

Development Permit Panel Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road

Thursday, September 12, 2024 3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on August 21, 2024.

1. DEVELOPMENT PERMIT 23-011375

(REDMS No. 7449752)

APPLICANT: NSDA Architects

PROPERTY LOCATION: 7188 Westminster Highway

Director's Recommendations

That a Development Permit be issued which would permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".

2. DEVELOPMENT PERMIT 24-012258

(REDMS No. 7744113)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

Director's Recommendations

ITEM

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)".

- 3. New Business
- 4. Date of Next Meeting: September 25, 2024

ADJOURNMENT

Minutes



Development Permit Panel Wednesday, August 21, 2024

Time:

3:30 p.m.

Place:

Remote (Zoom) Meeting

Present:

Wayne Craig, General Manager, Planning and Development, Chair

Roeland Zwaag, General Manager, Engineering and Public Works

Marie Fenwick, Director, Arts, Culture and Heritage

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 12, 2024 be adopted.

CARRIED

DEVELOPMENT PERMIT 21-934620

(REDMS No. 7701427)

APPLICANT:

Zhao XD Architect Ltd.

PROPERTY LOCATION:

8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell

Road

INTENT OF PERMIT:

1. Permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and

- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and
 - (b) reduce the minimum lot width from 50.0 m to 43.0 m.

Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the proposed development, highlighting the following:

- vehicular access to the proposed 25-unit townhouse development is from No. 2 Road via a shared driveway with the adjacent townhouse development to the south;
- the three-storey units proposed along Blundell Road step down to two-storeys adjacent to the existing two-storey townhouse end units to the west;
- two-storey duplexes are proposed adjacent to the existing single-family homes to the west of the subject site;
- the architectural character, massing and height of the proposed townhouse development fit well with the neighbourhood;
- the proposed common outdoor amenity area is centrally located to enhance its visibility and usability to users;
- sustainable materials such as stucco are proposed for the exterior cladding of the townhouse buildings; and
- the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the landscaping and retaining walls along the west edge of the site have been carefully located to preserve the existing trees, (ii) each front yard of units facing the street will be planted with a tree and will have an open space for private outdoor activities, (iii) pedestrian connections from the street are highlighted by decorative pavers and outdoor furniture, (iv) a landscape feature is proposed at the northeast corner of the site, (v) permeable pavers are proposed on portions of the internal drive aisle and on visitor parking stalls, (vi) a play structure providing play multiple opportunities is proposed in the common outdoor amenity area, (vii) 31 trees and a variety of shrubs, grasses, perennial plants and groundcovers are proposed to be planted on the site, and (viii) an automatic irrigation system will be provided for planted areas on the site.

Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement associated with the rezoning bylaw for the project for site servicing and frontage improvements including new sidewalks and treed/grass boulevards along No. 2 Road and Blundell Road and widening of the existing driveway crossing to be shared with the existing development to the south, (ii) the two proposed variances associated with the project are supported by staff as they are technical in nature and resulting from the lot geometry and required road dedications, (iii) the project provides four convertible units and all units include aging-in-place features, and (iv) the proposed design of the project will meet the applicable Energy Step Code with a low carbon energy system.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there are no secondary suites provided in the project as the applicant intended to maximize the number of townhouse units in the subject site, (ii) the internal drive aisle and visitor parking stalls can be used for package deliveries to residents of the townhouse development, (iii) the proposed low bollard lighting and downward-focused building-mounted lighting will not result in light pollution, (iv) the proposed landscaping around the mailbox and bicycle parking area near the driveway entry include two- to three- foot high evergreen shrubs and would address potential headlight glare onto No. 2 Road, and (v) the grading of front yards of units fronting Blundell Road is maintained at sidewalk level.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's attention to the design of the project which fits well into the neighbourhood, (ii) the provision of four convertible units, and (iii) the maintaining of the grade of the front yards of units along Blundell Road.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and
 - (b) reduce the minimum lot width from 50.0 m to 43.0 m.

CARRIED

2. DEVELOPMENT PERMIT 24-011767

(REDMS No. 7651471)

APPLICANT:

Canadian Tire Ltd.

PROPERTY LOCATION:

11388 Steveston Highway

INTENT OF PERMIT:

Permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

Applicant's Comments

Rebekka Hammer, MGB Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 2</u>), provided background information on the proposed development, highlighting the following:

- the project intends to update the exterior finishes of the existing Canadian Tire
- building, provide new brand signage, improve the existing landscaping, and update paint markings on pedestrian crossings;
- the proposed renovations to the building's exterior finishes will meet the façade upgrade for Canadian Tire stores; and
- the proposed façade improvements to the existing building will not result in additional floor area.

Kim Unger, McElhanney, with the aid of the same visual presentation, briefed the Panel on the proposed landscape improvements, noting that (i) some plant species within the landscaped area on the site have died and will be replaced with more hardy plant species currently planted on the site to enhance their survivability, (ii) the size of shrubs planted adjacent to some small car parking stalls will be upgraded, (iii) planting beds in the parking area will be cleaned up and remulched, and (iv) existing pedestrian crossings on the site will be repainted.

Staff Comments

Mr. Reis noted that (i) improvements to the existing façade of the building and landscaping are limited in scope, (ii) there is no change to the existing floor area, and (iii) no new servicing agreements are associated with the project.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed landscape improvements are limited in scope as the existing trees on the subject site are in good condition, and (ii) improvements to the interior of the building are currently done in phases and efforts are being undertaken in order to avoid impacting the surrounding area.

The Chair noted that there are some landscape islands on the site that were not included for landscape improvements and staff were directed to work with the applicant to review the existing landscaping on these landscape islands to ensure that no further improvements are required prior to the application moving forward to Council.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

CARRIED

DEVELOPMENT PERMIT 24-037979

(REDMS No. 7758844)

APPLICANT:

Zeidler Architecture

PROPERTY LOCATION:

6551 No. 3 Road

INTENT OF PERMIT:

Permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)".

Applicant's Comments

Eric Aslan, Zeidler Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 3</u>), provided background information on the proposed development, highlighting the following:

- the project is located at the CF Richmond Centre Mall and primarily intends to upgrade the exterior of the east and west entries of the galleria at the mall;
- the existing exterior cladding materials will be replaced primarily with curtain glazing with a vertical frit pattern and solid metal panel cladding;
- existing doors at the entrances will be replaced to provide wider egress and new vestibules will be added to enhance the building's energy efficiency;
- new canopies will be added over the main entrances to provide weather protection to pedestrians;
- an integrated water management system is proposed for the three roof levels at the main building entries;
- lighting will be incorporated into the new building entry façade and the applicant is working with a lighting consultant to mitigate potential light pollution; and
- the modern design of the revised entries to the galleria is consistent with the overall design of the future Richmond Centre mixed-use redevelopments.

Staff Comments

In reply to a query from the Panel, Mr. Reis noted that (i) as part of the Official Community Plan (OCP) amendment associated with the overall redevelopment of the CF Richmond Centre Mall, staff secured a Statutory Right-of-Way (SRW)/Public Right of Passage (PROP) over the galleria entries and interior space, (ii) the SRW/PROP will ensure future public access through the site between Minoru Boulevard and the Brighouse Canada Line Station on No. 3 Road throughout the transit operating hours, and (iii) the future public access should be in place upon occupancy of the first building in Phase Two of the overall redevelopment.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) only LED fixtures will be installed for lighting at the entrances to the galleria and will be focused on areas where they are needed, (ii) the proposed lighting will be reviewed by a lighting consultant and is not expected to spill out into the mall's parking lot and neighbouring residential developments, (iii) dimmable lighting is an option, and (iv) lighting levels are intended to highlight the mall entries and provide visual interest to residents of future residential developments near the entrances to the galleria.

As a result of the discussion on the proposed lighting, the Chair directed staff to work with the applicant prior to the application moving forward to Council in order to ensure there will be no light spillover into future residential developments near the entrances to the galleria and investigate opportunities to install dimmable lighting should a lighting issue arise in the future.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)".

CARRIED

4. New Business

None.

5. Date of Next Meeting: September 12, 2024

ADJOURNMENT

It was moved and seconded That the meeting adjourn (4:29 p.m.).

CARRIED

	Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 21, 2024.
Wayne Craig Chair	Rustico Agawin Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 21, 2024





ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)

25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD RICHMOND, BC



25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD RICHMOND, BC

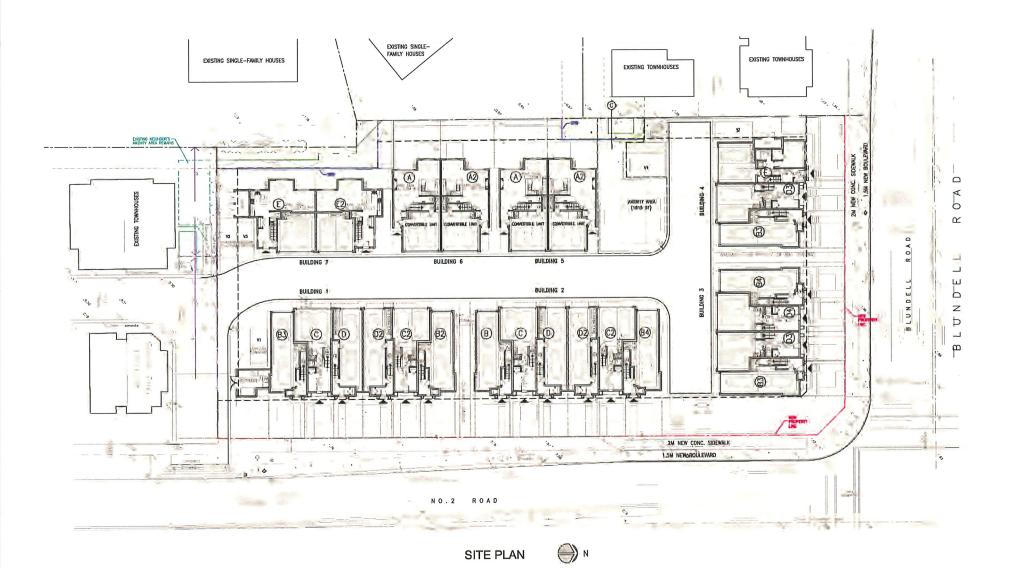
> The subject townhouse development is located in the planning area designated "Neighborhood Residential (NRES)" in the Official Community Plan (OCP). The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject development site meets the Townhouse Development requirements under the Arterial Road Policy. The proposed zone is Medium Density Town Housing (RTM3) with 0.70 FAR. The internal driveway is accessed from No.2 Road via a City designated SRW on south neighboring property as a shared access driveway.

> The proposal consists of seven buildings with two 6-unit buildings (No. 1 & No.2) facing No. 2 Road, one fourplex building (No. 3), one triplex (No.4) facing Bluedell Road, and three duplex buildings (No. 5, 6 & 7) facing interior drive aisle. The Building Numbers 5, 6 and 7 are directly interfacing with the single-family housing and are designed with 2 storeys in building height. Building 4 is near an existing two-storey townhouse development so that the end unit within 7.5 m (25 ft.) of the side yard on west is designed as 2 storeys.













25-UNIT TOWNHOUSE DEVELOPMENT #8031- 8071 NO. 2 ROAD& #5760 - 5786 BLUNDELL ROAD RICHMOND, BC

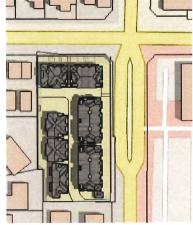
The existing site context contains varieties of developments. The property across No. 2 Road on east is Blundell Centre, a commercial development of shopping mall with restaurants, banks and other commercial retails. The property on west is an existing multiple-family development consists townhouse buildings (5660 5640 Blundell Road). Immediately on south is also an existing 10-unit townhouse development. There are also single-family houses on part of west side of the development. In short walking distance on east there are Bludell Neighborhood Park and a local elementary school which are also within short walking distance.

The subject development of seven buildings is proposed with traditional style with the building height and massing that fits the site context. The massing and height match the neighboring buildings. Efforts have been made for the relationship between the subject development to the existing single-family housing on west, where sloped roof and 2-storey building height are proposed to match the neighbor. The third floor for Building No. 4 is designed with 7.5 m setback on west facing the neighboring 2-storey townhouse properties.

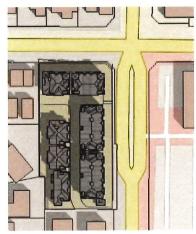
ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)



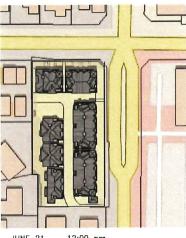
25-UNIT TOWNHOUSE DEVELOPMEN T #8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC



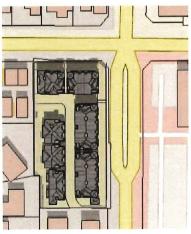
10:00 am



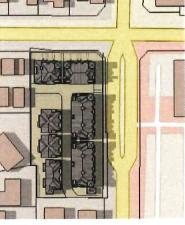
10:00 am MARCH 21



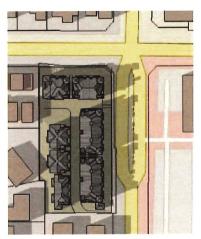
12:00 pm JUNE 21



MARCH 21 12:00 pm



4:00 pm



MARCH 21 4:00 pm

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amentity Area.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered. Both harmoney and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Repetition of the units as well as a variation to add some break-ups to the repetition. The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front.



ZHAO XD ARCHITECT LTD.

25-UNIT TOWNHOUSE DEVELOPMENT 8031-8071 No. 2 Road, 5760 - 5786 Blundell Road, Richmond, BC

EXTERIAL FINISH -

MATERIAL & COLOR

STAND SEAM METAL ROOF - VICWEST (PRESTIGE) SIGNATURE -SMP COATED METAL CHARCOAL 56072



5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED

COLOR MATCH TO "AGED PEWTER"



STUCCO WALL FINISH (OFF-WHITE) **BM OC36 NIVEOUS**



HARDIE PANEL (EASYTRIM) AGED PEWTER



HORIZONTAL TRIM & TRIM BOARD MOULDING COLOR MATCH TO "AGED PEWTER"



WINDOW & DOOR TRIM -PAINTED BM OC40 ALBESCENT



CULTURE STONE - SPAN HEWN STONE TIGHT-FITTED MORTAR JOINTS



SOLID CORE WOOD DOOR BJ 1231 WYNWOOD



GARAGE DOOR BM: AF-105 ELKHOM



#255-11181 Voyageur Way, Richmond, BC V6X 3N9 Email: info@zhaoarch.com

Tel: 604 275-8882 . 604 312-6278 Web: www.zhaoarch.com

Accessibility Strategy

For proposed 25-Unit Townhouse Development at 8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road, Richmond, BC

A. Accessibility within the site

- Accessible path connecting No. 2 Road and Blundell Road public sidewalks, and along the entrance of internal drive aisle;
- Outdoor amenity space along the internal drive aisle and is wheel chair accessible;
- Accessible parking is at a visible location near main development entrance for convenient use. Mailbox is located nearby and covered;
- Access to the recycling and garbage rooms is wheel chair accessible.

B. Accessibility within the house

- Four convertible units are proposed;
- Widened main entrance with wheel chair turnaround space;
- Garage is widened enough to accommodate parking for accessibility;
- Main door and garage door are widened for easy access;
- Kitchen is widened with turning space and counter is to be built with undercounter-knee space;
- Stairs are designed for future stair lift installation;
- Master bedroom and ensuite bathroom are widened to allow accessibility;
- Wall blocking to be installed for future grab bar accessories attachments;

25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD RICHMOND, BC

SCALED MODEL



SCALED MODEL



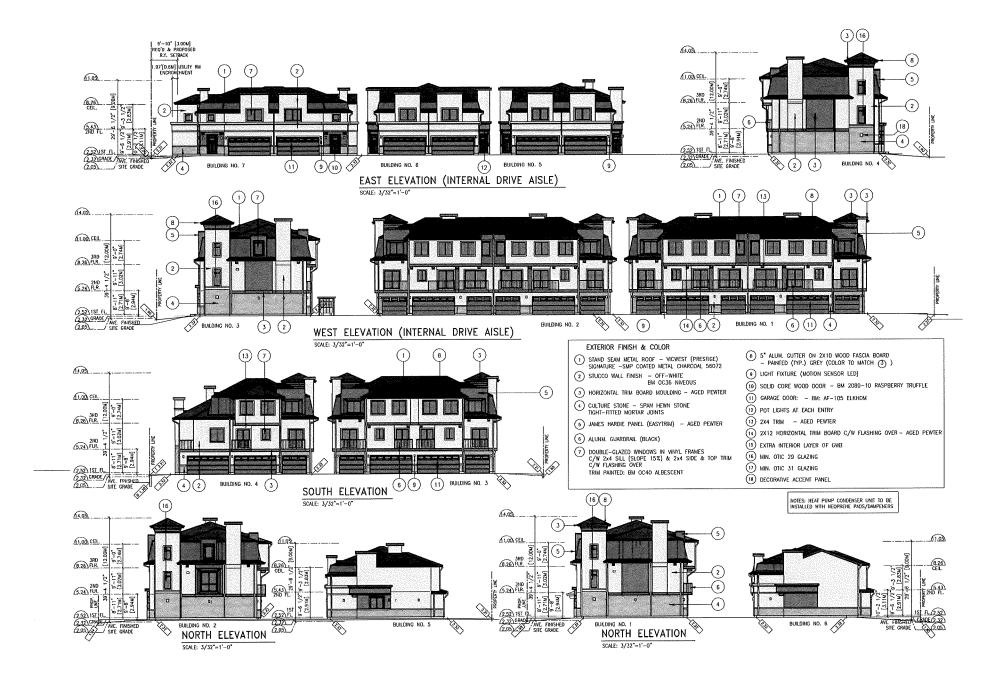
25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The subject development of seven buildings is proposed The degree of complexity in both material/color and form composition including design detailing is considered for the architectural character to match the existing single-family house and also the existing townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details such as the individuality of townhouse units and expressions of unit entrance.

The repetition of the unit facades creates a rhythm of architectural expression along the street front, while proper variations are also added within the repetition with adequate amount of color and detail changes to prevent a monotonous repetition. The same principle applies also to roof lines for both the rhythm and break of repetition. Masonry veneer cladding is proposed for the ground floor wall and traditional cladding (i.e., stucco) on upper stories with associated color selections to achieve the intended building design composition. The architectural character is inspired by French style with an integration of main roof and third floor windows, creating "dormer-like" expression in order to add architectural varieties to the neighborhood.







25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The common area is a focal point of the site layout that is centrally located as the outdoor Amenity Area. The corner location in relation to the internal drive aisles provides more visibility and sun exposure for the Amenity Area. The location and layout also enhance convenience and accessibility. Covered mailbox and visitor bicycle racks are proposed at more convenient location near the site entrance for visitors and mail delivery, which is also functionally and visually buffering the garbage/recycling closet. The garbage/recycling closet is also located near the driveway entrance as to be the best location for the use.

Efforts in design and planning have been taken to preserve mature tree on west side of the development site (#385 per Arborist Report). The beauty of preserve tree is shared with Outdoor Amenity Area. The placement of the Outdoor Amenity Area is exposed as it is ideally located for both visibility and convenient use. The adjacency of Outdoor Amenity Area to the drive aisles maximizes its visual exposure for both pedestrian and traffic for functionality, aesthetics and CPTED considerations. The outdoor amenity space is properly landscaped as well as the private outdoor spaces for all dwelling units, which are provided for the development for each unit.

Accessibility is well considered with the convertible units proposed per City requirement. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (Refer to Accessibility Strategy).





SCALED MODEL



25-UNIT TOWNHOUSE DEVELOPMENT #8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC



Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience. The requirements of aging-in-place and accessibility are considered into the design. Design details and dimensions comply with city's convertible unit design guidelines

More sustainable materials such as stucco made from all natural ingredients will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. The introduction of permeable paver allows maximum storm water infiltration potential.

Sustainability strategy has been taken for the proposed development including the energy saving with the proposal by Certified Energy Advisor/Qualified Energy Modeller. Every building will achieve the applicable BC Building Code requirements and follow the City's Step Code requirements by meeting Energy Step Code 3 + a Low Carbon Energy System.

The design is complied with updated City requirements and BC Building Code (based on specifications provided by project Certified Energy Advisor/Qualified Energy Modeller). The buildings will be provided with electric baseboards for space heating or air source heat pump for heating/cooling, electric hot water tank for DHW, HRV for principal ventilation, etc..

Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs. Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance of each building when compared to the standard house built in the ways that were used to be. Certified Energy Advisor/ Qualified Energy Modeller is engaged and proper HVAC system will be as-selected to increase livability, energy saving and efficiency. Units will have conduits roughed-in in order to adapt future solar panel installation (Refer to Sustainability Strategy).

25-UNIT TOWNHOUSE DEVELOPMENT

#8031-8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The design is also guided by principles of CPTED (Crime prevention through environmental design) such as Natural access control, Natural surveillance and Territoriality (defensible space) and Maintenance: Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; For space between buildings where windows are limited or prohibited by Building Code's "limiting distance" due to fire safety concerns, the space is designed with good visibility for public surveillance without hidden corners. Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.







ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)



KEY-	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	15	ACER RUBRUM BOWHALL	COLUMNAR BOWHALL MAPLE	6CM CAL; 2M STD, B&B
ATTA	3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B
70	5	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL; 1.8M STD; B&B
NO.	4	PINUS FLEXILIS VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4M HT;B&B
	4	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 1.6M STD; B&B

INDIES - FAMILY BEES IN THE SECRET HE SPECIFIED ACCORDING TO THE DELLINOSCHEPE STANDARD AND CAMMENT AND CAMEST EXTENDING CONTINUES. SEGRED ASPERT CONTINUES AND AND CAMESTA SEGRED ASPERT CONTINUES AND CAMESTA SEGRED ASPERT CONTINUES. AND CAMESTA SEGRED ASPERT CONTINUES.

NOTE:

THROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO LLA B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE

REY OF BOTAMORA MANE

STREET TIRE

THE ADDITIONAL MANE

THE MANE

STREET TIRE

THE ADDITIONAL MANE

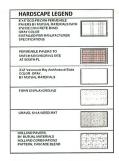
THE MANE

THE MANE

STREET TIRE

THE ADDITIONAL MANE

THE MANE



FENCE LEGEND



6 HT WOOD FENCE







NORTHWEST LANDSCAPE & STONE S

NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED T
TO MANUFACTURERS'
SPECIFICATION OW 3" THICK CONCRETE PAD.

LIGHTING LEGEND



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LANDSCAPE ARCHITECTS
Suile C100 - 4185 Sili Creek Drive Burnaby, Brilish Columbia, V5C 603

SEAL

	24.JUL31	REVISION AS PER CITY COMMENTS	DO
ı	24.JUL.25	REVISION AS PER CITY COMMENTS	DO
5	24308.03	NEW SITE PLAN & CITY COUNSENTS	50
-	TENTAL TO	NEW SITE PLAN	00
	24.AFR.25	REVISION AS PER CITY COMMENTS	DO
-	233007.17	NEW SITE FLAN ECTY COMMENTS	00
	23.5EF.18	NEW SITE PLANEITY COMMENTS	DO
	23.AFR.28	NEW SITE PLANA CITYCOMMENTS	00
	22.MAR.04	REVISION AS PER CITY COMMENTS	00
	22.58/1.21	NEW SITE PLAN	00
	21707704	NEWFH	- 50
	21.JUL.12	NEW SIE FLAN	00
)	DATE	REVISION DESCRIPTION	DR.

CLIENT: 1209136 BC LTD. WITH: ZHAO XD ARCHITECT LTD.

PROJECT:

25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:

LANDSCAPE PLAN

DATE: March DRAWING NO.

SCALE: 1/16*=1*-0*
DRAWNE DD
DESIGN: DD

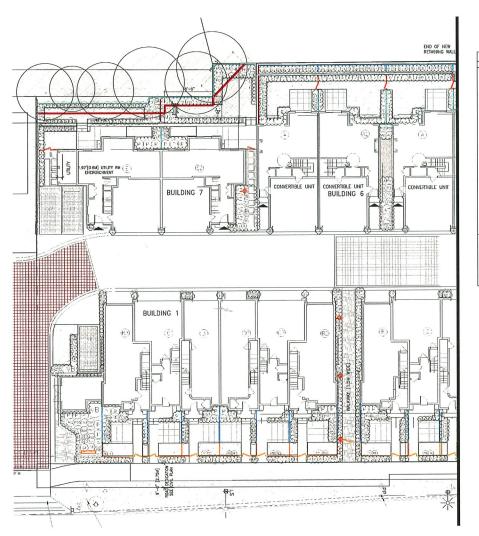
PMG PROJECT NUMBER:

CHK'D: PCM

21-041

OF 8

21041-12.ZIP



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FLANT SCHEDULE			PMG PROJECT NUMBER: 21-041	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(1)	6	AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
8	244	BUXUS MICROPHYLLA WINTER GEM"	LITTLE-LEAF BOX	#3 POT; 50CM
8	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
8	4	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
8	4	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
8	91	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
8	4	PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
8	14	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
8	19	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
8	100	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
8	18	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
8	224	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.00M B&B
HET THE STREET OF THE STREET	4	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
	32	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
3000E	273	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
8	3B	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#2 POT
8	67	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
8	132	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
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	6	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
8	41	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILO	OCKSRUDBECKIA; YELLOW-ORANGE	15CM POT
	66	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
9	73	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: *P.ANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BIC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS FRENCH A STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE AND EXTRANGED FROM THE MINIMAL ACCEPTABLE SIZES. *REFERT TO SPECIFICATION FOR DEPENDE CONTAINER MASSIBLEMENTS AND DOTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS. OSTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THE PRIOR TO MAKING MY SUBSTITUTIONS TO THE SPECIFIC ALTERNAL UMAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW MAINLAND FRASER PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BIC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD OF CONTROL OF CONTR



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CLIENT: 1209136 BC LTD. WITH: ZHAO XD ARCHITECT LTD.

PROJEC1

25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITL

SHRUB PLAN

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21041-12.ZIP PMG PROJECT NUMBER:



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

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CLIENT: 1209136 BC LTD. WITH: ZHAO XD ARCHITECT LTD

PROJECT:

25 UNIT TOWNHOUSE DEVELOPMENT

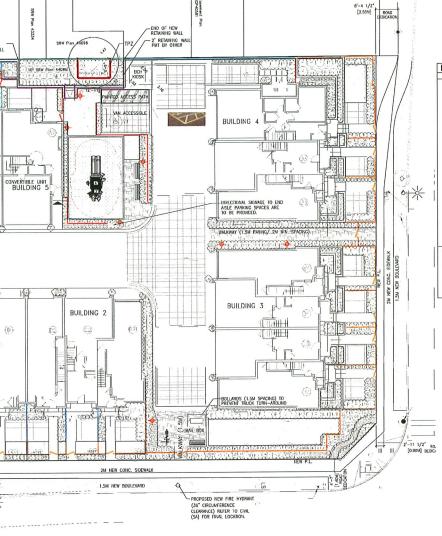
8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE: SHRUB PLAN

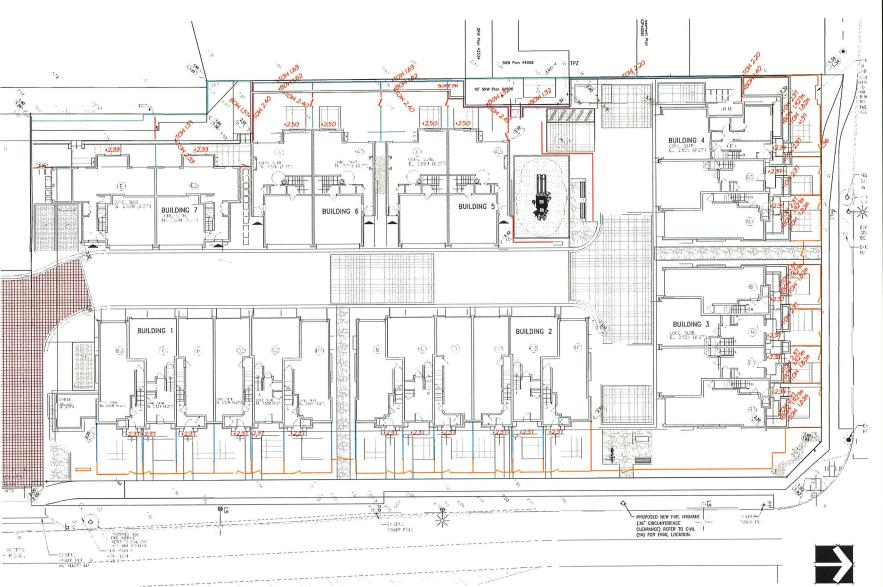
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OF 8 21-041



PLANT SCHEDULE PMG PROJECT NUMBER:			PMG PROJECT NUMBER: 21-041	
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	QIT	BOTANICAL NAME	COMMON NAME	120112
SHRUB				
(A)	6	AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
(6)	244	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
S-SECTION STATES	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
8	4	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
8	4	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
8	91	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
8	4	PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
83	14	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
8	19	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
8	100	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
8	18	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
8	224	TAXUS X MEDIA "HICKSII"	HICK'S YEW	1.00M B&B
8	4	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS	-			
	32	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
8	273	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
8	38	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP, SILVER GRASS	#2 POT
9	67	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
9	132	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
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		ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA: RED	#1 POT
(9)	6	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILO		15CM POT
8	41	NODECNIA I CECIDA VAR GOLLIVAITII GOLDICI	30101000001111, 122221. 3101100	
	66	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS: SILVER VARIEGATED	#1 POT; 25CM
0	73	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM



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LANDSCAPE ARCHITECTS
Suile C100 - 4185 Still Creek Drive Burnaby, British Cobumbia, VSC 603 p: 604 294-6011; f: 604 294-6022

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CLIENT: 1209136 BC LTD. WITH: ZHAO XD ARCHITECT LTD.

