANT SCHEDULE - North Yard

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
Co	Cornus stolonifera	Red Osier Dogwood	274	# 1 Pot	600mm O.C.
Cra	Crataegus douglasii	Black Hawthorn	74	# 1 Pot	600mm O.C.
Pm	Polystichum munitum	Sword Fern	130	# 1 Pot	750mm O.C.
Ro	Rosa nutkana	Nootka Rose	150	# 1 Pot	700mm O.C.
Ru	Rubus spectabilis	Salmonberry	113	# 1 Pot	1000mm O.C.
Sarn	Sambucus racemosa	Red Elderberry	35	# 1 Pot	1200mm O.C.
Sal	Salix scouleriana	Scouler's Willow	84	plugs	1200mm O.C.
Sp	Spiraea douglasii	Hardhack	42	# 1 Pot	750mm O.C.

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Pm	Polystichum munitum	Sword Fern	64	# 1 Pot	750mm O.C.
Pt	Pteridium aquilinum	Bracken Fern	57	10cm pot	750mm O.C.

ESA PLANT SCHEDULE - Westminster Frontage

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
Gs	Gaultheria shallon	Salal	204	# 1 Pot	600mm O.C.
Co	Cornus stolonifera	Red Twig Dogwood	89	# 1 Pot	1000mm O.C.
M	Mahonia aquifolium	Tall Oregon Grape	140	# 1 Pot	1200mm O.C.
Pm	Polystichum munitum	Western Sword Fern	16	# 1 Pot	900mm O.C.
Ro	Rosa nutkana	Nootka Rose	76	# 1 Pot	700mm O.C.
Sy	Symphoricarpos albus	Common Snowberry	133	# 1 Pot	1000mm O.C.
Vo	Vaccinium ovatum	Evergreen Huckleberry	42	# 1 Pot	1500mm O.C.

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
	Mahonia nervosa	Dull Oregon Grape	210	plugs	600mm O.C.
	Alternative Lawn Mix (adapted-native grasses / perennials)	Custom mix - West Coast seeds	94m2	Contact Brian Campbell at West Coast Seeds: brianc@westcoastseeds.com	

PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS					
*	Allium cernuum	Nodding Onion	81	10cm Pot	450mm O.C.
A	Achillea millefolium	Common Yarrow	111	# 1 Pot	450mm O.C.
Dc	Deschampsia cespitosa	Tufted Hairgrass	261	# 1 Pot	600mm O.C.

1. Plants in this plant list are specified according to the canadian nursery landscape association canadian standards for nursery stock and section 12, container grown plants of the bc landscape standard, current edition.
2. All plant material shall meet or exceed standards required by bcina or bcsla guidelines.
3. Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
4. Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed off site immediately at the landscape contractors expense.
5. Topsoil depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
6. 1" minus compost mulch to be installed in all shrub planting areas.
7. All landscaped areas to be irrigated.
8. For topsoil and finish grading specifications refer to City of Richmond specification section 32 91 21 - Topsoil and Finish Grading
9. Establishment irrigation consisting of high efficiency drip irrigation shall be installed in both regular landscape and ESA planted areas.

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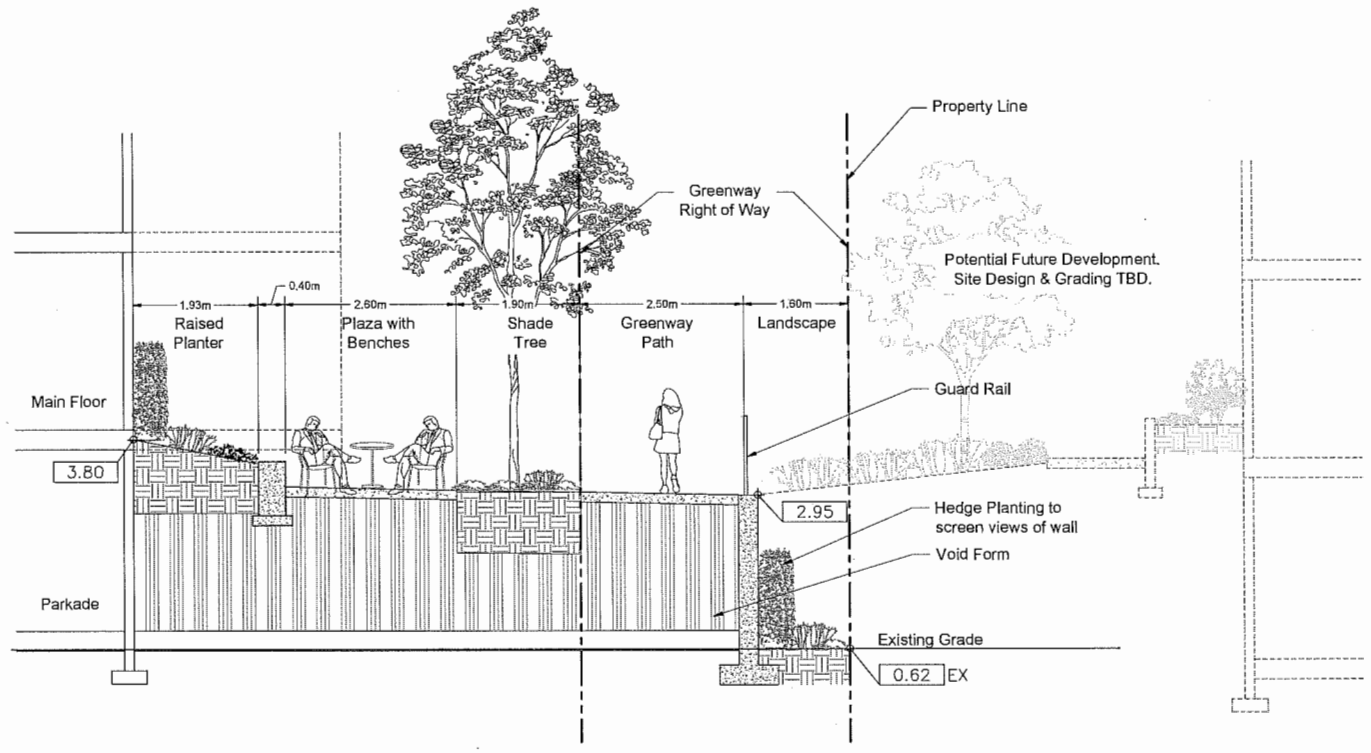
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

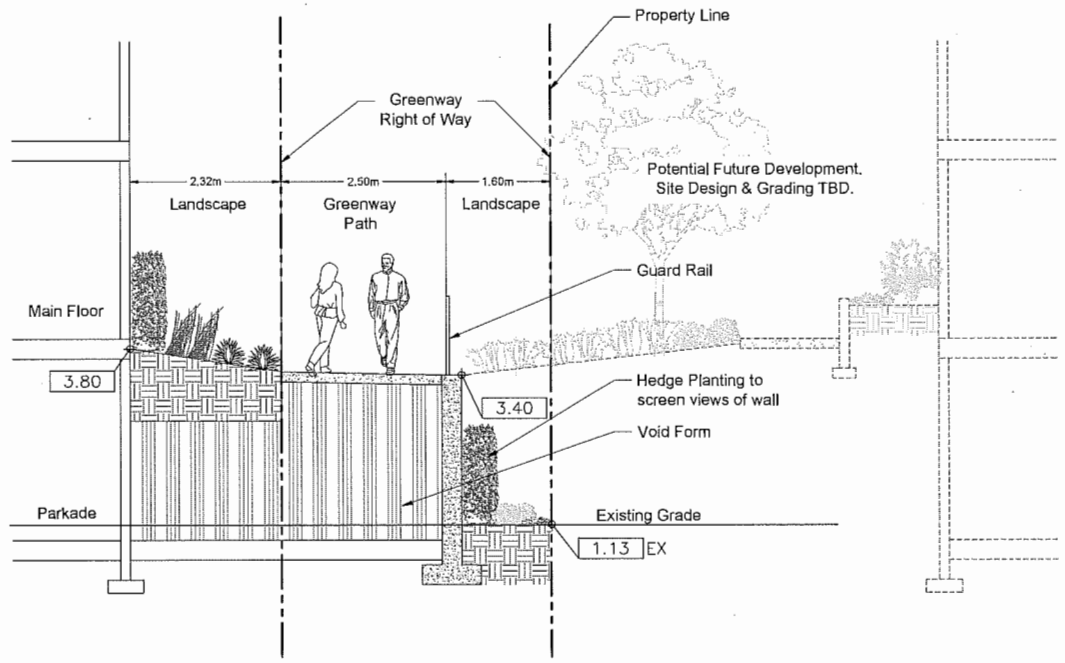
DRAWING TITLE:
PLANTING PLAN

L-05

DP 17-771210-24



1 SECTION A - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50



2 SECTION B - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50

1:50

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
SECTIONS

L-06

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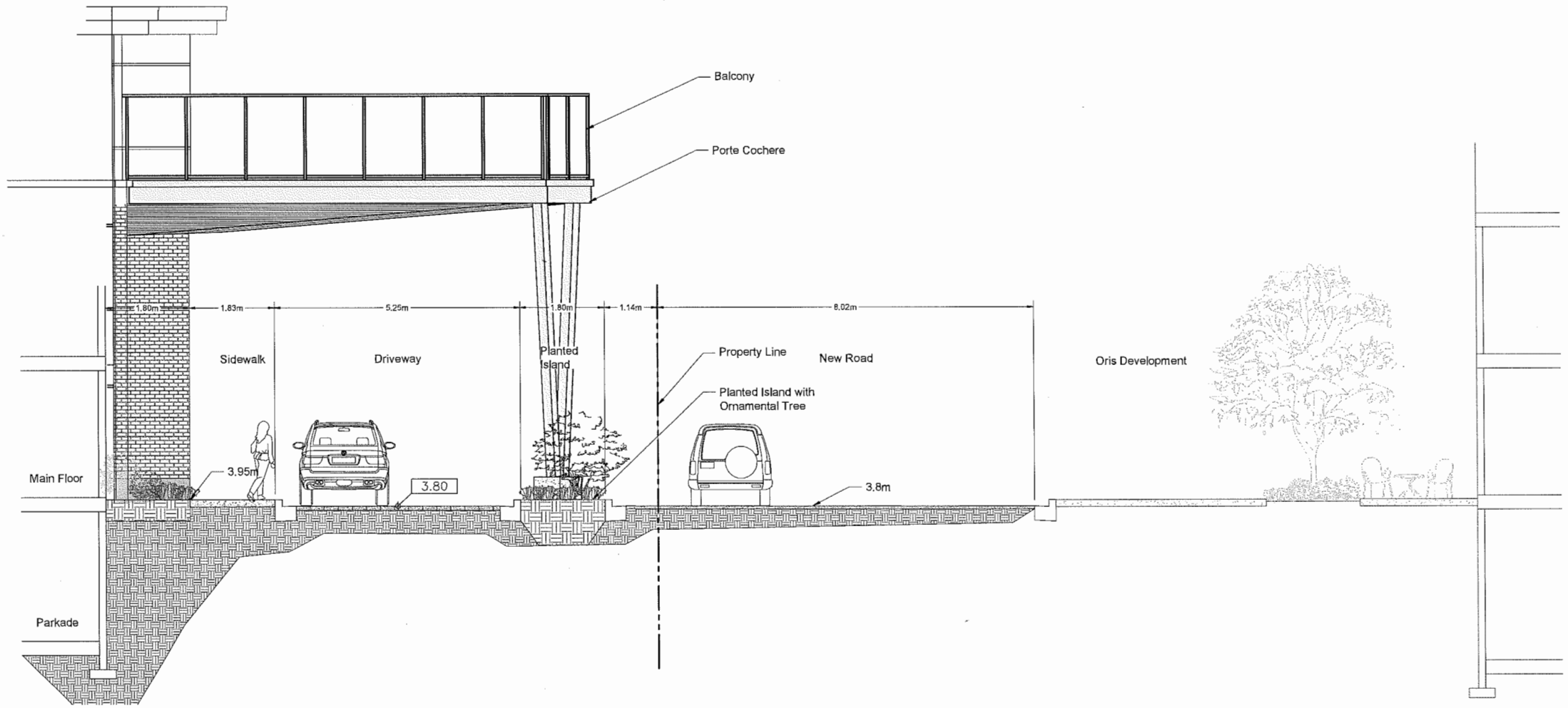
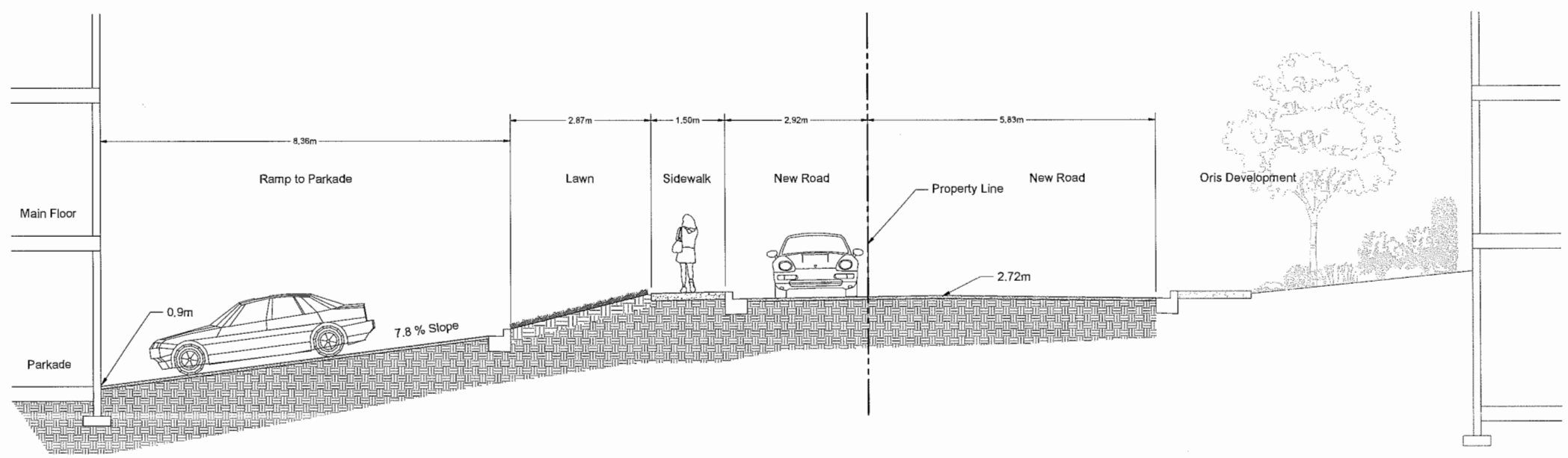
DP 17-771210-25



