



**Development Permit Panel  
Electronic Meeting**

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

**Wednesday, September 10, 2025  
3:30 p.m.**

**MINUTES**

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on August 27, 2025*



**1. DEVELOPMENT PERMIT 24-012258**  
(REDMS No. 8078092)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

**Director's Recommendations**

*That a Development Permit (DP) be issued which would permit the construction of a hotel and residential development at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".*





ITEM

2. **DEVELOPMENT VARIANCE PERMIT 25-019257**  
(REDMS No. 8132067)

APPLICANT: Site Path Consulting Ltd.

PROPERTY LOCATION: 4611 Viking Way

**Director's Recommendations**

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate construction of a telecommunication monopole tower on a site zoned "Industrial Business Park (IB1)"; and*
2. *That Richmond City Council grant concurrence to the proposed telecommunication monopole tower at 4611 Viking Way.*



3. **New Business**

4. **Date of Next Meeting: September 24, 2025**

**ADJOURNMENT**





**Development Permit Panel  
Wednesday, August 27, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Lloyd Bie, Director, Transportation  
James Cooper, Director, Building Approvals

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

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on July 30, 2025 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 19-869484**  
(REDMS No. 8039192)

APPLICANT: David J. Ho Architecture Inc.

PROPERTY LOCATION: 7890 No. 5 Road

INTENT OF ESA DEVELOPMENT PERMIT:

Facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".



## Development Permit Panel

### Wednesday, August 27, 2025

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#### Applicant's Comments

Todd Chow, of Cornerstone Evangelical Baptist Church, introduced the project and spoke about the history of the church, the establishment of the elementary school in 1997, and the existing portable school buildings nearing end of life, which has necessitated the proposed construction of a new elementary school building and associated educational amenities for students that could also be utilized for church programs.

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

- the subject site consists of lands within the Agricultural Land Reserve (ALR) which are zoned "Assembly (ASY)" in the western portion and "Agriculture (AG1)" in the eastern portion;
- a significant portion of the site is designated as an Environmentally Sensitive Area (ESA), which includes the entire "Agriculture (AG1)" area and the northwestern portion of the land zoned "Assembly (ASY)";
- the northern portion of the "Agriculture (AG1)" and the northwestern portion of the "Assembly (ASY)" zoned areas are leased to an agricultural operation for farming activities;
- the subject site includes an existing church building and three portable school buildings used for classrooms;
- the existing church building will be retained and the portable school buildings will be removed;
- the proposed development will be constructed in three phases and includes a three-storey school building (first phase), gymnasium/cafeteria (second phase) and auditorium (third phase) which will be located in the northwestern portion of the site zoned "Assembly (ASY)" and within the ESA designated area;
- due to the encroachment of the proposed development into an ESA designated area, an ESA compensation package has been proposed for the site;
- the existing vehicular access to the site on No. 5 Road will be removed and replaced with two vehicular access points on No. 5 Road with right turn only exits;
- additional vehicle parking as well as Class 1 and Class 2 bicycle stalls and storage areas will be provided;
- a pedestrian pathway is proposed from No. 5 Road to the proposed school building; and
- the proposed development has been designed to achieve BC Energy Step Code Level 3.



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Fred Liu, of Fred Liu and Associates Inc., with the aid of the same visual presentation, briefed the Panel on the landscape aspect of the project, noting that (i) two trees are proposed be installed to frame the pedestrian entrance on No. 5 Road, (ii) trees will be installed in the surface parking area to provide shade, (iii) street trees are proposed along the boulevard on No. 5 Road and low level evergreen shrubs will be planted along the No. 5 Road frontage to provide separation and screening to the surface parking area, (iv) there are cedar hedges along the north property line to provide screening to the adjacent property to the north, (v) a grassed play area for students is proposed at the back of the proposed elementary school building and planting will be installed to provide screening and separation to the loading area to the south for the safety of students, and (vi) the proposed planting for the site includes trees that are flower-bearing and evergreen shrubs and groundcovers to provide seasonal interest.

Chris Lee, of Aquaterra Environmental Ltd., with the aid of the same visual presentation, spoke about the environmental aspect of the project, noting that (i) the contiguous southeast portion of the “Agriculture (AG1)” zoned lands has the highest value habitat and will be retained, (ii) areas occupied by the septic field and existing nursery to the north are proposed restoration planting areas to compensate for ESA designated lands impacted by the proposed development, (iii) an Ecological Restoration Plan (ERP) has been submitted to the City which includes a planting scheme that would result in a higher ecological value for the subject site and offset the impact on ESA designated lands on-site encroached by the proposed development, and (iv) a mapping of the Japanese knotweed on the subject site has been undertaken to develop an appropriate plan for their management, removal and disposal.

#### Staff Comments

Joshua Reis, Director, Development, noted that (i) the subject site was granted permission by Council to continue the use of the site for school use when Council decided in 2021 to remove schools from the City’s No. 5 Road Backlands Policy, (ii) the proposed development is consistent with the “Assembly (ASY)” zoning of the western portion of the site, (iii) the ESA enhancement on the site includes ecological planting consisting of a variety of different shrubs and trees resulting in ESA restoration at a greater than 1:1 compensation ratio, (iv) the applicant has a lease with the existing farmer in the northeast portion of the site and which will continue to be farmed, (v) the City is securing a Statutory-Rights-of-Way (SRWs) providing Public Rights-of-Passage (PROP) for future road widening along No. 5 Road and Blundell Road, and (vi) there is an extensive Servicing Agreement associated with the project that is required prior to Building Permit issuance including interim frontage works along No. 5 Road and Blundell Road, construction of a new bus pad on No. 5 Road, and appropriate servicing upgrades and utility connections.

In addition, Mr. Reis confirmed that that the proposed development is consistent with the existing Non-Farm approval granted by the Agricultural Land Commission (ALC) in 2008.



## Development Permit Panel

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#### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the existing single vehicular entry and exit and the existing L-shaped parking area present a challenge for the drop off and pick up of students in the subject site, (ii) the proposed development provides two vehicular entry and exit points and a significant number of temporary parking spaces that would improve the drop off and pick up of students, (iii) at the current stage, the applicant will only be removing one existing tree that would be in conflict with the proposed new driveway that would replace the existing driveway, (iv) the proposed play area on the east side of the new school building would be sufficient for the play requirements of students, (v) a traffic impact study for the proposed development indicated that the on-site turning radii would meet fire truck requirements, (vi) a rooftop play area is currently not being considered due to the increased cost of construction, (vii) there is a continuous fence as well as cedar hedge planting along the north property line and a continuous fence the along the boundary between the “Assembly (ASY)” zoned lands in the western portion and the “Agriculture (AG1)” zoned lands in the eastern portion, (viii) the applicant will consult with the Ministry of Education to confirm if the proposed development meets the Independent School Act licensing requirements, (ix) there is no lighting plan at this stage of the project but will be provided at the Building Permit stage, and (x) the timing of the three phases of the project has not yet been determined as they are subject to fundraising.

In reply to a query of the Panel regarding the potential removal of existing trees along No. 5 Road, staff clarified that (i) the interim construction works that are required for frontage improvements do not anticipate the need for removal of existing trees at this time, and (ii) the applicant is required to provide a design for future road improvements to be constructed by the City and staff will continue to work with the applicant through the Servicing Agreement process to review opportunities to retain as many trees as possible.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

As a result of the discussion with the applicant, the Panel provided the following direction:

1. That the applicant consult with the Ministry of Education to confirm whether the proposed development meets the Independent School Act licensing requirements;
2. That the applicant work with staff to install a continuous cedar hedge in addition to the solid fence along the boundary between the “Assembly (ASY)” zoned lands in the western portion and the adjacent “Agriculture (AG1)” zoned portion to the east similar to the landscaping along the north property line;



**Development Permit Panel**  
**Wednesday, August 27, 2025**

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3. That the applicant provide information regarding the exterior lighting plan for the proposed development, particularly for the surface parking area to ensure there is no light spillover onto adjacent properties and across No. 5 Road;

prior to the application moving forward for Council consideration.

**Panel Decision**

It was moved and seconded

*That an Environmentally Sensitive Area Development Permit be issued at 7890 No. 5 Road, which would facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".*

**CARRIED**

**2. DEVELOPMENT PERMIT 25-009725**

(REDMS No. 8112988)

APPLICANT: Alon Gal

PROPERTY LOCATION: 100 Douglas Crescent

INTENT OF DEVELOPMENT PERMIT:

1. Permit the retention of an existing rear yard infill unit on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m; and
  - (b) reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.

**Applicant's Comments**

Orly Gal, Applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the application, highlighting the following:

- the applicant acknowledged that the existing two-storey rear yard infill unit was built without appropriate permits and expressed a commitment to comply with the City's requirements;
- the subject site is zoned "Small-Scale Multi-Unit Housing (RSM/L)" that allows coach houses to be built subject to a Development Permit application;



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- the existing two-storey rear yard infill unit was designed to match the form, character and scale of the primary dwelling on the subject lot;
- two outdoor parking spaces are provided on-site for the use of residents of the primary dwelling and rear yard infill unit;
- a garbage and recycling area is provided for the use of residents of both units;
- wall-mounted downward-facing lighting is installed at the main entry of the rear yard infill unit to highlight the entry but avoid light spillover onto adjacent properties;
- the outdoor amenity area consisting of a deck and grassed area is provided for the shared use of residents of the two units;
- the existing rear yard infill unit complies with the zoning of the subject lot except for the proposed variances to the required side yard setback for the infill unit and building separation between the principal dwelling and rear yard infill unit;
- there are no windows located on the west elevation of the rear yard infill unit to avoid potential privacy concerns with the adjacent property to the west;
- a Building Permit application will be submitted by the applicant to ensure BC Building Code compliance relating to fire protection and other Code requirements; and
- the applicant will register an aircraft noise sensitive use covenant and a flood plain indemnity covenant on Title prior to Development Permit issuance.

#### Staff Comments

Mr. Reis noted that (i) staff have reviewed the subject site's land use and density and confirmed to be in compliance with the "Small-Scale Multi-Unit Housing (RSM/L)" zoning of the subject site, (ii) the applicant is required to apply for a Building Permit prior to Development Permit issuance that addresses deficiencies that were identified as part of the Building Code Compliance Report submitted by the applicant, (iii) staff conducted a site visit and the existing landscaping was found to be in good health and good condition, and (iv) as the outdoor amenity space between the principal dwelling and rear yard infill unit is for shared use and to secure the unit as rental the applicant has agreed to register a covenant on Title restricting the stratification of the rear yard infill unit.

#### Panel Discussion

In reply to queries from the Panel, the applicant noted (i) the circumstances and reasons for the rear yard infill unit being constructed without appropriate permits, including the purchase of the subject property and construction of the rear yard infill unit during the pandemic, (ii) the rear yard infill unit's exterior lighting includes building-mounted, downward-focused lighting, (iii) the two outdoor parking stalls are for the use of residents of the principal dwelling and rear yard infill unit, (iv) a Building Code Compliance Report has been submitted by the applicant, and (v) the applicant has not received any complaint from their neighbours regarding privacy concerns as a result of the construction of the two-storey rear yard infill unit.



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Additionally, staff confirmed that the Building Code Compliance Report prepared by the applicant's consultants is on file and has been reviewed by staff.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel noted the applicant's explanation for the construction of the rear yard infill unit without appropriate permits, resulting in a complicated process for the retroactive inspection of the building and a more costly undertaking than applying for permits prior to construction.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued at 100 Douglas Crescent, which would:*

1. *permit the retention of an existing rear yard infill unit on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m; and*
  - (b) *reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.*

**CARRIED**

#### 3. New Business

None.

#### 4. Date of Next Meeting: September 10, 2025

#### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:28 p.m.).*

**CARRIED**

7.



**Development Permit Panel**  
**Wednesday, August 27, 2025**

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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, August 27, 2025.

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Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk



Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
August 27, 2025

# Development Permit Panel Presentation

DEVELOPMENT PERMIT 19-869484



Cornerstone Evangelical Baptist Church

Development Permit Panel Meeting

August 27, 2025



# Background



1978 – Cornerstone Evangelical Baptist Church Established on E14<sup>th</sup> Ave., Van



1985 - Purchased No. 5 Rd. Property in

1996 - Building completion and first occupancy



# Cornerstone Christian Academy



1997 – 1<sup>st</sup> Year, 6 students & 2 staff

- High educational standards
- Christian based school open to both faith and non-faith based families
- Strong active community supporters
- 317 students (pre-school to Gr. 7)
- 54 full & part-time staff





# Need for New Facilities



- Lack of space for classrooms and Church programs
- Portables are at end of life





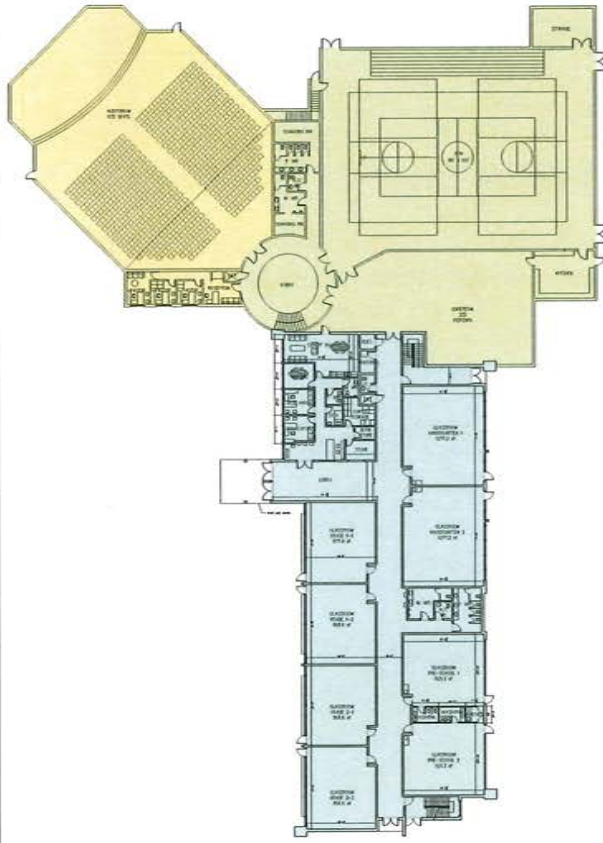




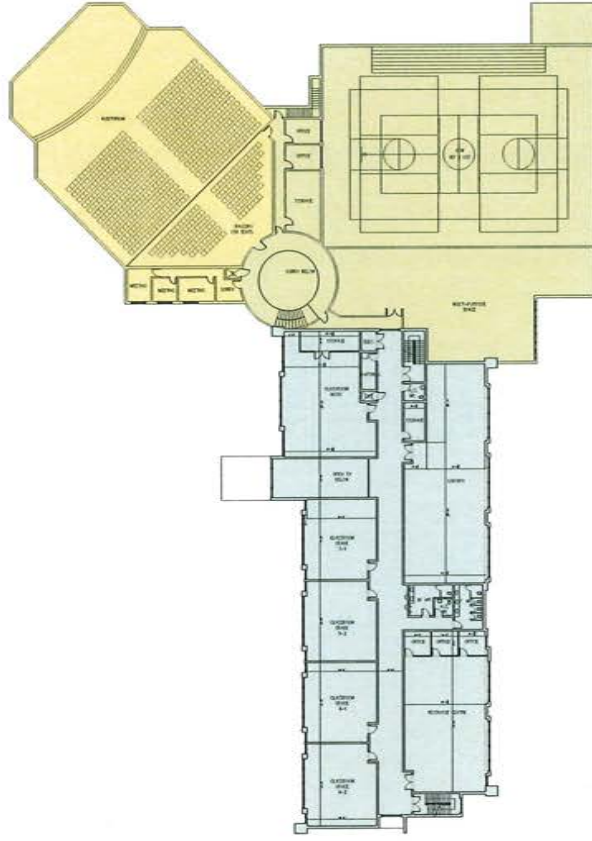




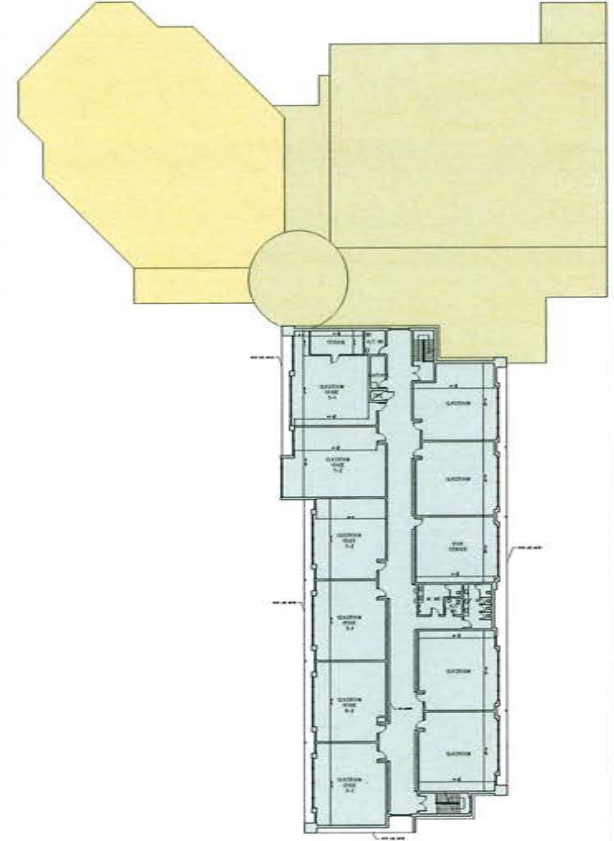




1  
A1.1 MAIN FLOOR PLAN  
SCALE: NTS

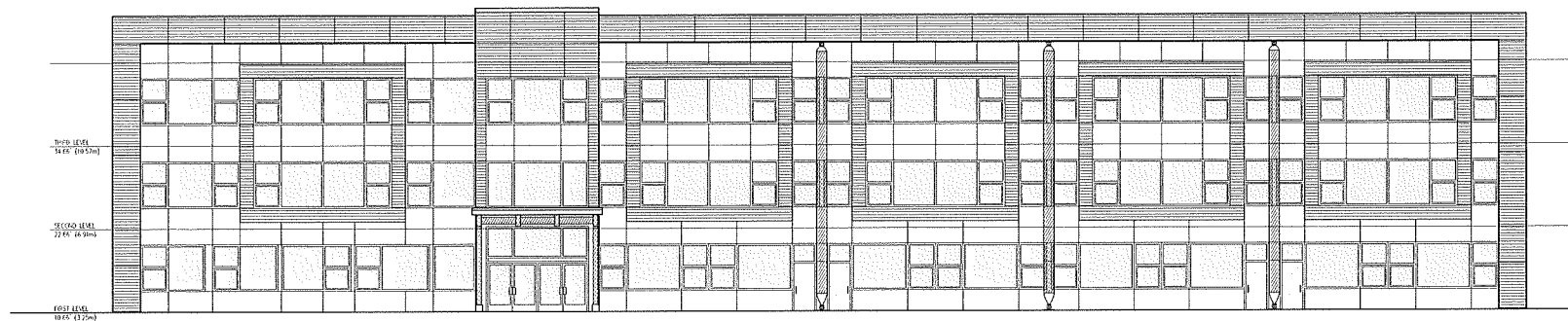


2  
A1.1 SECOND FLOOR PLAN  
SCALE: NTS

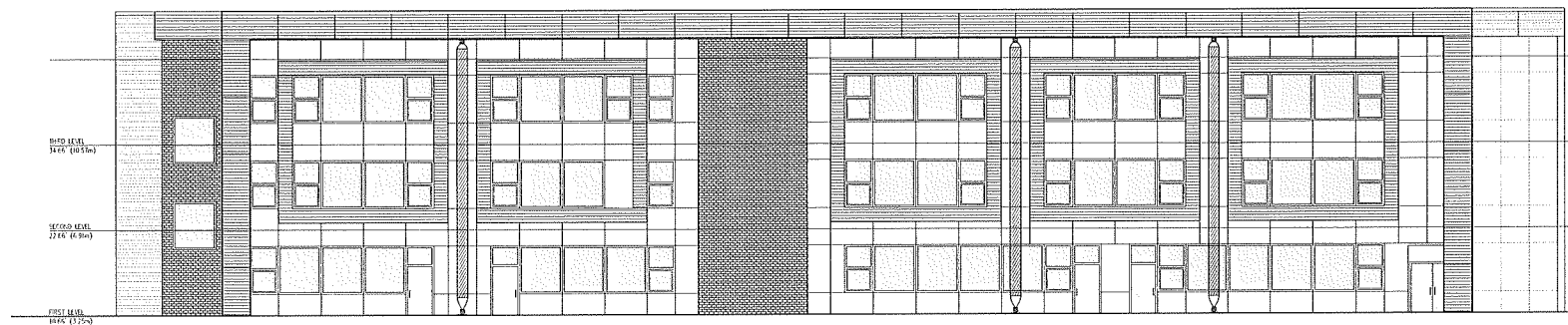


3  
A1.1 THIRD FLOOR PLAN  
SCALE: NTS

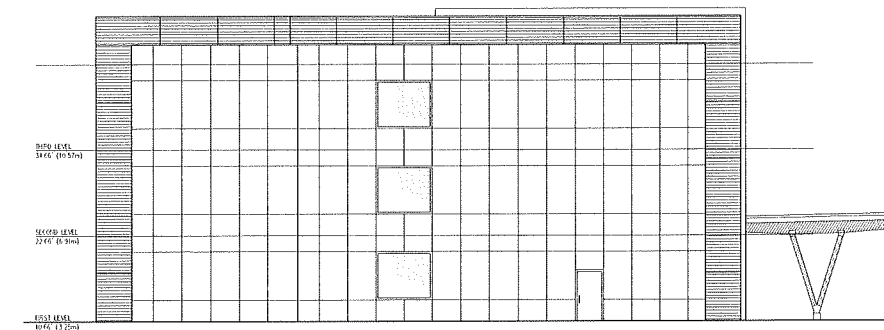




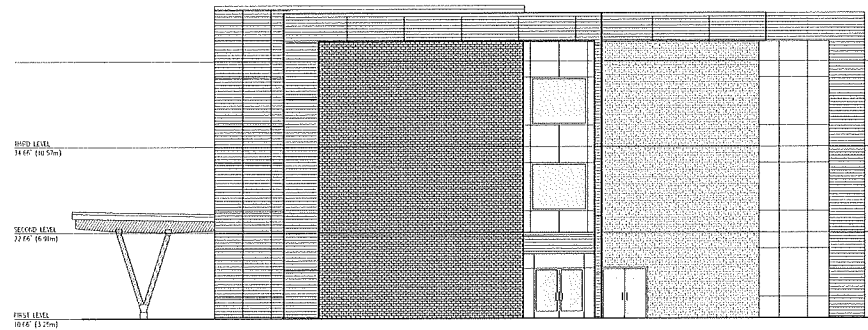
1 WEST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"

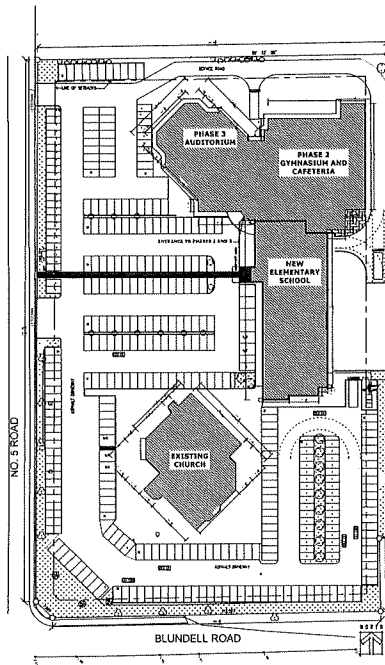
DAVID J HO ARCHITECT INC.  
204A - 2003 ST JAMES STREET PORT MOODY BC V3H 2G4  
PHONE 460-1669 FAX 460-5800



CORNERSTONE EVANGELICAL BAPTIST CHURCH  
7800 HALLS ROAD, RICHMOND BC  
ELEVATIONS

DRAWING NO.	DATE	REVISION	DATE	REVISION	DATE
A2.0	2010-05-19	SCALE: AS SHOWN			
PROJECT NO.	1707	DRAWN BY		CHECKED BY	





TOTAL AREA OF MAIN FLOOR  
49,909 SQ. FT. (4,636.7 SQ. M.)

MAIN FLOOR PLAN SCALE: 1/64" = 1'-0"

#### DENSITY

PERMITTED - 0.50

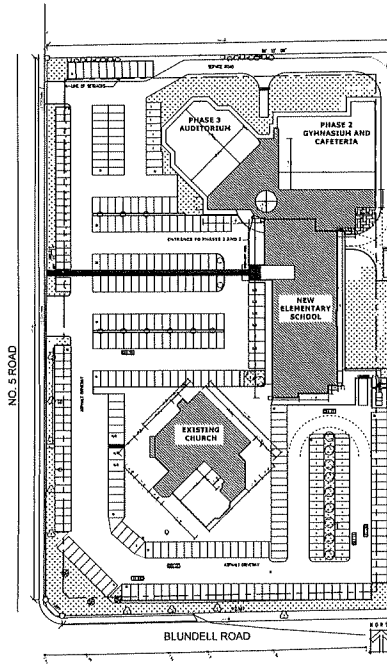
PROPOSED - 0.39

#### COVERAGE

PERMITTED - 35%

PROPOSED - 26.3%

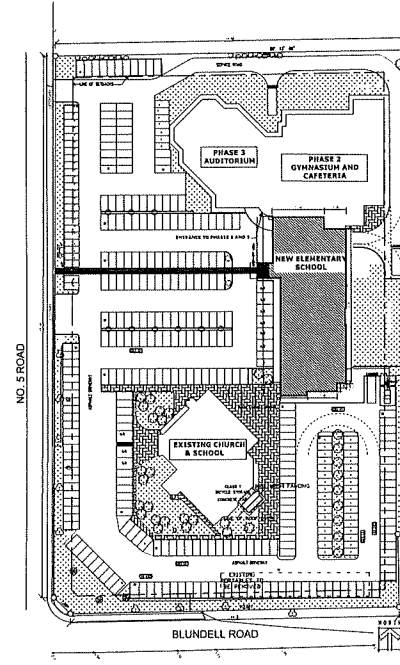
AREA OF EXISTING BUILDING	
MAIN FLOOR	10,616 SQ.FT. (9,86.25 SQ. M.)
SECOND FLOOR	7,868.22 SQ.FT. (730.97 SQ. M.)
TOTAL	18,484.22 SQ.FT. (1,717.23 SQ. M.)



TOTAL AREA OF SECOND FLOOR  
30,285.2 SQ. FT. (2,813.6 SQ. M.)

SECOND FLOOR PLAN SCALE: 1/64" = 1'-0"

AREA OF NEW ELEMENTARY SCHOOL	
MAIN FLOOR	14,972 SQ.FT. (1,390.93 SQ. M.)
SECOND FLOOR	14,362 SQ.FT. (1,334.26 SQ. M.)
THIRD FLOOR	14,972 SQ.FT. (1,390.93 SQ. M.)
TOTAL	44,306 SQ.FT. (4,116.12 SQ. M.)



TOTAL AREA OF THIRD FLOOR  
14,972 SQ. FT. (1,391 SQ.M.)

THIRD FLOOR PLAN SCALE: 1/64" = 1'-0"

AREA OF FUTURE GYM, AUDITORIUM AND CAFETERIA	
MAIN FLOOR	24,321 SQ.FT. (2,259.47 SQ. M.)
SECOND FLOOR	8,055 SQ.FT. (748.32 SQ. M.)
TOTAL	32,376 SQ.FT. (3,007.80 SQ. M.)

DAVID J HO ARCHITECT INC.



CORNERSTONE EVANGELICAL BAPTIST CHURCH

DENSITY AND COVERAGE OVERLAY

2014 - 2015 ST. JOHNS STREET PORT WOODY BC, CAN. 2014  
PHONE: 408-8443

DRAWING NO. A.3  
DATE: 2014-01-20  
SCALE: AS SHOWN  
PROJECT NO. 1707  
DESIGNED BY: [blank]  
CHECKED BY: [blank]

















**Alan & Oril Gal.**  
100 Douglas Crescend  
Richmond, BC V6V 1E3  
Phone 778.853.3462 • 778.784.0005  
Email [alanandorilgal@gmail.com](mailto:alanandorilgal@gmail.com)

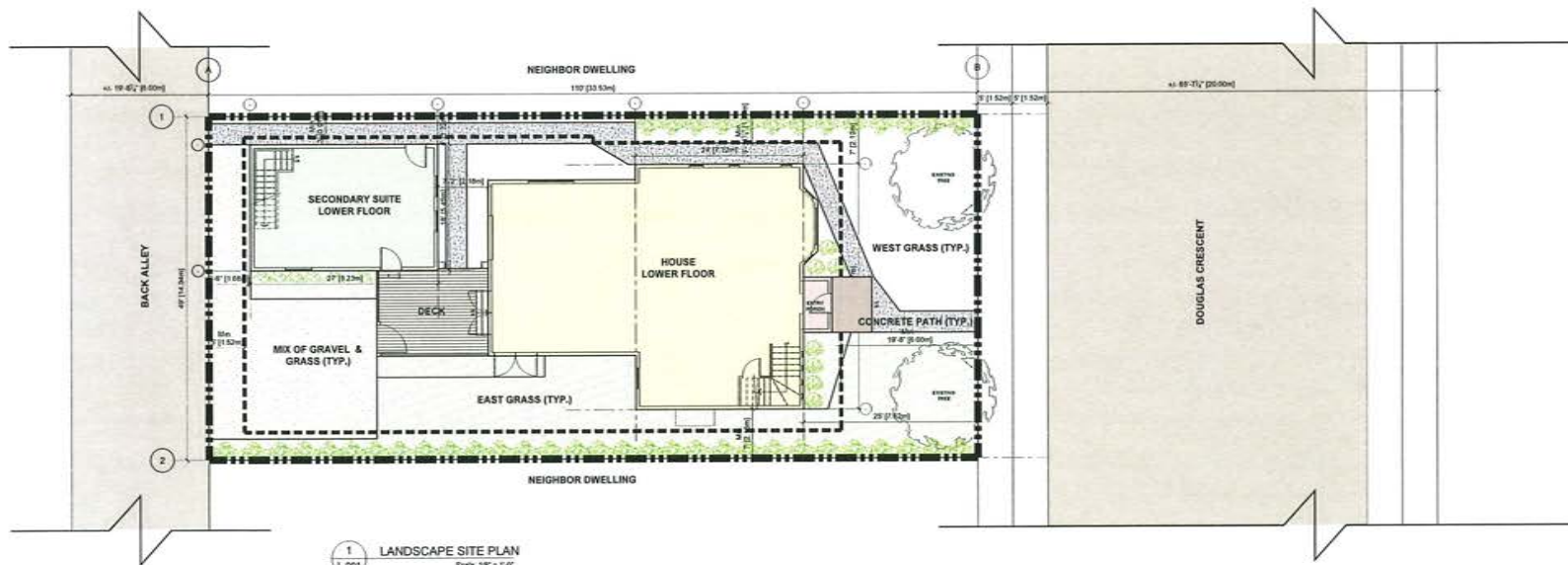
## LANDSCAPE

44-









1 LANDSCAPE SITE PLAN  
L-001 Scale: 1/8" = 1'-0"

PERMANENT SURFACE	S.F.	%
ASPH-CONV-TUCK	1000.00	100
ASPH-POVD PAV	\$1.67	2
CONCRETE-TURF	440.00	45
GRASS	14.00	1
GRASS	20.00	2
CONCRETE DRIVEWAY	43.00	4
ASPH-CONV-PAVEMENT - 4" MIN	1,670.00	170
ASPH-CONV-PAVEMENT - 4" MIN	1,470.00	150
ASPH-CONV-PAVEMENT - BUTTER	532.00	55

LIVE LANDSCAPE COVERAGE	S.F.	%
WET GRASS	900.00	92
WET GRASS	5,000.00	517
WET UNPAVED	600.00	61
CONCRETE DRIVEWAY - 4" MIN	43.00	4
CONCRETE DRIVEWAY - 4" MIN	1,670.00	170
CONCRETE DRIVEWAY - 4" MIN	1,470.00	150
CONCRETE DRIVEWAY - 4" MIN	532.00	55

Minimum landscaping with 10% plants  
Minimum 10% plants with 10% plants

No.	Description	Date
1	ISSUED FOR REVIEW	30/AUG/2007
2	ISSUED FOR D.P.	07/MAR/2008
3	ISSUED FOR REDP	09/MAY/2008



PARCEL IDENTIFIER (PID): 003-523-241

CIVIC ADDRESS  
#100 DOUGLAS CRESCENT  
RICHMOND, B.C.

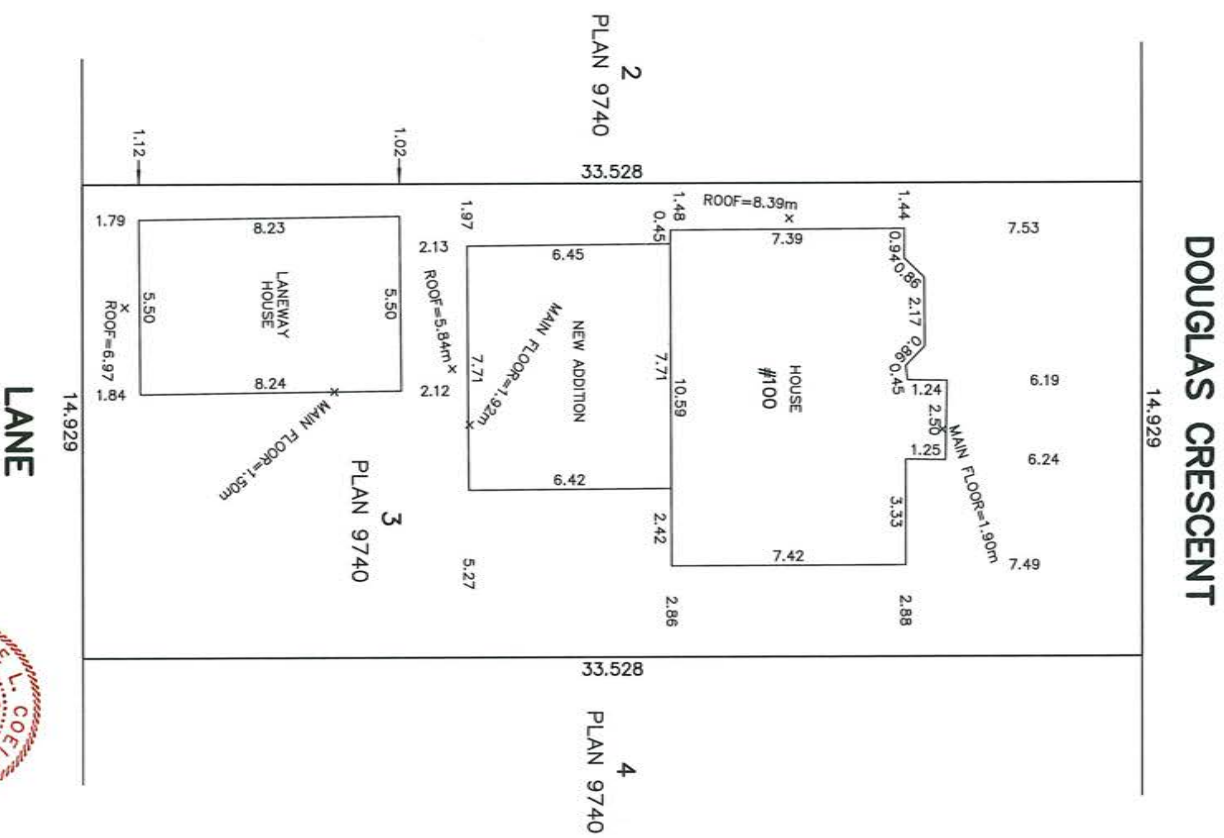
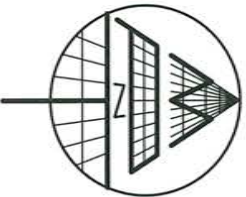
SCALE 1:150  
ALL DISTANCES ARE IN METRES  
UNLESS INDICATED OTHERWISE.

DIMENSIONS ARE MEASURED AT GRADE, TO VERTICAL FACE OF EXTERIOR BUILDING WALLS UNLESS INDICATED OTHERWISE.

**ELEVATIONS:**

€ ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO  
RICHMOND GEODETIC DATUM (HPN).



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**MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS**

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

R-22-19645-CERT

THIS CERTIFICATE IS VALID ONLY UNDER THE ORIGINAL TERMS AND CONDITIONS OF OUR CONTRACT WITH THE PARTY FOR WHICH IT WAS PREPARED, AND AS SUCH ONLY ON THE DATE CERTIFIED HEREON, SUBSEQUENT ADDITIONS AND MODIFICATIONS TO TITLE, PROPERTY LINES, OR IMPROVEMENTS AND THE PASSAGE OF TIME WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL. NO OTHER INFORMATION IS IMPLIED.

IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

DATE OF SURVEY: MAY 24, 2022

JOSE COELHO H78565  
Date: 2022.05.26

Date: 2022.05.26

07:57:43 -07'00'

JOSE L. COELHO

B.C. LAND SURVEYOR (#750)

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.









**CONTECT PLAN**



1 CONTECT PHOTO #1  
A-002 Scale: Not Scale



2 CONTECT PHOTO #2  
A-002 Scale: Not Scale



3  
A-002

CONTACT PHOTO #3

Scale: Not Scale



4 CONTECT PHOTO #4  
A-002 Scale: Not Scale



5 CONTECT PHOTO #5  
A-002 Scale: Not Scale



6  
A-002

CONTECT PHOTO #6

Scale: Not Scale



7  
A-002

CONTECT PHOTO #7

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



8 CONTECT PHOTO #8  
A-002 Scale: Not Scale



9 CONECT PHOTO #9  
A-002 Scale Not Scale



10 CONECT PHOTO #10  
A-002 Scale Not Scale



**Alan & Orli Gal.**  
 100 Douglas Crescent  
 Richmond, B.C. V6V 1E3  
 Phone 778.866.1465 • 778.708.8888  
[fredericmoss@alngal.com](mailto:fredericmoss@alngal.com)

**COPYRIGHT RESERVED**  
THIS DRAWING, DESIGN, INVENTION AND PROPERTY OF SPACECRAFT  
AND IS THE PROPRIETARY OF REVIEWS SHOULD BE KEPT SEPARATE  
FROM SPACECRAFT AND UNDER SUCH CIRCUMSTANCES ARE CONSIDERED TO  
BE CONFIDENTIAL. THE CONTRACTOR SHALL MAINTAIN THE LOGO AND NAME "SPACECRAFT" AS WELL  
AS BE KEPT TO SPACECRAFT.  
THE CONTRACTOR TO CONFIRM AND BE RESPONSIBLE FOR ALL DIMENSIONS ON  
AND IMMEDIATELY REPORT ANY DISCREPANCIES TO DESIGN TEAM FROM  
PROVIDING, ALL NEW AND EXISTING DRAWN TO BE VERIFIED.  
THE CONTRACTOR TO CONFIRM AND BE RESPONSIBLE FOR ALL DIMENSIONS ON  
DRAWINGS. THE CONTRACTOR TO VERIFY DIMENSIONS AND DATA AGRED  
IN NEW THE CONFIRM ON THE AND IT BE RESPONSIBLE AND OBTAIN  
REPORTING ANY DISCREPANCY TO SPACECRAFT FOR ADJUSTMENT.

[illegible]

PROJECT:  
FAMILY GAL  
100-DOUGLAS CRESCENT  
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

**CONTENT PLAN & PHOTOS**

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.V.
Date (DD-MM-YY) 15.APR.2022	Sheet No. <b>A-001</b>	
Project No. 2022_01		





City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 20, 2025

**From:** Joshua Reis  
Director, Development

**File:** DP 24-012258

**Re:** Application by Jim Ralph for a Development Permit at 3200 No. 3 Road

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### Staff Recommendation

That a Development Permit (DP) be issued which would permit the construction of a hotel and residential development at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:ta  
App. 6



## **Staff Report**

### **Origin**

Jim Ralph has applied to the City of Richmond on behalf of Pinnacle Living (Capstan Village) Lands Inc. (Director: Michael De Cotiis), for permission to construct a 351-suite hotel in Building L at 3200 No. 3 Road on a site zoned “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)”. The proposal includes minor alterations to the previously endorsed DP (DP 24-012258), including revisions to the parking facilities, on-site landscaping, amenity spaces and the façade of Building K. Location and aerial maps of the property are provided in Appendix 1.

A DP (DP 18-821292) was issued on February 14, 2022, for the fourth and final phase of Pinnacle’s development program (also known as Area D) for the area at 3200 No. 3 Road (Appendix 2 and 3). This phase includes two buildings: Building K, a mixed hotel/residential tower and Building L, a 12-storey office building with retail use at grade, each over two levels of underground parking. On December 13, 2022, a Building Permit (BP) (B7 21-938465) for Buildings K and L was issued. Construction has commenced on the subject site, with the two-level underground parkade now completed.

On September 12, 2024, DP (DP 24-012258) was presented to the DP Panel, revising the previously issued DP (DP 18-821292) by proposing a 315-suite hotel in Building L, along with other minor alterations to the development (Appendix 4). The proposal was endorsed by the DP Panel, with direction to work with staff to review the materiality of the building’s north-east corner along Sea Island Way.

Following the DP Panel endorsement, the applicant has chosen to further amend their proposal as part of the subject DP (DP 24-012258). The additional amendments include revisions to on-site landscaping, parking, revisions to the façade of Building K and the reconfiguration of the non-residential amenity spaces by relocating the pool from the podium level to the rooftop of Building L.

Through the rezoning and DP process, all Engineering, Transportation and Parks off-site requirements, with respect to the proposed development, were resolved and secured with legal documents and servicing agreements (SA) (SA 16-731709 and SA 19-861963), which are registered on Title. The SAs include, but are not limited to, utility works, frontage improvements and the construction of City-owned parks located adjacent to the site. There are no changes to the servicing requirements as a result of this DP proposal.

### **Development Information**

Please refer to attached Development Application Data Sheet (Appendix 5) 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: A 10.0 m wide greenway between the above-grade portion of Building L and Sea Island Way, secured with the rezoning and previously issued DP at 3200 No. 3 Road. Across Sea Island Way are highway-oriented commercial properties designated for future development with high-rise, high-density, hotel, office and accessory retail uses.
- To the East: A vacant site (3131 Sexsmith Road) owned by Concord Galleria (Nominee) Ltd., which is currently the subject of a DP (DP 20-907221) application for a six-storey office building, and a site (3208 Carscallen Road), which is currently under construction by Pinnacle Living for a 14-storey residential development (Building J) with vehicle access from Carscallen Road. Both properties are zoned “Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)”. Building J was the subject of the same DP that included Buildings K and L (DP 18-821292) issued on February 14, 2022.
- To the South: A 10.0 m wide new road (Cst. Thomas Agar Road), which is currently under construction (secured with a Statutory Rights-of-Way (SRW) for public access through the DP application for Buildings J, K and L) and Capstan Neighbourhood Park.
- To the West: Between the above-grade portion of Building L and No. 3 Road is the Canada Line guideway and a City-owned park proposed underneath the guideway. The park was secured through the rezoning and DP applications associated with 3200 No. 3 Road. On the west side of No. 3 Road is a multi-phased development, zoned “Residential/ Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)”, which is undergoing construction for high-rise mixed-use developments, including residential, office, retail and the proposed Capstan Community Centre.

**Public Consultation**

In accordance with the City’s Early Public Notification Policy No. 1316, notice of the subject DP was provided to residents within 100.0 m of the subject site. DP signs have been installed on all frontages of the subject site.

In the time between when the application was initially presented to the DP Panel on September 12, 2024, and at the current writing of this staff report, no additional comments have been received from members of the public.

**Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application.



It complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)” zone.

### **Analysis**

This analysis is focused primarily on the alterations made to the endorsed DP (DP 24-012258) following the September 12, 2024, DP Panel meeting. A copy of the previous report is attached for reference (Appendix 4).

### ***Architectural Form and Character***

- In keeping with City Centre Area Plan (CCAP) design guidelines and informed by the site’s previously issued DP, the proposed development aims to provide a strong urban form and pedestrian-oriented presence appropriate to its prominent No. 3 Road and Sea Island Way location.
- The material treatment and arrangement of the exterior wall elements in Building K continue to maintain a form and character similar to the previously endorsed DP (DP 24-012258). Key design changes include:
  - Modifications to the north façade of Building K through the simplification of the balcony designs for the residential units on levels 7 to 13. The revised balcony configuration also facilitates an increased separation between the Buildings K and L towers.
  - Minor revisions proposed to the south façade and southwest corner of Building K to better accommodate changes to the interior layout of a retail space within the hotel, hotel amenity areas, hotel suites and to create a more efficient layout for the residential units.
  - Expansion of the residential roof terrace areas, which have necessitated the extension of some rooftop handrails, has been designed to have minimal impact on the building’s overall form and character.
- Adjustments have been made to the form and massing of Building L to better accommodate the proposed hotel use. The approximate net floor area of Building L, as endorsed, is maintained and complies with the site’s existing zoning. Key design changes include:
  - Relocation of the pool and outdoor deck from the podium level to the rooftop of Building L.
  - The relocation of the pool and outdoor deck to the roof of Building L has necessitated the installation of rooftop handrails, which have been designed to have minimal impact on the building’s overall form and character. As the building is already partially under construction, a letter has been received from a professional structural engineer confirming that the proposed relocation of the pool to the rooftop of Building L is structurally feasible.



- Prior to DP issuance, a legal agreement is to be registered on title requiring the owner and any building operator(s) to mitigate and avoid the development from being used or developed in a manner that is incompatible with the operation of an airport, as required by the *Aeronautic Act* and the *Vancouver International Airport Zoning Regulations*.
- The east elevation of the development has been modified to create a more prominent entrance from the auto court to the hotel in Building L. Additionally, the east elevation of the podium level has been simplified to provide a more refined and streamlined appearance.
- To ensure that the hotel suites are not used for residential purposes, prior to DP issuance, the applicant shall register a legal agreement on Title that restricts use of the hotel suites in Building L. Such restrictions shall include:
  - No subdivision of individual hotel rooms and suites by way of strata titling or air space parcel subdivision is prohibited.
  - Individual rooms and suites are not permitted to contain cooking or food preparation facilities, with the exception that a maximum of 35 per cent (122 guest rooms) of the guest rooms in Building L, may be permitted to contain a kitchen-size single bowl sink, a single under counter refrigerator, counters up to 2.74 m (9.0') in length and a maximum four burner cooktop limited to 24" in size.
  - A length of stay limited to a maximum of six months per year.

### ***Conditions of Adjacency***

Consistent with the previous rezoning and DP applications, the proposed building demonstrates a design that is sensitive to its emerging urban context and has reasonably addressed conditions of adjacency.

- Building L is situated to block the Sea Island Way traffic noise from the development's outdoor amenity space on the podium-level. Along the podium's west side, the revised non-residential outdoor amenity space (e.g., putting green, outdoor fitness), a glass wall, landscape structures and changes in grade continue to buffer the residential outdoor amenity space from the Canada Line and potential noise and overlooking.
- The modification to the balconies of the residential units in Building K increases the separation between the residential units in Building K and the Building L hotel units from 31.39 m (103.0 ft.) to 32.72 m (107.33 ft.).

### ***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.

- At the auto-court accessible from the Carscallen Road cul-de-sac, a planter has been included in the auto court to aid the flow of traffic accessing developments on Lot 3 or Lot 4.
- Building K and Building L maintain a height of 47.0 m (154.2 ft.), as previously issued (DP 18-821292) and endorsed (DP 24-012258).



***Shared Indoor Amenity Spaces***

The proposed DP includes minor changes to the arrangement of indoor amenity spaces in Buildings K and L.

- In compliance with the CCAP guidelines, over 100.0 m<sup>2</sup> of area is provided in Building K to accommodate a dedicated residential indoor amenity space.
- The non-residential indoor amenity space, as initially endorsed (DP 24-012258), has been increased from 337.4 m<sup>2</sup> (3,631.7 ft<sup>2</sup>) to 420.10 m<sup>2</sup> (4,521.91 m<sup>2</sup>). This space is located on the second floor of Buildings K and L, as well as the rooftop of Building L. Residents of Building K can choose to make use of these non-residential amenities, subject to a user fee, as per a shared amenity space agreement to be registered on Title prior to DP issuance.

***Landscape Design and Open Space Design***

- The CCAP encourages the development of Capstan Village with a network of small- and medium-sized neighbourhood parks linked by greenways, bikeways, mid-block walkways and other landscape features. All park and public open spaces have been secured as part of the initial rezoning (RZ 12-610011), zoning text amendment (ZT 18-827860), and previously issued DP (DP 18-821292) and there is no change to those areas as a result of the subject DP.

The proposed development provides the following:

- The area of the private residential terraces on the rooftop of Building K has been increased from 438.30 m<sup>2</sup> (4,717.7 ft<sup>2</sup>) to 549.68 m<sup>2</sup> (5,916.7 ft<sup>2</sup>).
- A roof deck and pool are now proposed on the rooftop of Building L for the use of hotel guests.
- A green roof (inaccessible) proposed on the rooftop of Building L as per previously endorsed (DP 24-012258), has been reconfigured to accommodate the relocated pool and roof deck.
- The total landscaped outdoor space associated with the hotel has increased from 822.6 m<sup>2</sup> (8,854.39 ft<sup>2</sup>) to 1,266.3 m<sup>2</sup> (13,630.34 ft<sup>2</sup>). This space is provided on the podium level, the sixth floor of Building K and rooftop of Building L. The outdoor amenity space associated with the hotel use will be owned and maintained by the hotels in Building K and Building L. Membership access (which may take the form of pay-per-use fees and/or a membership) to the outdoor amenity space of the hotels may be made available for residents of Building K for a fee.
- Prior to DP issuance the applicant is required to provide a landscape security in the amount of \$2,846,696.79 to ensure that development is carried out in accordance with the terms and conditions of the DP.

***Crime Prevention Through Environmental Design (CPTED)***

There are no changes to the CPTED design strategies as identified as part of the previously endorsed DP (DP 24-012258). In addition to the initially proposed CPTED design strategies, the materiality of the exterior wall at the northeast corner of Building L has been revised from metal to opaque glass and planters have been added at the base of the wall, providing increased visual interest and serving as a deterrent to graffiti artists.