DJECT:

25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:

GRADING PLAN

DATE: March DRAWING HUMBER:

SCALE: 3/32*=1-0*
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PMG PROJECT NUMBER:

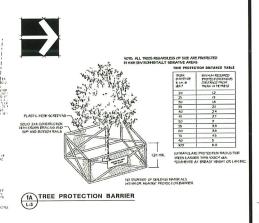
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8'-4 1/2" [2.50a] ROAD EXTREMEN

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MALKHAY (1.5M PAYON)/ 2M WIN SPACING)

BUILDING 3

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EXISTING SINGLE FAMILY HOUSES

BUILDING

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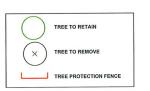
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CLIENT: 1209136 BC LTD. WITH: ZHAO XD ARCHITECT LTD.

PROJECT

25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

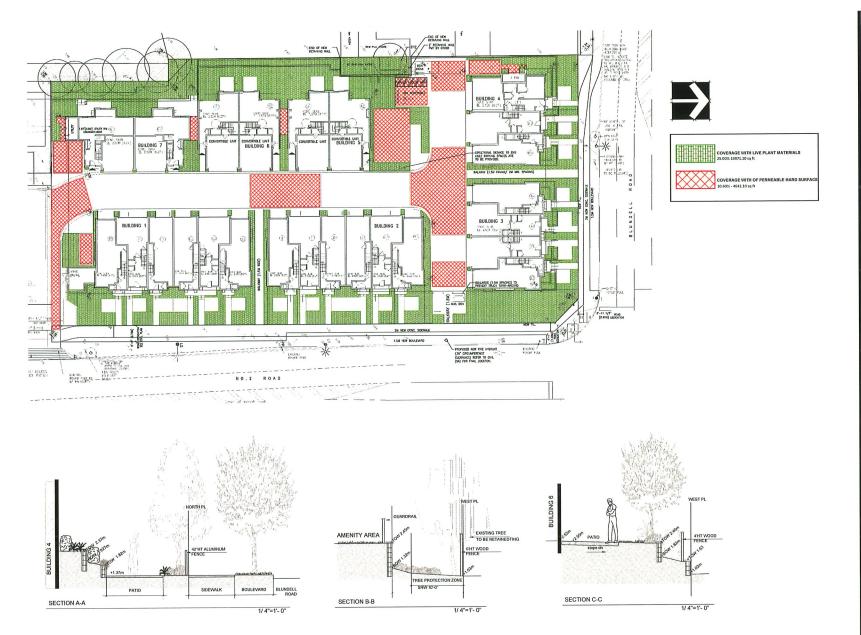
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TREE MANAGEMENT PLAN

DATE: March 1/16*=1*-0* DRAWING NUMBER:

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25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

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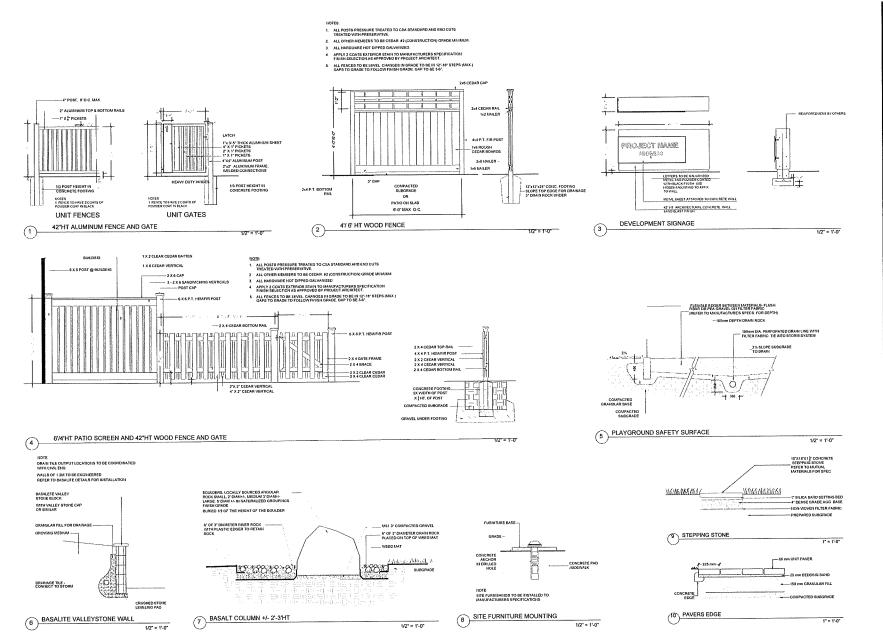
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PROJECT

25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:

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DATE: March A/S DRAWING NUMBER: SCALE:

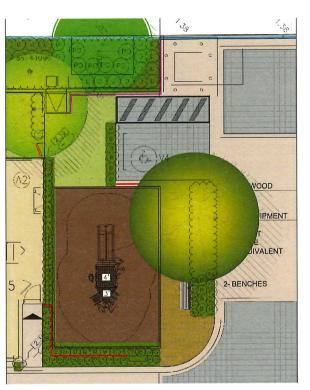
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AMENITY AREA ENLARGEMENT

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NORTH EAST CORNER ENLARGEMENT

SCALE 3/ 16"=1'- 0"

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25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:

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PMG PROJECT NUMBER

21-041

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 21, 2024

CANADIAN TIRE - #610 SOUTH RICHMOND









MGBA







MGBA

CTR 610 - SOUTH RICHMOND



MAY 15, 2024 - ISSUED FOR DEVELOPMENT PERMIT

CLIENT

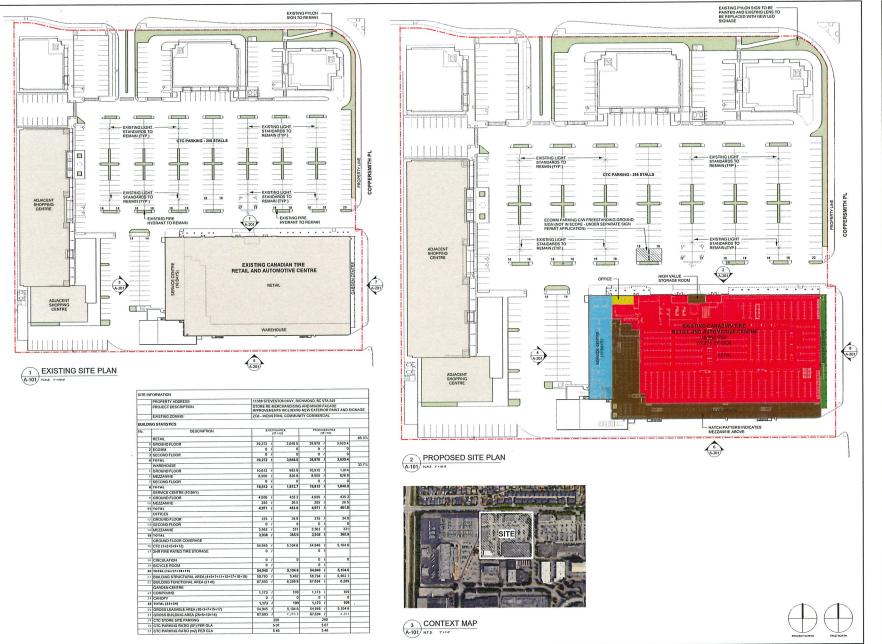
CANADIAN TIRE CORPORATION LTD. WESTERN CANADA

ARCHITECTURAL

MGB ARCHITECTURE INC. REBEKKA HAMMER

SUITE 101 1725 GOVERNMENT STREET, VICTORIA BC V8W 1Z4 EMAIL: RHAMMER@MGBA.COM PH: 647.217.9506





ARCHITECTURE + INTERIOR DESIGN
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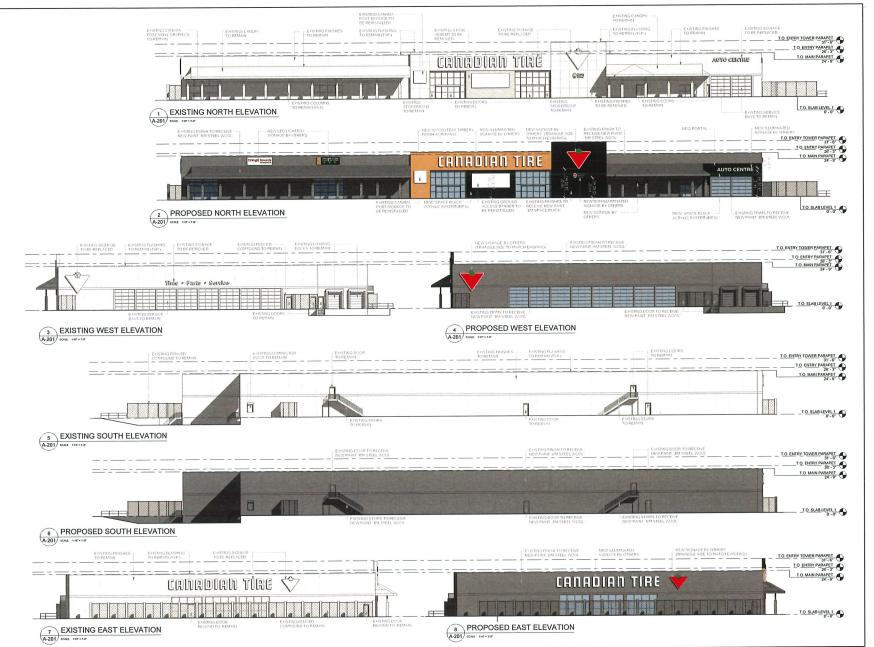
Canadian Tire Corp.
CTR 610 - SOUTH RICHMOND

11388 STEVESTON HWY, RICHMOND, BC
V7A 5J5

PEET TITLE

SITE PLAN

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CTR 610 - SOUTH RICHMOND
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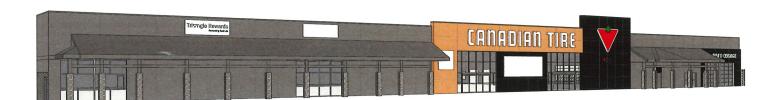
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NORTHWEST VIEW



NORTHEAST VIEW

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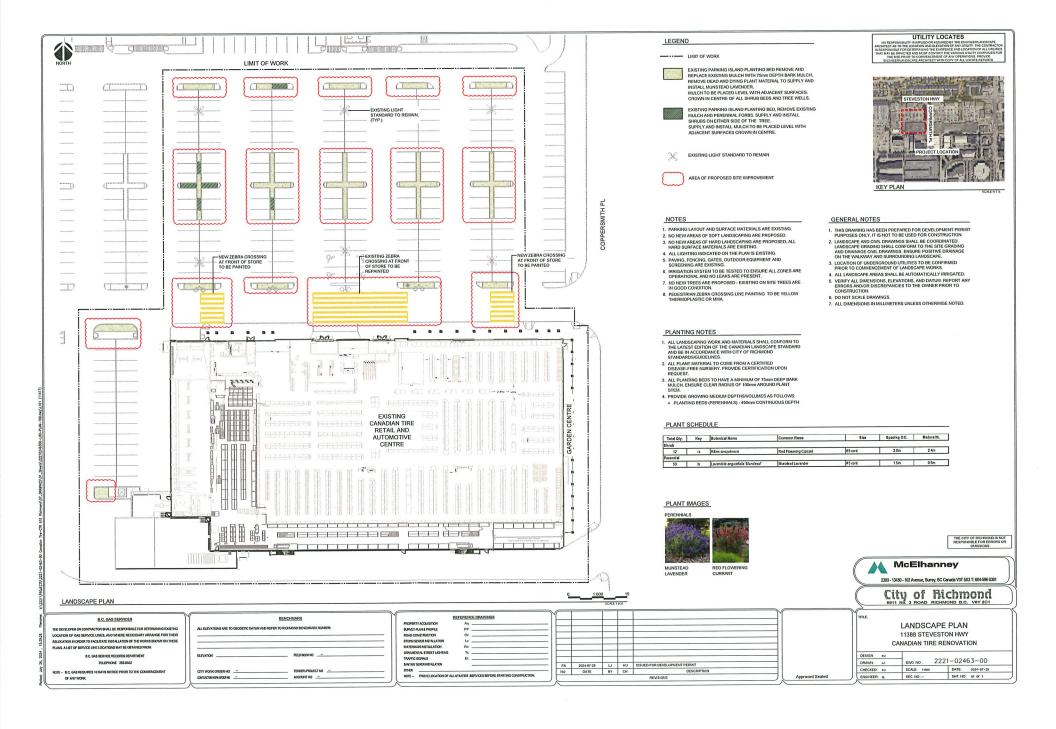
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11388 STEVESTON HWY, RICHMOND, BC
V7A 515

SPEAT FIT

3D VIEWS

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THANK YOU

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 21, 2024

CF Richmond CentreGalleria Entrance Upgrades

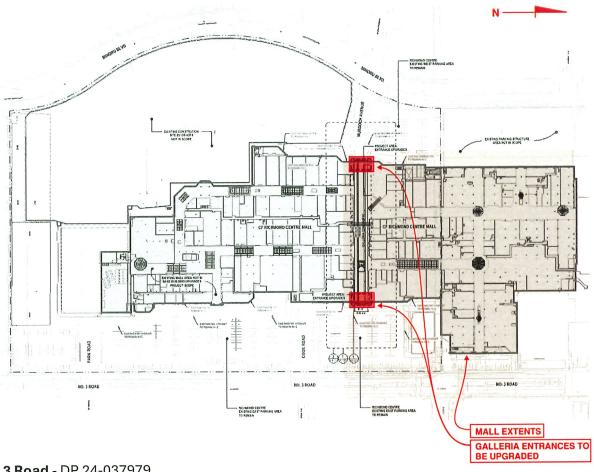




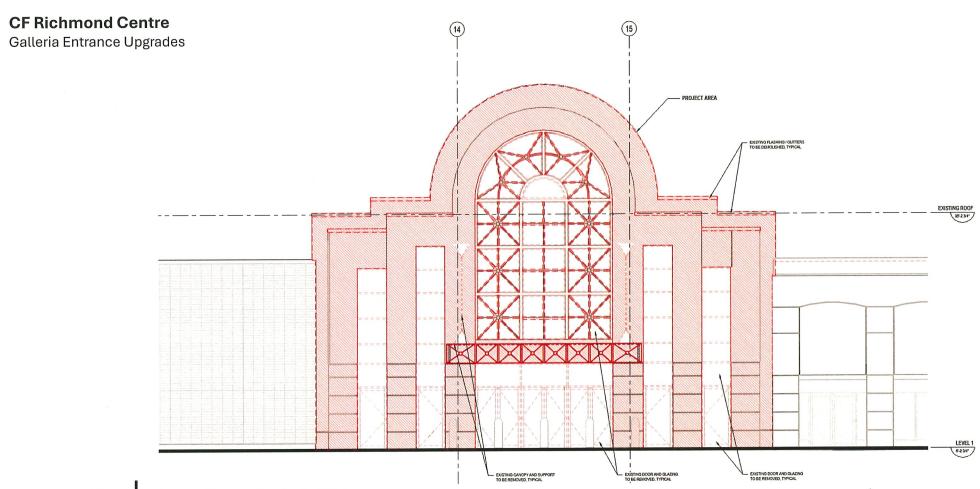
6551 No 3 Road - DP 24-037979 **DP Panel Presentation** - August 21st, 2024 **Lucas Gallardo** – Studio Director, Vancouver **Eric Aslan** – Project Manager

CF Richmond Centre

Galleria Entrance Upgrades

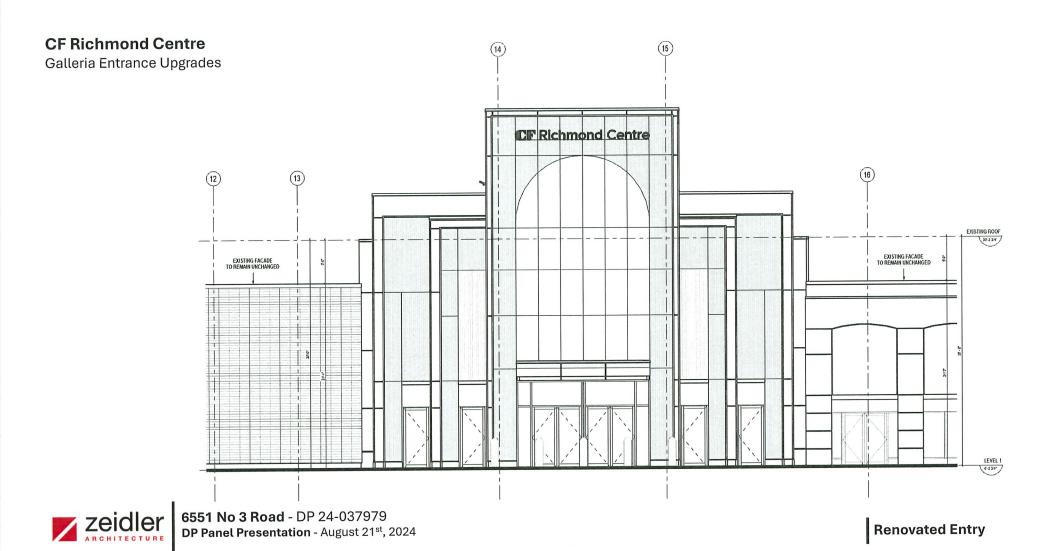






Zeider 6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

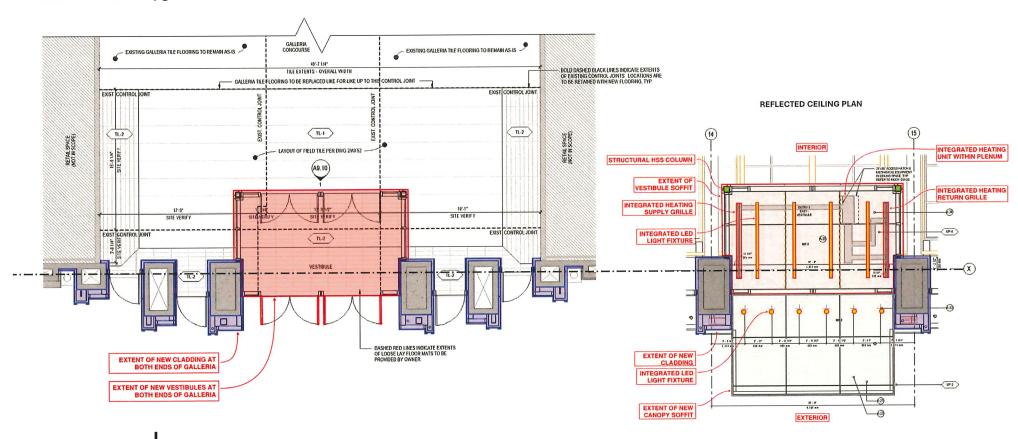
Renovation Extent



CF Richmond Centre

Galleria Entrance Upgrades

FLOOR PLAN



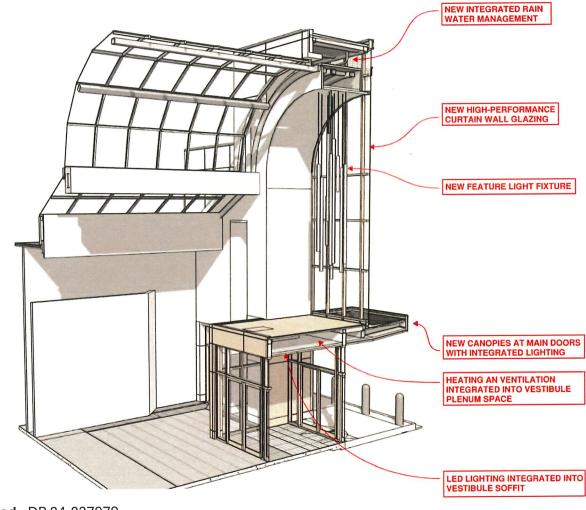


Zeidler DP 24-037979
DP Panel Presentation - August 21st, 2024

New Vestibules

CF Richmond Centre

Galleria Entrance Upgrades





Zeider 6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renovation Features

CF Richmond CentreGalleria Entrance Upgrades





CF Richmond CentreGalleria Entrance Upgrades





CF Richmond CentreGalleria Entrance Upgrades







Report to Development Permit Panel

To: Development Permit Panel Date: August 14, 2024

From: Joshua Reis

Re:

File: DP 23-011375

Director, Development

Application by NSDA Architects for a Development Permit at 7188 Westminster

Highway

Staff Recommendation

Jan Hor

That a Development Permit be issued which would permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".

Joshua Reis, MCIP, RPP, AICP Director, Development

(604-247-4625)

JR:ak Att. 2

Staff Report

Origin

NSDA Architects, on behalf of 7188 Westminster Highway Inc. (Director: Aly Kanani), has applied to the City of Richmond for permission to undertake renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)" (Attachment 1). The site currently contains a hotel building. The hotel operator is undertaking an interior and exterior renovation and brand refresh of the property to update the building's design. The scope of work associated with this permit is limited to the replacement of existing steel canopies, addition of patio space and a new retractable awning, replacement of existing planters, provision of exterior seating and update of exterior finishes and landscaping.

There is no servicing agreement associated with this Development Permit application, given the limited scope of works proposed.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: At the northwest corner of Westminster Highway and Alderbridge Way, a five-

storey hotel which includes a convention centre, restaurant and liquor store on lots

zoned "Downtown Commercial (CDT1)".

To the east: Fronting Westminster Highway, a four-storey hotel on a lot zoned "Auto-Oriented

Commercial (CA)".

To the south: City owned Minoru Lakes Park on a lot zoned "School & Institutional Use (SI)".

To the west: Fronting Westminster Highway, a surface parking lot on a lot zoned "Downtown

Commercial (CDT1)" associated with the Richmond Hospital.

Staff Comments

The subject site is a 1,985.0 m² (213,666.6 ft²) property containing an existing hotel building and is located in Brighouse Village within the City Centre Area Plan (CCAP) along Westminster Highway. The CCAP land use designation for the subject site is "Urban Centre (T5)", which supports hotel use. The proposed exterior works are generally consistent with the CCAP Development Permit Guidelines.

The existing development is comprised of a single four-storey building with underground parking. The original Development Permit (DP 96-017030) was issued by Council on November 1, 1996.

The applicant is proposing to renovate the exterior façade and outdoor amenity (restaurant and hotel entrance) areas. Separate sign permits are required for any future signage proposed on-site.

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject Development Permit application.

The limited scope of the proposed exterior renovation work will neither significantly impact the overall existing form or massing of the hotel nor result in an increase in net floor area. In addition, the proposed exterior alterations comply with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the zoning bylaw.

Advisory Design Panel Comments

The proposed exterior alterations are limited in scope and will not impact the overall form, massing, or site plan of the existing building. Given the limited scope of improvements, it was not presented to the Advisory Design Panel for review and comment.

Analysis

Conditions of Adjacency

- The subject site is located north of Minoru Lakes Park. There is an existing lane between the building and the property line. This lane area on the subject site is subject to an access Statutory Right-of-Way (SRW).
- This SRW is also registered over the on-site drive aisle which provides for right-of-way and shared access for the hotel to the east. This access and SRW area will be maintained, together with the rear lane, by the owner. As part of the Development Permit, the applicant has agreed to amend or replace the existing SRW agreement with a new SRW Public-Right-of Passage (PROP) which preserves the existing shared use of the drive aisle and lane and brings the SRW in line with current City standards.
- A "No Exit" sign will be provided at the driveway entrance to inform drivers to turn around on-site and exit back out onto Westminster Highway.
- The applicant is proposing to provide a small patio area, seating around eight patrons, on the north side of the building along Westminster Highway and an outdoor seating area for use by hotel guests located by the hotel entrance.
- Improvements along the north property line adjacent to the sidewalk, clearly delineate the separation of public and private spaces using landscaping and a low retaining wall feature.
- There are no anticipated impacts to adjacent properties relating to the proposed upgrade as the side yard setbacks remain the same.

Urban Design and Site Planning

- The existing main building entrance is located on the northeast corner of the building and is proposed to remain in place.
- The applicant is proposing to update the on-site landscaping, outdoor amenity space and exterior finishing of the building.
- A new small patio for approximately eight patrons is proposed on the north side of the building along Westminster Highway. The patio would activate the streetscape and public realm adjacent to the subject site.
- A retractable awning over the new patio space is proposed to provide weather protection.
- No changes to the hotel use, siting, number of vehicle parking spaces and on-site vehicle circulation are proposed.

Architectural Form and Character

- The proposed building materials in the façade alteration area are generally consistent with the OCP guidelines. Façade improvements are achieved using stone accents and canopies with soffits in a light neutral colour palette.
- The existing steel canopy glazing weather protection canopies are proposed to be replaced with solid roof canopies with soffits. The amended SRW over the drive aisle will continue to provide allowance for a minor projection of the east canopy and help ensure the current vertical clearance is maintained.
- The existing covered patio windows and glass roof will be replaced with new windows and a solid roof, providing a more coherent exterior façade.

Landscape Design and Open Space Design

- The existing planters will be replaced with new planters with manufactured stone finishing, matching the new building façade.
- New concrete pavers are proposed by the hotel's entrance, providing a visual separation between pedestrians and vehicles.
- The applicant is proposing to remove three on-site trees in moderate condition due to conflict with the new patio space. These trees are not suitable for relocation.
- Two replacement trees and new planting will be provided in the new planters. Planting is proposed to be shade and drought tolerant.
- The applicant is proposing to provide a cash-in-lieu contribution of \$3,072.00 to the City's Tree Compensation Fund for the four required replacement trees that cannot be accommodated on-site.
- All City trees along Westminster Highway and the rear of the site are to be protected and retained. A tree survival security in the amount of \$5,120.00 per tree (\$10,240.00) will be collected for the protection of two City trees along the site frontage.
- Two off-site trees located on the adjacent east property at 7228 Westminster Highway are also to be protected and retained.
- Low shrubs are proposed along the hotel seating and patio areas to allow for visibility for passersby and patrons.
- All landscaped areas will be irrigated with a high-efficiency irrigation system.
- The existing wood trellis over the rear parking ramp will be replaced with a new metal trellis.
- Seven new visitor (Class 2) bicycle parking spots will be provided directly outside the hotel entrance.

Crime Prevention Through Environmental Design

- The building has a single entrance for customers, which is located at the northeast corner of the building and is visible from Westminster Highway.
- The proposed patio extension and new seating by the entrance provides opportunities for natural surveillance.
- New Class 1 bicycle parking room and Class 2 bike racks are located in close proximity to the hotel's main entrance, providing easy access and visibility.
- Recessed wall light along the sidewalk and outdoor amenity areas provide for low-glare illuminated walkways and access points.

Conclusion

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

Ashley Kwan Planner 1 (604)-276-4173

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AK:he

Att. 1: Location Map

2: Development Application Data Sheet

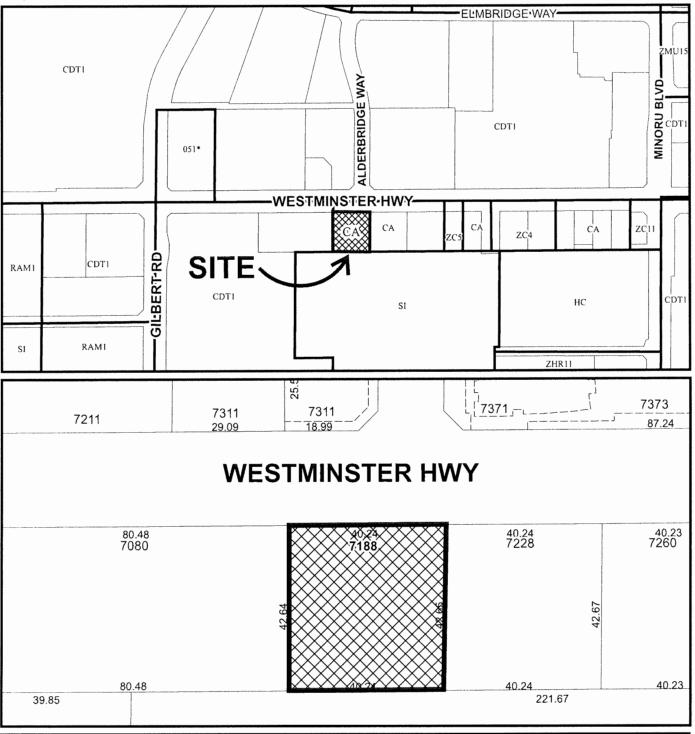
The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping based on 100% of the costs estimate provided by a Registered Landscape Architect including installation costs and 10% contingency, to the satisfaction of the Director, Development.
- City's acceptance of the developer's cash contribution of \$3,072.00 to the City's Tree Compensation Fund for the planting of four replacement trees.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any onsite works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Receipt of Tree Survival Security in the amount of \$10,240.00 for the protection and retention of two City trees (tag# City 01 and City 02). To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Amendment or replacement of SRW BL346532 over Plan LMP35191 to the satisfaction of the Director of Development, to allow for Pubic Right- of-Passage and a limited projection into the SRW area which maintains a minimum clearance of approximately 4.9 m.
- Payment of all fees in full cost for cost associated with Public Notices.

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

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







DP 23-011375

Original Date: 02/10/23

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

DP 23-011375 Attachment 2

Address: 7188 Westminster Highway

Applicant: NSDA Architects Owner: 7188 Westminster Highway Inc.