1 SECTION C - MAIN ENTRANCE LOOKING EAST
Scale 1:50



2 SECTION D - SOUTH PROPERTY LINE LOOKING EAST
Scale 1:50

1:50

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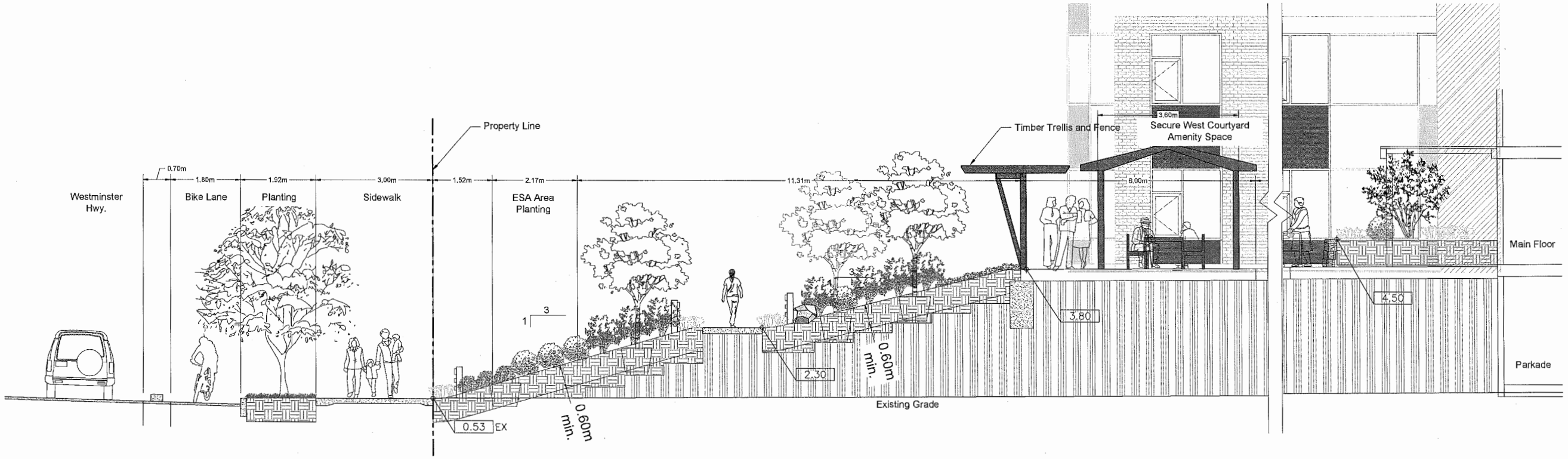
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

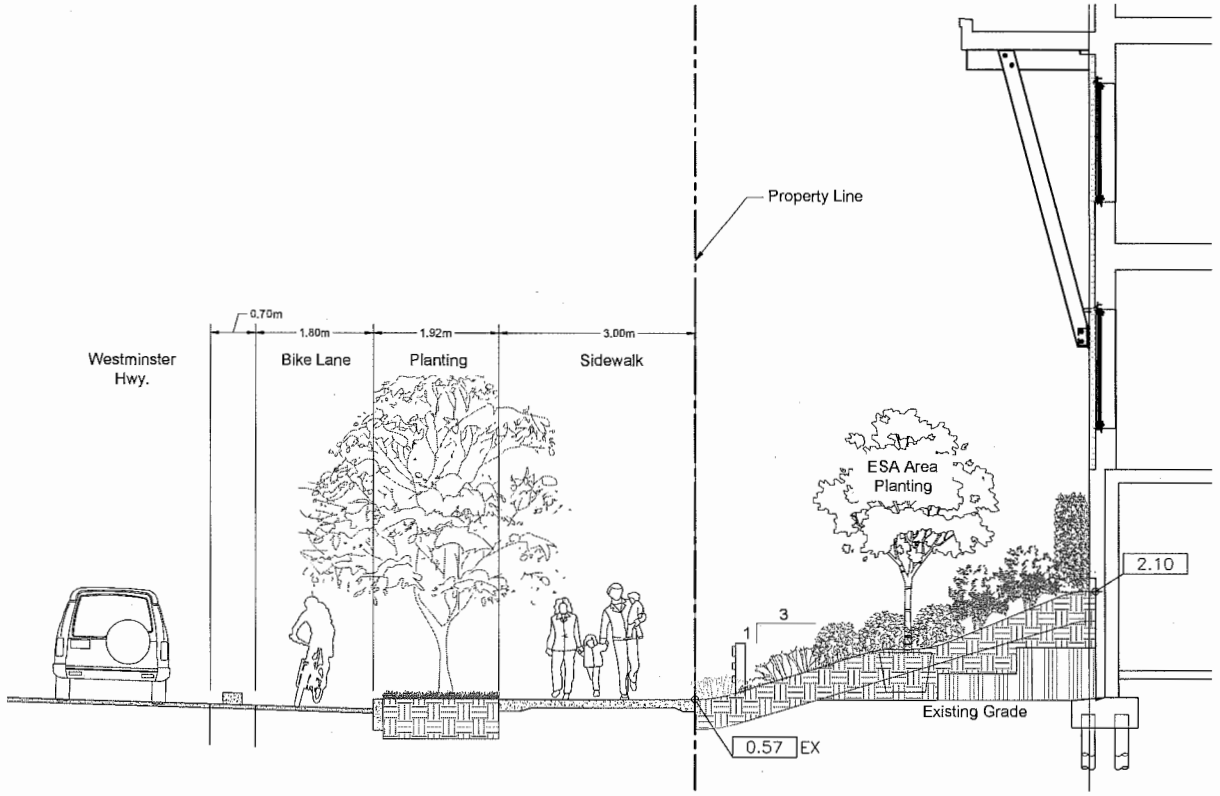
DRAWING TITLE:
SECTIONS

L-07

DP 17-771210-26



1 SECTION E - WEST PROPERTY LINE LOOKING NORTH
Scale 1:50



2 SECTION E1 - WEST PROPERTY LINE LOOKING NORTH
Scale 1:50

1:50

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: SECTIONS

L-08

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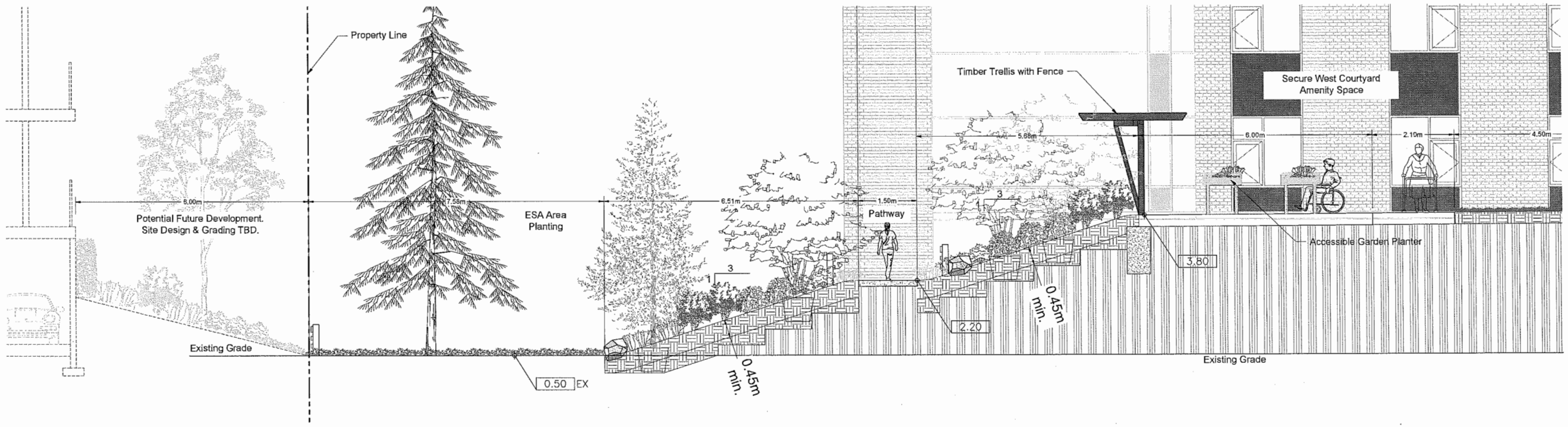
DP 17-771210 - 27



1 SECTION F - LOOKING NORTH EAST AT WESTMINSTER HIGHWAY
Scale 1:50

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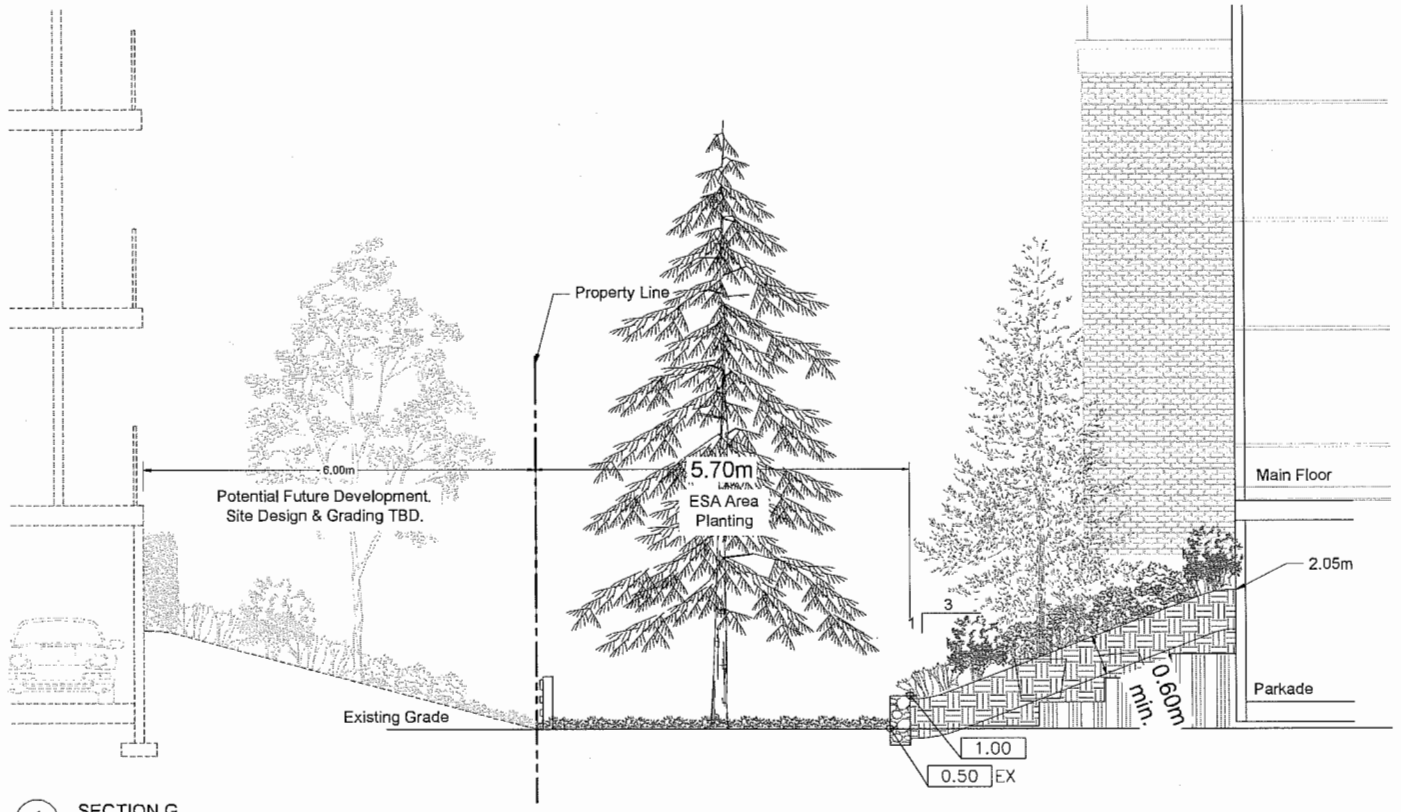
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
SECTIONS

L-09

DP 17-771210-28



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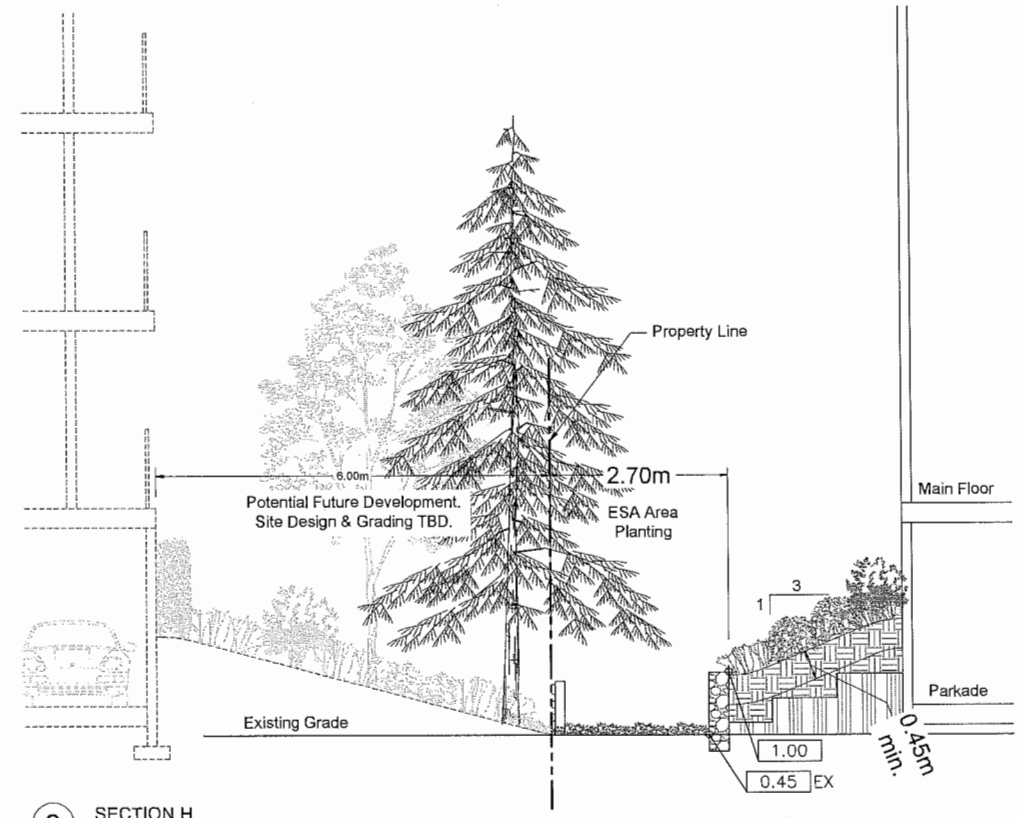
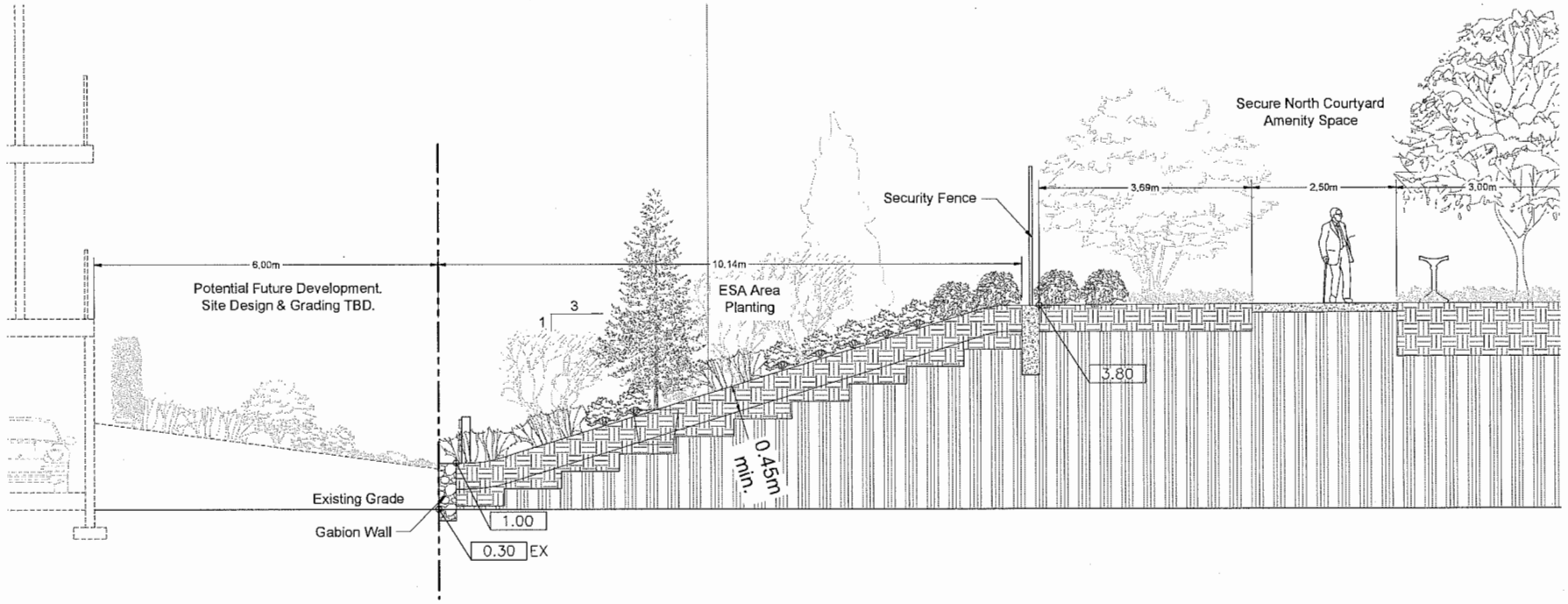
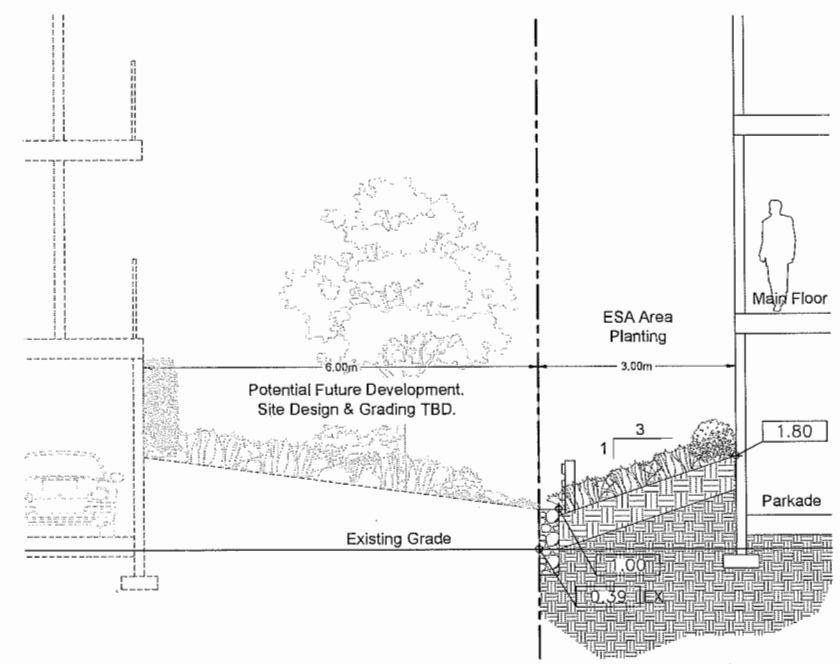