## Conclusions

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



Tolu Alabi  
Planner 2  
(604-276-4092)

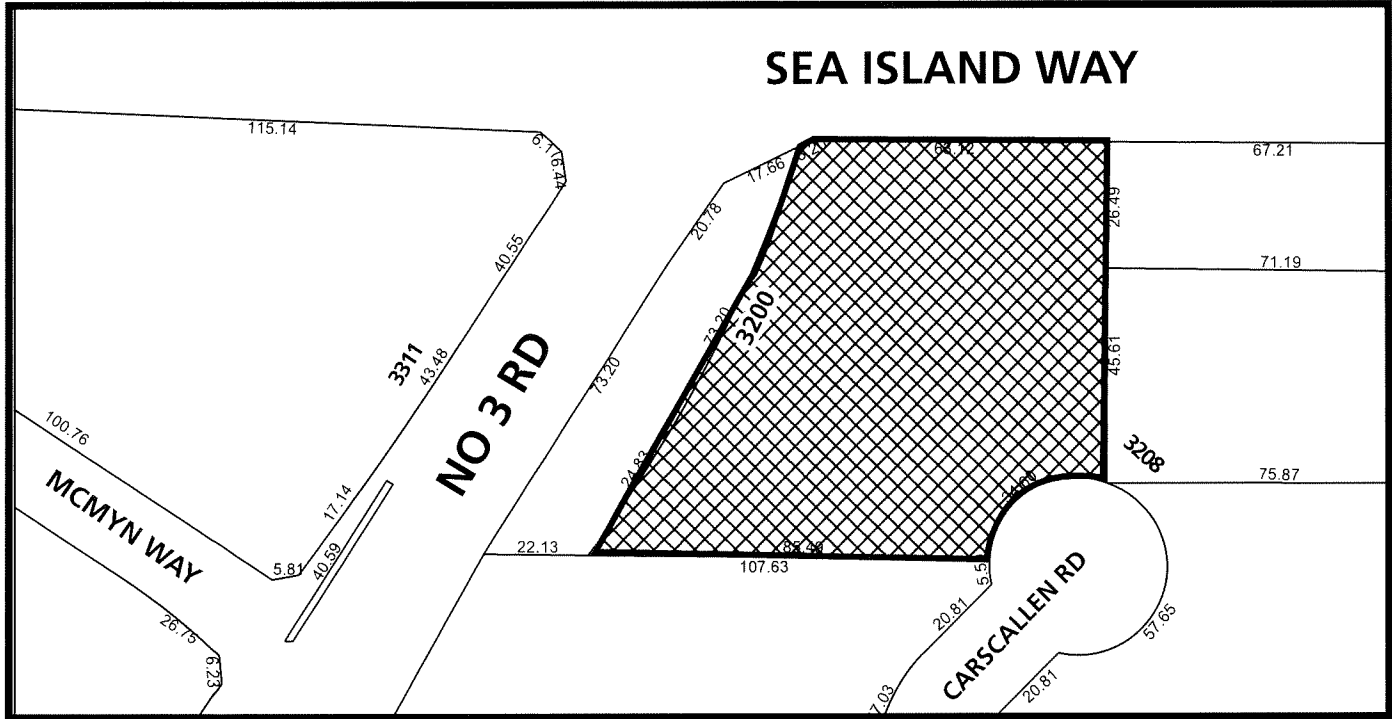
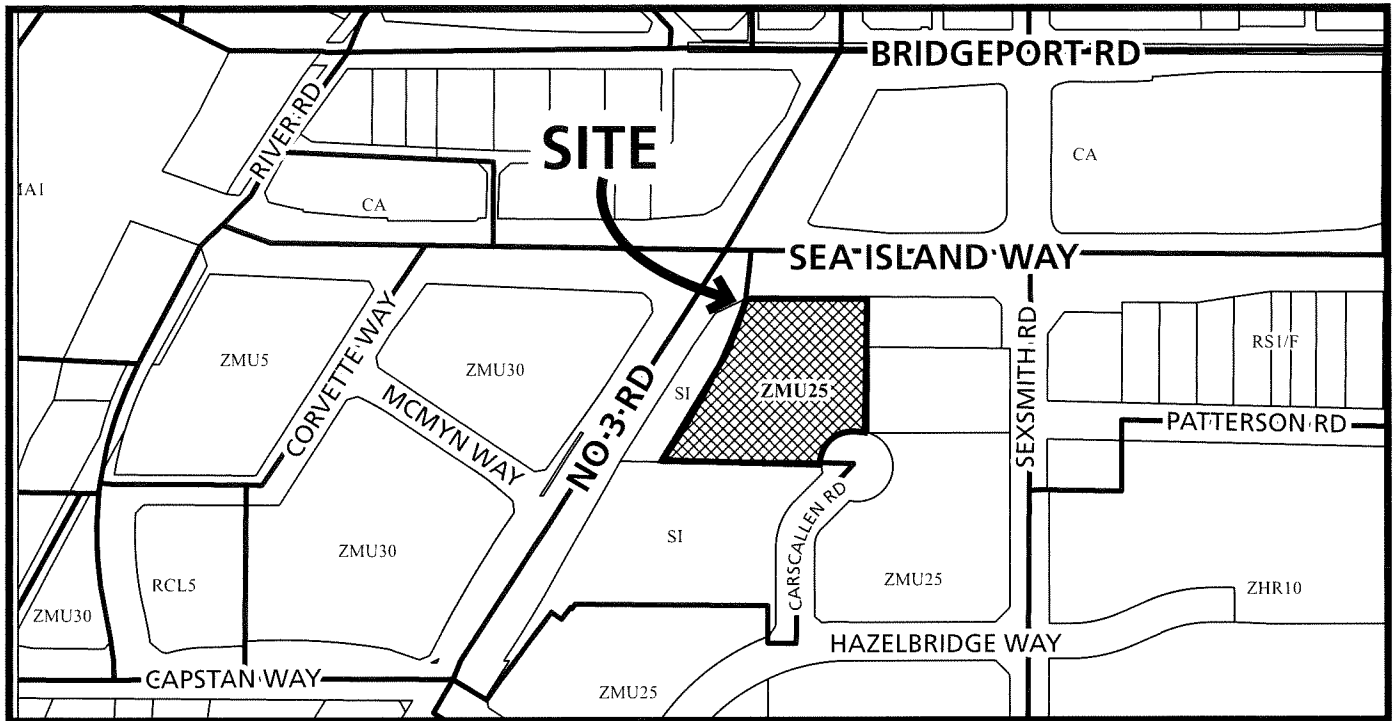
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- Appendix
- 1: Location and Aerial Maps
  - 2: Neighbourhood Areas and Phasing Map
  - 3: Map of Buildings on the Subject Site
  - 4: Original Development Permit Staff Report (dated August 16, 2024)
  - 5: Development Application Data Sheet
  - 6: Development Permit Considerations





# City of Richmond

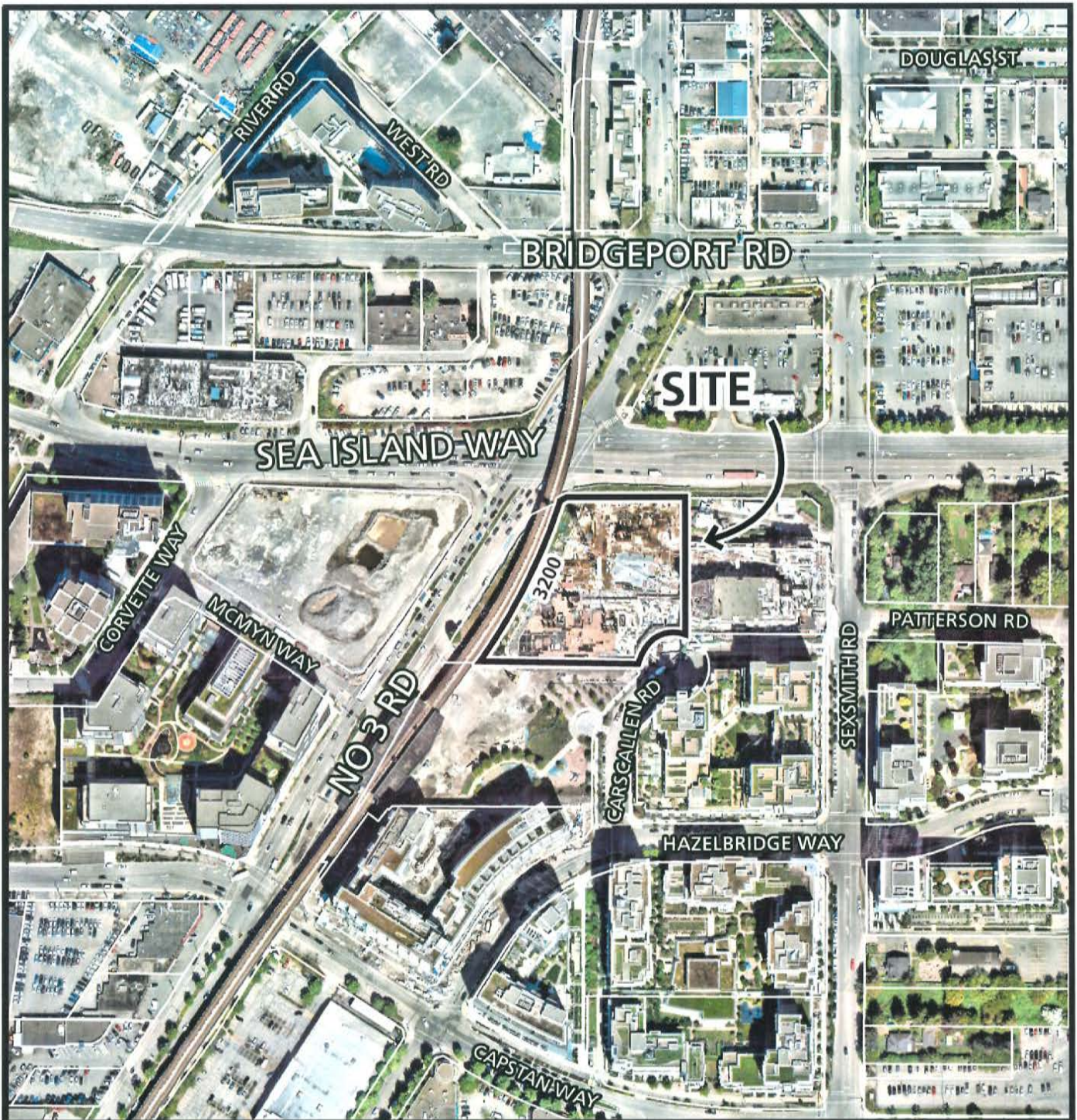


	<h2>DP 24-012258</h2>	<p>Original date: 05/16/24</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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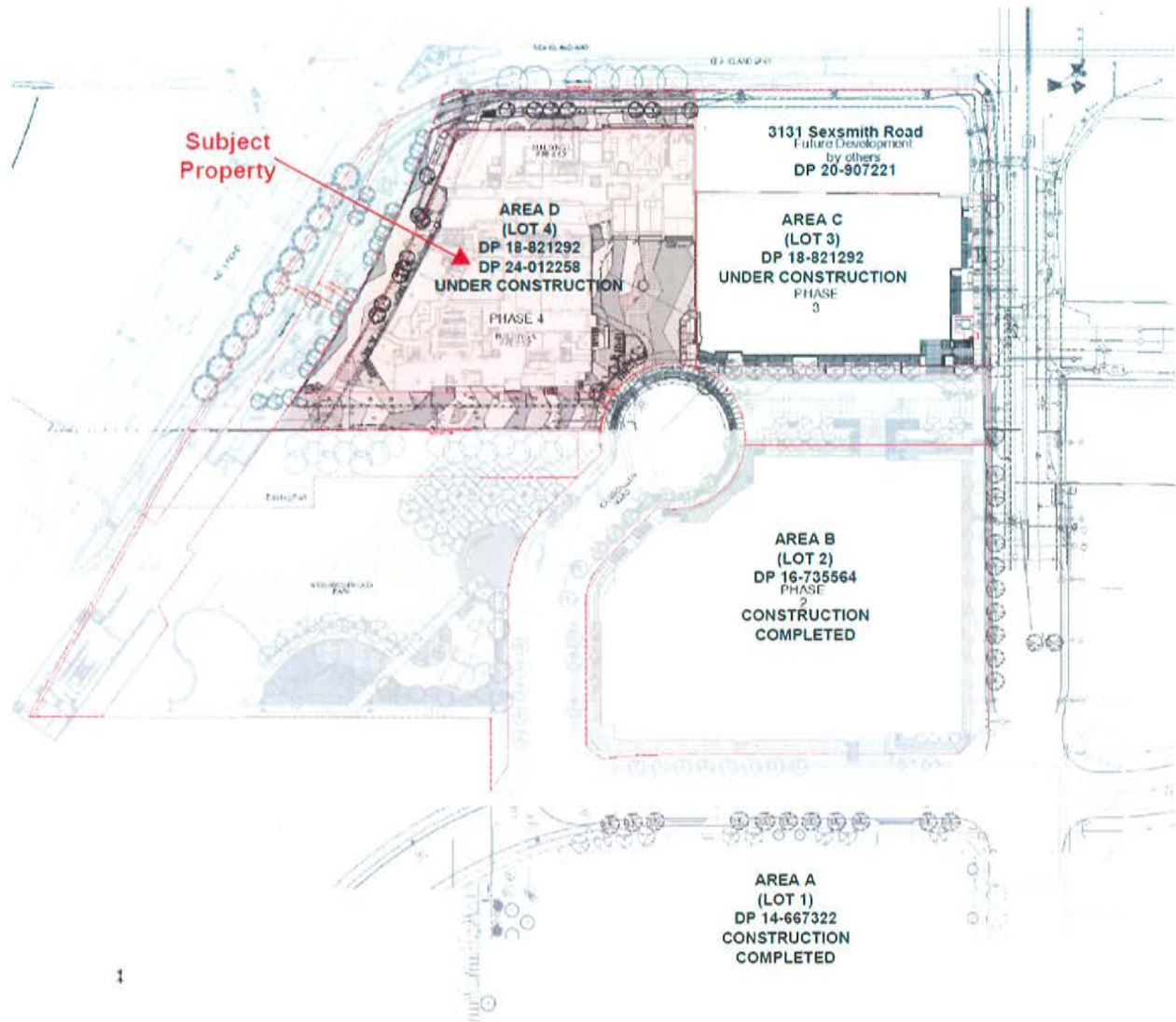


DP 24-012258

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Revision Date:

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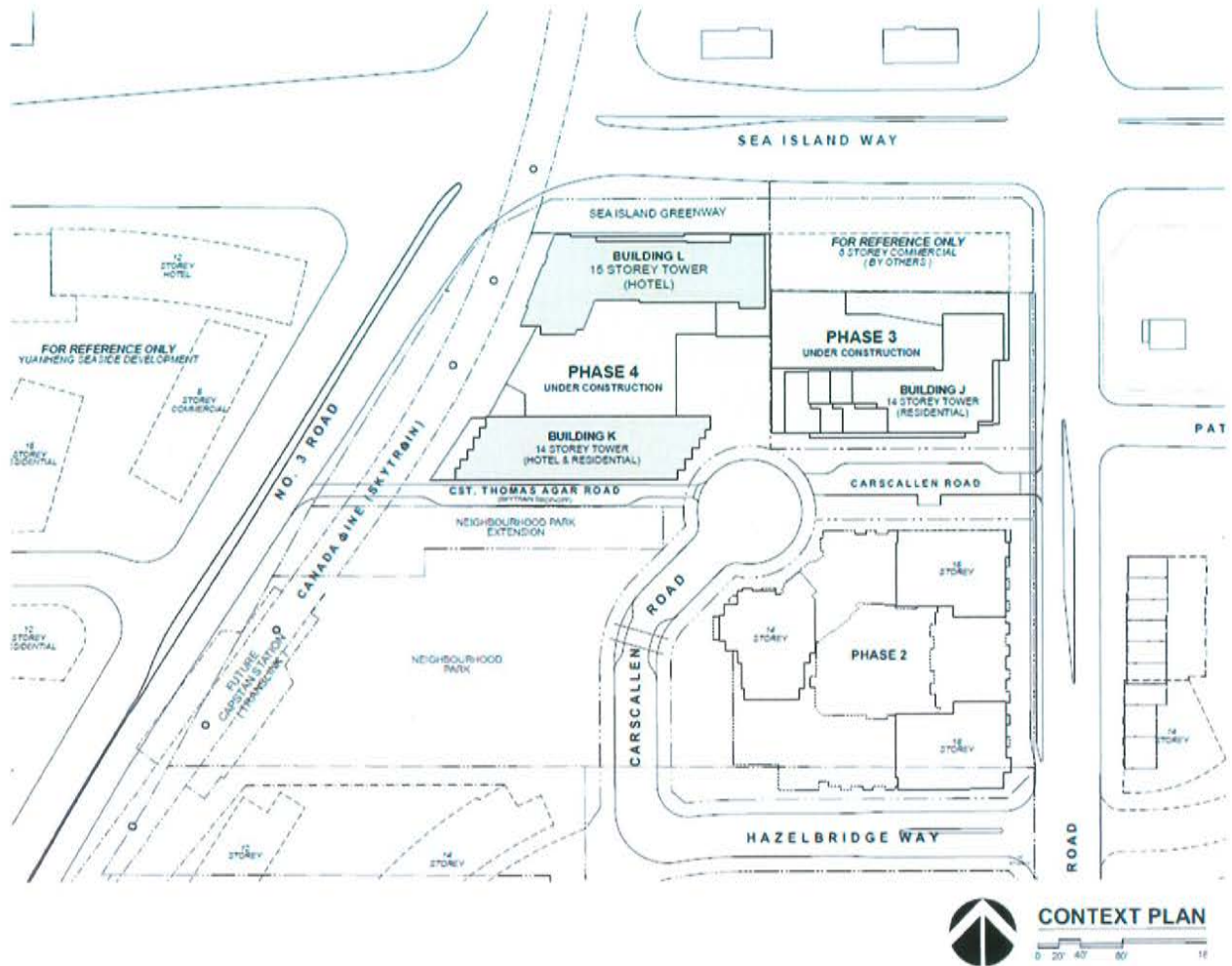






# Map of Buildings on the Subject Site

Appendix 3  
(of staff report dated August 20, 2025)







**City of  
Richmond**

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** August 16, 2024

**From:** Joshua Reis  
Director, Development

**File:** DP 24-012258

**Re:** Application by Jim Ralph for a Development Permit at 3200 No. 3 Road

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### **Staff Recommendation**

That a Development Permit be issued which would permit the construction of a 315-suite hotel at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-204-8653)

JR:ta  
Att. 6



## Staff Report

### Origin

Jim Ralph has applied to the City of Richmond on behalf of Pinnacle Living (Capstan Village) Lands Inc. (Director: Michael De Cotiis) for permission to construct a 315-suite hotel in Building L at 3200 No. 3 Road on a site zoned “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)” (Attachment 1). The proposal also includes minor alterations to the parking facilities, on-site landscaping, amenity spaces and the façade of Building K.

Building L is the northernmost building of two buildings (Building K and Building L) proposed at 3200 No. 3 Road (also known as Area D), which represents the fourth and final phase of Pinnacle’s development program for the area (Attachments 2 and 3).

A Development Permit (DP 18-821292) was issued on February 14, 2022, for Buildings K and L, at which time Building K was a mixed hotel/residential tower and Building L was proposed to be a 12-storey office building with retail use at grade, all over two levels of underground parking. On December 13, 2022, a Building Permit (B7 21-938465) for Buildings K and L was issued. Construction of the development has commenced on the subject site, and the two-level underground parkade has been completed. The applicant has since proposed to replace Building L with a 15-storey, 315-suite hotel.

Highlights of the proposed development include the following:

- Minor alterations to the parking facilities (Level P1 and Level P2) serving Buildings K and L to accommodate the proposed change in use;
- Expansion of the landscaped area located at the podium level and provision of a dedicated outdoor amenity area for residents in Building K, separated from the outdoor amenity area for hotel guests;
- Consolidation of the Building K and L non-residential indoor amenity spaces in one location at the northwest corner of the second (podium) floor of Building K, with direct access to the non-residential outdoor amenity space;
- Relocation of the residential indoor amenity space in Building K from the sixth floor to the second (podium) floor to provide direct access to the residential outdoor amenity space;
- Minor alterations to the interior hotel spaces in Building K and related minor changes to the building’s south façade and Carscallen Road entrance; and
- Replacement of office space with 315 hotel suites in Building L, in addition to 132 hotel suites being provided in Building K.
- Both buildings are 47.0 m GSC in height.

Through the rezoning and development permit process, all Engineering, Transportation and Parks off-site requirements with respect to the development were resolved and secured with legal documents and servicing agreements (SA 16-731709 and SA 19-861963), which are registered on Title. The Servicing Agreements include, but are not limited to utility works, frontage improvements and the construction of City-owned parks located adjacent to the site. There are no changes to the servicing requirements as a result of this development permit.



**Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 4) 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: A 10.0 m wide greenway between the above grade portion of Building L and Sea Island Way, secured with the rezoning and development permit applications at 3200 No. 3 Road. Across Sea Island Way, highway-oriented commercial properties are designated for future development with high-rise, high-density, hotel, office and accessory retail uses.
- To the East: A vacant site (3131 Sexsmith Road) owned by Concord Galleria (Nominee) Ltd., which is currently the subject of a development permit (DP 20-907221) for a six-storey office building, and a site (3208 Carscallen Road), which is currently under construction by Pinnacle Living with a 14-storey residential development (Building J) with vehicle access from Carscallen Road. Both properties are zoned “Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)”. Building J was the subject of the same development permit that included Buildings K and L (DP 18-821292) issued on February 14, 2022.
- To the South: A 10.0 m wide new road (Cst. Thomas Agar Road) which is currently under construction (secured with a Statutory Rights-of-Way for public access through the development permit application for Buildings K, L and J) and Capstan Neighbourhood Park.
- To the West: Between the above-grade portion of Building L and No. 3 Road, the Canada Line guideway and a City-owned park proposed underneath the guideway. The park was secured through the rezoning and development permit applications associated with 3200 No. 3 Road. On the west side of No. 3 Road is a multi-phased development, zoned “Residential/ Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)”, which is undergoing construction for high-rise mixed-use developments, including residential, office, retail and the proposed Capstan Community Centre.

**Public Consultation**

In accordance with the City’s Early Public Notification Policy No. 1316, notice that a development application had been made to the City was provided to residents within 100.0 metres from the subject site. Development Permit signs have been installed on all frontages of the subject property.

Staff have received one written submission from the public about the development permit application (Attachment 5).



The public response received regarding the subject development permit application included the following:

- Concern regarding the proposed Hotel use and its suitability in the area  
*Hotel use is permitted and is in compliance with the zoning designation of the subject site. This development permit application is to address the form and character of the proposed hotel building.*
- Concern regarding increased vehicle and pedestrian traffic in the area and neighbouring roads  
*Transportation staff have reviewed and approved the Traffic Memo provided by a registered professional transportation engineer that demonstrates the proposed, volumes, access, parking and operations are acceptable and in compliance with the City's standards and bylaw requirements.*
- Concern regarding safety if the building is not used for the purpose of Offices.  
*The proposed change in programming of the site is not anticipated to affect site security. The 24-hour nature of the hotel operation results in increased casual surveillance of the area at all times of the day.*

#### **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. It complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)” zone.

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

Given that the proposed changes do not significantly impact the form, massing and character of the development from what was previously approved and given the limited scope of these changes, the application was not presented to the ADP for review and comment.

#### **Analysis**

The applicant proposes to replace the office tower previously approved for Building L with a 315-suite hotel and make minor related alterations to the development's façades, landscaping, parking facilities, indoor amenity spaces and number of hotel guest rooms in Building K.

#### ***Architectural Form and Character***

In keeping with City Centre Area Plan (CCAP) design guidelines and informed by the site's previously approved Development Permit, the proposed development aims to provide a strong urban form and pedestrian-oriented presence appropriate to its prominent No. 3 Road and Sea Island Way location.

- Minor changes are proposed at Building K's south façade and southeast corner to better accommodate the interior layout of the hotel suites, a larger hotel lobby (as required by the BC Building Code) and a more attractive arrival at Carscallen Road.



The material treatment and arrangement of the exterior wall elements continue to maintain a form and character similar to that approved for Building K in the approved development permit (DP 18-821292).

- Building L requires an adjustment to the form and massing of the building to better accommodate the proposed hotel use. The net floor area of Building L as approved at the initial DP is maintained and complies with the site's existing zoning. Key design changes include:
  - The tower floor plate size of Building L has been reduced, thereby narrowing the north-south width of the building to provide for typical hotel suite layouts and adequate interior daylighting; and
  - Floor-to-floor heights have been reduced (as standard hotel floors are lower than office floors), allowing for the addition of three new floors without any increase in overall building height.
- The treatment of the pedestrian frontages along No. 3 Road and Sea Island Way are generally consistent with the previous Rezoning and Development Permit applications, including glass canopies, large storefront windows, outdoor seating, tree groupings and landscaping designed to complement the proposed building entrances and feature chamfered corner at No. 3 Road and Sea Island Way.
- Conversion of Building L's office use to hotel contributes towards a more visually interesting, human-scaled streetscape design, including a finer grain of building articulation, stronger expression of the building's base along the Sea Island Way frontage, the addition of Juliette balconies and the refinement of the building's previously approved vocabulary of colour-blocking and bold "frames".
- To ensure that the hotel suites are not used for residential purposes, prior to the issuance of the development permit, the applicant shall register a legal agreement on Title that restricts use of the hotel suites in Building L. Such restrictions shall include:
  - No subdivision of individual hotel rooms and suites by way of strata titling or air space parcel subdivision is prohibited;
  - Individual rooms and suites are not permitted to contain cooking or food preparation facilities, with the exception that a maximum of 35 per cent (110 guest rooms) of the guest rooms, may be permitted to contain a kitchen-size single bowl sink, a single under counter refrigerator, counters up to 9' in length, and a maximum four burner cooktop limited to 24" in size; and
  - A length of stay limited to a maximum of six months per year.

### ***Conditions of Adjacency***

Consistent with the previous rezoning and development permit applications, the proposed building demonstrates a design that is sensitive to its emerging urban context and has reasonably addressed conditions of adjacency.



- Building L is setback from the site's north and west property lines to provide for appropriate interfaces with Sea Island Way and No. 3 Road (the Canada Line) respectively, including a greenway along Sea Island Way and a linear park under the Canada Line guideway.
- Building L is situated to block Sea Island Way traffic noise from the development's podium-level outdoor amenity space. Along the podium's west side, proposed non-residential outdoor amenity space (e.g., outdoor pool and patio), landscape structures and changes in grade buffer the residential outdoor amenity space from Canada Line noise and overlook.
- The Canada Line is located to the west of the building and the developer has obtained correspondence from TransLink confirming that they have no concerns with the proposed development and revisions to the building form.
- Building L's narrower floorplate increases the separation between Buildings K and L from 23.16 m (76.0 ft.) to 32.72 m (107.33 ft.) which increases the size of the development's podium-level outdoor landscaped space, improves sunlight access and enhances privacy for residential units in Building K.
- A portion of Building L's east side abuts a vacant lot (3131 Sexsmith Road) that fronts onto Sea Island Way and Sexsmith Road. This lot is under a different ownership than the subject site and is the subject of a separate development permit application (in circulation) for a six-storey office building (DP 20-907221). Building L proposes a strong urban streetscape that will complement the future development of this neighbouring lot. In addition, in the interim (until 3131 Sexsmith Road develops), the appearance of Building L's east-facing, two-storey, party wall will be enhanced with a painted mural depicting a windswept leaf motif (an artwork which will be provided in addition to the developer's voluntary Public Art Strategy contribution).
- The building envelope shall be designed to mitigate potential noise impacts on on-site residential units (i.e. in excess of noise levels allowed in the City's current Noise Bylaw).
- Prior to DP issuance, a legal agreement is required on title identifying the building as a mixed-use building and requires the residential units to be designed to achieve the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces. In addition, a letter from the project's mechanical Professional Engineer, specifying the equipment and confirming its compliance with Noise Regulation Bylaw No. 8856, is required prior to Building Permit issuance.

### ***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.

- As originally approved, access to Building L is provided via a "front door" oriented to No. 3 Road and via the new road (Cst. Thomas Agar Road) and Capstan Neighbourhood Park through Building K. In addition, a large, landscaped auto-court accessible from the Carscallen Road cul-de-sac provides passenger drop-off/pick-up for Buildings K and L, together with access to underground parking, loading and the development's second-floor DEU equipment (via lift truck).



- Building L (15 storeys) maintains a height of 47.0 m (154.2 ft.), as approved in the development permit. This height has been confirmed by a surveyor to be compliant with the Airport Zoning Regulations (AZR).
- Setback variations and building articulation along street frontages enhance the entrance to the hotel, contribute to street definition and visual interest, and help visually break up the massing.
- As originally approved, pedestrian-oriented retail uses extend along the site's entire No. 3 Road frontage and a portion of Sea Island Way. The remaining portion of the Sea Island Way frontage accommodates service uses screened from view by trees and low landscaping.
- Above the podium level, there is a courtyard with an outdoor amenity space between Building K and Building L. The courtyard provides a dedicated outdoor area for hotel guests and residents in Building K, and hotel guests in Building L.

#### ***Shared Indoor Amenity Space***

The proposed development permit includes minor changes to the arrangement of shared indoor amenity space between Buildings K and L on-site.

- In Building K, to improve access to the residential indoor amenity space, the residential indoor amenity space has been relocated from the sixth floor to the second floor. This revision allows for an improved connection between the residential indoor amenity space in Building K and the shared residential indoor amenity space also located on the second floor. Additionally, in compliance with the CCAP guidelines, the residential indoor amenity space in Building K has been increased from 85.0 m<sup>2</sup> to 100.0 m<sup>2</sup> (to accommodate dedicated residential indoor space, rather than relying in part on shared use of non-residential indoor amenity space, as was previously approved).
- For the hotel guests in Building K and Building L, a dedicated indoor amenity space of 337.4 m<sup>2</sup> (3,631.74 ft<sup>2</sup>) is provided on the second floor of Building K. Residents of Building K may make use of these non-residential amenities, subject to a user fee, as per a shared amenity space agreement to be registered on title prior to DP issuance.
- Registration of an agreement on Title respecting cost sharing, operations, maintenance and access to the shared facilities between Buildings K and L is required prior to issuance of the development permit. The agreement may include terms for the use of hotel amenity areas by residents of Building K.

#### ***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. All park and public open spaces have been secured as part of the initial rezoning and development permit applications and there is no change to those areas as a result of the proposed Development Permit.
- The reduction of the floor plate of Building L for the proposed hotel use allows for the provision of additional outdoor amenity space at the podium level (Level 2).



- Modifications were also made to the outdoor amenity space at the podium level to provide a dedicated outdoor area for residents in Building K, separate from the outdoor area provided for the hotel use proposed in both Building K and Building L.

The proposed development provides the following:

- On-site landscaping along the No 3 Road and Sea Island Way frontages provides for a mixture of hard and soft landscaping features. On the west side of the development, the landscaping abuts the proposed City-owned linear park and provides a pedestrian connection from the development to the park. These works are located within a SRW PROP which was secured at the time of rezoning and are being designed and coordinated as part of the associated Servicing Agreement.
- A green roof (inaccessible) proposed on the third floor of Building L as previously issued, has been reconfigured to correspond with the new shape of the building's floor plate. The area of the third-floor green roof (inaccessible) has increased from 104.6 m<sup>2</sup> (1,125.91 ft<sup>2</sup>) to 108.4 m<sup>2</sup> (1,166.81 ft<sup>2</sup>).
- Total green roof (inaccessible) area as proposed on the roofs of Building K and Building L has been reduced from 2,199.6 m<sup>2</sup> (23,676.30 ft<sup>2</sup>) to 2,040.4 m<sup>2</sup> (21,962.68 ft<sup>2</sup>) due to the reduction of the floor plate of Building L.
- An increase from 1,128.4 m<sup>2</sup> (12,146.00 ft<sup>2</sup>) to 1,409.2 m<sup>2</sup> (15,168.50 ft<sup>2</sup>) of total outdoor amenity space provided above the podium of Area D. The increased outdoor amenity space area is due to the reduction in floor plate of Building L which allowed for more area in courtyard above the podium level to be proposed as outdoor amenity space.
- Residential outdoor amenity space located on the ground and podium level, with an area of 1,407.5 m<sup>2</sup> (15,150.20 ft<sup>2</sup>) is for residential use only (this includes 347.0 m<sup>2</sup> (3,735.08 ft<sup>2</sup>) area for children's outdoor play).
- For hotel use only, a total outdoor amenity space of 822.6 m<sup>2</sup> (8,854.39 ft<sup>2</sup>) is provided on the podium level and sixth floor of Building K. The outdoor amenity space associated with the hotel use will be owned and maintained by the hotels in Building K and Building L, membership access (which may take the form of pay-per-use fees and/or a membership) to the outdoor amenity space of the hotels may be made available for residents for a fee.
- A shared indoor/outdoor amenity space agreement shall be registered on Title prior to DP issuance. The agreement shall identify the location and size of both indoor and outdoor amenity spaces, including any restrictions to access or use as well as any cost sharing arrangements for the maintenance and operation of the amenity spaces and facilities. Residents of Building K shall be solely responsible for the amenity spaces and facilities where residents have exclusive access.
- All landscaped areas, including shrub and green roofs, are proposed to be irrigated

Prior to DP issuance, an updated estimate of the landscaping costs, including a 10 per cent contingency, prepared by a Registered Landscape Architect is to be provided. The Letter of Credit provided to the City prior to issuance of the initial Development Permit is also to be updated and secured based on the updated estimate of landscaping costs, as needed.



***Crime Prevention Through Environmental Design (CPTED)***

There are no changes to the CPTED design strategies as identified as part of the initial development permit. They include:

- CPTED design strategies implemented through surveillance, territoriality, lighting and landscaping.
- The public open spaces, including sidewalks, bike paths, plazas and the pedestrian green link will be visually open and well-lit, with units fronting these spaces to provide overlook.
- Retail units at the street level are separated from the public realm by landscaped planters with glazing that provides overlook to adjacent sidewalks.
- The courtyard above the podium will likewise be visually open and well lit with multiple means of egress provided.
- The parking structure and lobbies are designed to minimize alcoves and hidden corners, will be well-lit and the parking structure will be painted white.
- Parkade exhaust louvers are inset from the pedestrian walkway areas and areas with low visual clearance would be blocked with landscaping.

***Public Art***

- Public Art was assessed at the time of the associated rezoning and as part of the prior development permit application.
- As part of the process for the approval of the initial development permit (DP 18-821292), the developer provided a Letter of Credit for \$326,583.30 to secure the implementation of the Detailed Public Art Plan. No change to the security is required as part of this application.

***Sustainability Measures***

Floors 2-15 of Building L have been designed to BC Energy Step Code 2 with a Low Carbon Energy System, in compliance with the City's updated Building Regulation Bylaw and the BC Building Code (BCBC).

Among other things, to comply with the applicable regulations and generally in keeping with the initially approved development permit (DP 18-821292), the applicant has agreed to provide the following sustainability features:

- An efficient mechanical system.
- Passive design elements.
- Plumbing fixtures that use at least 30 per cent less water than the LEED baseline.
- Energy Star rated appliances.
- Water efficient landscaping to reduce potable water consumption for irrigation by 50 per cent.
- Locally manufactured building materials with high recycled content.
- Construction waste recycling during construction phase of the project.



- Extensive system of green roofs.
- Energized electrical vehicle (EV) charging outlets for 100 per cent of the residential vehicle parking spaces (115 spaces) and five per cent of the non-residential parking spaces (10 spaces).

This development must be designed and constructed to facilitate their connection to a future City District Energy Utility system ("DEU Ready"). A legal agreement (CA 4136037) has been registered on Title securing the owner's commitment to ensure compatibility with future DEU connection.

### **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.

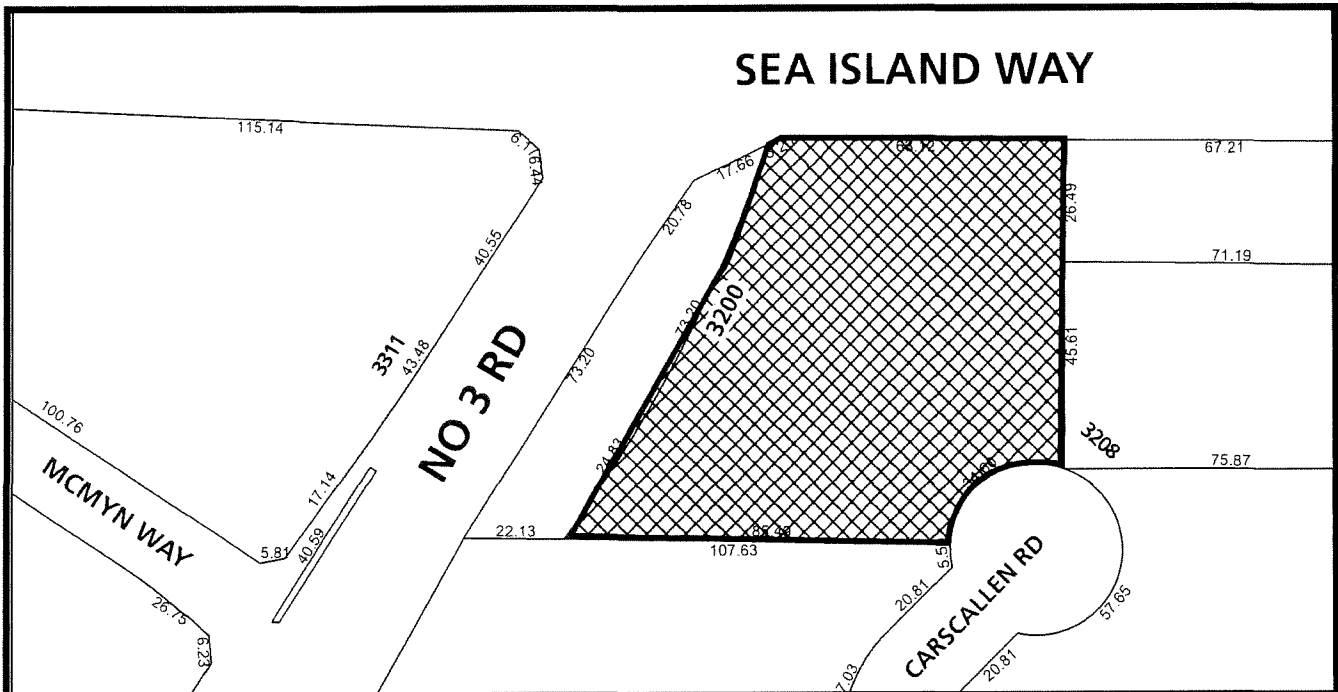


Tolu Alabi, MCIP, RPP  
Planner 2  
(604-276-4092)

TA:he

- Att. 1: Location Map
- 2: Neighbourhood Areas and Phasing Map
  - 3: Map of Buildings on the Subject Site
  - 4: Development Application Data Sheet
  - 5: Public Correspondence
  - 6: Development Permit Considerations





DP 24-012258

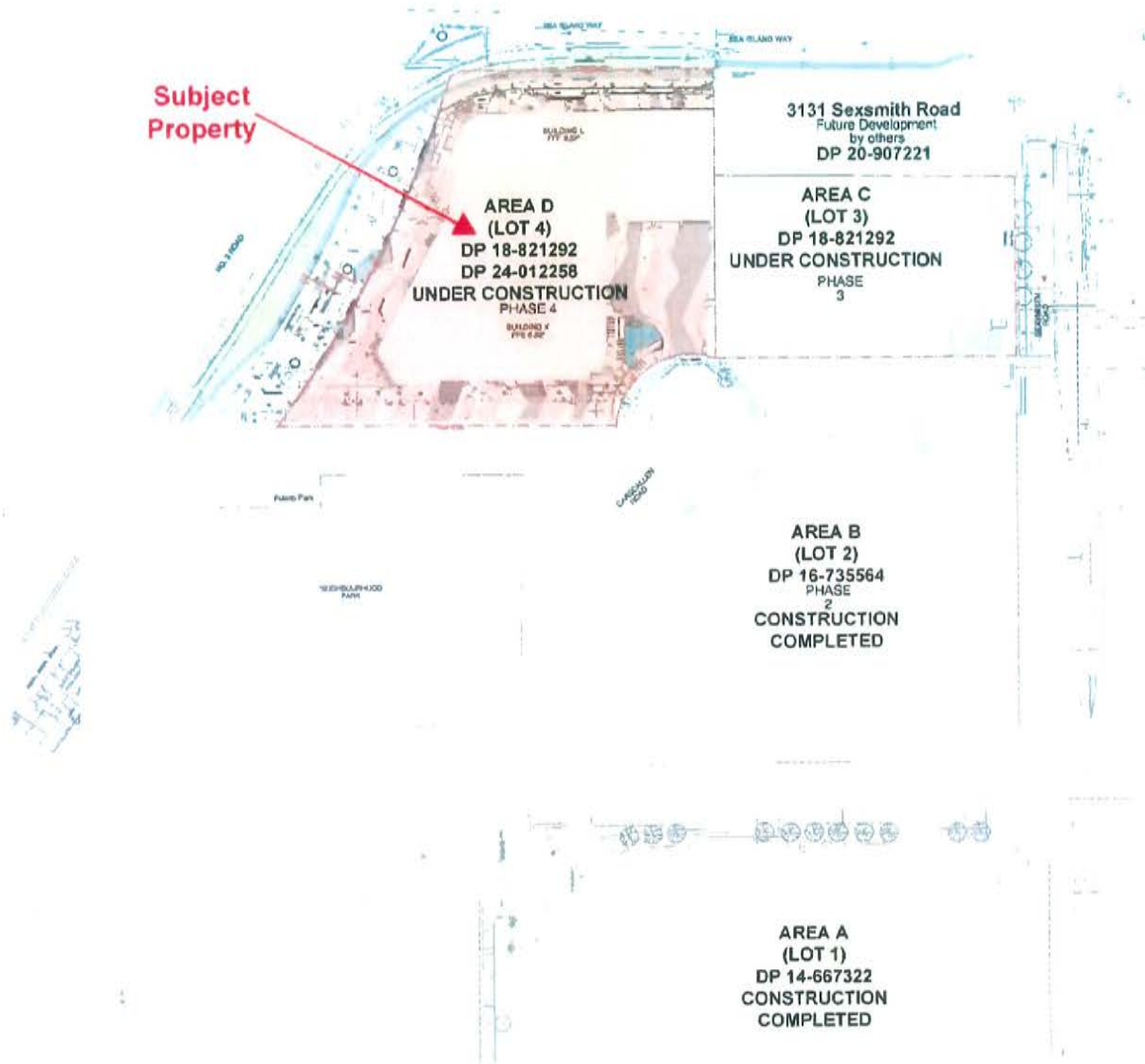
Revision Date:

Note: Dimensions are in METRES



# Areas Map

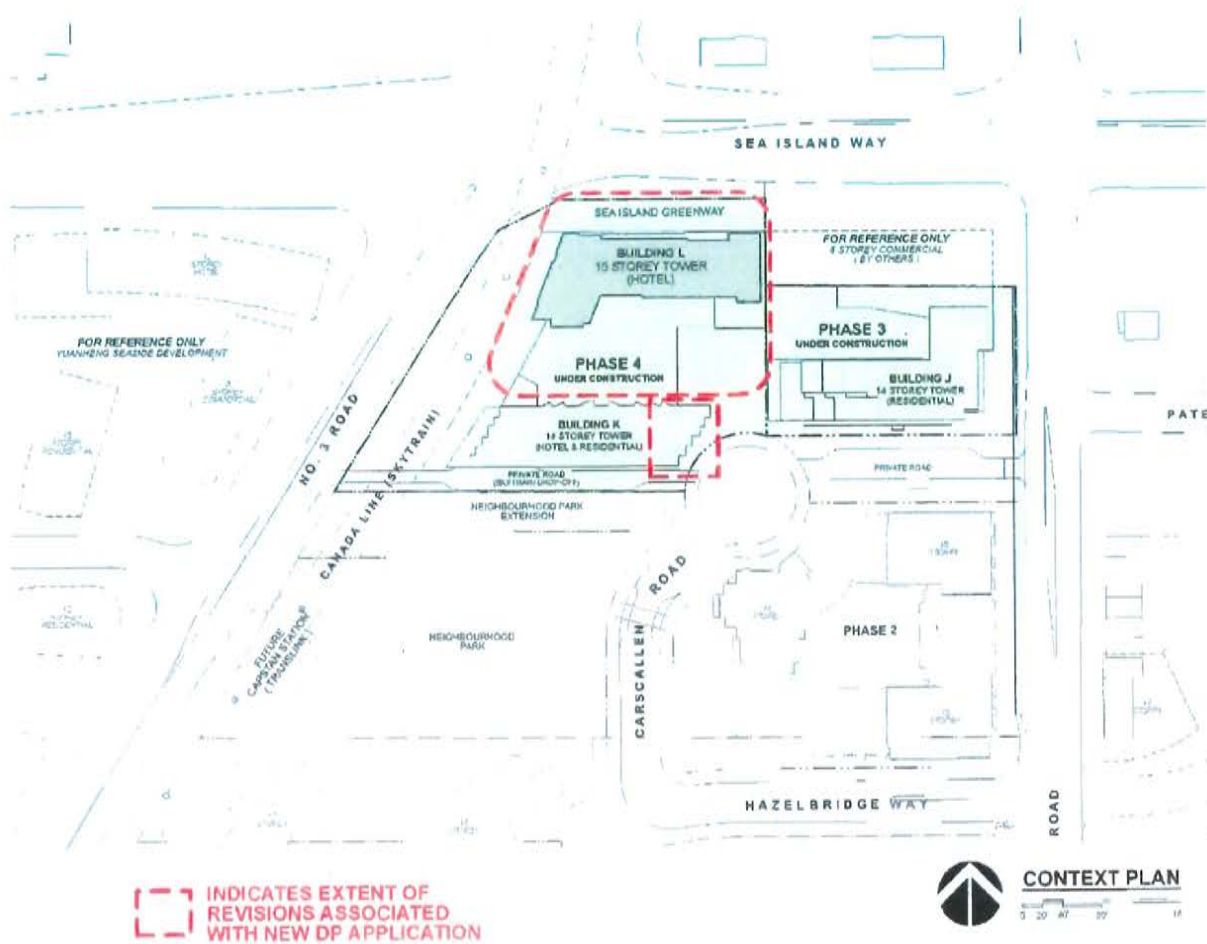
Attachment 2  
(of staff report dated August 12, 2024)





# Map of Buildings on the Subject Site

Attachment 3  
(of staff report dated August 12, 2024)







**DP 24-012258**

**Attachment 4**

Address: 3200 No. 3 Road (Area D)

Applicant: Jim Ralph Owner: Pinnacle Living (Capstan Village) Lands Inc.

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

Floor Area Gross: 36,788.9 m<sup>2</sup> Floor Area Net: 34,816.10 m<sup>2</sup>

	Existing	Proposed
Site Area (Area D)	7,175.2 m <sup>2</sup>	No Change
Land Uses	Mixed Use (under construction)	No Change
OCP Designation	Mixed Use	No change
CCAP Designation	Urban Centre T5 (45 m)	No change
Zoning	Residential / Limited Commercial and Artist Residential tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	No change
Residential Floor Area	Building K: 7,937.2 m <sup>2</sup> (115 units)	No change
Commercial Floor Area	Building K and L: 26,878.9 m <sup>2</sup>	No Change

	Bylaw Requirement	Proposed	Variance
Lot Size (Area D)	Min. 7,000.0 m <sup>2</sup>	7,175.2 m <sup>2</sup>	None
Floor Area Ratio	Max. 4.98 including Village Centre bonus: Min. 0.1 Amenity Space	4.90	None Permitted
Buildable Floor Area*	34,816.10 m <sup>2</sup>	34,816.10 m <sup>2</sup>	None Permitted
Lot Coverage	Max. 90.0 %	62.0 %	None
Height (m)	Max. 47.0 m GSC	47.0 m	None
Setback – West Side	Min. 6.0 m	6.2 m	None
Setback – North Side	Min. 6.0 m	10.2 m	None
Setback – East Side	Min. 0.0 m	0.0 m	None
Setback – South Side	Min. 0.0m	0.0 m	None
Off-Street Parking Spaces	Min. 236 spaces	302 spaces	None

\* Preliminary estimate (not inclusive of garage). Actual building size to be confirmed lot-by-lot at Building Permit stage.



**From:** Precious 1205 <pre1205@gmail.com>  
**Sent:** Sunday, July 28, 2024 1:48 PM  
**To:** DevApps <DevApps@richmond.ca>  
**Subject:** Objection for File: DP 24-012258

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

Regarding the Development permit application of Location: 3200 No.3 Road, I am placing a against vote to it.

Reasons: The traffic is already very busy on No 3 road, for hotel building, more tourists from all over the places who do not know the area well, would cause risk of car accidents. In addition, add more pressure on the traffic load in future for the roads nearby. Also a concern of safety if not building for the purpose of Offices used.

Regards,  
Precilla Cheng (Resident of Torino building)





## Development Permit Considerations

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

**Address:** 3200 No. 3 Road

**File No.:** DP 24-012258

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

1. **(Landscape Plan and Landscape Cost Estimate)** Submission of a Landscaping security based on an updated Landscape Cost Estimate (including installation costs and 10% contingency), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. A legal agreement is to accompany the Security, which is to set the terms for its use and release. The existing Landscape security agreement is to be updated with the updated landscape plan. Should an update also be required to the existing landscape cost estimate, a change to the landscape agreement and bonding currently held by the City would be required.
2. **(Hotel Use and Length of Stay)** Registration on title of a restrictive covenant and/or alternative legal agreement for Building L on the subject development site, to the satisfaction of the City, to require that:
  - (a) In compliance with the Zoning Bylaw and City Centre Area Plan, hotel shall mean a commercial development providing guest rooms for temporary sleeping accommodation (i.e. not as a dwelling or other residential use);
  - (b) Guest room shall mean a habitable room wherein accommodation is offered for rent, or rented, to persons on a temporary basis and that does not contain cooking or food preparation facilities unless otherwise specified, but may include a microwave, coffee maker, tea kettle (or other similar small domestic appliances, as are customary in similar quality hotel properties, used primarily for heating pre-prepared food), a compact refrigerator with a maximum capacity of 0.14 m<sup>3</sup> (5.0 ft<sup>3</sup>), and a single bowl bar-size sink installed within a counter space having a maximum width of 1.5 m (5.0 ft.) and a maximum depth of 0.6 m (2.0 ft.);
  - (c) Notwithstanding 3(b) above, up to 35.0 % (110 guest rooms) of the guest rooms in Building L shall be permitted to have cooking or food preparation facilities. Such facilities shall be limited to:
    - (i) No ovens;
    - (ii) A single-bowl kitchen-sized sink installed within a counter space having a maximum width of 2.74 m (9.0');
    - (iii) An under-counter refrigerator; and,
    - (iv) A cook top consisting of a maximum four burners no larger than 24" in size.
  - (d) Hotel guest length of stay shall be limited to a maximum of six months per year; and
  - (e) Subdivision of individual hotel guest rooms or suites by way of stratification or air space parcel shall be prohibited.
3. **(Noise – Mixed Use)** Registration of a legal agreement on title for mixed use developments indicating that the developer is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
4. **(Shared Indoor/Outdoor Amenity Space Agreement)** A shared indoor/outdoor amenity space agreement shall be registered to the City's satisfaction. The agreement shall identify, as determined to the City's satisfaction:
  - (a) The sizes, locations, and features of the indoor and outdoor amenity spaces (including a plan) secured for:
    - (i) Exclusive use of residents;
    - (ii) Exclusive use of non-residential tenants; and
    - (iii) Shared use of residents and non-residential tenants;
  - (b) Any restrictions on access or use (e.g., hours, guests, etc.);
  - (c) The rights to cross over those portions of Buildings K and L required to provide access to the facilities; and,
  - (d) Cost sharing arrangement for the maintenance, cleaning, repairs, replacement, security, liability and general operation of the Phase 4 amenity spaces/facilities whereby:
    - (i) Residents shall be solely responsible for those amenities which residents have exclusive access;



- (ii) Non-residential tenants shall be solely responsible for all other amenities; and
  - (iii) Residents who choose, at their discretion, to make use of the shared amenities shall be subject to user's fees (which may take the form of pay-per use fees and/or a membership, to the satisfaction of the owner).
5. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Provide a detailed code analysis addressing classification, fire access, fire separations, exiting, and accessibility
4. Provide a separate overall site plan including the building showing "Fire Fighting Provisions", including access routes; response point; hydrant location; exiting from the buildings; fire alarm panel; fire department connection; location of service rooms (mechanical, electric); sprinkler systems; and generator systems (including fuel tank).
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

\* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed \_\_\_\_\_

Date \_\_\_\_\_





**DP 24-012258**

**Appendix 5**

Address: 3200 No. 3 Road (Area D)

Applicant: Jim Ralph Owner: Pinnacle Living (Capstan Village) Lands Inc.

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

Floor Area Gross: 36,788.9 m<sup>2</sup> Floor Area Net: 34,816.10 m<sup>2</sup>

	Existing	Proposed
Site Area (Area D)	7,175.2 m <sup>2</sup>	No Change
Land Uses	Mixed Use (under construction)	No Change
OCP Designation	Mixed Use	No change
CCAP Designation	Urban Centre T5 (45 m)	No change
Zoning	Residential / Limited Commercial and Artist Residential tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	No change
Residential Floor Area	Building K: 7,937.2 m <sup>2</sup>	Building K: 7,898.7 m <sup>2</sup>
Commercial Floor Area	26,878.9 m <sup>2</sup>	26,872.2 m <sup>2</sup>

	Bylaw Requirement	Proposed	Variance
Lot Size (Area D)	Min. 7,000.0 m <sup>2</sup>	7,175.2 m <sup>2</sup>	None
Floor Area Ratio	Max. 4.98 including Village Centre bonus: Min. 0.1 Amenity Space	4.90	None Permitted
Buildable Floor Area*	34,816.10 m <sup>2</sup>	34,760.40 m <sup>2</sup>	None Permitted
Lot Coverage	Max. 90.0 %	62.0 %	None
Height (m)	Max. 47.0 m GSC	47.0 m	None
Setback – West Side	Min. 6.0 m	6.2 m	None
Setback – North Side	Min. 6.0 m	10.2 m	None
Setback – East Side	Min. 0.0 m	0.0 m	None
Setback – South Side	Min. 0.0m	0.0 m	None
Off-Street Parking Spaces	Min. 238 spaces	300 spaces	None

\* Preliminary estimate (not inclusive of garage). Actual building size to be confirmed lot-by-lot at Building Permit stage.