Planning Area(s): Brighouse Village, City Centre Area Plan

	Existing	Proposed
Site Area:	1,715.7 m²	No Change
Land Uses:	Hotel	No Change
OCP Designation:	Mixed Use	No Change
Zoning:	Auto-Oriented Commercial (CA)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5	1.5	none permitted
Lot Coverage (Building):	Max. 50%	No Change	None
Setback – Front Yard:	Min. 3.0 m	No Change	None
Setback – East Side Yard:	Min. 3.0 m	No Change	None
Setback - West Side Yard:	Min. 3.0 m	No Change	None
Setback – Rear Yard:	Min. 3.0 m	No Change	None
Height (m):	Max. 45.0 m	No Change	None
Bicycle Parking Spaces:	Class 1: 7 Class 2: 7	Class 1: 7 Class 2: 7	None



Development Permit

No. DP 23-011375

To the Holder:

NSDA Architects

Property Address:

7188 Westminster Highway

Address:

C/O Atsushi Fujimi, Unit 201-134 Abbott Street, Vancouver BC,

V6B 2K4

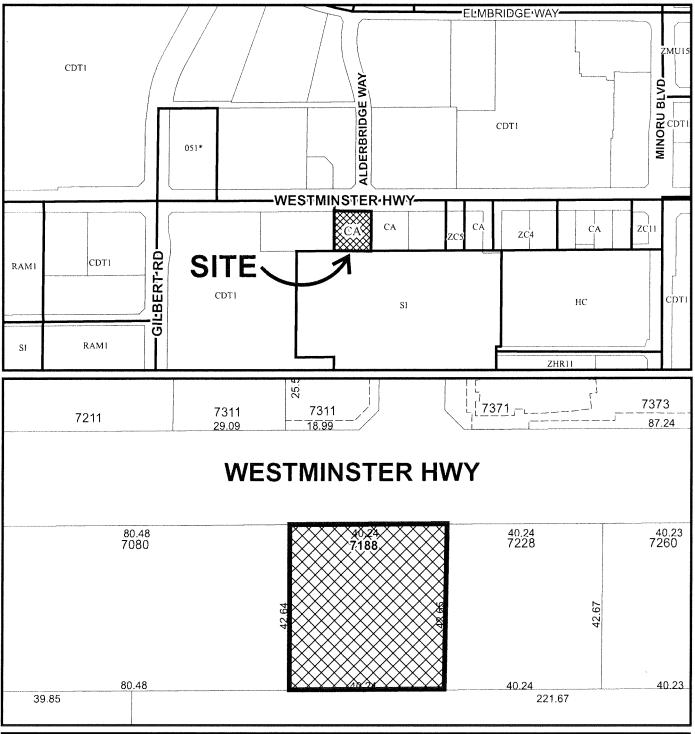
1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

- 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 #12 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 a security based on 100% of the cost estimate provided by a Registered Landscape Architect including installation costs and 10% contingency, 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 and the security shall be returned in full.

Development Permit No. DP 23-011375

To the Holder:	NSDA Architects	
Property Address:	7188 Westminster Hig	hway
Address:	C/O Atsushi Fujimi, Un V6B 2K4	it 201-134 Abbott Street, Vancouver BC,
conditions and provisions Permit which shall form a This Permit is not a Build	s of this Permit and any a part hereof. ding Permit.	nerally in accordance with the terms and plans and specifications attached to this
DAY OF ,	MV OF	
	OAY OF ,	•
MAYOR		







DP 23-011375 SCHEDULE "A"

Original Date: 02/10/23

Revision Date:

Note: Dimensions are in METRES

The Aiden Hotel Renovation

7188 Westminster Hwy, Richmond

Context Plan

Building Permit Number

Front Yard Rear Yard

Side Yards (East/We

Perspective (Street trees not shown for clarity)

DP-23-011375 BP-



August 13, 202

DP 23-011375

Plan #1



Drawing List

ARCHITECTURAL
NSDA Architects
Derek Neale Architect AIBC, AAA, FRAIC, RIBA
201-134 Abbott St. Vancouver, BC, V6B 2K4
T: 604 889-1926

A-001	Cover Sheet
A-002	Survey
A-003	Site Plan (Plan #1)
A-004	Fire Access Site Plan
A-100	Basement Plan (Plan #2)
A-101	Main Floor Plan (Existing)
A-101a	Main Floor Plan (Proposed)
A-101b	Main Floor Plan (Area Calculation)
A-102	2nd Floor Plan (Existing)
A-103	3rd Floor Plan (Existing)
A-104	4th Floor Plan (Existing)
A-105	Roof Plan (Existino)









Sheet Title
Cover Sheet

Project Number 22012

A-001

BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP33790 023-804-190 7188 WESTMINSTER HIGHWAY INC 1715.7 sm (18,467.8 sq.ft.) Site Area 53.3 m (175.0 ft) X 37.2 m (122.1 ft) Site Dimens Zoning Uses Site Coverage 50% 45.0m 42% 13.9m

7188 Westminster Hwy, Richmond

5.9m

SURVEY MPT Engineering Co. Ltd. William (Bill) Wonq, BCL9 #320 – 11120 Horseshae W V7A 5H7 T: 604 270.9331

Brennan Anstey, P.Eng. #200, 13775 Commerce V6V 2V4 T: 604.790.1643



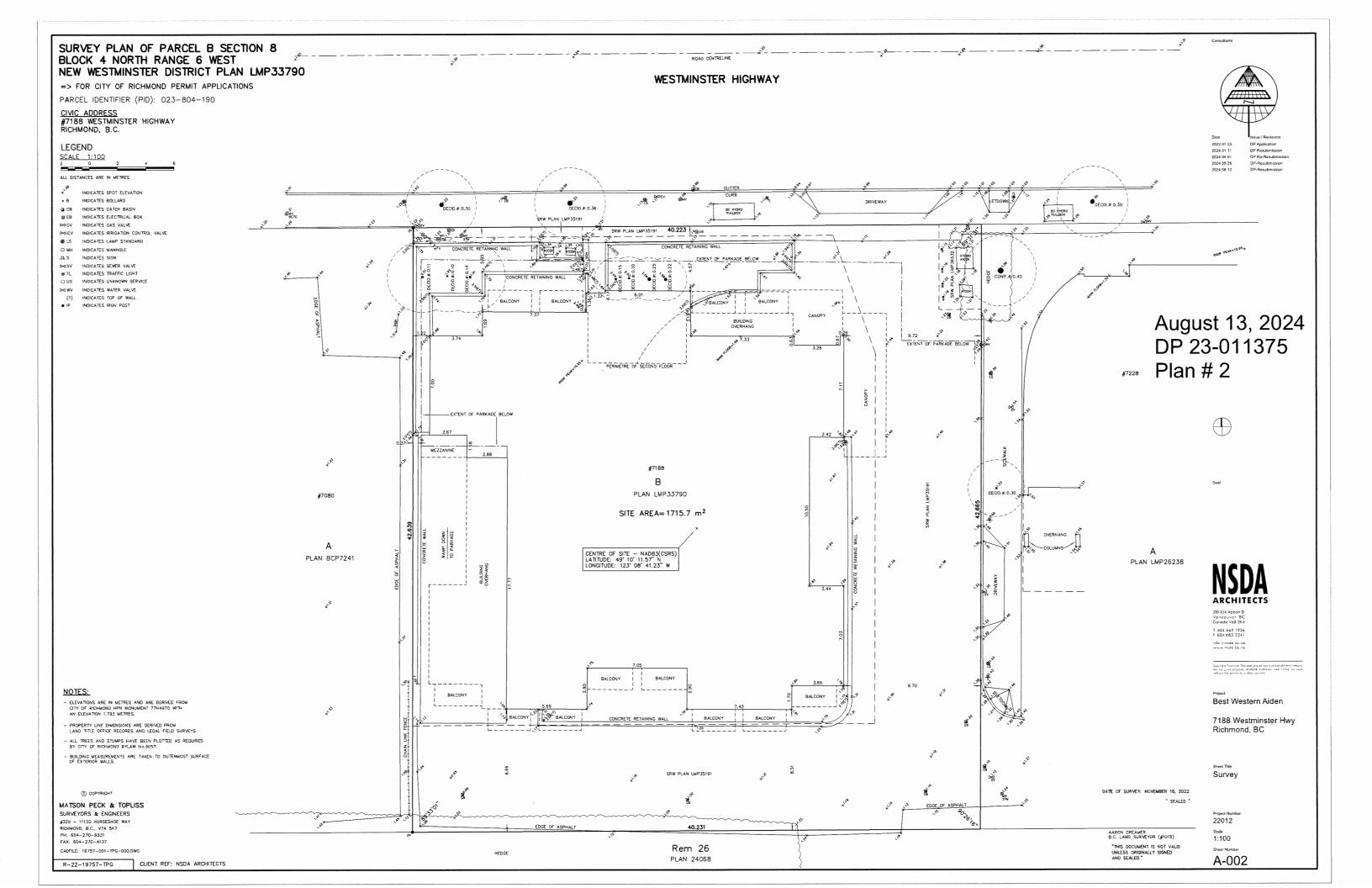
T 604.669.1926 F 604.683.2241

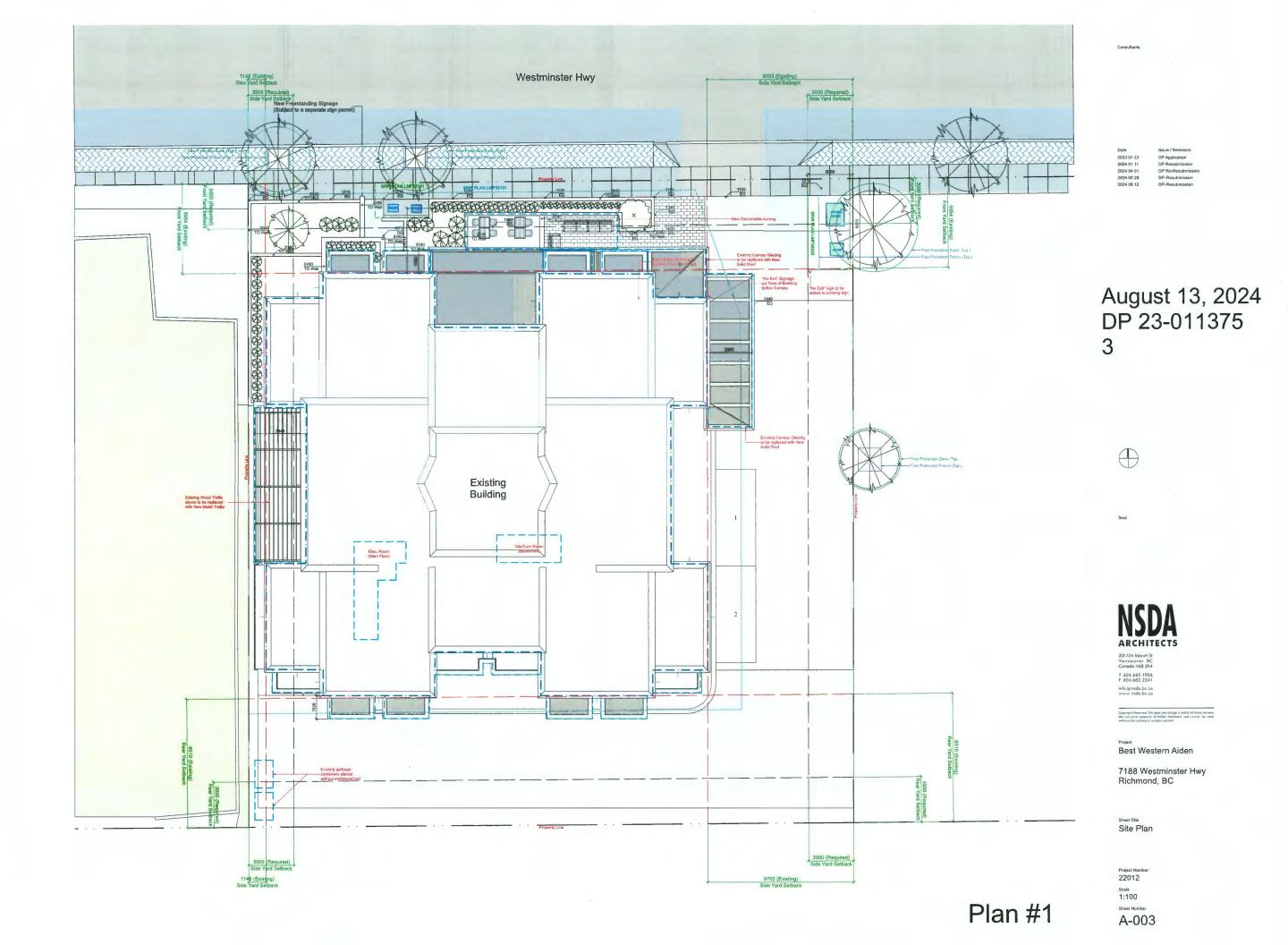
NSDA ARCHITECTS

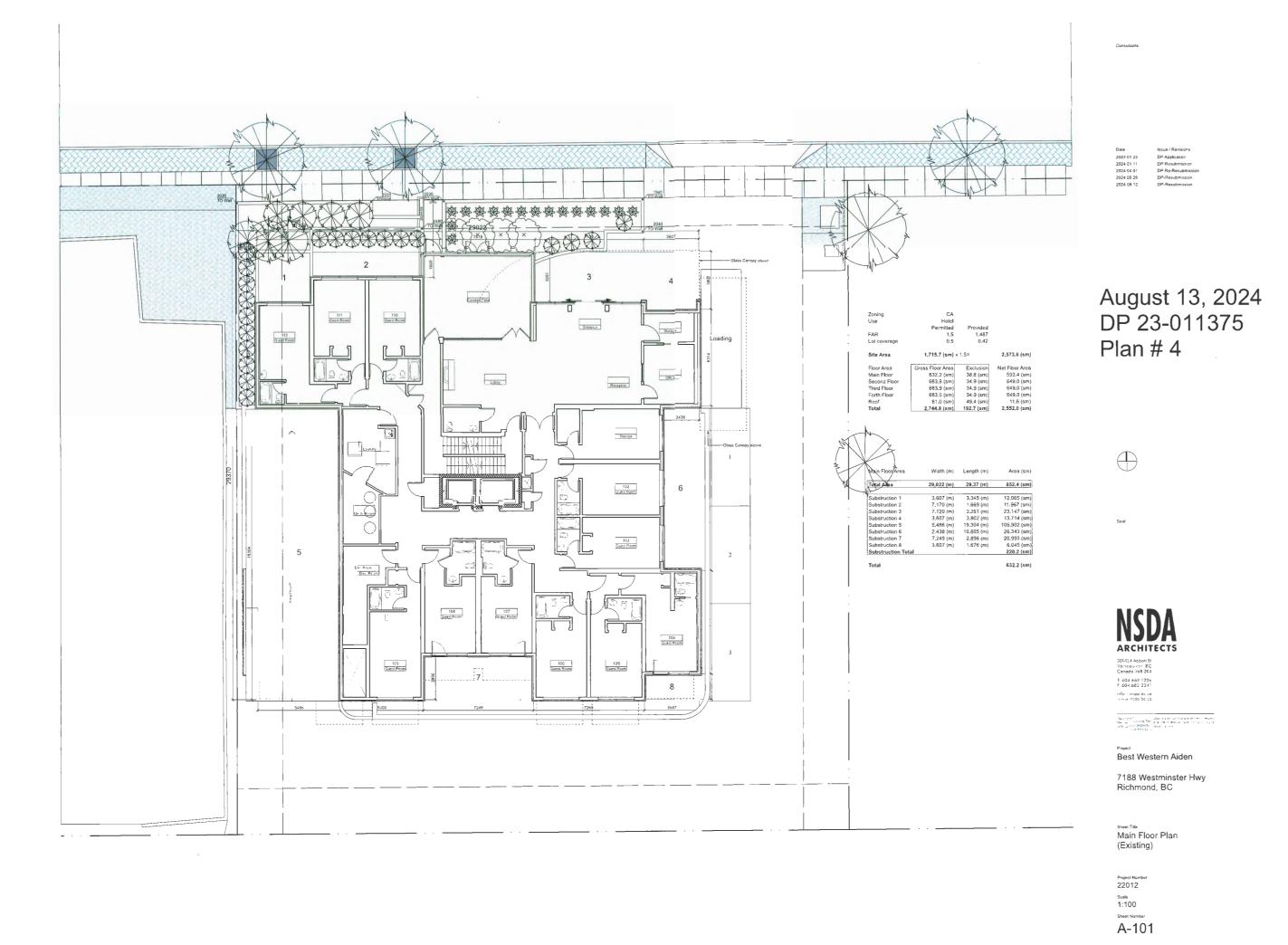
Best Western Aiden

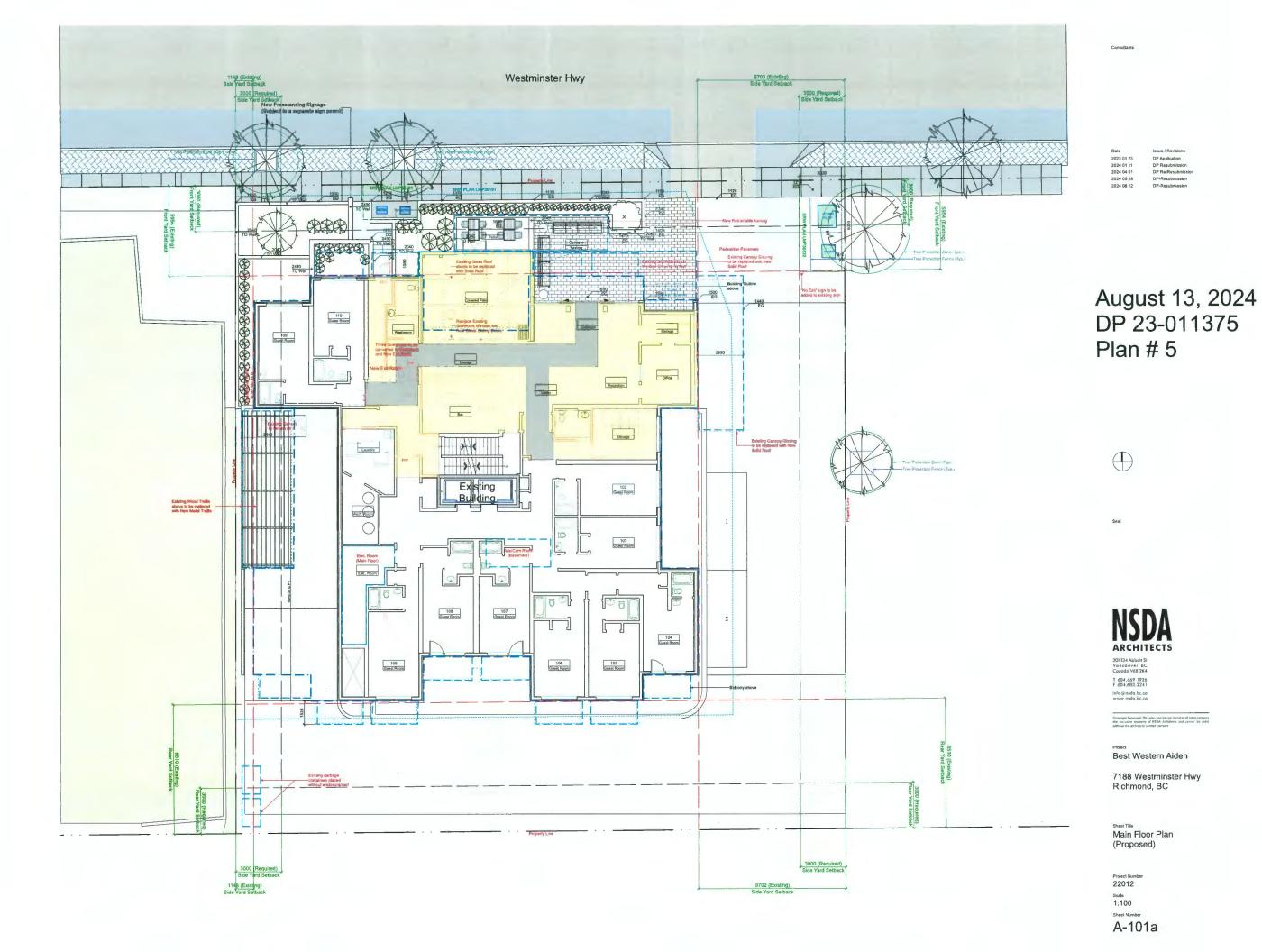
7188 Westminster Hwy Richmond, BC

Scale 1:2500











- Replace existing canopy glazing with solid roof and soffit.

- (4) Replace existing exterior tile with manufactured stone.
- Replace existing wood trellis with new metal trellis.

August 13, 2024 DP 23-011375 Plan # 6



201-134 Abbott SI Vancauvar BC Canada V68 2K4 T 604.669,1926 F 604.683.2241 info@nsda.bc.ca www.nsda.bc.co

Project
Best Western Aiden

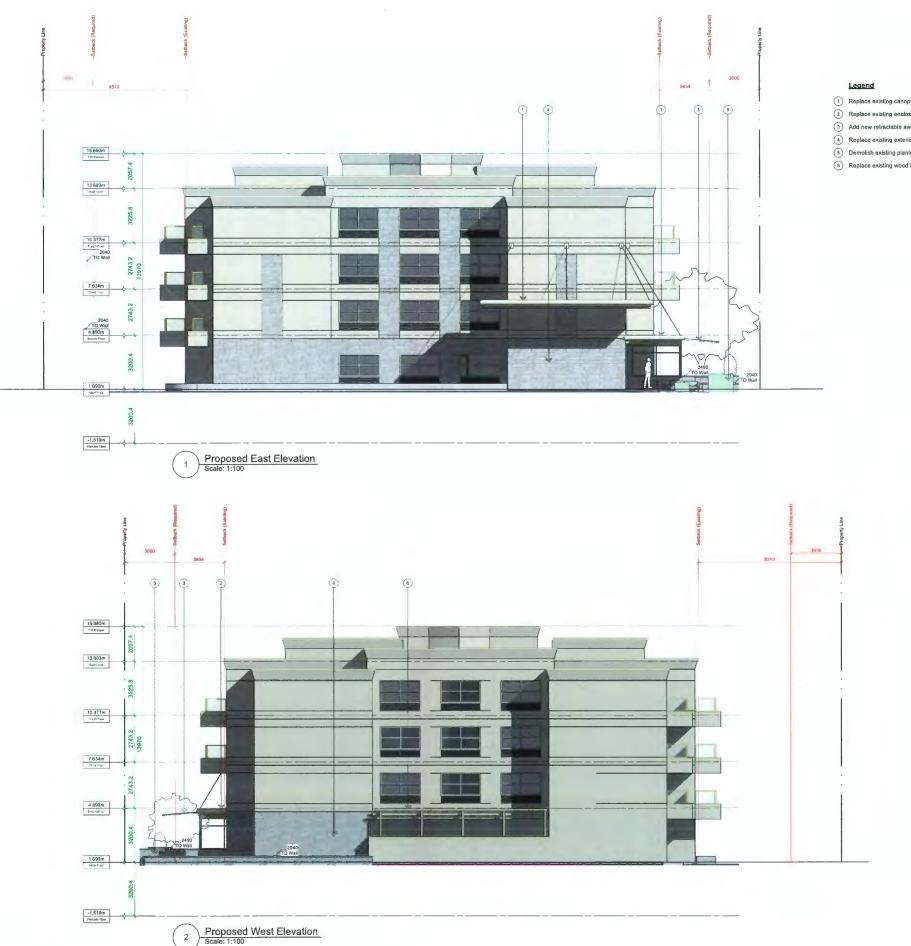
7188 Westminster Hwy Richmond, BC

Elevations

Project Numbe 22012 Scale 1:100

Plan #4

A-201



- Replace existing canopy glazing with solid roof and soffit.

- (4) Replace existing exterior tile with manufactured stone.
- 5 Demolish existing planters and replace with new,
- 6 Replace existing wood trellis with new metal trellis.

August 13, 2024 DP 23-011375 Plan #7



T 604.669,1926 F 604.683.2241 info@nada.bc.ca www.nada.bc.ca

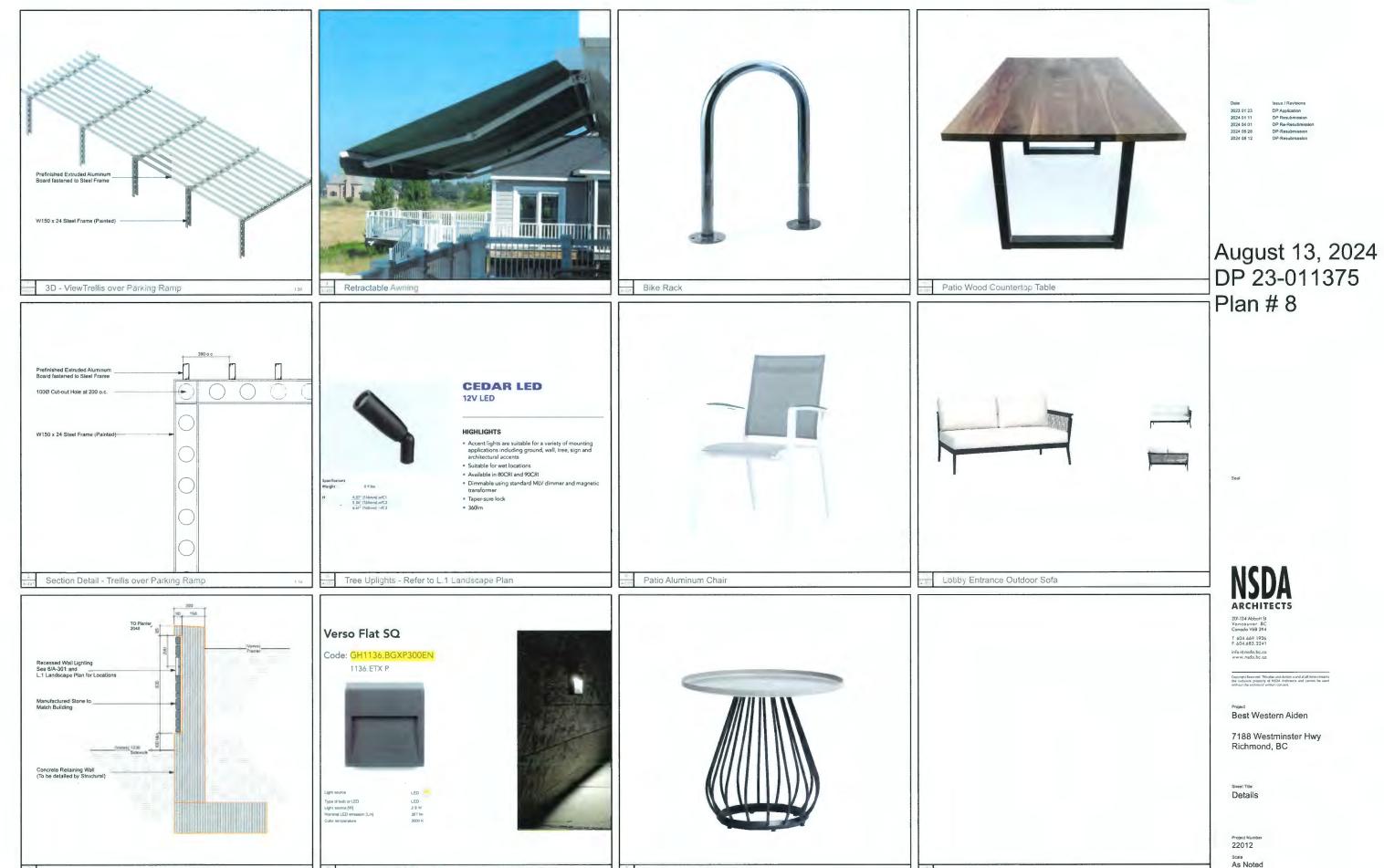
Project Best Western Aiden

7188 Westminster Hwy Richmond, BC

Sheet Title
Elevations

Project Number Scale 1:100 A-202

A-301

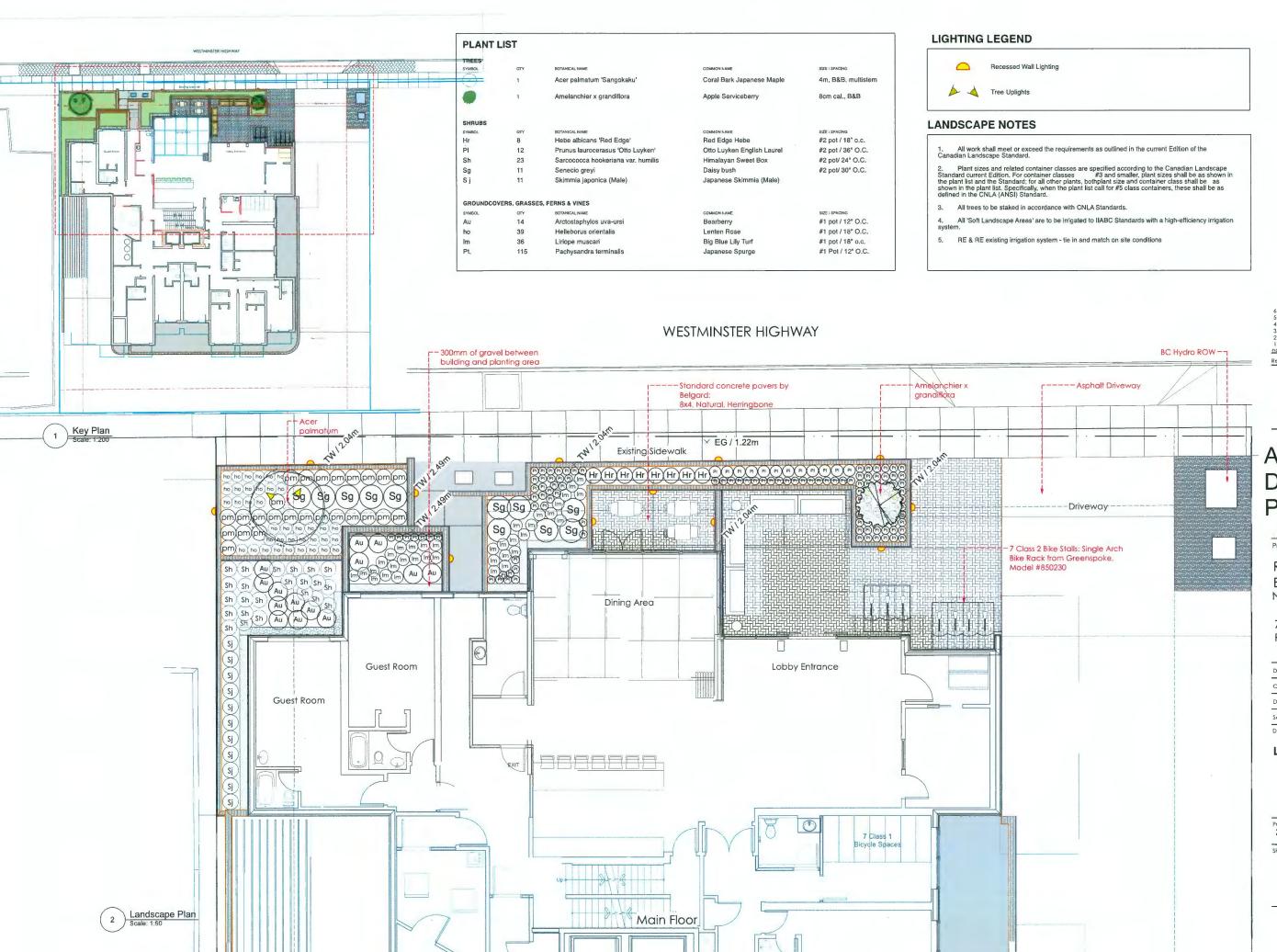


Patio Aluminum End Table

Recessed Wall Lighting - Refer to L.1 Landscape Plan

Section Detail - Planter Wall at Sidewalk







Issue for Review
Issue for DP Resubmission
Issue for development permit
item: 08-14-24 05-23-24 03-27-24 03-08-24 11-23-23 11-17-22