2 SECTION H
Scale 1:50



3 SECTION I - LOOKING EAST AT NORTH COURTYARD
Scale 1:50



4 SECTION J - LOOKING EAST ALONG NORTH YARD
Scale 1:50

1:50

CONSULTANT
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Urban Design • Landscape Architecture • Civil Engineering
Suite 1-2077 37th Avenue
Vancouver, British Columbia
V5N 4B5
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F 604.322.0532
info@vdzassociates.com

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NO.	DATE.	REVISION.
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6	April 24/17	DP Submission
5	Feb 02/17	Arborist Plan Resubmission
4	Dec 20/16	Rezoning Resubmission

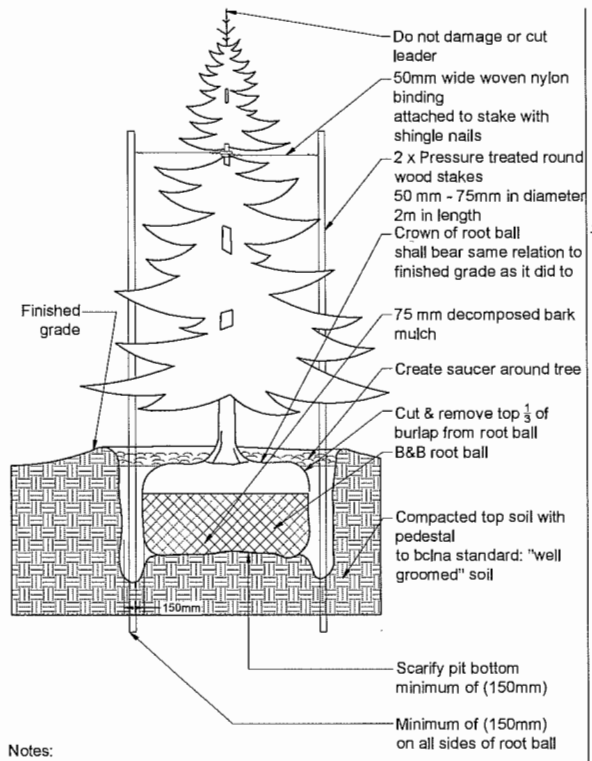
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: SECTIONS

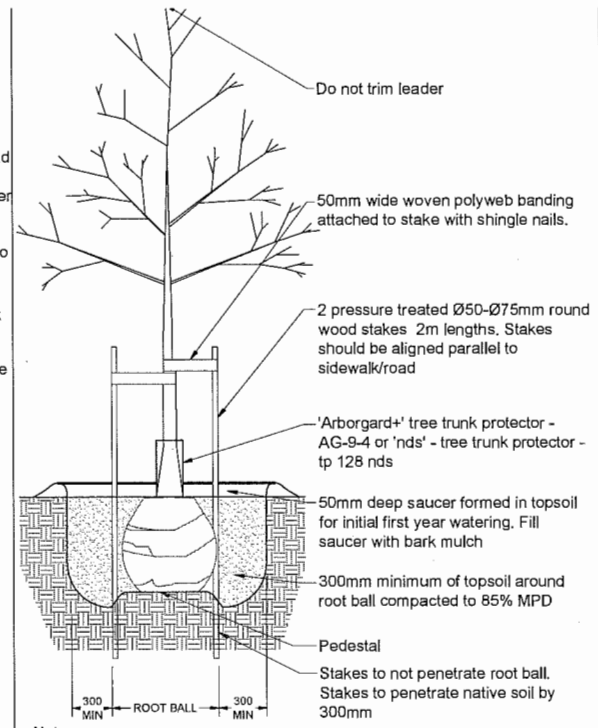
L-10

DP 17-771210-29



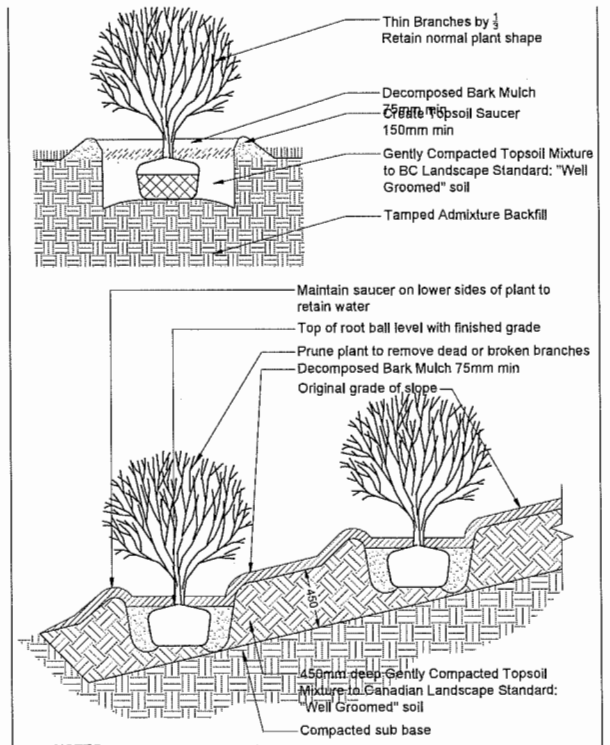
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE PLANTING
Scale 1:25



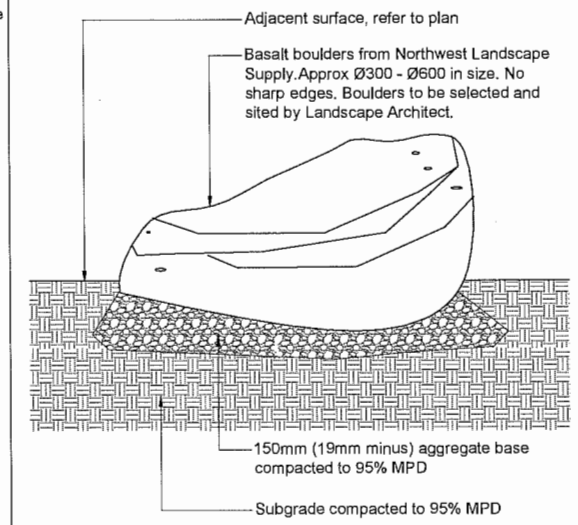
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE PLANTING
Scale 1:25

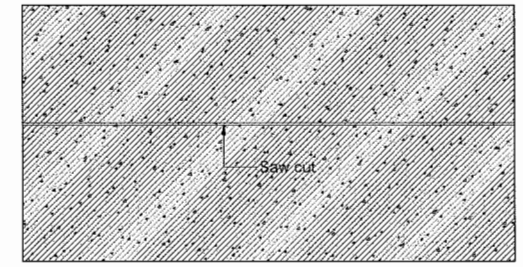


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB PLANTING
Scale 1:25

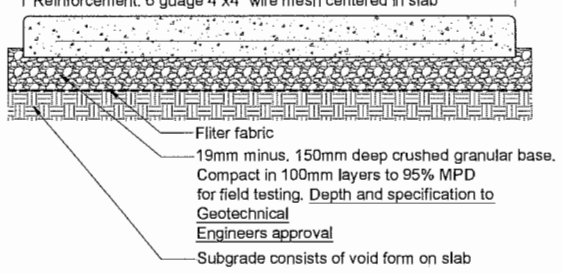


4 BOULDER
Scale 1:20

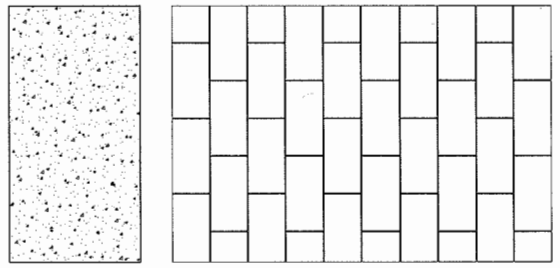


A1

Concrete
Size: 125mm thick (Pedestrian), 200mm thick (Vehicular)
Finish: Sandblash finish
Saw cuts: Every 1500mm. All saw cuts to be 1/3 depth of the slab, straight following chalklines/straight edge.
Control joints every 6000mm.
Reinforcement: 6 guage 4"x4" wire mesh centered in slab



4 CONCRETE PAVING
Scale 1:10

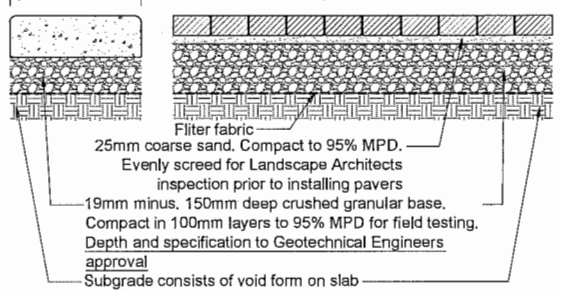


B1

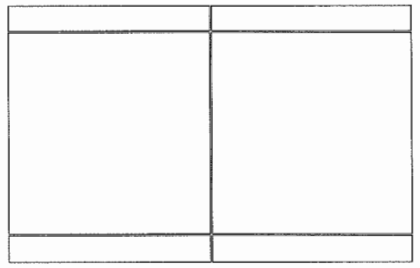
Concrete Band
Size: 125mm thick
Finish: Light Broom
Saw cuts: See A1

C1

Concrete Unit Pavers
Type: 6cm Jumbo Holland
Size: 60 x 225 x 112.5
Colour: Charcoal
Pattern: Running Bond
Manufacturer: Mutual Materials

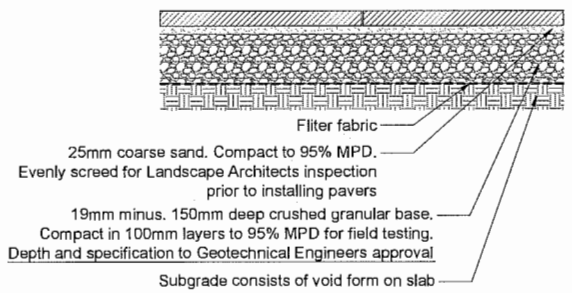


5 UNIT PAVERS
Scale 1:10

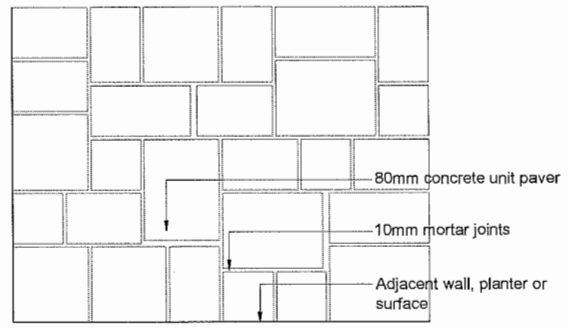


D1

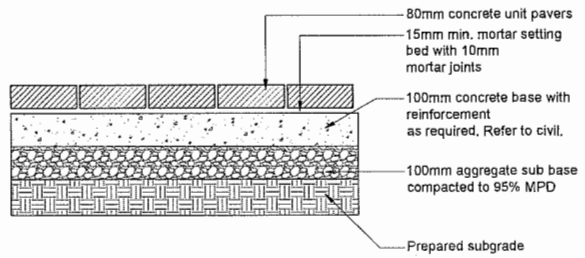
Hydrapressed Slabs
Type: Vancouver Bay
Size: 610 x 610 x 45
Colour: Latte
Manufacturer: Mutual Materials



6 HYDRAPRESSED SLAB
Scale 1:10



PLAN



7 CONCRETE PAVERS (MORTAR SET)
Scale 1:10

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: DETAILS

LD-01

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Abbotsford, BC V2T 1S5 F: 604.852.0225
V4B 4S9 info@vanvalm.ca

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DP 17-771210 -30

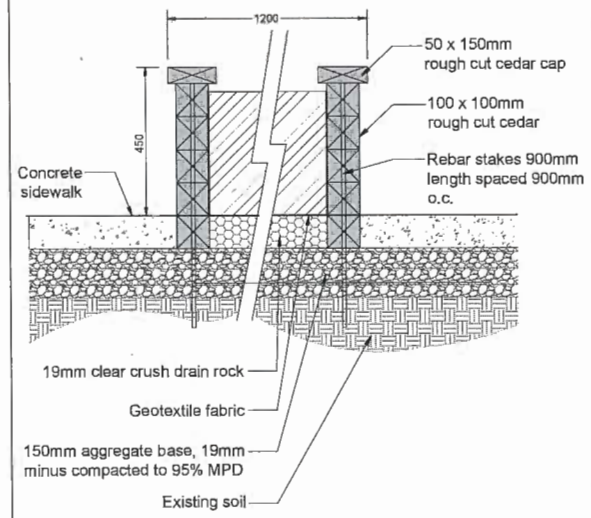
TABLE & CHAIRS
Model #: Parc Centre
Size: Table:24"x30"; Chair: 21"x19"x33"
Colour: Metallic Mercury
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com

1 TABLE & CHAIRS ON PLAZA
Scale NTS

BASALT COLUMN WATER FEATURE
Size: 900mm - 1200mm height

Contractor to provide shop drawings for landscape architect approval.