## Development Permit Considerations

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

**Address:** 3200 No. 3 Road

**File No.:** DP 24-012258

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

1. **(Landscape Plan and Landscape Cost Estimate)** Submission of a Landscaping security based on an updated Landscape Cost Estimate (including installation costs and 10% contingency), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. A legal agreement is to accompany the Security, which is to set the terms for its use and release. The existing Landscape security agreement is to be updated with the updated landscape plan. Should an update also be required to the existing landscape cost estimate, a change to the landscape agreement and bonding currently held by the City would be required.
2. **(Hotel Use and Length of Stay)** Registration on title of a restrictive covenant and/or alternative legal agreement for Building L on the subject development site, to the satisfaction of the City, to require that:
  - (a) In compliance with the Zoning Bylaw and City Centre Area Plan, hotel shall mean a commercial development providing guest rooms for temporary sleeping accommodation (i.e. not as a dwelling or other residential use);
  - (b) Guest room shall mean a habitable room wherein accommodation is offered for rent, or rented, to persons on a temporary basis and that does not contain cooking or food preparation facilities unless otherwise specified, but may include a microwave, coffee maker, tea kettle (or other similar small domestic appliances, as are customary in similar quality hotel properties, used primarily for heating pre-prepared food), a compact refrigerator with a maximum capacity of 0.14 m<sup>3</sup> (5.0 ft<sup>3</sup>), and a single bowl bar-size sink installed within a counter space having a maximum width of 1.5 m (5.0 ft.) and a maximum depth of 0.6 m (2.0 ft.);
  - (c) Notwithstanding 3(b) above, up to 35.0 % (122 guest rooms) of the guest rooms in Building L shall be permitted to have cooking or food preparation facilities. Such facilities shall be limited to:
    - (i) No ovens;
    - (ii) A single-bowl kitchen-sized sink installed within a counter space having a maximum width of 2.74 m (9.0');
    - (iii) An under-counter refrigerator; and,
    - (iv) A cook top consisting of a maximum four burners no larger than 24" in size.
  - (d) Hotel guest length of stay shall be limited to a maximum of six months per year; and
  - (e) Subdivision of individual hotel guest rooms or suites by way of stratification or air space parcel shall be prohibited.
3. **(Noise – Mixed Use)** Registration of a legal agreement on title for mixed use developments indicating that the developer is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
4. **(Shared Indoor/Outdoor Amenity Space Agreement)** A shared indoor/outdoor amenity space agreement shall be registered to the City's satisfaction. The agreement shall identify, as determined to the City's satisfaction:
  - (a) The sizes, locations, and features of the indoor and outdoor amenity spaces (including a plan) secured for:
    - (i) Exclusive use of residents;
    - (ii) Exclusive use of non-residential tenants; and
    - (iii) Shared use of residents and non-residential tenants;
  - (b) Any restrictions on access or use (e.g., hours, guests, etc.);
  - (c) The rights to cross over those portions of Buildings K and L required to provide access to the facilities; and,
  - (d) Cost sharing arrangement for the maintenance, cleaning, repairs, replacement, security, liability and general operation of the Phase 4 amenity spaces/facilities whereby:

Initial:



- (i) Residents shall be solely responsible for those amenities which residents have exclusive access;
  - (ii) Non-residential tenants shall be solely responsible for all other amenities; and
  - (iii) Residents who choose, at their discretion, to make use of the shared amenities shall be subject to user's fees (which may take the form of pay-per use fees and/or a membership, to the satisfaction of the owner).
5. **(Height - Aeronautics Act and Airport Zoning)** Registration of a legal agreement on title indicating that the owner and any building operator(s) are required to mitigate and avoid the development from being used or developed in a manner that is incompatible with the operation of an airport, as required by the *Aeronautics Act*, and the *Vancouver International Airport Zoning Regulations*. This includes a restriction on the use of the lands and construction of any building, structure or object, addition to any existing building, structure or object, and installation or use of any object, whether permanent or temporary in nature, where the highest point of which will exceed the maximum permitted elevation as outlined in the *Vancouver International Airport Zoning Regulations* (AZR).
6. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Code Analysis)** Provide a detailed code analysis addressing classification, fire access, fire separations, exiting, and accessibility
4. **(Fire Fighting Provisions)** Provide a separate overall site plan including the building showing "Fire Fighting Provisions", including access routes; response point; hydrant location; exiting from the buildings; fire alarm panel; fire department connection; location of service rooms (mechanical, electric); sprinkler systems; and generator systems (including fuel tank).
5. **(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:**

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance



of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

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Signed

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Date





# City of Richmond

## Development Permit

**No. DP 24-012258**

To the Holder: Jim Ralph

Property Address: 3200 No. 3 Road

Address: 900-300 Homer Street Unit,  
Vancouver, British Columbia, 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #46 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,846,696.79. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should an update be required to the existing landscape cost estimate, a change to the landscape agreement and bonding currently held by the City is required. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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 24-012258

To the Holder: Jim Ralph

Property Address: 3200 No. 3 Road

Address: 900-300 Homer Street Unit,  
Vancouver, British Columbia, V6B 2W6

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR







TOTAL PARKING PROVIDED		302
DESIGNATION	SIZE	QTY
RESIDENTIAL	HC	2
RESIDENTIAL	SMALL	57 (49.8%)
RESIDENTIAL	STANDARD	56
RESIDENTIAL TOTAL		115
RETAIL/HOTEL	HC	4
RETAIL/HOTEL	SMALL	60 (26.1%)
RETAIL/HOTEL	STANDARD	111
VISITOR	HC	1
VISITOR	SMALL	0
VISITOR	STANDARD	11
NON-RESIDENTIAL TOTAL		187

RESIDENTIAL PARKING: P2		
DESIGNATION	SIZE	QTY
RESIDENTIAL	HC	0
RESIDENTIAL	SMALL	29
RESIDENTIAL	STANDARD	30
RESIDENTIAL SUB-TOTAL		59

NON-RESIDENTIAL PARKING: P2		
DESIGNATION	SIZE	QTY
RETAIL/HOTEL	HC	0
RETAIL/HOTEL	SMALL	29
RETAIL/HOTEL	STANDARD	70
NON-RESIDENTIAL SUB-TOTAL		99

Bike Parking Provided: P2		
	HOTEL / RETAIL	RESIDENTIAL
HORIZONTAL	90	59
VERTICAL	0	24
	90	83

## PHASE 4

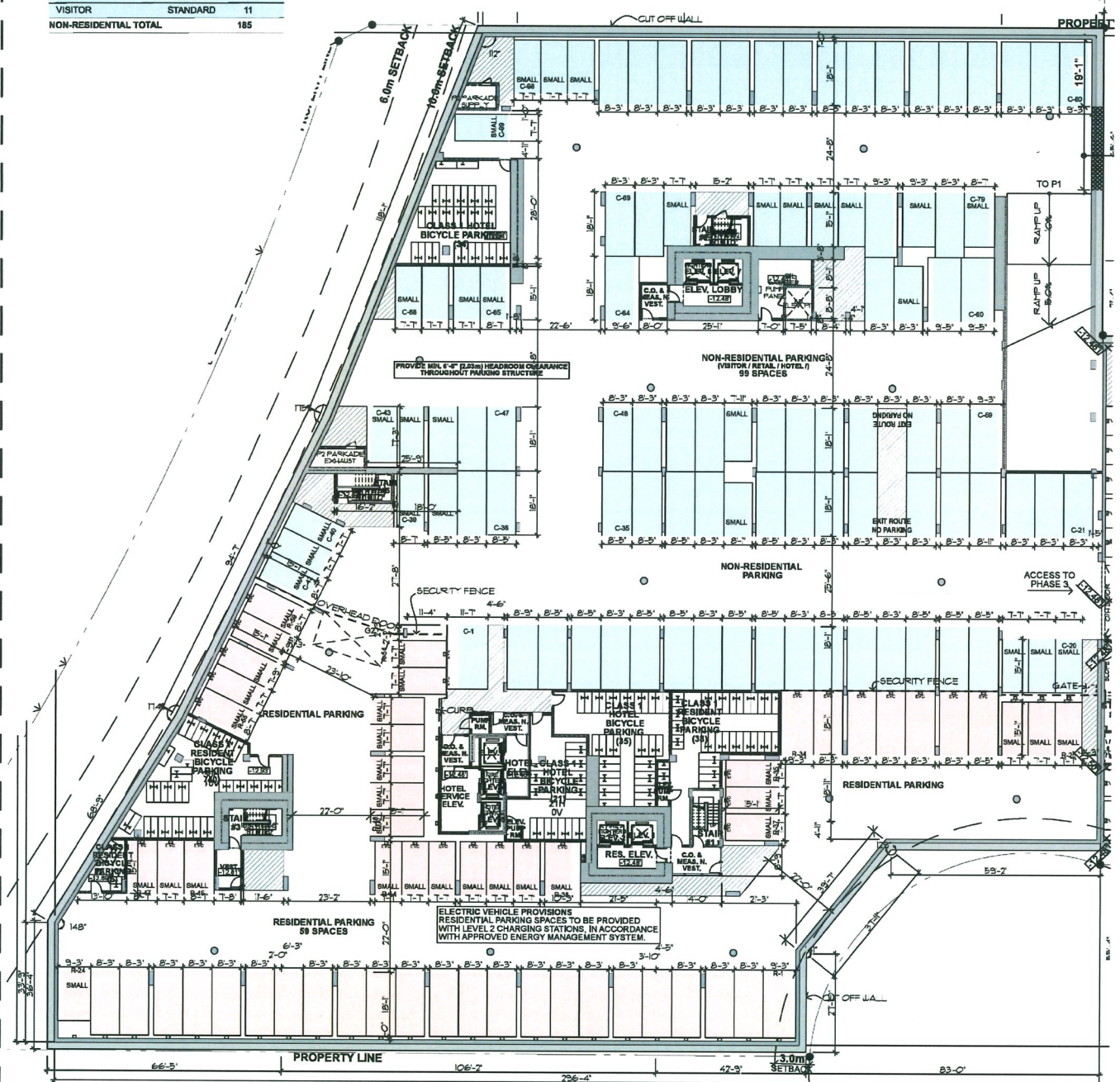
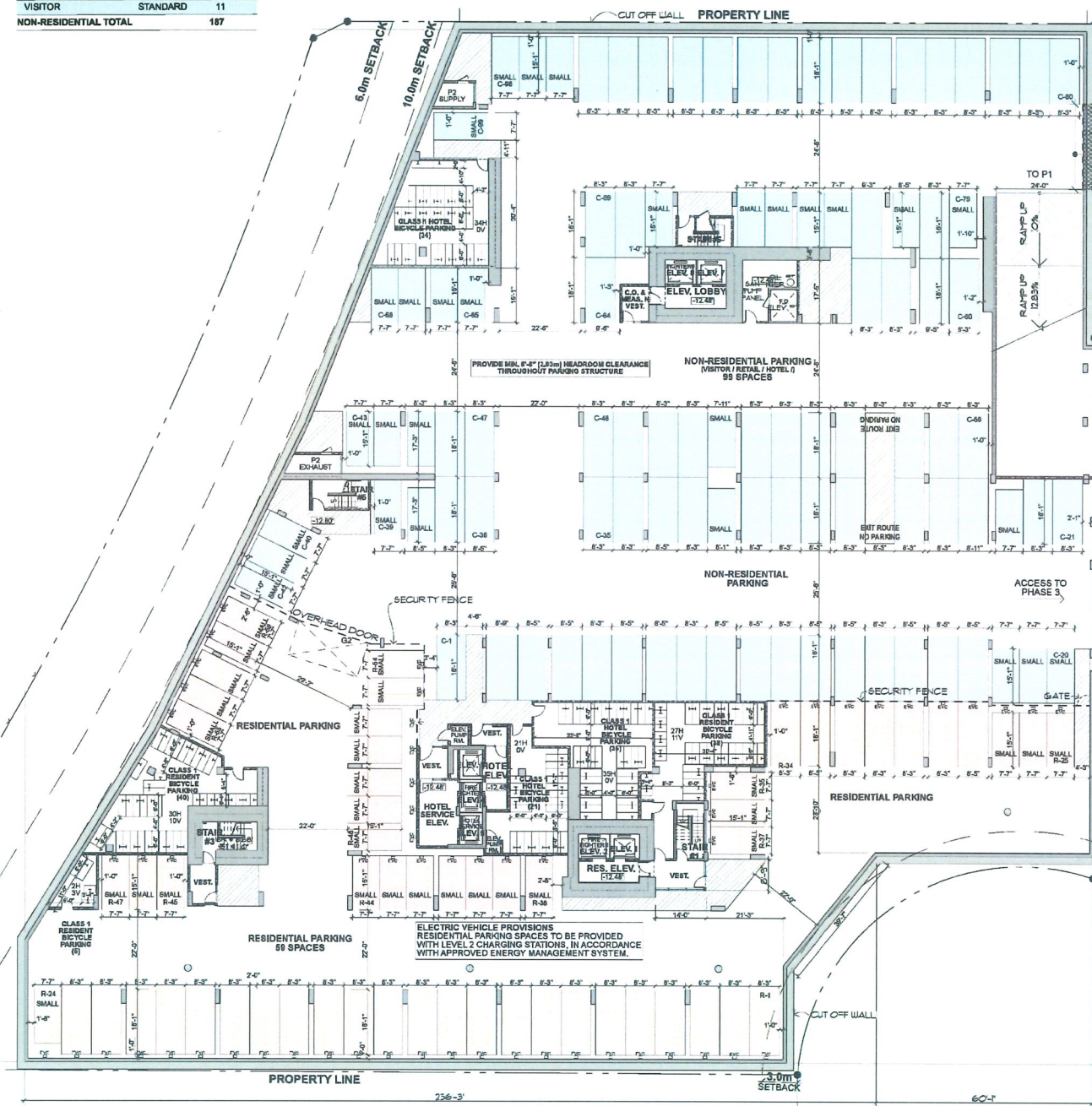
TOTAL PARKING PROVIDED		302
DESIGNATION	SIZE	QTY
RESIDENTIAL	HC	2
RESIDENTIAL	SMALL	57 (49.1%)
RESIDENTIAL	STANDARD	56
RESIDENTIAL TOTAL		115
RETAIL/HOTEL	HC	4
RETAIL/HOTEL	SMALL	57 (30.2%)
RETAIL/HOTEL	STANDARD	112
VISITOR	HC	1
VISITOR	SMALL	0
VISITOR	STANDARD	11
NON-RESIDENTIAL TOTAL		185

RESIDENTIAL PARKING: P2		
DESIGNATION	SIZE	QTY
RESIDENTIAL	HC	0
RESIDENTIAL	SMALL	29
RESIDENTIAL	STANDARD	30
RESIDENTIAL SUB-TOTAL		59

NON-RESIDENTIAL PARKING: P2		
DESIGNATION	SIZE	QTY
RETAIL/HOTEL	HC	0
RETAIL/HOTEL	SMALL	29
RETAIL/HOTEL	STANDARD	70
NON-RESIDENTIAL SUB-TOTAL		99

	HOTEL / RETAIL	RESIDENTIAL
HORIZONTAL	90	59
VERTICAL	0	24
	90	83

## PHASE 4




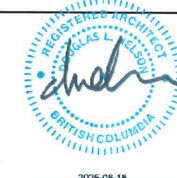
**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

 INDICATES EXTENT OF PROPOSED REVISIONS

**LEVEL P2**  
**NEW DP APPLICATION**

3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

				8	RE-ISSUED FOR OF AMENDMENT	2006	JUN-06		201-1444 Alborn Street Vancouver, British Columbia Canada V6G 2Z4	Tel: (604) 688 9254 e-mail: general@bharch.ca
				9	RE-ISSUED FOR OF AMENDMENT	2006	JUL-06			
				6	RE-ISSUED FOR OF AMENDMENT	2006	AUG-14			
				7	ISSUED FOR OF AMENDMENT	2006	MAY-13			
				5	ISSUED FOR OF AMENDMENT	2006	NOV-13			
				4	RE-ISSUED FOR DEVELOPMENT PERMIT	2006	OCT-23			
				3	RE-ISSUED FOR DEVELOPMENT PERMIT	2006	AUG-15			
				2	RE-ISSUED FOR DEVELOPMENT PERMIT	2006	JUL-11			
				1	RE-ISSUED FOR DEVELOPMENT PERMIT	2006	JUN-07			
				0	ISSUED FOR DEVELOPMENT PERMIT	2006	AUG-06			
11	RE-ISSUED FOR OF AMENDMENT	AUG 07 2005		3	DEVELOPMENT PERMIT	2006				
10	RE-ISSUED FOR OF AMENDMENT	SEP 28 2005		2	DEVELOPMENT PERMIT	2006				
9	RE-ISSUED FOR OF AMENDMENT	AUG 06 2005		1	ISSUED FOR DEVELOPMENT PERMIT	2006				
No.	ISSUED / REVISION	DATE	No.	ISSUED / REVISION	DATE					



**LEVEL P2**

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PROJ. #	1706	DRAWING NUMBER <b>PLAN #</b> <b>4a</b>
SCALE	1/16" = 1'-0"	
DRAWN		
CHECKED		



DP 24-012258

TOTAL PARKING PROVIDED			302
DESIGNATION	SIZE	QTY	
RESIDENTIAL	HC	2	
RESIDENTIAL	SMALL	57 (48.8%)	
RESIDENTIAL	STANDARD	56	
RESIDENTIAL TOTAL			115
RETAIL/HOTEL	HC	4	
RETAIL/HOTEL	SMALL	60 (24.1%)	
RETAIL/HOTEL	STANDARD	111	
VISITOR	HC	1	
VISITOR	SMALL	0	
VISITOR	STANDARD	11	
NON-RESIDENTIAL TOTAL			187

RESIDENTIAL PARKING: P1			
DESIGNATION	SIZE	QTY	
RESIDENTIAL	HC	2	
RESIDENTIAL	SMALL	28	
RESIDENTIAL	STANDARD	26	
RESIDENTIAL SUB-TOTAL			56

NON-RESIDENTIAL PARKING: P1			
DESIGNATION	SIZE	QTY	
RETAIL/HOTEL	HC	4	
RETAIL/HOTEL	SMALL	31	
RETAIL/HOTEL	STANDARD	41	
VISITOR	HC	1	
VISITOR	SMALL	0	
VISITOR	STANDARD	11	
NON-RESIDENTIAL SUB-TOTAL			88

Bike Parking Provided: P1			
HORIZONTAL	SIZE	QTY	
HORIZONTAL	54	53	
VERTICAL	0	18	
	54	71	

AUGUST 20, 2025

PHASE 4

TOTAL PARKING PROVIDED			302
DESIGNATION	SIZE	QTY	
RESIDENTIAL	HC	2	
RESIDENTIAL	SMALL	57 (48.8%)	
RESIDENTIAL	STANDARD	56	
RESIDENTIAL TOTAL			115
RETAIL/HOTEL	HC	4	
RETAIL/HOTEL	SMALL	57 (20.8%)	
RETAIL/HOTEL	STANDARD	112	
VISITOR	HC	1	
VISITOR	SMALL	0	
VISITOR	STANDARD	11	
NON-RESIDENTIAL TOTAL			185

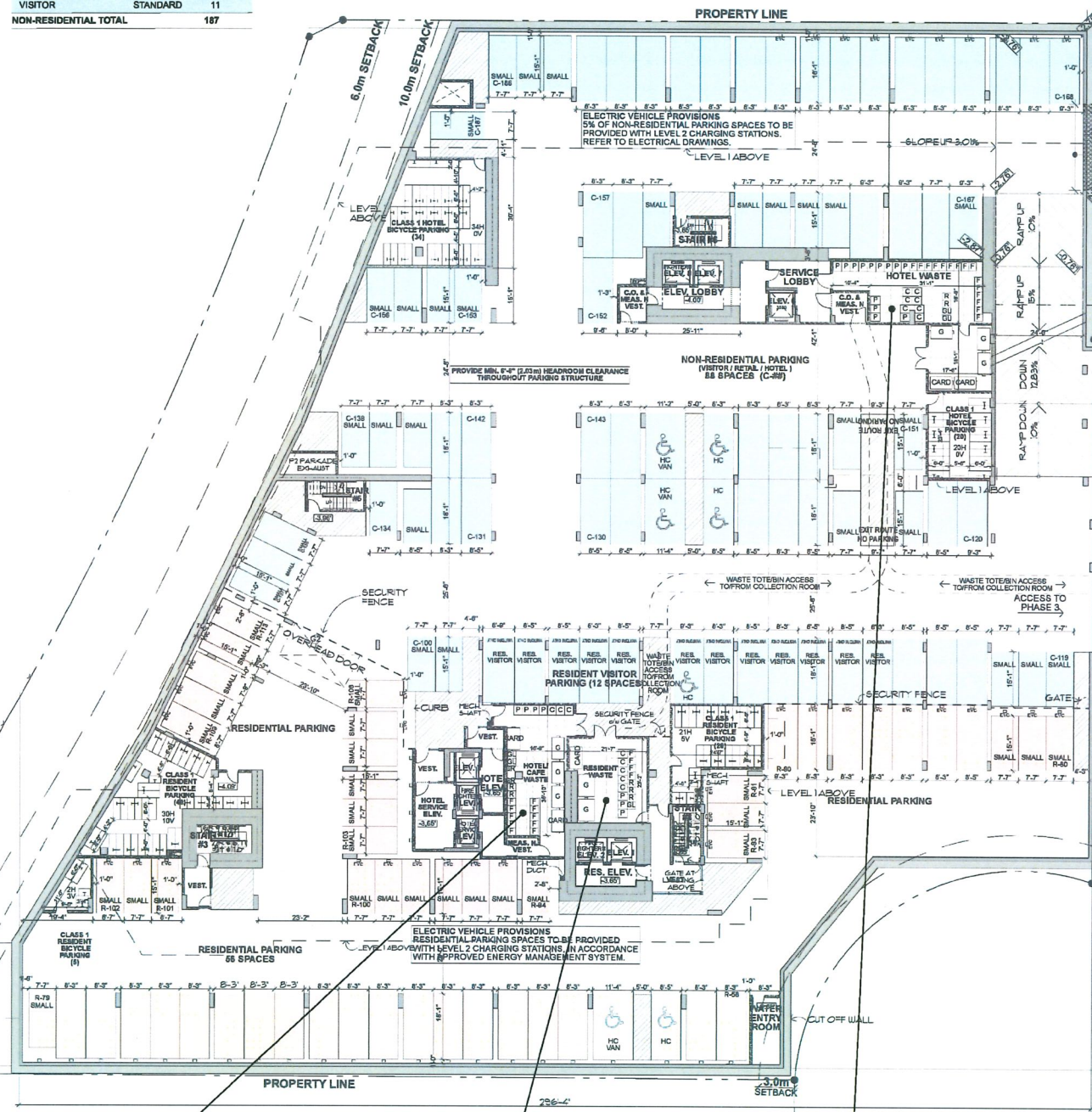
RESIDENTIAL PARKING: P1			
DESIGNATION	SIZE	QTY	
RESIDENTIAL	HC	2	
RESIDENTIAL	SMALL	28	
RESIDENTIAL	STANDARD	26	
RESIDENTIAL SUB-TOTAL			56

NON-RESIDENTIAL PARKING: P1			
DESIGNATION	SIZE	QTY	
RETAIL/HOTEL	HC	4	
RETAIL/HOTEL	SMALL	28	
RETAIL/HOTEL	STANDARD	42	
VISITOR	HC	1	
VISITOR	SMALL	0	
VISITOR	STANDARD	11	
NON-RESIDENTIAL SUB-TOTAL			86

PLAN 2

Bike Parking Provided: P1			
HORIZONTAL	SIZE	QTY	
HORIZONTAL	54	53	
VERTICAL	0	18	
	54	71	

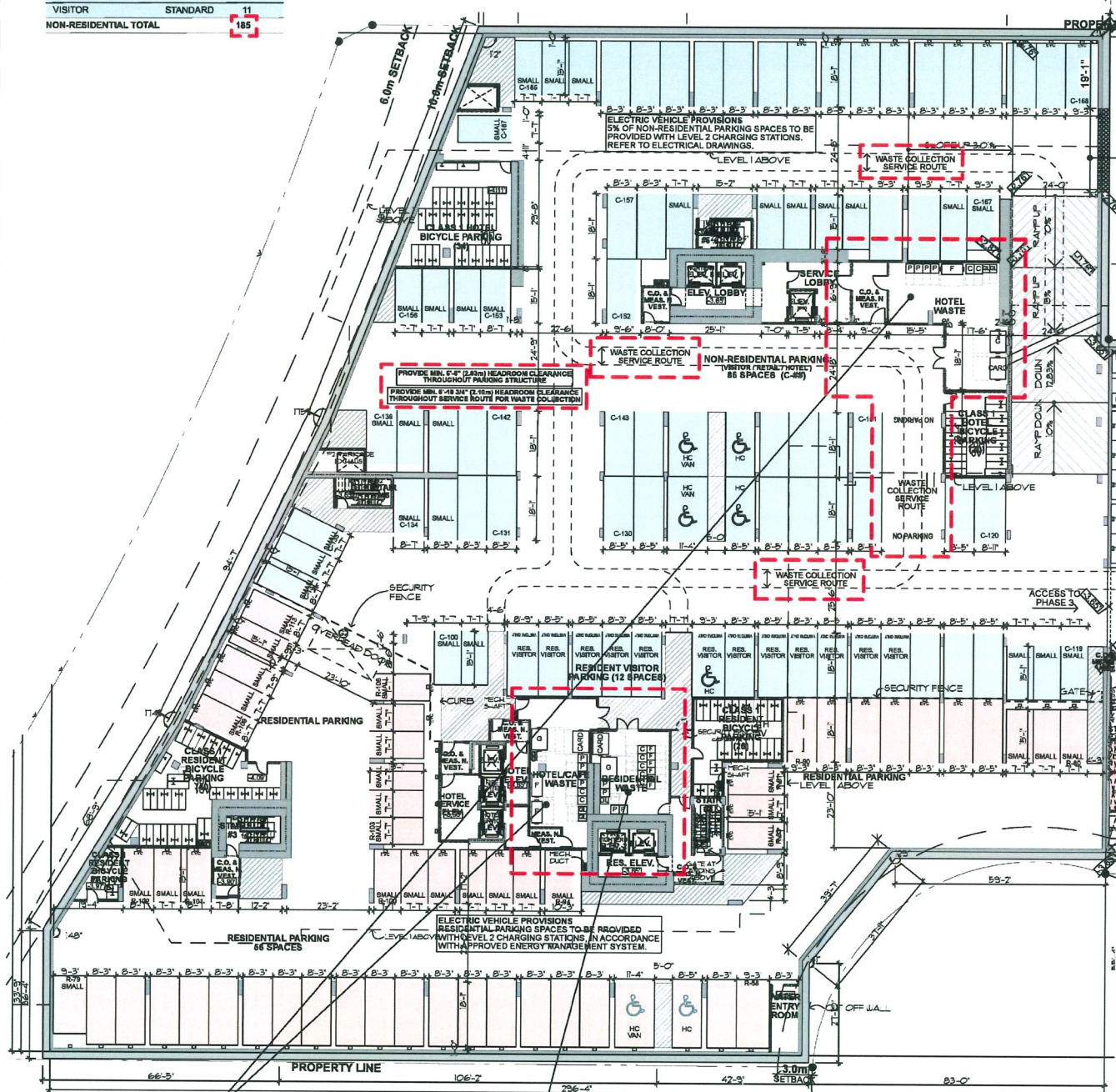
PHASE 4



HOTEL/CAFE WASTE ROOM INFORMATION				
WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	3 yds	3	PRIVATE	2/week
CARDBOARD BIN	3 yds	2	PRIVATE	2/week
WATER RECYCLING CART	360L	4	PRIVATE	2/week
MIXED CONTAINERS RECYCLING CART	360L	3	PRIVATE	2/week
GLASS RECYCLING CART	240L	2	PRIVATE	2/week
FOOD SCRAP CART	240L	10	PRIVATE	2/week
REFUNDABLE BEVERAGE CART	240L	2	PRIVATE	2/week

RESIDENTIAL WASTE ROOM INFORMATION				
WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	3 yds	2	PRIVATE	2/week
CARDBOARD BIN	3 yds	1	PRIVATE	2/week
WATER RECYCLING CART	360L	3	PRIVATE	2/week
MIXED CONTAINERS RECYCLING CART	360L	5	PRIVATE	2/week
GLASS RECYCLING CART	240L	1	PRIVATE	2/week
FOOD SCRAP CART	240L	4	PRIVATE	2/week
REFUNDABLE BEVERAGE CART	240L	3	PRIVATE	2/week

HOTEL/RETAIL WASTE ROOM INFORMATION				
WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	3 yds	3	PRIVATE	2/week
CARDBOARD BIN	3 yds	2	PRIVATE	2/week
WATER RECYCLING CART	360L	3	PRIVATE	2/week
MIXED CONTAINERS RECYCLING CART	360L	3	PRIVATE	2/week
GLASS RECYCLING CART	240L	2	PRIVATE	2/week
FOOD SCRAP CART	240L	10	PRIVATE	2/week
REFUNDABLE BEVERAGE CART	240L	2	PRIVATE	2/week



HOTEL/CAFE WASTE ROOM INFORMATION				
WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	4 yds	3	PRIVATE	2/week
MIXED PAPER TOTE (P)	360L	7	PRIVATE	2/week
CARDBOARD BIN (CARD)	4 yds	1	PRIVATE	2/week
MIXED CONTAINERS TOTE (C)	360L	3	PRIVATE	2/week
GLASS TOTE (GL)	240L	2	PRIVATE	2/week
FOOD SCRAP CART	240L	3	PRIVATE	2/week
REFUNDABLE BEVERAGE CART	240L	2	PRIVATE	2/week

RESIDENTIAL WASTE ROOM INFORMATION				
WASTE SERVICES PROVIDED	BIN SIZE	# OF BINS	COLLECTION SERVICE	COLLECTION FREQUENCY
GARBAGE BIN	4 yds	1	PRIVATE	2/week
MIXED PAPER TOTE (P)	360L	4	City of Richmond	2/week
CARDBOARD BIN (CARD)	4 yds	1	PRIVATE	2/week
MIXED CONTAINERS TOTE (C)	360L	5	City of Richmond	2/week
GLASS TOTE (GL)	240L	1	City of Richmond	2/week
FOOD SCRAP CART	240L	2	City of Richmond	2/week
REFUNDABLE BEVERAGE CART	240L	2	City of Richmond	2/week

FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

INDICATES EXTENT OF PROPOSED REVISIONS  
• revised waste storage rooms and access route.  
refer to Waste Management report (Apr. 11, 2025)

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

No.	ISSUED / REVISION	DATE	No.	ISSUED / REVISION	DATE
11	RE-APPROVED FOR DEVELOPMENT PERMIT	AUG 07 2025	8	RE-APPROVED FOR DEVELOPMENT PERMIT	JUN 04 2024
10	RE-APPROVED FOR DEVELOPMENT PERMIT	AUG 07 2025	7	RE-APPROVED FOR DEVELOPMENT PERMIT	APR 14 2024
9	RE-APPROVED FOR DEVELOPMENT PERMIT	AUG 07 2025	6	RE-APPROVED FOR DEVELOPMENT PERMIT	MAY 13 2024
			5	RE-APPROVED FOR DEVELOPMENT PERMIT	OCT 23 2024
			4	RE-APPROVED FOR DEVELOPMENT PERMIT	AUG 15 2024
			3	RE-APPROVED FOR DEVELOPMENT PERMIT	AUG 28 2024
			2	RE-APPROVED FOR DEVELOPMENT PERMIT	JUN 10 2024
			1	RE-APPROVED FOR DEVELOPMENT PERMIT	MAY 13 2024



LEVEL P1

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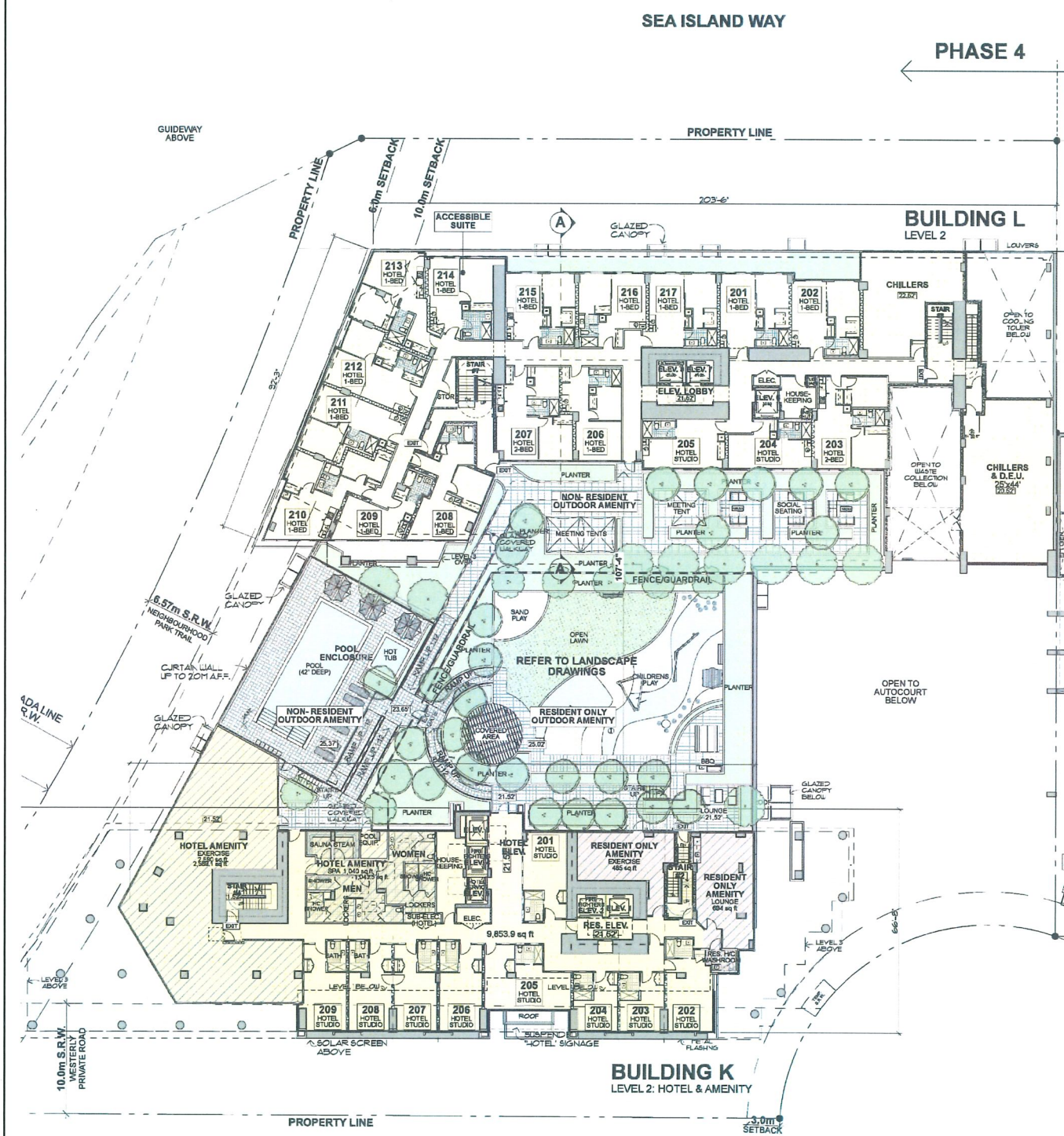
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CHECKED

DRAWING NUMBER  
**PLAN # 4b**



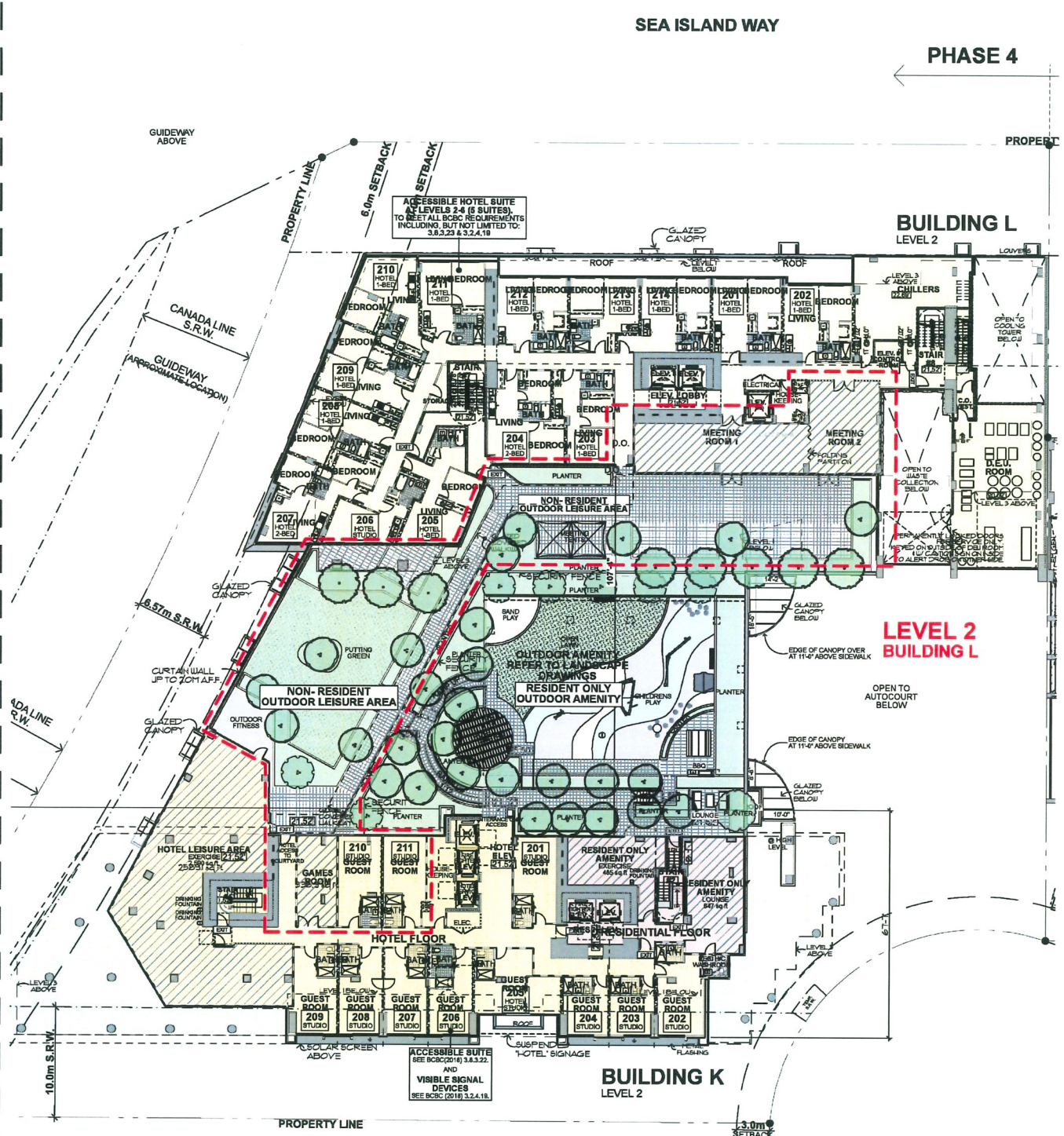






- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

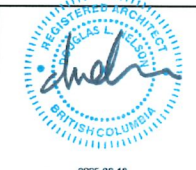
**INDICATES EXTENT OF PROPOSED REVISIONS**

- added non-residential indoor amenity (Bldg L)
- reduced non-residential indoor amenity (Bldg K)
- revised non-residential outdoor amenity features (area is unchanged)

**LEVEL 2 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-SUBMITTED FOR DP AMENDMENT	AUG 27 2025	1	RE-SUBMITTED FOR DP AMENDMENT	AUG 27 2025
10	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	2	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
9	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	3	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
8	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	4	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
7	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	5	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
6	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	6	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
5	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	7	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
4	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	8	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
3	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	9	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
2	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	10	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025
1	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025	11	RE-SUBMITTED FOR DP AMENDMENT	JUL 28 2025



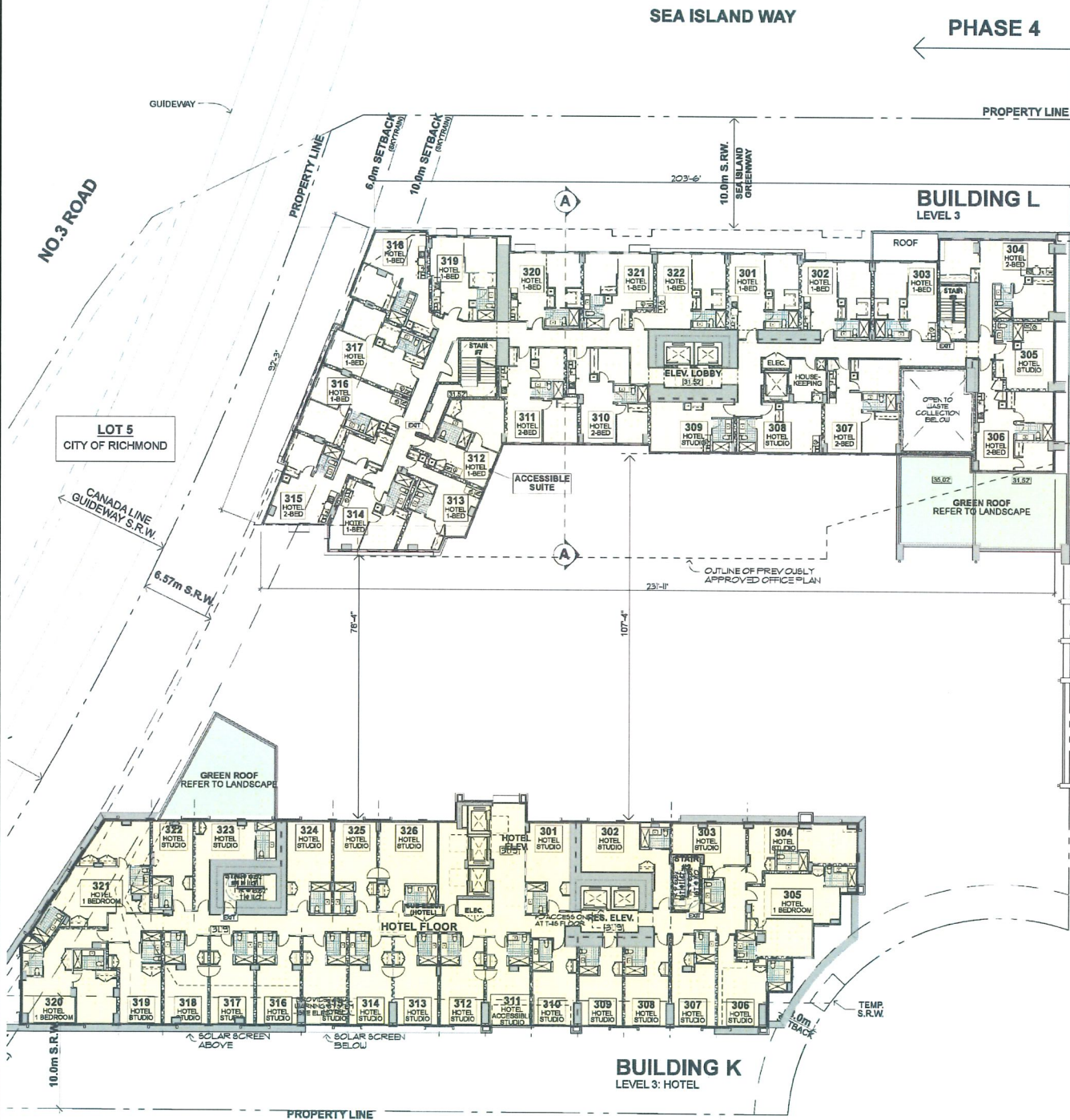
**LEVEL 2**

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**PLAN # 4d**

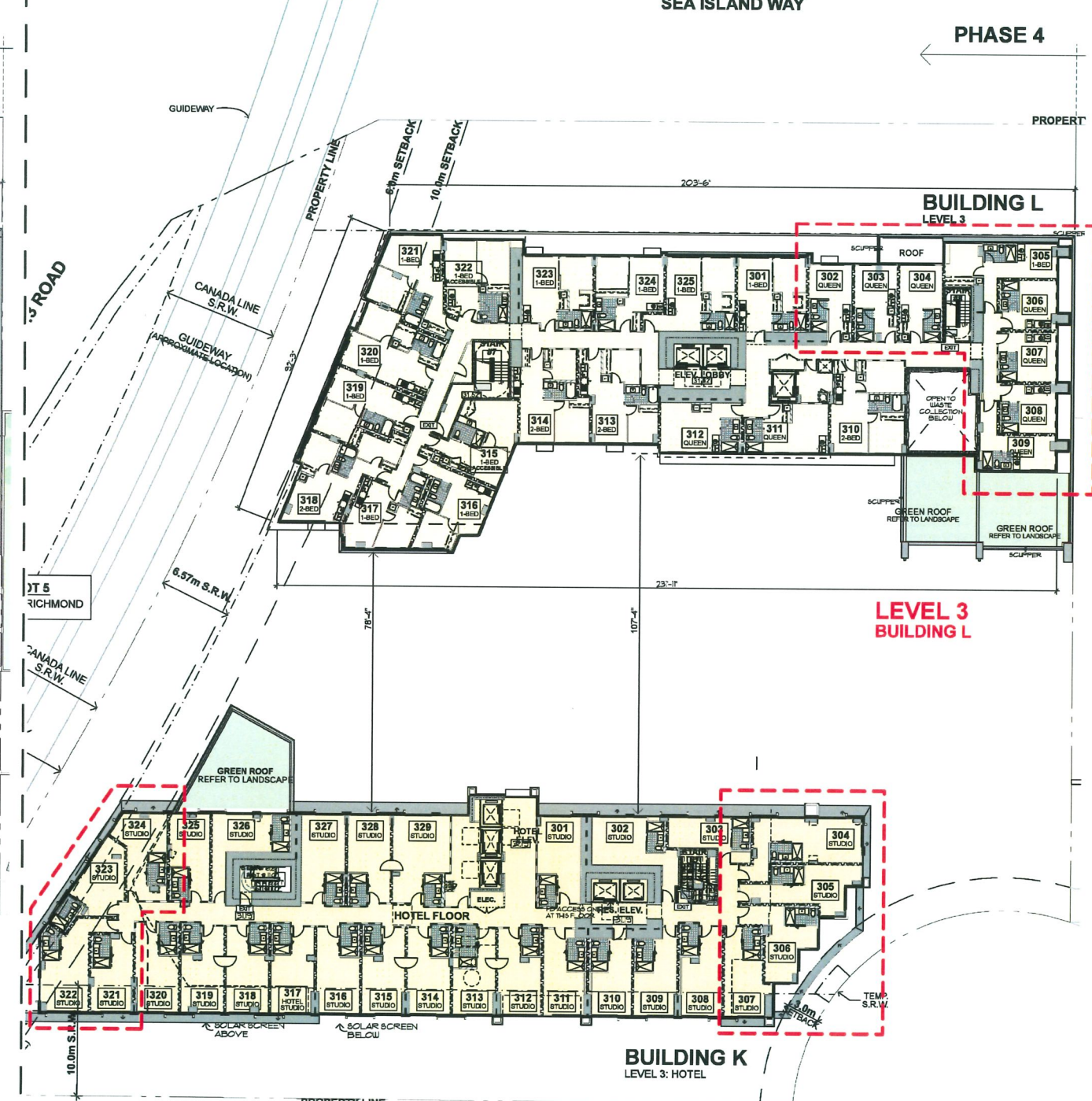
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- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**  
• revised hotel units (Bldg K).  
• revised hotel units (Bldg L).

**LEVEL 3 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 27 2025	3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
10	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2025	2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
9	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2025	1	RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024
8	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 04 2024	7	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 14 2024
7	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 14 2024	6	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
6	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024	5	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024
5	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024	4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024
4	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024	3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024	2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024	1	RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024



**LEVEL 3**

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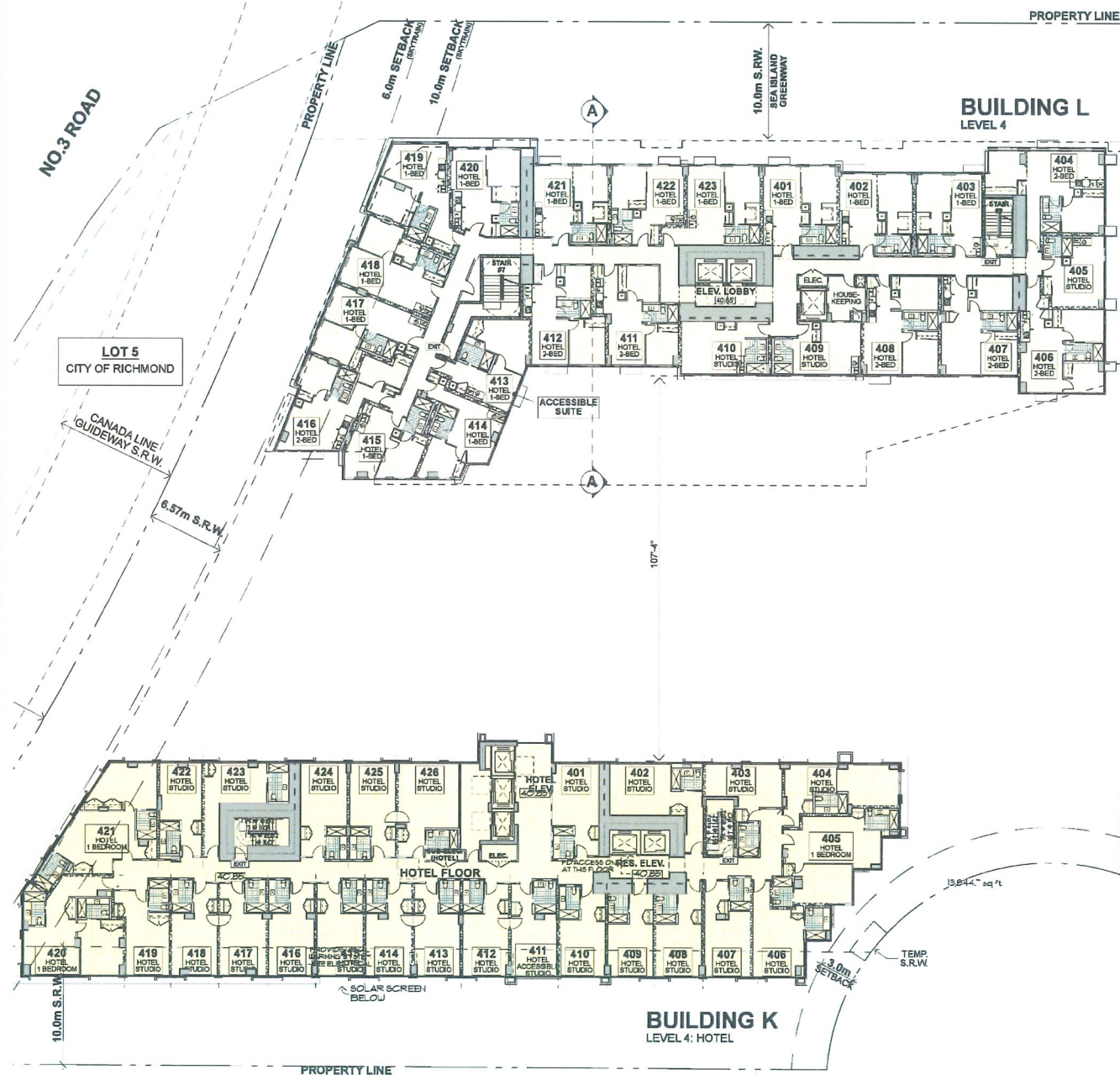
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DRAWING NUMBER  
**PLAN # 4e**



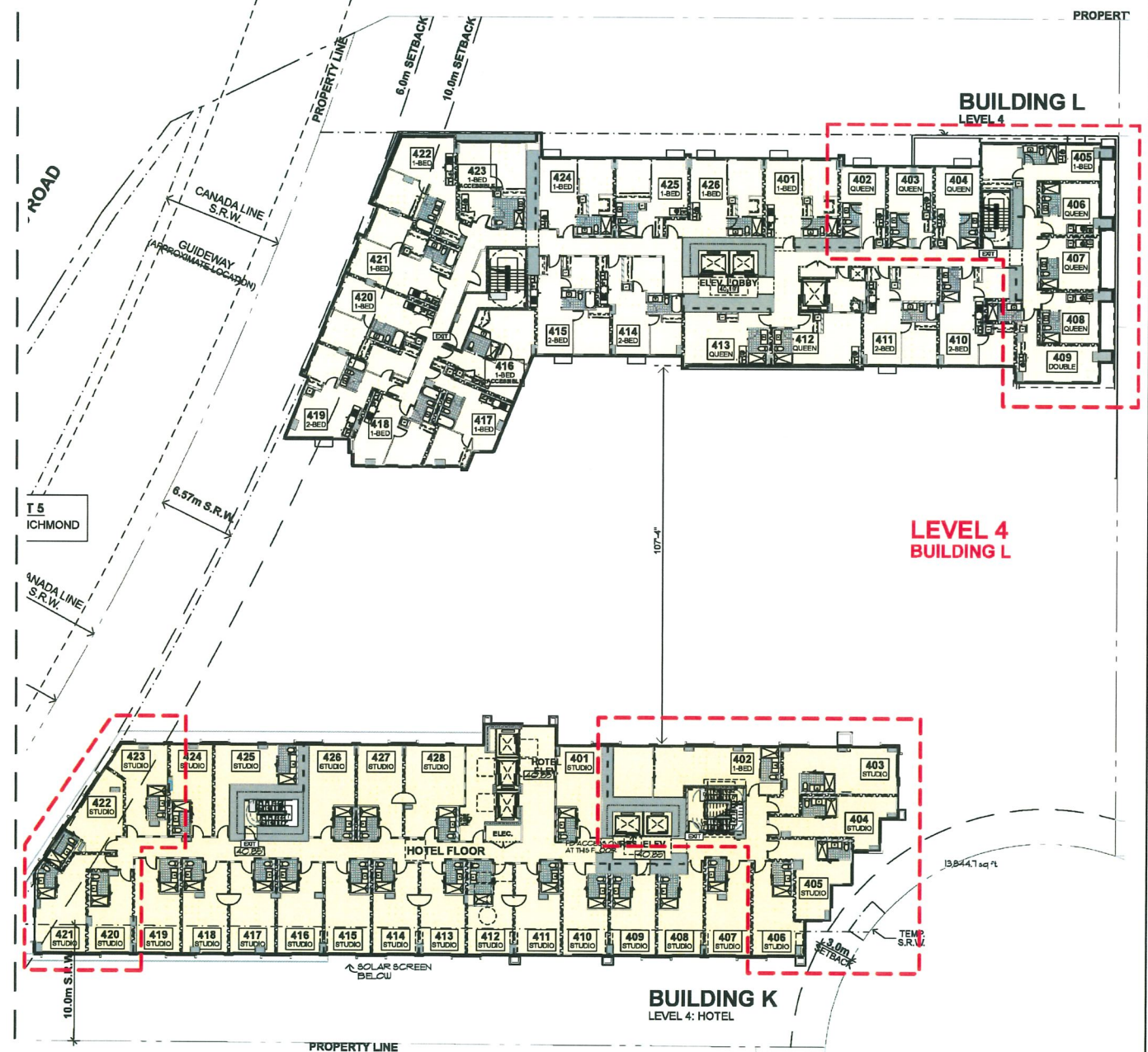
## PLAN 6







## SEA ISLAND WAY



- ### **FLOOR AREA DESIGNATION**
- |   |                                  |
|---|----------------------------------|
|  | RESIDENTIAL - MARKET             |
|  | RESIDENTIAL - AFFORDABLE HOUSING |
|  | RESIDENTIAL - MARKET B.U.H.      |
|  | RESIDENTIAL - INDOOR AMENITY     |
| <br>  |                                  |
|  | NON-RESIDENTIAL: OFFICE/RETAIL   |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |
|  | NON-RESIDENTIAL: HOTEL           |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |

**FOR REFERENCE:**  
 DP 18-821292 (Issued on February 14, 2022)  
 DP 24-012258 (Endorsed on September 12, 2024)



- ### **FLOOR AREA DESIGNATION**
- |   |                                  |
|---|----------------------------------|
|  | RESIDENTIAL - MARKET             |
|  | RESIDENTIAL - AFFORDABLE HOUSING |
|  | RESIDENTIAL - MARKET B.U.H.      |
|  | RESIDENTIAL - INDOOR AMENITY     |
|  | NON-RESIDENTIAL: OFFICE/RETAIL   |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |
|  | NON-RESIDENTIAL: HOTEL           |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |

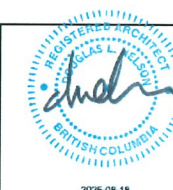
**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised hotel units (Bldg K).
- revised hotel units (Bldg L).

**LEVEL 4  
BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT**

3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

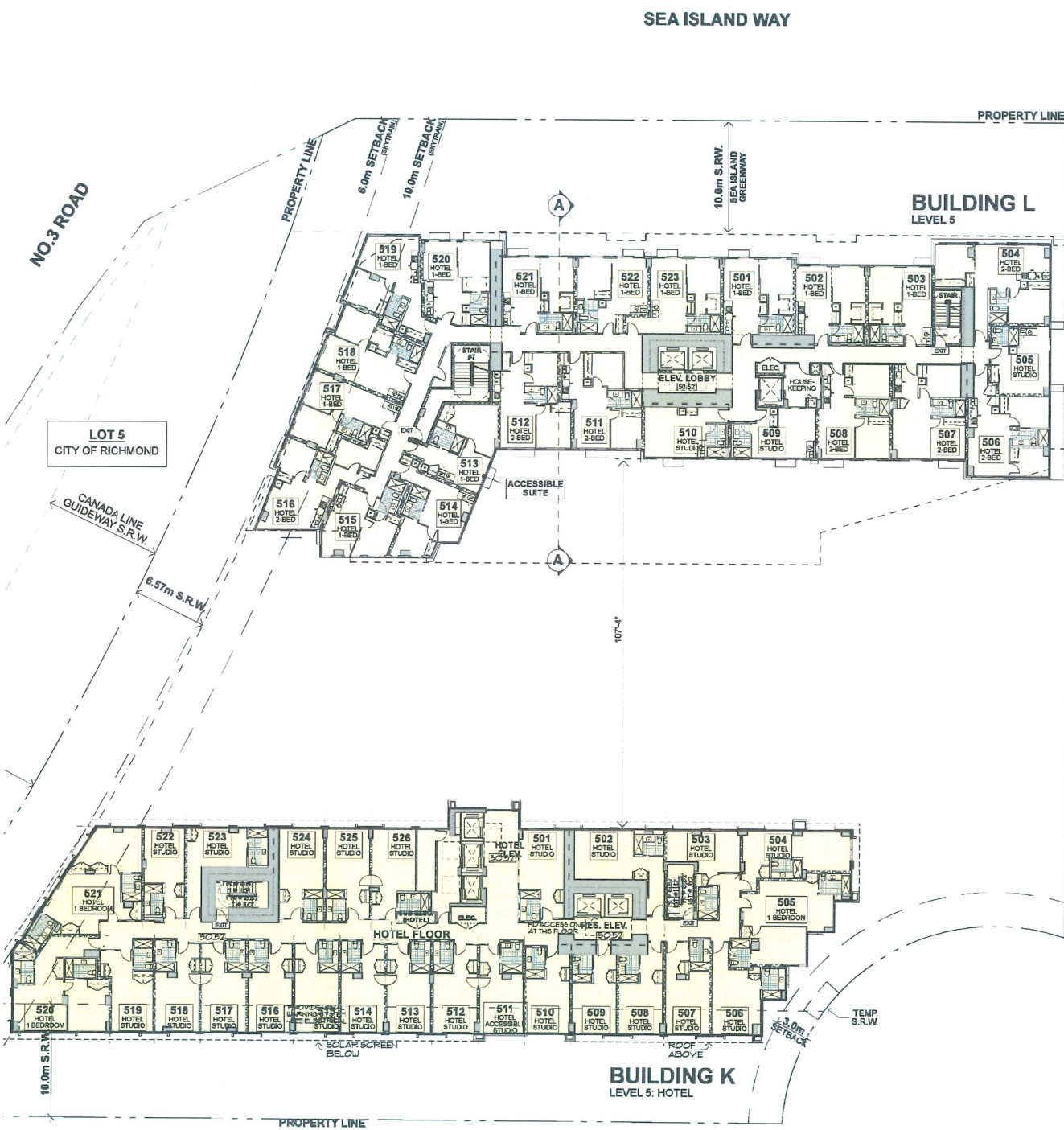
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## LEVEL 4

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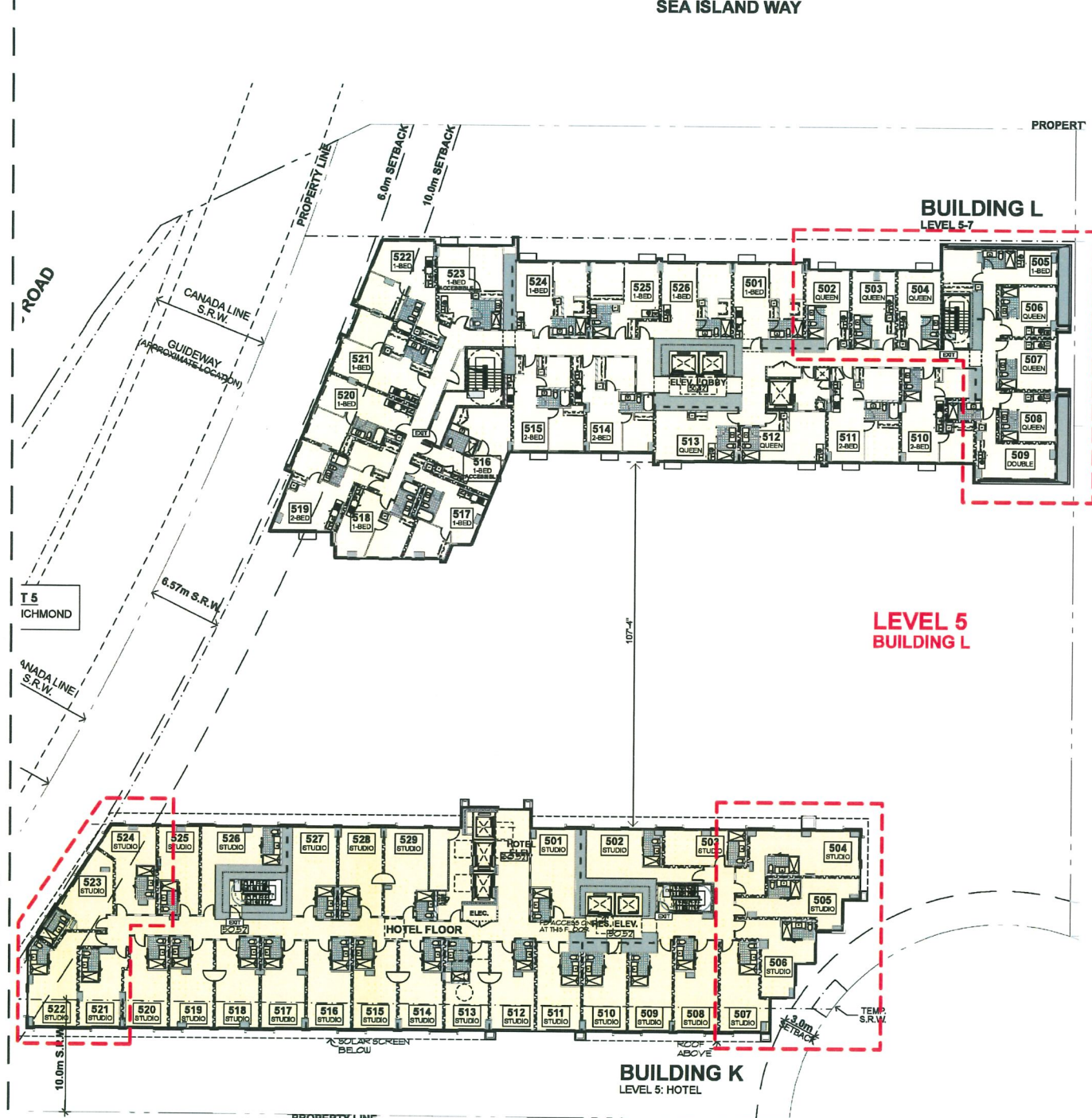
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DRAWN		
CHECKED		





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



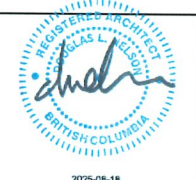
- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**  
• revised hotel units (Bldg K)  
• revised hotel units (Bldg L)

**LEVEL 5 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 07 2025	1	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 06 2025
10	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2025	2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
9	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	3	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
8	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	4	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
7	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	5	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
6	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	6	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
5	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	7	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
4	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	8	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	9	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	10	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
1	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 09 2025	11	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024



**LEVEL 5**

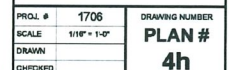
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PROJ. # 1706  
SCALE 1/8" = 1'-0"  
DRAWN  
CHECKED

DRAWING NUMBER  
**PLAN # 4g**



## PLAN 8

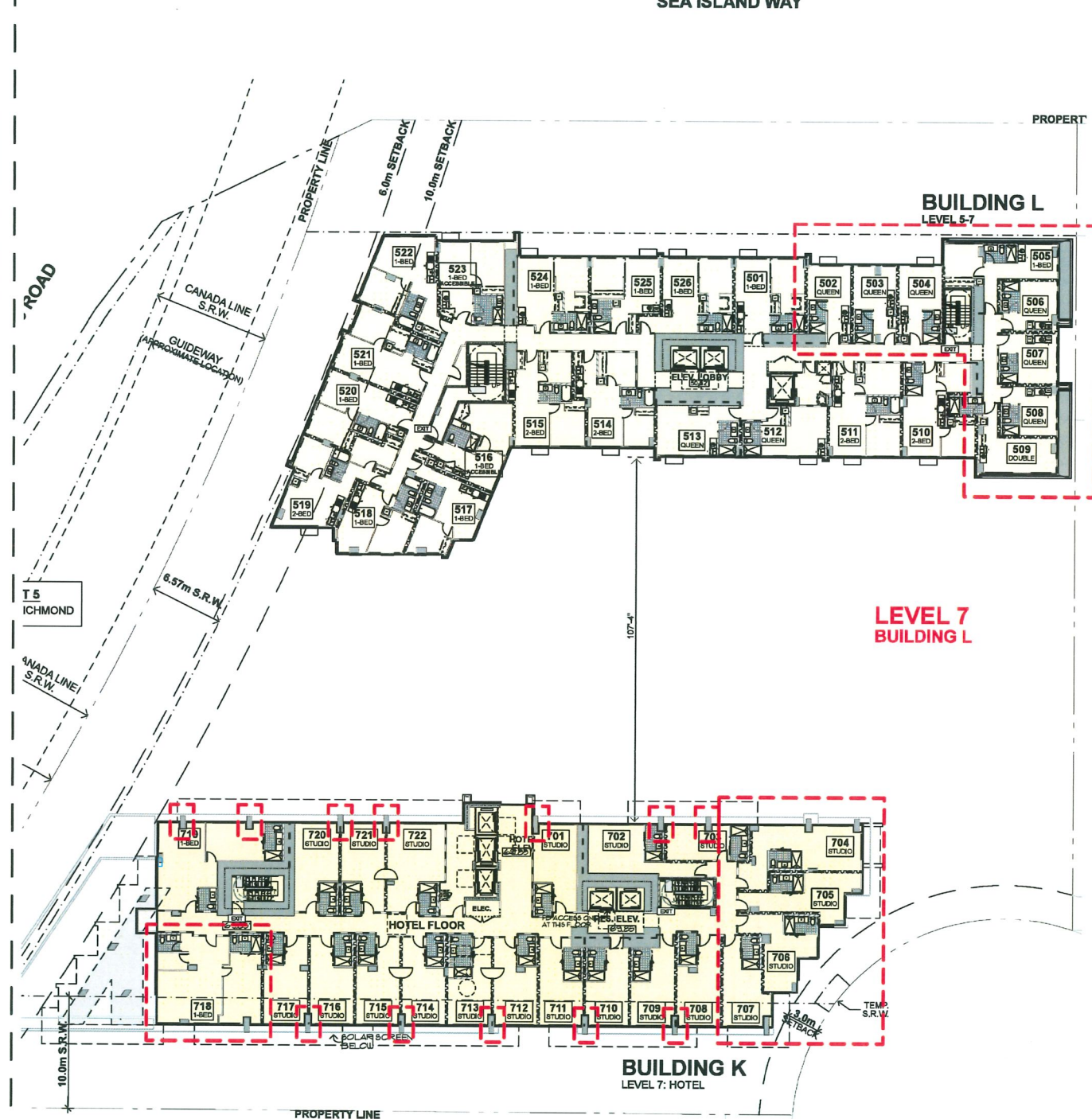






- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



- FLOOR AREA DESIGNATION**
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  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised hotel units (Bldg K).
- relocate columns to exterior (Bldg K).
- revised hotel units (Bldg L).