August 13, 2024 DP 23-011375 Plan # 10

Ramada Inn -Best Western Aiden **NSDA** Architects

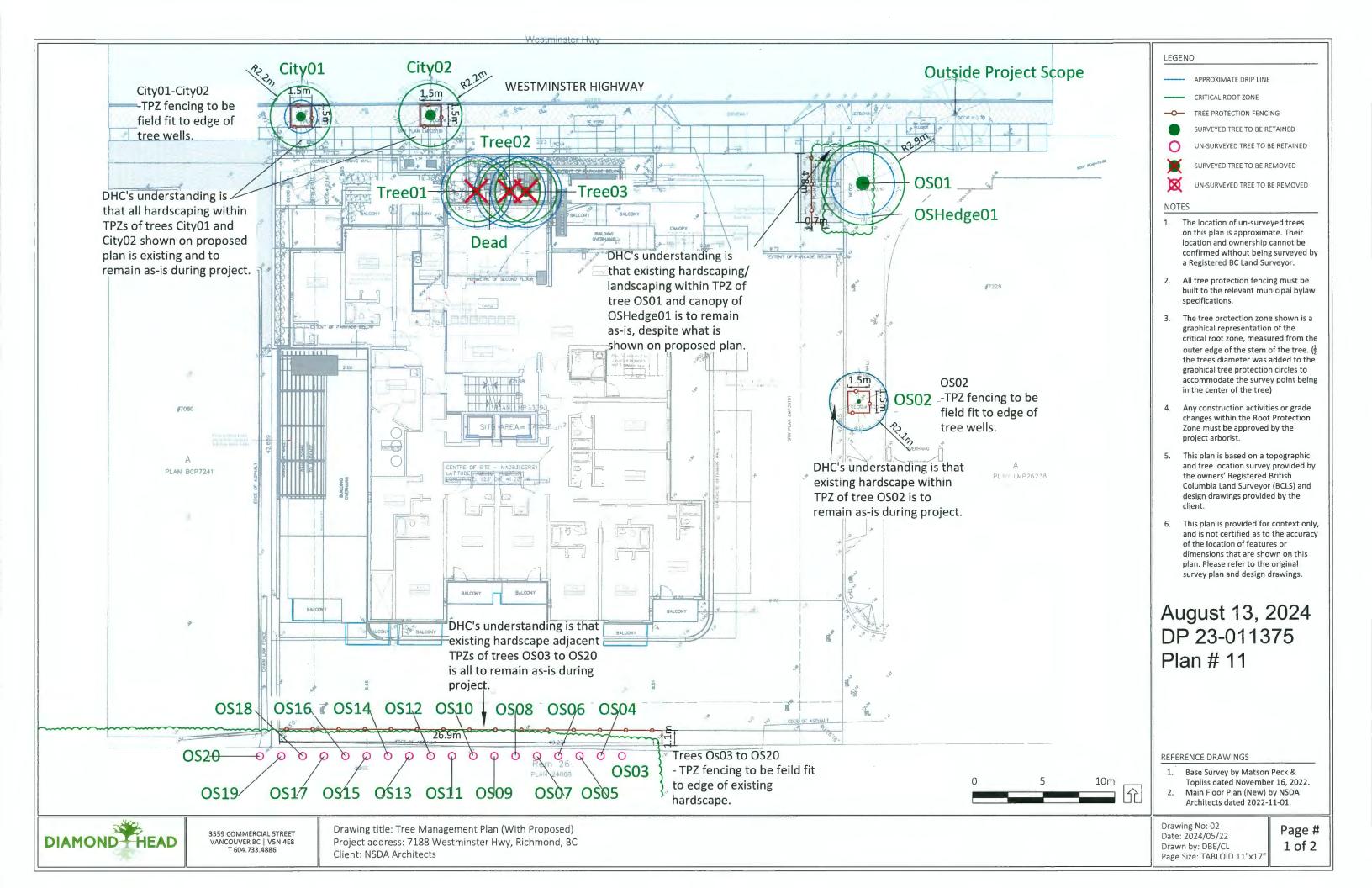
7188 Westminster Hwy, Richmond, BC

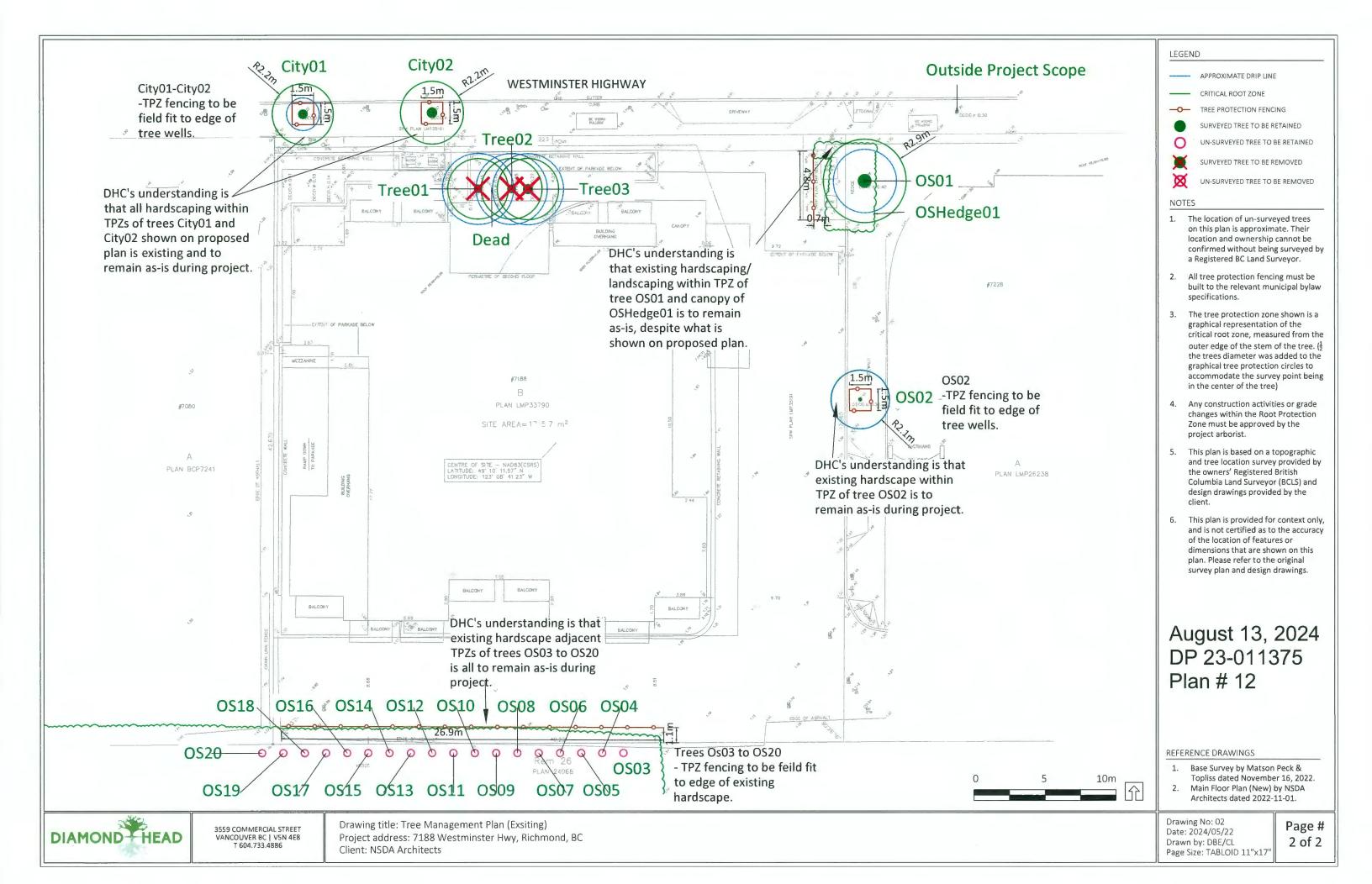
Draw by:	MP
Check by:	PK
Date:	Nov 16, 2022
Scale:	1:60

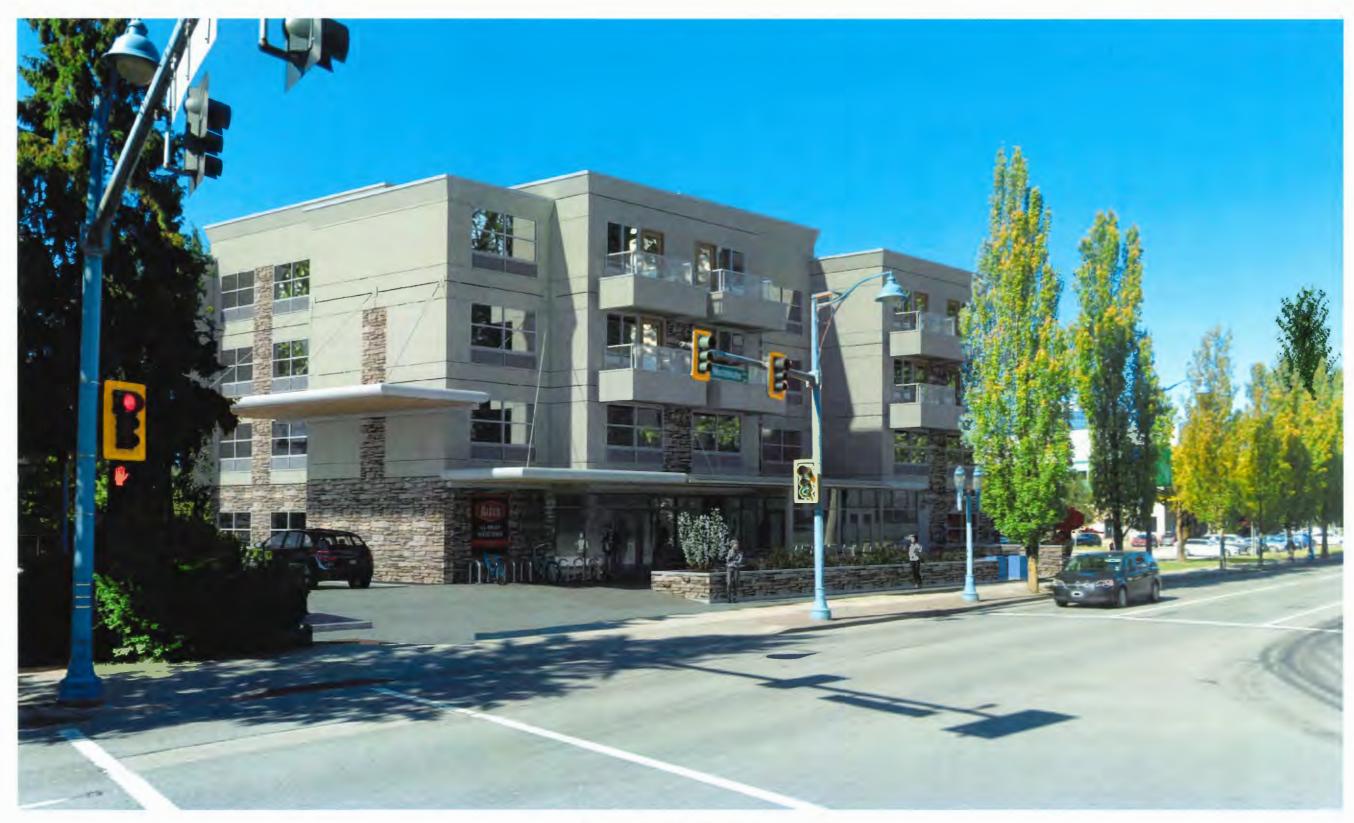
L.1 - Landscape Plan

Project No.: 22098

L-1 of.







August 13, 2024 DP 23-011375 Ref # 1



August 13, 2024 DP 23-011375 Ref # 2











Report to Development Permit Panel

To:

Development Permit Panel

Date:

August 16, 2024

From:

Re:

Joshua Reis

File:

DP 24-012258

Director, Development

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

Staff Recommendation

Jun for

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 multiphased 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 podiumlevel 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 552004 "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 m² to 100.0 m² (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 m² (3,631.74 ft²) 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 m² (1,125.91 ft²) to 108.4 m² (1,166.81 ft²).
- Total green roof (inaccessible) area as proposed on the roofs of Building K and Building L has been reduced from 2,199.6 m² (23,676.30 ft²) to 2,040.4 m² (21,962.68 ft²) due to the reduction of the floor plate of Building L.
- An increase from 1,128.4 m² (12,146.00 ft²) to 1,409.2 m² (15,168.50 ft²) 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 m² (15,150.20 ft²) is for residential use only (this includes 347.0 m² (3,735.08 ft²) area for children's outdoor play).
- For hotel use only, a total outdoor amenity space of 822.6 m² (8,854.39 ft²) 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 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

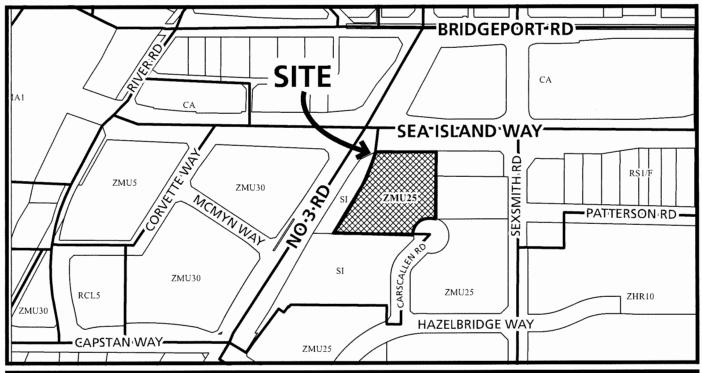
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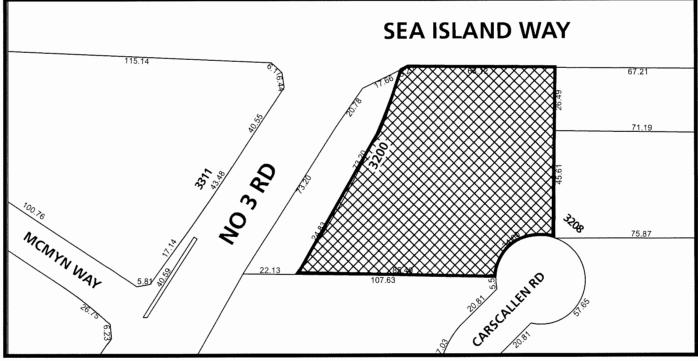
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Att. 1: Location Map

- 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







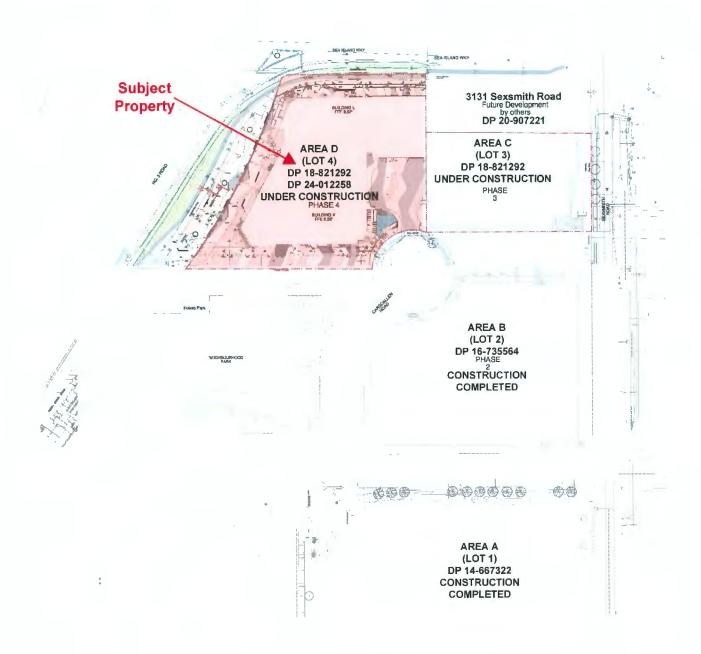


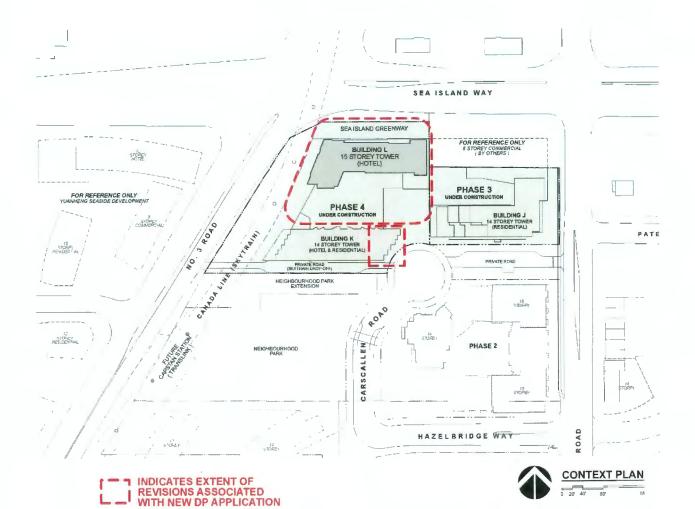
DP 24-012258

Original date: 05/16/24

Revision Date:

Note: Dimensions are in METRES







Development Application Data Sheet

Development Applications Department

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 m² Floor Area Net: 34,816.10 m²

	Existing	Proposed _	
Site Area (Area D)	7,175.2 m²	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 m² (115 units)	No change	
Commercial Floor Area	Building K and L: 26,878.9 m ²	No Change	

	Bylaw Requirement	Proposed	Variance
Lot Size (Area D)	Min. 7,000.0 m ²	7,175.2 m ²	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 ²	34,816.10 m²	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 Sidle	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 amplacing 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 m³ (5.0 ft³), 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;

7744113 Initial:

- (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:

- (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



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 #38 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 security 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.
- 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.

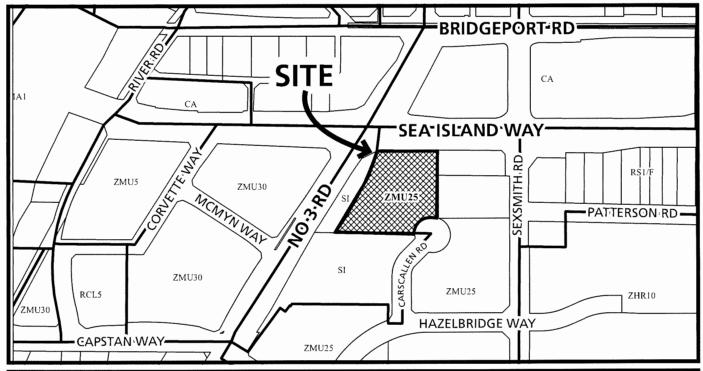
This Permit is not a Building Permit.

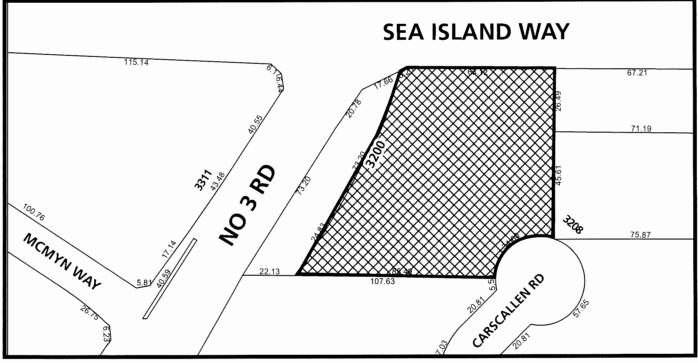
Development Permit No. DP 24-012258

To the Holder:	Jim Ralph		
Property Address:	3200 No. 3 Road		
Address: Vancouver, British Columbia,	900-300 Homer Street Unit, a, V6B 2W6		
AUTHORIZING RESOLUTEDAY OF ,	ION NO.	ISSUED BY THE COUNCIL THE	
DELIVERED THIS D	AY OF ,		

MAYOR









DP 24-012258 SCHEDULE "A"

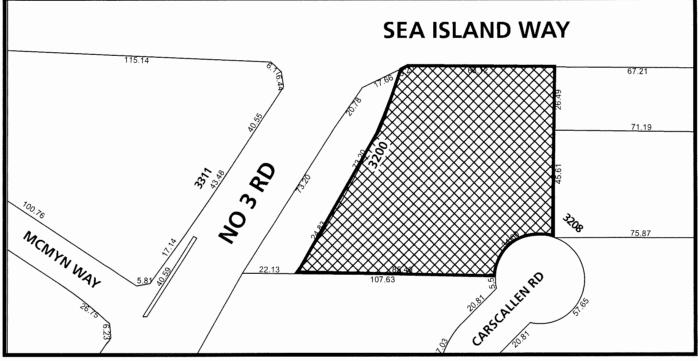
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Revision Date:

Note: Dimensions are in METRES







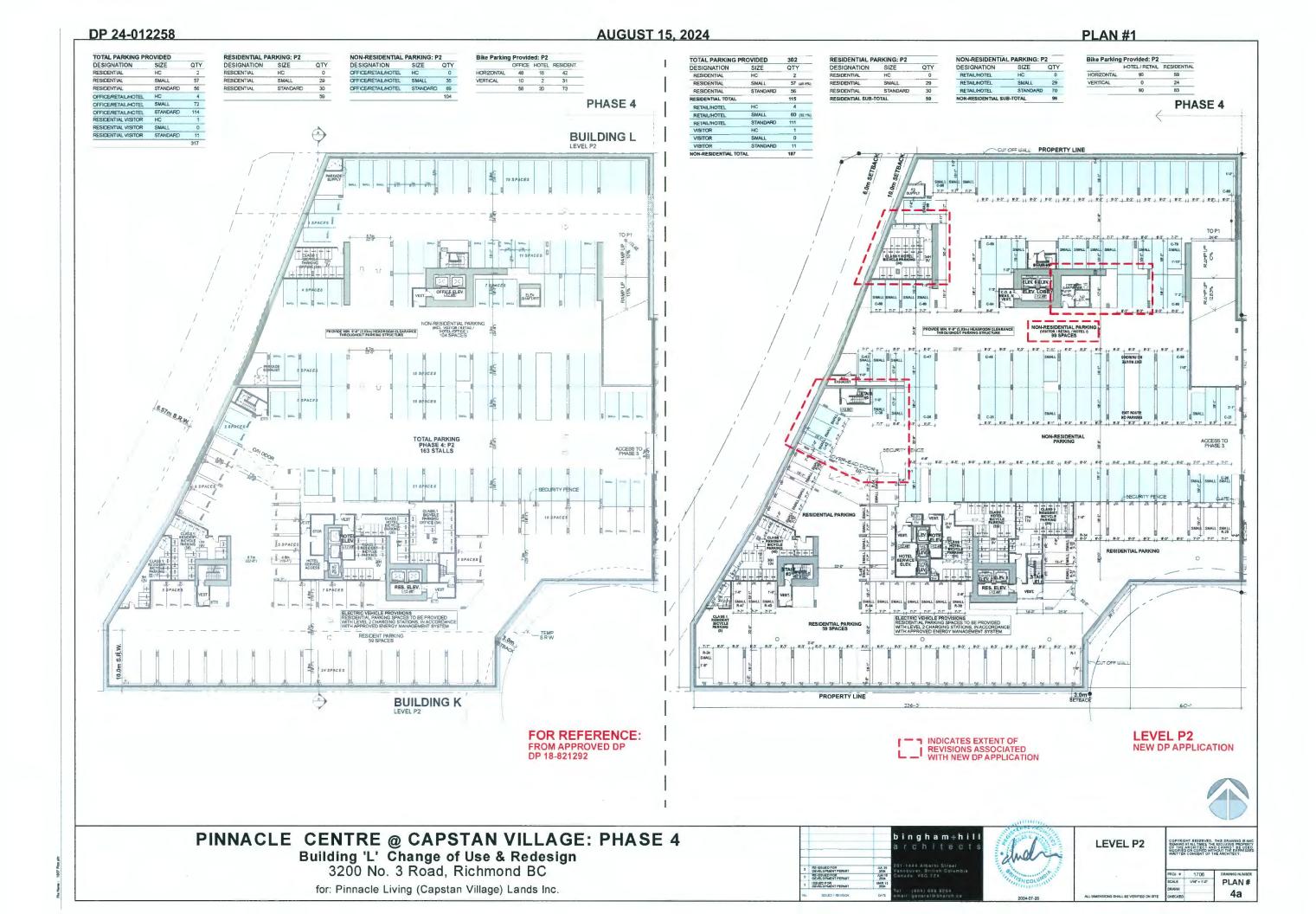


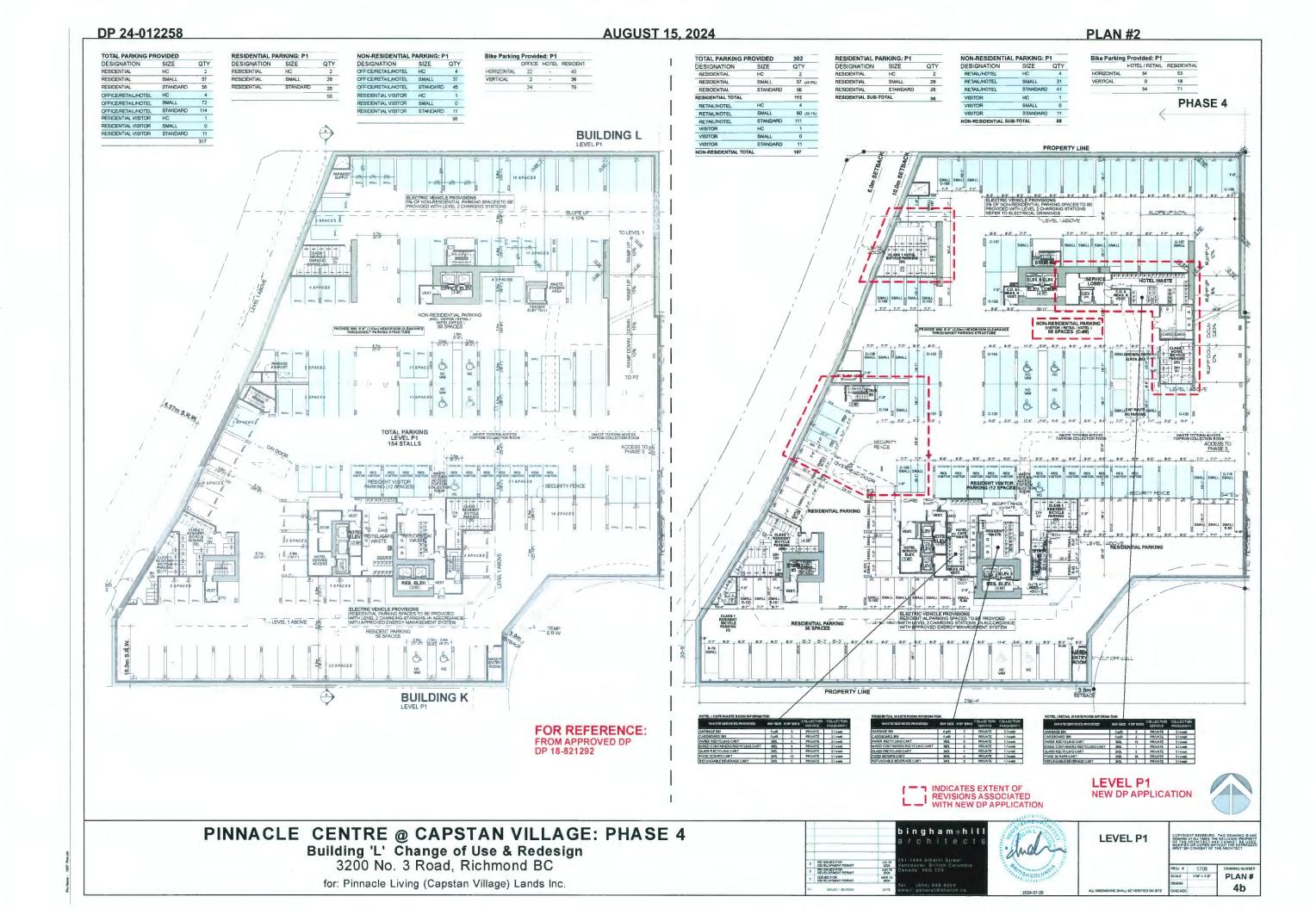
DP 24-012258

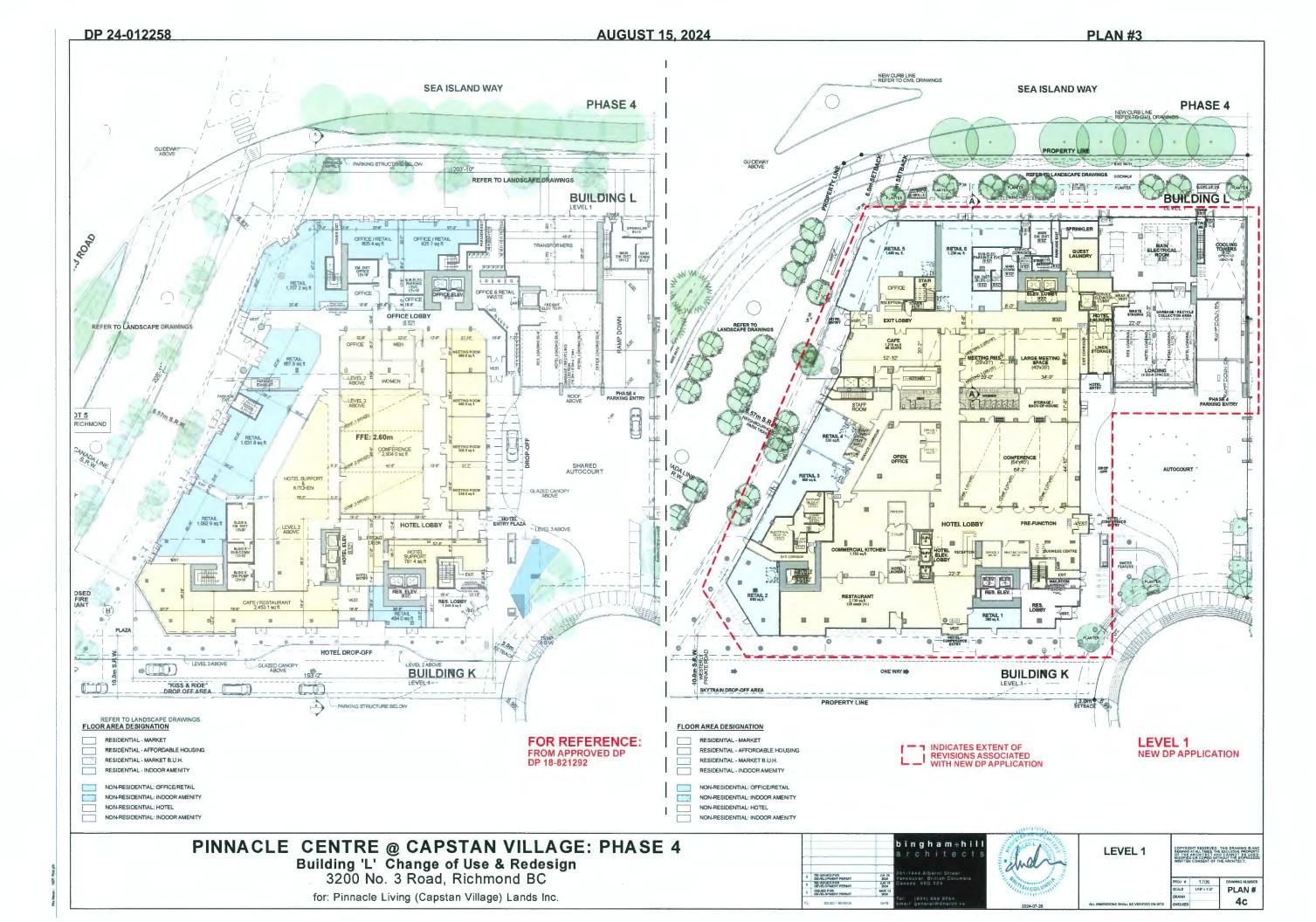
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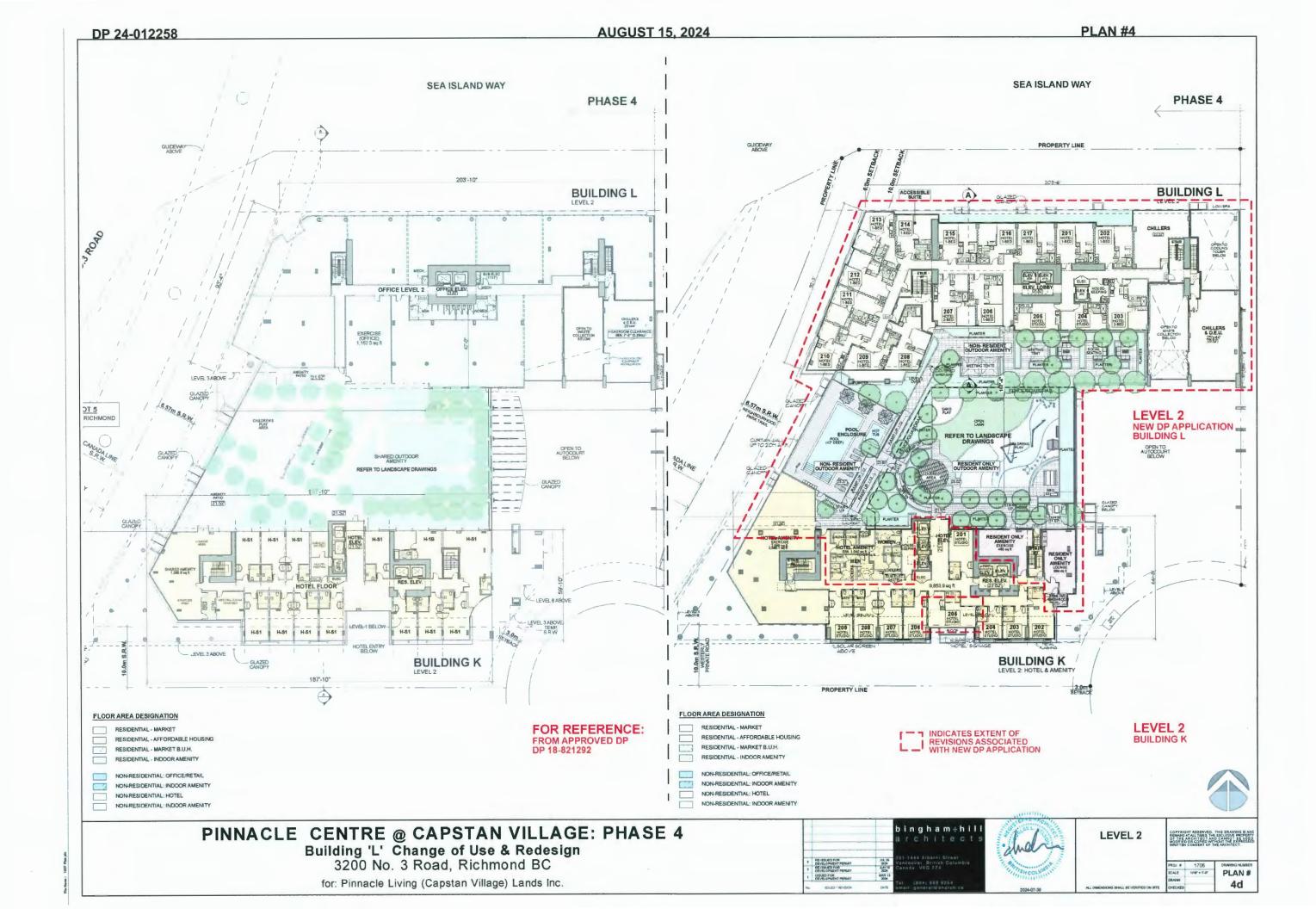
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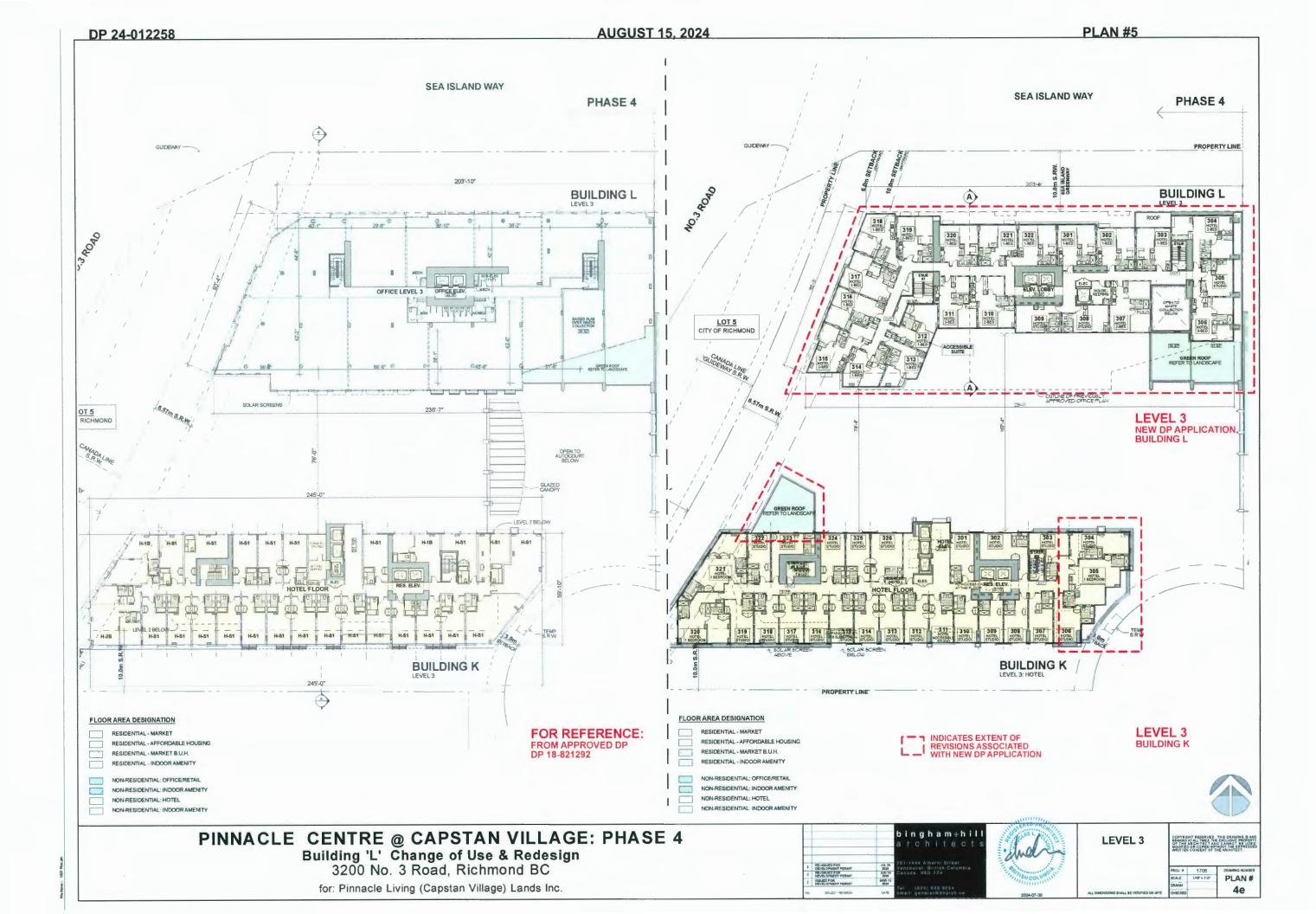
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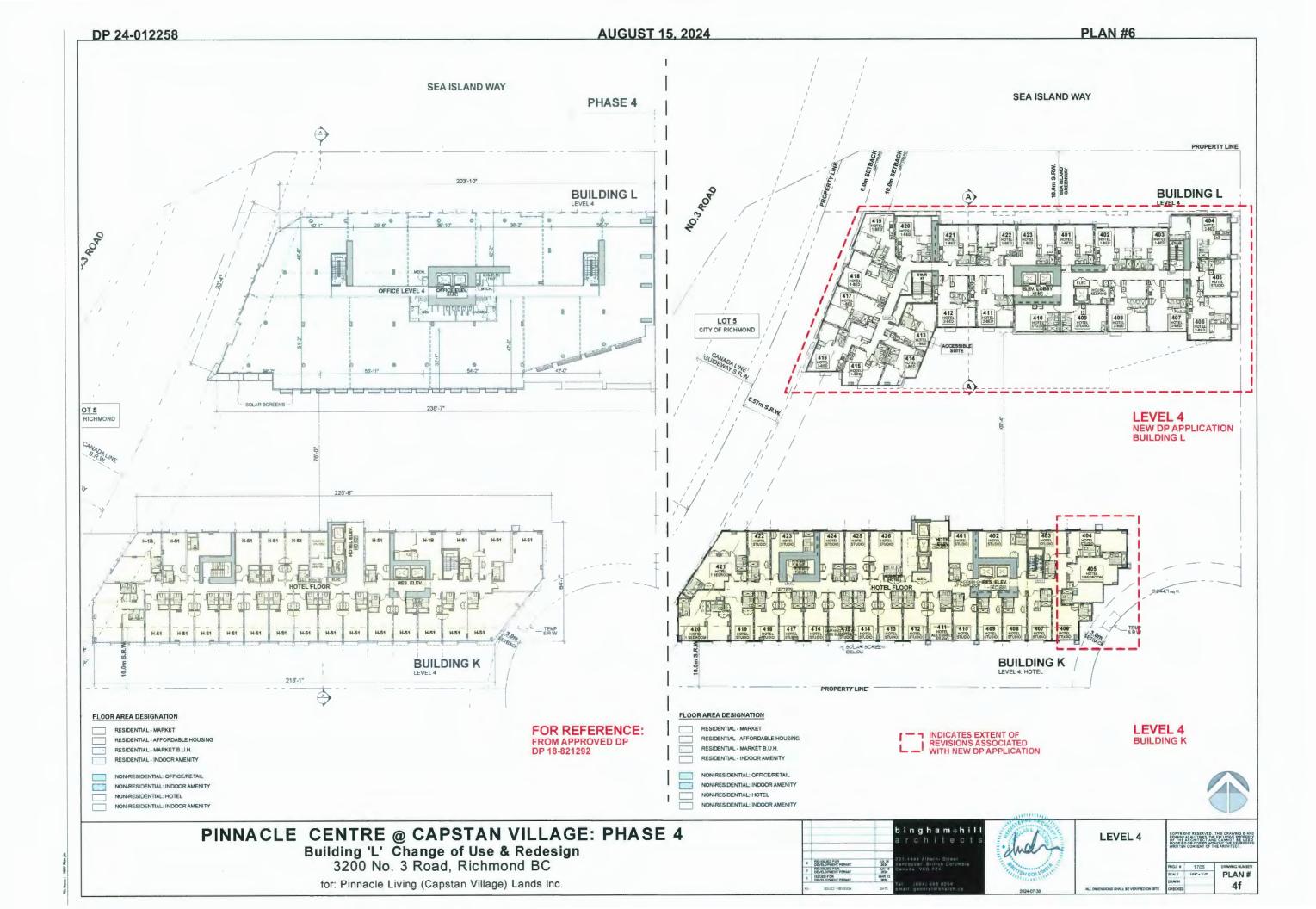