2 WATER FEATURE
Scale NTS



NOTES:
1. Cap to be sanded smooth.
2. Cap and exterior of planter to be treated with Sikkens Cetol WB SRD, Colour: #077 (Cedar)
3. All fasteners to be hot dipped galvanized.

3 RAISED GARDEN PLANTER
Scale 1:10

WHEELCHAIR ACCESSIBLE PLANTER
Size: L 48", W 32"
Finish: Natural
Supplier: Accessible Gardens (Manufactured in Burnaby) or approved equal.
401-290-7870

4 WHEELCHAIR ACCESSIBLE PLANTER
Scale NTS

TABLE & CHAIRS
Model #: FRT1700-RD-SM-36 & FRC1700-MSF-A
Size: Table:29.25"Hx36"D; Chair: 30.63"Hx19.56"Wx21.38"D
Colour: Silver 14
Mount: Surface
Manufacturer: Maglin
www.maglin.com

5 TABLE & CHAIRS IN COURTYARD
Scale NTS

BENCH
Model #: FGP Backed 70"
Size: 28" x 70" x 30"
Colour: Wood
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com

6 BENCH
Scale NTS

RECEPTACLE
Model #: FGP
Size: 20" x 37" x 18 Gal
Colour: Wood
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com

7 RECEPTACLE
Scale NTS

Model: Larkspur 30"Planter
Size: 48"x48"x30"
Colour: Light Grey
Suppier: Landscape Forms
1-800-430-6206
www.landscapeforms.com

8 PLANTING POT
Scale NTS

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: DETAILS

LD-02

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F: 250.383.2325
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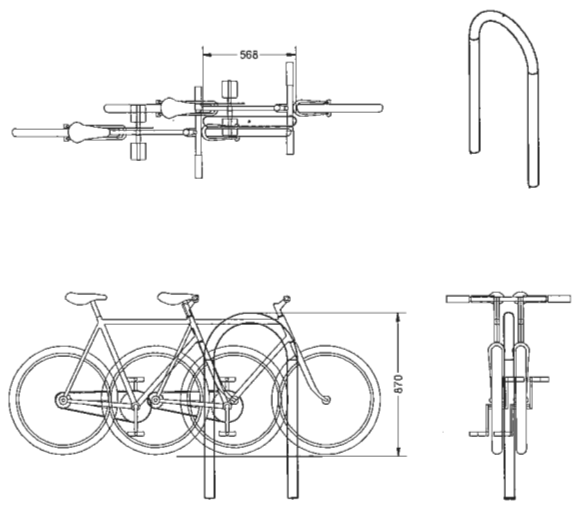
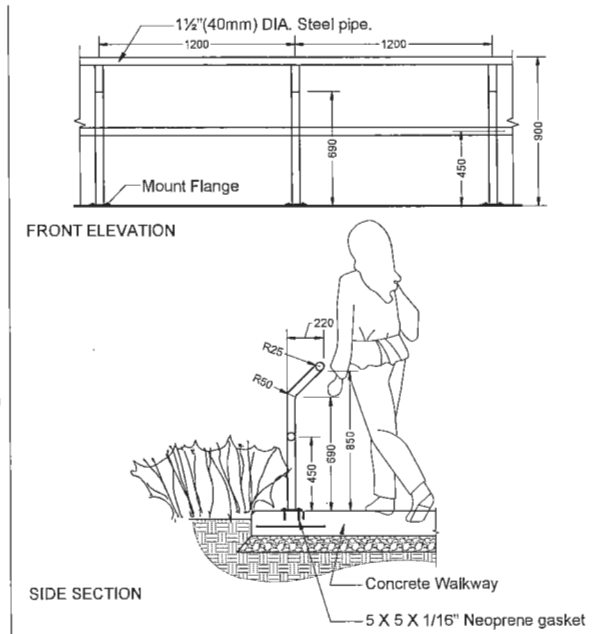
DP 17-771210 - 31



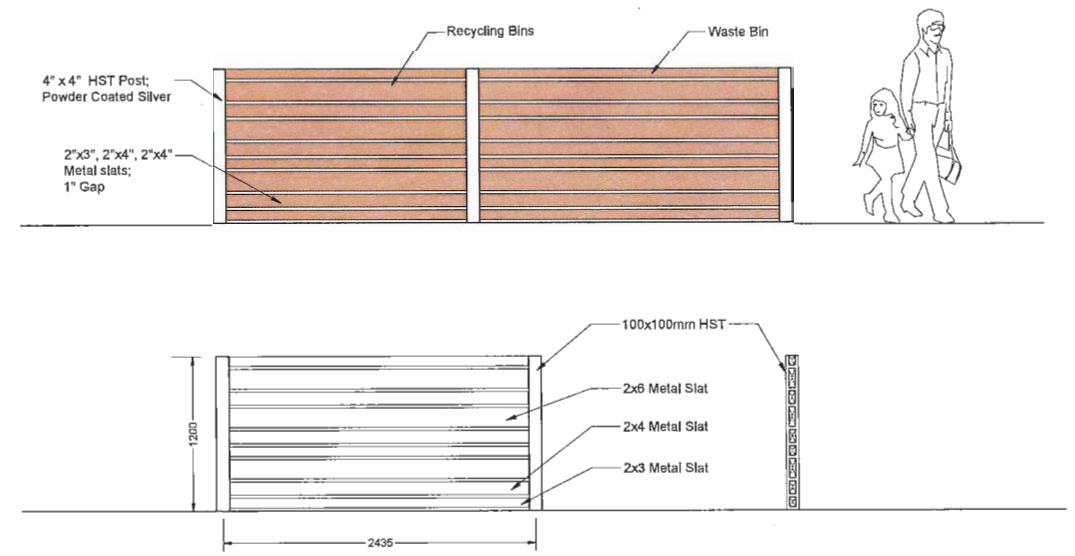
Notes:
1. Dero Hoop Rack Heavy Duty Model. Powder coated silver.
2. In-ground Installation as per manufactures specifications
3. Dero Bike Rack Co. @ 800 891 9298
4. Confirm final location with Landscape Architect.

1 BIKE RACK
Scale 1:20



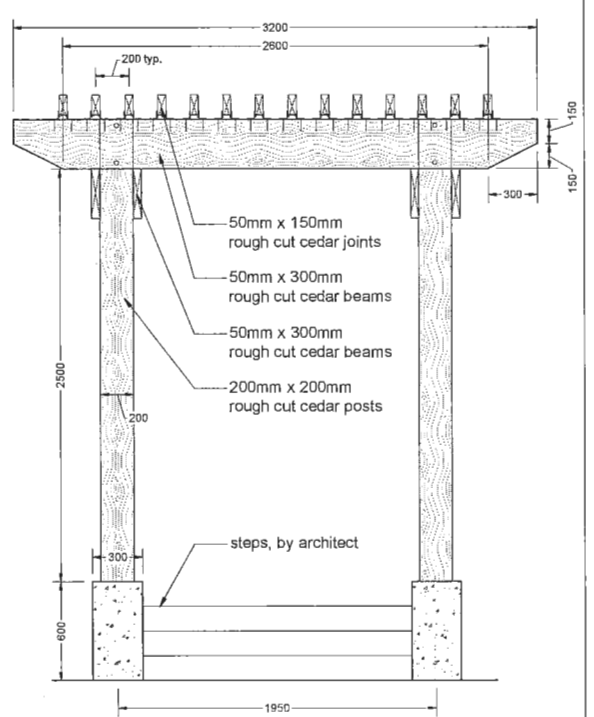
NOTES:
1. Contractor to supply shop drawings for review and approval by Landscape Architect.
2. Grind weld joint smooth.
3. Hot dip galv. after fabrication.
4. Painted Black. Below products or equal.
   a. Basecoat - Rust Proofing Primer (MPI 134) - Dulux Corrostop Ultra, code #635-045 - Metal Primer, Latex base for rust free galvanized metal, white.
   b. Topcoat - Exterior Semi-Gloss (MPI 11) - Dulux Weatherguard, code #1550 - Exterior Acrylic Semi-Gloss Latex.

2 HANDRAIL
Scale 1:20



NOTES:
1. Metal slats to match architecture generator screen dimensions and finish.

3 WASTE SCREENING FENCE - EAST ELEVATION & TYPICAL SECTIONS
Scale 1:25



4 ENTRY TRELLIS
Scale NTS

BIRD FEEDER
Size: 1200mm - 1500mm height

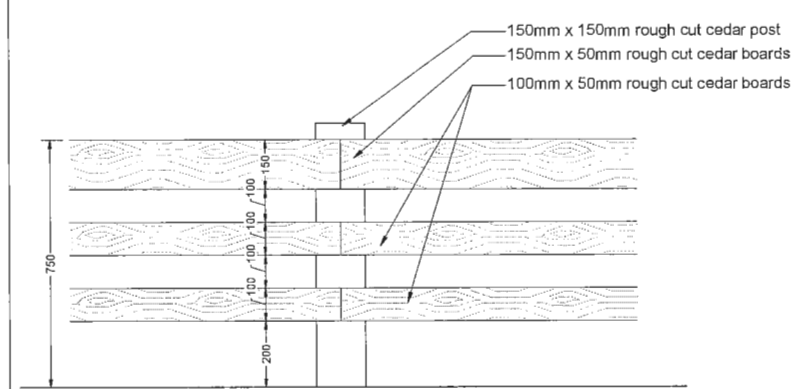
Contractor to provide shop drawings for landscape architect approval.

5 BIRD FEEDER
Scale NTS

CERAMIC BIRD BATH
Size: 750mm (H); 560mm (W)
Supplier: Eva Solo

Contractor to provide shop drawings for landscape architect approval.

6 BIRD BATH
Scale NTS



7 3-RAIL FENCE
Scale 1:10

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PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: DETAILS

LD-03

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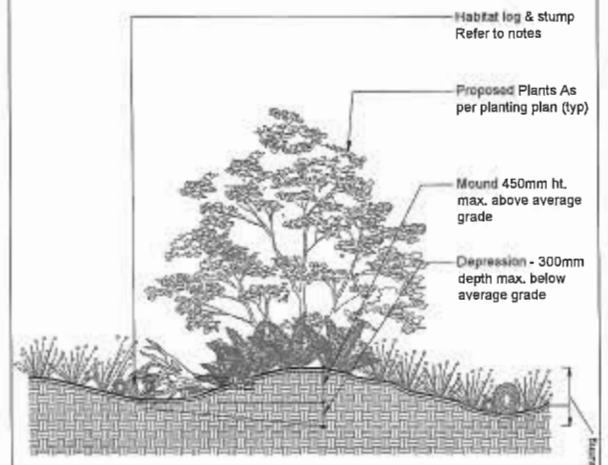
DP 17-771210 — 32

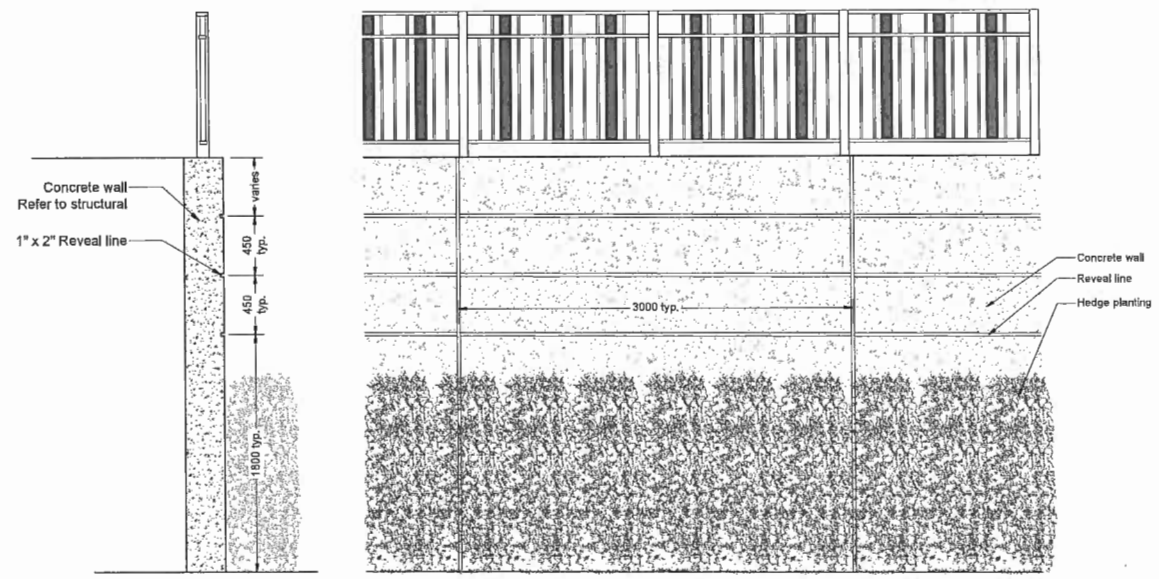
BOLLARD LIGHT
Model #: Stop Bollard
Size: 7" x 7" x 35"
Colour: Metallic Mercury
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com

1 LIGHTING
Scale NTS

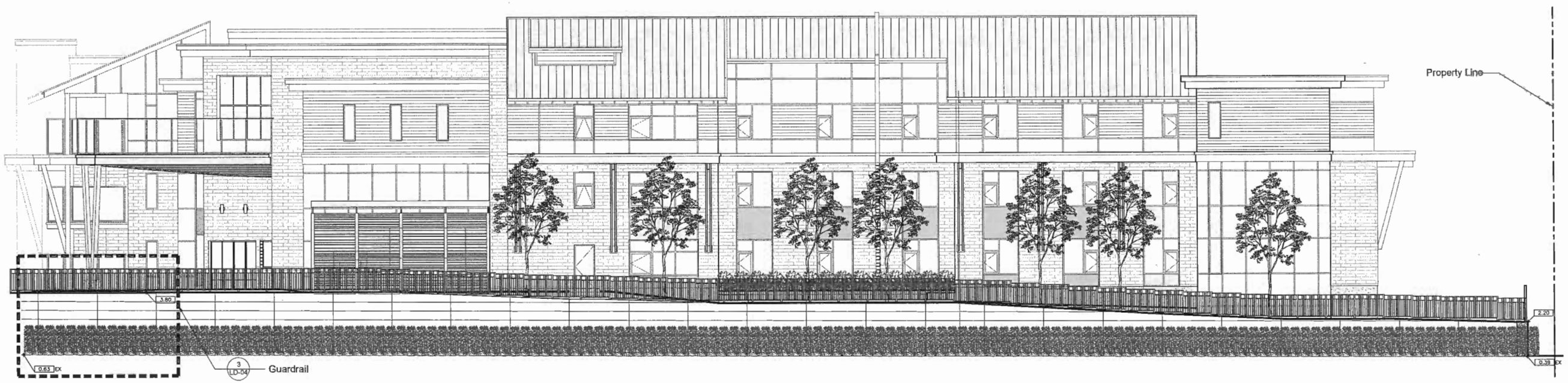


Notes:
Habitat logs & Stumps:
- 1m length (min)
- Must be composed of non-invasive species of trees cut from the site demolition phase of construction.
- Contractor to provide saw cuts on logs to promote decomposition.
- Bury approximately 30% of logs and stumps in ground.
- Do not bury logs beyond 150mm soil depth in swale bottom.
- Do not allow logs to clog pipes draining into bio-swale.