**LEVEL 7  
BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

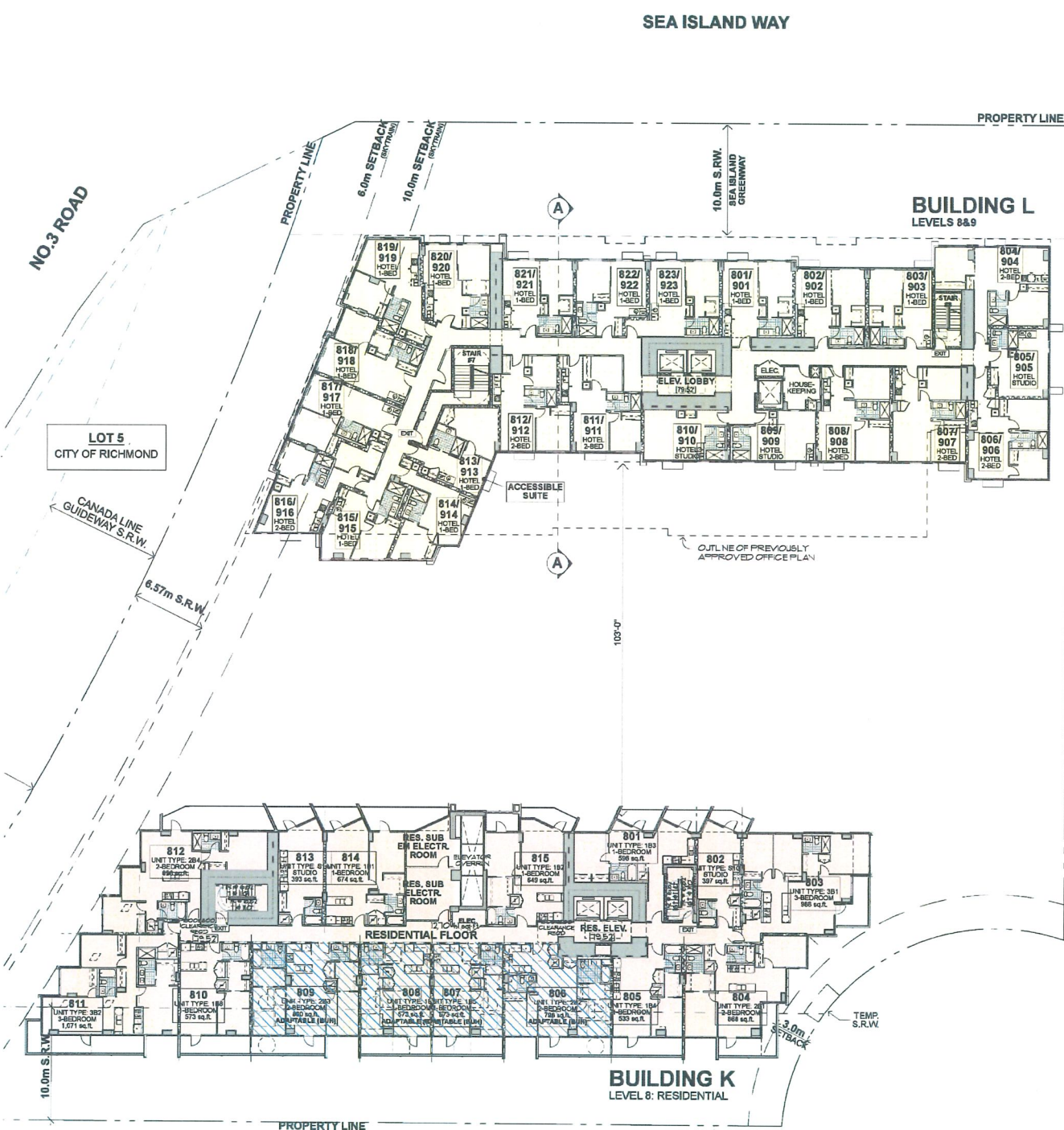
11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	1	RE-ISSUED FOR DP AMENDMENT	JUN 04 2025
10	RE-ISSUED FOR DP AMENDMENT	JUL 26 2025	2	RE-ISSUED FOR DP AMENDMENT	APR 14 2025
9	RE-ISSUED FOR DP AMENDMENT	JUL 06 2025	3	RE-ISSUED FOR DP AMENDMENT	MAR 13 2025
			4	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024
			5	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 16 2024
			6	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 19 2024
			7	RE-ISSUED FOR DEVELOPMENT PERMIT	JAN 10 2024
			8	RE-ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024



<b>LEVEL 7</b>	<b>PROJ. #</b> 1706	<b>DRAWING NUMBER</b> 4i
	<b>SCALE</b> 1/16" = 1'-0"	
	<b>CHECKED</b>	

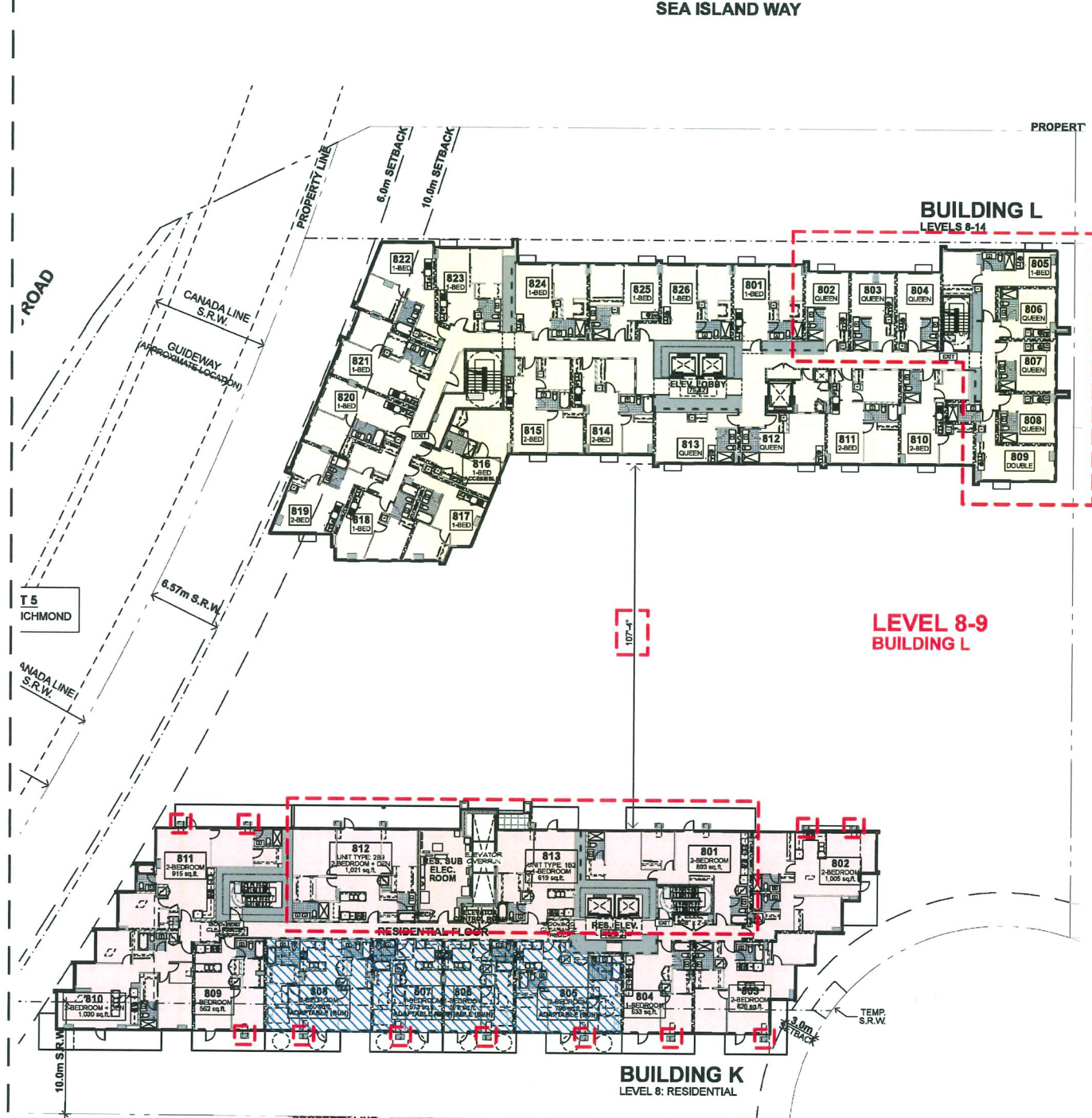
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- FLOOR AREA DESIGNATION**
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  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



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  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K).
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**LEVEL 8 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-APPROVED FOR	AUG 07 2024	1	RE-APPROVED FOR	JUN 04 2024
10	RE-APPROVED FOR	JUL 30 2024	2	RE-APPROVED FOR	APR 14 2024
9	RE-APPROVED FOR	JUL 18 2024	3	RE-APPROVED FOR	MAY 13 2024
	ISSUED / REVISION	DATE		ISSUED / REVISION	DATE



**LEVEL 8 / 9**

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PROJ # 1706  
SCALE 1/8" = 1'-0"  
DRAWN  
CHECKED

DRAWING NUMBER  
**PLAN # 4j**

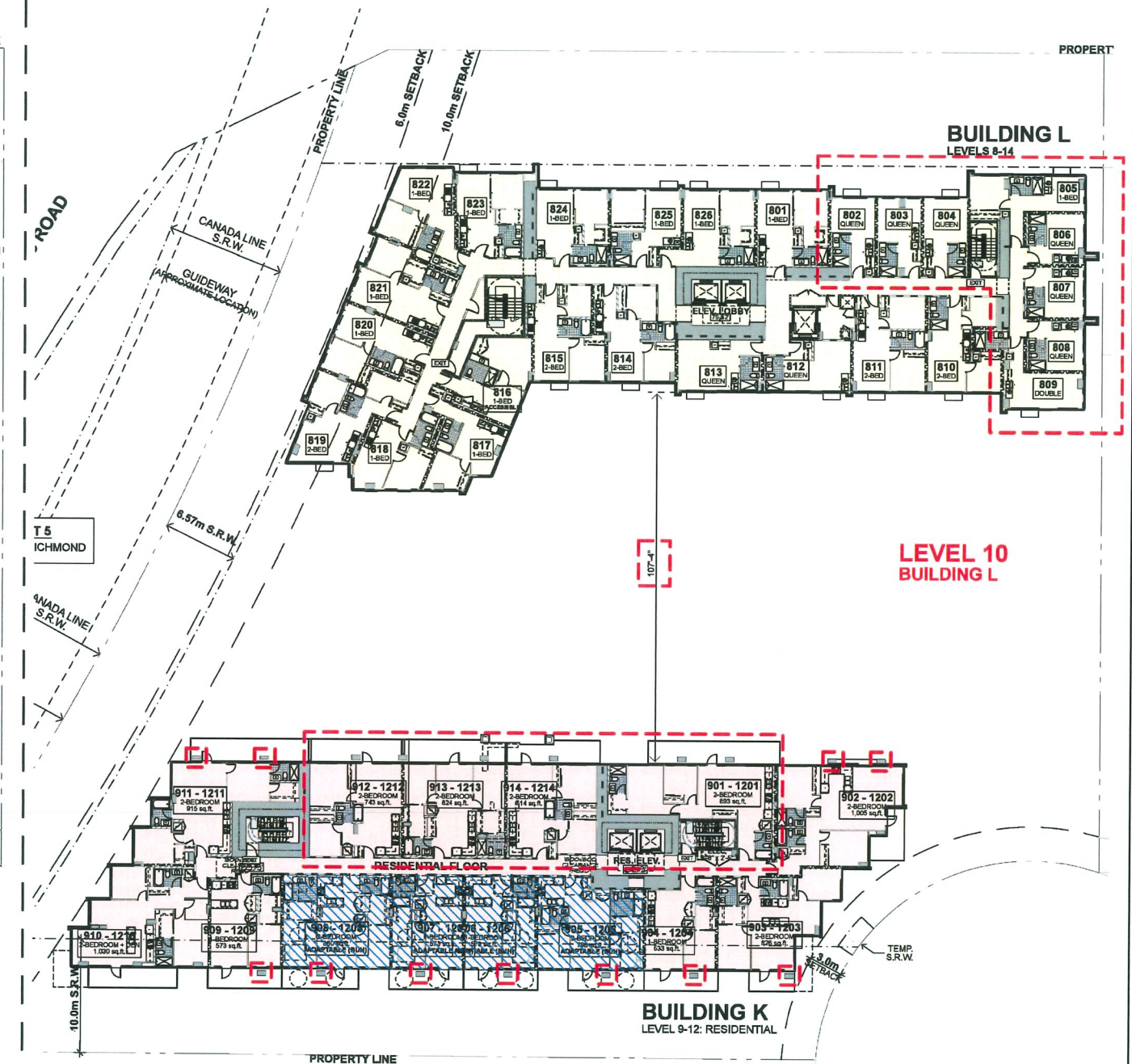




## FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET B.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL: OFFICE/RETAIL
- NON-RESIDENTIAL: INDOOR AMENITY
- NON-RESIDENTIAL: HOTEL
- NON-RESIDENTIAL: INDOOR AMENITY

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



## FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
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- RESIDENTIAL - MARKET B.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL: OFFICE/RETAIL
- NON-RESIDENTIAL: INDOOR AMENITY
- NON-RESIDENTIAL: HOTEL
- NON-RESIDENTIAL: INDOOR AMENITY

## INDICATES EXTENT OF PROPOSED REVISIONS

- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K).
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**

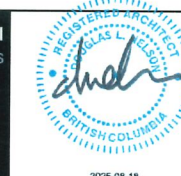
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-REQUIRED FOR DP AMENDMENT	AUG 07 2025	3	REQUIRED FOR DEVELOPMENT PERMIT	AUG 13 2024
10	RE-REQUIRED FOR DP AMENDMENT	JUL 28 2025	2	REQUIRED FOR DEVELOPMENT PERMIT	JUN 10 2024
9	RE-REQUIRED FOR DP AMENDMENT	JUL 28 2025	1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024
No. ISSUED / REVISION		DATE	No. ISSUED / REVISION		DATE

bingham+hill architects

201-1444 Alberni Street  
Vancouver, British Columbia  
Canada, V6G 2Z4

Tel: (604) 698-8254  
Email: general@bharch.ca



LEVEL 9 / 10

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PROJ. # 1706  
SCALE 1/8" = 1'-0"  
DRAWING NUMBER  
PLAN # 4k

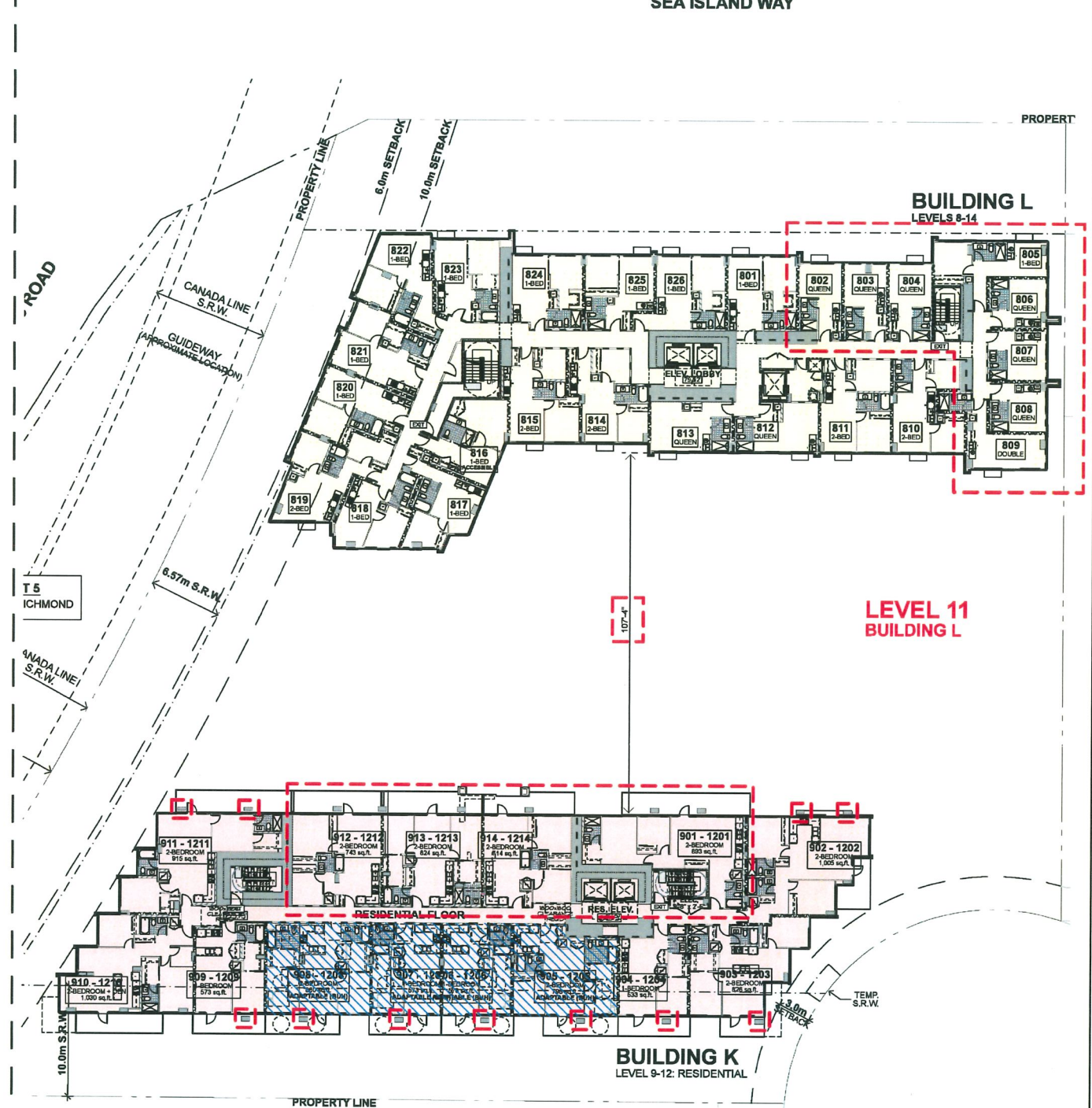




## FLOOR AREA DESIGNATION

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- NON-RESIDENTIAL: INDOOR AMENITY
- NON-RESIDENTIAL: HOTEL
- NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K).
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**LEVEL 10  
BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-APPROVED FOR DP AMENDMENT	AUG 07 2025	1	RE-APPROVED FOR DP AMENDMENT	JUN 04 2025
10	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	2	RE-APPROVED FOR DP AMENDMENT	APR 14 2025
9	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	3	RE-APPROVED FOR DP AMENDMENT	MAY 13 2025
8	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	4	RE-APPROVED FOR DP AMENDMENT	OCT 23 2024
7	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	5	RE-APPROVED FOR DP AMENDMENT	AUG 16 2024
6	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	6	RE-APPROVED FOR DP AMENDMENT	JUL 29 2024
5	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	7	RE-APPROVED FOR DP AMENDMENT	JUN 10 2024
4	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	8	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
3	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	9	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
2	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	10	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
1	RE-APPROVED FOR DP AMENDMENT	JUL 08 2025	11	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024

bingham+hill  
architects

301-1444 Alberni Street  
Vancouver, British Columbia  
Canada, V6G 2Z4

Tel: (604) 688 8254  
Email: general@bharch.ca



LEVEL 10 / 11

PROJ. # 1706  
SCALE 1/16" = 1'-0"  
DRAWN  
CHECKED

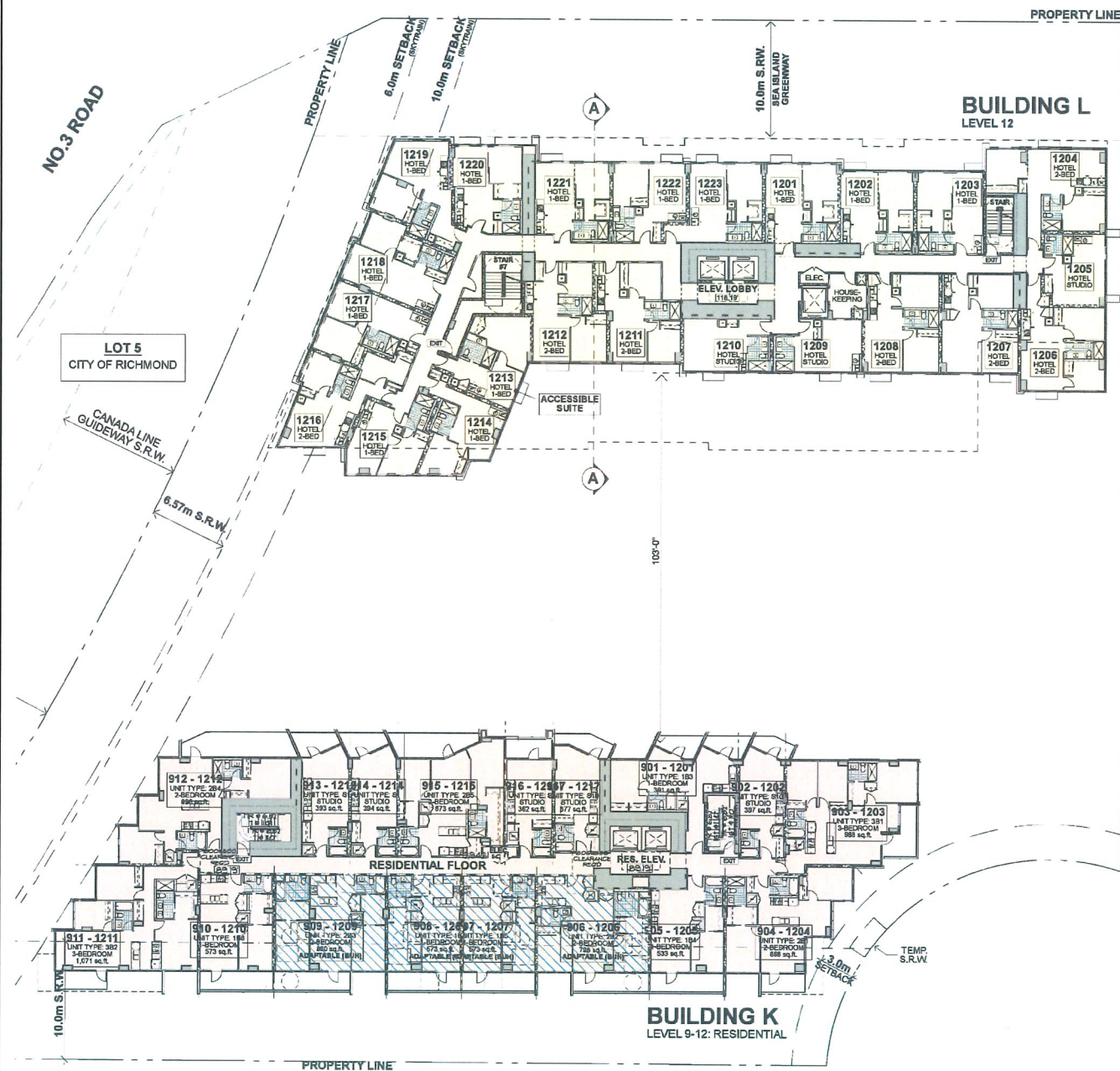
PLAN #  
41

ALL DIMENSIONS SHALL BE VERIFIED ON SITE



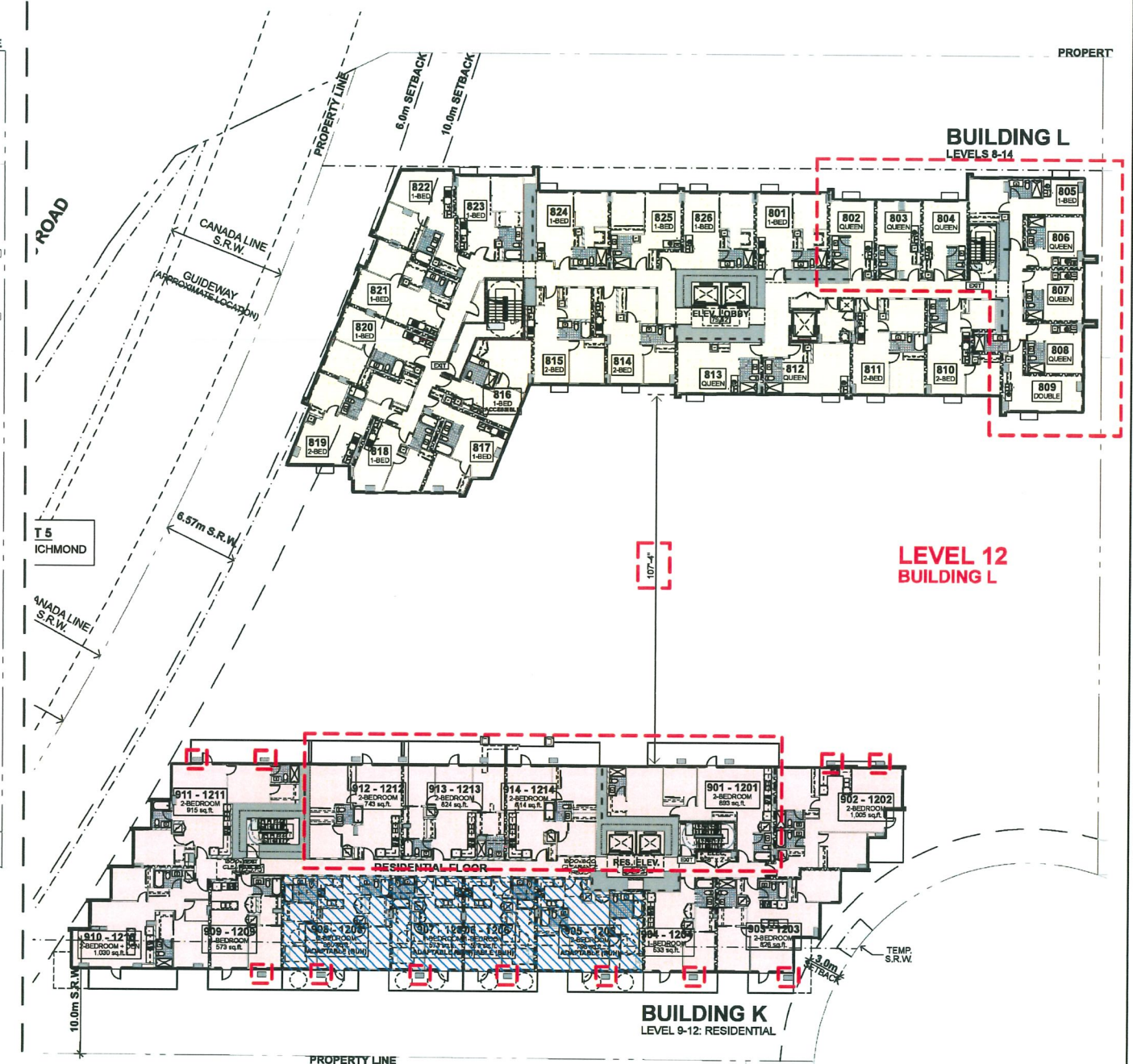
## PLAN 13

## SEA ISLAND WAY



- ### **FLOOR AREA DESIGNATION**
- |   |                                  |
|---|----------------------------------|
|  | RESIDENTIAL - MARKET             |
|  | RESIDENTIAL - AFFORDABLE HOUSING |
|  | RESIDENTIAL - MARKET B.U.H.      |
|  | RESIDENTIAL - INDOOR AMENITY     |
|   |                                  |
|  | NON-RESIDENTIAL: OFFICE/RETAIL   |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |
|  | NON-RESIDENTIAL: HOTEL           |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



- ### FLOOR AREA DESIGNATION
- |   |                                  |
|---|----------------------------------|
|  | RESIDENTIAL - MARKET             |
|  | RESIDENTIAL - AFFORDABLE HOUSING |
|  | RESIDENTIAL - MARKET B.U.H.      |
|  | RESIDENTIAL - INDOOR AMENITY     |
|  | NON-RESIDENTIAL: OFFICE/RETAIL   |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |
|  | NON-RESIDENTIAL: HOTEL           |
|  | NON-RESIDENTIAL: INDOOR AMENITY  |


**INDICATES EXTENT OF PROPOSED REVISIONS**

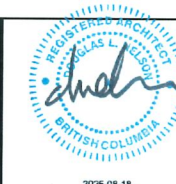
- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K.)
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**LEVEL 11**  
**BUILDING K**

## PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4 MINOR AMENDMENT

3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

				8	REASSED FOR OF AMENDMENT	JUN 06	
				7	REASSED FOR OF AMENDMENT	APR 14	
				6	ISSUED FOR OF AMENDMENT	MAY 15	
				5	REASSED FOR OF AMENDMENT	OCT 23	
				4	REASSED FOR OF AMENDMENT	AUG 01	
				3	REASSED FOR OF AMENDMENT	JUN 06	
				2	REASSED FOR OF AMENDMENT	JUN 06	
				1	ISSUED FOR OF AMENDMENT	JUN 06	
11				10	REASSED FOR OF AMENDMENT	AUG 07	
10				9	REASSED FOR OF AMENDMENT	AUG 07	
				8	REASSED FOR OF AMENDMENT	JUN 06	
				7	REASSED FOR OF AMENDMENT	JUN 06	
				6	REASSED FOR OF AMENDMENT	JUN 06	
				5	REASSED FOR OF AMENDMENT	JUN 06	
				4	REASSED FOR OF AMENDMENT	JUN 06	
				3	REASSED FOR OF AMENDMENT	JUN 06	
				2	REASSED FOR OF AMENDMENT	JUN 06	
				1	ISSUED FOR OF AMENDMENT	JUN 06	



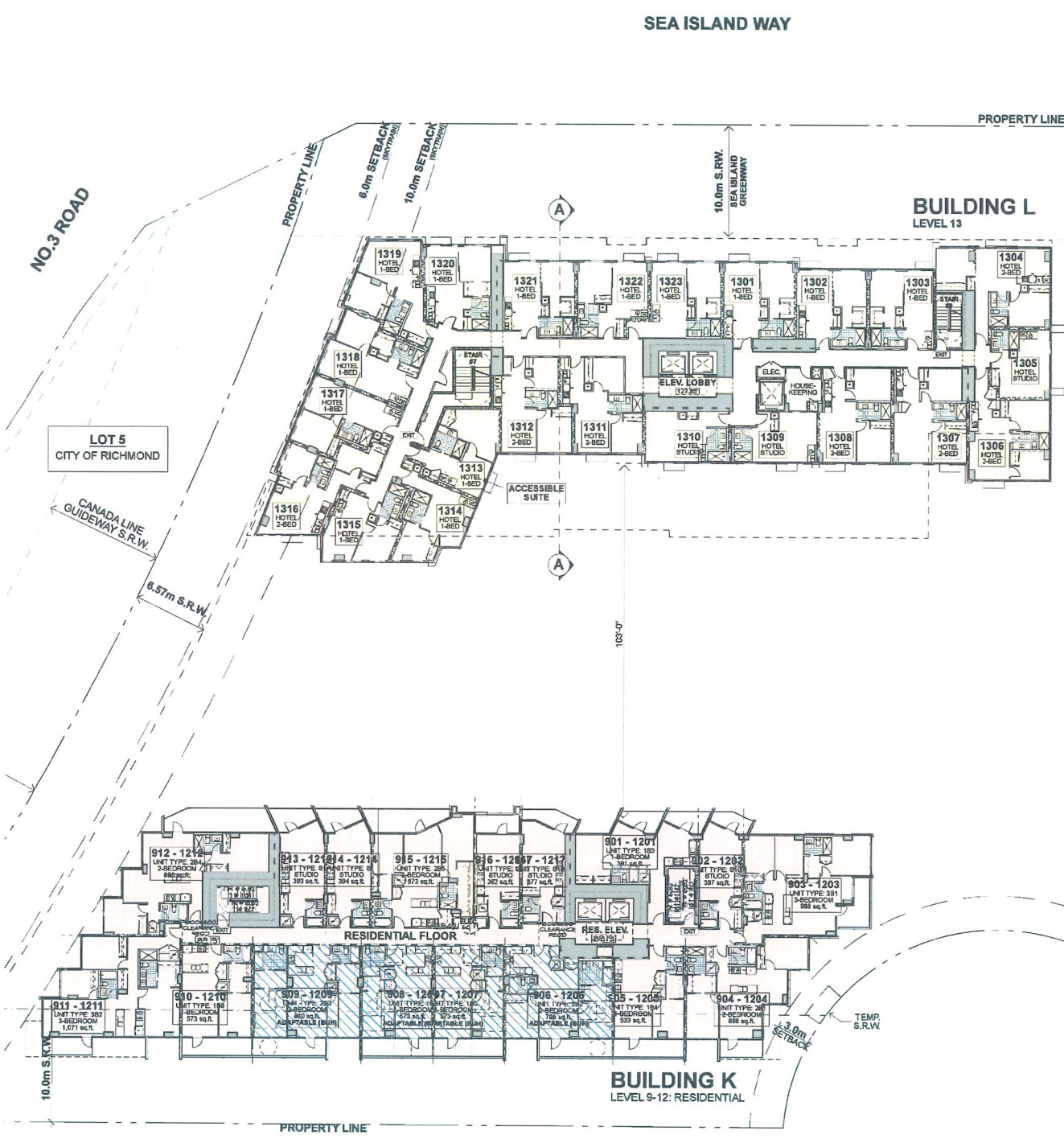
LEVEL 11 / 12

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PROJ. #	1706	DRAWING NUMBER <b>PLAN #</b> <b>4m</b>
SCALE	1/16" = 1'-0"	
DRAWN		
CHECKED		

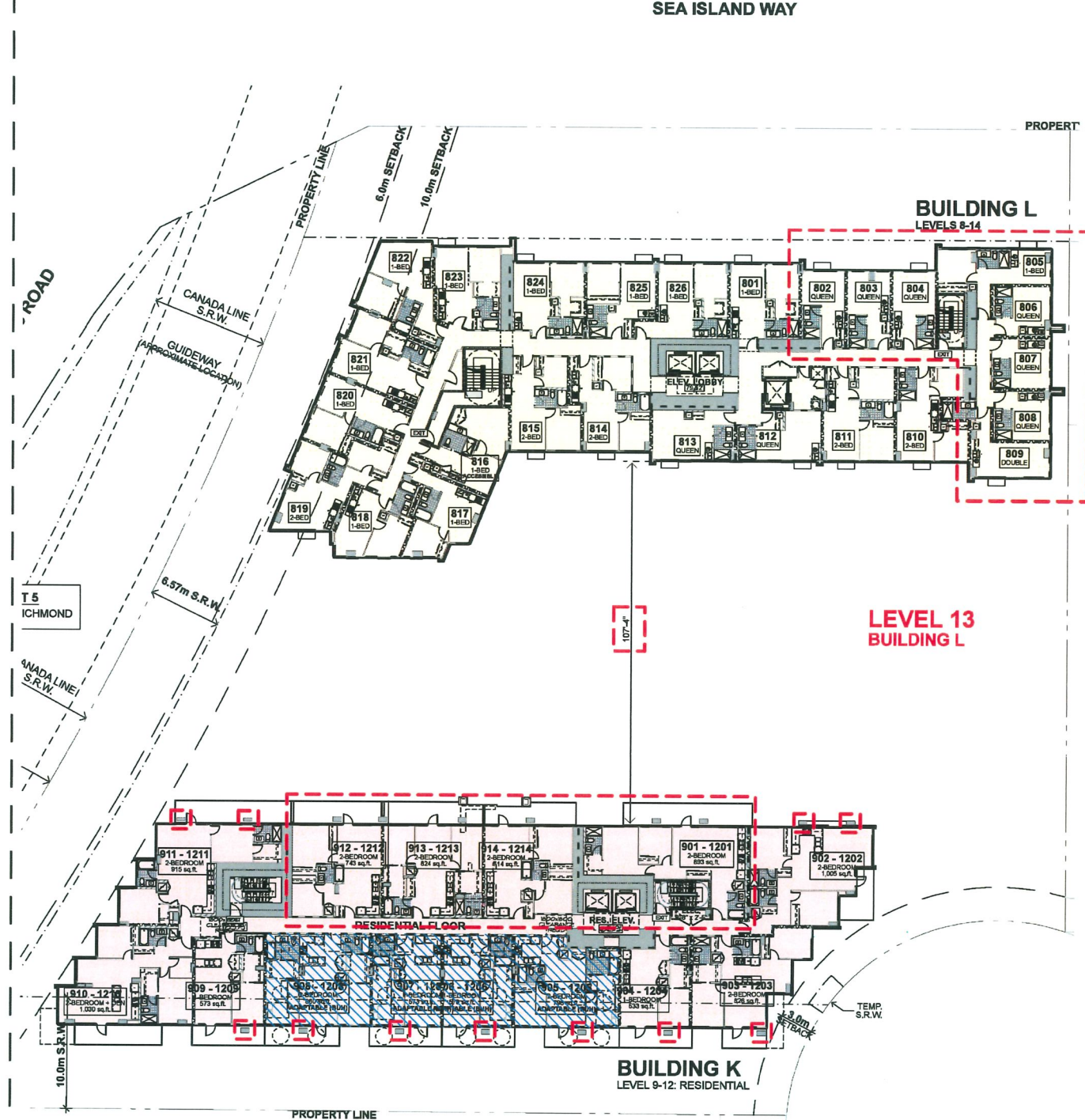
ALL DIMENSIONS SHALL BE VERIFIED ON SITE





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
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  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K).
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**LEVEL 12 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-REQUIRED FOR DP AMENDMENT	AUG 07 2025	1	RE-REQUIRED FOR DP AMENDMENT	AUG 07 2025
10	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	2	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
9	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	3	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
8	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	4	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
7	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	5	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
6	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	6	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
5	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	7	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
4	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	8	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
3	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	9	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
2	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	10	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025
1	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025	11	RE-REQUIRED FOR DP AMENDMENT	JUL 26 2025



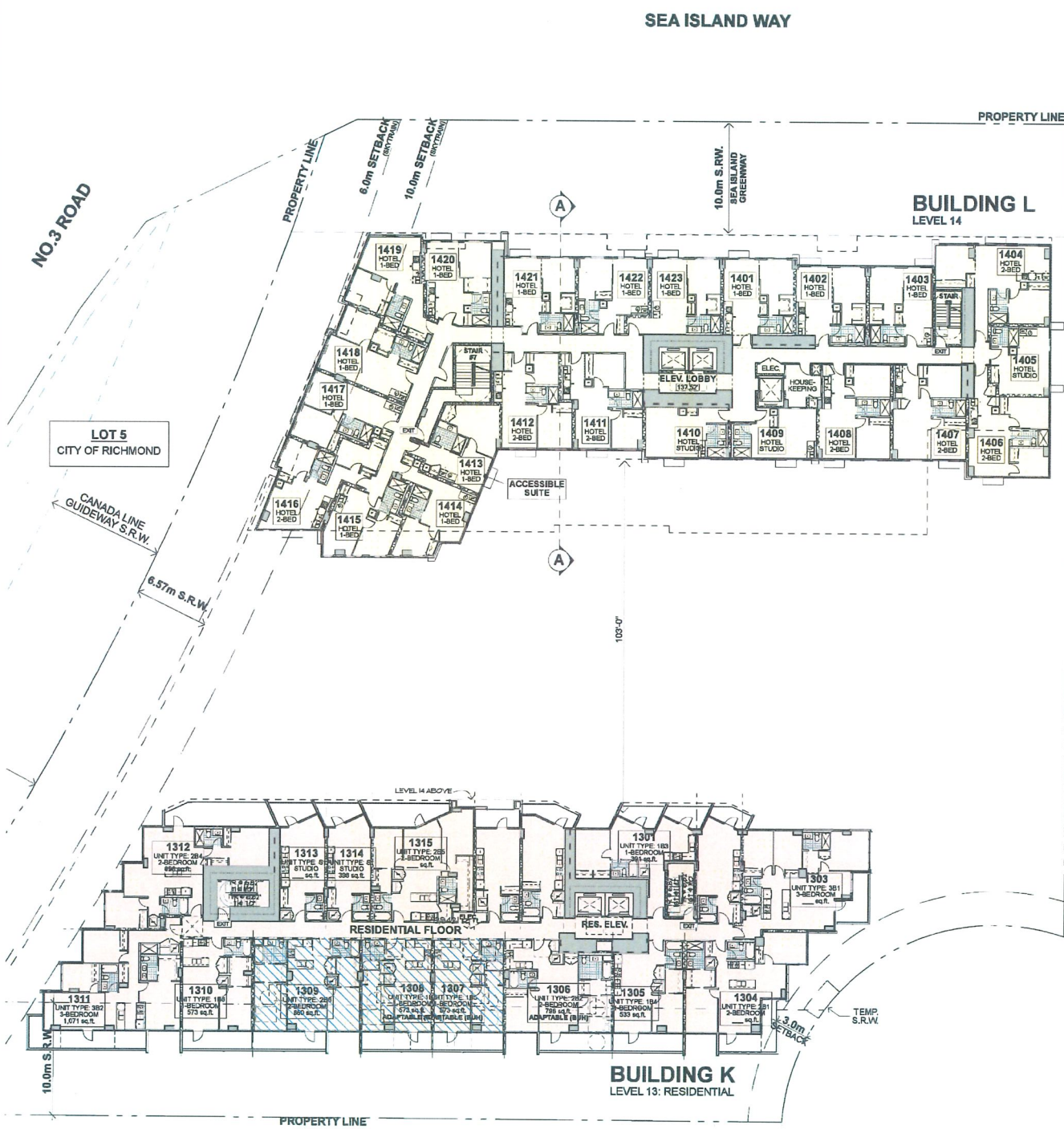
**LEVEL 12 / 13**

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PROJ. # 1706  
SCALE 1/8" = 1'-0"  
DRAWN  
CHECKED

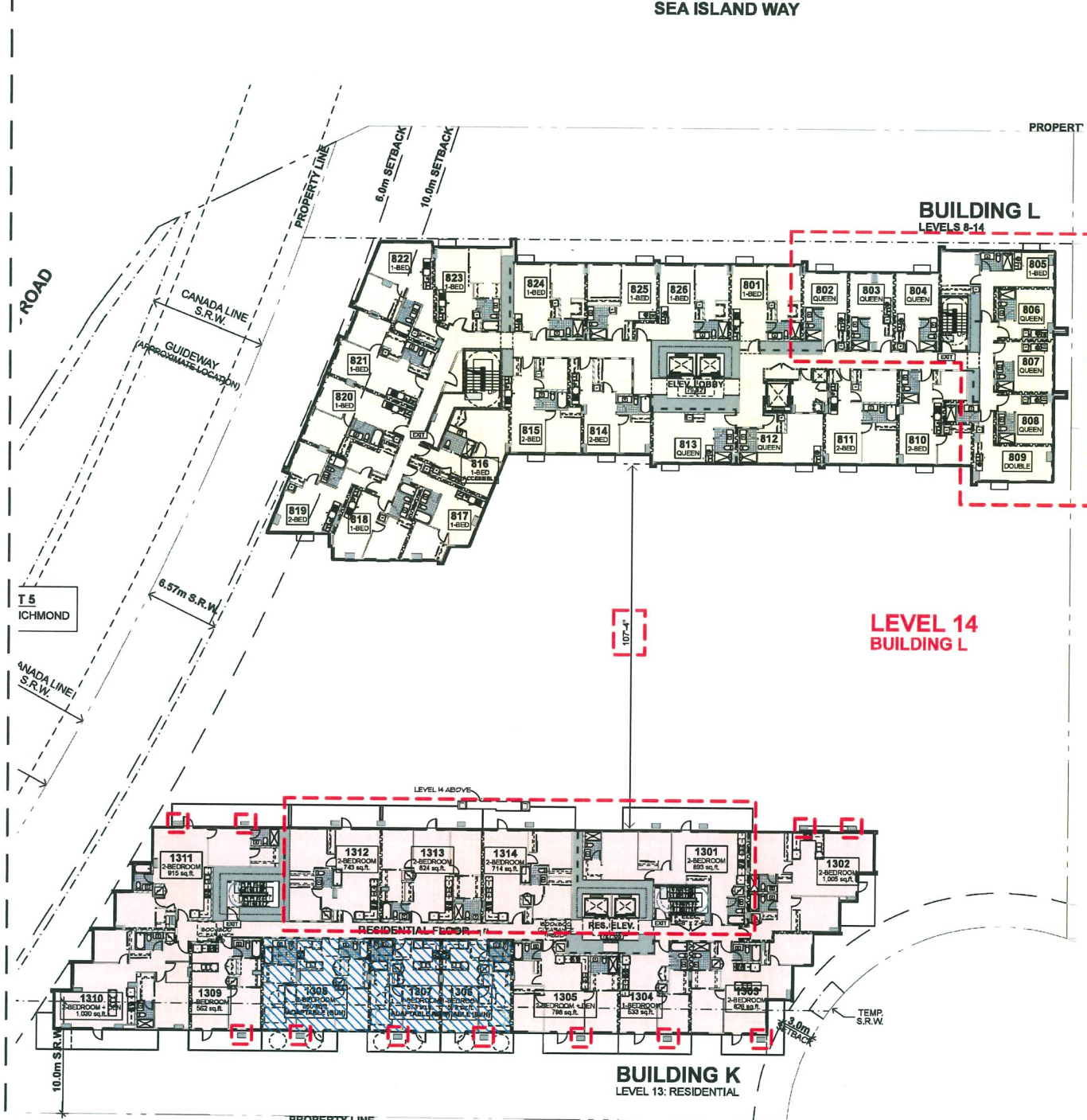
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**PLAN # 4n**





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
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**FOR REFERENCE:**  
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  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

**INDICATES EXTENT OF PROPOSED REVISIONS**

- revised residential units (Bldg K).
- relocate columns to exterior (Bldg K).
- increased spatial separation between Building K & L.
- revised hotel units (Bldg L).

**LEVEL 13 BUILDING K**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 27 2025	1	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
10	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2025	2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
9	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2025	3	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
8	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 27 2025	4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024
7	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 14 2025	5	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025
6	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	6	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024
5	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	7	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
4	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	8	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
3	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	9	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
2	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	10	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
1	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2025	11	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024



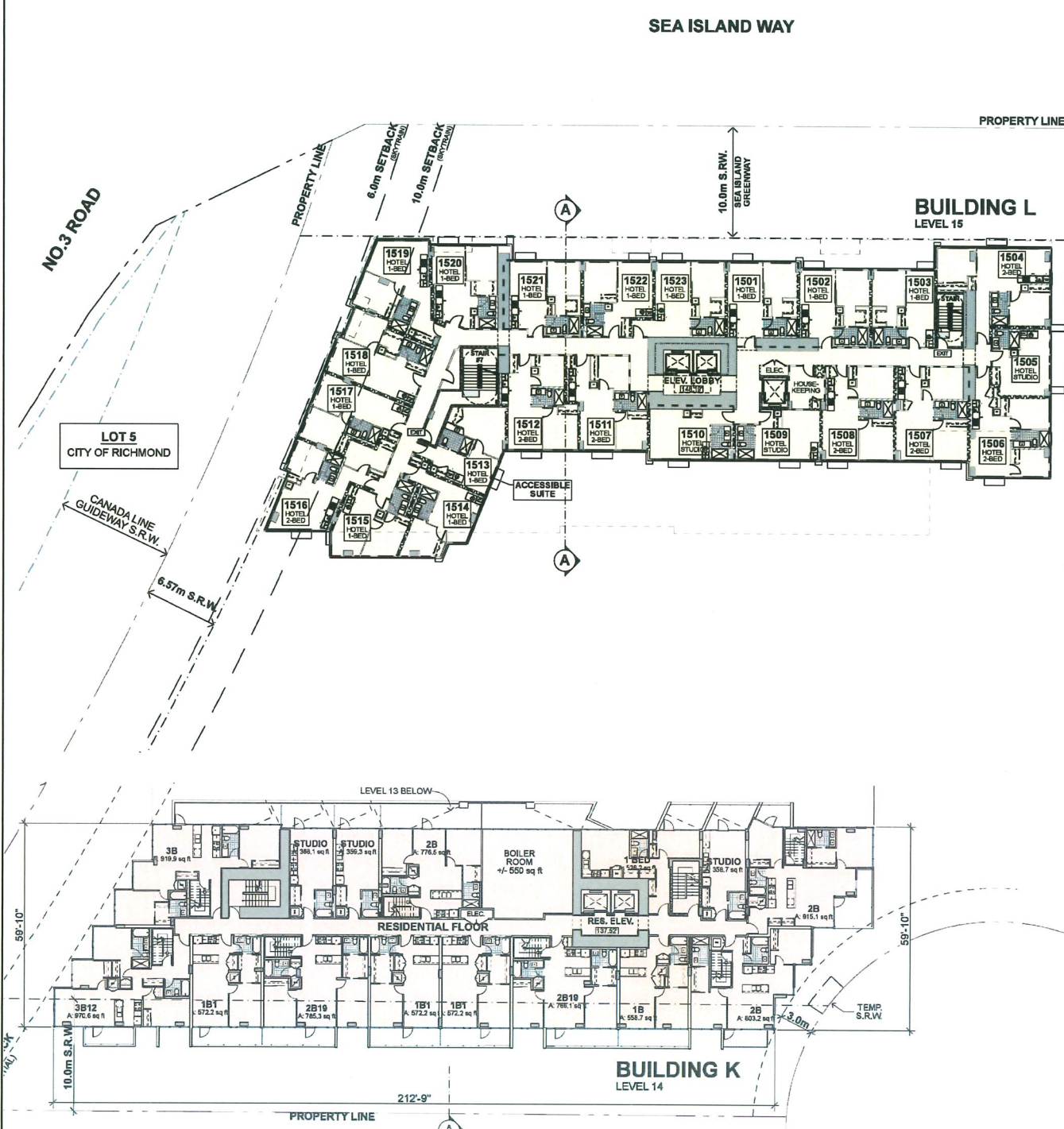
LEVEL 13 / 14

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PROJ. # 1706  
SCALE 1/8" = 1'-0"  
DRAWN  
CHECKED

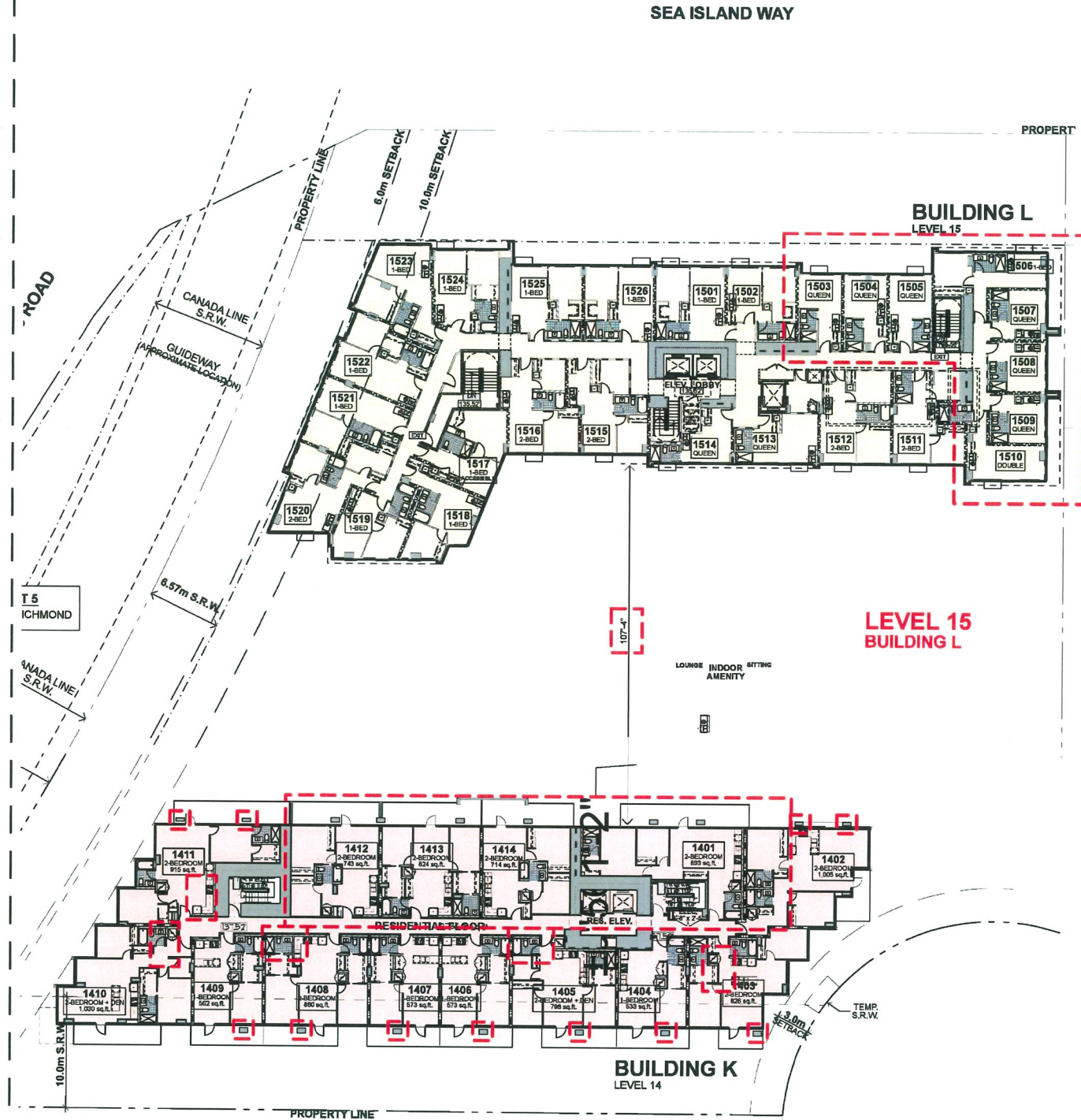
DRAWING NUMBER  
**PLAN # 40**





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
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  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY

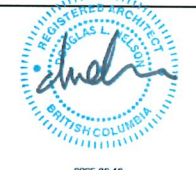
**FOR REFERENCE:**  
DP 18-821292 (issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



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- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL: OFFICE/RETAIL
  - NON-RESIDENTIAL: INDOOR AMENITY
  - NON-RESIDENTIAL: HOTEL
  - NON-RESIDENTIAL: INDOOR AMENITY
- INDICATES EXTENT OF PROPOSED REVISIONS**
- revised residential units (Bldg K).
  - revised access to private roof decks (Bldg K).
  - relocate columns to exterior (Bldg K).
  - increased spatial separation between Building K & L.
  - revised hotel units (Bldg L).
  - 2 hotel suites are replaced with indoor amenity (Bldg L).
  - new stair added for access to the new roof deck (Bldg L).