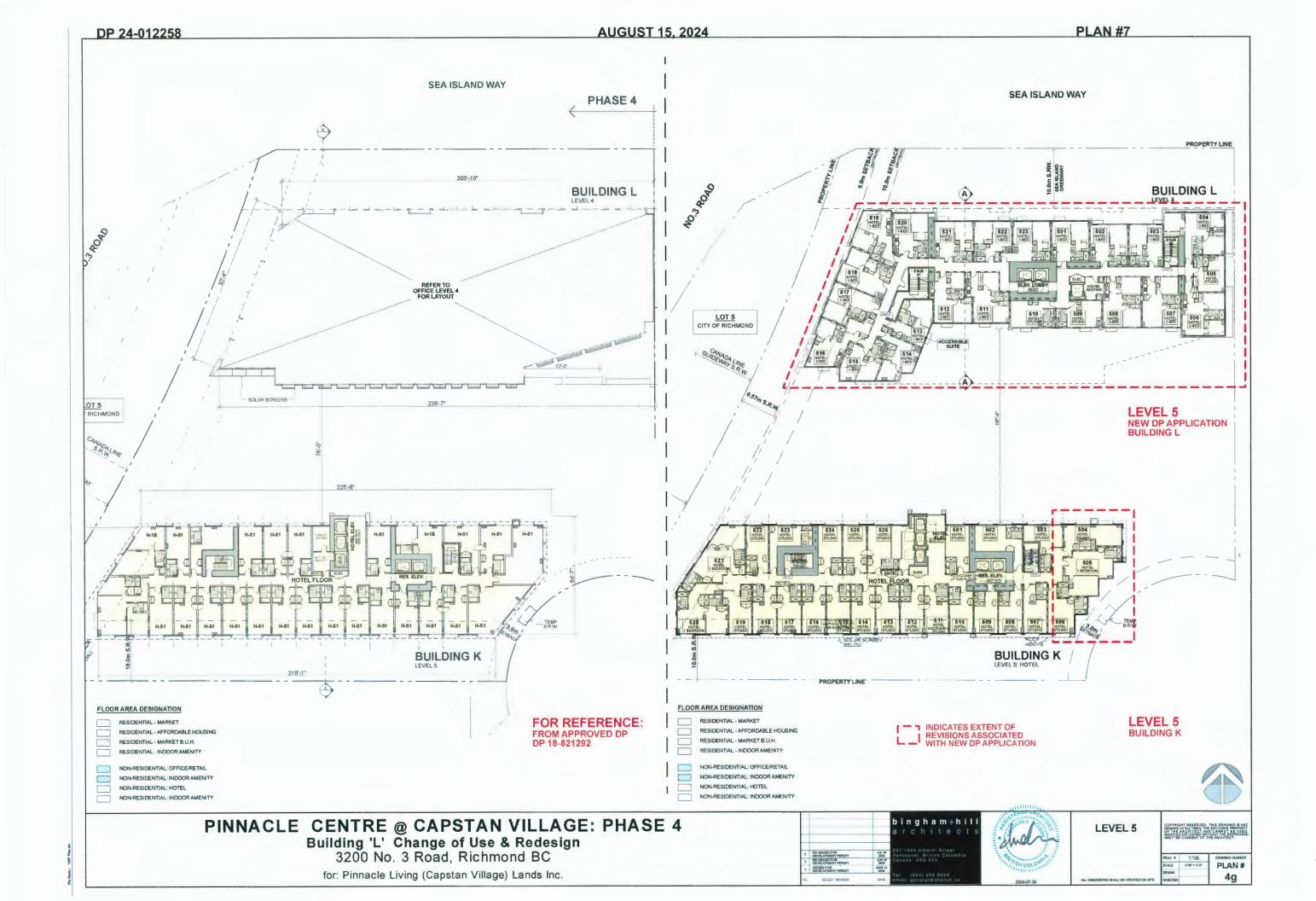


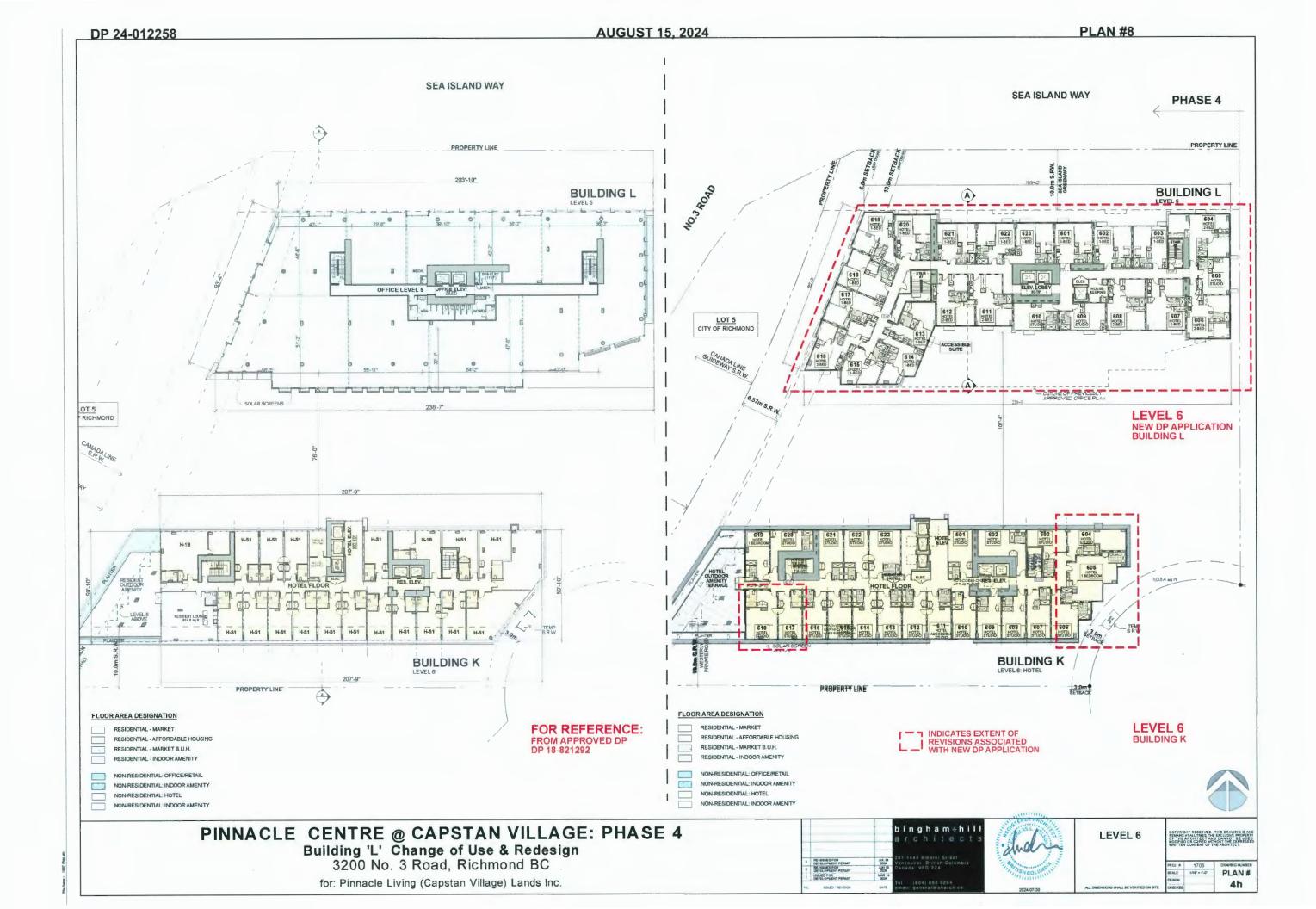


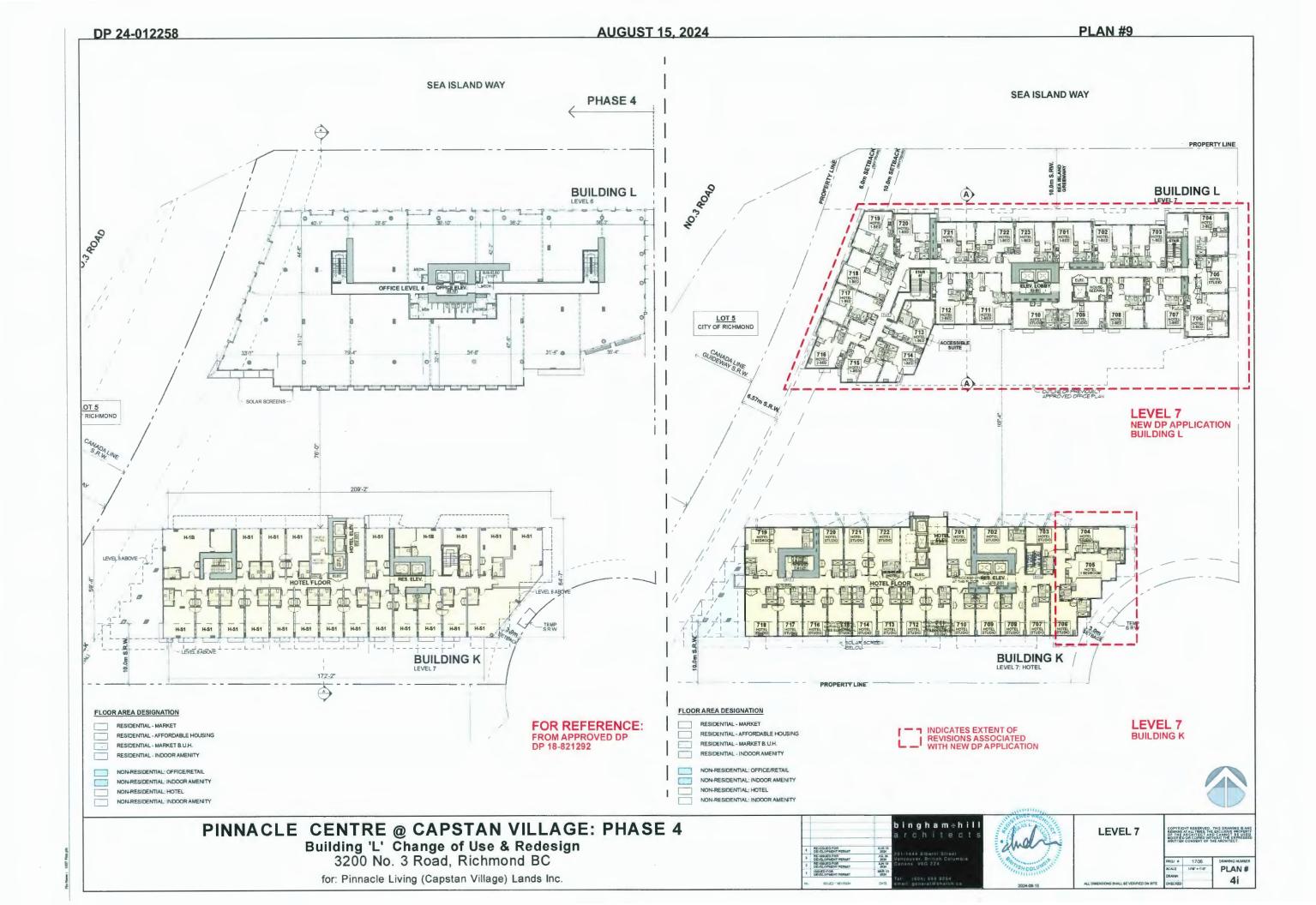


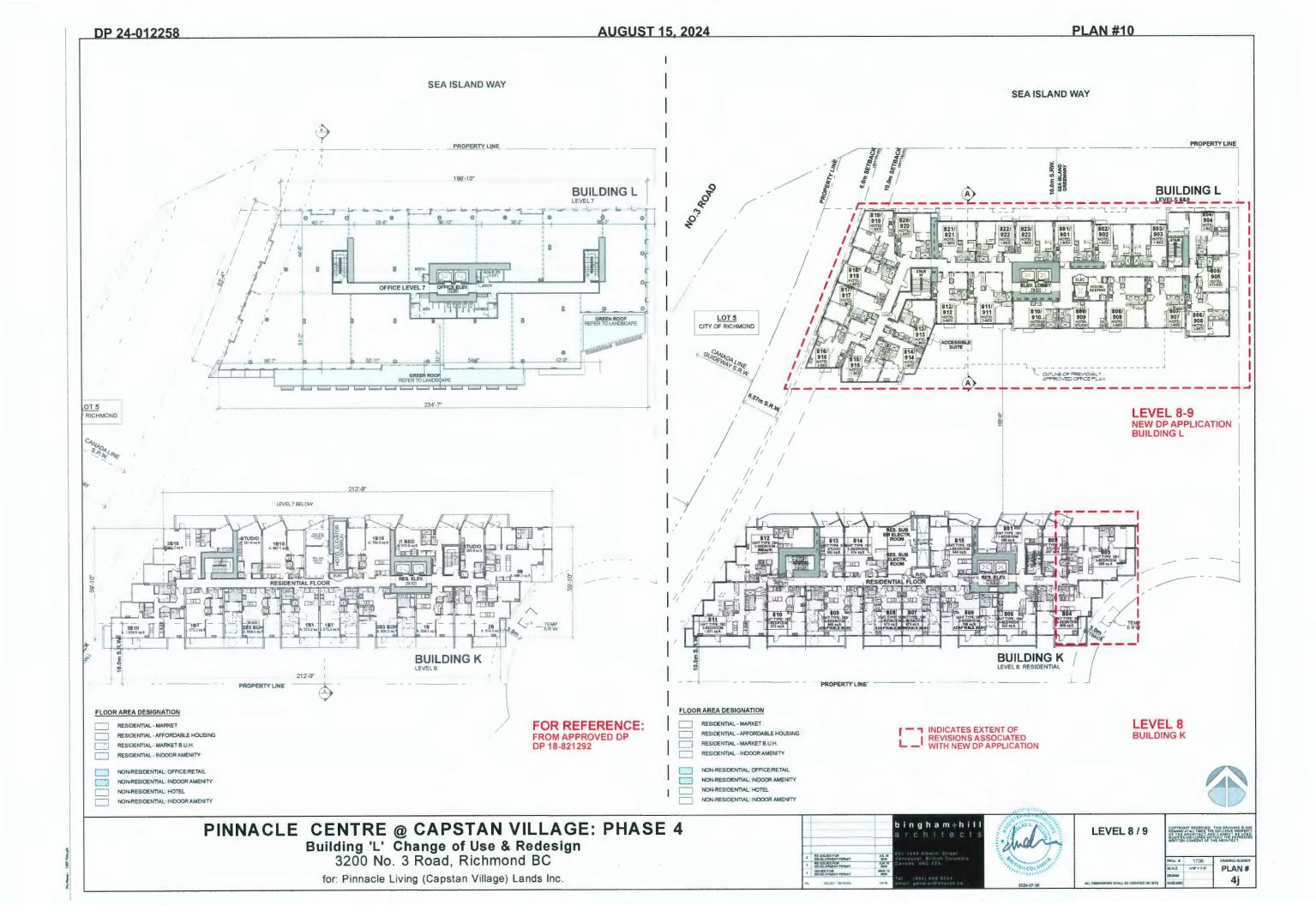


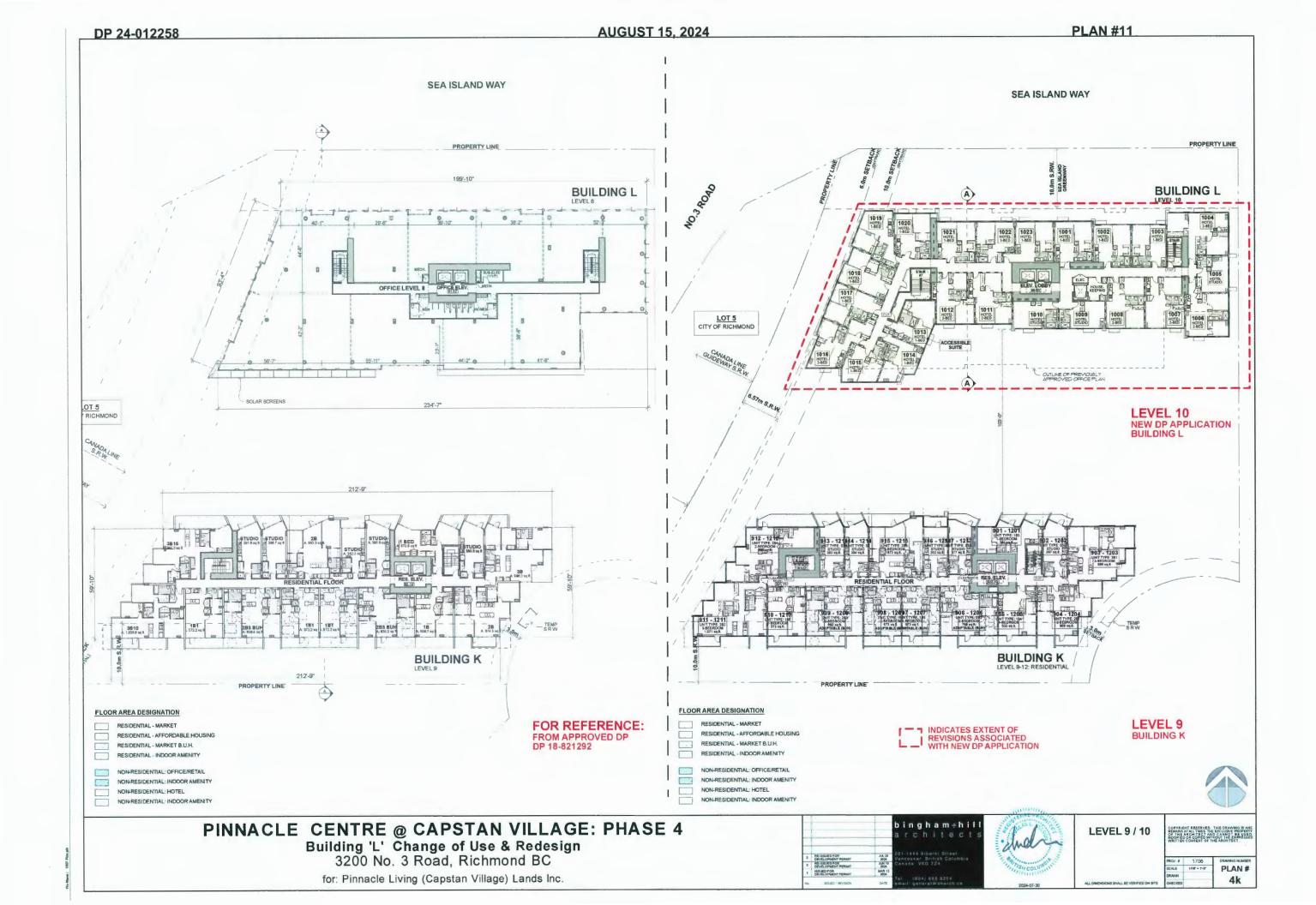


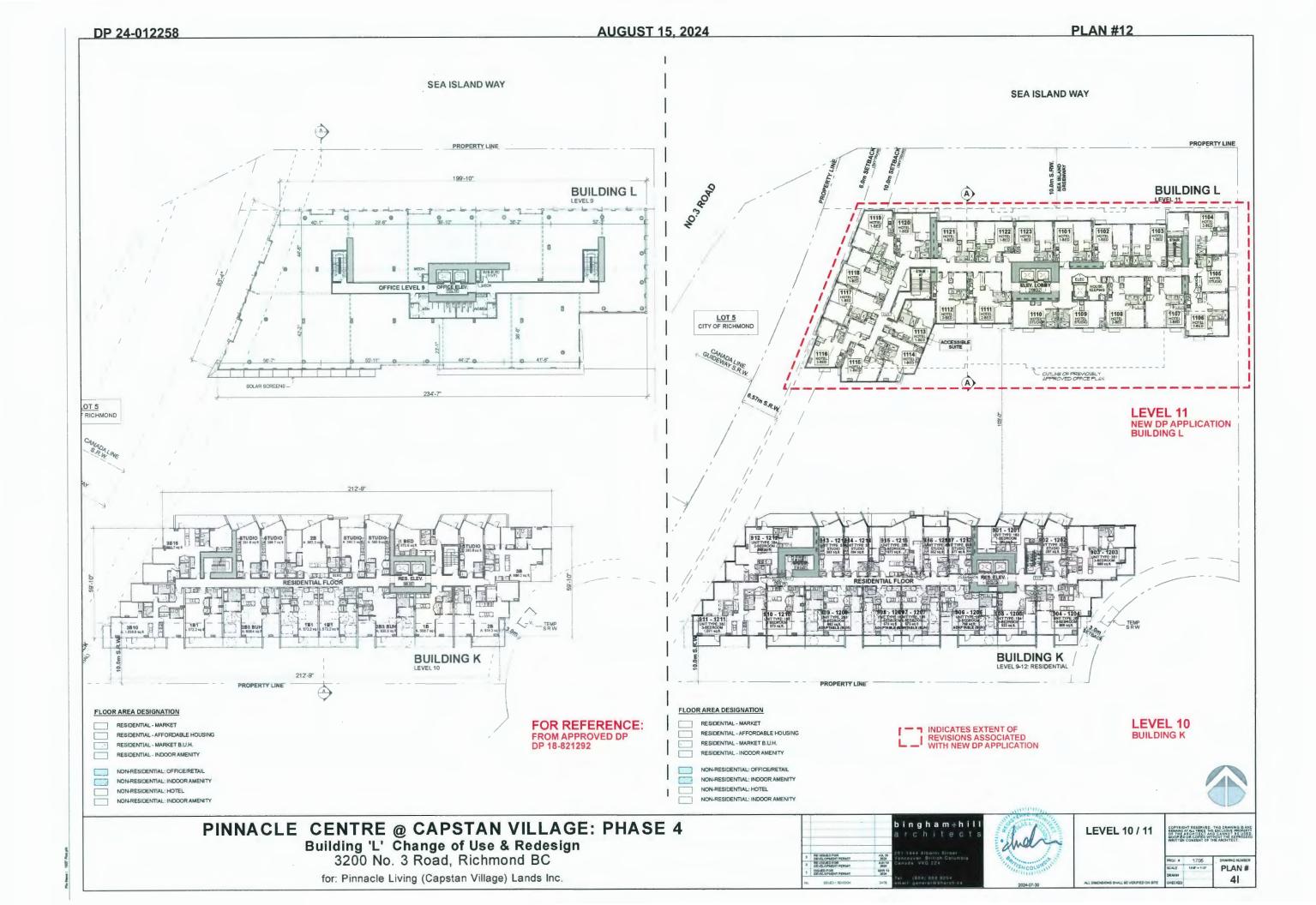


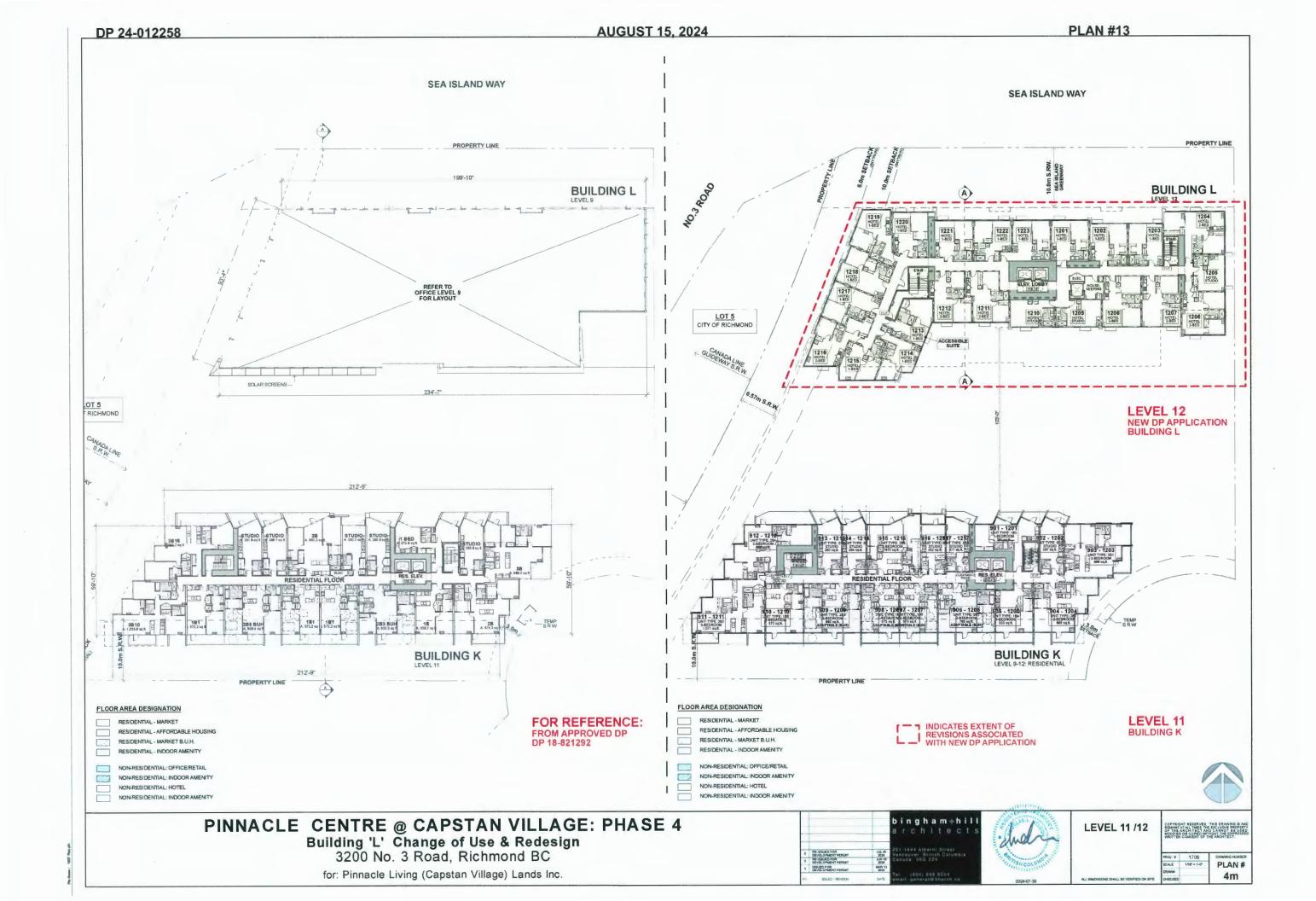


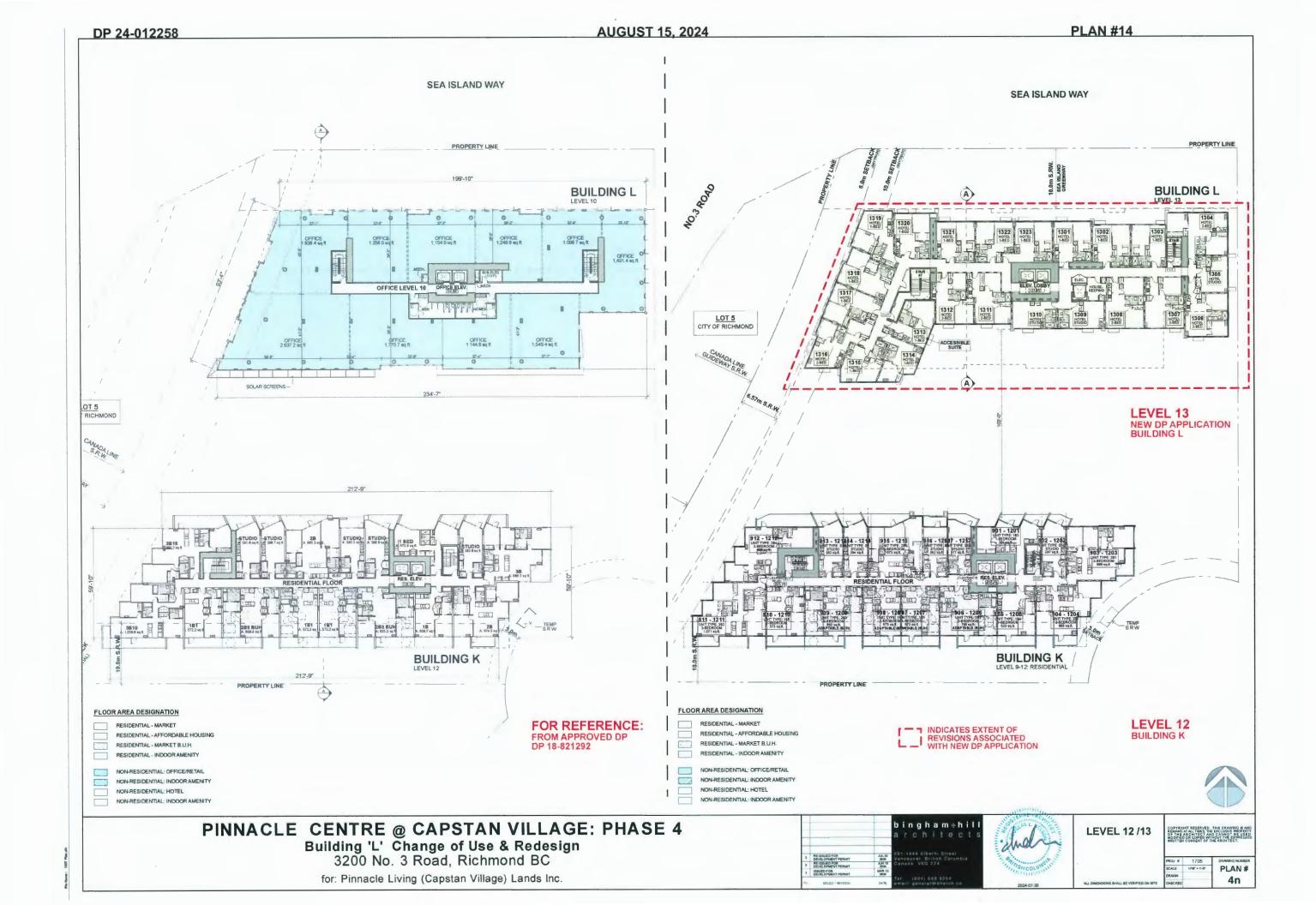


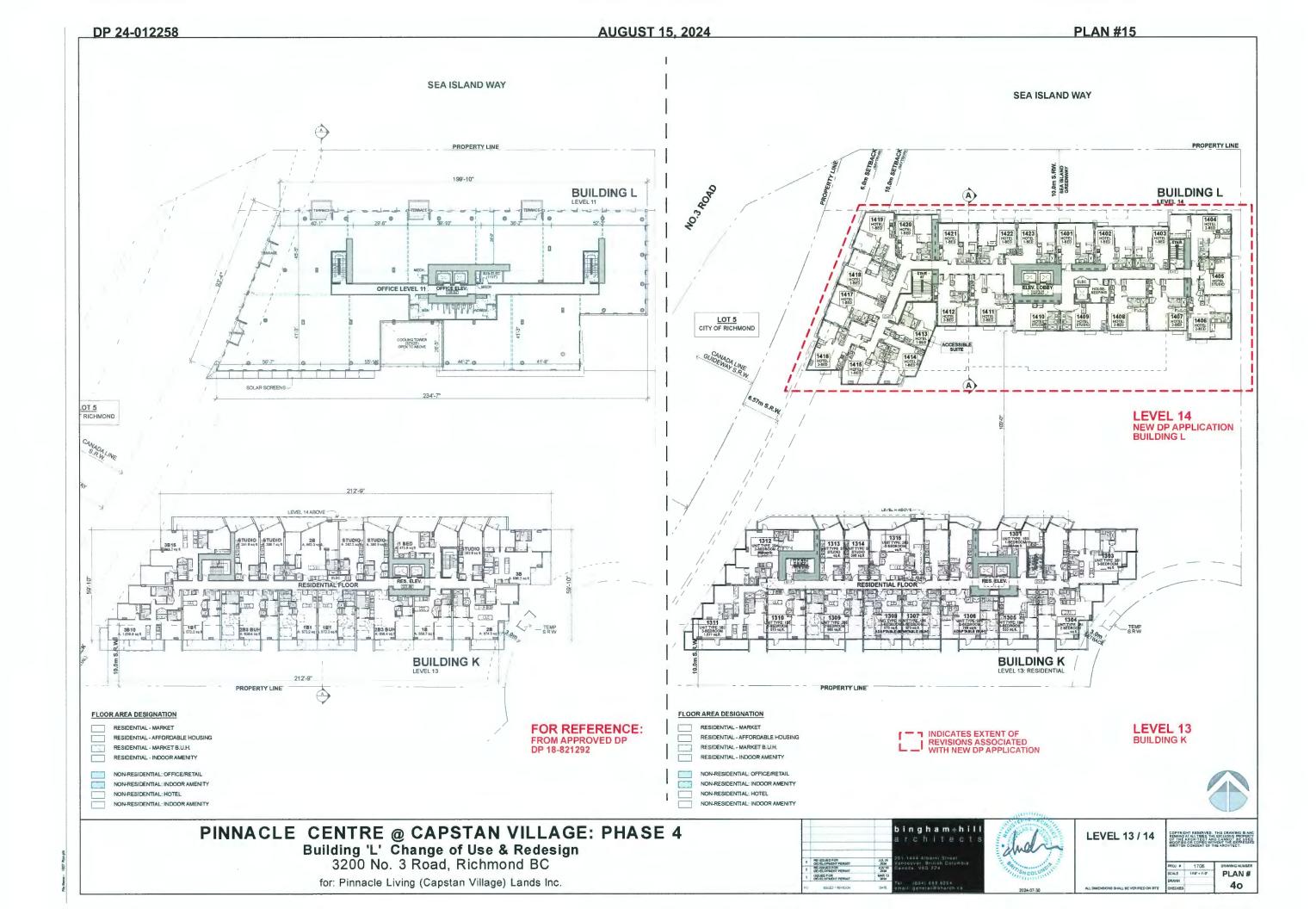


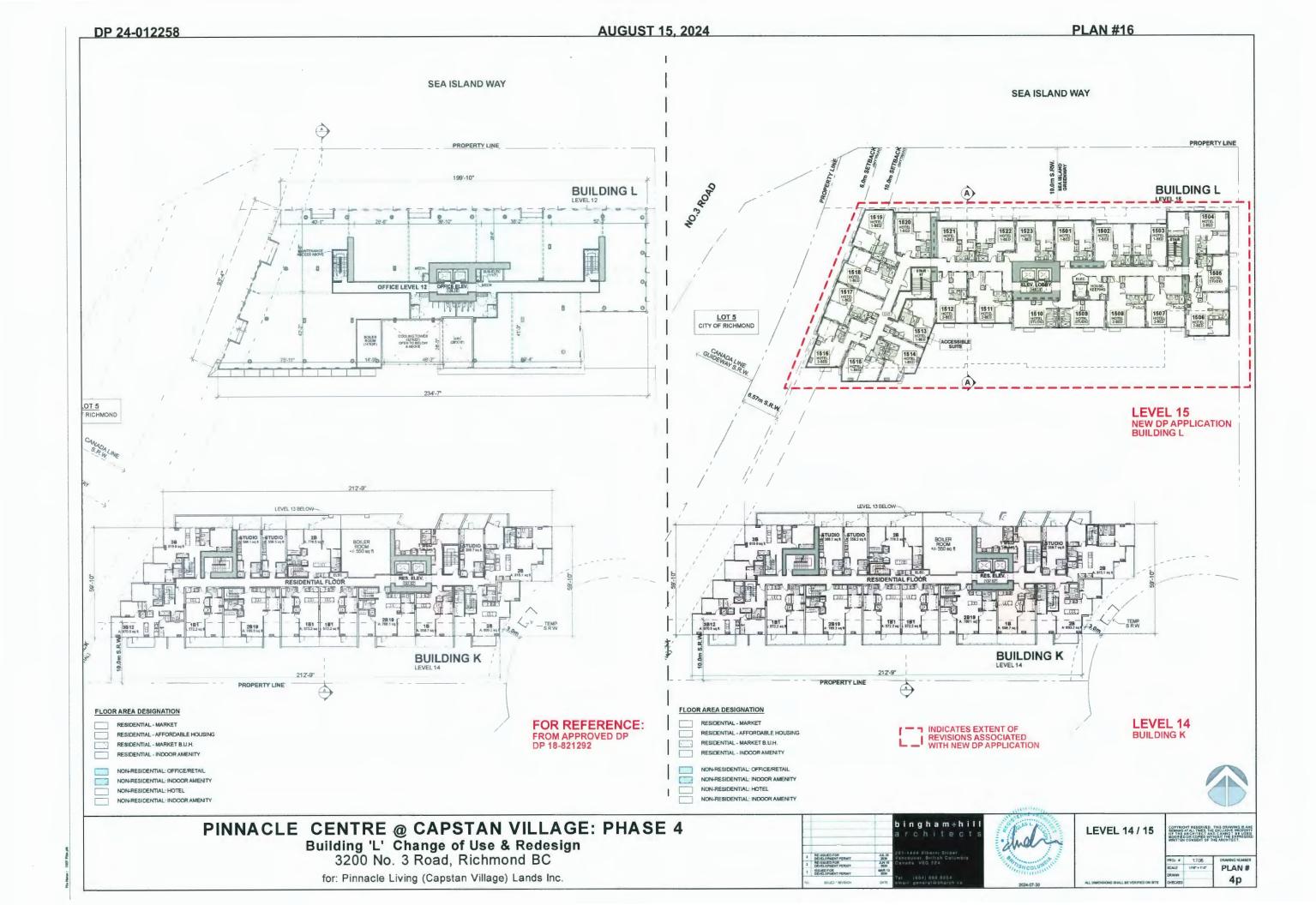


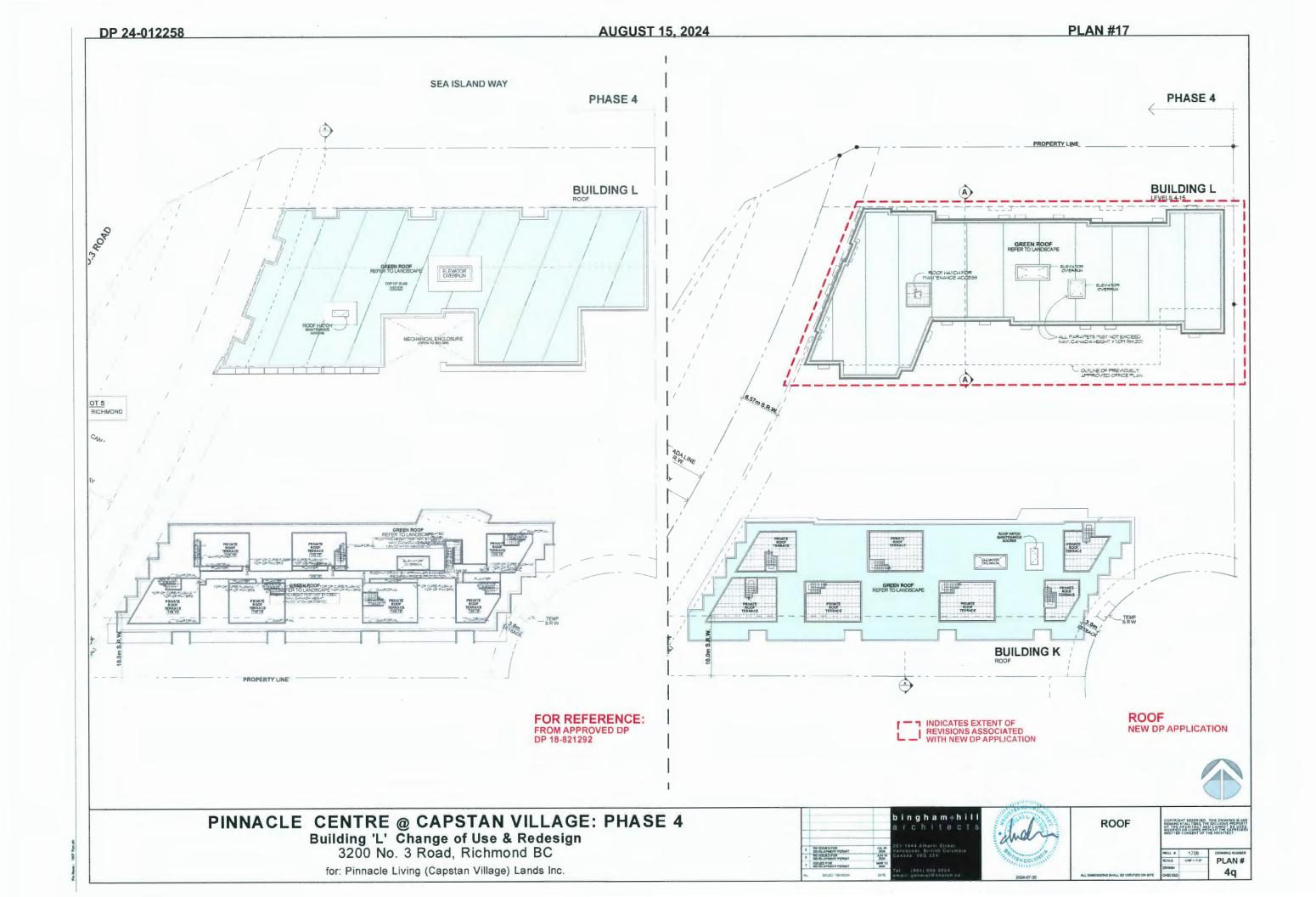


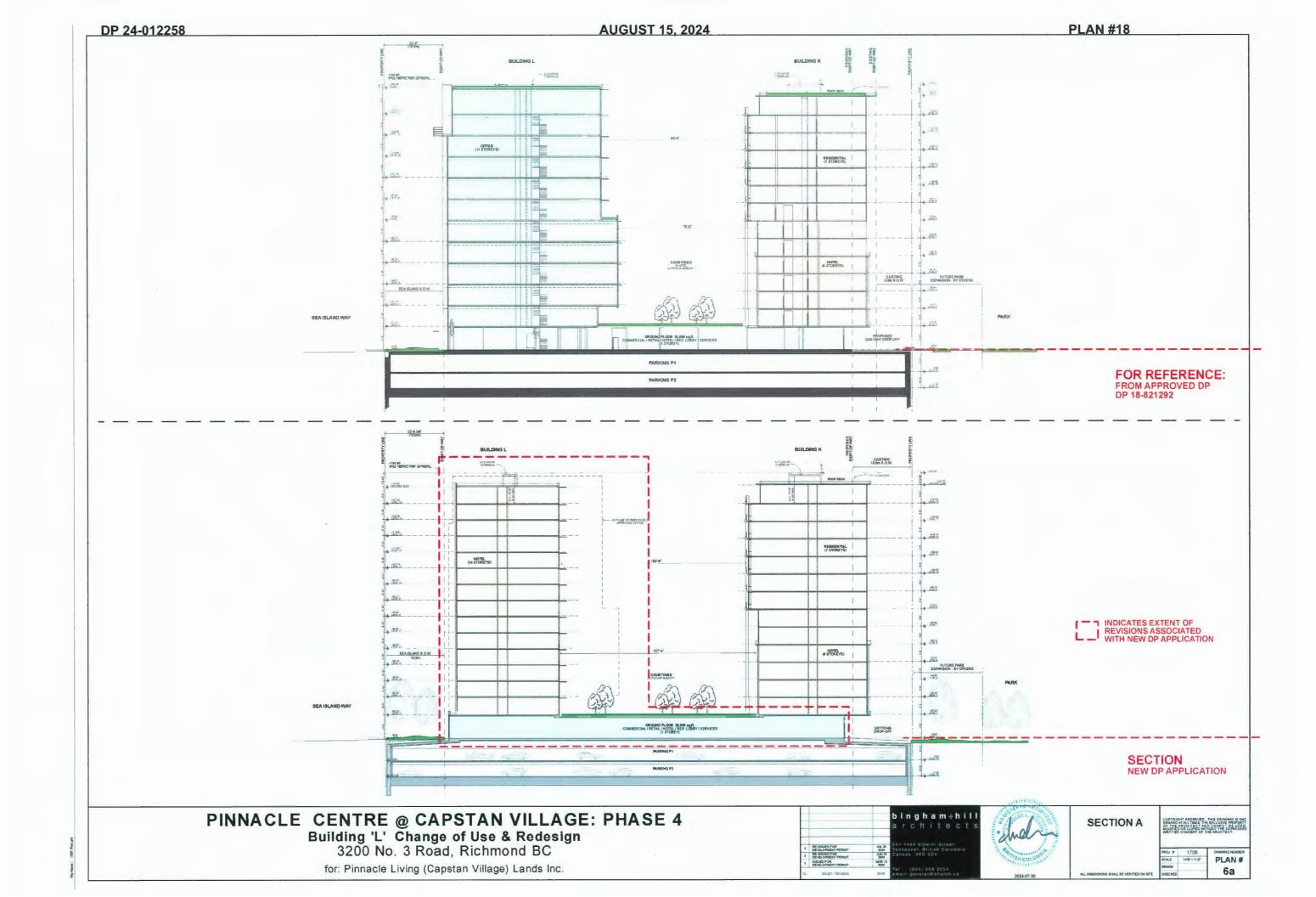












PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign

3200 No. 3 Poad Pichmond BC

3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.



EAST ELEVATION

COPYRIGHT RESERVED. THIS DRAWNED & MICE REMAINS AND THE RESERVED WITHOUT THE REPRESED WITHOUT

for: Pinnacle Living (Capstan Village) Lands Inc.