2 LOG
Scale 1:25



3 CONCRETE WALL DETAIL
Scale 1:25



4 EAST ELEVATION
Scale 1:100

N

CONSULTANT
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F: 604.882.0022
info@vanzalm.ca

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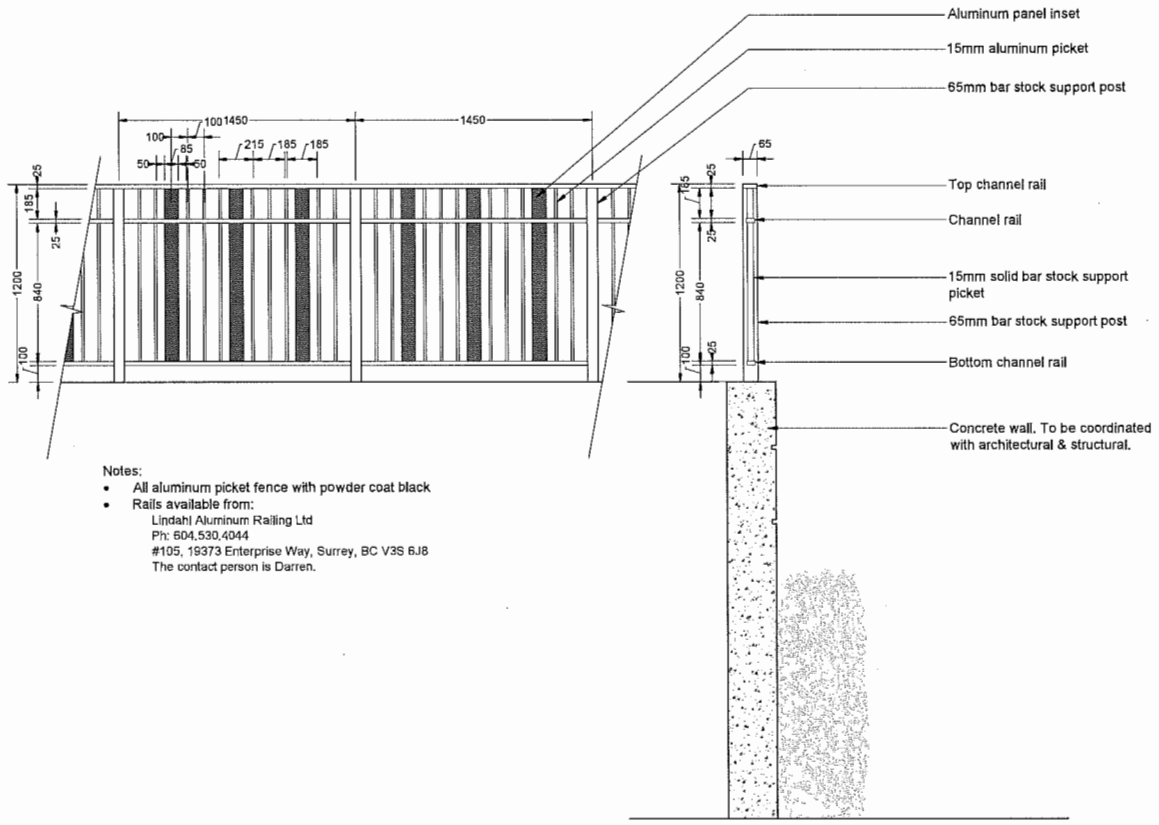
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: DETAILS

LD-04

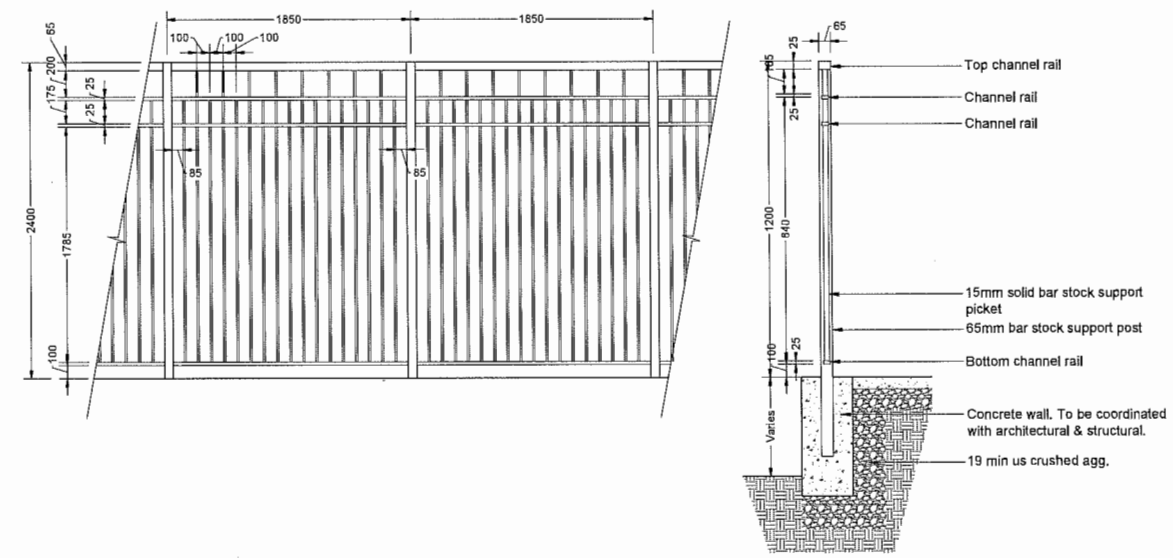
DP 17-771210-33



Notes:

- All aluminum picket fence with powder coat black
- Rails available from:
  Lindahl Aluminum Railing Ltd
  Ph: 604.530.4044
  #105, 19373 Enterprise Way, Surrey, BC V3S 6J8
  The contact person is Darren.

1 PICKET FENCE
Scale 1:20



2 SECURITY FENCE
Scale 1:25

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NO.	DATE.	REVISION.
8	July 14/17	DP Re-submission
7	May 25/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 02/17	Arborist Plan Resubmission
4	Dec 20/16	Rezoning Resubmission

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
DETAILS

LD-05

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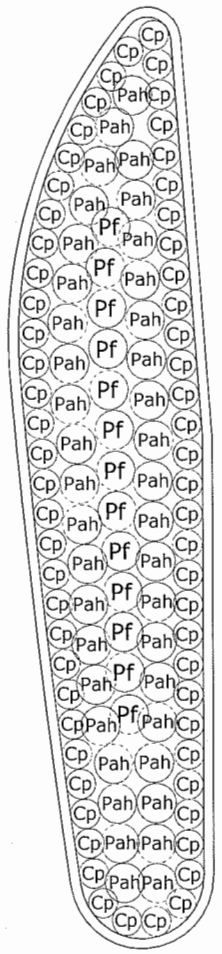
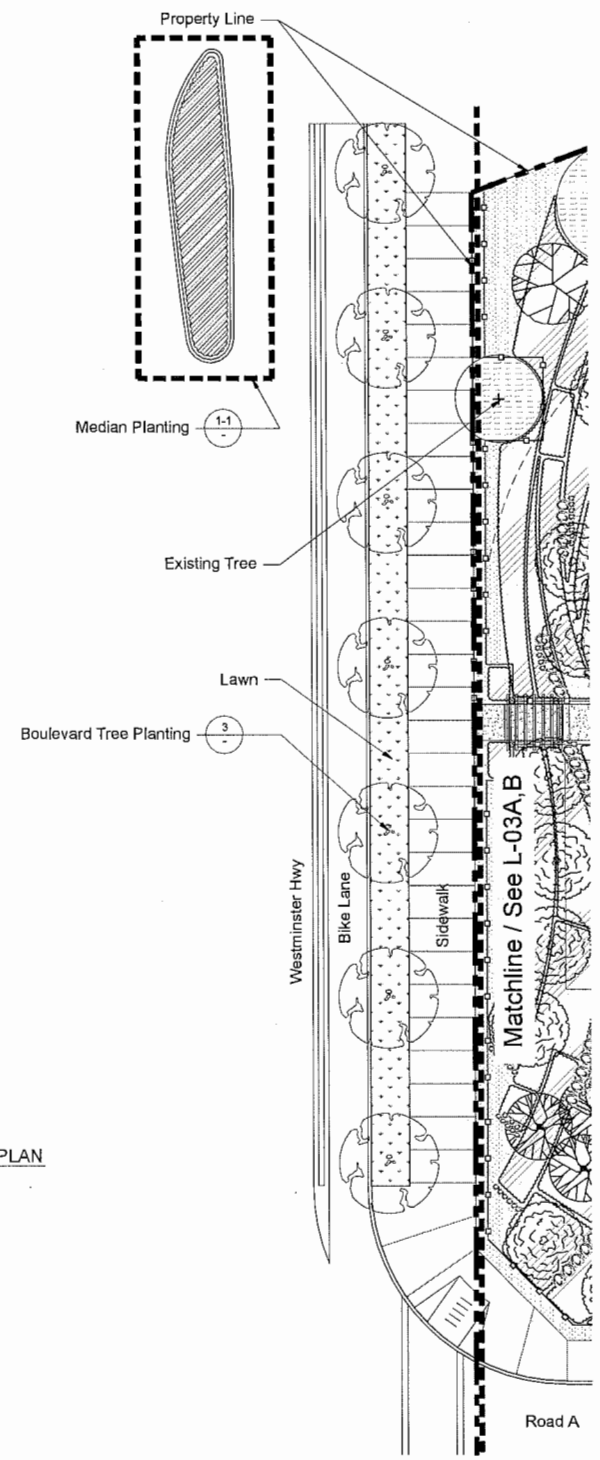
N

DP 17-771210-34



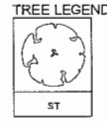
1-1 OFF-SITE MEDIAN PLANTING PLAN
Scale 1:50



1 OFF-SITE SERVICING PLAN
Scale 1:150

OFF-SITE PLANT SCHEDULE

TREE LEGEND



TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
STREET TREES					
ST	Street tree - spec to be provided by City.				Plant as shown

OFF-SITE PLANT SCHEDULE

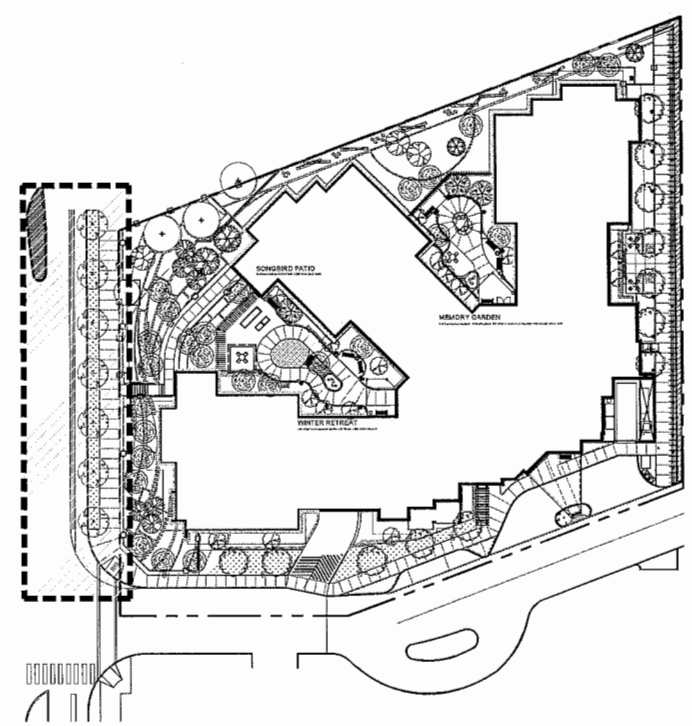
GRASSES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
GRASSES					
Pah	Pennisetum alopecuroides hamelin	Fountain Grass	40	# 1 Pot	600mm O.C.

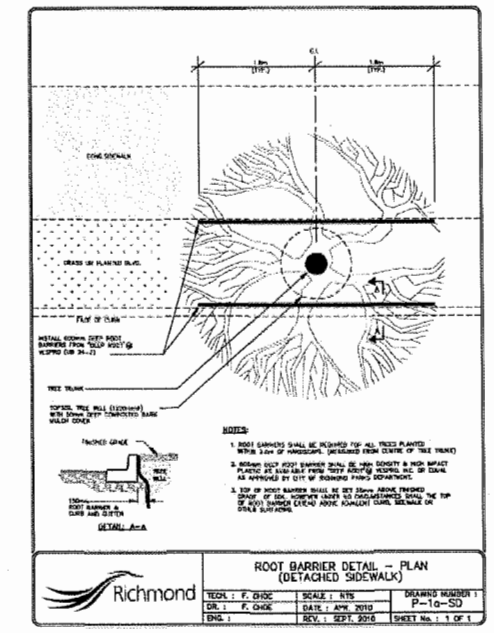
SHRUBS SCHEDULE

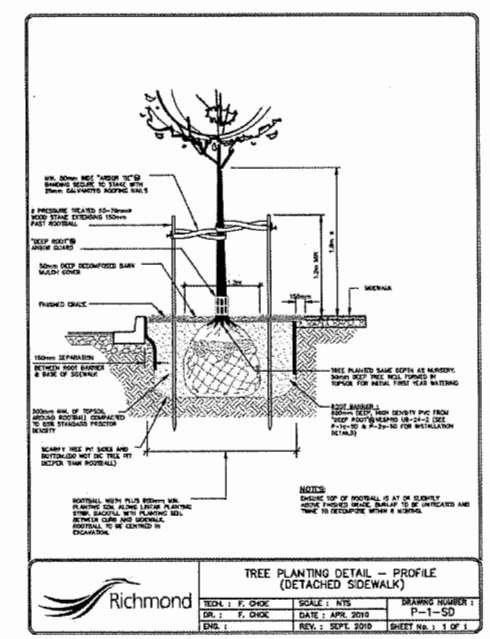
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Cp	Ceanothus prostratus	Mahala Mat	62	# 2 Pot	450mm O.C.
Pf	Potentilla fruticosa 'Abbotswood'	Cinquefoil	13	# 2 Pot	600mm O.C.

1. Plants in this plant list are specified according to the canadian nursery landscape association canadian standards for nursery stock and section 12, container grown plants of the bc landscape standard, current edition.
2. All plant material shall meet or exceed standards required by bcla or bcsla guidelines.
3. Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
4. Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed off site immediately at the landscape contractors expense.
5. Topsoil depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
6. 1" minus compost mulch to be installed in all shrub planting areas.
7. All landscaped areas to be irrigated.
8. For topsoil and finish grading specifications refer to City of Richmond specification section 32 91 21 - Topsoil and Finish Grading.
9. Establishment irrigation consisting of high efficiency drip irrigation shall be installed in both regular landscape and ESA planted



2 KEY PLAN
Scale 1:500





3 BOULEVARD PLANTING
Scale NTS

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

BENCHMARK

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:
ELEVATIONS ARE IN METRIC TO GEODETIC DATUM REFERENCED TO RICHMOND BENCHMARK 02H242X, LOCATED ON THE NORTH SIDE OF THE FRASER RIVER ON TOP OF THE GILLEY ROAD PUMPING STATION LOCATED AT THE SOUTH-EAST SIDE OF THE INTERSECTION OF GILLEY ROAD AND SMITH CRESCENT

ELEVATION 1.783m FIELD BOOK № _____

CITY WORK ORDER № _____ TENDER / PROJECT № _____

CONTRACTOR WORK ORDER № _____ ACCOUNT № _____

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Langley, British Columbia
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TRELLIS GROUP
C/O DEREK CRAWFORD
ARCHITECTS INC.