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	1	RE-ISSUED FOR DP AMENDMENT	JUN 09 2025
10	RE-ISSUED FOR DP AMENDMENT	JUL 28 2025	2	RE-ISSUED FOR DP AMENDMENT	APR 14 2025
9	RE-ISSUED FOR DP AMENDMENT	JUL 28 2025	3	RE-ISSUED FOR DP AMENDMENT	MAY 13 2025
	ISSUED / REVISION	DATE		ISSUED / REVISION	DATE



**LEVEL 14 / 15**

201-1444 Albarini Street  
Vancouver, British Columbia  
Canada, V6G 2Z4

Tel: (604) 688-8254  
Email: general@bharchi.ca

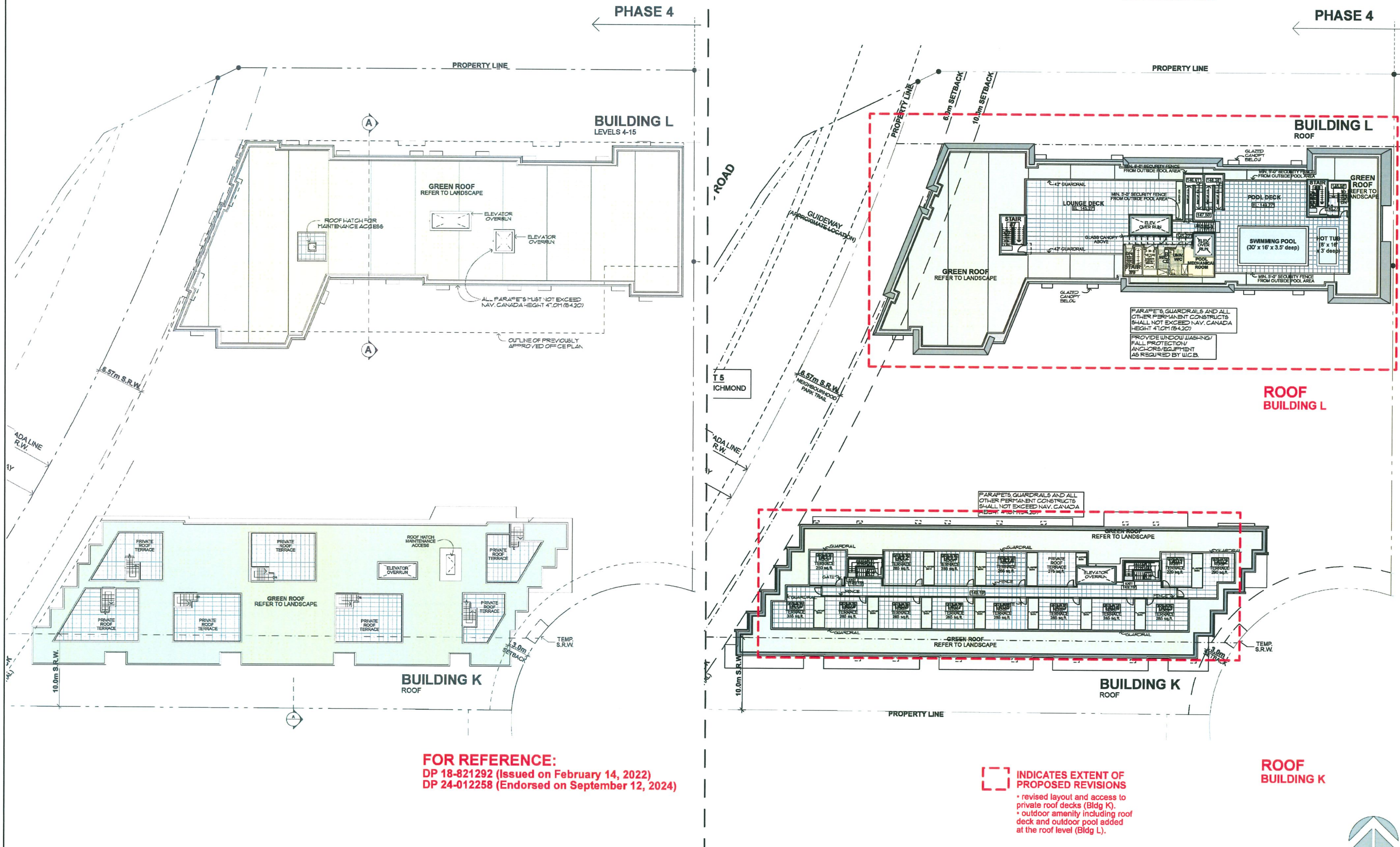
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SCALE 1/8" = 1'-0"  
DRAWN  
CHECKED

DRAWING NUMBER  
**PLAN # 4p**

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ALL DIMENSIONS SHALL BE VERIFIED ON SITE

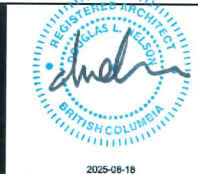




**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-REVISED FOR DP AMENDMENT	AUG 07 2025	3	RE-REVISED FOR DEVELOPMENT PERMIT	JUL 28 2024
10	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	2	RE-REVISED FOR DEVELOPMENT PERMIT	JUL 10 2024
9	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	1	ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
8	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	7	RE-REVISED FOR DP AMENDMENT	APR 14 2025
7	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	6	RE-REVISED FOR DP AMENDMENT	MAY 13 2025
6	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	5	RE-REVISED FOR DEVELOPMENT PERMIT	OCT 23 2024
5	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	4	RE-REVISED FOR DEVELOPMENT PERMIT	AUG 15 2024
4	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	3	RE-REVISED FOR DEVELOPMENT PERMIT	JUL 28 2024
3	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	2	RE-REVISED FOR DEVELOPMENT PERMIT	JUL 10 2024
2	RE-REVISED FOR DP AMENDMENT	JUL 28 2025	1	ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024

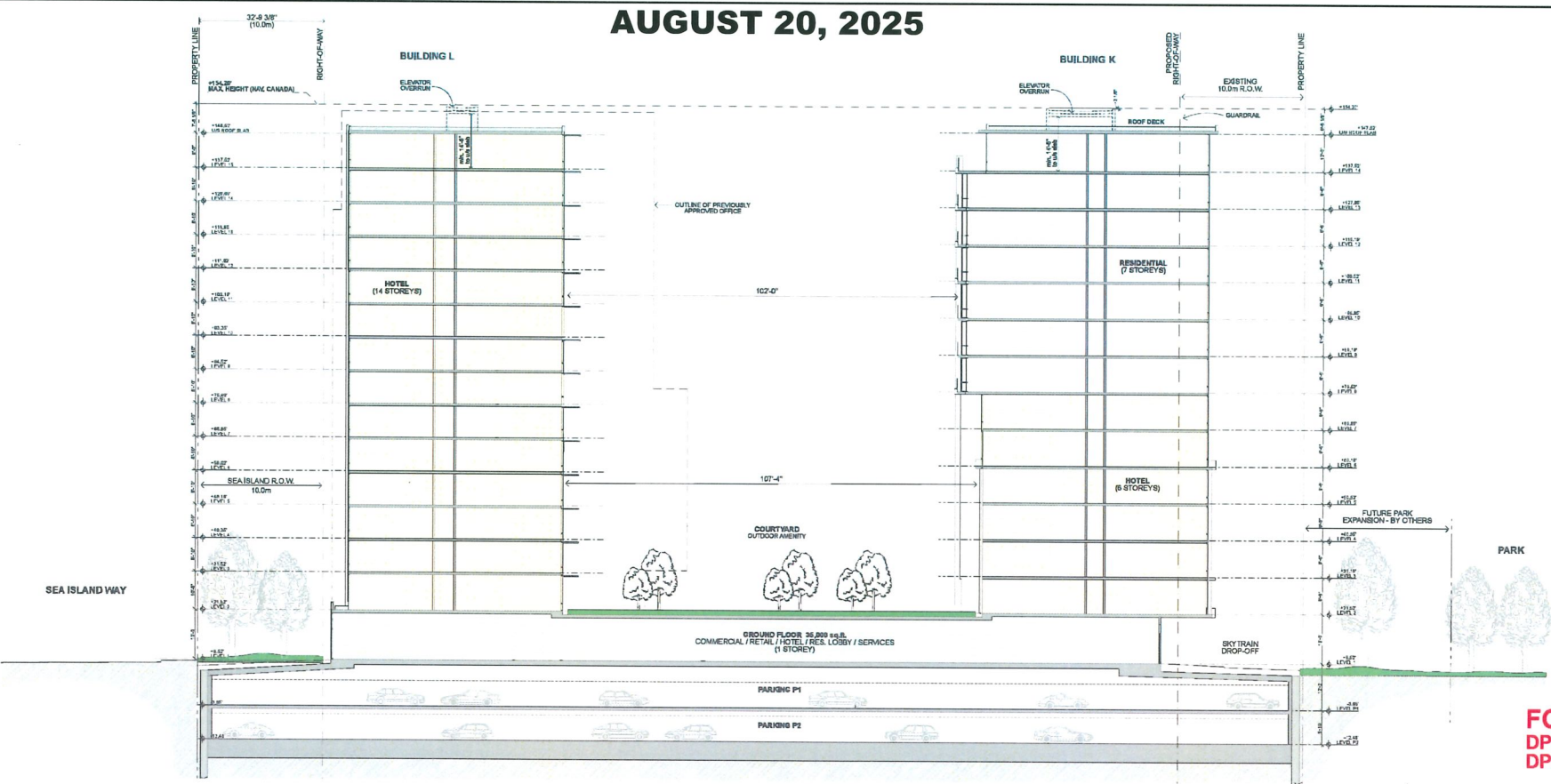


**ROOF**

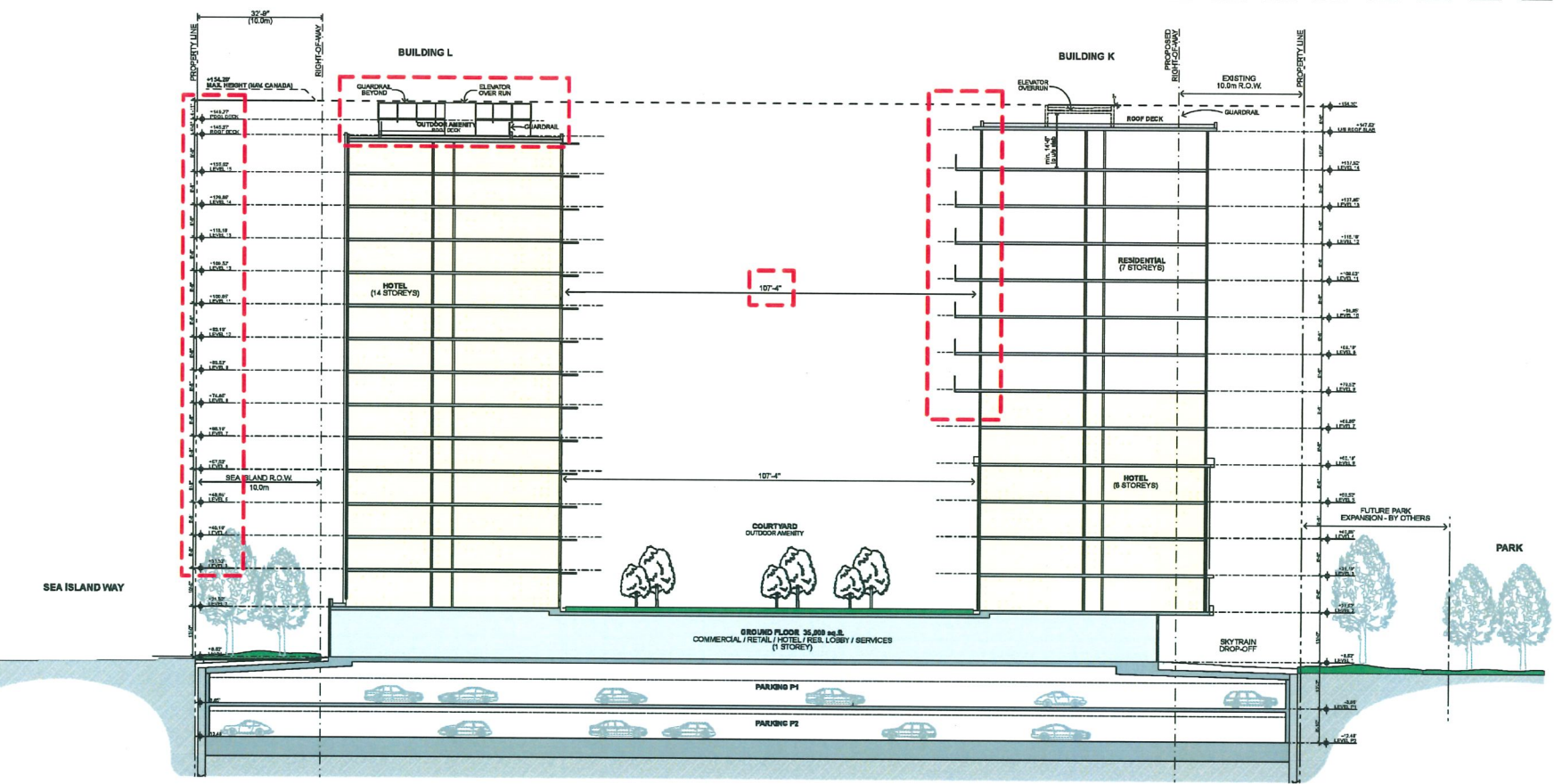
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SCALE	1/8" = 1'-0"	PLAN #	4q
DRAWN		CHECKED	

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DP 24-012258 (Endorsed on September 12, 2024)



**INDICATES EXTENT OF PROPOSED REVISIONS**

**BUILDING K**

- Exterior wall adjusted to accommodate revised residential units.
- increased spatial separation is provided between Building K & L.

**BUILDING L**

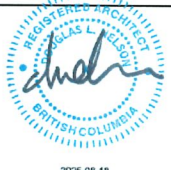
- pool deck is added at the roof level.
- overall building height is reduced a total of 24" (2' floor from L3-14) to allow for pool structure and guardrails to be within the NavCanada height restriction.

SECTION

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

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9	RE-ISSUED FOR DP AMENDMENT	JUL 08 2025	1	ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
No. ISSUED / REVISION		DATE	No. ISSUED / REVISION		DATE

bingham+hill architects  
201-1444 Alberni Street  
Vancouver, British Columbia  
Canada, V6G 2Z4  
Tel: (604) 588 8254  
email: general@bharch.ca



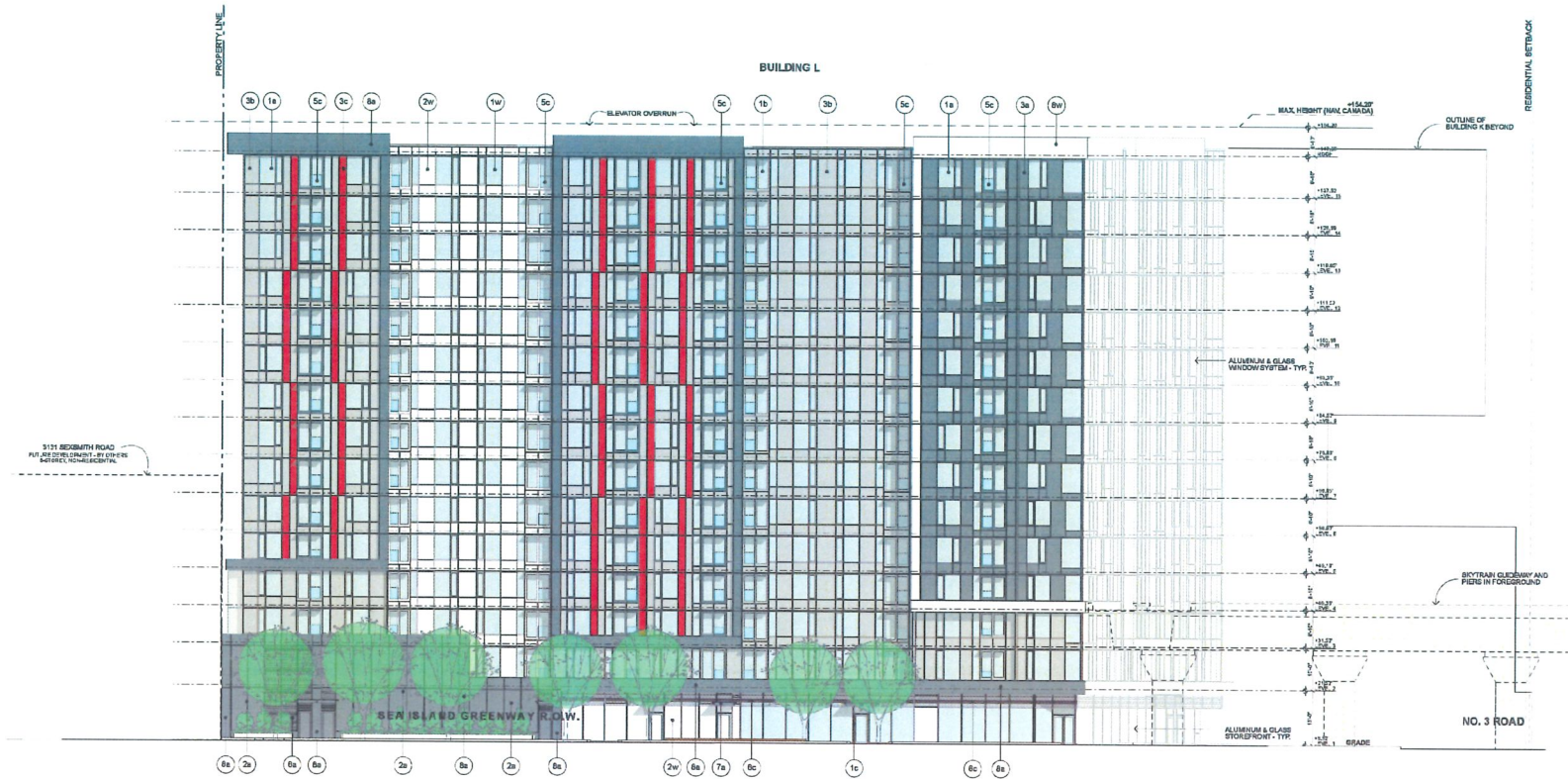
SECTION A

PROJ. #	1706	DRAWING NUMBER	PLAN #
SCALE	1/16" = 1'-0"		6a
DRAWN			
CHECKED			



LIST OF MATERIALS

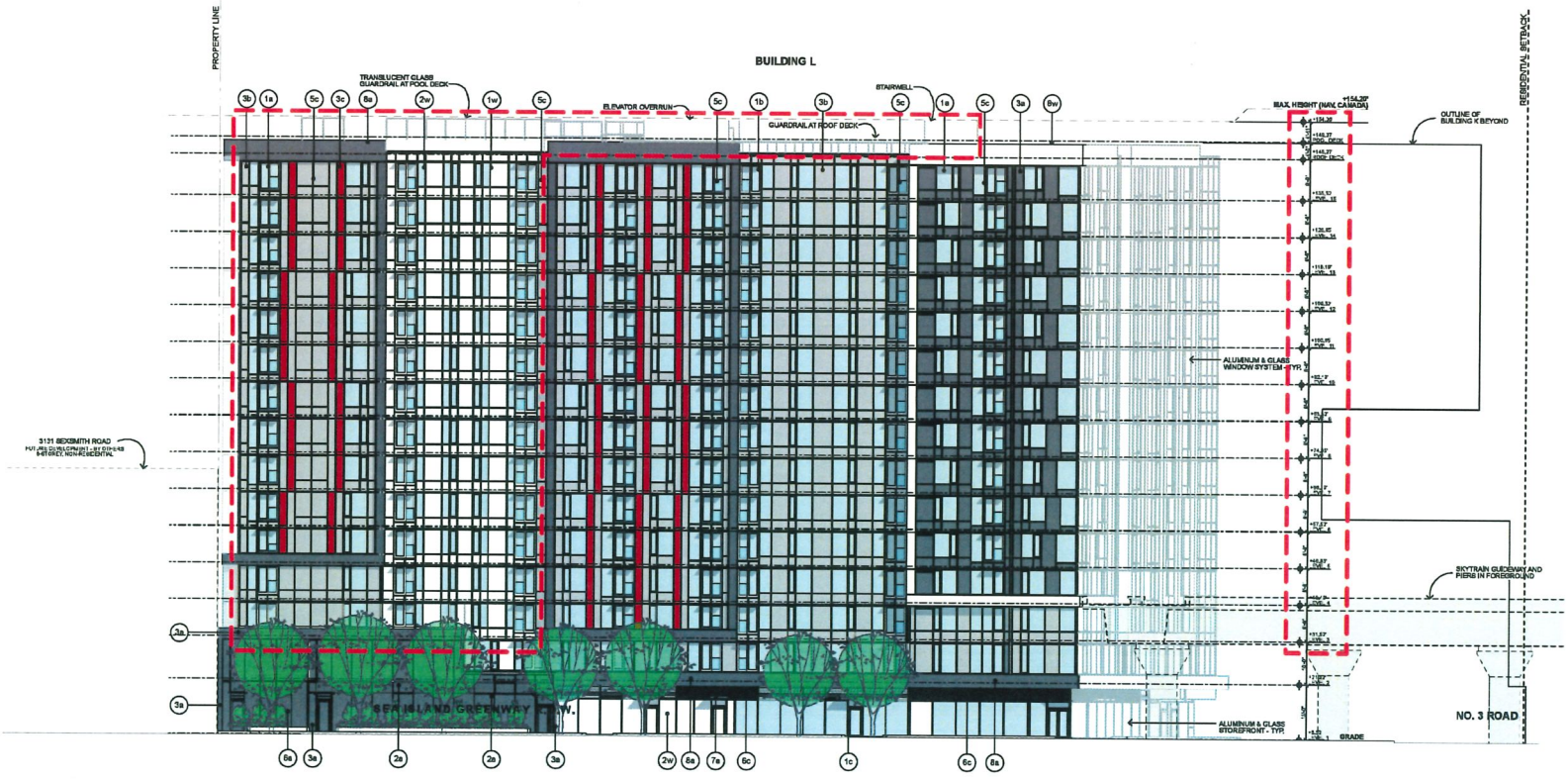
- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 1c - clear anodized
  - 1w - white frame
- 2 GLASS SPANDREL
  - 2a - dark grey frame: match BM 2133 "Black Jack"
  - 2w - white
- 3 METAL SPANDREL
  - 3a - dark grey: match BM 2133-20 "Black Jack"
  - 3b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 3c - red: match BM 2004-10 "Deep Rose"
- 4 PAINTED CONCRETE
  - 4w - white
- 5 ALUMINUM & GLASS GUARDRAILS
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  - 5b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 5c - Juliette balcony: frameless glass mounted on the interior side of the sliding door
  - 5w - white
- 6 METAL LOUVER
  - 6a - dark grey: match BM 2133-20 "Black Jack"
  - 6b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 6c - clear anodized
  - 6w - white
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  - 7a - dark grey frame: match BM 2133-20 "Black Jack"
- 8 METAL PANEL
  - 8a - dark grey frame: match BM 2133 "Black Jack"
  - 8b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
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  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
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  - 1w - white frame
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  - 8w - white frame
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  - 8a - dark grey frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

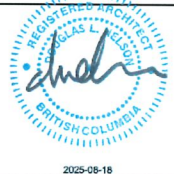
BUILDING L

- window pattern adjustment to accommodate revised units.
- pool deck added at the roof level.
- overall building height is reduced a total of 36" to allow for pool structure and guardrails to be within the NavCanada height restriction.

NORTH ELEVATION  
BUILDING L

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	3	RE-ISSUED FOR DP AMENDMENT	JUN 06 2025
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9	RE-ISSUED FOR DP AMENDMENT	JUL 08 2025	1	RE-ISSUED FOR DP AMENDMENT	MAY 13 2025
8	RE-ISSUED FOR DP AMENDMENT		6	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 29 2024
7	RE-ISSUED FOR DP AMENDMENT		5	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024
6	RE-ISSUED FOR DP AMENDMENT		4	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 26 2024
5	RE-ISSUED FOR DP AMENDMENT		3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
4	RE-ISSUED FOR DP AMENDMENT		2	RE-ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024
3	RE-ISSUED FOR DP AMENDMENT		1	RE-ISSUED FOR DEVELOPMENT PERMIT	



NORTH ELEVATION

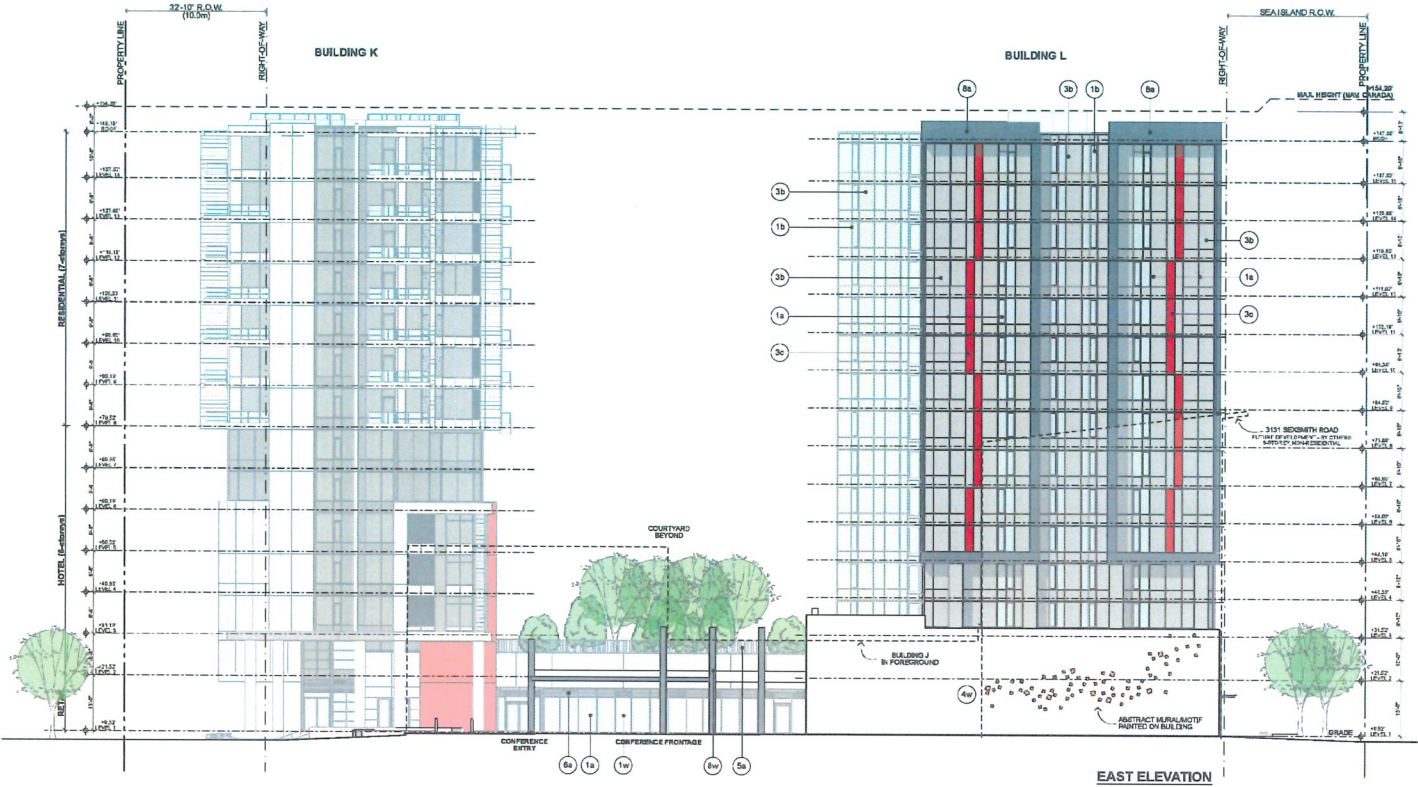
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PROJ. #	1706	DRAWING NUMBER	PLAN #
SCALE	1/8" = 1'-0"		7a
DRAWN		CHECKED	



LIST OF MATERIALS

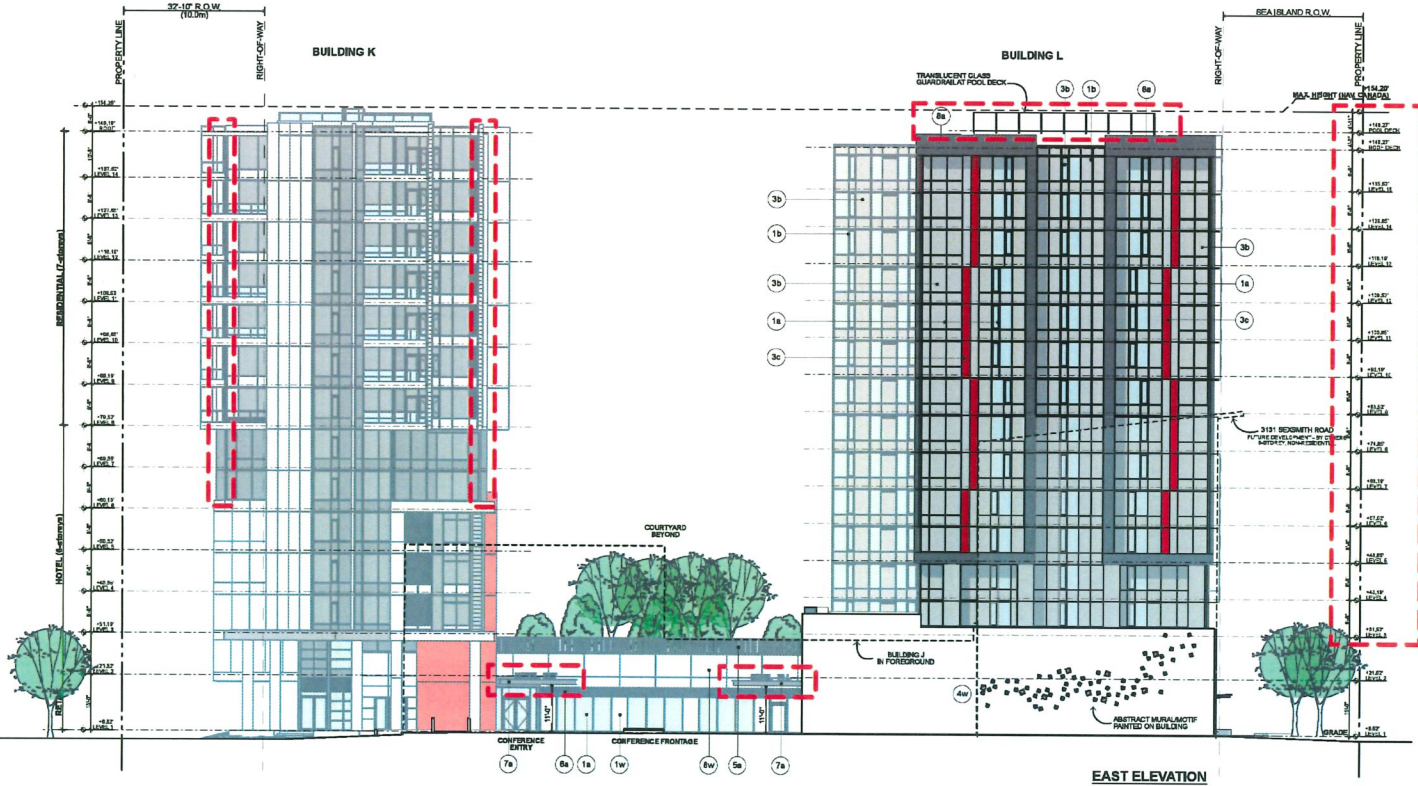
- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
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  - 3c - red: match BM 2004-10 "Deep Rose"
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  - 8a - dark grey frame: match BM 2133 "Black Jack"
  - 8b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



FOR REFERENCE:  
DP 18-821292 (issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
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  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

**BUILDING K**

- Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14.
- entry canopy is enlarged for better weather protection.

**BUILDING L**

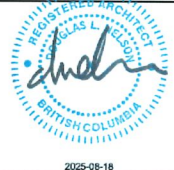
- pool deck is added at the roof level.
- overall building height is reduced a total of 36" to allow for pool structure and guardrails to be within the NavCanada height restriction.
- entry canopy is enlarged for better weather protection.

**EAST ELEVATION BUILDING K & L**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	REQUIRED FOR DP AMENDMENT	AUG 07 2025	3	REQUIRED FOR DEVELOPMENT PERMIT	JUL 04 2024
10	REQUIRED FOR DP AMENDMENT	JUL 28 2025	2	REQUIRED FOR DEVELOPMENT PERMIT	JUL 10 2024
9	REQUIRED FOR DP AMENDMENT	JUL 09 2025	1	REQUIRED FOR DEVELOPMENT PERMIT	MAY 13 2024
No. ISSUED / REVISION		DATE	No. ISSUED / REVISION		DATE

bingham+hill architects  
201-1444 Albemarle Street  
Vancouver, British Columbia  
Canada, V6G 2Z4  
Tel: (604) 688 8251  
Email: general@bharch.ca



**EAST ELEVATION**

PROJ. #	1706	PLAN #	7b
SCALE	1/8" = 1'-0"		
DRAWN			
CHECKED			

ALL DIMENSIONS SHALL BE VERIFIED ON SITE.



LIST OF MATERIALS

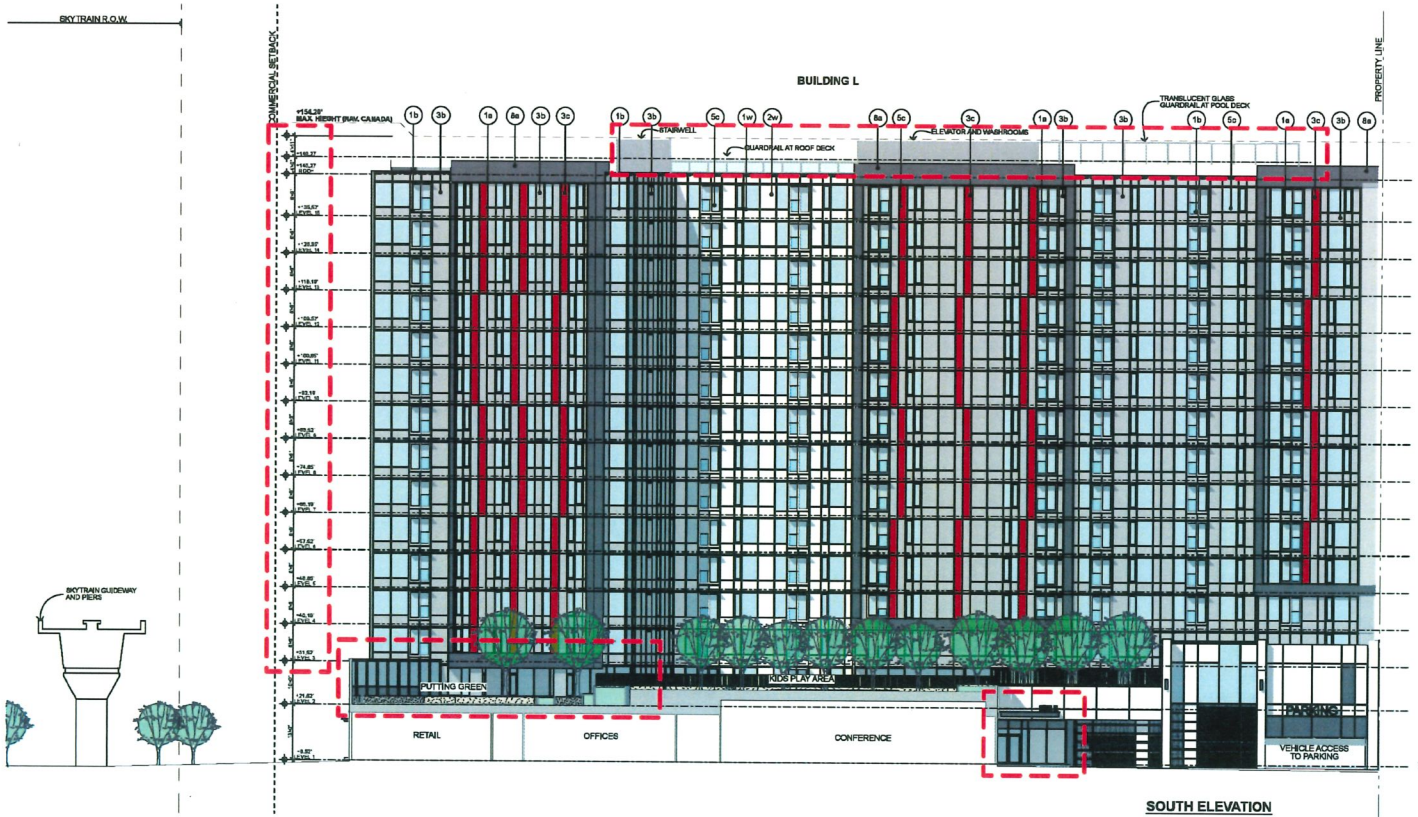
- 1 ALUMINUM FRAMES (DOORS & WINDOWS)  
1a - dark gray frame: match BM 2133 "Black Jack"  
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2w - white
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8w - white frame
- 9 SOLAR SCREEN  
8a - dark gray frame: match BM 2133 "Black Jack"



FOR REFERENCE:  
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DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)  
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8w - white frame
- 9 SOLAR SCREEN  
8a - dark gray frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

BUILDING L  
• pool deck added at the roof level,  
• overall building height is reduced a total of 36" to allow for pool structure and guardrails to be within the NavCanada height restriction.  
• pool is removed from the courtyard  
• entry is reconfigured and canopy is enlarged for better weather protection.

SOUTH ELEVATION  
BUILDING L

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

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10	RE-REQUIRED FOR DP AMENDMENT	JUL 28 2025	2	RE-REQUIRED FOR DP AMENDMENT	JUN 10 2024
9	RE-REQUIRED FOR DP AMENDMENT	JUL 08 2025	1	RE-REQUIRED FOR DP AMENDMENT	MAR 13 2024
8	RE-REQUIRED FOR DP AMENDMENT		1	RE-REQUIRED FOR DP AMENDMENT	
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4	RE-REQUIRED FOR DP AMENDMENT		1	RE-REQUIRED FOR DP AMENDMENT	
3	RE-REQUIRED FOR DP AMENDMENT		1	RE-REQUIRED FOR DP AMENDMENT	
2	RE-REQUIRED FOR DP AMENDMENT		1	RE-REQUIRED FOR DP AMENDMENT	
1	RE-REQUIRED FOR DP AMENDMENT		1	RE-REQUIRED FOR DP AMENDMENT	



SOUTH ELEVATION

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PROJ. #	1706	DRAWING NUMBER	PLAN #
SCALE	1/16" = 1'-0"		7c
DRAWN		CHECKED	



LIST OF MATERIALS

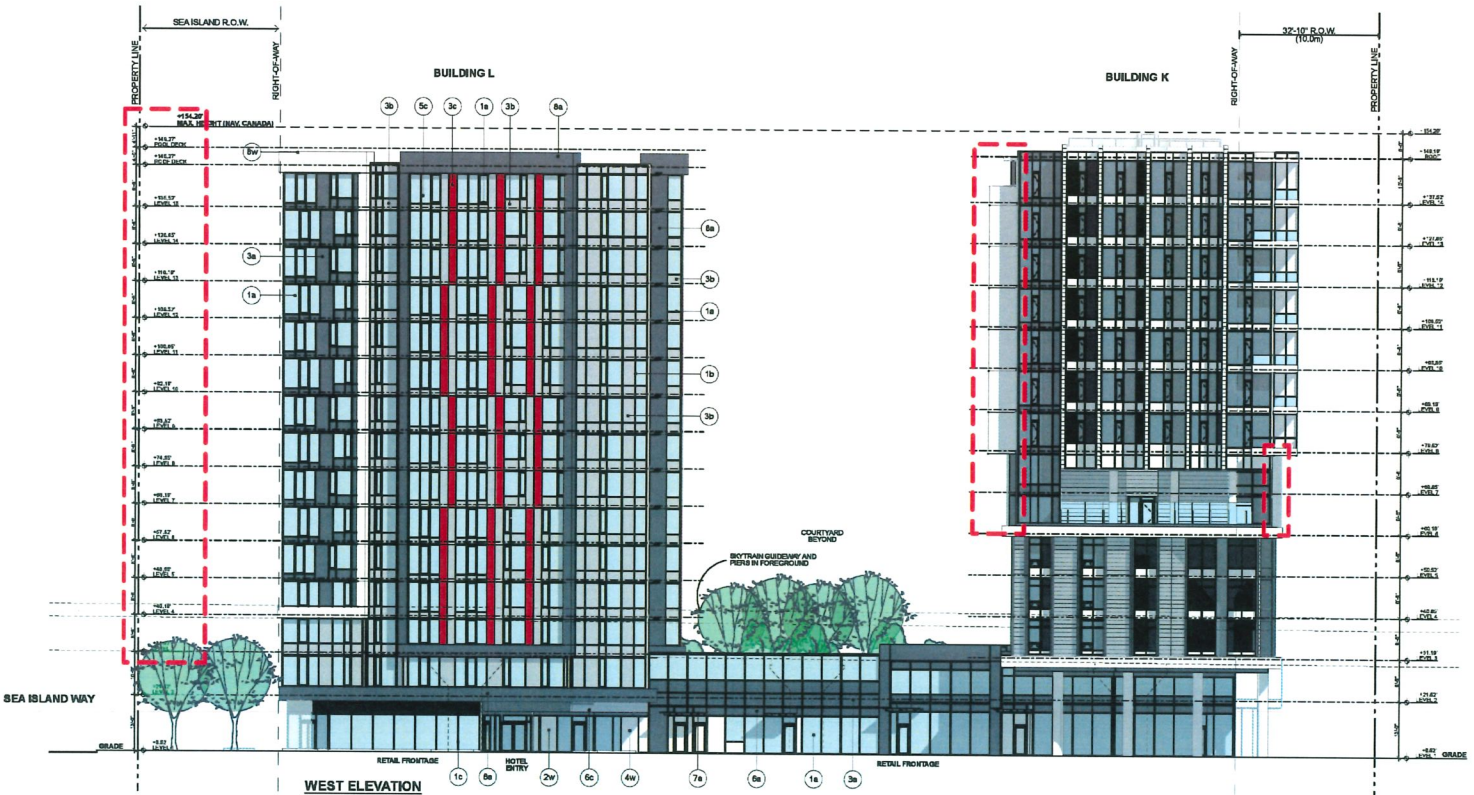
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DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 1c - clear anodized
  - 1w - white frame
- 2 GLASS SPANDREL
  - 2a - dark grey frame: match BM 2133 "Black Jack"
  - 2w - white
- 3 METAL SPANDREL
  - 3a - dark grey: match BM 2133-20 "Black Jack"
  - 3b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 3c - red: match BM 2004-10 "Deep Rose"
- 4 PAINTED CONCRETE
  - 4w - white
- 5 ALUMINUM & GLASS GUARDRAILS
  - 5a - dark grey: match BM 2133-20 "Black Jack"
  - 5b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 5c - Juliette balcony: frameless glass mounted on the interior side of the sliding door
  - 5w - white
- 6 METAL LOUVER
  - 6a - dark grey: match BM 2133-20 "Black Jack"
  - 6b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 6c - clear anodized
  - 6w - white
- 7 STEEL & GLASS CANOPY
  - 7a - dark grey frame: match BM 2133-20 "Black Jack"
- 8 METAL PANEL
  - 8a - dark grey frame: match BM 2133 "Black Jack"
  - 8b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

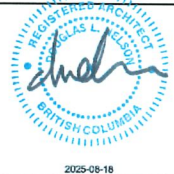
BUILDING K  
• Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14.

BUILDING L  
• pool deck added at the roof level.  
• overall building height is reduced a total of 36" to allow for pool structure and guardrails to be within the NavCanada height restriction.

WEST ELEVATION  
NEW DP APPLICATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-APPROVED FOR DP AMENDMENT	AUG 07 2025	1	RE-APPROVED FOR DP AMENDMENT	JUN 04 2025
10	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	2	RE-APPROVED FOR DP AMENDMENT	APR 14 2025
9	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	3	RE-APPROVED FOR DP AMENDMENT	MAY 13 2025
8	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	4	RE-APPROVED FOR DP AMENDMENT	OCT 23 2024
7	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	5	RE-APPROVED FOR DP AMENDMENT	AUG 15 2024
6	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	6	RE-APPROVED FOR DP AMENDMENT	JUL 28 2024
5	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	7	RE-APPROVED FOR DP AMENDMENT	JUN 10 2024
4	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	8	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
3	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	9	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
2	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	10	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024
1	RE-APPROVED FOR DP AMENDMENT	JUL 28 2025	11	RE-APPROVED FOR DP AMENDMENT	MAY 13 2024



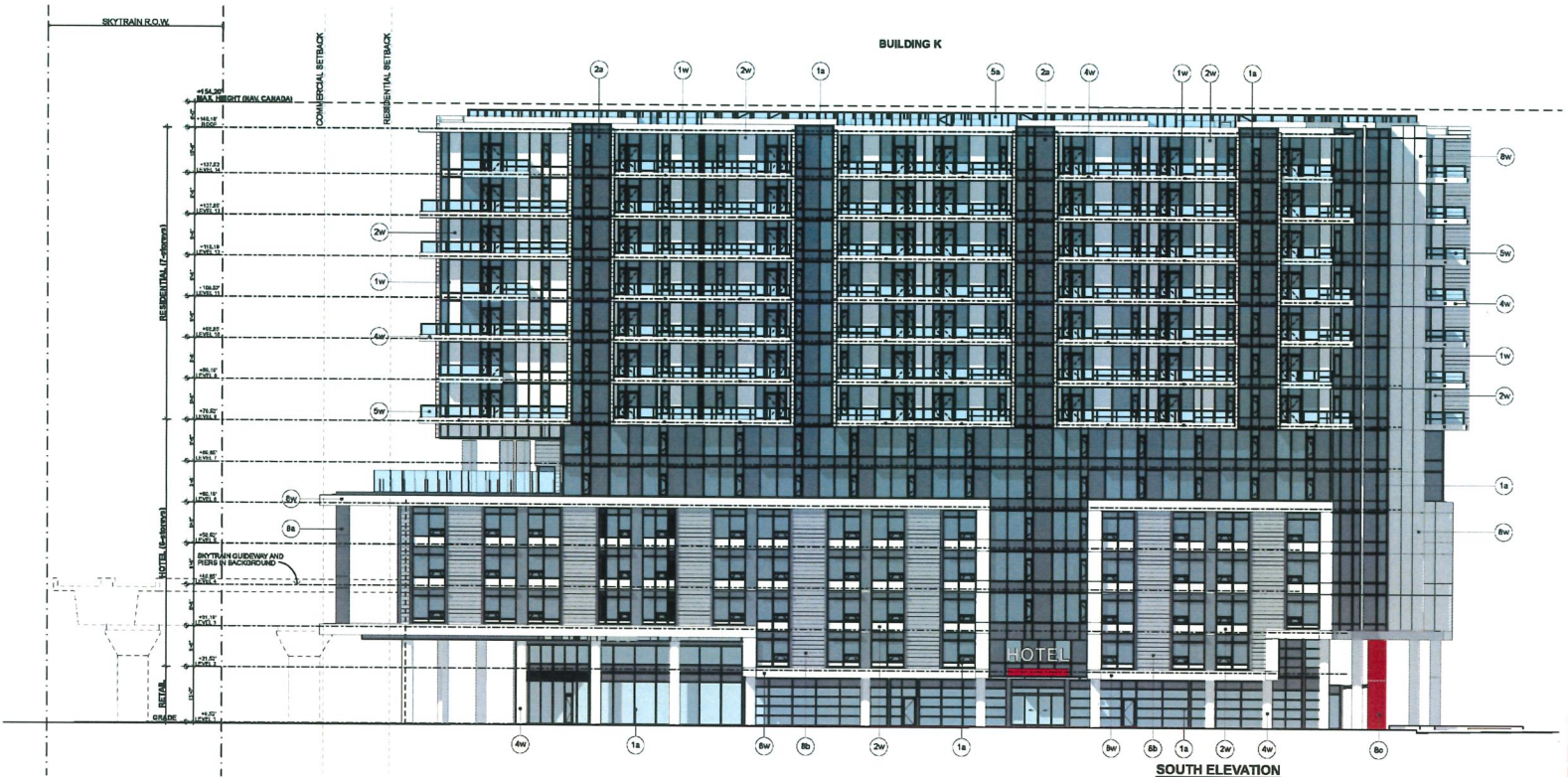
PROJ. #	1706	DRAWING NUMBER	PLAN #
SCALE	1/16" = 1'-0"		7d
DRAWN			
CHECKED			

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LIST OF MATERIALS

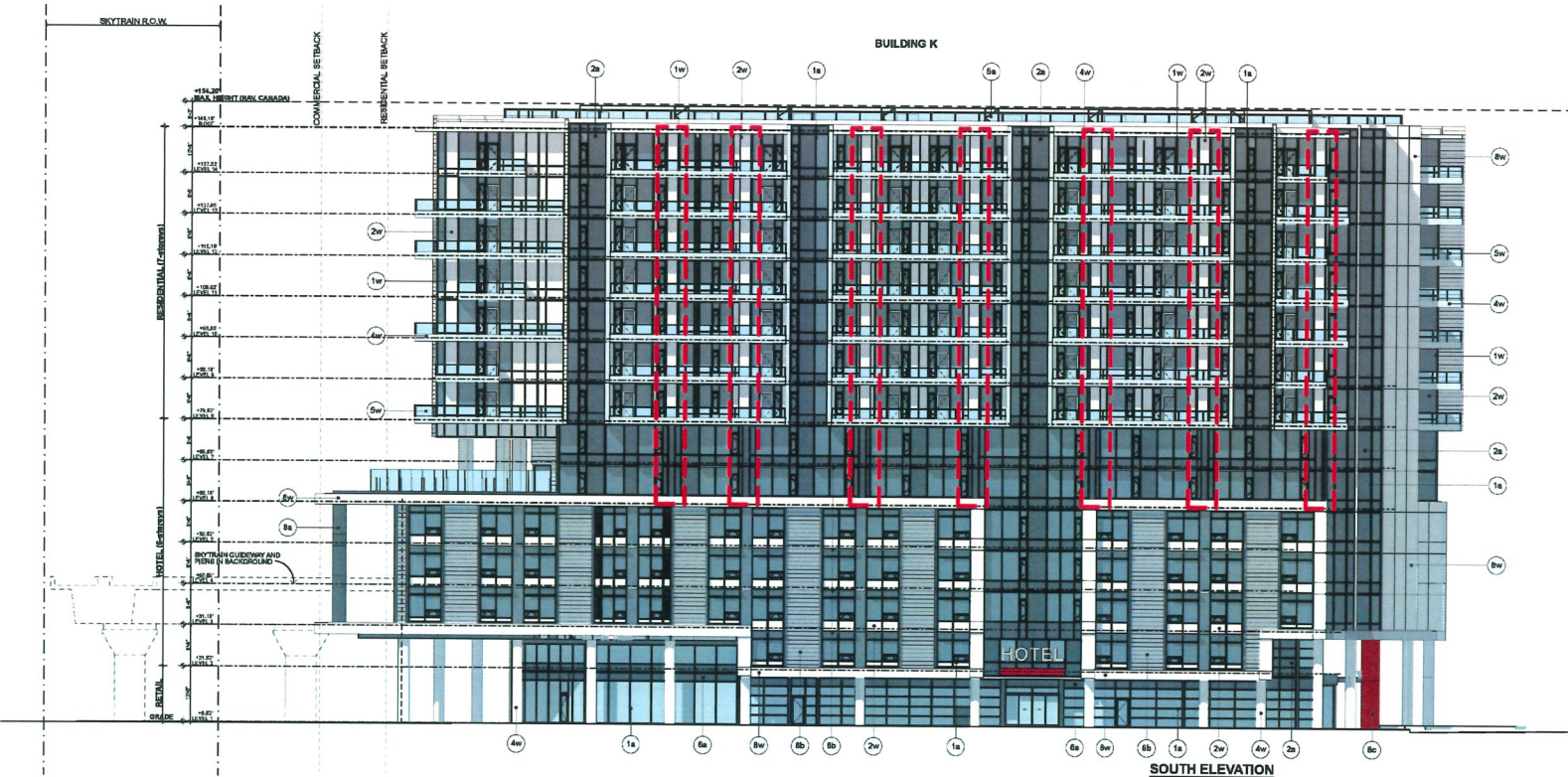
- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 1c - clear anodized
  - 1w - white frame
- 2 GLASS SPANDREL
  - 2a - dark grey frame: match BM 2133 "Black Jack"
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- 3 METAL SPANDREL
  - 3a - dark grey: match BM 2133-20 "Black Jack"
  - 3b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 3c - red: match BM 2004-10 "Deep Rose"
- 4 PAINTED CONCRETE
  - 4w - white
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- 7 STEEL & GLASS CANOPY
  - 7a - dark grey frame: match BM 2133-20 "Black Jack"
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  - 8a - dark grey frame: match BM 2133 "Black Jack"
  - 8b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
  - 1b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 1c - clear anodized
  - 1w - white frame
- 2 GLASS SPANDREL
  - 2a - dark grey frame: match BM 2133 "Black Jack"
  - 2w - white
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  - 3a - dark grey: match BM 2133-20 "Black Jack"
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  - 5c - Juliette balcony: frameless glass mounted on the interior side of the sliding door
  - 5w - white
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  - 7a - dark grey frame: match BM 2133-20 "Black Jack"
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  - 8a - dark grey frame: match BM 2133 "Black Jack"
  - 8b - medium grey: match BM 2133-50 "Pigeon Gray"
  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 8a - dark grey frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

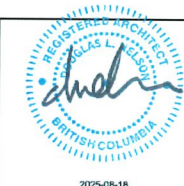
BUILDING K  
• Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14.