PLAN#

7c

Albert 187 Filtra

3 METAL SPANDREL IN ALUMINUM FRAMES 3a - dark grey: match BM 2133-20 "Black-Jac 3b - white 3c - silver

A PAINTED CONCRETE

4a - white

4b - clear senier

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 Franklur sockeen 6a - dark grey alum. Irame w/ translucent white temp glass 6b - dark grey alum frame & grille 6c - transparent temp glass

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

10 TRELLIS 10a - stained timber

10a - etailned timber

11 METAL PANEL

11a1 - green match BM 2004-10 "Clover Green"

11a2 - green match BM 2004-00 "Greeny Fields"

11a3 - green match BM 2004-00 "Ceder Green"

11a4 - green match BM 2004-00 "Acadis Green"

11b - medium grey, match BM 2133-30 "Pigeon Gray"

11d - dwing grey, match BM 2133-30 "Pigeon Gray"

11d - whose

12 SOLAR SCREEN 12a - white frame 12b - silver frame 12c - dark grey frame: match BM 2133-20 "Black-Jack

(13) TRANSLUCENT GLASS FIN 13e - red



FOR REFERENCE: FROM APPROVED DP DP 18-821292

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"

2 GLASS SPANDREL

3 METAL SPANDREL as - 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

(5) ALLIMINUM & GLASS GUARDRAILS 5a - derk grey match BM 2133-20 "Black-Jack" 5b - medium grey match BM 2133-50 "Pigeon Gray" the interior side of the sliding door

6 METAL LOUVER Mile IAL LOUVER 6a - dark grey match BM 2133-20 "Black-Jack" 6b - medium grey match BM 2133-50 "Pigeon Gray" 6c - clear anodized 6w - white

7a - dark grey frame: match BM 2133-20 "Black-Jack"

8 METAL PANEL Ba - 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"

9 SOLAR SCREEN



REVISIONS ASSOCIATED WITH NEW DP APPLICATION

SOUTH ELEVATION NEW DP APPLICATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4 Building 'L' Change of Use & Redesign

3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.



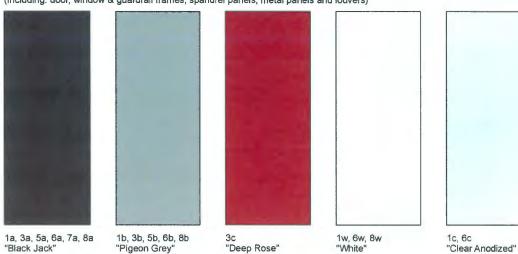


SOUTH **ELEVATION** (BLDG K)

PLAN #

7e





GLASS (spandrel panels)

PAINTED CONCRETE



LIST OF MATERIALS

1) ALIMINUM 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

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

5) ALLIMINUM & GLASS GUARDRAILS
So - dark grey match BM 2133-20" Block-Jack*
50 - medium grey match BM 2133-50" Block-Jack*
50 - medium grey match BM 2133-50" Block-Jack*
50 - juliette belcomy frameless glass mounted on
the interior side of the sliding door
5w - white

(8) 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"

6 METAL PANEL

Be - dark grey frame. malch BM 2133 "Bleck Jack" 8b - medium grey match BM 2133-50 "Pigeon Gray" 8c - red match BM 2004-10 "Deep Rose" 8w - white frame

8a - dark grey frame, match BM 2133 "Black Jack"

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4 Building 'L' Change of Use & Redesign 3200 No. 3 Road, Richmond BC

2w "White"

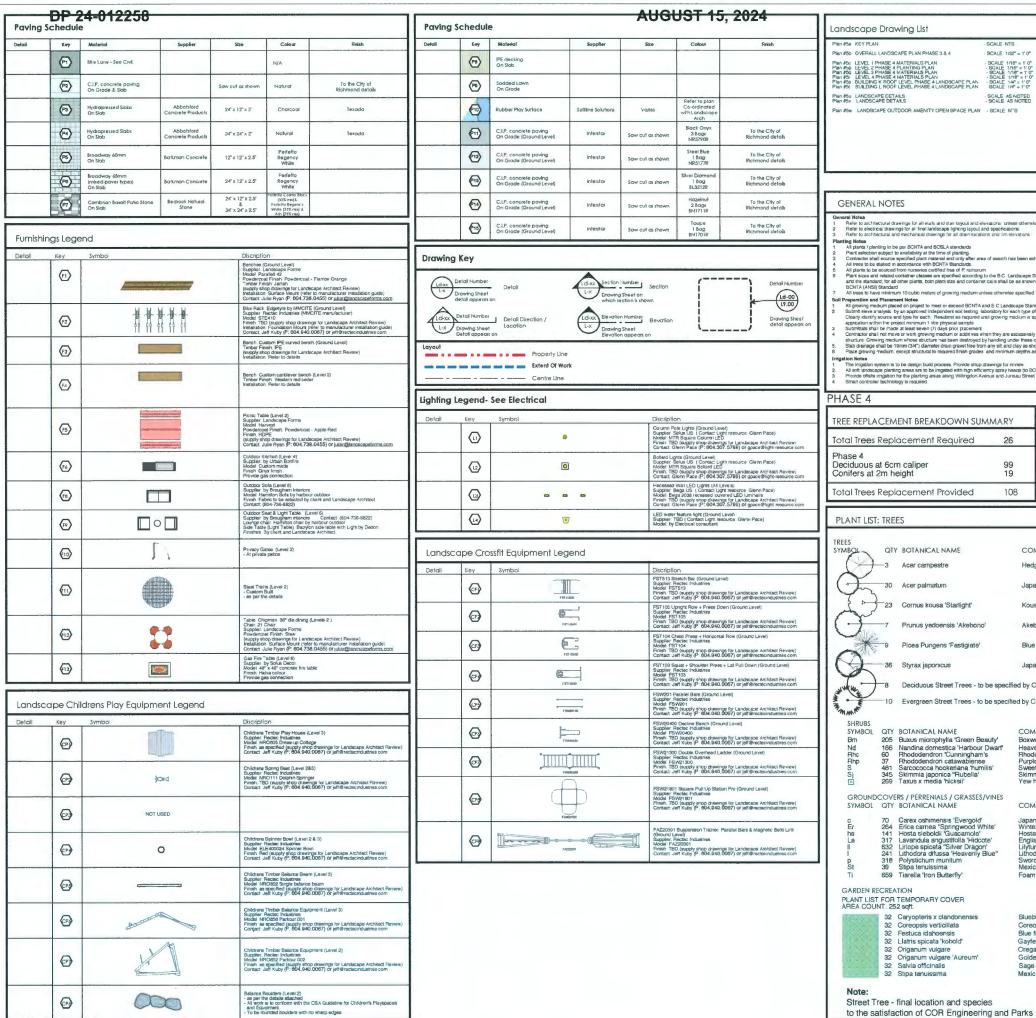
for: Pinnacle Living (Capstan Village) Lands Inc.

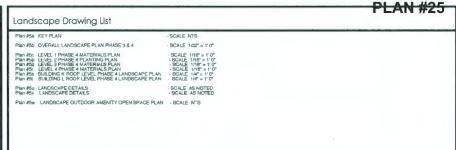




MATERIALS & COLOURS

PLAN# 8a





GENERAL NOTES

Refer to architectural drawings for all walls and stain tayout and elevations unless otherwise noted. Refer to electrical drawings for all final tandscape lighting loyout and specifications. Refer to enrichectural and mechanical drawings for all drain locations and im selevations.

2 Refer to electrical drawings for all front landscape ingring is you, and a specimenome.
Refer to electrical unit among channel advantage of all draw locations and implementations.
Refer to exchannel advantage of all draw locations and implementations.
All parts planting to be part BCNTA and BCSLA standards.
Plant selection subject to availability at the time of planting.
Contractive field insurance specified point material and only ability and the plant field and only ability ability and ability and ability ability and ability ability ability ability ability ability ability ability and ability ability

gation Modes
The Impation system is to be design build process. Provide shop disswings for review.
All soit landscape planting awas are to be impated with high efficiency spray heads to BCHTA Standard). Refer to the Specifications
Provide offsite impation for the planting areas along Willingdon Avenue and Juneau Street.
Smart corrobote fechnology is required.

1	TREE REPLACEMENT BREAKDOWN SUM	IMARY
ı	Total Trees Replacement Required	26
	Phase 4 Deciduous at 6cm caliper Conifers at 2m height	99 19
ı	Total Trees Replacement Provided	108

PLANT LIST: TREES



SHRUBS

SYMBOL QTY BOTANICAL NAME
Bm 205 Buxus microphylla 'Green Beauty' buxus miroprynia Green Beauty
166 Nandina domestica "Harbour Dwar"
60 Rhododendron "Cunningham's
77 Rhododendron catawabiense
481 Sarcococa hookeriana "humilis"
485 Skimmia japonica "Plubella"
269 Taxus x media "hicksii"

GROUNDCOVERS / PERRENIALS / GRASSES/VINES SYMBOL QTY BOTANICAL NAME

70 Carex oshimensis 'Evergold'
264 Erica carnea "Springwood White'
141 Hosta sieboldi 'Quacamole'
317 Lavandula angustifolia 'Hidcote'
632 Liriope spicala "Silver Dragon'
241 Liriodora difussa 'Heavenly Blue''
318 Polystichum munitum
3 Stpa tenulissma 659 Tiarella 'Iron Butterfly'

GARDEN RECREATION PLANT LIST FOR TEMPORARY COVER AREA COUNT. 252 sqft.

32 Salvia officinalis 32 Stipa tenuissima

32 Carvooteris x clandonensis 32 Coreopsis verticillata 32 Festuca idahoensis 32 Llatris spicata 'kobold' 32 Origanum vulgare 32 Origanum vulgare 'Aureum'

Bluebird Coreopsis Blue fescue Gayfeather Oregano Golden Oregano Sage

COMMON NAME

COMMON NAME

Japanses Sedge Winter Heath Hosta English Lavender Lilyturf

Foam Flower

Lithodora Sword Fern Mexican Feather Grass

couwtood
Heavenly bamboo
Rhododendron
Purple Passion Rhododendron
Sweetbox
Skimmia Rubella
Yew hedge

Boxwood

SIZE/COMMENTS

#3 pot, 18" o.c.

#3 pot, 18" o.c. #3 pot, 24" o.c. #3 pot, 16" o.c. #3 pot, 16" o.c. #3 pot, 18" o.c. #3 pot, 18" o.c. 5' ht B&B

SIZE/COMMENTS

#2 pot, 12" o.c.

#2 pot. 12" spacing

#2 pot, 12" spacing #2 pot, 12" spacing

#2 pot, 12" spacing #2 pot, 12" spacing

#2 pot, 12" spacing

#2 pot. 12" spacing

Mexican Feather Grass

_			
	10	Jul 26_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 8P
	5	Nov 28_2019	Re-issued for DP
7	4	Sept 10_2019	Issued for ADP
	3	Apt 23_2019	Issued for ADP
	2	Mar 01_2019	Re-issued for DP
-	1	Oct 30_2018	Issued for DP
	no.:	date:	item:



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

Drawn by:	RO'C
Checked by:	PK
Date:	17th Oct 2018
Scole:	NIZ

Landscape Key Plan

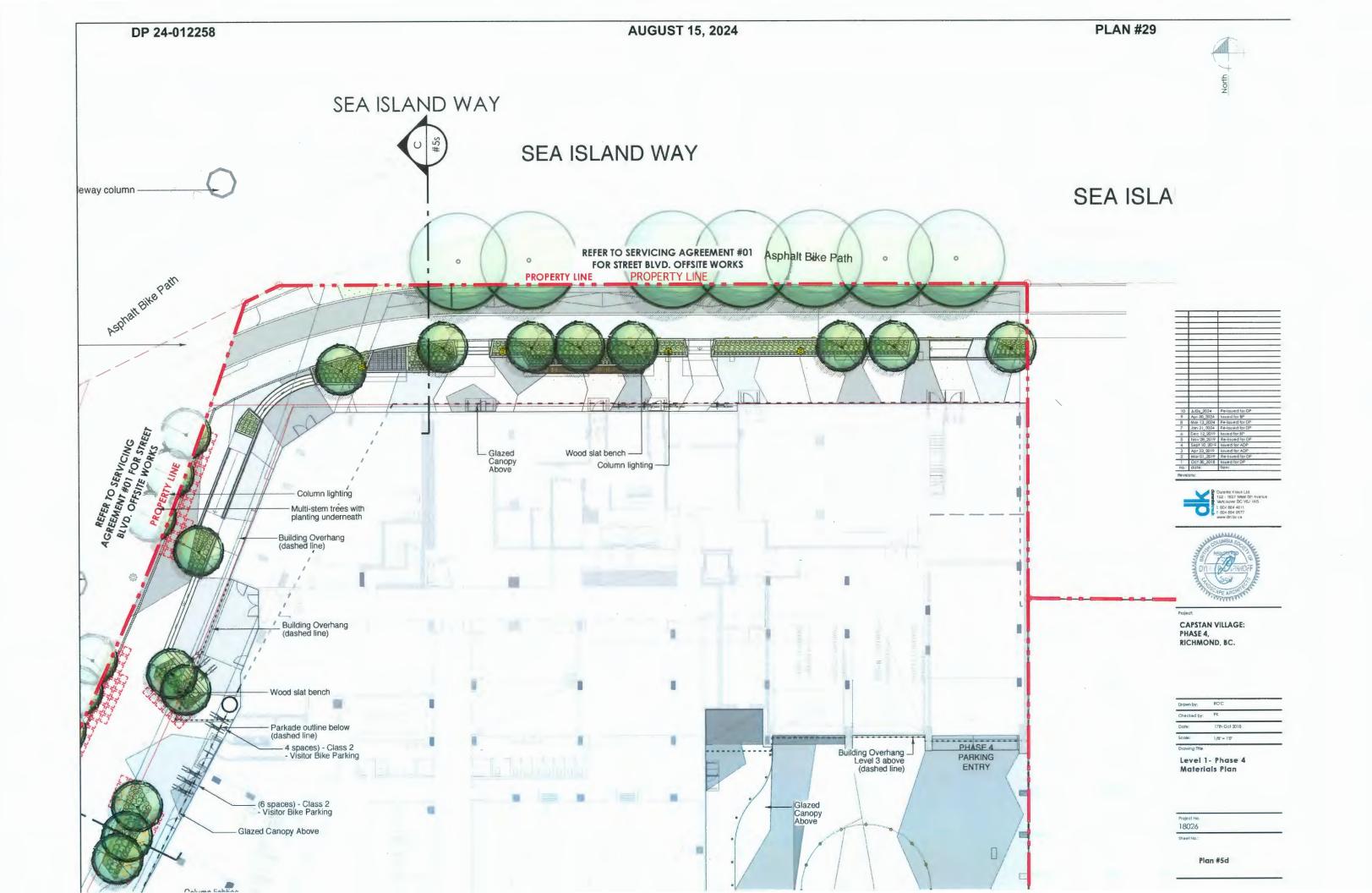
18026 Sheet No.:

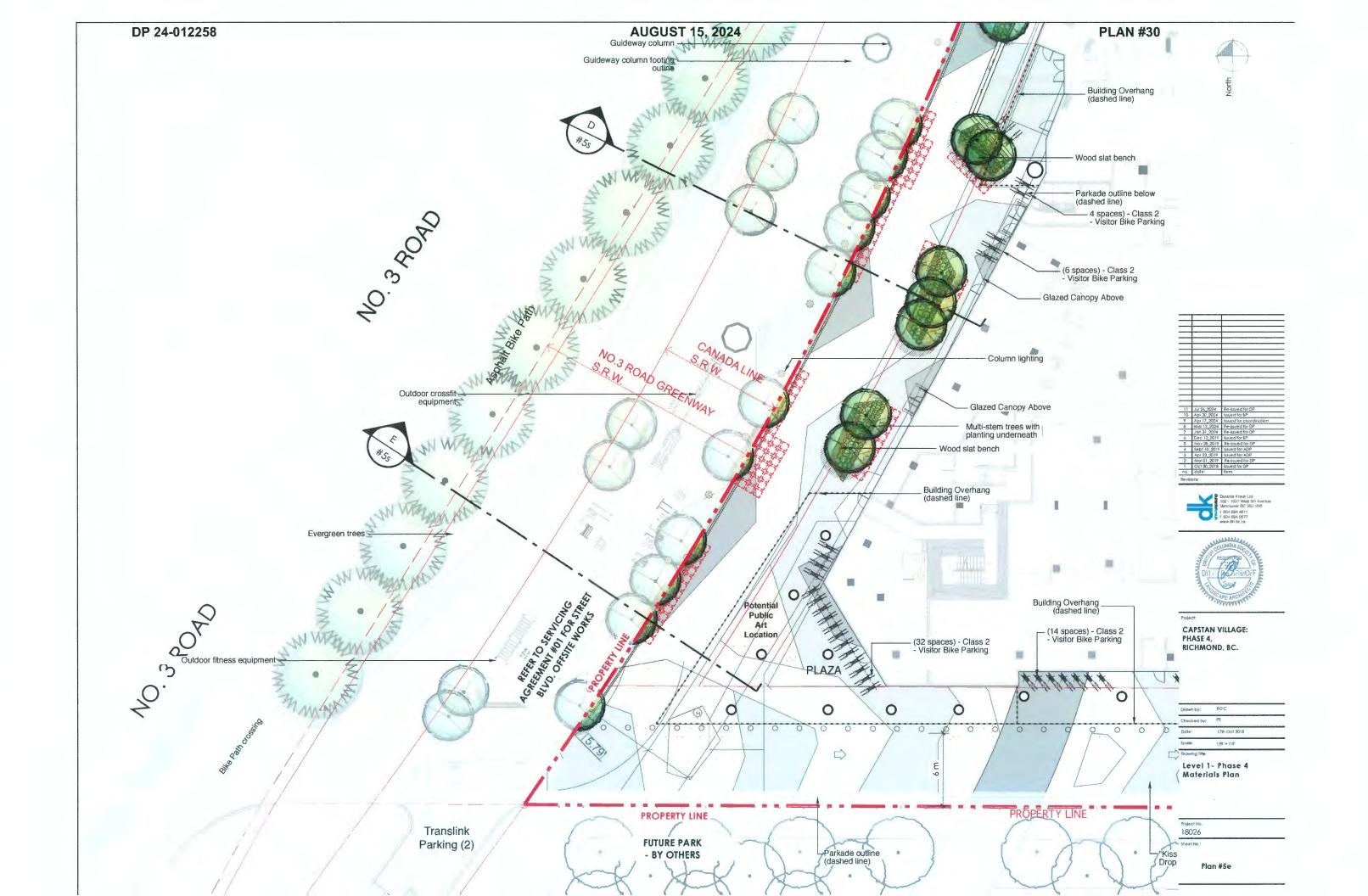
Plan #5a

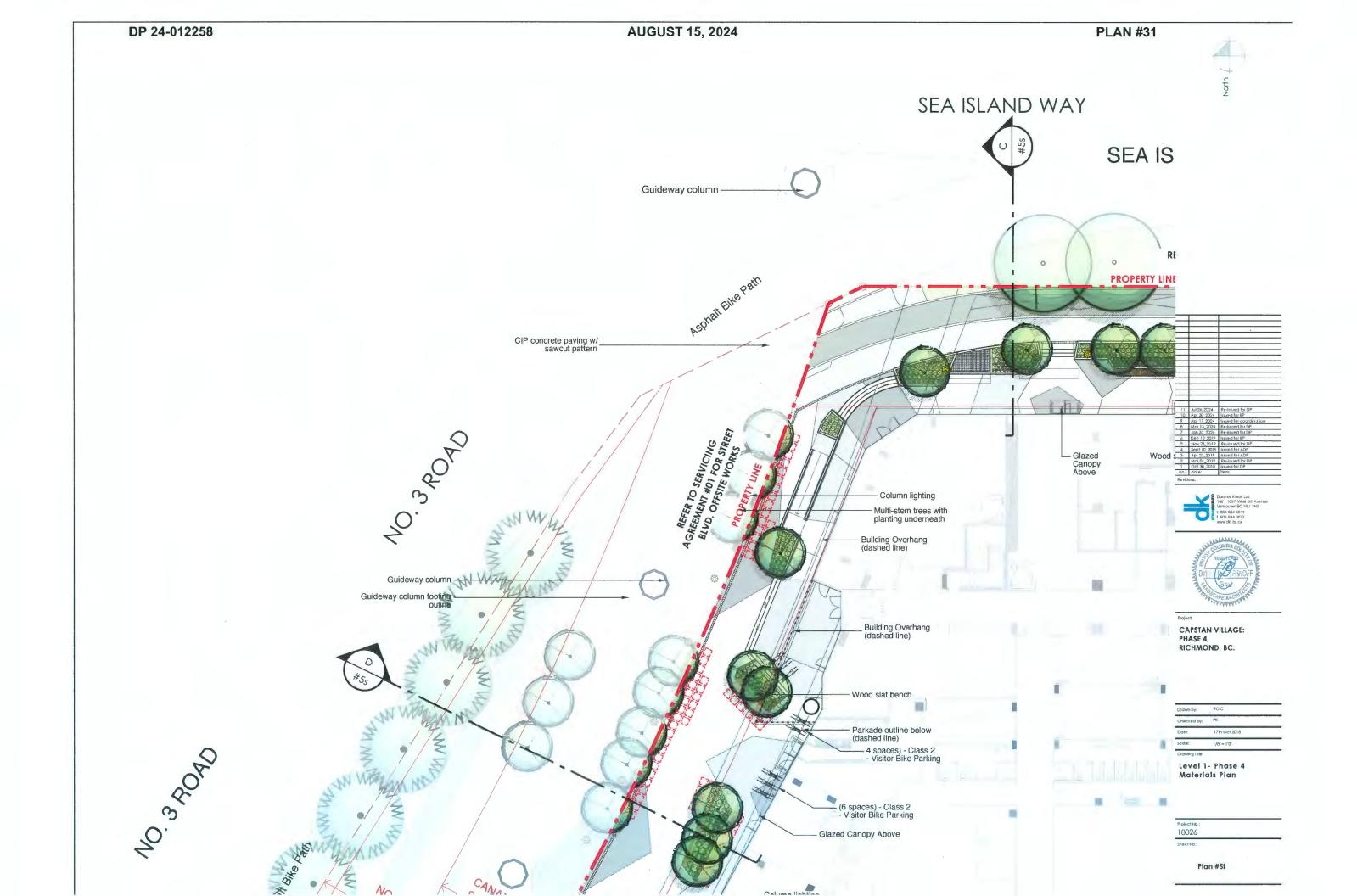


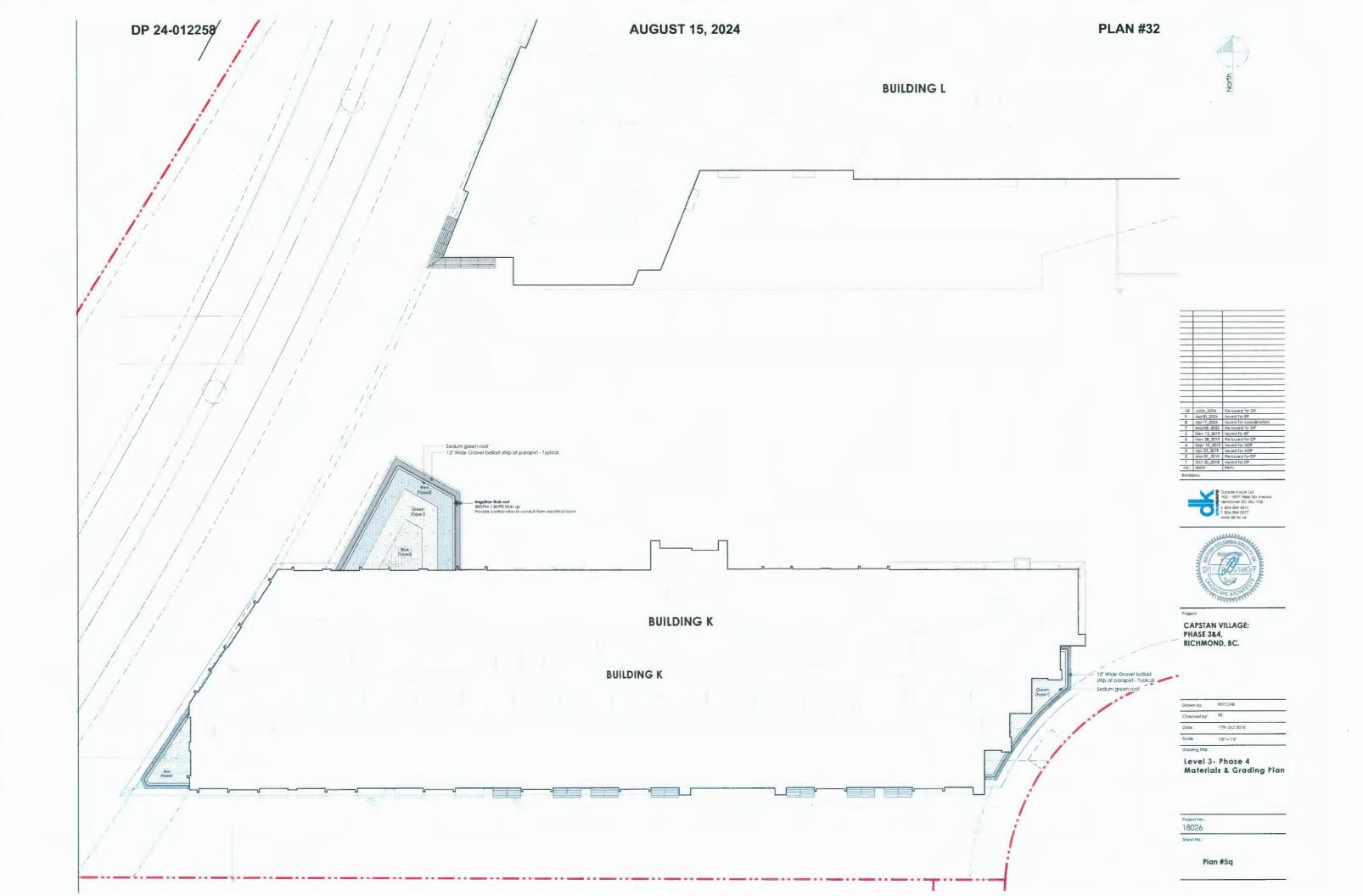




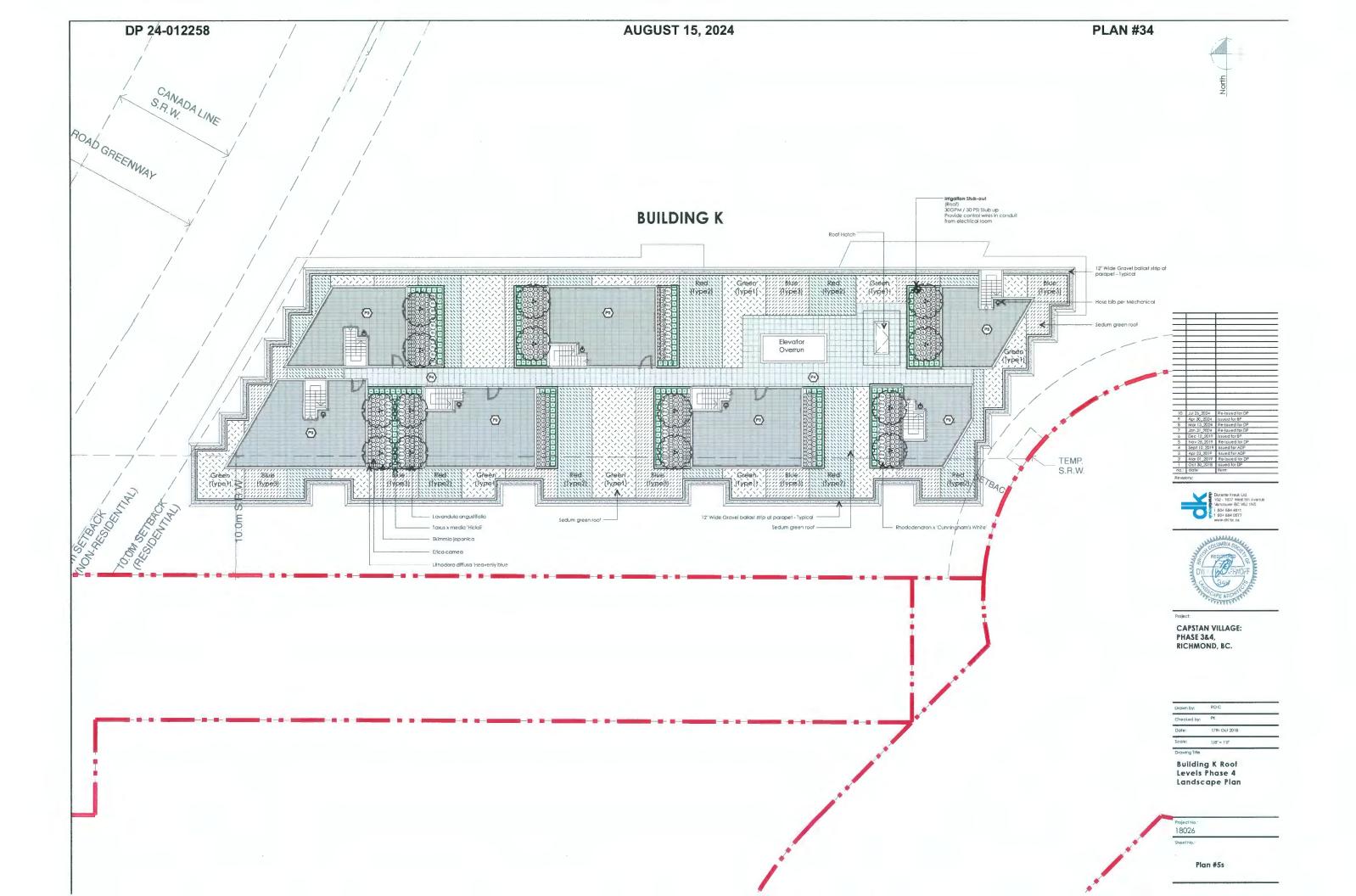


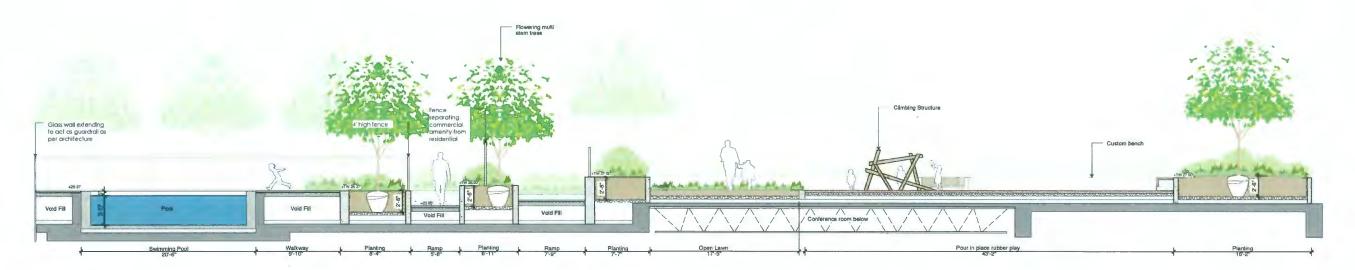




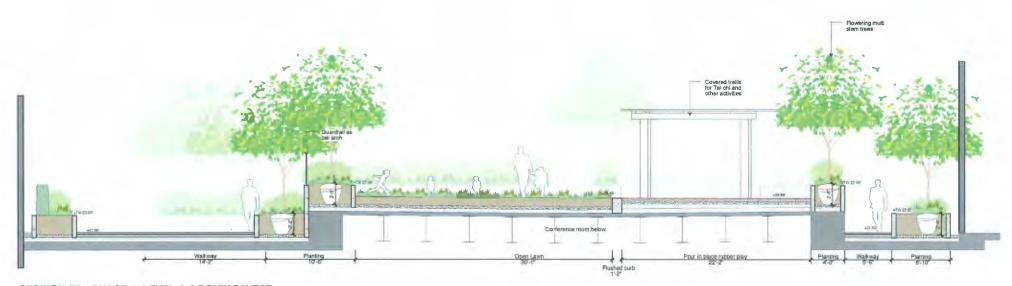








SECTION (G) - PHASE 4 LEVEL 2, LOOKING NORTH Scale 1/4"=1'-0"