VDZ PROJECT
NO. DP2016-34
DWG NAME: LS-01
DWG 1 OF 1

№	DATE	BY	CHK	DESCRIPTION
1	07-10-17	PC	TM	OFF-SITE SERVICING PLAN SUBMISSION

REVISIONS

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: LANDSCAPE
WESTMINSTER HIGHWAY
FROM #2300 TO #23140

CITY FILE: SA17-773932

DESIGN: PC/TM		
DRAWN: PC	DWG. №: 773932-17-10	
CHECKED: DJ	SCALE: 1:150	DATE: JULY 2017
ENGINEER:	SEC. № 86-5-4	SHT. №: 1 OF 1

DP 17-771210-35

PGL
ENVIRONMENTAL CONSULTANTS

1200 – 1185 West Georgia Street
Vancouver BC V6E 4E6
604 682 3707
pggroup.com

May 25, 2017
PGL File: 4865-01.03

Via E-mail: **derel@dc-arch.ca**

Derek Crawford Architect
127 Rainbow Road
Saltspring Island, BC
V8K 2V5

Attention: **Derek Crawford**

RE: ESA DEVELOPMENT PERMIT, STAGE 2 – REVISED APPLICATION REPORT (ADDENDUM)

PGL Environmental Consultants (PGL) is pleased to provide this addendum report in support of your Development Permit (DP) application for the proposed project at 23100, 23120, and 23140 Westminster Highway, Richmond, BC (the Site). This report has been revised to address comments received from City of Richmond (City) staff in an e-mail dated May 19, 2017 (Appendix 1). Specific City comments addressed in this report include:

- *Please confirm the pathways and any other hardscaping is not included within the calculation for ESA compensation. Please also comment on how the pathway might impact the function of ESA as this will cause further fragmentation or disturbance. For clarity, a plan should be provided that clearly illustrates pre-development ESA and post-development ESA, with the two ESAs (north yard and Westminster frontage) shown.*
  - **New plan provided in Appendix 2. Discussion added to Section 2.2.1.**
- *Drawing L-03B – please clarify:*
  - *The legend shows Abies grandis but this coding is not clear on the plan. An unidentified tree code is shown on the plan. Is this Abies grandis or something different?*
    - **Revised plan provided in Appendix 6.**
  - *The plan shows landscape features/logs along the northern property line. Please provide further detail on placement, design, function and intent etc.*
    - **Discussion added to Section 2.2.2.**
- *Drawing L-05 – please clarify:*
  - *Coding for Rosa nutkana –is it Ros or Ro? Per Section 2.2.1 of the ESA Development Permit, Stage 2 Application Report addendum, Rosa nutkana is meant to function as a visual and physical deterrent. Please comment on whether quantities and placement of rosa are sufficient satisfy this intent.*
    - **Revised plan provided in Appendix 6. Revision made to Section 2.2.1.**
  - *Coding along the Westminster frontage is not legible at 11x17. Please clarify what is proposed there (see attached scan).*
    - **Revised plan provided in Appendix 6.**
  - *Are special measures, like irrigation, be necessary to allow establishment of the plant species proposed to be planted, and especially under the overhang in the northeast of the site?*
    - **Revised plan provided in Appendix 6.**

Refer to Updated Landscape Plans in Development Permit in Lieu of Landscape Plans in Appendix 6

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1.0 BACKGROUND

The need for this report was triggered by Trellis Seniors Services' (Trellis') proposed development within a City of Richmond (City) designated Environmentally Sensitive Area (ESA), which extends beyond the property to the north and east. Detailed background information, including a Site location map, is provided in the Stage 1 report (Appendix 3), which was submitted to the City in December 2016.

This report represents the second submission (Stage 2) required to meet the City's needs for approval. The Stage 2 report addresses comments provided by the City in e-mail correspondence dated December 16 and 19, 2016 (Appendix 4).

2.0 ADDENDUM

This Stage 2 report is considered an addendum to the Stage 1 report. Additional information requests submitted by the City, which are addressed in this report, include comments on:

- ESA baseline/existing conditions;
- ESA compensation strategies;
- Impacts to trees and replacement strategies;
- ESA compensation monitoring and maintenance; and
- Other environmental mitigation strategies.

2.1 ESA Baseline

The Stage 1 report delineated a total of six polygons occurring within the ESA in its entirety (onsite and offsite). An error was identified in Section 4.1 of the Stage 1 report; a description of Subzone F was provided, but was mistakenly labelled as "Subzone E". A description of Subzone E was not actually provided in the report.

PGL was not able to access the offsite portions of the ESA (Polygons D, E, and F) prior to the preparation of the Stage 1 report. The City had requested that we attempt to obtain access permission in support of the Stage 2 report preparation; however, permission was not granted by the current owner of the 4591 and 4611 Smith Crescent properties. The City was advised of this challenge, and acknowledged that the Stage 2 report could be prepared without visiting the adjacent lots. A copy of this correspondence, including communications with the property owner, are provided in Appendix 5.

To address the above-mentioned discrepancies identified in the Stage 1 report, a habitat summary of Subzones E and F are provided in the following sections. As access was not granted, habitat characteristics were determined based on aerial imagery and perimeter observations, as well as personal communications with tenants at the Smith Crescent dwellings.

2.1.1 Subzone E

Subzone E is likely a continuation of very similar characteristics to Subzone D, as described in the Stage 1 report. Portions of Subzone E appear to be a continuous, extremely dense thicket of Himalayan blackberry extending north and east along the outer perimeter of the ESA. Some trees and/or large growing woody shrubs occur throughout, most of which appear to be engulfed by the blackberry. Some of the subzone in the southern portion is manicured yard/lawn. If left to its own devices, this would soon be invaded by the surrounding Himalayan blackberry.

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2.1.2 Subzone F

Subzone F was characterized by a primarily deciduous forest stand dominated by maturing intermediate black cottonwoods. The understorey is likely a mix of native and non-native invasive plant species, and it is probably the most valuable and least-disturbed plant community within the ESA.

Based on communications with the current resident at one of the Smith Crescent dwellings, the area is inundated for much of the wet winter months with substantial standing water in some areas. As such, it is anticipated that the soil moisture regime in Subzone F is wet to moist. We also understand that Himalayan blackberry is a prominent species throughout the understorey. Other plant species observed during our perimeter surveys and/or expected to occur in this area include hardhack, reed canarygrass, creeping buttercup, English ivy (*Hedera helix*), salmonberry (*Rubus spectabilis*), sword fern, common rush, and red elderberry (*Sambucus racemosa*).

2.2 ESA Compensation Strategies

As per the Stage 1 report, the proposed project will require that the onsite ESA be cleared in its entirety, which equates to **1,073m^2**. A total of **1,099m^2** designated as ESA compensation will be provided in the project design (Appendix 2). The ESA compensation is divided into two sections, identified as:

- ESA – Westminster Frontage; and
- ESA – North Yard.

PGL has coordinated with van der Zalm + Associates Inc. (VDZ) to prepare detailed planting plans for the two ESA compensation areas. A copy of the plan will be submitted as part of the landscape application package; however, a copy of the ESA-specific plan is attached to this report as Appendix 6 for ease of reference. Given the unique setting of the ESA compensation areas, two different approaches will be applied, as summarized in the following sections.

2.2.1 ESA Area – Westminster Frontage

The Westminster Frontage ESA occurs along the western portion of the Site extending from the north to the south end. This area totals **632m^2** and includes the four existing trees to be retained, which have been accommodated in the design. It also includes an access path connecting the building to the sidewalk adjacent to Westminster Highway; however, this hardscaped feature is not included in the area calculation for the Westminster Frontage ESA. The objectives for planting in this area include establishing a valuable ESA habitat while maintaining aesthetic qualities suitable for a property frontage on Westminster Highway. Prescribed groundcover species are dominated by evergreen native shrub species to sustain foliage coverage year-round.

A total of 28 larger, ball and burlap trees will be installed in the Westminster Frontage ESA, which will be dominated by native species. However, non-native Serbian spruce (*Picea omorika*) will also be included, in response to the challenges of conflicting values at this interface (i.e., habitat vs. landscaped frontage). As prescribed, it is anticipated that the Westminster Frontage ESA will achieve a suitable balance and adequately compensate for the impact being proposed to the current ESA habitat. It is expected, that maintenance efforts will need to be continued beyond the five-year monitoring and maintenance program to ensure that this area does not become invaded with unwanted, exotic/noxious plant species. It is our assumption that once the five-year success monitoring and maintenance program is completed, maintenance in the Westminster Frontage ESA will be continued by incorporating it into the scope of the regular landscaping maintenance works elsewhere onsite.

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A split-rail fence will be installed around the perimeter of this ESA where it interfaces with sidewalks and paths, as well as the northern and southern property lines. In this portion of the ESA, the fence will be relied upon to provide a visual and physical access deterrent to reduce unwanted foot traffic within the compensation areas. The fence design includes a bottom rail roughly 200mm above grade, which is intended to allow for movement of non-domesticated animals and promote the use of the ESA compensation as a movement corridor between other sections of the ESA close to the Queens Canal corridor.

By establishing both an overstorey and understorey with a predominantly native plant community, the Westminster Frontage ESA will provide a level of continuity with the North Yard ESA. The future urban forest stand will provide habitat across these two areas that will likely be suitable for song birds to perch and take shelter in, as well as possibly breed. Some trees proposed for planting in the ESA compensation areas have the potential to, in time, reach heights that would be suitable to support raptor nests.

A continuity of foraging habitat will also be provided in the understorey of the two compensation areas, which is intended to provide a variety of food sources (i.e., salmonberry, rose, salal, common snowberry, red elderberry, and huckleberry). In addition, shelter values in both areas will increase in time with the accumulation of organic matter (i.e., leaf litter and woody debris), and the inclusion of both large woody debris and rock/boulder clusters in both the Westminster Frontage and North Yard ESA restoration plans.

2.2.2 ESA – North Yard

The North Yard ESA consists of **467m^2** extending from the Westminster Frontage ESA in the west to the property limit in the east along the north side of the proposed building. As described in the Stage 1 report, this area will work to establish a natural plant community through a modified natural successional approach. This approach will use 100% native species and consist of densely planted, small-sized (i.e., #1 pots) nursery stock that will work to reduce the threat of invasion by unwanted species. This approach will also set up suitable growing conditions for the pioneering coniferous species, also prescribed in this area, that will gradually succeed and replace the pioneering woody plant community.

In addition to revegetation, the plan includes placement of both large woody debris (LWD) and boulder/rock clusters. These features add complexity and value to the habitat for small mammals and other organisms that might inhabit of frequent the ESA. Where possible, the location of the LWD and rock clusters have been primarily focused along the northern property boundary, as far away from the building as possible. These features should provide additional shelter and protection to small species who may be travelling through the corridor. The LWD will be sourced from onsite tree removals, and the rock clusters will only utilize natural rocks or boulders (not reclaimed concrete or other anthropogenic waste materials).

Access to the North Yard ESA will be deterred through a combination of significant grade changes (i.e., retention wall along the northern property line), fencing around the proposed courtyard, and split-rail fencing along the eastern limit adjacent to the eastern access path. In addition, a dense row of armed native shrubs (e.g., *Rose nutkana*, *Rubus spectabilis*, *Crataegus douglasii*) will be planted along the northern property line at roughly three plants per square meter.

2.3 Impacts to Trees

The VDZ arborist report has been updated to show retention of four existing cypress trees in the northwest corner of the Site, as per feedback from the City. The update report is included in Appendix 7 for reference. Three of the retained trees are onsite and occur within the proposed Westminster Frontage ESA compensation area. The forth occurs on the adjacent property to the north just next to the property line. Adjustments in Site grading have been made in order to retain

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these trees, and their retention has been incorporated into the ESA compensation planting prescriptions.

A total of 90 trees previously occurring onsite were removed by the previous land owner. It is our understanding that this work was permitted by others, and the City secured adequate compensation for these trees. It is our expectation that tree removals permitted under Trellis' current Development Permit application will not include these previously-removed trees, and therefore, will not require compensation/replacement.

At this time, 42 trees on and around the Site may be affected by the proposed development. As previously mentioned, only 4 of the remaining trees can be retained because of direct conflict with the proposed development and the significant amount of grade changes needed to meet current flood height requirements. All 4 of the retained trees are cypress trees in the northwest corner of the Site (one occurring on the property to the north). A total of 34 onsite trees are proposed for removal.

Some of the trees occurring on the neighbouring property will also require removal to accommodate the required grade changes. The grade increase onsite will require encroachment into the critical root zones of trees located adjacent to the property line and will likely result in adverse impacts. As such, the proponent is seeking permission from both the neighbouring property owner and the City to remove and replace these trees as well. This will be addressed through a separate Tree Removal Permit application.

As per the Rezoning Considerations document provided by the City, it is our understanding that at that time the City required a minimum replacement ratio of 2:1 to compensate for the proposed tree removals. Therefore, a total of 68 replacement trees are required to compensate for the proposed 34 onsite tree removals. It is the City's preference that as many as possible of the replacement trees be incorporated into onsite landscaping design. If all 68 replacement trees cannot be accommodated, the City has requested a voluntary contribution of $500 per unaccommodated replacement tree to be submitted to the City's tree compensation fund to account for any shortfall.

Based on the landscape and ESA compensation designs prepared by VDZ with input from PGL (Appendix 6), a total of 61 larger-sized trees are proposed to be planted onsite. In addition to this, 82 smaller size trees (i.e., #1 pot size) are proposed for the North Yard ESA compensation area. If 20 of the smaller sized replacement trees were considered equal to one large-sized, the proposed landscape plans would still exceed the required 2:1 minimum tree replacement ratio. Therefore, it is our opinion that the proposed replacement strategy will more than adequately compensate, in time, for the required removal of 34 onsite trees. As such, no contribution to the City's tree compensation fund is required.

2.4 ESA Compensation Success Monitoring and Maintenance Program

As a component of the proposed ESA compensation plan, a success monitoring program will be implemented to assess the success of the restoration efforts and direct maintenance efforts. Immediately following completion of the restoration/enhancement works, a post-construction site inspection will be conducted by a Qualified Environmental Professional (QEP) to:

- Confirm that the plan has been completed to acceptable standards and in accordance with the construction drawings;
- Confirm planted nursery stock are of acceptable condition and are installed correctly;
- Identify any deficiencies and/or remedial works required; and
- Establish baseline photo-point monitoring stations.

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Photo-point monitoring stations will be established throughout the compensation area during the post-construction inspection. The stations will be located at key vantage points to provide an optimal view of the restoration works. All station locations will be recorded with a hand-held GPS to facilitate future repetition, and will be spatially depicted on a Site Plan to be included in annual monitoring reports. Additional photo-point monitoring stations may be added during the monitoring program to facilitate additional focused monitoring of interest areas (e.g., areas requiring remedial restoration works).

Following the post-construction inspection and specified remedial works, a five-year success monitoring program will be initiated. The monitoring program will begin during the first growing season after construction is completed (e.g., first summer post-implementation).

2.4.1 Monitoring Methodology

The success monitoring program will involve one field visit per year by a QEP in mid- to late summer. An additional Site visit may be required if maintenance and/or remedial works are recommended by the QEP. If required, the additional visit will be used as a follow-up inspection to ensure maintenance and remedial works have been completed to acceptable standards.

The summer monitoring event will assess the success of the ESA compensation efforts. The QEP will inspect the Site and record observations relating to:

- ESA plant community establishment;
- Invasive plant occurrences, and an assessment of the need for management;
- Naturally-occurring (volunteer) pioneering deciduous or coniferous seedlings;
- Significant plant mortalities;
- Evidence of unwanted access and/or encroachment; and
- Photo-point monitoring data.

2.4.2 Criteria for Success Assessment

The success of the ESA compensation will be assessed by the QEP annually. The assessment will be based on criteria guidelines modified from the *Standards for Successful River Restoration*[1]. The criteria include:

1. Achievement or replacement of a degraded ecosystem with a healthy ecosystem;
2. Measurable improvement in the ecological condition of the restored area;
3. Indication that the restored ecosystem is self-sustaining;
4. No further harm is inflicted on the already degraded site; and
5. Support by a pre- and post-restoration site assessment.

2.4.3 Remedial Actions

Based on the annual monitoring data, a maintenance and remedial action plan will be prepared to address shortcomings. The plan will be summarized in the annual report. Maintenance and remedial works may include, but are not limited to:

- Invasive plant management;
- Adjusting or improving access deterrents; and
- Replacement planting.