SOUTH ELEVATION  
BUILDING K

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

11	RE-SUBMITTED FOR DEVELOPMENT PERMIT	AUG 07 2025	8	RE-SUBMITTED FOR DEVELOPMENT PERMIT	JUN 04 2025
10	RE-SUBMITTED FOR DEVELOPMENT PERMIT	JUL 30 2025	7	RE-SUBMITTED FOR DEVELOPMENT PERMIT	APR 14 2025
9	RE-SUBMITTED FOR DEVELOPMENT PERMIT	JUL 30 2025	6	RE-SUBMITTED FOR DEVELOPMENT PERMIT	MAY 13 2025
			5	RE-SUBMITTED FOR DEVELOPMENT PERMIT	OCT 29 2024
			4	RE-SUBMITTED FOR DEVELOPMENT PERMIT	AUG 15 2024
			3	RE-SUBMITTED FOR DEVELOPMENT PERMIT	JUL 26 2024
			2	RE-SUBMITTED FOR DEVELOPMENT PERMIT	JUN 10 2024
			1	RE-SUBMITTED FOR DEVELOPMENT PERMIT	MAY 13 2024

bingham+hill architects  
301-1444 Alborni Street  
Vancouver, British Columbia  
Canada V6G 2Z4  
Tel: (604) 688 8254  
email: general@bharch.ca



SOUTH ELEVATION  
(BLDG K)

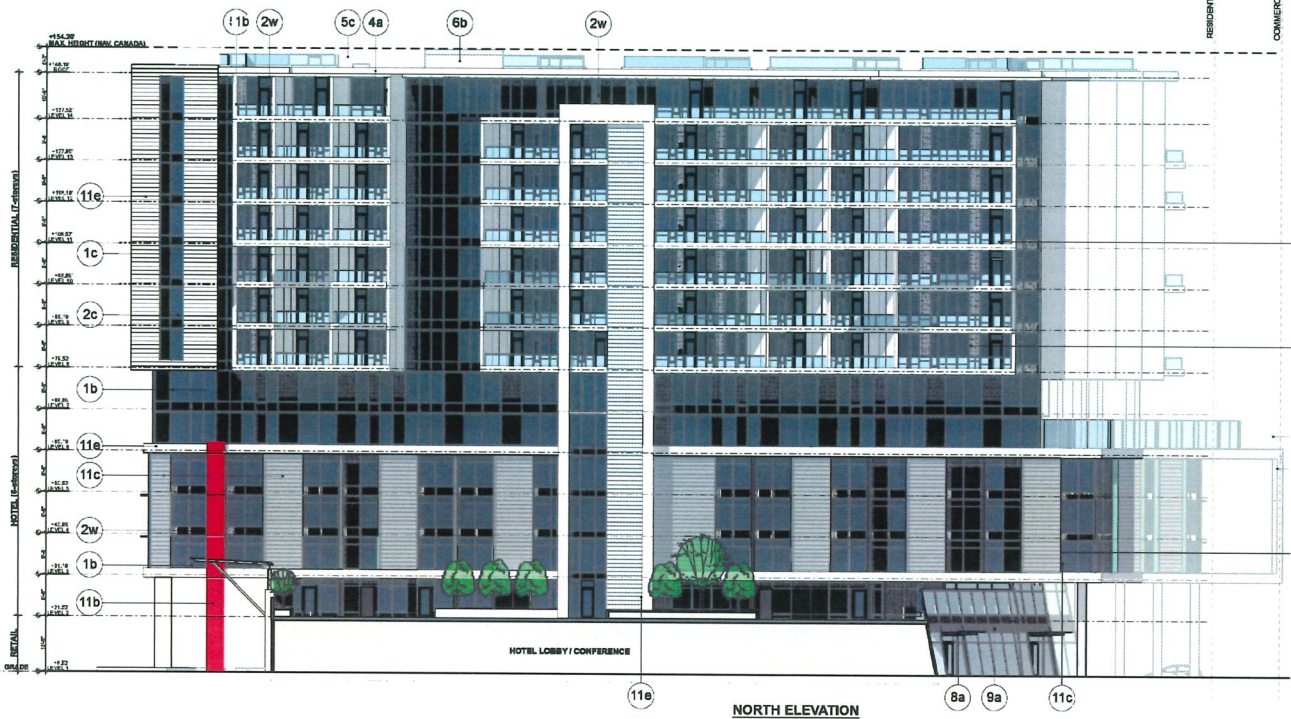
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PROJ. #	1706	DRAWING NUMBER	PLAN #
SCALE	1/16" = 1'-0"		7e
CHECKED			



LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
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  - 3a - dark grey: match BM 2133-20 "Black-Jack"
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  - 8c - red: match BM 2004-10 "Deep Rose"
  - 8w - white frame
- 9 SOLAR SCREEN
  - 9a - dark grey frame: match BM 2133 "Black Jack"



FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame: match BM 2133 "Black Jack"
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  - 8w - white frame
- 9 SOLAR SCREEN
  - 9a - dark grey frame: match BM 2133 "Black Jack"



INDICATES EXTENT OF PROPOSED REVISIONS

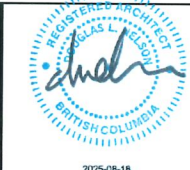
BUILDING K

- Exterior wall is adjusted to accommodate revised residential units.
- Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14.
- the canopy at the entry from the autocourt is enlarged for better weather protection.
- sloped glazing at the retail frontage is revised to vertical for better envelope performance and to provide more useable floor space for the retail usage.

NORTH ELEVATION  
BUILDING K

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.


11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	8	RE-ISSUED FOR DP AMENDMENT	JUN 06 2025
10	RE-ISSUED FOR DP AMENDMENT	JUL 28 2025	7	RE-ISSUED FOR DP AMENDMENT	APR 14 2025
9	RE-ISSUED FOR DP AMENDMENT	JUL 02 2025	6	ISSUED FOR DP AMENDMENT	MAR 13 2025
			5	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024
			4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024
			3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024
			2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024
			1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024
No.	ISSUED / REVISION	DATE	No.	ISSUED / REVISION	DATE



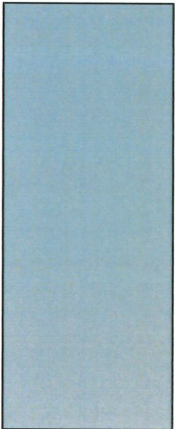
NORTH ELEVATION (BLDG K)		COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS AT ALL TIMES, THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED, REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
PROJ. #	1706	DRAWING NUMBER
SCALE	1/8" = 1'-0"	PLAN #
DRAWN		7f
CHECKED		



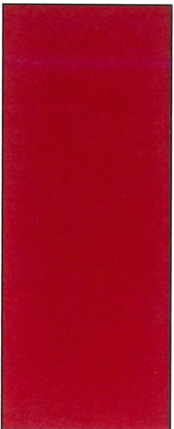
METAL  
(Including: door, window & guardrail frames, spandrel panels, metal panels and louvers)




1a, 3a, 5a, 6a, 7a, 8a  
"Black Jack"



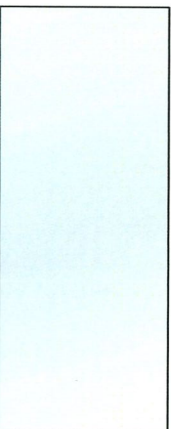
1b, 3b, 5b, 6b, 8b  
"Pigeon Grey"



3c  
"Deep Rose"



1w, 6w, 8w  
"White"



1c, 6c  
"Clear Anodized"

GLASS  
(spandrel panels)



2w  
"White"

PAINTED  
CONCRETE



4w  
"White"

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)  
1a - dark grey frame: match BM 2133 "Black Jack"  
1b - medium grey: match BM 2133-60 "Pigeon Gray"  
1c - clear anodized  
1w - white frame
- 2 GLASS SPANDREL  
2a - dark grey frame: match BM 2133 "Black Jack"  
2w - white
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3a - dark grey: match BM 2133-20 "Black-Jack"  
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4w - white
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5b - medium grey: match BM 2133-60 "Pigeon Gray"  
5c - Juliette balcony: frameless glass mounted on the interior side of the sliding door  
5w - white
- 6 METAL LOUVER  
6a - dark grey: match BM 2133-20 "Black-Jack"  
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8a - dark grey frame: match BM 2133 "Black Jack"  
8b - medium grey: match BM 2133-60 "Pigeon Gray"  
8c - red: match BM 2004-10 "Deep Rose"  
8w - white frame
- 9 SOLAR SCREEN  
9a - dark grey frame: match BM 2133 "Black Jack"



**DP 24-012258**

1

## ilc

1

**AUGUST 20, 2025**

## e

oil:

g

Ke

## DE

Ke

## - SCALE: NTS

- SCALE: NTS

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### PHASE 3

### TREE REPLACEMENT BREAKDOWN SUMMARY

Total Trees Replacement Required (Onsite)		21	
Phase 3	Onsite	Offsite	Total
Deciduous at 6cm caliper	21	15	36
Deciduous at less than 6cm caliper	38	0	38
Total Trees Replacement Provided	59	15	74

---

Bluebird

## PLAN 26

13	Aug07_2025	Issued for DPMA
12	Jun05_2025	Re-issued for DP
11	Apr11_2025	Re-issued for DP
10	Oct23_2024	Re-issued for DP
9	Apr_30_2024	Issued for BP
8	Mar_13_2024	Re-issued for DP
7	Jan_30_2024	Re-issued for DP
6	Dec_12_2019	Issued for BP
5	Nov_28_2019	Re-issued for DP
4	Sep_10_2019	Issued for ADP
3	Apr_23_2019	Issued for ADP
2	Mar_01_2019	Re-issued for DP
1	Oct_30_2018	Issued for DP
no.:	date:	item:

Revisions:



**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Checked by: DC

Scale: NTS

Landscape Ke

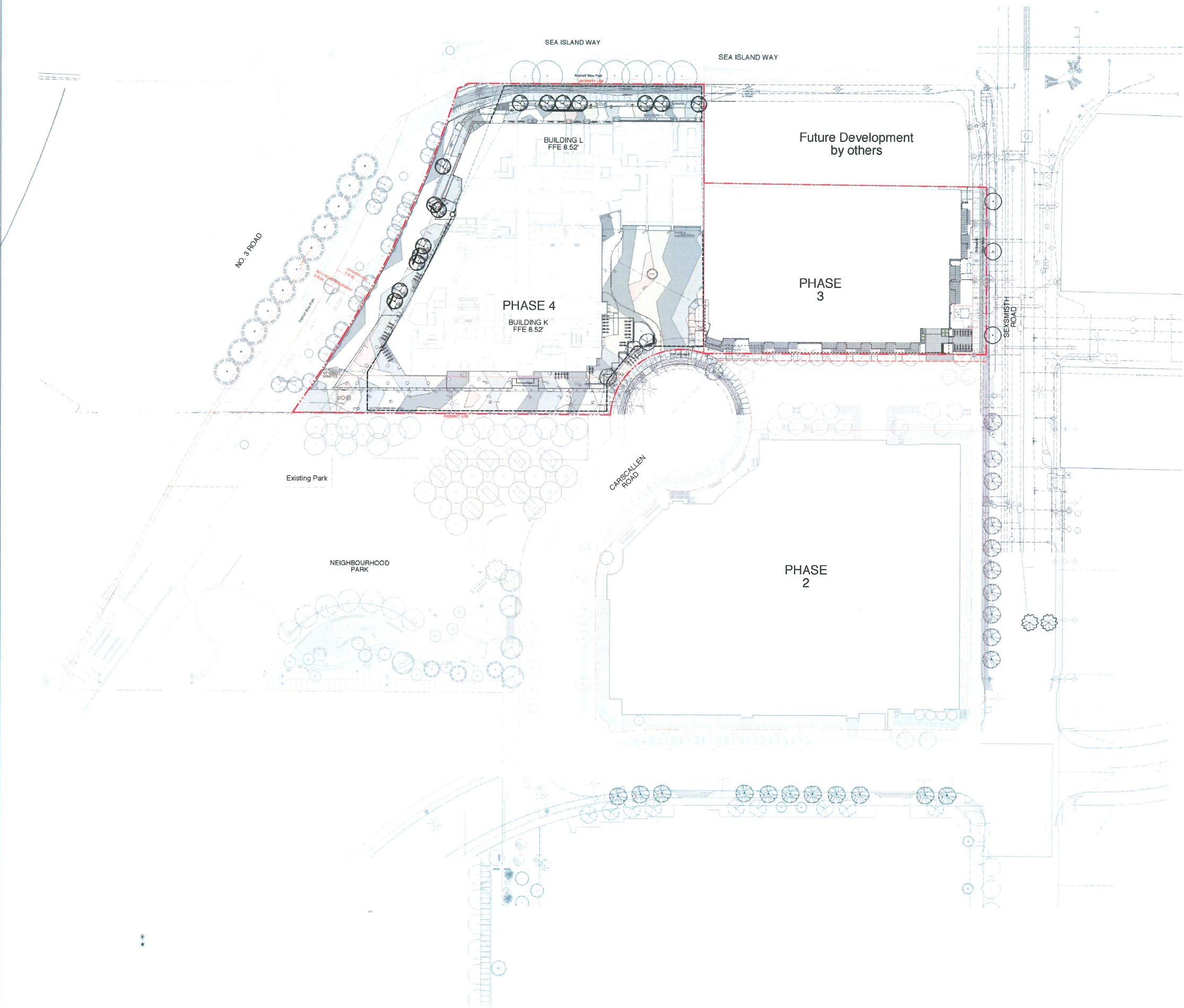
1. *Chlorophyll a* (Chl *a*)

18026

Sheet No.:

### Plan #5a





15	Aug 08, 2025	Issued for DPMA
14	Apr 11, 2025	Re-issued for DP
13	Oct 23, 2024	Re-issued for DP
12	Apr 30, 2024	Issued for BP
11	Mar 13, 2024	Re-issued for DP
10	Jan 31, 2024	Re-issued for DP
9	Sep 26, 2023	Issued for Construction
8	May 08, 2023	Re-issued for DP
7	Oct 07, 2020	Issued for Tender
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sep 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no.	date:	item:

Revisions:

 Durente Kinsal Ltd.  
102 - 1537 West 4th Avenue  
Vancouver BC V6J 1N5  
604 684 4611  
604 684 0577  
www.dkl.bc.ca



Project:

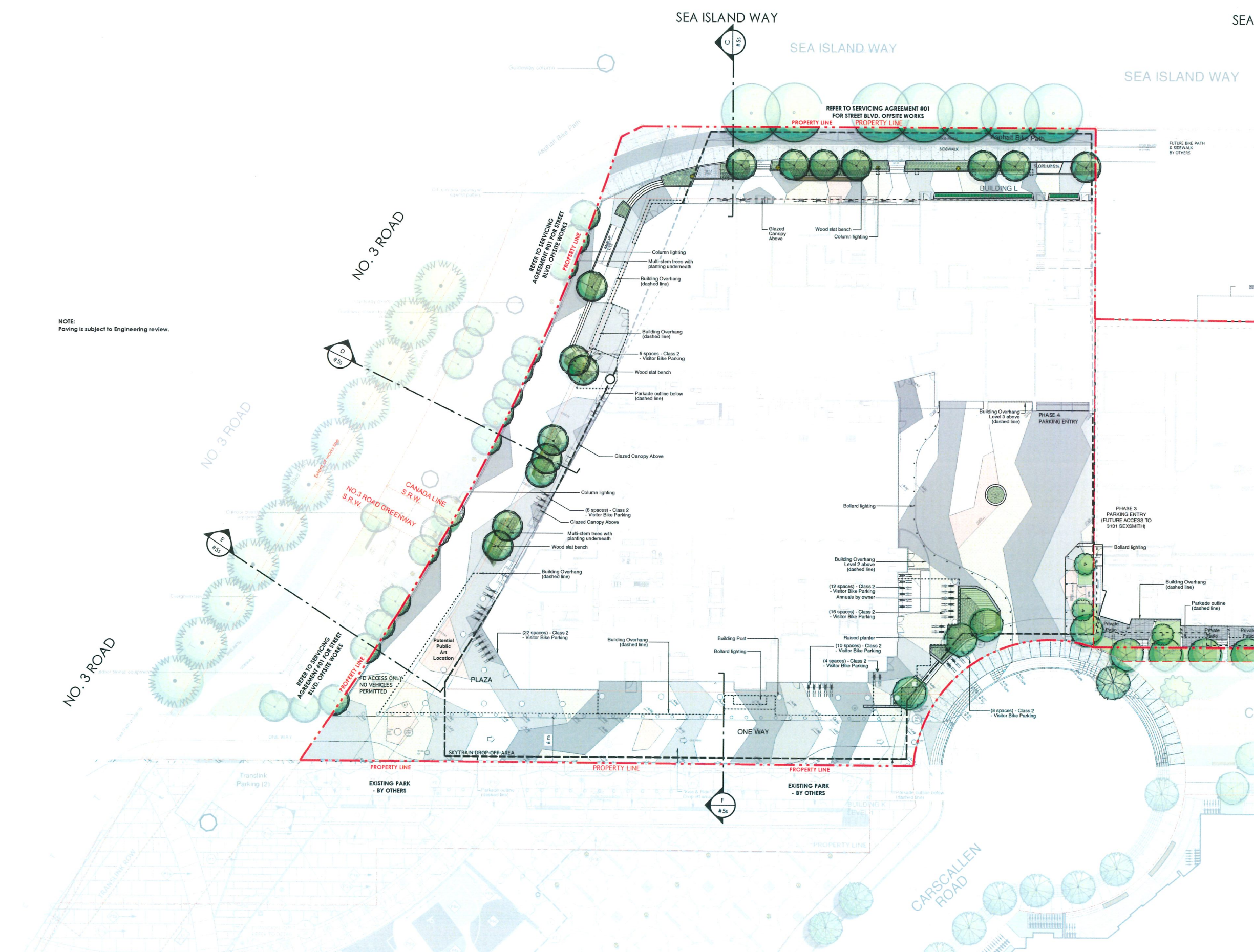
**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

Drawn by: RO/C  
Checked by: PK  
Date: 12 Mar 2025  
Scale: 1/32" = 1'0"  
Drawing Title:  
**Overall Landscape Plan  
Phase 3&4**

Project No.:  
**18026**  
Sheet No.:  
**Plan #5b1**



NOTE:  
Paving is subject to Engineering review.



13	Aug08_2025	Issued for DPMA
12	Jun05_2025	Re-issued for DP
11	May24_2025	Re-issued for DP
10	Oct23_2024	Re-issued for DP
9	Mar13_2024	Re-issued for DP
8	Jan31_2024	Re-issued for DP
7	May08_2023	Re-issued for DP
6	Mar03_2020	Re-issued for DP
5	Nov28_2019	Re-issued for DP
4	Sep11_2019	Issued for ADP
3	Apr23_2019	Issued for ADP
2	Mar01_2019	Re-issued for DP
1	Oct30_2018	Issued for DP
NO.	DATE	ITEM

Revisions:

**DK** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
T: 604 684 4611  
F: 604 684 6577  
www.dk.bc.ca



Project:  
**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by: R/C  
Checked by: PK  
Date: 17th Oct 2018  
Scale: 1/16" = 1'0"  
Drawing Title:

**Level 1- Phase 4  
Landscape Plan**

Project No.:  
**18026**  
Sheet No.:

**Plan #5b2**





17	Aug08_2025	Issued for DPMA
16	Jun05_2025	Re-issued for DP
15	Apr11_2025	Re-issued for DP
14	Oct22_2024	Re-issued for DP
13	Jun 4_2024	Issued for BP
12	Jun 07_2024	Re-issued for DP
11	May29_2024	Issued for BP
10	Apr17_2024	Issued for coordination
9	Mar12_2024	Re-issued for DP
8	Jan31_2024	Re-issued for DP
7	May08_2023	Re-issued for DP
6	Dec 12_2019	Issued for BP
5	Nov28_2019	Re-issued for DP
4	Sep10_2019	Issued for ADP
3	Apr 23_2019	Issued for ADP
2	Mar 01_2019	Re-issued for DP
1	Oct 30_2018	Issued for DP
no.:	date:	item:

Revisions:

Revisions:

**DK** Durante Kreuk Ltd.  
102 - 1837 West 5th Avenue  
Vancouver BC V6J 1N6  
T: 604 684 4611  
F: 604 684 0577  
www.dk.ca



Project:

**CAPSTAN VILLAGE:  
PHASE 4, BUILDING 'L' REDESIGN:  
LEVELS 2 TO ROOF,  
RICHMOND, BC**

Drawn by: ROC/AB  
Checked by: PK  
Date: 12th Mar 2025  
Scale: 1/8" = 1'0"  
Drawing Title:  
**Level 2- Phase 4  
Materials & Grading Plan**

Project No.:  
**18026**  
Sheet No.:



**AUGUST 20, 2025**

## PLAN 30



**DP 24-012258**

- refer to landscape details
- refer to mechanical for details for connections back into the building.

F2 (6 spaces) - Class 2  
- Visitor Bike Parking

Building Overhang  
Level 2 above (dashed line)

— Building Overhang  
Level 3 above (dashed line)

— Parkade outline below  
(dashed line)

— Hatched area indicating 3' deep continuous soil trench - for required soil volume of trees

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- (6 spaces) - Class 2
- Visitor Bike Parking

— Hatched area indicating 3' deep continous soil trench - for required soil volume of trees

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- **Linear slot drain**
  - refer to landscape details
  - refer to mechanical for details for connections back into the building.

ilding Overhang  
vel 3 above  
ashed line)

2 spaces) - Class 2  
Visitor Bike Parking

ONE WAY

**PROPERTY LINE**

**EXISTING PARK  
- BY OTHERS**

PHASE 4  
PARKING ENTRY

PHASE 3  
PARKING ENTRY  
(FUTURE ACCESS TO  
3131 SEXSMITH)

### Bollard lighting

Building C  
(dashed line)

[illegible]

**Durante Kireuk Ltd**  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
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[www.dk.bc.ca](http://www.dk.bc.ca)



Project:

**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

Drawn by:	RO/C
Checked by:	PI
Date:	17th Oct 2018
Scale:	1/5" = 10'
Drawing Title:	

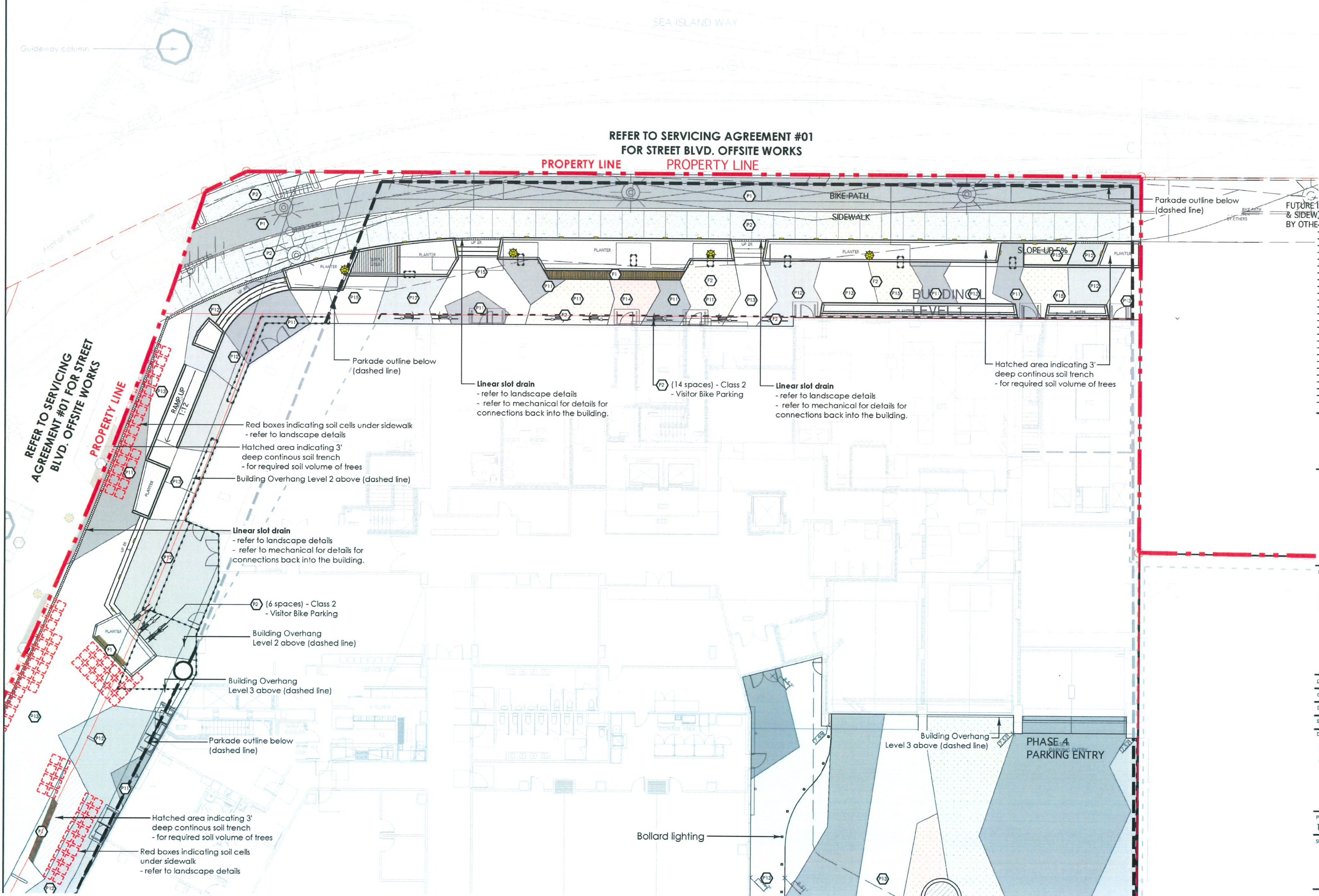
### Level 1- Phase 4 Materials Plan

Project No.:  
18026

Plan #5c



SEA ISLAND WAY



REFER TO SERVICING AGREEMENT #01  
FOR STREET BLVD. OFFSITE WORKS

PROPERTY LINE PROPERTY LINE

Parkade outline below  
(dashed line)

FUTURE  
& SIDEW.  
BY OTHER

12	Aug 07, 2025	Issued for DP/MA
11	Mar 24, 2025	Re-issued for DP
10	Oct 23, 2024	Re-issued for DP
9	Apr 30, 2024	Issued for BP
8	Mar 13, 2024	Re-issued for DP
7	Jan 31, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
No. 1		Date: Item:

Revisions:



Project:  
**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, B.C.**

Drawn by: R/C  
Checked by: PK  
Date: 17th Oct 2018  
Scale: 1/8" = 1'-0"  
Drawing Title:

**Level 1 - Phase 4  
Materials Plan**

Project No.:  
**18026**  
Sheet No.:

Plan #5d



**DP 24-012258**

**NOTE:**  
Paving is subject to Engineering review.

**AUGUST 20, 2025**

## PLAN 32



**Linear slot drain**

- refer to landscape details
- refer to mechanical for details & connections back into the building

— **F2** (6 spaces) - Class 2  
- Visitor Bike Parking

Building Overhang  
Level 2 above (dashed line)

— Building Overhang  
Level 3 above (dashed line)

— Parkade outline below  
(dashed line)

— Hatched area indicating 3' deep continuous soil trench  
- for required soil volume of trees

— Red boxes indicating soil cells under sidewalk  
- refer to landscape details

— (6 spaces) - Class 2  
- Visitor Bike Parking

— Hatched area indicating 3' deep continous soil trench - for required soil volume of trees

Red boxes indicating soil cells  
under sidewalk  
- refer to landscape details

- refer to landscape details
- refer to mechanical for details for connections back into the building.

Building Over  
Level 3 above  
(dashed line)

F2 (22 spaces) - Class 2  
- Visitor Bike Parking

Building Overhang

Building Overhang

Project:

**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

Drawn by: RO'C

Checked by: PK

Date: 17th Oct 2018

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

Drawing Title:

### Level 1- Phase 4 Materials Plan

Project No.:

18026

Plan #5e





SEA ISLAND WAY

NO. 3 ROAD

REFER TO SERVICING  
AGREEMENT #01 FOR STREET  
BLVD. OFFSITE WORKS

PROPERTY LINE

Parkade outline below  
(dashed line)

Linear slot drain  
- refer to landscape details  
- refer to mechanical for details for  
connections back into the building.

Red boxes indicating soil cells under sidewalk  
- refer to landscape details  
Hatched area indicating 3'  
deep continuous soil trench  
- for required soil volume of trees  
Building Overhang Level 2 above (dashed line)

Linear slot drain  
- refer to landscape details  
- refer to mechanical for details for  
connections back into the building.

P2 (6 spaces) - Class 2  
- Visitor Bike Parking

Building Overhang  
Level 2 above (dashed line)

Building Overhang  
Level 3 above (dashed line)

Parkade outline below  
(dashed line)

Hatched area indicating 3'  
deep continuous soil trench  
- for required soil volume of trees  
Red boxes indicating soil cells  
under sidewalk  
- refer to landscape details

13	Aug 07, 2025	Issued for DPMA
12	Mar 24, 2025	Re-issued for DP
11	Oct 23, 2024	Re-issued for DP
10	Apr 30, 2024	Issued for BP
9	Apr 12, 2024	Issued for coordination
8	Mar 13, 2024	Re-issued for DP
7	Jan 31, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
No.:		date:
Revisions:		Item:

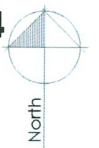


Project:  
**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

Drawn by: RO/C  
Checked by: PK  
Date: 17th Oct 2018  
Scale: 1/8" = 1'0"  
Drawing Title:  
**Level 1 - Phase 4  
Materials Plan**

Project No.:  
**18026**  
Sheet No.:  
**Plan #5f**





- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

PHASE 4  
PARKING ENTRY

9	Aug 07, 2025	Issued for DPMA
8	Apr 30, 2024	Issued for BP
7	Mar 13, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no.:	date:	item:

Revisions:

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Project:

**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

Drawn by:	RO C
Checked by:	PK
Date:	17th Oct 2018
Scale:	1/6" = 1'0"
Drawing Title:	

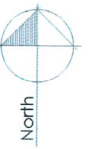
### Level 1- Phase 4 Planting Plan

Project No.:  
18026

Sheet No.:

Plan #5k





## SEA ISLAND WAY

REFER TO SERVICING AGREEMENT #01  
FOR STREET BLVD. OFFSITE WORKS

PROPERTY LINE

PROPERTY LINE

— Parkade outline below  
(dashed line)

FUTURE1  
& SIDEW  
BY OTHE

~~BUILDING L~~

SLOPE UP 5%

— Parkade outline below  
(dashed line)

— Parkade outline below  
(dashed line)

— Red boxes indicating soil cells under sidewalk  
- refer to landscape details

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

**REFER TO SERVICING  
AGREEMENT #01 FOR STREET  
BLVD. OFFSITE WORKS**

PROPERTY LINE

22

PHASE 4  
PARKING ENTRY

[illegible]

**Project:**

**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by: RO'C

Checked by: PK

Date: 17th Oct 2018

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

Drawing Title:

### Level 1- Phase 4 Planting Plan

Project No.:

18026

Sheet No.:

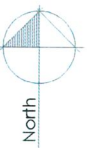
Plan #51



**DP 24-012258**

**AUGUST 20, 2025**

## PLAN 36



**NOTE:**  
Paving is subject to Engineering review.

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

- Red boxes indicating soil cells under sidewalk
- refer to landscape details

REFER TO SERVICING  
AGREEMENT #01 FOR STREET  
BLVD. OFFSITE WORKS

FD ACCESS ONLY  
NO VEHICLES  
PERMITTED

SKYTRAIN DROP-OFF AREA

PROPERTY LINE

### Level 1- Phase 4 Planting Plan

Project No.:  
18026

Sheet No.:

Plan #5m





SEA ISLAND WAY

NO. 3 ROAD

REFER TO SERVICING  
AGREEMENT #01 FOR STREET  
BLVD. OFFSITE WORKS

PROPERTY LINE

BIKEPATH

SIDEWALK

PARKADE GRILL

Parkade outline below  
(dashed line)

Red boxes indicating soil cells under sidewalk  
- refer to landscape details

Red boxes indicating soil cells  
under sidewalk  
- refer to landscape details

9	Aug07, 2025	Issued for DPMA
8	Apr 30, 2024	Issued for BP
7	Mar 13, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no.:	date:	Item:
Revisions:		

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Project:  
**CAPSTAN VILLAGE:  
PHASE 4,  
RICHMOND, BC.**

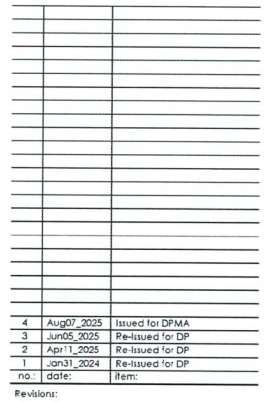
Drawn by: RO'C  
Checked by: PK  
Date: 17th Oct 2018  
Scale: 1/8" = 1'0"  
Drawing Title:

**Level 1 - Phase 4  
Planting Plan**

Project No.:  
18026  
Sheet No.:

Plan #5n





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Project:

**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by:	RO'C
Checked by:	PK
Date:	17th Oct 2018
Scale:	1/8" = 1'0"
Drawing Title:	

**Level 3- Phase 4  
Landscape Plan**

Project No.:  
18026

Sheet No.:

Plan #5p



**PLAN 39**

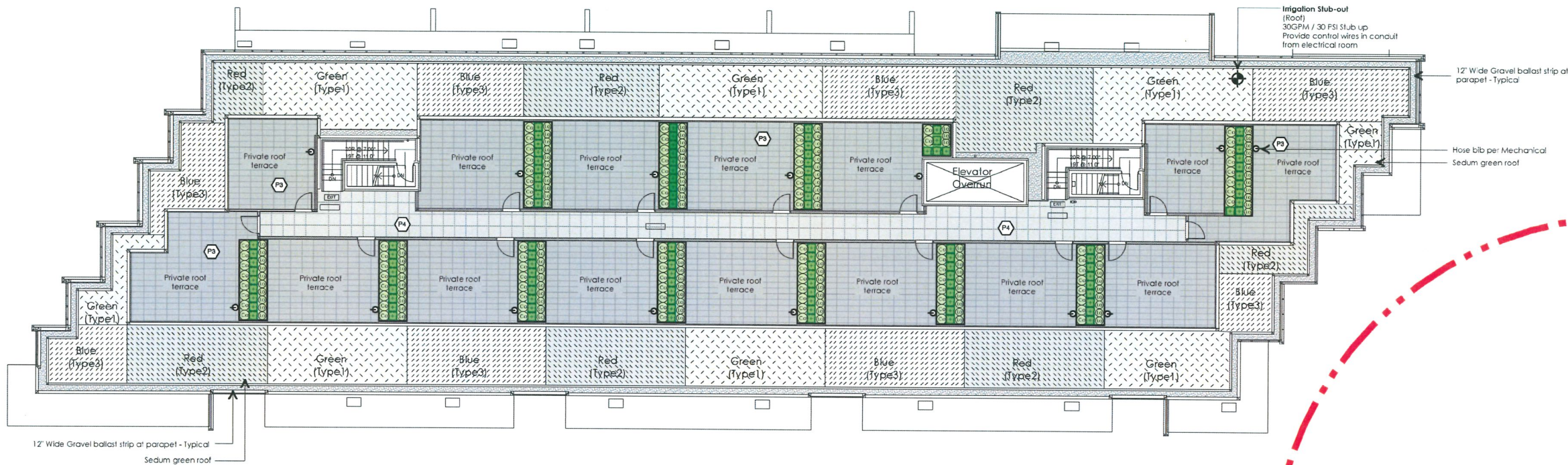
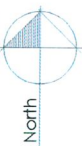


North



**BUILDING K**  
**FFE 21.52'**





BUILDING K

no.	date	item
14	Aug 07, 2025	Issued for DPMA
13	Jun 05, 2025	Re-issued for DP
11	Apr 11, 2025	Re-issued for DP
10	Oct 23, 2024	Re-issued for DP
9	Apr 30, 2024	Issued for BP
8	Mar 13, 2024	Re-issued for DP
7	Jan 31, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sep 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP

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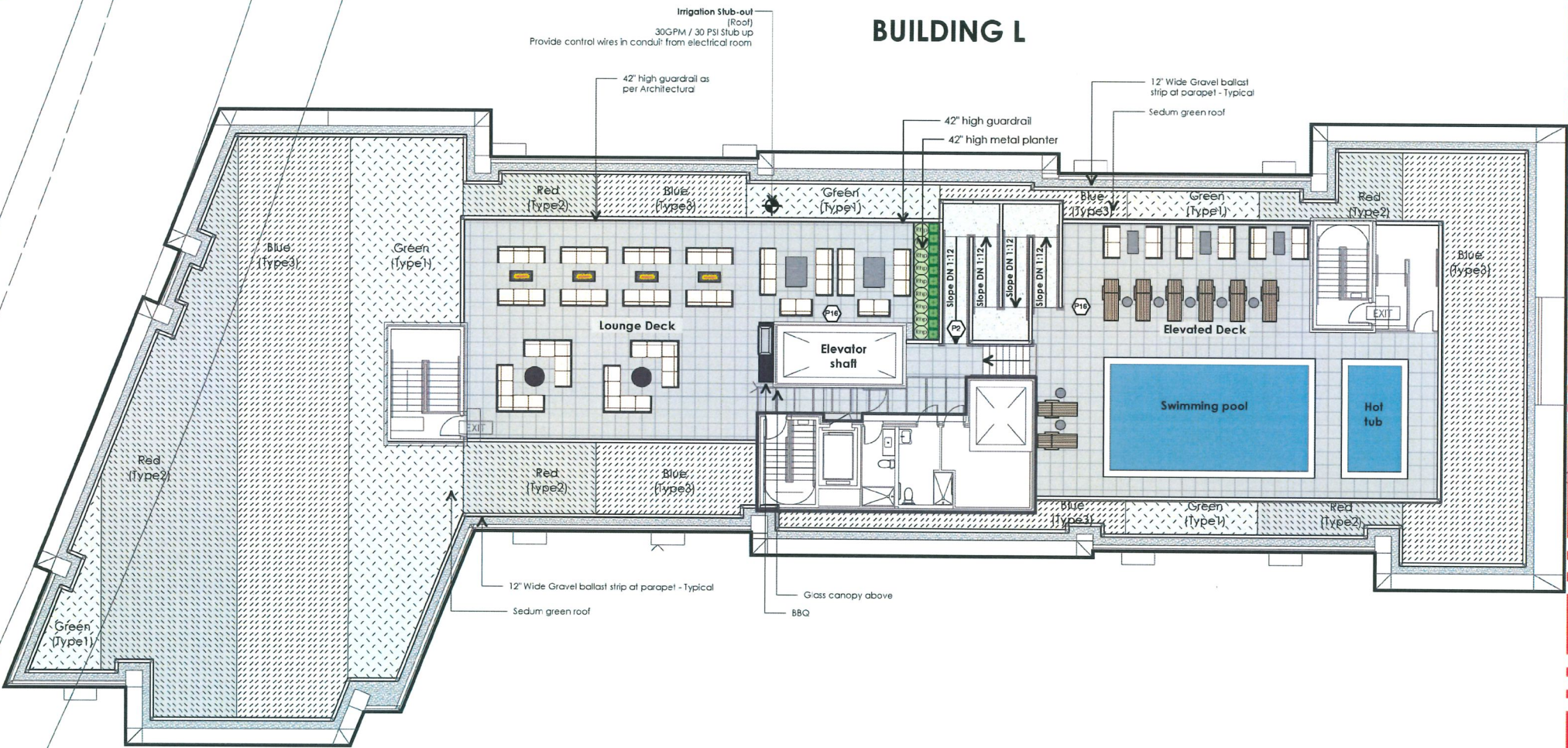


Project:  
**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by: R.O.C.  
Checked by: PK  
Date: 12 Mar 2025  
Scale: 1/8" = 1'-0"  
Drawing Title:  
**Building K Roof  
Levels Phase 4  
Landscape Plan**

Project No.:  
**18026**  
Sheet No.:  
**Plan #5s**





15	Aug 07, 2025	Issued for DPMA
14	Jun 05, 2025	Issued for DP
13	Apr 11, 2025	Issued for DP
12	Jun 14, 2024	Issued for BP
11	Jun 02, 2024	Re-issued for DP
10	May 29, 2024	Issued for BP
9	Apr 17, 2024	Issued for coordination
8	Mar 13, 2024	Re-issued for DP
7	Jan 31, 2024	Re-issued for DP
6	Dec 12, 2019	Issued for BP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no:	date:	item:

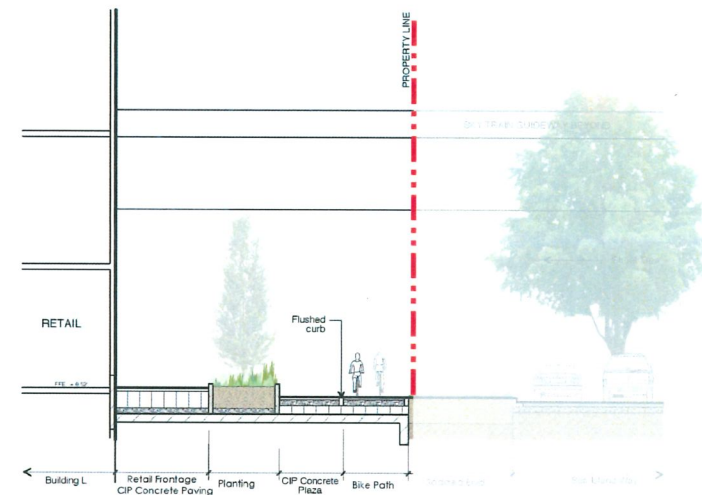


Project:  
**CAPSTAN VILLAGE:  
PHASE 4, BUILDING 'L'  
REDESIGN:  
LEVELS 2 TO ROOF,  
RICHMOND, BC**

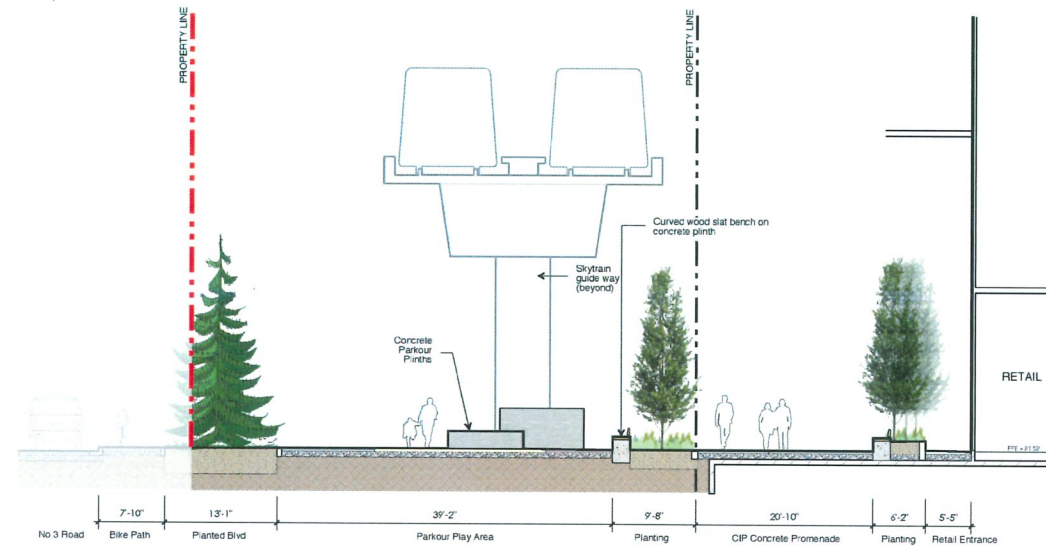
Drawn by: RO'C  
Checked by: PK  
Date: 12 Mar 2025  
Scale: 1/8" = 1'-0"  
Drawing Title:  
**Building L Roof  
Levels Phase 4  
Landscape Plan**

Project No.:  
**18026**  
Sheet No.:

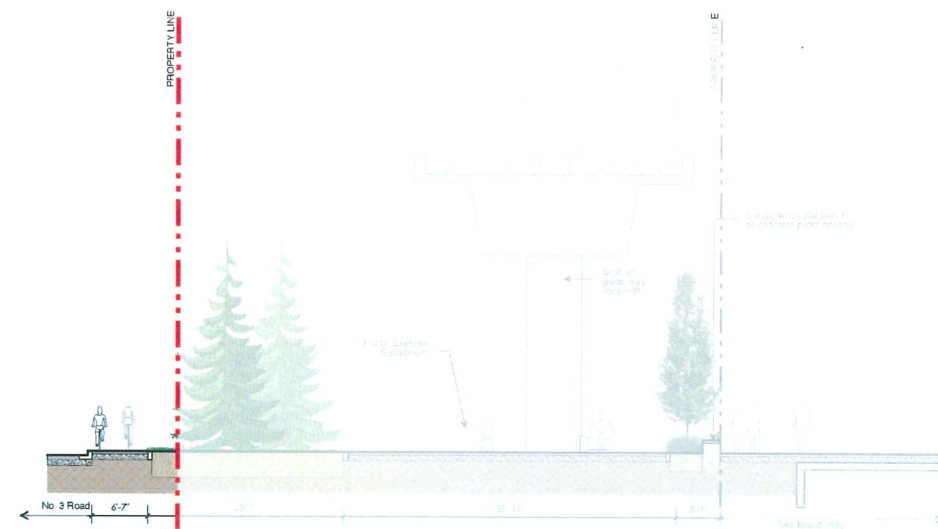




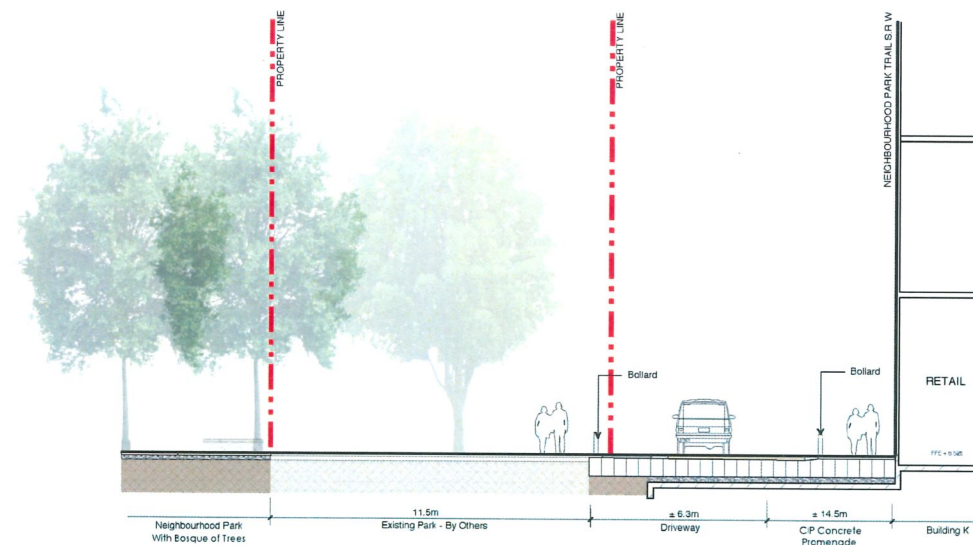
**SECTION (C) - SEA ISLAND WAY GREENWAY - PHASE 4**  
Scale 1/8"=1'-0"



**SECTION (D) - NO. 3 ROAD GREENWAY / RETAIL FRONTAGE PROMENADE**  
Scale 1/8"=1'-0"



**SECTION (E) - NO. 3 ROAD GREENWAY / RAINGARDEN / RETAIL FRONTAGE PROMENADE**  
Scale 1/8"=1'-0"



**SECTION (F) - RETAIL FRONTAGE AND NEIGHBOURHOOD PARK**  
Scale 1/8"=1'-0"

12	Aug08_2025	Issued for DFMA
11	Jun05_2025	Re-issued for DP
10	April_11_2025	Re-issued for DP
9	Oct23_2024	Re-issued for DP
8	Mai13_2024	Re-issued for DP
7	Jan01_2024	Re-issued for DP
6	May08_2023	Re-issued for DP
5	Nov 28_2019	Re-issued for DP
4	Sep 10_2019	Issued for ADP
3	Fri 25_2019	Issued for ADP
2	Mar 01_2019	Re-issued for DP
1	Oct 30_2018	Issued for DP
no.	:	Item:
<b>Revisions:</b>		

**Revisions:**

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Project:

**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

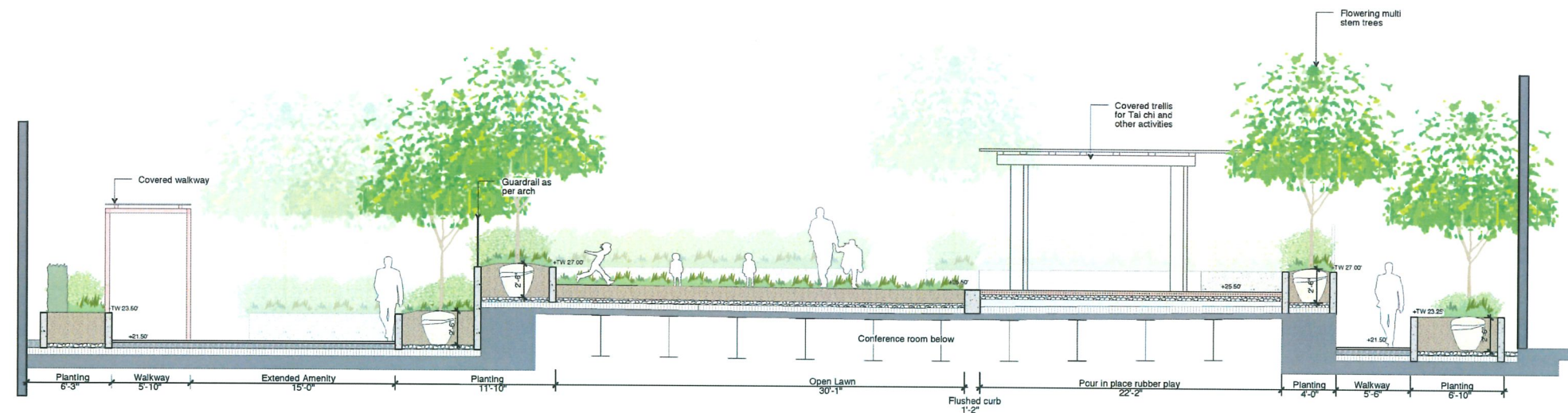
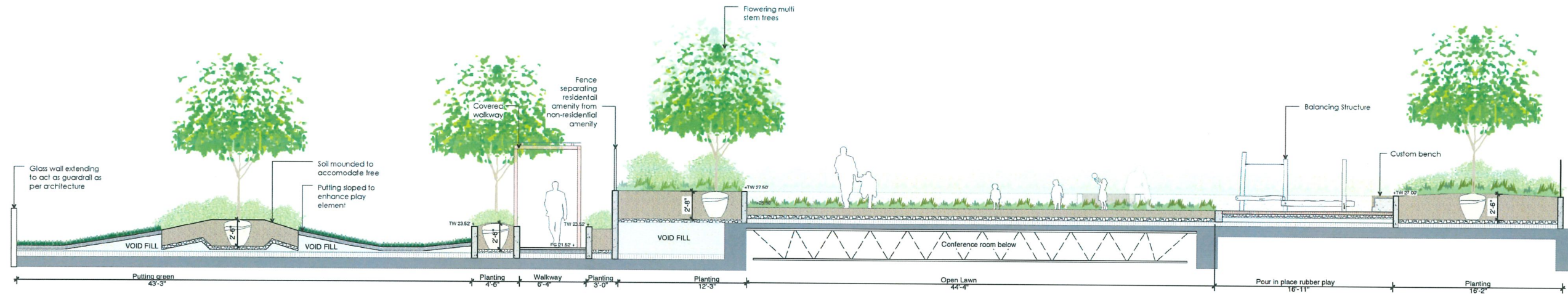
Drawn by:	RO'C
Checked by:	PK
Date:	17th Oct 2018
Scale:	A3 shown
Drawing Title:	

## Landscape Sections

Project No.:  
18026

Sheet No.:



[illegible]

Project:

**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by:	POC
Checked by:	PK
Date:	17th Oct 2018
Scale:	As shown
Drawing Title:	

Project No.:

18026

Sheet No.:

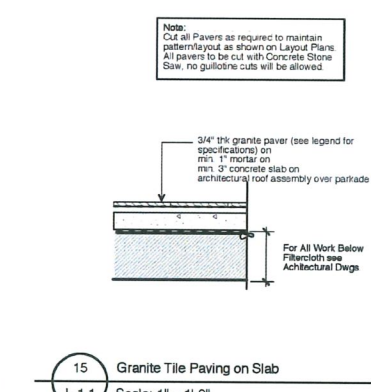
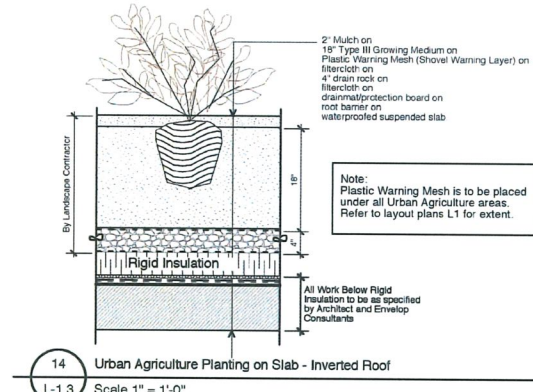
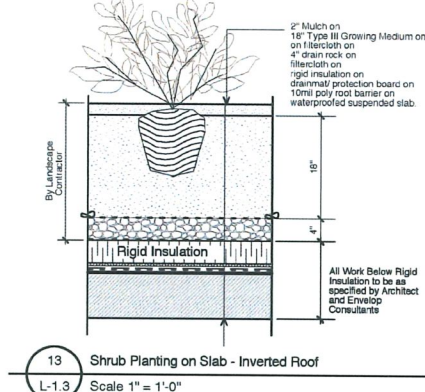
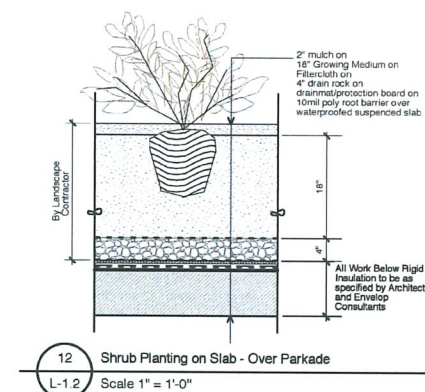
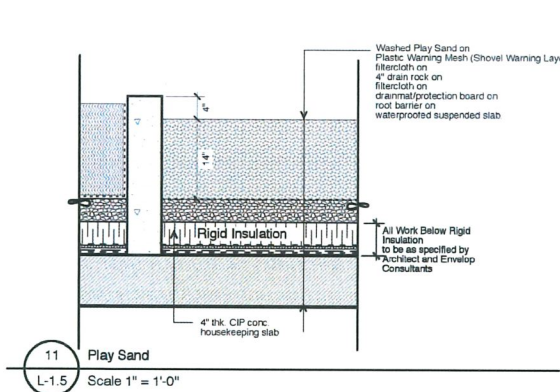
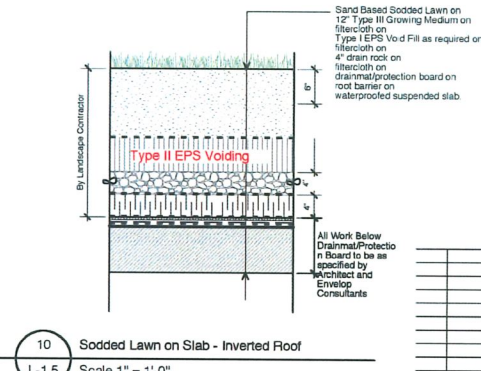
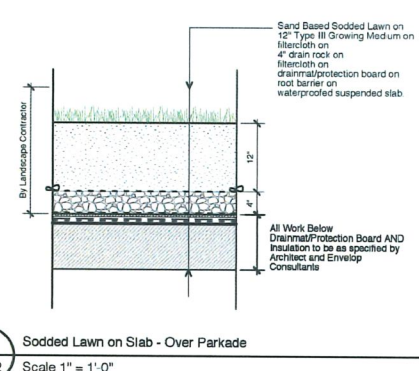
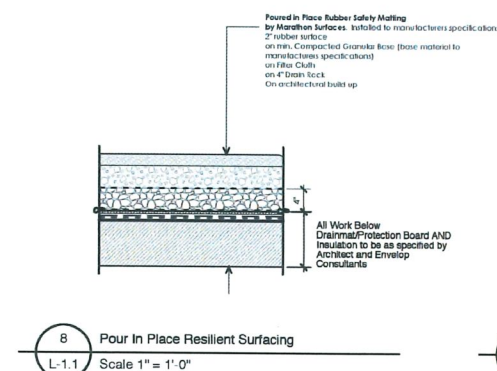
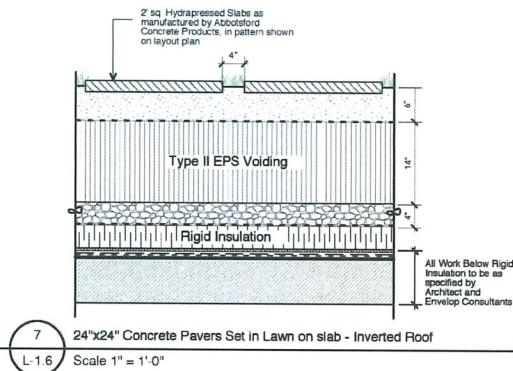
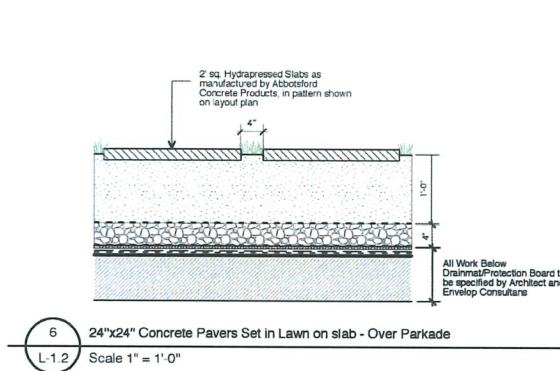
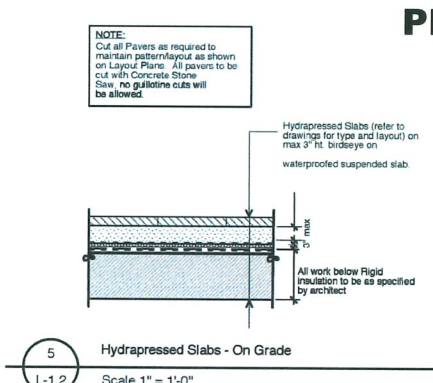
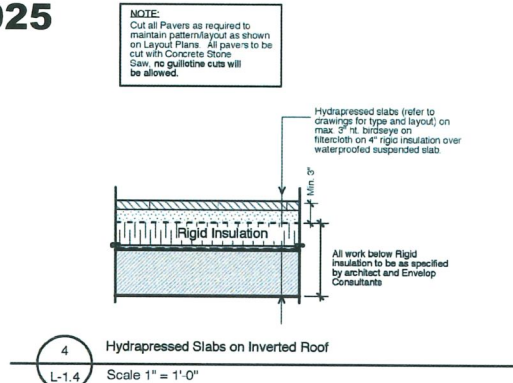
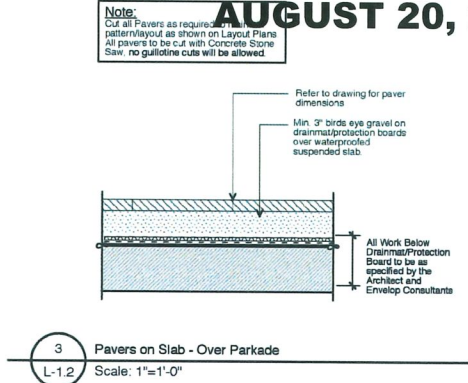
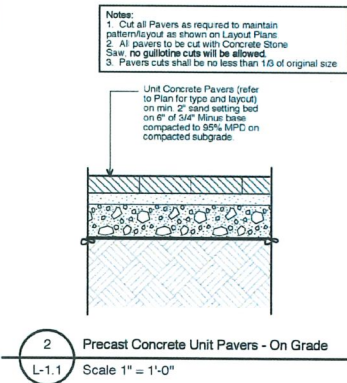
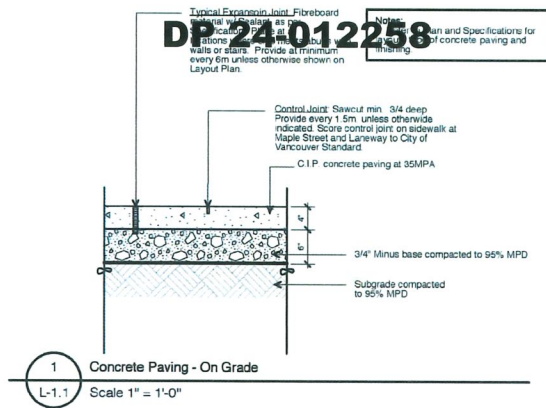
Plan #5v



DP 24-012258

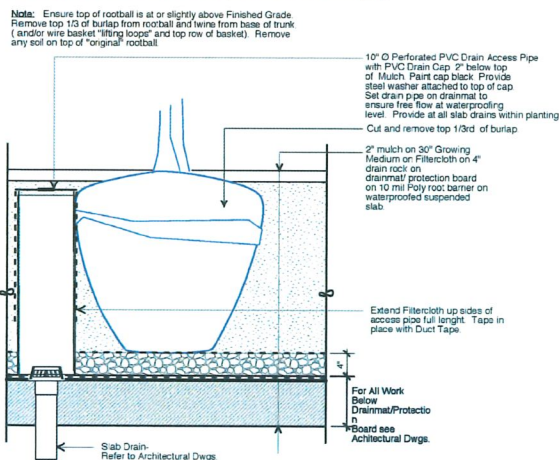
AUGUST 20, 2025

PLAN 44



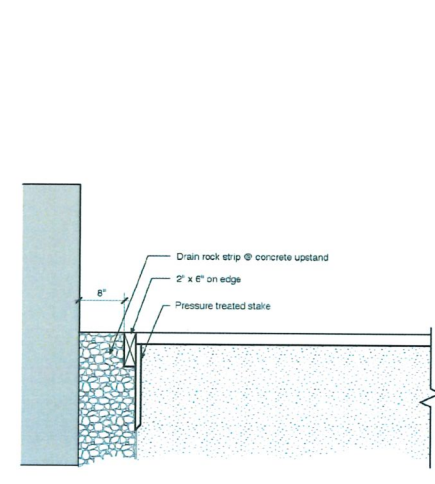
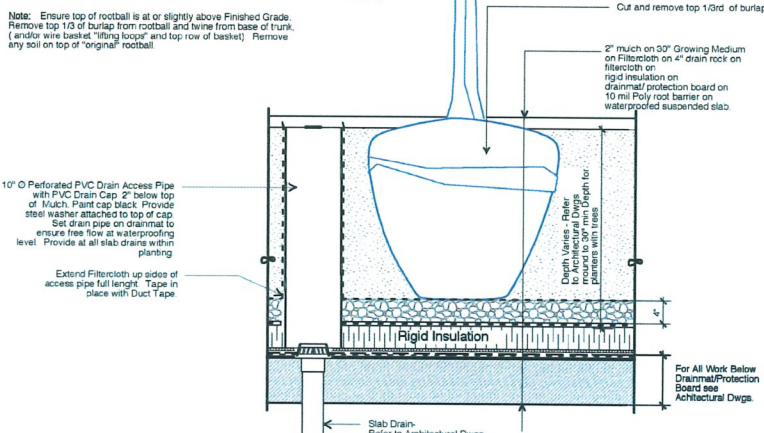
General Notes:

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



General Notes:

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



no.	date	item
12	Aug 07, 2025	Issued for DPMA
11	Jun 05, 2025	Re-issued for DP
10	Apr 11, 2025	Re-issued for DP
9	Oct 23, 2024	Re-issued for DP
8	May 29, 2024	Issued for BP
7	Mar 13, 2024	Re-issued for DP
6	Jan 31, 2024	Re-issued for DP
5	Nov 28, 2019	Re-issued for DP
4	Sep 10, 2019	Issued for ADP
3	Apr 24, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP

Revisions:

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Project:

CAPSTAN VILLAGE:  
PHASE 3,  
RICHMOND, BC.