SECTION (H) - PHASE 4 LEVEL 2, LOOKING WEST Scale 1/4"=1'-0"

_		
_		
9	Jul 26_2024	Re issued for DP
8	Mgr13_2024	Re-issued for DP
7	Jan31_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	Apr 23_2019	Issued for ADP
2	Mar 01_2019	Re-issued for DP
1	Oct 30_2018	Issued for DP
no.:	date:	item:





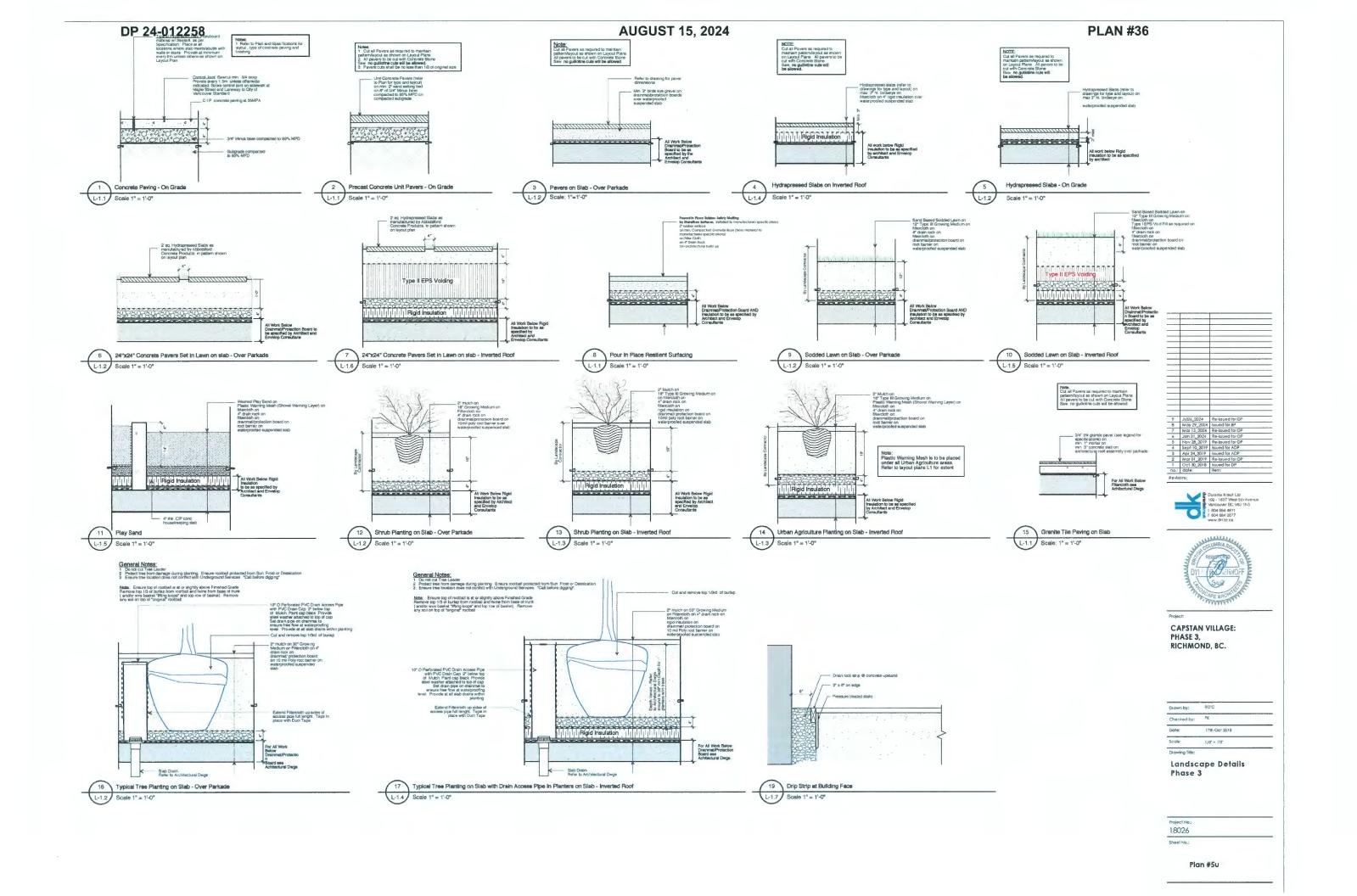
CAPSTAN VILLAGE: PHASE 3&4, RICHMOND, BC.

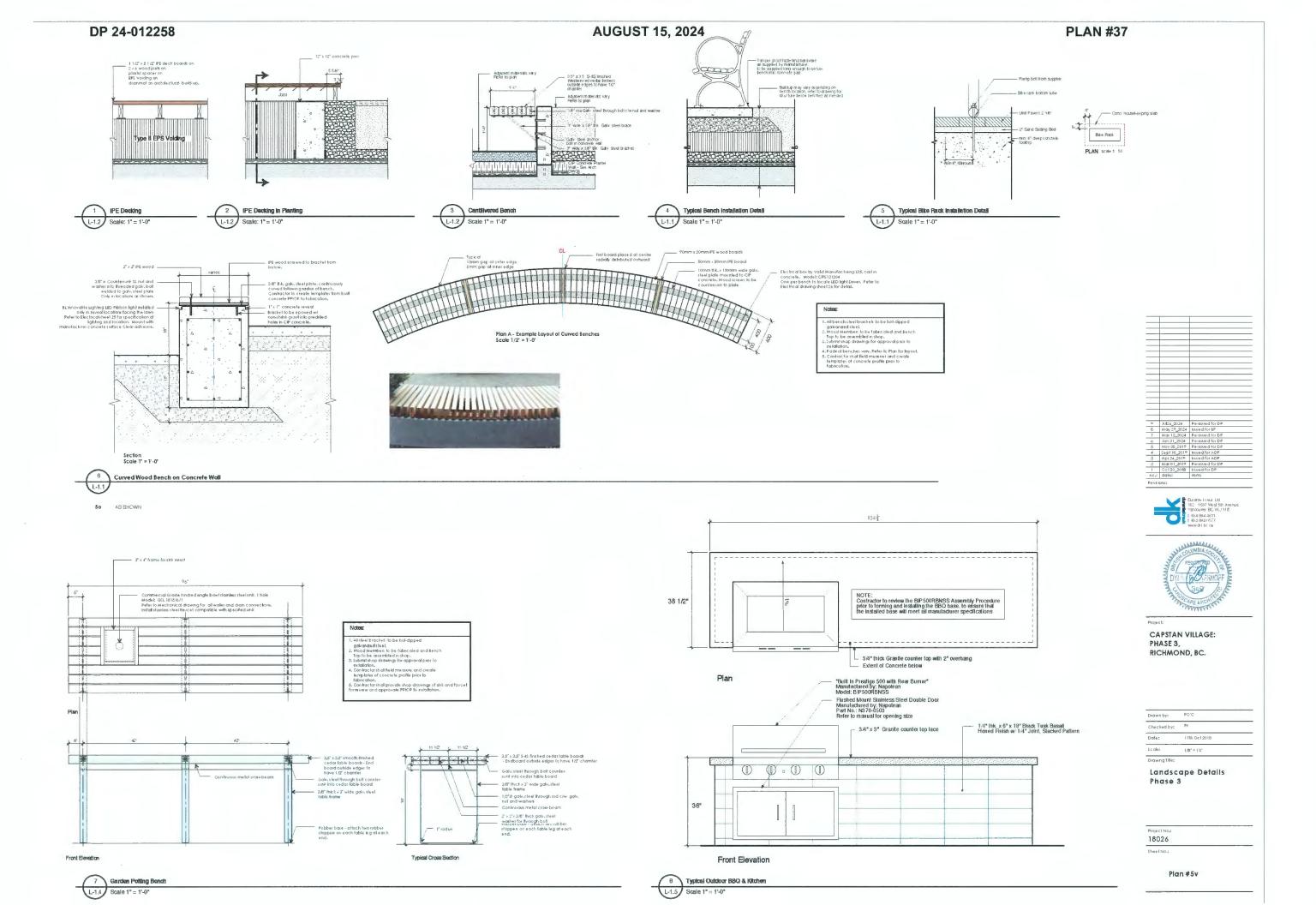
Drawn by:	PO'C
Checked by:	PK
Date:	17th Oct 2018
Scale:	As shown

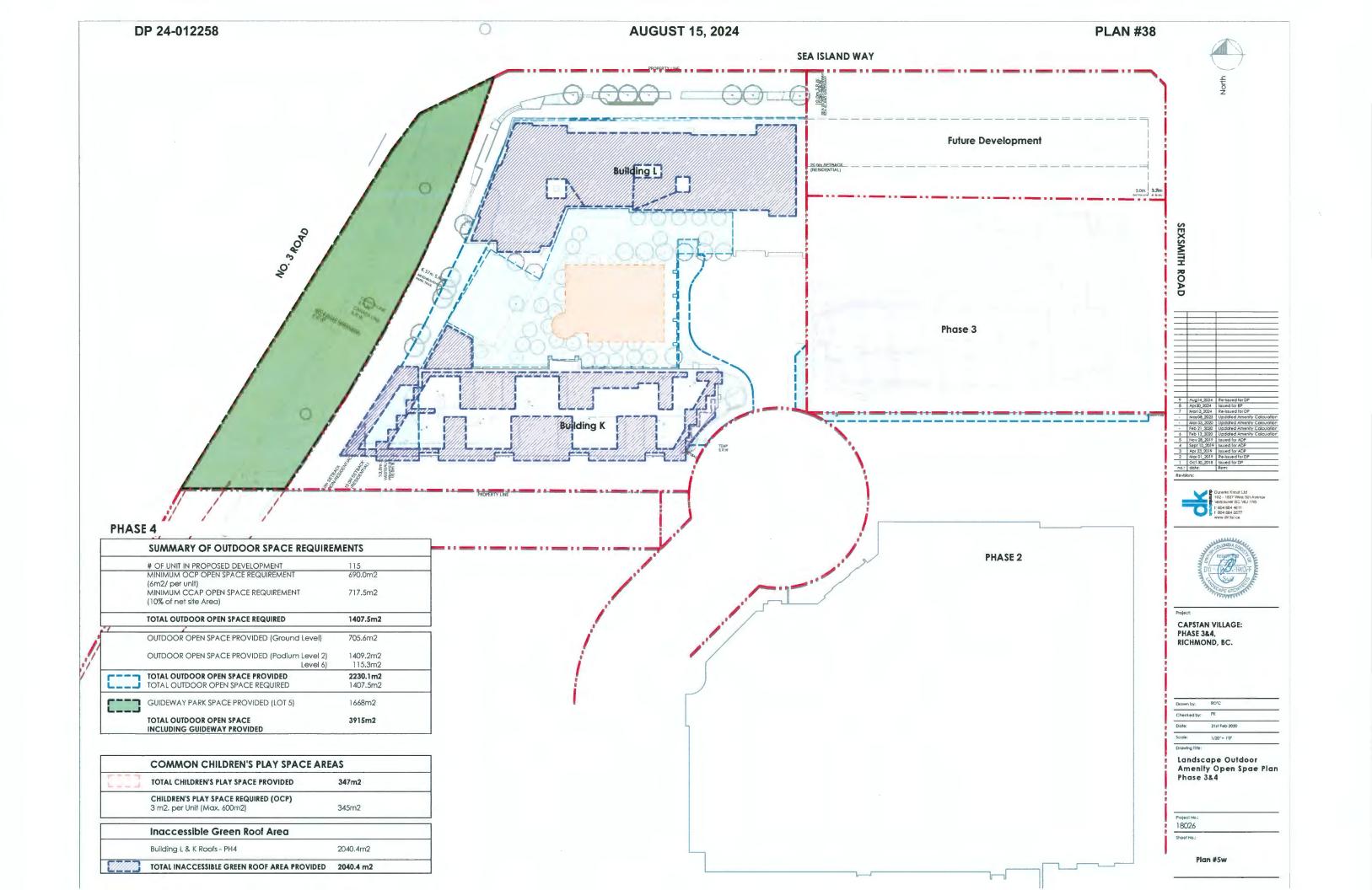
Landscape Sections

Project No.: 18026

Plan #5v







INTRODUCTION

Pinnacle Living (Capstan Village) Lands Inc. Is proposing to redusign a portion of the previously approved Mixed-Use Development Permit DP-18-821292, located at the southeast corner of No 3 Road and Sea Island Way

* 3211 Carscatten Road and 3200 No.3 Road

A change-of-use within the ZMU25 Zoning Bylaw is proposed to modify the approved design of Building L from Office Use to Hotel Use. The proposed new design reshapes the original 11 floors of office space into a slimmer 14-storey hotel above the podium level. The allowable non-residential floor area and overall building height remain unchanged.

This DP application is formatted to provide a side-by-side comparison of the originally approved DP to the proposed Building L revisions. The revised areas ere outlined in red. Additionally, post-lop revisions were submitted and approved on Sept. 27, 2023; this package is also included for reference, and revisions are

The design of this project is consistent with the City of Richmond's Official Community Plan (OCP) and the City Centre Areo Plan (CCAP), and encompasses sustainability from the outset to ensure the building and site achieve the municipal and provincial requirements for energy efficiency

This project is currently under construction with foundation and raft-slab in place under Building L. The structure for the proposed revisions has been designed to make use of the existing/approved structural system through the parking levels



Location Map



DESIGN RATIONALE

The proposed form of development is consistent with current municipal policies and guidelines. The following policies apply to this site:

- City of Richmond Zoning Sylaw ZMU26 Capstan Village (City Centre) City of Richmond Official Community Plan City of Richmond City Centre Area Plan Capstan Village Guidelines

The proposed development is located on Lot D as described in the Zoning Sylaw ZMU25 and is identified as Suifding 't' of Phase 4 of a four-phase mixed use development within the rezoning application R2 12-e10011.

Lot D is located to the sest of No. 3 Road and to the south of See Island Way, Building L is located at the north portion of Lot D, $\,$

Following the guidelines encepsulated in the City Centre Area Plan (CCAP), this proposal provides a strong "street wall" fronting onto the adjacent streets and pedestrian walkways. Pedestrian and cyclist access around the site is encouraged with continuous sideweals and bloyde paths at the north, west and south edges of the site providing connection to the adjacent park and new skytrain station.

This proposal follows the approved rezoning and approved development permit form and massing, with Building L (ower rising above the 1-storey landscaped podium and positioned prominently at the intersection of No.3 Road and Sea Island Way

The Intent of the architectural expression of the individual built forms is to create an attractive and identifiable image for the City Centre district, with strong vertical elements emphasizing the towar form. This tower height of 15 sorties fails within the NavCenada maximum height of 47.0m geodetic and as permitted in the 2MU25 bylaw. Strong vertical elements will create the impression of fall and all intower form and will contribute to a more enteresting and attractive.

Vehicular access is provided to both Phase 3 and 4, as well as the neighbouring property at 3131 Sexsmith, through a shared auto-court with the access provided at the north side of the Carscallan Road cut-de-sec

The total residential floor area on Lot D is unchanged from the approved development permit. The total non-residential floor area on Lot D of 26,878,9m² is unchanged from the approved development permit. Indoor and outdoor amenity spaces are provided as separate spaces for the use of residents and hotel guests and meet the spatial requirements of the OCP and CCAP. All common spaces are designed to be accessfule.

A material palette that contributes to the village character by maintaining continuity yet varying the buildings is intended to maintain a cohesive character. The use of window wall metal panel, concrete and colour will draw from a similar palette to the buildings in the neighbourhood yet create a unique expression. Colour and pattern is used to enhance the vertical scale and provide visual interest. Full-helpit storefront glazing is provided at the grade level retail spaces to enliven the streetscaps facing the park and No.3 Road.

Parking is provided on Phase 4 within a 2-level parking structure located below grade. The Parking is provided on Phase 4 winin a 2-level parking structure located below grade. The parking structures for Phases 2, 3 and 4 are linked at the 1" level below grade, providing stlernate means of vehicle ingress/egress through either Phase 2 or Phase 4. Vehicle access to the adjacent property. 313 fexaming the stock, is provided through the sub-court and the Phase 3 parking structure at grade as well as provisions for future connection to the below grade parking structure visit at prace as well as provisions for future connection to the below grade parking structure visit and the structure.

The Zoning Bylaw ZMU26 allows for the minimum number of required non-residential parking spaces on Phase 4 to be reduced by 250 and the minimum number of total required residential visitor spaces to be reduced by 50%.

Bicycla parking is provided as required by the zoning bylaws including electrical outlets provided to service 10% of the resident blke spaces

All areas located below the flood plain level (2.9 geodatic) will be serviced by exits as required by the City Zoning Bylaws

ENERGY EFFICIENCY:

This project is proposed to be 'DEU Ready' and will meet the requirements of the BC Energy Step Code that will be in place at the films of the Building Permit application

CPTED design strategies implemented in this proposal include surveillance, territoriality, lighting and landscaping. The public open spaces, including sidewalks, bike paths, plazes, and the pedestrian green link will be visually open and well ilt. The courtyard and rooftop gardens will also be visually open and wall lit with multiple means of egrees provided. The parking structure and lobbies are designed to minimize alcoves and hidden corners, will be well lil, and the parking structure will be painted white. Glazing in elevator lobbies within the parking structure will be provided in accordance with the required building code equivalencies.

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4 Building 'L' Change of Use & Redesign 3200 No. 3 Road, Richmond BC

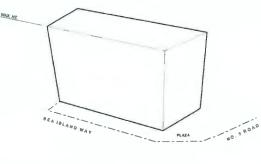
for: Pinnacle Living (Capstan Village) Lands Inc.





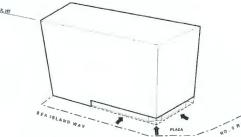
INTRODUCTION, EDWARD AT ALL THESE THE DE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED MODIFIED OR COPIED WITHOUT THE EXPRESSE WITTEN CONSEST OF THE ARCHITECT OF THE A **RATIONALE & LOCATION MAP**

PLAN# 1b



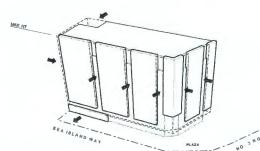
1. FORM

Extrude the allowable density over 12 office floors to reach the maximum height for this site. Locate the building form at the northern edge of the site, adjacent to pedestrian plazas and creating a streetwall along Sea Island Way and No. 3 Road.



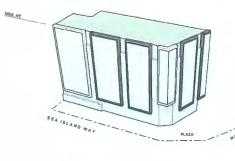
2. GROUND PLANE

Enhance the pedestrian experience by pushing ground-oriented retail and building entry further into the site and expanding adjacent plaza spaces.

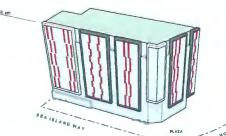


3. ARTICULATE

Sculpt the horizontal mass through a sequence of push/pull events across the tower facade, providing verticality in a series of projecting frame elements.



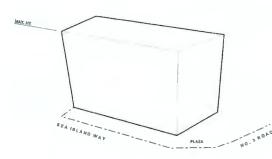
4. COLOUR



5. ACCENT

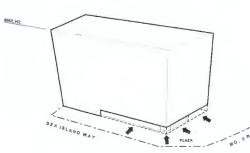
Colour accent and pattern is added within frame elements to enhance verticality and add visual interest to the building facade.

FOR CLARITY: GRAPHIC DESCRIPTION OF DESIGN RATIONALE FOR APPROVED DP 18-821292



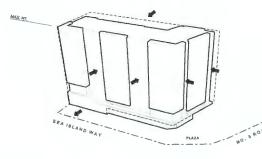
1. FORM

Extrude the allowable density over 15 hotel floors to reach the maximum height for this site. Locate the building form at the northern edge of the site, adjacent to pedestrian plazas and creating a streetwall along Sea Island Way and No. 3 Road.



2. GROUND PLANE

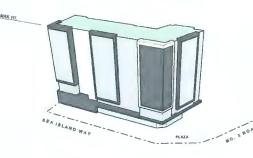
Enhance the pedestrian experience by pushing ground-oriented retail and building entry further into the site and expanding adjacent plaza spaces. This is the same strategy as the previously approved DP.



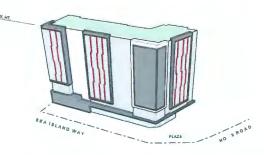
3. ARTICULATE

S. ARTICULATE

S. Culpt the horizontal mass through a sequence of push/pull events across the tower facade, providing verticality in a series of projecting frame elements. This is the same strategy as the previously approved DP, however spacing and position of the frames varies slightly due to the layout of hotel suites versus the previously designed open office floor plans



4. COLOUR



DESIGN RATIONALE NEW DP APPLICATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign 3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

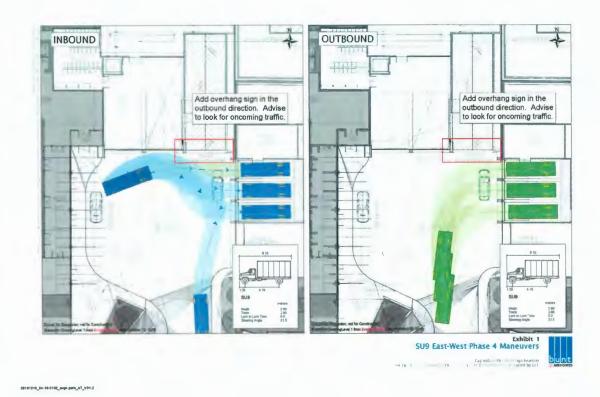


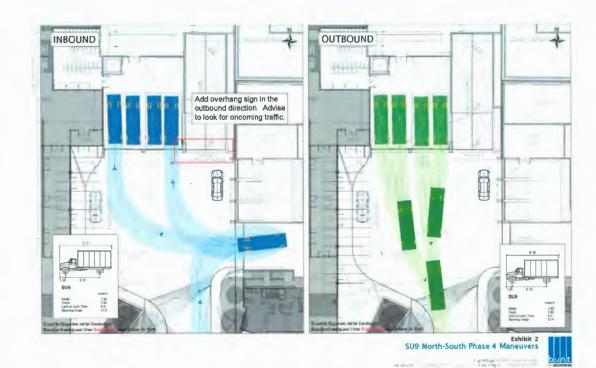


DESIGN RATIONALE

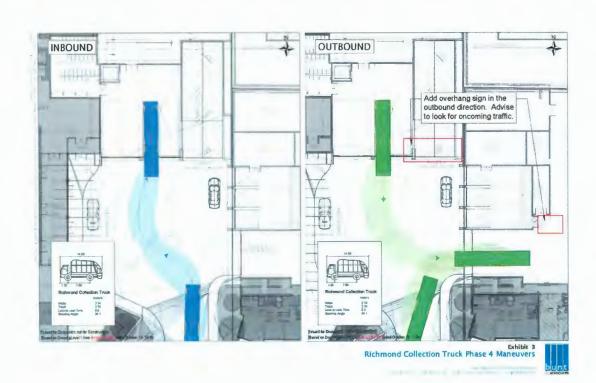
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FOR REFERENCE: VEHICLE ACCESS PLANS ARE UNCHANGED FROM ORIGINAL DP

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign 3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.



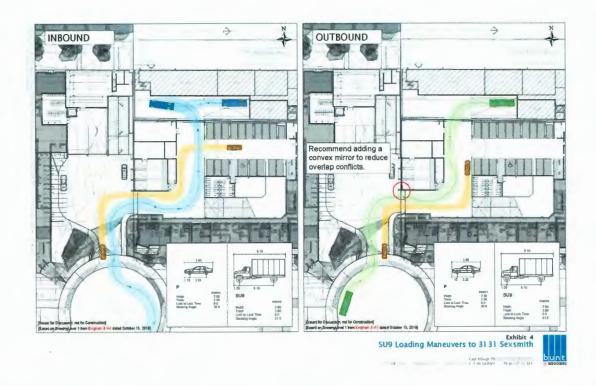


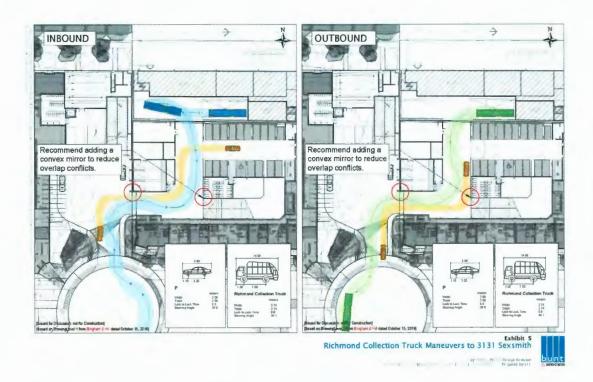
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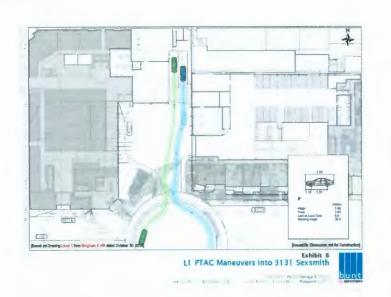
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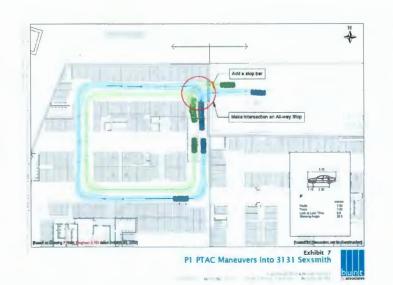
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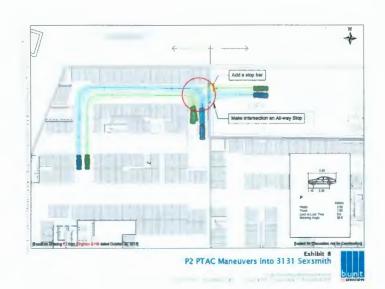
PROJ # 1705 ORANNIC NUMBER PLAN # 084004 SHALL SE VERIFIED ON STE ONSCERO 3a











FOR REFERENCE: VEHICLE ACCESS PLANS ARE UNCHANGED FROM ORIGINAL DP

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.





VEHICLE ACCESS LAYOUTS

PLAN# 3b

Marri : 1007 Plan, you





LIST OF MATERIALS

(1) GLAZING IN ALUMINUM FRAMES
18 - silver frame: clear anodized aluminum
1b - dark girey frame match BM 2133 "Black Jack"
1c - white frame

(2) SPANDREL GLASS IN ALUMINUM FRAMES
GLASS SPANDREL ACCENT COLOURS
2a - light blue match BM 2051-60 'Bird's Egg'
2b - red match BM 2054-60 'Bird's Egg'
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, metch BM 2133-20 "Black-Jack" 3b - white 3c - silver

4a - white 4b - clear sealer

(5) GUARDRAILS
5a - dark grey alum frame wi 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 9e - dark grey match BM 2133-20 "Black-Jack" 9b - silver

10) TRELLIS 10a - stained timber

10a - stained omber

(1) METAL PANEL

11a1 - green. match BM 2034-10 "Clover Green"

11a2 - green, match BM 2034-0 "Greesy Fields"

11a3 - green, match BM 2034-0 "Greed Green"

11a4 - green, match BM 2034-0 "Acadia Green"

11b - match BM 2035-0 "Acadia Green"

11b - 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 "Dor Gray"

12] soul as COSEEM

(12) SOLAR SCREEN

12a - white frame 12b - silver frame 12c - dark grey frame match BM 2133-20 "Black-Jack"

FOR REFERENCE: FROM APPROVED DP DP 18-821292



VIEW FROM SOUTHEAST NEW DP APPLICATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign 3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.





VIEW FROM SOUTHEAST (CUL-DE-SAC)

PLAN# 9a