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[1] Palmer, et. al. 2005. *Standards for ecologically successful river restoration.* Journal of Applied Ecology, 42, 208-217.

Early detection and rapid response principles will be implemented for invasive plant management. Invasive plant occurrences will be assessed annually during the five-year success monitoring and maintenance program to identify species that require management efforts. The strategies used for invasive management will be guided by the project ecologist/environmental monitor. Wherever possible, the invasive plant populations will be managed through preventative measures (e.g., minimizing risks of new invasions through standard best management practices), as well as less-intrusive approaches to mechanical removal (i.e., hand-pulling/digging). Mechanical removal will need to minimize impacts to planted stock within the ESA compensation areas, and avoid impacts to retained trees.

Cleared invasive plants and plant parts (roots, stems, and foliage) will be disposed of and taken to an appropriate landfill. Invasive plants and plant parts will not be composted or re-used onsite, as a preventative measure.

2.4.4 Reporting

All data and observations, including the photo-point monitoring results and relevant Site Plans, will be summarized in an annual monitoring report and provided to interested parties (i.e., the Proponent and the City). The annual report will also include a summary of completed and recommended maintenance and remedial actions.

2.5 Other Environmental Mitigation Measures

Additional environmental mitigation measures are recommended for the project, some of which are recommended as considerations of the Building Permit approval process. Recommended additional environmental mitigation measures include:

- Preparation of a Dewatering Plan, as required;
- Pre-clearing bird nest surveys;
- Preparation of a project-specific Construction Environmental Management Plan (CEMP); and
- Implementation of a construction environmental monitoring program.

2.5.1 Dewatering Plan

As per the Rezoning Considerations document for the project, a Dewatering Plan will be required as part of the Building Permit application. The Dewatering Plan must ensure that any discharge from the Site meets applicable BC water quality guidelines for aquatic life. In addition to this, if groundwater removal is required in any capacity, an Approval under the BC *Water Sustainability Act* must be obtained.

2.5.2 Pre-Clearing Bird Nest Surveys

As noted in the Stage 1 report, any proposed clearing activities in the ESA or elsewhere onsite could potentially result in negative impacts to active bird nests. As per the provincial *Wildlife Act*, it is illegal to disturb or destroy an active bird nest (i.e., occupied by a bird or egg) regardless of the species.

It is likely that clearing activities will occur during the spring/summer bird breeding season (e.g., April 1 to August 31). If this is the case, a QEP must conduct a pre-clearing bird nest survey within 24–48 hours of the planned clearing activities. The survey will look to confirm the presence/absence of any active bird nests, regardless of species. If active bird nests are confirmed, impacts to these nests will be avoided through modification of the clearing schedule, and/or establishment of a suitable buffer until the nest is no longer occupied. By implementing this measure, we will work to maintain compliance with the provincial *Wildlife Act*, demonstrate adequate due-diligence, and mitigate impacts to breeding birds.

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2.5.3 Construction Environmental Management Plan

An important element to minimizing impacts to the environment during construction is to prepare a project-specific CEMP and distribute this document to all contractors onsite. The CEMP should be prepared and submitted to the City as a component of the Building Permit application. The CEMP will provide guidance on best practices to mitigate potential impacts to environmental values applicable to the Site.

Management and mitigation strategies outlined in the both the Stage 1 and Stage 2 reports will be summarized in the CEMP, as will management plans prepared by others (e.g., contractor spill prevention and emergency response procedures, erosion and sediment control plans). This information will be provided to all contractors onsite to emphasize the importance of implementing diligent best management practices and reducing the risk of potential impacts to environmental values onsite and offsite.

2.5.4 Construction Environmental Monitoring

To ensure compliance with the proposed mitigation measures presented in the Stage 1 and 2 reports, an Environmental Monitor (EM) should be retained during construction activities to ensure proper implementation of the CEMP, sediment and erosion control practices, spill response plans, and other environmental best management practices. The EM will provide an ongoing assessment of potential impacts to environment values, and ensure that all contractors adhere to environmental mitigation measures, applicable guidelines, and best management practices. Regular summary reports will be prepared by the EM and submitted to the Proponent and the City, as required.

CLOSING

We trust that this Stage 2 report meets your needs. If you have any questions or require clarification, please contact Keven Goodearle at 604-895-7646.

PGL ENVIRONMENTAL CONSULTANTS

Per:

Keven Goodearle, B.Sc., R.P.Bio.
Senior Environmental Consultant

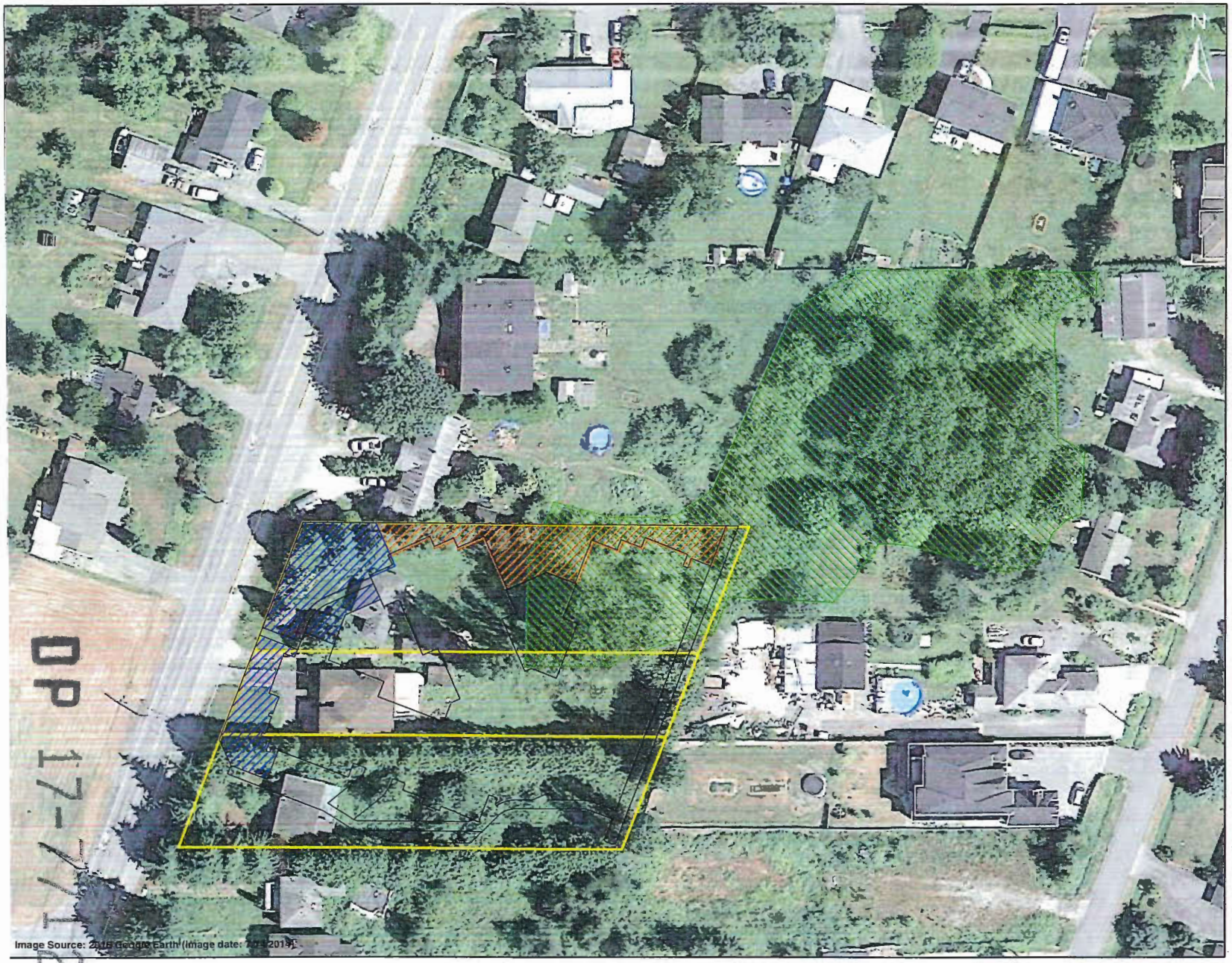
Bruce H. Nidle, B.Sc., R.P.Bio.
Senior Environmental Consultant

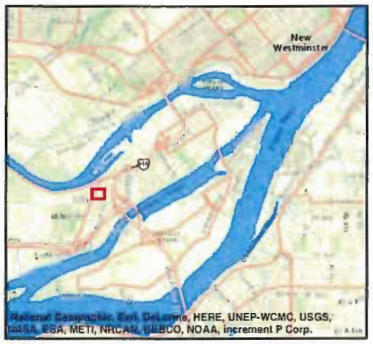
KMG/BHN/mtl/slr
\\pgl-van-file1\Project Files\4800-4899\4865 - Derek Crawford Architect\01-03_Client Docs_Rev1\I-4865-01-03-Stage2-May17-Rev1.docx

Attachments:
- Appendix 1 – E-Mails RE: Hamilton Village – Staff Comments for ADP Submission (City of Richmond)
- Appendix 2 – ESA Habitat Balance Plan
- Appendix 3 – ESA Development Permit, Stage 1 – Application Report
- Appendix 4 – E-mails RE: Scope of Stage 2 Report (City of Richmond)
- Appendix 5 – E-mails RE: Access Denial of Offsite ESA
- Appendix 6 – ESA Planting Plan (VDZ)
- Appendix 7 – Updated Arborist Report (VDZ)

DP 17-771210-43

PGL ENVIRONMENTAL CONSULTANTS





ESA Habitat Balance Summary Plan

- Building Footprint
- Project Site Boundary
- Existing Environmentally Sensitive Area (1,073 m²)

ESA Compensation Area

- North Yard Frontage (467m²)
- Westminster Frontage ESA (632m²)

Total ESA Compensation Area = 1,099 m²

1:750

0 25 50

Metres

Coordinate System: NAD 1983 UTM Zone 10N

PGL ENVIRONMENTAL CONSULTANTS

Date: May 25, 2017	Map ID: 4865-01-03_001
Drawn by: RMS	File Number: 4865-01.03

Appendix 2

DP 17-1710-44

FRASER RIVER

HAMILTON VLA PARK

PEDESTRIAN, BIKE LANE AND BUS ROUTES

SINGLE-FAMILY RESIDENCES

JUNCTION, PEDESTRIAN CROSSING

ESSO FILLING STATION

HAMILTON VLA PARK

SINGLE-FAMILY RESIDENCES

SINGLE-FAMILY RESIDENCES

HAMILTON COMMUNITY CENTRE

BETHANY BAPTIST CHURCH

COMMERCIAL RETAIL

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NO.	DATE.	REVISION.
	July 11, 2017	REISSUED FOR DEVELOPMENT PERMIT
	May 25/17	REISSUED FOR DEVELOPMENT PERMIT
	April 24, 2017	FOR DEVELOPMENT PERMIT
	12.19 . 2016	REZONING RESUBMISSION
	9.22 . 2016	REZONING RESUBMISSION

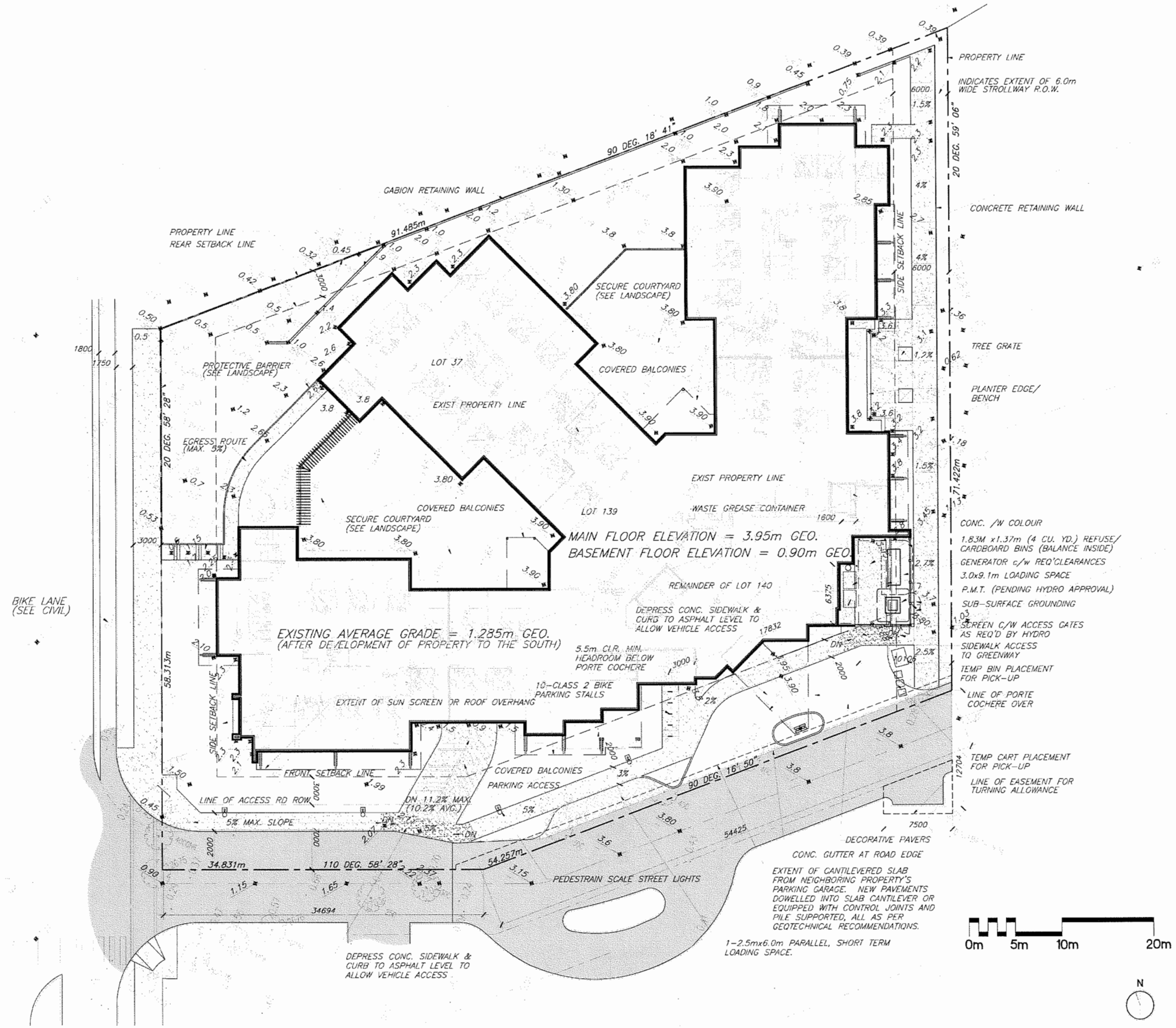
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE:
SITE CONTEXT

SK.1

DP 17-711210 – Reference



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NO.	DATE.	REVISION.
5	July 11/17	DP PANEL
4	April 24/17	FOR DEVELOPMENT PERMIT
3	Dec. 15/16	REZONING RESUBISSION
2	Sept. 22/16	REZONING RESUBMISSION
1	July 12/16	FOR REZONING