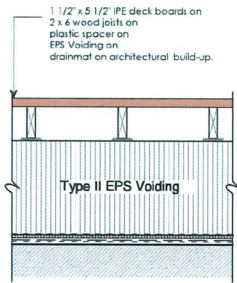
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Checked by: PK  
Date: 17th Oct 2018  
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Drawing Title:

Landscape Details  
Phase 3

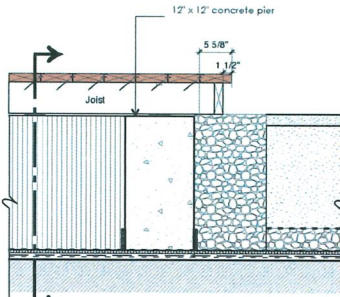
Project No.:  
18026  
Sheet No.:

Plan #5u

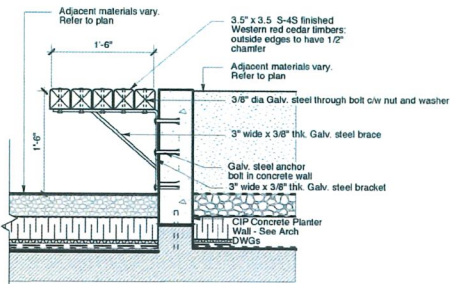




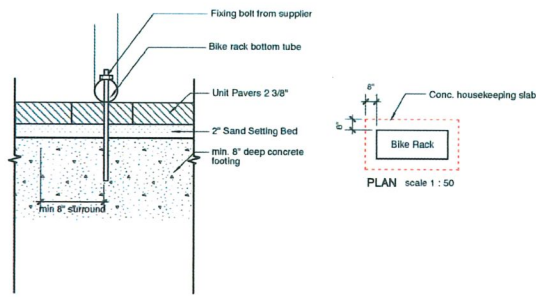
1 IPE Decking  
L-1.2 Scale: 1" = 1'-0"



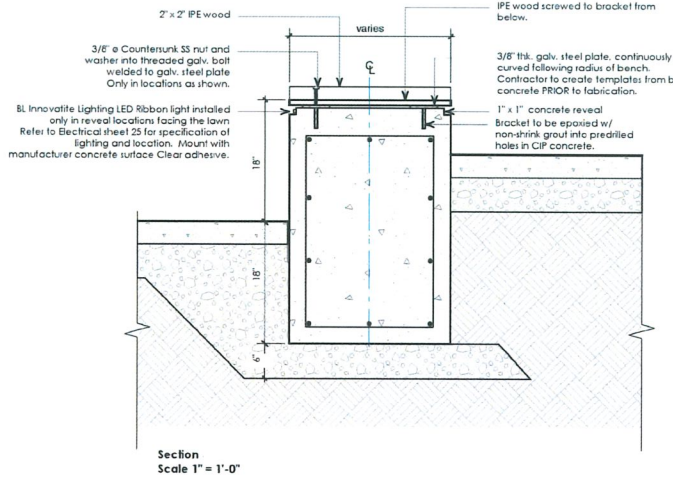
2 IPE Decking in Planting  
L-1.2 Scale: 1" = 1'-0"



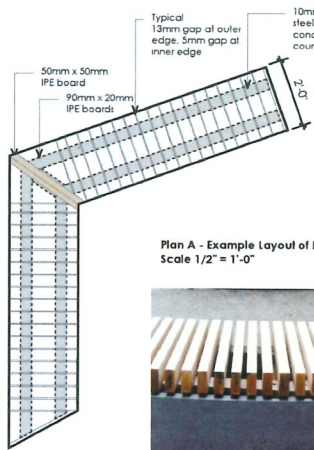
3 Cantilevered Bench  
L-1.2 Scale: 1" = 1'-0"



5 Typical Bike Rack Installation Detail  
L-1.1 Scale: 1" = 1'-0"



6 Wood Bench on Concrete Wall  
L-1.1 Scale: 1" = 1'-0"

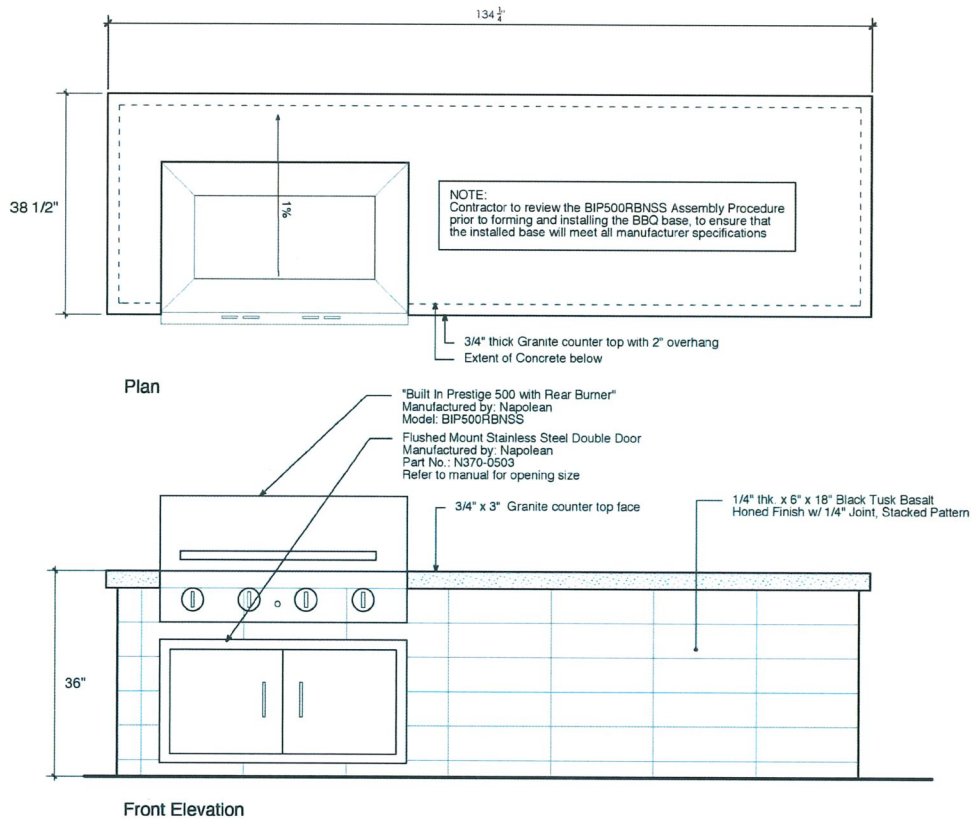


Plan A - Example Layout of Bench  
Scale 1/2" = 1'-0"

Notes:

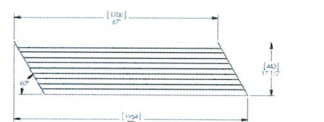
1. All bench steel brackets to be hot-dipped galvanized steel.
2. Wood Members to be fabricated and Bench Top to be assembled in shop.
3. Submit shop drawings for approval prior to installation.
4. Posts of benches vary. Refer to Plan for layout.
5. Contractor shall field measure and create templates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

5a AS SHOWN

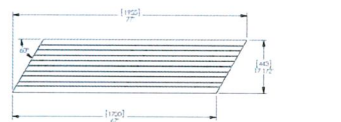


8 Typical Outdoor BBQ & Kitchen  
L-1.5 Scale: 1" = 1'-0"

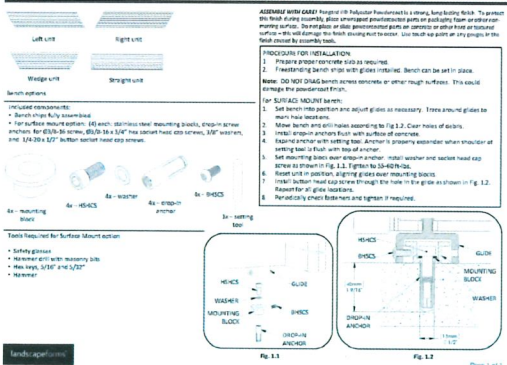
Parallel 42 Bench, left/bottom unit, horizontal  
Product Drawing  
www.knockoutproducts.com Date: 11/12/2018 Ph: 604.521.2546



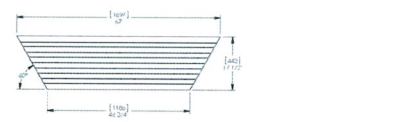
Parallel 42 Bench, right/bottom unit, horizontal  
Product Drawing  
www.knockoutproducts.com Date: 11/12/2018 Ph: 604.521.2546



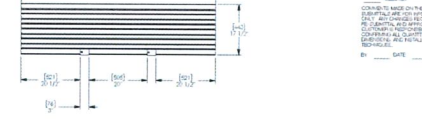
Parallel 42 Bench, left/top unit, vertical  
Product Drawing  
www.knockoutproducts.com Date: April 9, 2019 Ph: 604.521.2546



Parallel 42 Bench, right/bottom unit, horizontal  
Product Drawing  
www.knockoutproducts.com Date: 11/12/2018 Ph: 604.521.2546



Parallel 42 Bench, right/top unit, vertical  
Product Drawing  
www.knockoutproducts.com Date: 04/22/2019 Ph: 604.521.2546



Parallel 42 Bench, left/bottom unit, horizontal  
Product Drawing  
www.knockoutproducts.com Date: April 9, 2019 Ph: 604.521.2546



no.	date	description
12	Aug 07, 2025	Issued for DPMA
11	Jun 05, 2025	Re-issued for DP
10	Apr 11, 2025	Re-issued for DP
9	Oct 23, 2024	Re-issued for DP
8	May 29, 2024	Issued for BP
7	Mar 13, 2024	Re-issued for DP
6	Jan 31, 2024	Re-issued for DP
5	Nov 28, 2019	Re-issued for DP
4	Sept 10, 2019	Issued for ADP
3	Apr 24, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no.	date	description

Revisions:

**Knockout Products Ltd.**  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
T: 604.684.4611  
F: 604.684.0577  
www.kn4.bc.ca



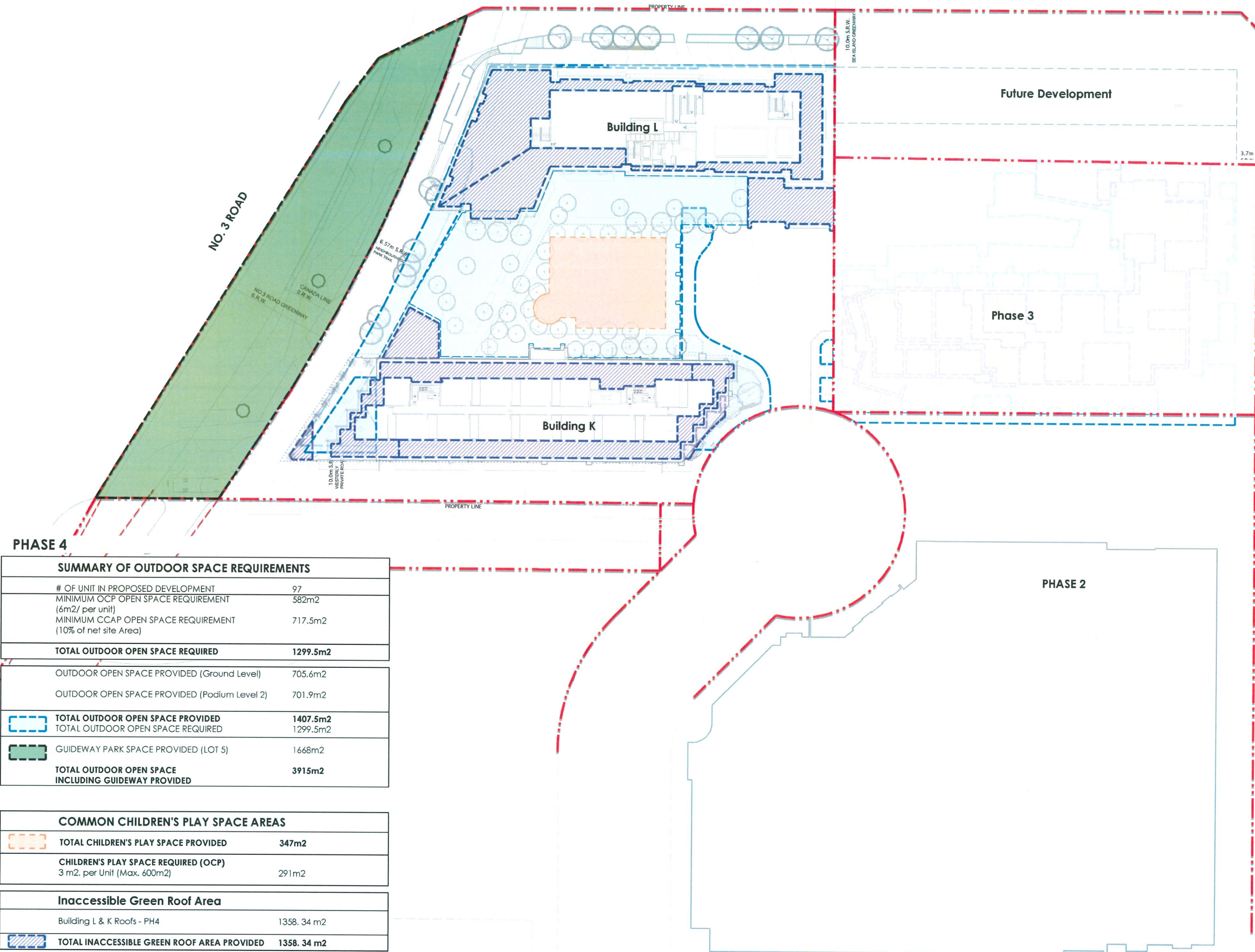
Project:  
**CAPSTAN VILLAGE:  
PHASE 3,  
RICHMOND, BC.**

Drawn by: RO/C  
Checked by: PK  
Date: 17th Oct 2018  
Scale: 1/8" = 1'-0"

Drawing Title:  
**Landscape Details  
Phase 3**

Project No.:  
18026  
Sheet No.:





11	Aug/27, 2025	Issued for DFMA
10	Mar/25, 2025	Re-issued for DP
9	Oct/23, 2024	Re-issued for DP
8	Apr/30, 2024	Issued for BP
7	Mar/13, 2024	Re-issued for DP
6	Mar/18, 2023	Updated Amenity Calculation
5	Mar/10, 2023	Updated Amenity Calculation
4	Feb 21, 2020	Updated Amenity Calculation
3	Feb 13, 2020	Updated Amenity Calculation
2	Nov/28, 2019	Issued for ADP
1	Sep/10, 2019	Issued for ADP
0	Apr 23, 2019	Issued for ADP
2	Mar 01, 2019	Re-issued for DP
1	Oct 30, 2018	Issued for DP
no.:	date:	item:

Revision:



Project:

**CAPSTAN VILLAGE:  
PHASE 3&4,  
RICHMOND, BC.**

Drawn by:	RO'C
Checked by:	PK
Date:	12 Mar 2025
Scale:	1/20" = 1'0"
Drawing Title:	

**Landscape Outdoor  
Amenity Open Space Plan  
Phase 3&4**

Project No.:  
18026

Sheet No.:

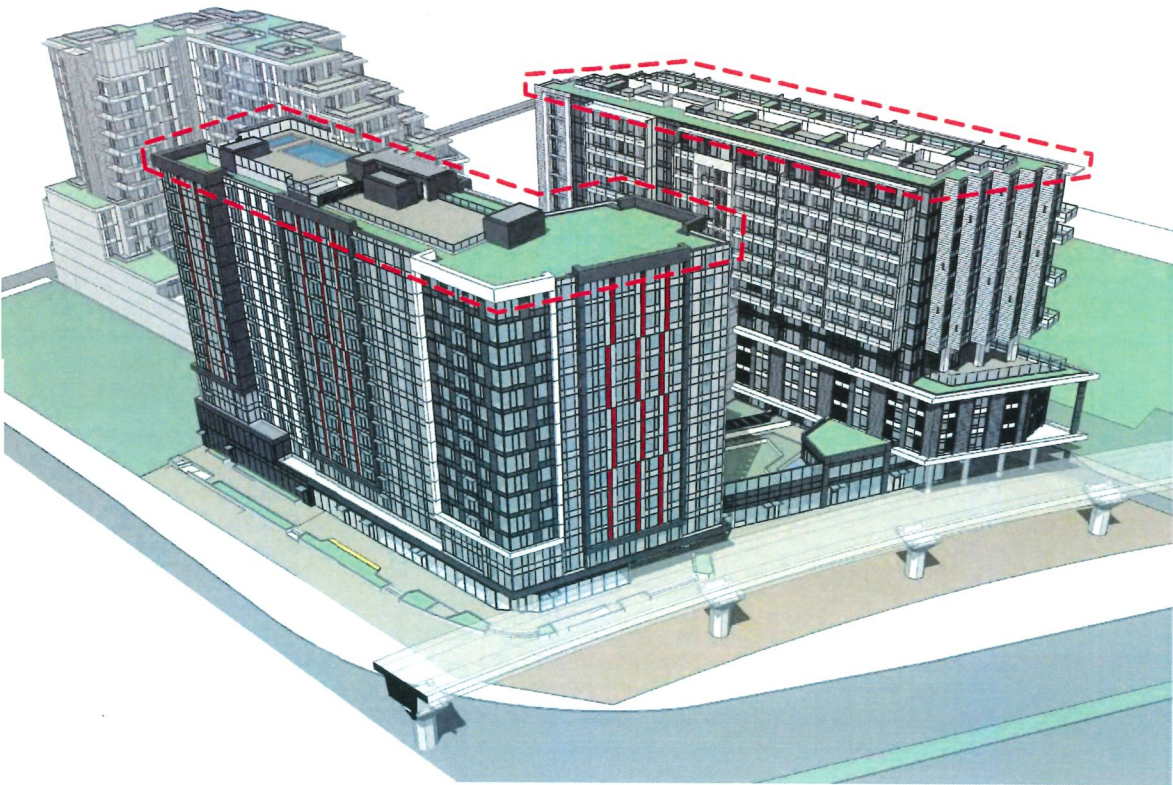
Plan #5w



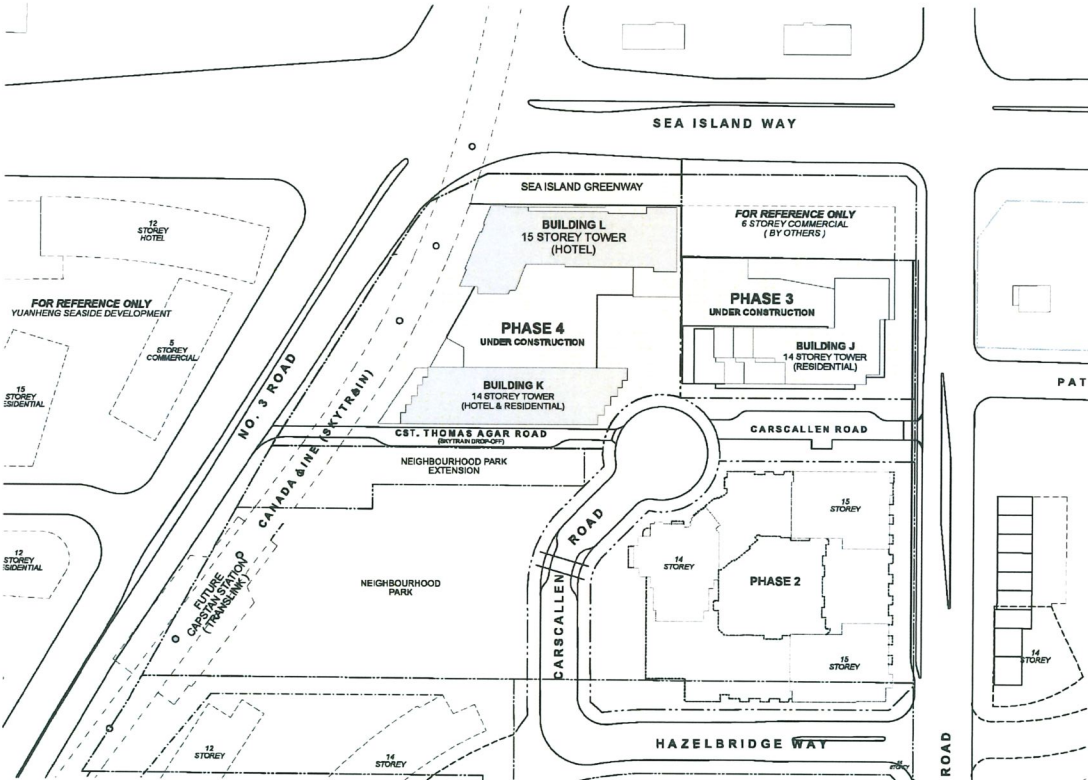


FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

FORM & MASSING



FORM & MASSING



CONTEXT PLAN

INDICATES EXTENT OF  
PROPOSED REVISIONS

- BUILDING K**  
• revised roof deck layouts
- BUILDING L**  
• pool deck is added at the roof level.  
• overall building height is reduced a total of 24" (2" floor from L3-L14) to allow for pool structure and guardrails to be within the NavCanada height restriction.

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

		8	RE-ISSUED FOR DP AMENDMENT	JUN 06 2025	<b>bingham+hill</b> architects 201-1444 Alberni Street Vancouver, British Columbia Canada V6G 2Z4 Tel: (604) 688 8254 Email: general@bharch.ca	
		7	RE-ISSUED FOR DP AMENDMENT	APR 14 2025		
		6	RE-ISSUED FOR DP AMENDMENT	MAR 10 2025		
		5	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024		
		4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024	201-1444 Alberni Street Vancouver, British Columbia Canada V6G 2Z4	
		3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 24 2024		
		2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024		
		1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024		
11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	8	RE-ISSUED FOR DP AMENDMENT	JUN 06 2025	201-1444 Alberni Street Vancouver, British Columbia Canada V6G 2Z4
10	RE-ISSUED FOR DP AMENDMENT	JUL 28 2025	7	RE-ISSUED FOR DP AMENDMENT	APR 14 2025	
9	RE-ISSUED FOR DP AMENDMENT	JUL 09 2025	6	RE-ISSUED FOR DP AMENDMENT	MAR 10 2025	
8	RE-ISSUED FOR DP AMENDMENT	JUL 09 2025	5	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 23 2024	
			4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024	2025-08-16
			3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 24 2024	
			2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024	
			1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024	



CONTEXT PLAN

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PROJ. # 1706  
SCALE  
DRAWN  
CHECKED

DRAWING NUMBER  
**PLAN # 2b**





EXISTING VIEW FROM SOUTHEAST



PROPOSED VIEW FROM SOUTHEAST

LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAMES
  - 1a - silver frame: clear anodized aluminum
  - 1b - dark gray frame: match BM 2133 "Black-Jack"
  - 1c - white frame
- 2 SPANDREL GLASS IN ALUMINUM FRAMES
  - GLASS SPANDREL ACCENT COLOURS
  - 2a - light blue: match BM 2051-40 "Bird's Egg"
  - 2b - red: match BM 2004-10 "Deep Rose"
  - 2c - dark grey: match BM 2133-20 "Black-Jack"
  - 2d - medium grey: match BM 2133-50 "Pigeon Gray"
  - 2w - white
- 3 METAL SPANDREL IN ALUMINUM FRAMES
  - 3a - dark grey: match BM 2133-20 "Black-Jack"
  - 3b - white
  - 3c - silver
- 4 PAINTED CONCRETE
  - 4a - white
  - 4b - clear sealer
  - 4c - dark grey: match BM 2133-20 "Black-Jack"
- 5 GUARDRAILS
  - 5a - dark grey alum. frame w/ clear temp. glass
  - 5b - silver alum. frame w/ clear temp. glass
  - 5c - white alum. frame w/ clear temp. glass
- 6 PRIVACY SCREEN
  - 6a - dark grey alum. frame w/ translucent white temp. glass
  - 6b - dark grey alum. frame & grille
  - 6c - transparent temp. glass
- 7 OVERHEAD GARAGE DOOR
  - 7a - dark grey
- 8 STEEL & GLASS CANOPY
  - 8a - medium grey frame: match BM 2133-50 "Pigeon Gray"
  - 8b - dark grey frame: match BM 2133-20 "Black-Jack"
  - 8c - white
- 9 METAL LOUVRE
  - 9a - dark grey: match BM 2133-20 "Black-Jack"
  - 9b - silver
- 10 TRELLIS
  - 10a - stained timber
- 11 METAL PANEL
  - 11a1 - green: match BM 2034-10 "Clover Green"
  - 11a2 - green: match BM 2034-30 "Greasy Fields"
  - 11a3 - green: match BM 2034-40 "Cedar Green"
  - 11a4 - green: match BM 2034-50 "Acacia Green"
  - 11b - red: match BM 2005-10 "Red Rock"
  - 11c - medium grey: match BM 2133-50 "Pigeon Gray"
  - 11d - dark grey: match BM 2133-20 "Black-Jack"
  - 11e - white
  - 11f - medium grey 2: match BM 2133-40 "Dior Gray"
- 12 SOLAR SCREEN
  - 12a - white frame
  - 12b - silver frame
  - 12c - dark grey frame: match BM 2133-20 "Black-Jack"

FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

INDICATES EXTENT OF  
REVISIONS ASSOCIATED  
WITH NEW DP APPLICATION

• Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14 (Bldg K).

3D VIEWS  
BUILDING K

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

				<b>bingham+hill</b> architects		
		8	REISSUED FOR DP AMENDMENT	JUN 04 2025	301-1444 Albion Street Vancouver, British Columbia Canada, V6G 2Z4  Tel: (604) 688 8254 email: general@bharch.ca	
		7	REISSUED FOR DP AMENDMENT	APR 11 2025		
		6	REISSUED FOR DP AMENDMENT	MAY 13 2025		
		5	REISSUED FOR DEVELOPMENT PERMIT	OCT 21 2024		
		4	REISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024		
		3	REISSUED FOR DEVELOPMENT PERMIT	JUL 29 2024		
		2	REISSUED FOR DP AMENDMENT	JUL 19 2024		
		1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024		
11	REISSUED FOR DP AMENDMENT	AUG 07 2025	3	REISSUED FOR DEVELOPMENT PERMIT		JUL 29 2024
10	REISSUED FOR DP AMENDMENT	JUL 18 2025	2	REISSUED FOR DP AMENDMENT		JUL 19 2024
9	REISSUED FOR DP AMENDMENT	JUL 08 2025	1	ISSUED FOR DEVELOPMENT PERMIT	MAR 13 2024	
No.	ISSUED / REVISION	DATE	No.	ISSUED / REVISION	DATE	



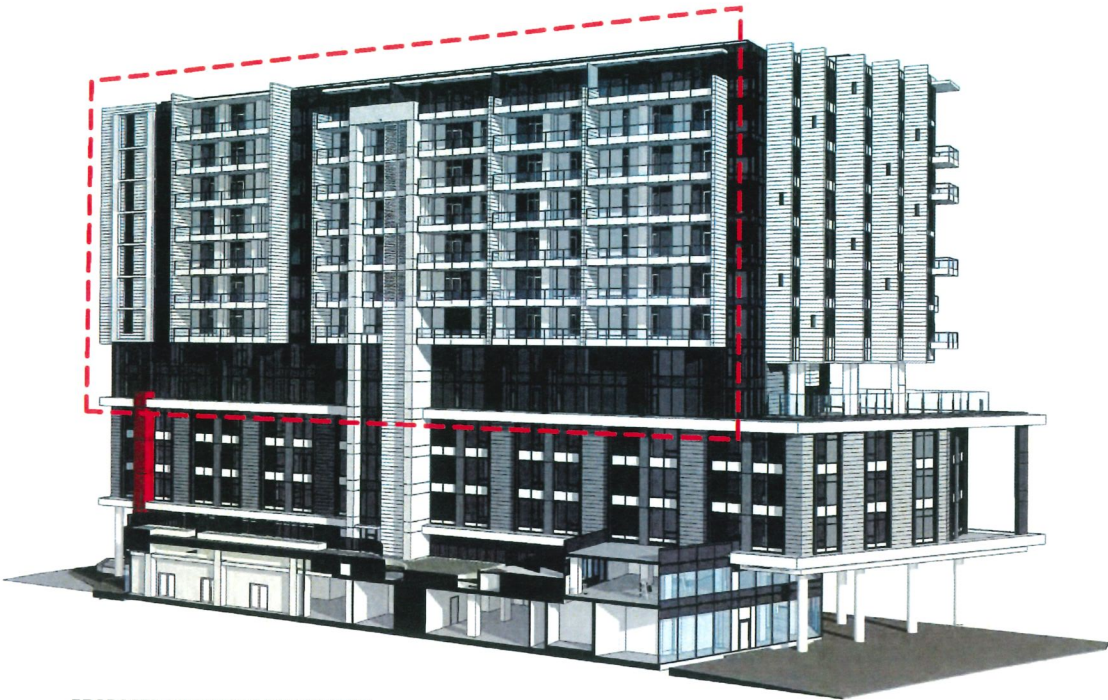
3D VIEWS

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PROJ #	1706
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN # 9a





EXISTING VIEW FROM NORTHWEST



PROPOSED VIEW FROM NORTHWEST



EXISTING VIEW FROM SOUTHWEST



PROPOSED VIEW FROM SOUTHWEST

FOR REFERENCE:  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)

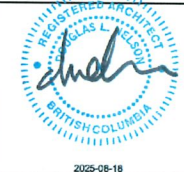
INDICATES EXTENT OF  
REVISIONS ASSOCIATED  
WITH NEW DP APPLICATION

- Exterior wall adjustment at Building K (north facade) to accommodate revised residential units.
- Structural columns moved to the exterior and painted to match adjacent window system at levels 6-14 (Bldg K).

3D VIEWS  
BUILDING K

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

		8	RE-ISSUED FOR	JUN 04
		7	OF AMENDMENT	2025
		6	RE-ISSUED FOR	APR 14
		5	OF AMENDMENT	2025
		4	RE-ISSUED FOR	MAR 13
		3	DEVELOPMENT PERMIT	2025
		2	RE-ISSUED FOR	OCT 21
		1	DEVELOPMENT PERMIT	2024
		11	RE-ISSUED FOR	AUG 07
		10	OF AMENDMENT	2025
		9	RE-ISSUED FOR	JUL 28
		8	OF AMENDMENT	2025
		7	RE-ISSUED FOR	JUL 28
		6	OF AMENDMENT	2024
		5	RE-ISSUED FOR	JUN 10
		4	OF AMENDMENT	2024
		3	RE-ISSUED FOR	MAR 13
		2	OF AMENDMENT	2024
		1	RE-ISSUED FOR	MAR 13
		0	OF AMENDMENT	2024



3D VIEWS

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PROJ. #	1706	DRAWING NUMBER
SCALE		PLAN #
DRAWN		9b
CHECKED		





EXISTING VIEW FROM NORTHWEST

**FOR REFERENCE:**  
DP 18-821292 (Issued on February 14, 2022)  
DP 24-012258 (Endorsed on September 12, 2024)



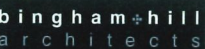
PROPOSED VIEW FROM NORTHWEST

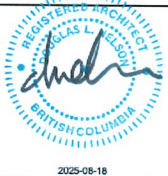
 INDICATES EXTENT OF PROPOSED REVISIONS

**BUILDING L**  
• window pattern adjustment to accommodate revised units.  
• pool deck added at the roof level.  
• overall building height is reduced a total of 36" to allow for pool structure and guardrails to be within the NavCanada height restriction.

**3D VIEWS  
BUILDING L**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
MINOR AMENDMENT**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

						 301-1444 Alberni Street Vancouver, British Columbia Canada V6D 2C4 Tel: (604) 688-8254 email: general@bharch.ca
11	RE-ISSUED FOR DP AMENDMENT	AUG 07 2025	7	RE-ISSUED FOR DP AMENDMENT	JUN 06 2025	
10	RE-ISSUED FOR DP AMENDMENT	JUL 28 2025	6	ISSUED FOR DP AMENDMENT	MAY 13 2025	
9	RE-ISSUED FOR DP AMENDMENT	JUL 09 2025	5	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 29 2024	
			4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUG 15 2024	
			3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUL 28 2024	
			2	RE-ISSUED FOR DEVELOPMENT PERMIT	JUN 10 2024	
			1	ISSUED FOR DEVELOPMENT PERMIT	MAY 13 2024	
No.	ISSUED / REVISION	DATE	No.	ISSUED / REVISION	DATE	



**3D VIEWS**

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PROJ. #	1706
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	PLAN # 9c

ALL DIMENSIONS SHALL BE VERIFIED ON SITE.





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** August 20, 2025

**From:** Joshua Reis  
Director, Development

**File:** DV 25-019257

**Re:** **Application by Site Path Consulting Ltd. for a Development Variance Permit at 4611 Viking Way**

---

### Staff Recommendations

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate construction of a telecommunication monopole tower on a site zoned "Industrial Business Park (IB1)"; and
2. That Richmond City Council grant concurrence to the proposed telecommunication monopole tower at 4611 Viking Way.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:el  
Att. 4



## Staff Report

### Origin

Site Path Consulting Ltd, on behalf of TELUS Communications Inc., has applied to the City of Richmond for permission to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate construction of a telecommunication monopole tower on a site zoned “Industrial Business Park (IB1)”. Location and aerial maps of the subject property are provided in Attachment 1.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: An industrial building at 4311 Viking Way on a property zoned “Industrial Business Park (IB1)”.

To the East: An industrial building at 4620 Viking Way on a property zoned “Industrial Business Park (IB1)”.

To the South: An industrial building at 13711 Mayfield Place on a property zoned “Industrial Business Park (IB1)”.

To the West: Across Knight Street, an industrial building at 13231 Delf Place on a property zoned “Industrial Business Park (IB1)”.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject Development Variance Permit (DVP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Industrial Business Park (IB1)” zone, except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate the construction of a telecommunication monopole tower on a site zoned “Industrial Business Park (IB1)”.

Staff supports the proposed variance for the following reasons:

- ***The applicant has confirmed that the proposed height of the telecommunication monopole tower is compliant with Federal radiofrequency electromagnetic fields (EMF) requirements.***



- *The applicant has undertaken a review of opportunities to co-locate infrastructure on nearby towers in the area. The applicant has confirmed that there are no nearby towers that would support the proposed infrastructure.*
- *The proposed equipment compound is to be enclosed with cedar fencing to ensure electronic equipment is concealed in an attractive enclosure.*
- *The existing trees adjacent to the proposed telecommunication monopole tower will be retained during construction and further enhanced through additional landscaping measures that will screen the lower portion of the tower from Knight Street. The applicant will be required to install protective fencing around adjacent trees as a condition of Building Permit (BP) issuance.*
- *The applicant is proposing to provide additional landscaping adjacent to the telecommunication monopole tower to enhance screening from Knight Street. The proposed landscaping will consist of additional hedging to supplement the existing hedging adjacent to the proposed tower site. To secure the additional landscaping, the applicant is required to provide a landscape security in the amount of \$6,063.75 prior to DVP issuance.*

### **Related City Policies**

#### Policy 5045 – Telecommunication Antenna Consultation and Siting Protocol

Council Policy 5045 was approved February 13, 2012, which guides the City's review and consideration of telecommunication protocols (see Attachment 3). The telecommunication protocol addresses locational siting criteria, public consultation processes and design guidelines. The proposed telecommunication monopole tower has been reviewed in coordination with Council Policy 5045 and is compliant with the relevant components of the Policy.

Under Process Stream 3 outlined in Council Policy 5045, public consultation for the subject development has been conducted in accordance with statutory requirements, including a notification sign installed on site. Early notification letters were also mailed to neighbouring properties within 100 m of the subject site. To date, no public comments have been received.

### **Analysis**

#### *Site Design and Layout*

- The proposed telecommunication monopole tower is to be located in the southwest corner of the subject site at the furthest point away from the existing industrial building on the subject site.
- The applicant has demonstrated and confirmed that the proposed telecommunication monopole tower and equipment compound would not impact the existing buildings and site servicing access or circulation.
- Three parking stalls are proposed to be removed to facilitate installation of the telecommunication monopole tower. The subject site would continue to remain compliant with the parking requirements in the Zoning Bylaw.



- The equipment compound for the proposed telecommunication monopole tower will be enclosed with cedar fencing to improve the appearance of the tower and better integrate it with the surrounding landscape and enhance Crime Prevention Through Environmental Design (CPTED) considerations.
- The applicant undertook a review of existing telecommunication monopole towers and structures in the surrounding area to determine opportunities for co-location. The applicant has confirmed that there are no nearby towers that would support the proposed infrastructure.
- The City's Telecommunication Antenna Consultation and Siting Protocol requires that new installations are designed to accommodate additional antennas to support future co-location opportunities. The applicant has confirmed that the proposed telecommunication monopole tower has been designed to accommodate future co-location installations.
- The proposed telecommunication monopole tower will be painted white to better match the existing building on site and other stand-alone towers operating in Richmond.

### ***Site Landscaping and Trees***

- Existing trees adjacent to the telecommunication monopole tower will be retained. The applicant will be required to provide details of tree protection fencing prior to BP issuance and install and retain fencing around adjacent trees throughout construction of the tower.
- The applicant is proposing to plant additional hedging adjacent to the telecommunication monopole tower to provide enhanced site screening from Knight Street (see Attachment 4).

### **Conclusions**

As the proposed development has addressed the applicable policies and guidelines, staff recommend that:

1. The DVP for the proposed telecommunication monopole tower be endorsed, and issuance by Council be recommended; and
2. Council grant concurrence to the proposed telecommunication monopole tower for the subject site.

The list of DVP Considerations are included below and has been agreed by the applicant (signed concurrence on file).



Emma Lovas  
Planning Technician - Design  
(604-276-4262)

EL:aa

- Att.    1: Location Map  
          2: Development Application Data Sheet  
          3: Telecom Protocol Policy 5045  
          4: Photo Simulations



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

1. (Landscape Security) Entering into a legal agreement and submission of a landscaping security in the amount of \$6,063.75 (including all materials, installation, and 10% contingency).
2. (DP Panel Notification Fee) Payment of all fees in full for the cost associated with the Public Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

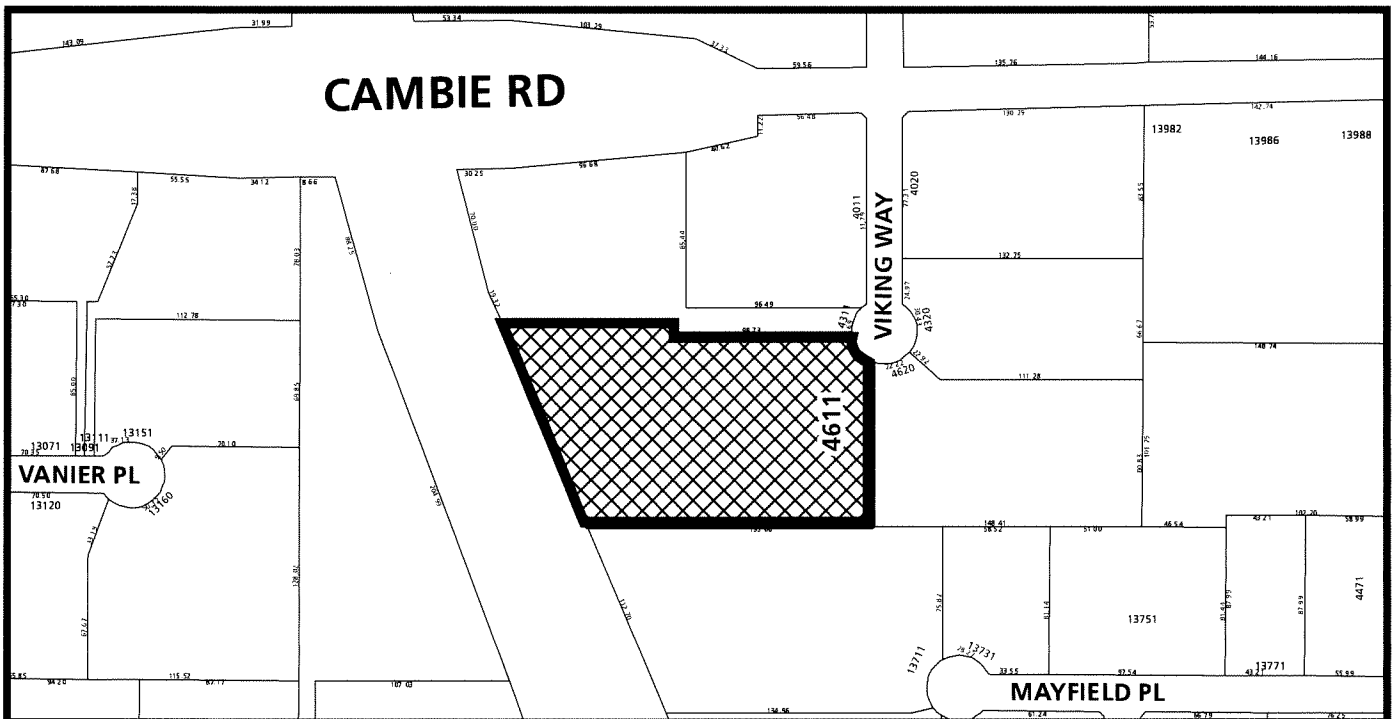
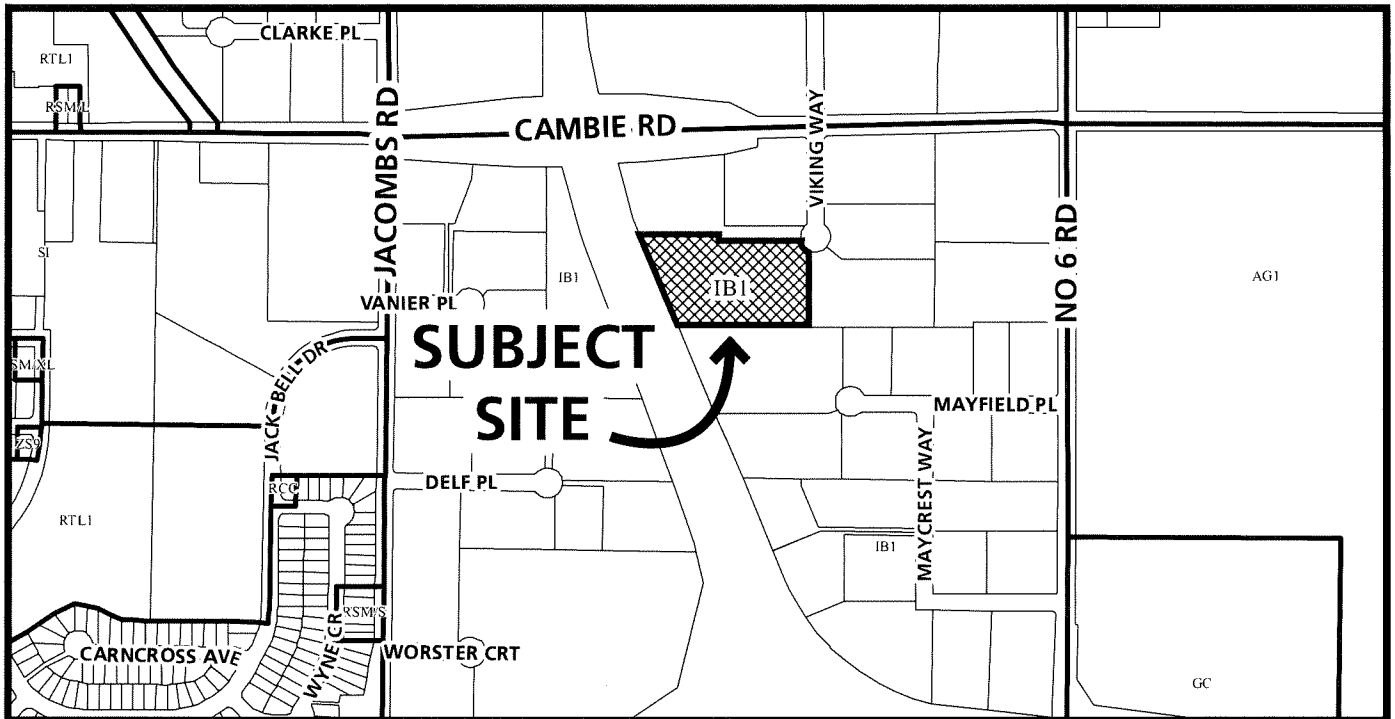
Prior to future Building Permit issuance, the developer is required to complete the following:

3. 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.*
4. *Submission of tree protection fencing measures that are to be installed around adjacent trees and to remain in place throughout construction of the telecommunication monopole tower.*
5. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).





City of  
Richmond



DV 25-019257

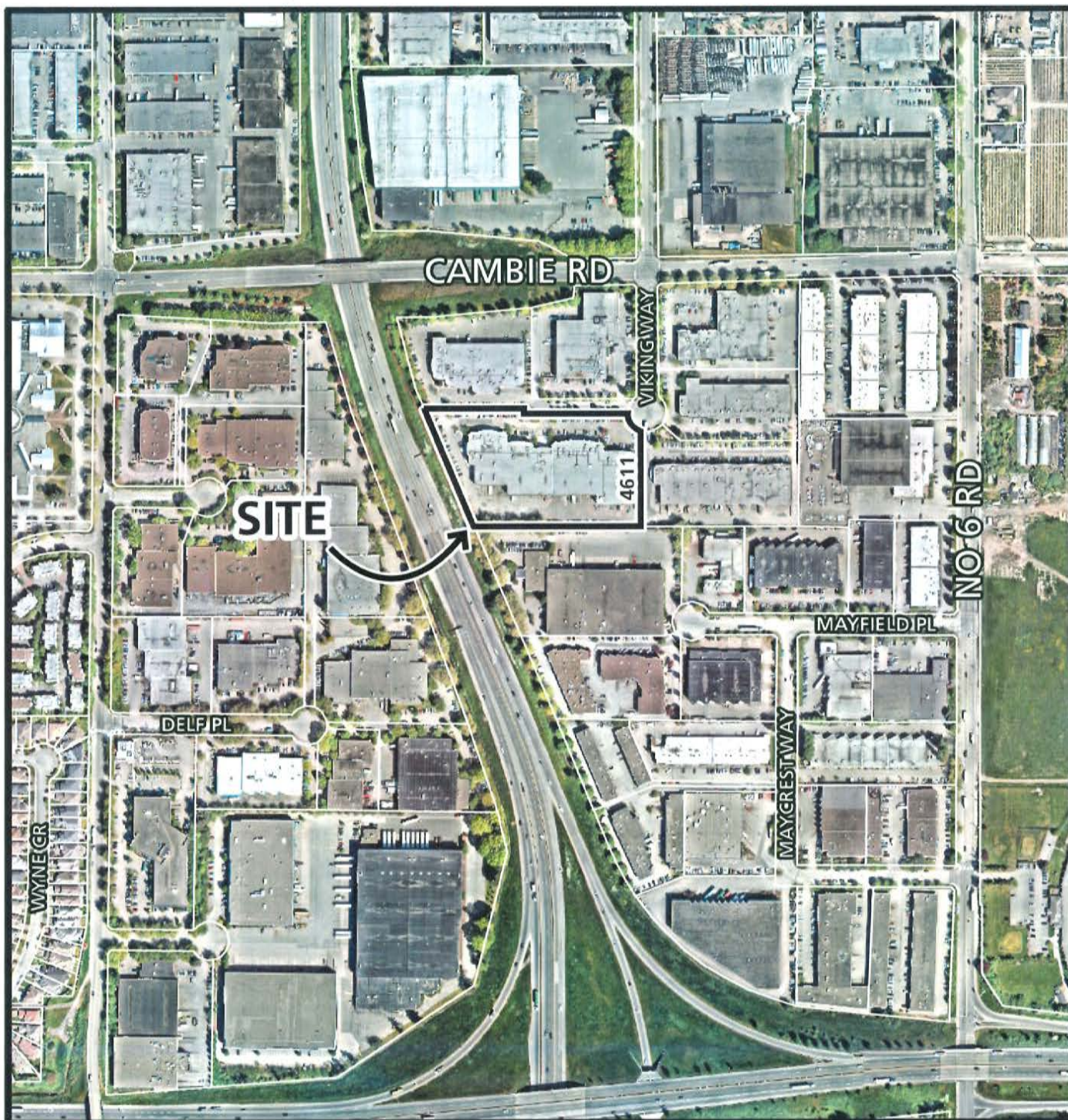
Original Date: 07/10/25  
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



DV 25-019257

Original Date: 07/10/25  
Revision Date:

Note: Dimensions are in METRES





**DV 25-019257**

**Attachment 2**

Address: 4611 Viking Way

Applicant: Site Path Consulting Ltd.

Owner: B.U.K Investments Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	1.93 ha (4.76 acres)	No Change
Land Uses:	Industrial	No Change
OCP Designation:	Mixed Employment	No Change
Zoning:	Industrial Business Park (IB1)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Coverage:	Max. 75%	No Change	None
Setback – Front Yard:	Min. 3.0 m	N/A	None
Setback – Exterior Side Yard:	Min. 3.0 m	N/A	None
Setback – Interior Side Yard:	No Minimum	6.8 m	None
Setback – Rear Yard:	No Minimum	2.8 m	None
Height (m):	Max. 20.0 m	27.0 m	Variance Requested
Parking Spaces	Industrial General: 0.75 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building (30) Office Use: 3 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building (57)	108	None





Page 1 of 10	Telecommunication Antenna Consultation and Siting Protocol	Policy 5045
	Adopted by Council: February 13, 2012	

## POLICY 5045:

It is Council policy that:

### POLICY 5045

The Federal *Radiocommunications Act* regulates the telecommunications network (e.g. antennas) and supersedes local zoning powers. Nevertheless, the *Telecommunication Antenna Consultation and Siting Protocol (Protocol)* identifies the City's interests in managing network elements, in order for network providers to know and follow them, as long as they do not impair the performance of the telecommunications network.

The Protocol addresses:

- A. **City zoning**, acknowledging the authority of the *Radiocommunication Act (Act)*, Industry Canada's role, policy and regulations under this Act, and that local zoning is not applied so as to impair the performance of the telecommunications network.
  - B. **Public consultation** requirements associated with the placement of certain telecommunication antenna installations within the City of Richmond (**City**), including completing the consultation process **within 120 days** of a Protocol application being received by the City.
  - C. **Siting design guidelines** applicable to all telecommunication antenna installation proposals described under this **Protocol**.
  - D. The City's process for Council and staff for providing recommendations of concurrence or non-concurrence under the authority of the **Act** as well as exemptions to this process.
1. Federal Authority and City Regulations
    - A. **Zoning** - Federal authority over telecommunication antenna **installations** provides that the **City** is not able to prohibit these uses under its zoning, and thus:
      - a. **Telecommunication antenna installations (Installations)** are a permitted use in all zones.
      - b. **Zoning regulations** apply to the zone in which the **installation** is located (i.e. siting, height, landscaping, etc.).
      - c. **Development Variance Permit** applications to vary height or siting provisions under the zoning may be considered if necessary to the extent that they would not reasonably prohibit an Installation.





- B. **Siting Design Guidelines** are included in this **Protocol** with a preference for new tower **Installations** to be located outside of the **Residential, Agriculture, Agriculture & Open Space and Public & Open Space** OCP land-use designations or associated zones.
- C. **Building permits** are required to be issued by the **City** for foundations for antennas and associated construction of new buildings and building additions to accommodate **Installations**.
- D. **Municipal Access Agreements** apply to any **Installations** within the City's roads, rights of way and other public places as defined and permitted in such Municipal Access Agreements.

**Notes:**

- a. For the purposes of this **Protocol**, "**telecommunication antenna Installations**" (**Installations**) can take the form of either antennas mounted on stand-alone towers or building-mounted antennas along with any supporting mechanical rooms, buildings and infrastructure of telephone and data networks that serve public subscribers.
- b. "**Residential**" includes all Residential, Neighbourhood Residential, Mixed Use, High-Density Mixed-Use, and Neighbourhood Service Centre land use designations in the OCP and includes all zones consistent with these OCP designations.
- c. Subsequent OCP land use designations with similar uses to those described in this Protocol may be used in place of the current OCP land use designations.
- d. "**Tower**" includes monopoles, stand-alone towers, masts and similar structures to which antennas are attached, but does not include building-mounted antennas under 6.0m in height.

2. Antennas Requiring Protocol Processing

A. **Situations Where Protocol Consultation Provisions Do not Apply**

**Sections 3 (Consultation), 4A(Co-Location) of this Protocol do not apply to:**

**Industry Canada Exclusions**

- a. **Maintenance** of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure.
- b. **Addition or modification of an antenna system** (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building,





water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height.

- c. **Maintenance of an antenna system's painting or lighting** in order to comply with Transport Canada's requirements;
- d. **Installation, for a limited duration** (typically not more than 3 months), of an antenna system that is used for a **special event**, or one that is used to support local, provincial, territorial or national **emergency operations** during the emergency, and is removed within 3 months after the emergency or special event; and
- e. **New antenna systems**, including masts, towers or other antenna-supporting structure, with a height of **less than 15 metres** above ground level.

#### City Exclusions

- f. **New building-mounted Installations** provided they do not extend more than 3.0m above highest point of the building and meet section 4B of the Design Guidelines.
- g. **A new stand-alone tower that replaces an existing tower** provided it does not exceed the height of the existing tower and that the new tower is located **not more than 15m from the existing tower**; the Proponent is required to remove the existing tower along with any unused associated foundations, buildings, fencing and other structures to the extent agreed by the landowner and the **City**.
- h. Land that is designated in the OCP as Airport, Business and Industry and that is more than 300m (for new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) from land with Residential OCP land-use designations.
- i. **Local government Installations** that are solely dedicated to operation of local government utilities and infrastructure.
- j. Private receiving antennas and closed telecommunication networks, neither of which serve public subscribers.

#### B. Situations Where Both Protocol Consultation and Detailed Design Provisions Apply

**Sections 3 (Consultation) and Section 4 (Design Guidelines) of this Protocol apply to all new stand-alone Installations on sites that are:**

- a. **Within the Agriculture and Agriculture & Open Space OCP land-use designations/associated zones<sup>1</sup>;**

<sup>1</sup> See Notes A and B on page 1.  
5374197





- b. **Residential or Public & Open Space OCP land use designations /associated zones or are within 300m for (new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) of such lands.**

**Notes:**

- a. Broadcasters require licensing approval from the Canadian Radio-Television and Telecommunications (CRTC). Where a broadcaster constructs an **installation**, the broadcaster is required to provide documentation to the **City** confirming the initiation of the applicable (CRTC) licensing process and it's decision when made.
- b. Where an **installation** is located on a **City** property the proponent may be required to enter into a specific agreement related to that property, or in the case of a road or SROW the proponent may be required to enter into a Municipal Access Agreement with the **City**.
- c. **Transport Canada and other federal transportation regulations and policies, including the current YVR maximum height zoning, is to be followed by the Proponent.**

3. Stepped Consultation Process

- A. **For those new Installations to which this Protocol applies**, the process will generally involve the following steps:
  - a. **Proponent** should undertake initial pre-application consultation with the City to ascertain policy and technical issues as well as alternatives to locations that require consultation.
  - b. **Proponent** submits the **Protocol** application along with a siting plan that addresses this **Protocol's** Design Guidelines (Section 4) and provides written confirmation of compliance with Industry Canada, Nav Canada and other federal regulations. The City confirms whether the consultation process under this Protocol applies and whether a Development Variance Permit (DVP) to relax zoning regulations is required. If neither of these are required for more minor applications, an application for **Design Review: Staff Concurrence** is made under **Process Stream No. 1** under Section 3B below.
  - c. **City** reviews the application based on the parameters established in this **Protocol** and provides initial comments
  - d. **Proponent** undertakes **initial public consultation, at his/her cost**, that includes:





- i. **Advertising** in at least two consecutive weekly issues of a local newspaper and City Hall Bulletin Board to inform the public of a proposed **installation over 30m in height**; and
  - ii. **Written notification**, via direct-addressed mail, to all property owners within a radius from the base of the proposed tower equal to 6 times the tower height or adjacent property owners if no other property is located within 6 times tower height (mailing address list is provided by the City).
- e. **Proponent receives any public comments, within a 10-day public comment period** commencing on the notice mailing date or second advertisement date (whichever is later), and addresses them with the public via correspondence through explanation or proposed changes to the proposal **within a 10-day Proponent reply period** commencing immediately after the public comment period.
- f. Proponent documents all aspects of the public consultation process and provides a summary report to the City not more than 10 days after the end of the Proponent reply period. In addition to highlighting the details of the consultation process, the report must contain all public correspondence received and responses by the proponent to address public concerns and comments. Examples of concerns that proponents are to address, as identified by Industry Canada, include, but are not limited, to issues similar to the following:
  - Why is the use of an existing antenna system or structure not possible?
  - Why is an alternate site not possible?
  - What is the proponent doing to ensure that the antenna system is not accessible to the general public?
  - How is the proponent trying to integrate the antenna into the local surroundings?
  - What options are available to satisfy aeronautical obstruction marking requirements at this site?
  - What are the steps the proponent took to ensure compliance with the general federal requirements including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?
- g. **Proponent may be required to hold a first public meeting** if there are any outstanding public concerns after responding to any public comments from the initial consultation and reporting them back to the **City**. This meeting may take the form of a general public open house or invitee meeting if there are relatively few people expressing issues of concern. The notification process will be the same of that of initial notification if there is to be a public meeting or notification of only interested parties to an invitee meeting. (As necessary - determined at the discretion of the **City's** Director of Development, based on public comments from initial mail-out consultation).





- h. **Proponent addresses** public comments from the first public or invitee meeting on issues and repeats documentation process as outlined in (e) above.
  - i. **Proponent may need to make a DVP application** if the proposal does not meet the applicable zoning setbacks, heights or landscaping/screening provisions. The DVP process is coordinated with the **Protocol** consultation process. If the **Installation does not require public consultation as outlined above**, but requires a DVP to relax zoning provisions, the **Proponent** will need to **submit a standard DVP application** following Process Stream 3 below, but with the regular 50m DVP consultation radius.
  - j. If the proposed **Installation** is located within the ALR, the proposal will also be referred to the City's Agricultural Advisory Committee (AAC) concurrently with the above Proponent consultation process.
- B. The application takes one of **Three Process Streams** depending on whether the above public consultation and a DVP are required.

#### PROCESS STREAMS

1. Staff Concurrence Design Guidelines Only	2. Council Concurrent Regular Consultation Process	3. Council Concurrence: Consultation Process With a DVP Process
a. If there is no public consultation required as set out above nor a DVP required to relax zoning requirements, City staff will view an application for siting and design.	a. City undertakes public notification for formal consideration of application using the consultation area as set out in this <b>Protocol</b> .	a. City undertakes public notification for formal consideration of a DVP following the <b>City DVP process</b> , but using the consultation area as set out in this <b>Protocol</b> .
b. Staff prepares a memo reviewing how the proposed <b>Installation</b> meets the <b>Design Guidelines</b> under Section 4	b. City staff prepares a report to <b>Planning Committee</b> that reviews how the proposal meets the <b>Protocol</b> Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).	b. City staff prepares a report to <b>DP Panel</b> that reviews how the proposal requires a variance to zoning, meets the <b>Protocol</b> Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).





c. The Director of Development considers the above memo and either issues a letter with a <b>recommendation of concurrence or requests changes to design and/or siting.</b>	c. <b>City Planning Committee reviews the application and staff report.</b> This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.	c. <b>City Development Permit (DP) Panel reviews the application and staff report.</b> This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.
	d. <b>City Planning Committee makes a recommendation</b> of concurrence or non-concurrence.	d. <b>City DP Panel makes a recommendation</b> of concurrence or non-concurrence.
d. Proponent may undertake possible design or siting modifications and/or provides additional documentation on design rationale if required.	e. <b>Proponent undertakes</b> possible proposal modifications and commitments, if any, requested by Planning Committee.	e. <b>Proponent undertakes</b> possible proposal modifications and commitments, if any, requested by DP Panel.
e. The Director of Development <b>issues a letter with a recommendation of concurrence or non-concurrence for design and siting.</b>	f. <b>Council considers Planning Committee's Recommendation of concurrence or non-concurrence</b> that is then forwarded to the proponent and Industry Canada to conclude processing.	f. <b>Council considers DP Panel Recommendation of concurrence or non-concurrence</b> that is then forwarded to the proponent and Industry Canada to conclude processing.

**Note:** The City's DVP notification area is expanded, at City cost, beyond the standard 50m-radius area to a radius of equal to 6 times the proposed tower/antenna height measured from the tower/antenna or includes adjacent properties (whichever is greater) to be consistent with the proponent notification area in this **Protocol**.

#### 4. Design Guidelines

**These design guidelines apply to all Installations - whether they involve new towers or are co-located on existing towers or erected on existing buildings.** Proponents must also comply with Industry Canada design requirements, some of which are included in these guidelines (Please refer to CPC-2-0-03 – Issue 4 or subsequent Industry Canada Policies and Regulations).





A. **Co-Location: The First Choice for All New Installations**

- a. **Co-Locate on Existing Towers** - Each proponent proposing a new **tower Installation** will need to explore opportunities for co-location on existing towers as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas of the tower. Proponents should contact all other relevant telecommunication service providers to confirm opportunities for or agreements to co-locate on an existing **tower installation**.
- b. **Planning for Co-Location** - All new **Installations** should be designed and engineered to accommodate additional antennas and related supporting infrastructure (e.g., mechanical buildings) as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas for stand-alone towers or that accommodates multiple antennas on a building consistent with these guidelines.
- c. **Confirming Support for Co-Location** - The proponent is to document whether they will **be co-locating on existing towers** Installations or **providing offers to share for future co-location opportunities** if there are no current opportunities for co-location. Appropriate information from the Proponent's professional consultants, may be required to confirm the extent to which co-location is possible under the above sections.

B. **Specific Siting Criteria for All New Installations**

The following guidelines apply **to all new Installations** (whether completely new towers or co-located on existing towers or erected on existing structures/buildings):

- a. **Comply with Existing Zoning** - All applicable zoning regulations (height, setback, lot coverage and landscaping) apply to both stand-alone and building mounted **Installations** and supporting utility structures unless a DVP is obtained, while acknowledging the *Radiocommunication Act*.
- b. **Integrate With Existing Adjacent Buildings and Landscape** – Stand-alone **Installations** should be properly integrated with existing buildings/structures and landscape in a manner that does not unduly affect their technical performance and be located to minimize the visual impact of the Installation on surrounding land uses.
- c. **Integrate Into Building Design** - Building-mounted **Installations** should be architecturally integrated into the design of the building with appropriate screening (that does not unduly add the appearance of building mass) in a manner that does not unduly decrease their technical performance and colour applied to minimize and integrate their appearance to the building. The preference is to have antennas screened only when screening will:
  - i. Not to increase mass unless appropriately integrated into the building mass; and
  - ii. Reduce visibility from street level and other major nearby buildings.





- d. **Coordinate With Current Building Rooflines** – Building-mounted antennas should not extend beyond 3 m above the highest point of a building nor 3 m above a parapet wall surrounding the main part of a flat-roofed building to which the antenna is affixed. In addition to this guideline, the installation must comply with the maximum permitted building height under the applicable zoning, unless a DVP to relax the height provision is issued by the City.
- e. **Conform with Any Applicable Existing Development Permit (DP) and Development Permit Area (DPA) Design Guidelines – Installations** affixed to existing buildings and structures should be consistent with or not defeat the intent of the applicable DP conditions or DPA design guidelines to the extent that conformity does not hamper the functionality of the **Installation**.

C. **General Location for New Stand-Alone Installations**

The following guidelines **apply to new stand-alone Installations** (where they cannot be co-located on existing towers or erected on existing buildings/structures).

- a. **Preference to Locate in OCP Industry and Business and Airport Designations** – A new stand-alone **Installation** should be located in the designated or zoned areas provided it is greater than 300m (**for new towers over 30m in height**), or **more than 150m (for new towers between 15m and 30m in height)**, from lands with Residential or Public & Open Space land-use designations or associated zones.
- b. **Minimize Environmental Impact** – Do not locate **Installations** in a manner that would negatively impact designated OCP Conservation Areas, Riparian Management Areas, and other areas with ecological habitat.
- c. **Minimize Impact to Public & Open Space lands** – Do not locate **installations** in a manner that would negatively impact existing parkland and other public open spaces which include playgrounds, sports fields, trails and other similar recreational features.
- d. **Protect and Utilize Existing Vegetation** – **Installations** should be located to minimize disturbance of and maximize screening from existing trees and landscaping with the objective of minimizing the visual impact of the **Installations**.
- e. **Minimize Agricultural Impact** – Proponents should avoid locating **Installations** on land within the Agricultural Land Reserve (ALR) or in the OCP Agriculture and Agriculture & Open Space designations or associated zones. If it is deemed necessary for a proposed **installation** to be located in these areas, the following requirements apply:
  - i. Comply with ALR regulations, including requiring that all tower and related equipment/buildings **not exceed** a maximum footprint area of 100 sq. m.





- ii. If this maximum footprint area is exceeded, a "non-farm use" application to the **City and Agricultural Land Commission** will be required prior to going through the **Protocol** consultation and any applicable DVP application processes.
- iii. **Installations** should be located in a manner that maximizes land available for farming and minimize negative impacts to existing and future potential agricultural operations.

**D. Screening and Landscaping For New Tower Installations**

**Proponents** are encouraged to construct any new tower **Installations** meeting the following screening guidelines:

- a. **Fencing** - Appropriate fencing is to be implemented to properly secure **Installations**.
- b. **Screening Buffers**- A contiguous, solid decorative fence or planted landscape buffer, consisting of a combination of hedging, trees and shrubs, is to be implemented to screen stand-alone tower **Installations** from **Residential** areas, adjacent buildings and public roads. A minimum height of 2.0 m, and sufficient thickness for vegetation screening to obscure view of the installation, constitutes a landscape buffer.
- c. **Maintenance** - Proponents should provide for long-term maintenance and upkeep of appropriate landscaping for its stand-alone telecommunication **Installations**.



**Photo Simulations**

**View Northeast**



**View Southeast**







# City of Richmond

## Development Variance Permit

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**No. DV 25-019257**

To the Holder: Brian Gregg  
Property Address: 4611 Viking Way  
Address: 4611 Viking Way

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum permitted height for an accessory structure (telecommunication monopole tower) from 20.0 m to 27.0 m.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan 1 to 7).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$6,063.75 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.



**Development Variance Permit**  
**No. DV 25-019257**

To the Holder: Brian Gregg

Property Address: 4611 Viking Way

Address: \_\_\_\_\_

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

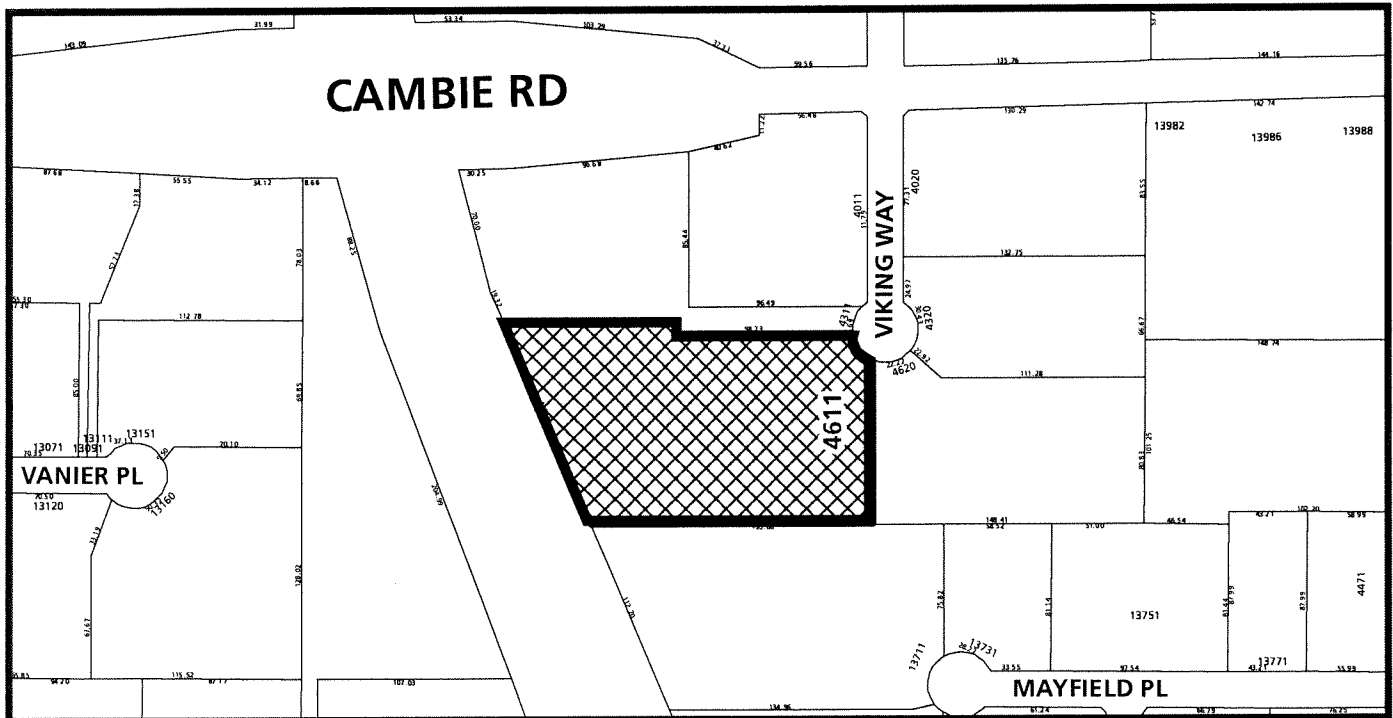
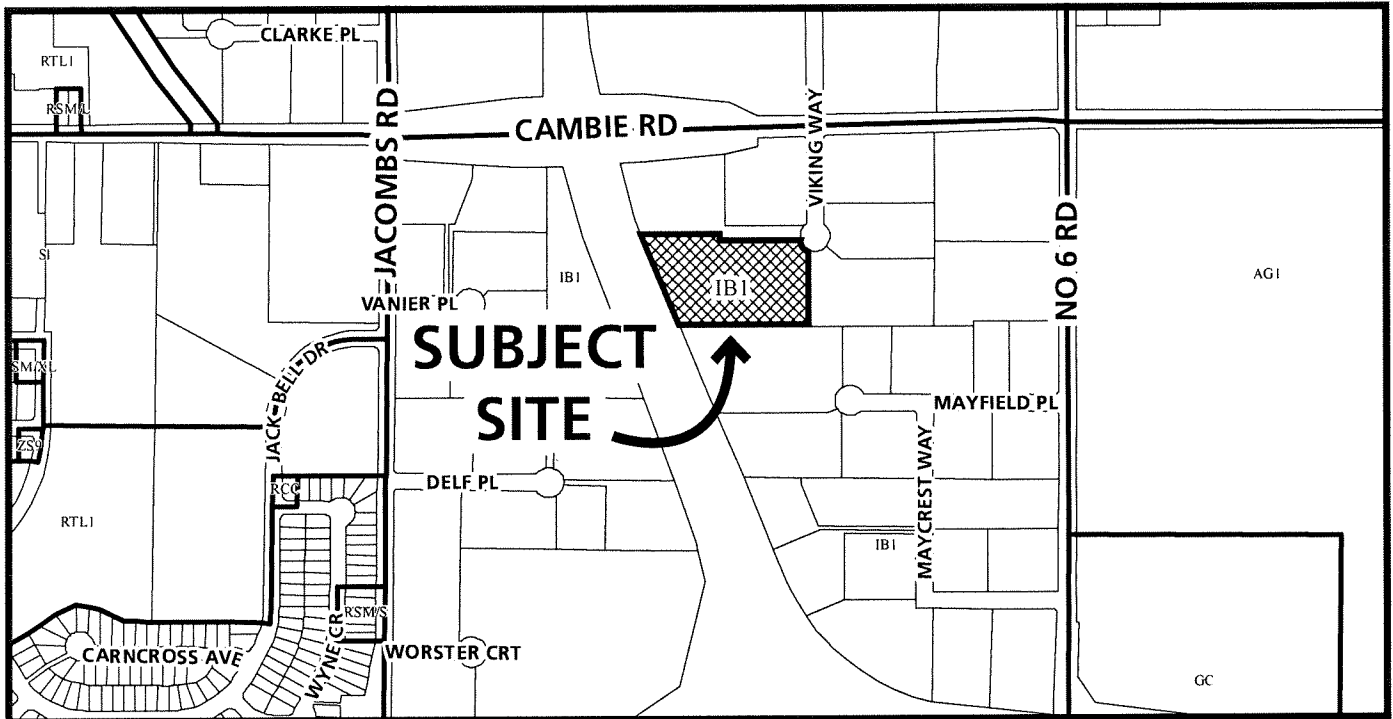
DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR





City of  
Richmond

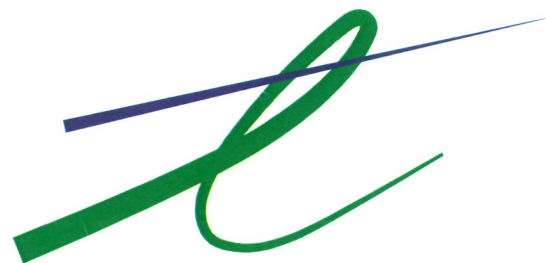


DV 25-019257  
SCHEDULE "A"

Original Date: 07/10/25  
Revision Date:

Note: Dimensions are in METRES





TELUS

ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD.

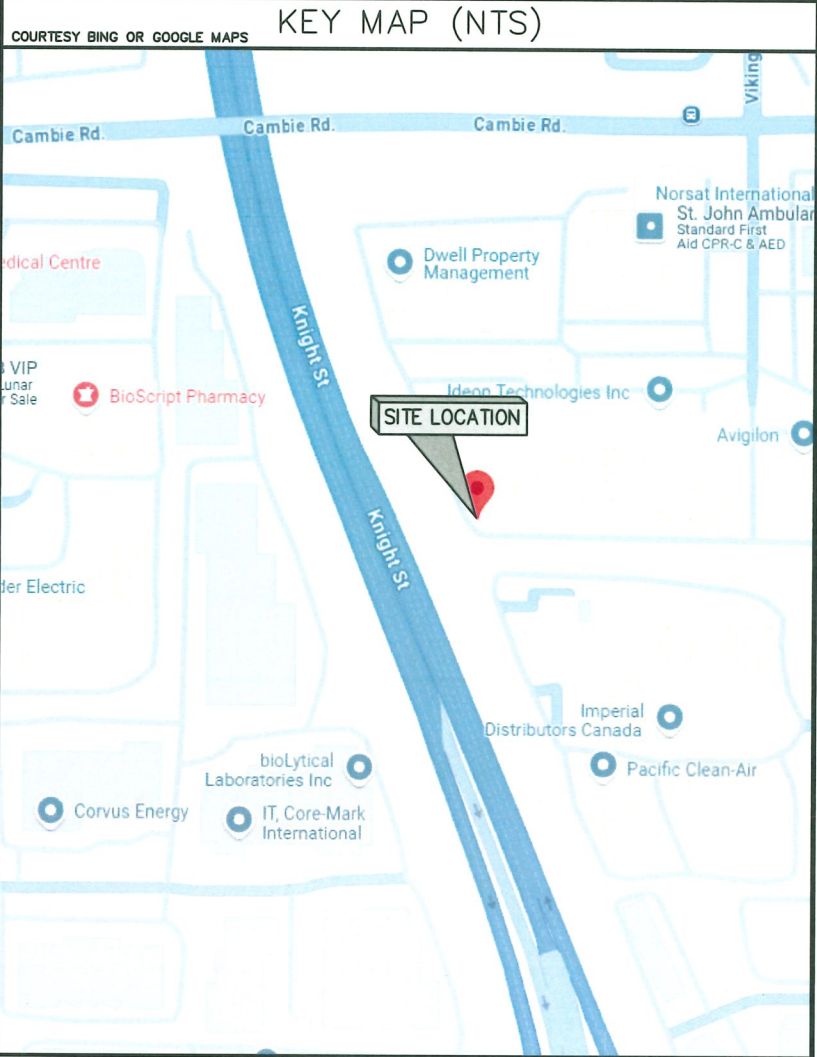
PROJECT NAME:	NEW SITE – GREENFIELD
PROJECT TYPE:	25m MONOPOLE TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BC113101 – RICHMOND – KNIGHT ST & CAMBIE RD
TOWER OWNER:	TELUS
ADDRESS:	4611 VIKING WAY, RICHMOND, BC

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	2	10 APR 25
A01	TOWER PROFILE	2	10 APR 25
A02	ANTENNA ORIENTATION PLANS	2	10 APR 25
A03	SITE PLAN	2	20 AUG 25
A04	COMPOUND PLAN	1	08 APR 25
A05	PARTIAL SOUTH ELEVATION	1	08 APR 25
E01	ELECTRICAL ROUTING	1	08 APR 25

ISSUE		
0	PRELIMINARY	13 FEB 25
1	CLIENTS' COMMENTS	08 APR 25
2	SLS UPDATE	10 APR 25



SITE PHOTO



GEOGRAPHIC COORDINATES	
LATITUDE:	N 49.182584°
LONGITUDE:	W 123.07551°

UTILITY – CONTACT	
BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886	

NOTES:	
1. ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATIONS. 2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES. 3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE. 4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. 5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES. 6. DO NOT SCALE DRAWINGS.	
August 20, 2025 Plan #1 DV 25-019257	



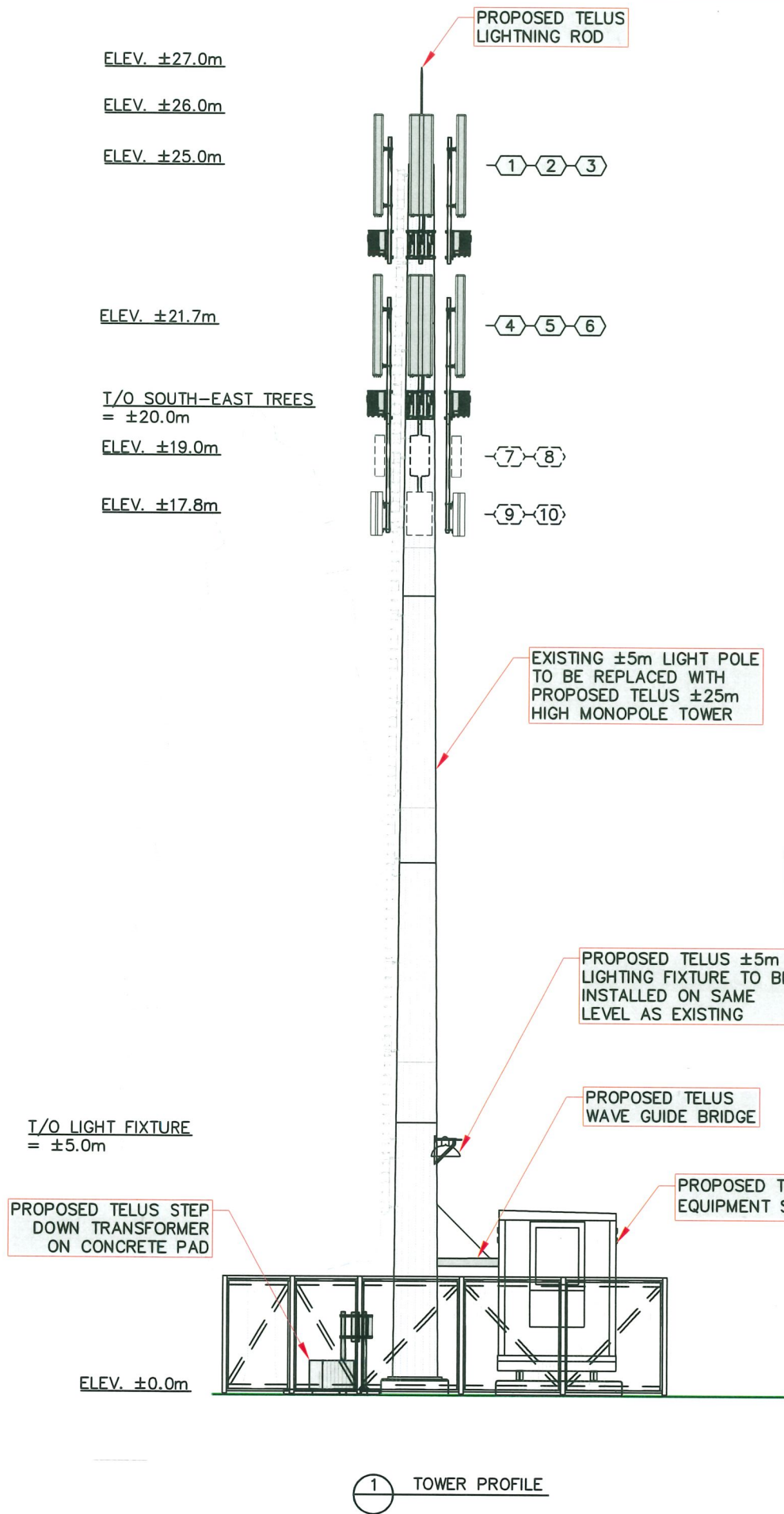
**ROEHAMPTON  
WEST**

409 GRANVILLE ST,  
SUITE 1051  
VANCOUVER, BC V6C 1T2  
TEL. (778)228-4228

VANCOUVER | KELOWNA | EDMONTON | CALGARY



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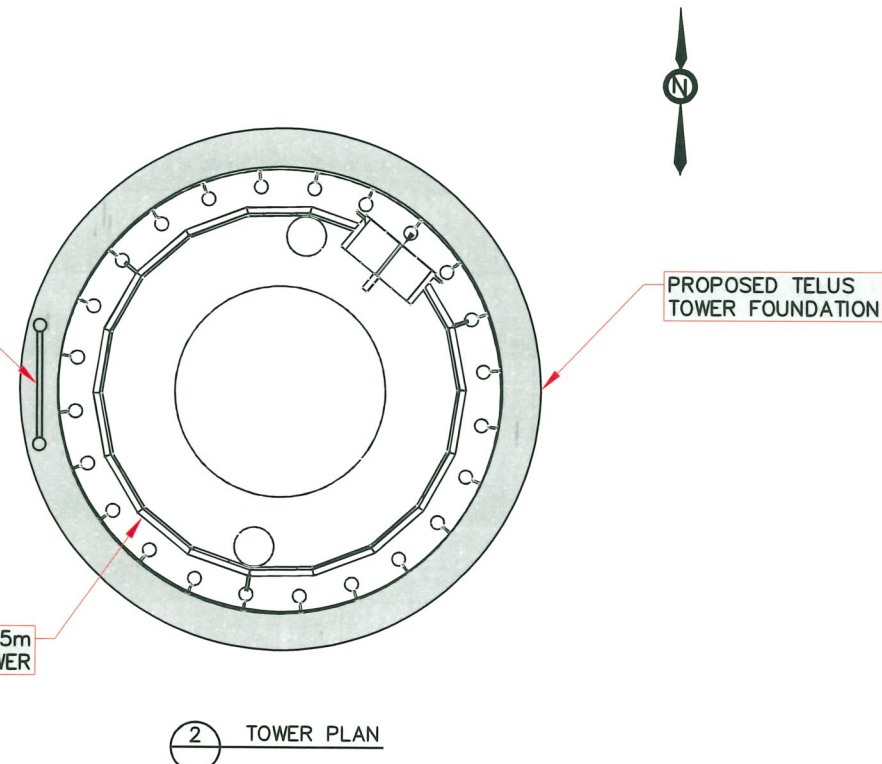
#	ELEV. (m)	EQUIPMENT					TX Lines			
		QTY	Model	Azimuth (°)	MDT (°)	Status	QTY	Type	Length (m)	Status
1	±25.0m	3	A06240PA12v06	40/130/230	0	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
2	±25.0m	-	RRU (NR600)	-	-	SHARED w/ B12				
		-	RRU (NR2100)	-	-	SHARED w/ B2				
		3	RRU (LTEAWS)	-	-	PROPOSED				
		3	RRU (LTE700B12)	-	-	PROPOSED				
		-	RRU (LTE700B25)	-	-	SHARED w/ B4				
3	±25.0m	3	RRU (LTE1900)	-	-	PROPOSED	6	DC	±27.5m	PROPOSED
		3	MLUP	-	-	3	FB			
4	±21.7m	3	A10244PD03v06	40/130/230	0	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
5	±21.7m	3	RRU (LTE800)	-	-	PROPOSED				
		-	RRU (LTE700B29)	-	-	SHARED w/ B5				
		6	RRU (LTE2600)	-	-	PROPOSED				
6	±21.7m	6	MLUP	-	-	PROPOSED	6	DC	±24.8m	PROPOSED
		3	MLUF				3	FB		
7	±19.0m	3	MT6424	40/130/230	0	FUTURE	6	JUMPERS	±3.0m	FUTURE
8	±19.0m	6	MLUP	-	-	FUTURE	6	DC	±22.8m	FUTURE
		3	MLUF				3	FB		
9	±17.8m	3	N77 GENERIC	40/130/230	TBD	FUTURE	6	JUMPERS	±3.0m	FUTURE
10	±17.8m	6	MLUP	-	-	FUTURE	6	DC	±21.4m	FUTURE
		3	MLUF				3	FB		
TX LINES:	TYPE:	SIZE:								
JUMPERS	LDF4	1/2"								
DC	-	1/2" - 3/4"								
FB	-	3/8" - 1/2"								

PROPOSED

FUTURE

NOTE:

- TOWER TO BE PAINTED WHITE. EXACT COLOR CODE TBD.



- NOTES:
- TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  - ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
  - ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  - DRAWINGS ARE NOT TO BE SCALED.

MOUNT STRUCTURE	
DESIGN:	BCBC 2024 / CSA-S37-24
WIND:	450Pa (X <sub>50</sub> ) / 360Pa (X <sub>0</sub> )
1/50,1/10-YEAR	
SNOW: 1/50-YEAR	Sa=1500Pa, Sr=200Pa
SEISMIC:	Sa(0.2)=1.16g
	Sa(0.5)=1.27g
	Sa(1.0)=0.975g
	Sa(2.0)=0.617g
PGA=0.537g	
SERVICEABILITY FACTOR	1.0
IMPORTANCE FACTOR	1.0
RADIAL ICE (mm)	10

CLIENT:

CARRIER:



August 20, 2025  
Plan #2  
DV 25-019257

5			
4			
3	MC	SITE PLAN UPDATE	20 AUG 25
2	MS	SLS UPDATE	10 APR 25
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



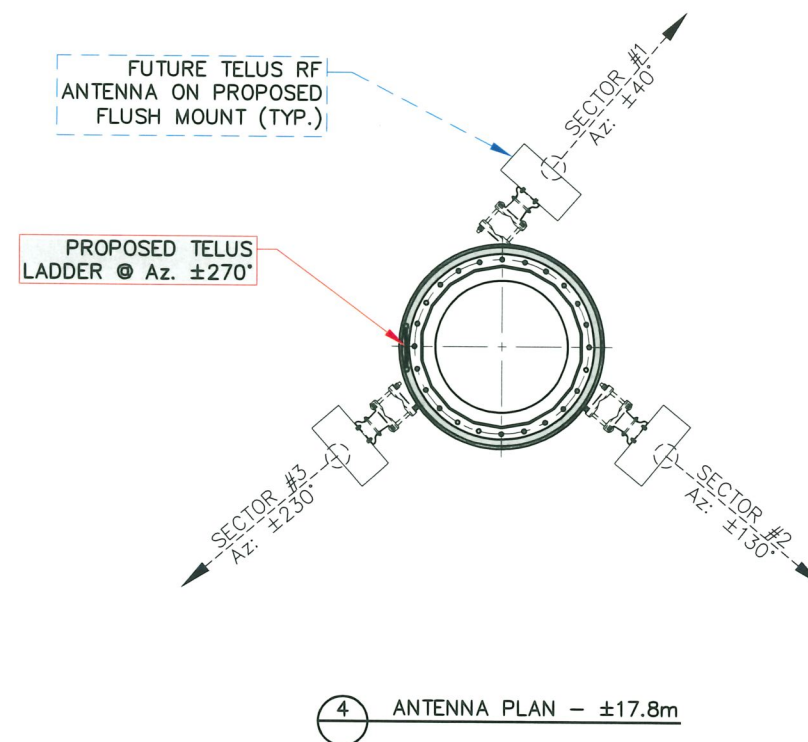
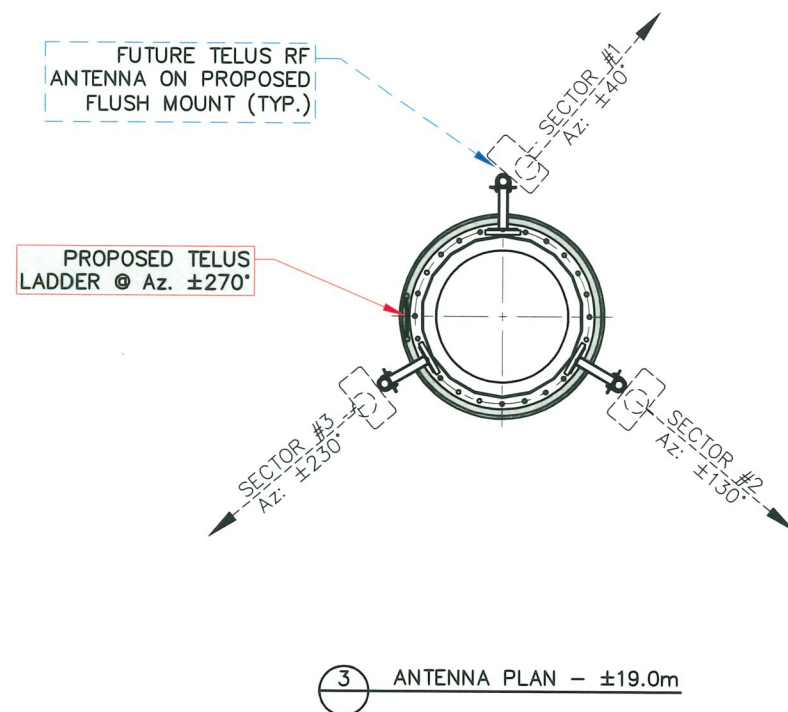
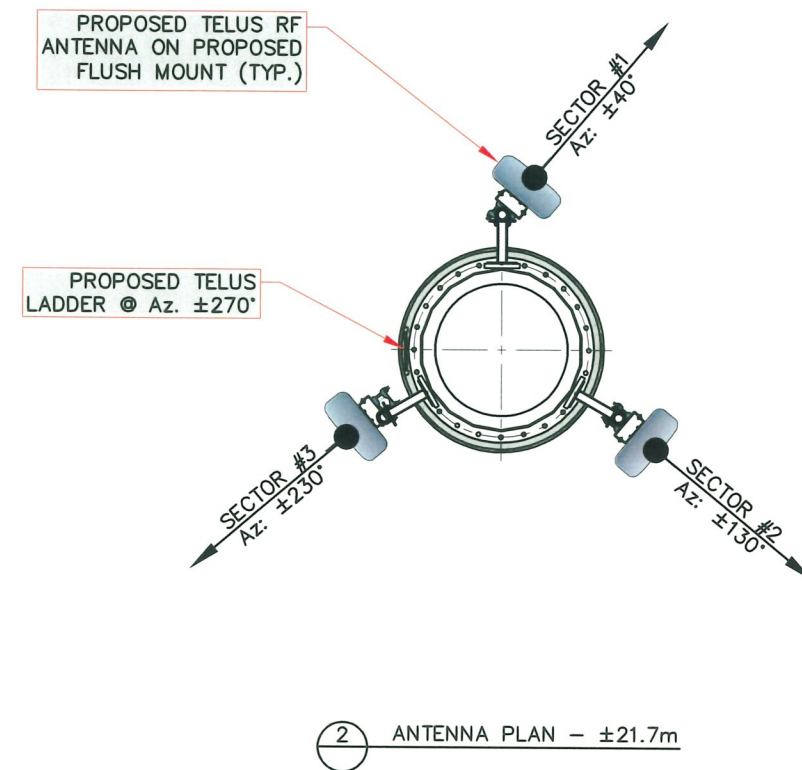
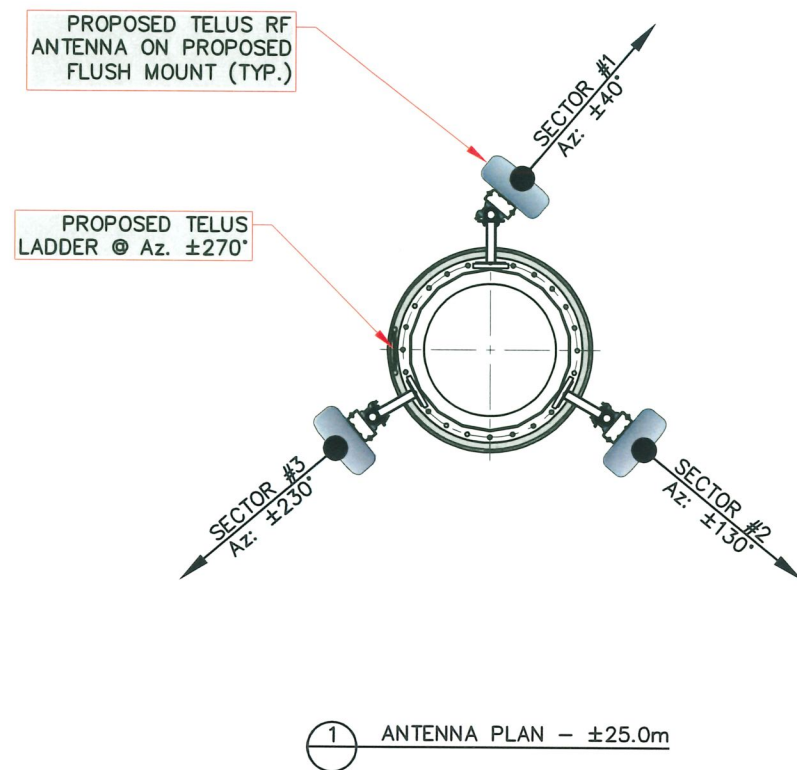
LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC113101 DWG. NO: A01



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NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 25 OCT 24 & GOOGLE MAPS. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



August 20, 2025  
Plan #3  
DV 25-019257

5			
4			
3	MC	SITE PLAN UPDATE	20 AUG 25
2	MS	SLS UPDATE	10 APR 25
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



**ROEHAMPTON  
WEST**  
409 GRANVILLE ST.  
SUITE 1051  
VANCOUVER, BC V6C 1T2  
TEL: (778)228-4228  
VANCOUVER | KELOWNA | EDMONTON | CALGARY

LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
ANTENNA ORIENTATION PLANS

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC113101	DWG. NO: A02
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NOTES:

1. EXISTING ADJACENT TREES AND VEGETATION TO BE RETAINED AS MUCH AS POSSIBLE TO THE BEST OF THE CONTRACTORS ABILITY.



1 SITE PLAN

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 25 OCT 24 & GOOGLE MAPS. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



August 20, 2025  
Plan #4  
DV 25-019257

5			
4			
3	MC	SITE PLAN UPDATE	20 AUG 25
2	MS	SLS UPDATE	10 APR 25
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



**ROEHAMPTON  
WEST**  
409 GRANVILLE ST.,  
SUITE 1051  
VANCOUVER, BC V6C 1T2  
TEL: (778)228-4228  
VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
SITE PLAN

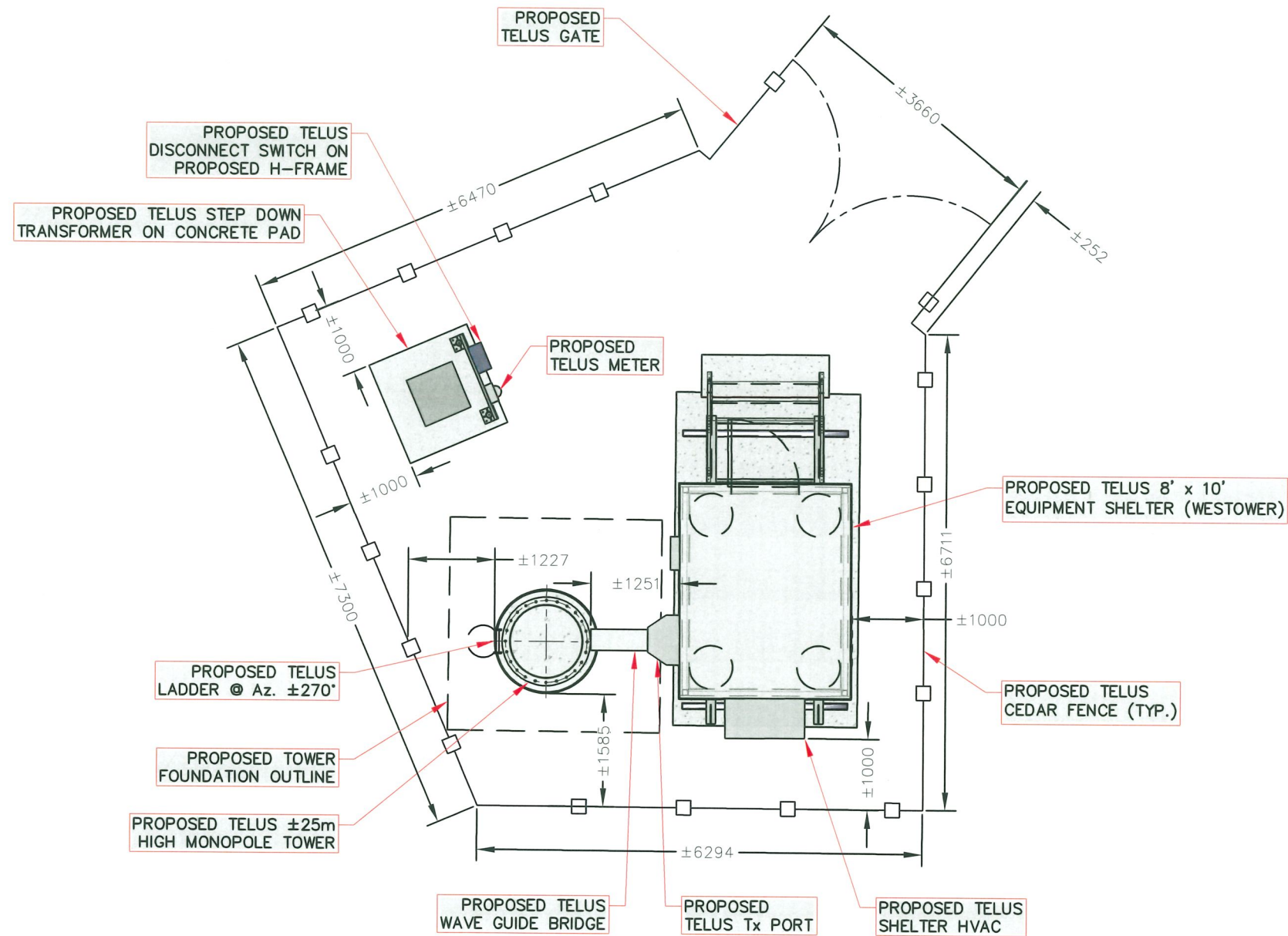
PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC113101	DWG. NO: A03
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NOTES:

- EXISTING ADJACENT TREES AND VEGETATION TO BE RETAINED AS MUCH AS POSSIBLE TO THE BEST OF THE CONTRACTORS ABILITY.



1 COMPOUND PLAN

NOTES:

- COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 25 OCT 24 & GOOGLE MAPS.
- FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



August 20, 2025  
Plan #5  
DV 25-01957

5			
4			
3	MC	SITE PLAN UPDATE	20 AUG 25
2	MS	SLS UPDATE	10 APR 25
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



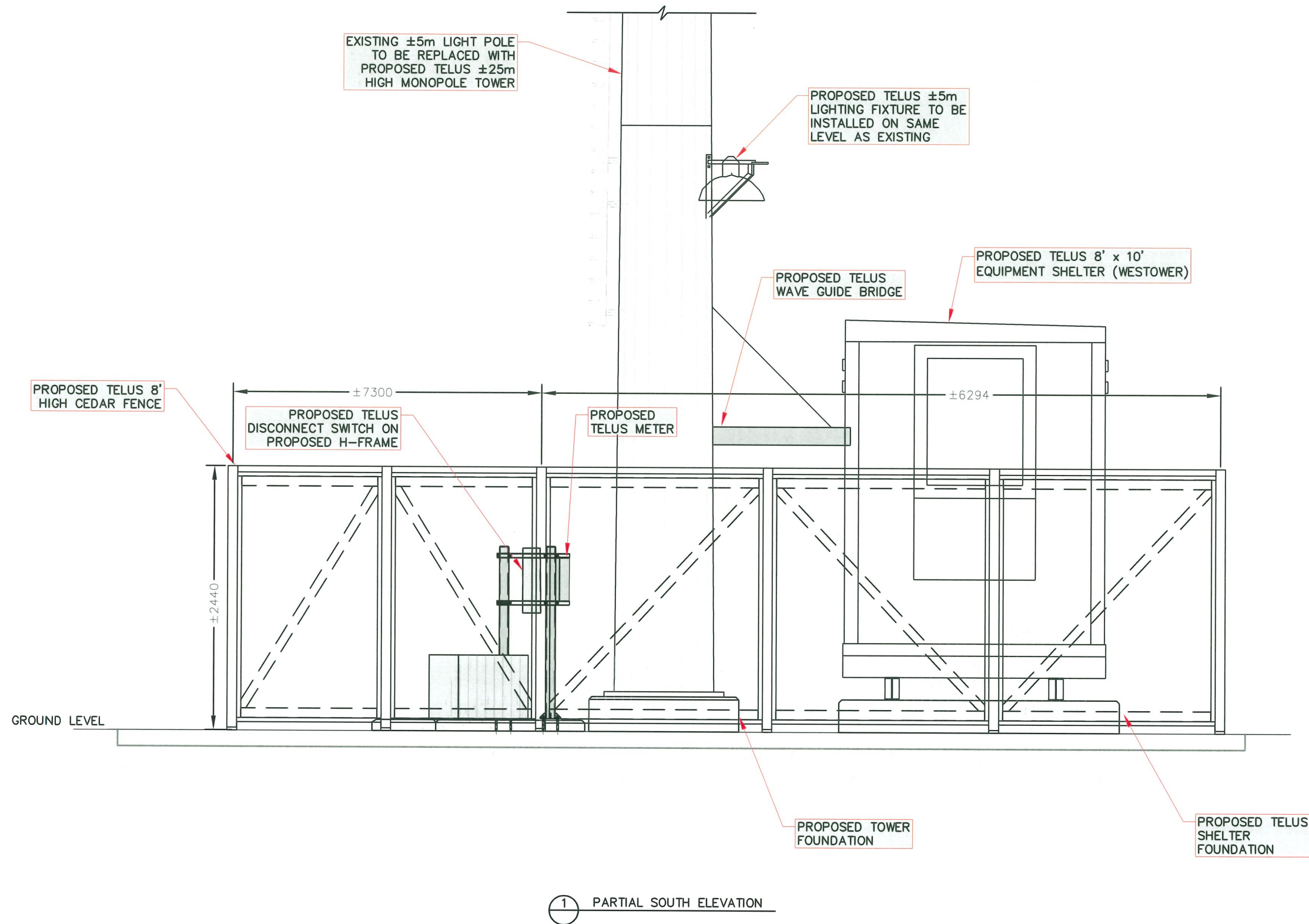
**ROEHAMPTON  
WEST**  
409 GRANVILLE ST.  
SUITE 1051  
VANCOUVER, BC V6C 1T2  
TEL. (778)228-4228  
VANCOUVER | KELOWNA | EDMONTON | CALGARY

LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
COMPOUND PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC113101	DWG. NO: A04
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NOTES:

1. EXISTING ADJACENT TREES AND VEGETATION TO BE RETAINED AS MUCH AS POSSIBLE TO THE BEST OF THE CONTRACTORS ABILITY.

NOTES:

1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 25 OCT 24 & GOOGLE MAPS.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



August 20, 2025  
Plan #6  
DV 25-1019257

5			
4			
3	MC	SITE PLAN UPDATE	20 AUG 25
2	MS	SLS UPDATE	10 APR 25
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
PARTIAL SOUTH ELEVATION

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC113101	DWG. NO: A05
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NOTES:

1. EXISTING ADJACENT TREES AND VEGETATION TO BE RETAINED AS MUCH AS POSSIBLE TO THE BEST OF THE CONTRACTORS ABILITY.

1 ELECTRICAL ROUTING

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 25 OCT 24 & GOOGLE MAPS. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.
3. MAXIMUM PULLING LENGTHS FOR FIBRE NOT TO EXCEED 200' THROUGH 2 90 DEGREE BENDS & 300' STRAIGHT PULL BETWEEN PULL BOXES.
4. MAXIMUM PULLING LENGTHS FOR POWER NOT TO BE EXCEED 100' BETWEEN PULL BOXES.
5. PULL BOXES ARE NOT TO SCALE. THEY ARE EXAGGERATED TO SHOW LOCATION.

LEGEND:  
PROPOSED: BY TELUS  
NEW: BY OTHERS

CLIENT:

CARRIER:



August 20, 2025  
Plan #7  
DV 25-019257

5			
4			
3			
2			
1	MJ	CLIENTS' COMMENTS	08 APR 25
0	AR	PRELIMINARY	13 FEB 25
NO.	BY	DESCRIPTION	DATE



LOCATION:  
4611 VIKING WAY, RICHMOND, BC

TITLE:  
ELECTRICAL ROUTING

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC113101	DWG. NO: E01
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