PROJECT:
HAMILTON VILLAGE- Residential Care Facility

CLIENT: TRELLIS SENIOR SERVICES

DRAWING TITLE:
SITE PLAN

A1.1

DP 17-771210 - Reference

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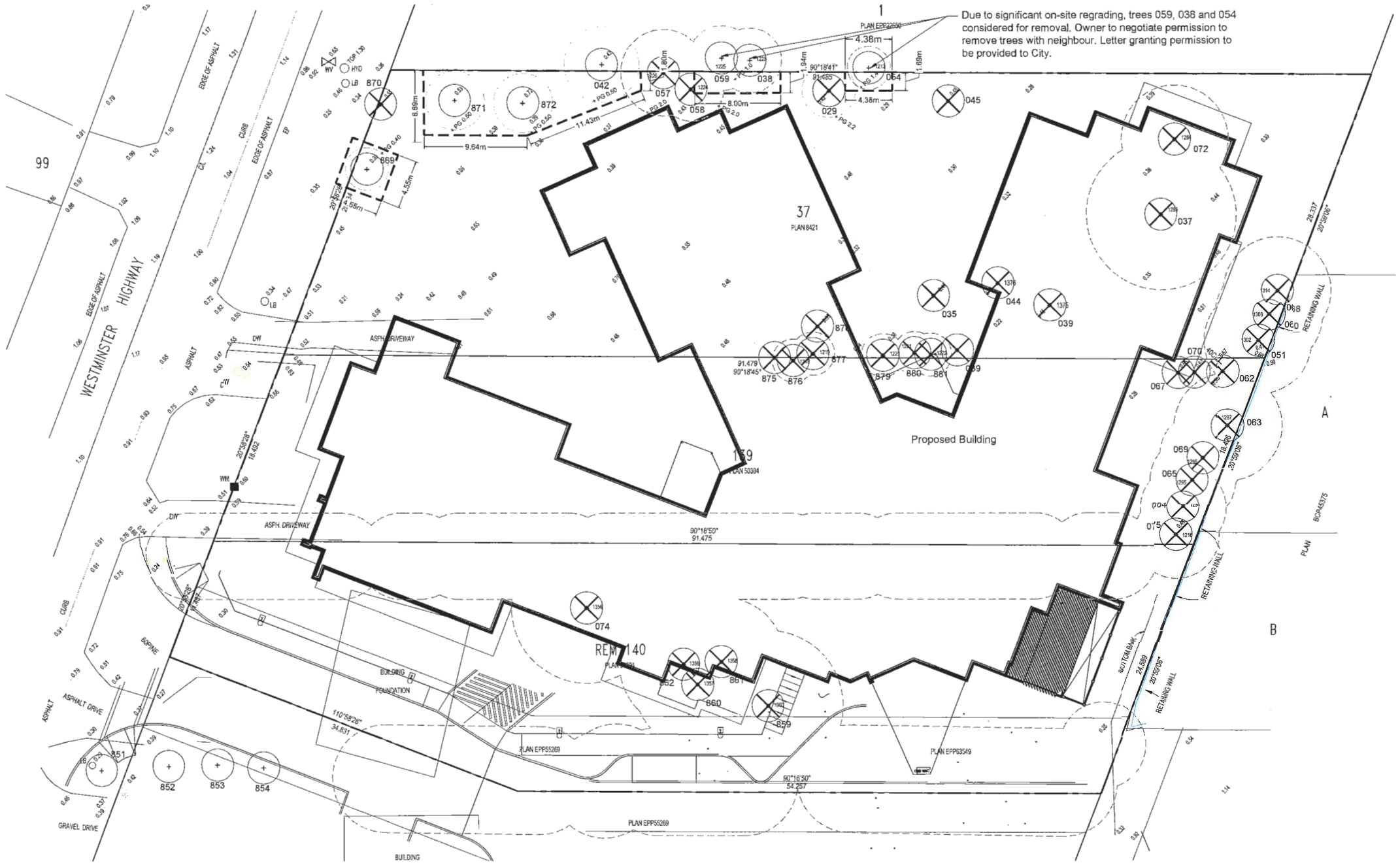
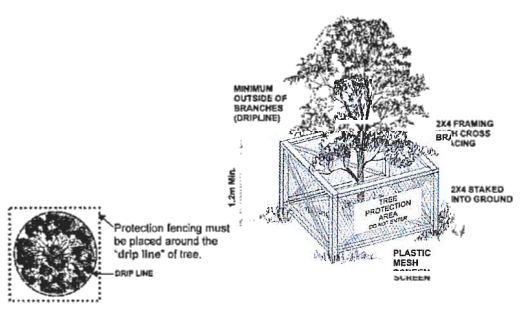


1 TREE RETENTION PLAN
1:200



2 TREE PROTECTION - CITY OF RICHMOND
Scale NTS

Tree Protection Distance Table

Tree Trunk Diameter			Minimum Protection Required Around Tree: Distance from Trunk		Total Diameter	
cm	inches	feet	m	feet	m	feet
20	8	0.8	1.2	3.9	2.40	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	25.6
75	30	2.5	4.5	14.8	9.75	32.0
90	36	3.0	5.4	18.4	10.80	35.8
100	40	3.3	6.0	19.7	13.00	42.7

Existing Tree to Remain	Removed Tree	Existing Tree Canopy

Trees shown as 'Removed Tree' existed on site during the first arborist review and report. Tree removals were documented by the arborist and surveyor in January 2017.

KEY	REF.	DESCRIPTION
- - - - -	2 / L-02	TREE PROTECTION FENCE

Note:
1. Contact Arborist (Austin Peterson, 604-882-0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Austin Peterson. Revision 3, February 2, 2017.

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

N

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van der Zalm + associates inc.
Civil Engineers • Urban Design • Land Development • Landscape Architecture
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NO.	DATE.	REVISION.
8	July 14/17	DP Re-submission
7	May 25/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 02/17	Arborist Plan Resubmission
4	Dec 20/16	Rezoning Resubmission

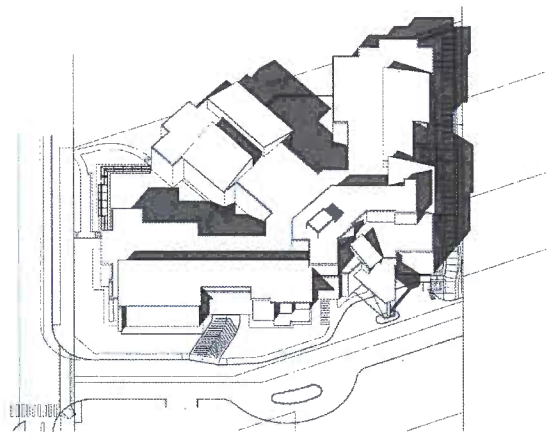
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

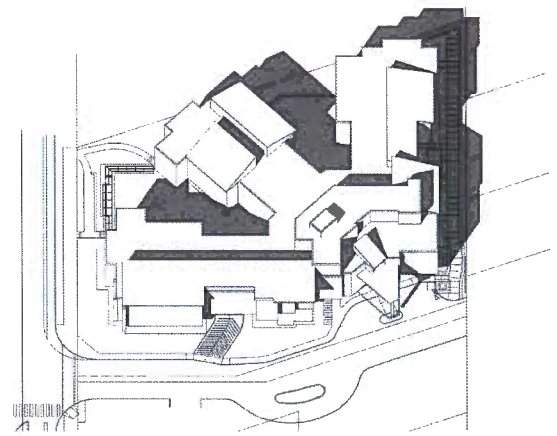
DRAWING TITLE:
ARBORIST PLAN

L-02

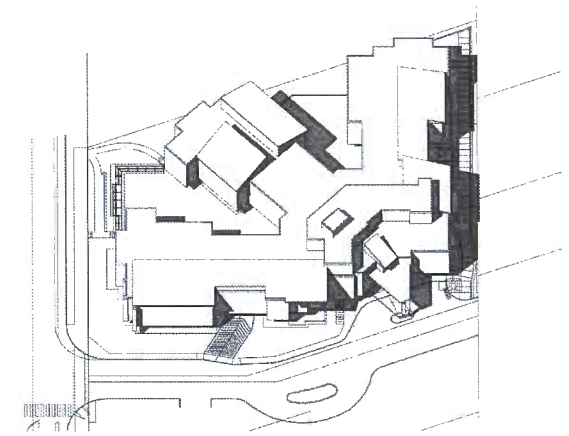
DP 17-7716 10 - Reference



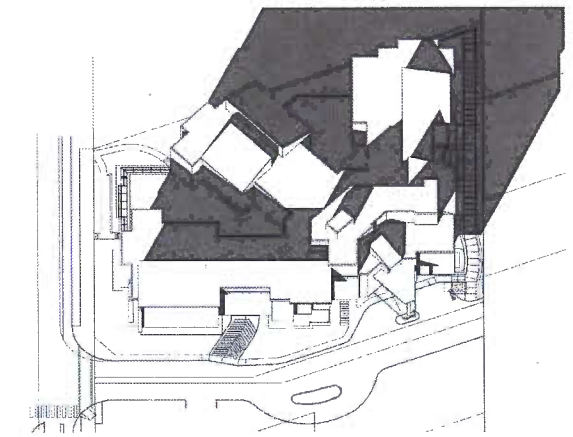
1 fall equinox 2pm



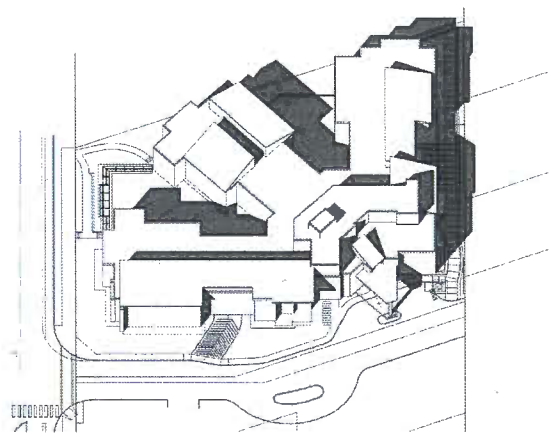
4 spring equinox 2pm



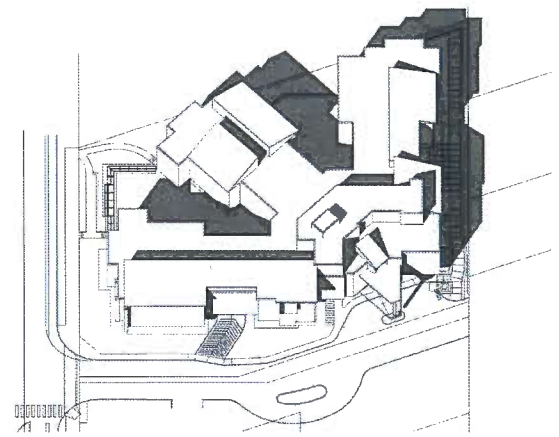
7 summer solstice 2pm



10 winter solstice 2pm



2 fall equinox 10am



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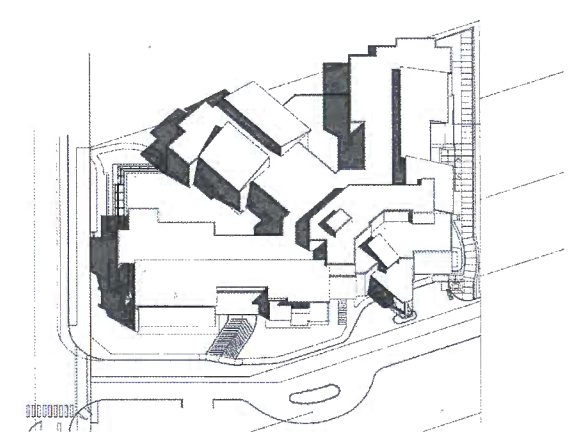
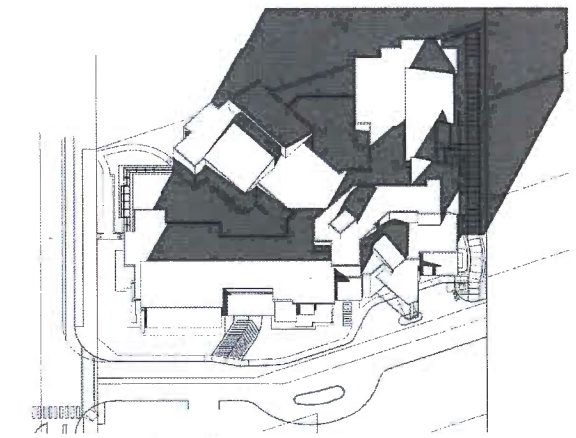


8 summer solstice 10am



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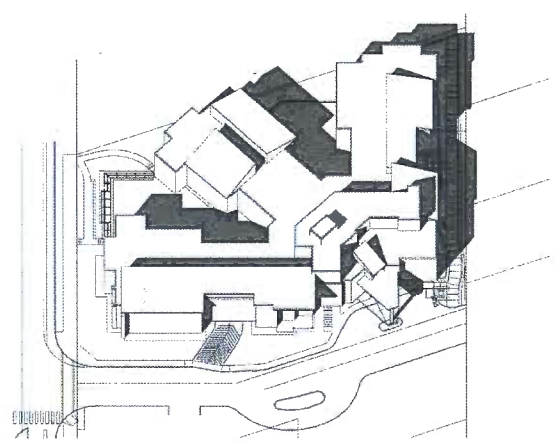
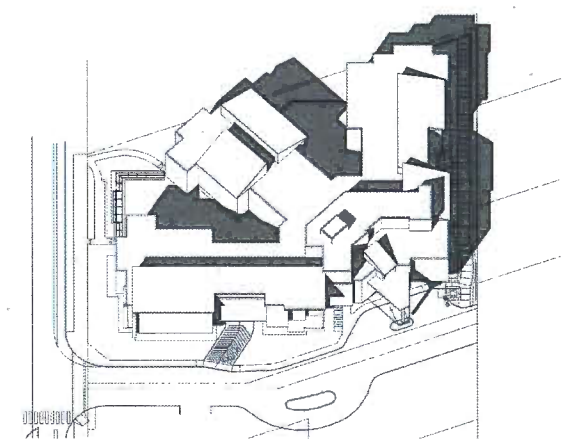
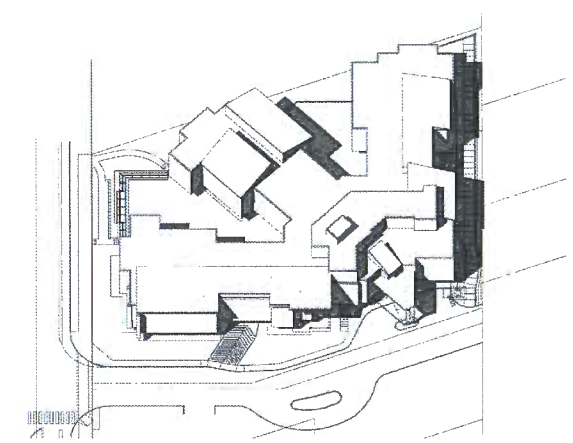


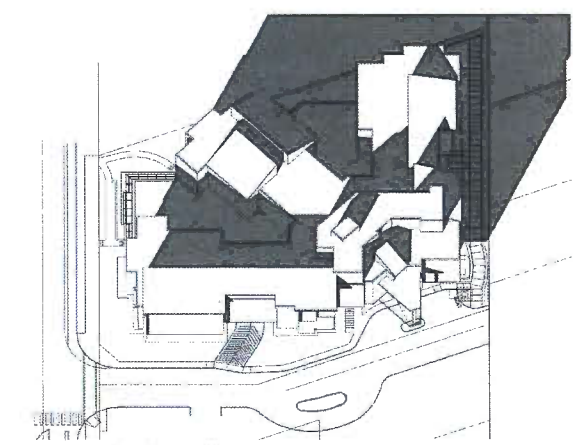
3 fall equinox 12noon



6 spring equinox 12 noon



9 summer solstice 12 noon



12 winter solstice 12 noon

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NO.	DATE.	REVISION.
	July 11, 2017	REISSUED FOR DEVELOPMENT PERMIT
	5.25.2016	REISSUED FOR DEVELOPMENT PERMIT
	9.22.2016	RE-ZONING RE-SUBMISSION

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT: TRELLIS SENIORS SERVICES

DP 17-771210 - Reference

DRAWING TITLE:
SHADOW CAST STUDIES

A5.1