



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, September 16, 2026
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on August 26, 2026.*



1. DEVELOPMENT PERMIT DP 23-020753
(REDMS No. 8515725)

APPLICANT: Polygon Talistar Homes Ltd.

PROPERTY LOCATION: 3420 Ketcheson Court

Director's Recommendations

That a Development Permit be issued which would:

- (a) Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47)- Capstan Village (City Centre); and*
- (b) Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).*



ITEM

2. **DEVELOPMENT VARIANCE PERMIT DV 26-008922**

(REDMS No. 8504627)

APPLICANT: Roy Budhai

PROPERTY LOCATION: 11331 Thorpe Road

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- (a) *Reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m*

☐

3. **DEVELOPMENT VARIANCE PERMIT DV 26-017406**

(REDMS No. 8485245)

APPLICANT: Todd May

PROPERTY LOCATION: 4711 No. 8 Road

Director's Recommendations

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AGI)".*

☐

4. **New Business**

5. **Date of Next Meeting: October 1, 2026**

ADJOURNMENT



**Development Permit Panel
Wednesday, August 26, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
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 July 29, 2026, be adopted.

CARRIED

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

APPLICANT: Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road

INTENT OF PERMIT:

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

Development Permit Panel

Wednesday, August 26, 2026

Applicant's Comments

Wing Leung, Principal, W.T. Leung Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development highlighting the following:

- the Development Permit was previously approved for two residential buildings and one office building;
- the proposed development is to change the office building to a mixed-use hotel and office building with no changes to the two residential towers and community centre;
- the proposed development will include office space on floors four and five with the proposed hotel on floors six through twelve;
- two lobbies are proposed for the building, one dedicated to the office floors and one for the hotel, with both entrances fronting the corner of Sea Island Way and No. 3 Road; and
- the proposed landscape plan will have minor changes to the open space courtyard that will include updated tree species and a reduced water feature.

Panel Discussion

In reply to queries from Panel regarding the exterior elevation changes to the office and hotel tower, the applicant noted that (i) the concrete core for the office and hotel has been relocated to the middle of the building and replaced with punched windows, (ii) the undulating glass fins have been replaced with a beauty cap for the triple glazed curtain wall, (iii) minor changes to the fenestration to the parkade due to enlargement of the BC Hydro equipment enclosure, and (iv) the building height has lowered from floors six to twelve resulting in the relocation of the mechanical equipment that will be concealed in a setback rooftop enclosure.

In reply to further query from Panel regarding the podium level landscaping, the applicant noted that the water feature has been replaced by a landscaping mound and trees that maintains a separation between the residential towers and the proposed office and hotel building. Additionally, the plaza area between building G and the office and hotel lobby has been adjusted to incorporate two separate elevator cores.

Development Permit Panel

Wednesday, August 26, 2026

Staff Comments

Joshua Reis, Director, Development, noted that (i) the previous Development Permit was issued in 2021 and construction has started on the subject site, (ii) there are minor changes to the character of the proposed mixed-use office and hotel building and a slight reduction to the building height, (iii) the massing remains consistent with the previously approved and issued Development Permit, (iv) there are no changes to the residential buildings, (v) the proposed hotel is a permitted use in the zoning of the subject site, and (vi) the applicant intends to orient the hotel to business travelers and visitors requiring longer stays and has agreed to register a covenant on title restricting the use of the hotel suites to a maximum length of stay to not more than six months.

Panel Discussion

In response to queries from Panel, the applicant advised that (i) the residential parking will be located on parts of parking level one (P1) with separate gate access to the residential parking located on parking level two (P2), (ii) the office and hotel parking is separate from the residential parking, (iii) there are no changes to the community centre parking, (iv) electric vehicle charging will be provided as per the previously approved and issued Development Permit, (v) there is some shared parking for the community centre on P1, and (vi) a wayfinding strategy and signage outlining parking areas will be established.

In response to further query from Panel the applicant noted that the minor increase in parking is for non-residential uses due to the addition of the hotel and changes to the circulation and flow of traffic throughout the parking areas.

Correspondence

Matthew Waugh, 8199 Capstan Way, (Schedule 2).

The correspondence expressed concerns with the proposed hotel development and the increased traffic, parking, noise, lighting, commercial servicing, and the compatibility of having a hotel within the residential area.

Staff have responded to Mr. Waugh's concerns noting that (i) the layout of the proposed development is not significantly changing from the previously approved and issued Development Permit, (ii) all hotel drop off and pick up and commercial loading is located in the parkade as per the previously approved and issued Development Permit, (iii) there are no large event spaces or banquet facilities proposed that would cause additional noise, (iv) all mechanical equipment, that may generate noise, is located on the buildings rooftop, (v) a noise covenant is on title, (vi) the hotel is a permitted use within the area and there are no changes to the residential development on site, and (vii) the proposed uses are compatible and consistent with both the City Centre Area Plan and Official Community Plan and the site's existing zoning.

Development Permit Panel

Wednesday, August 26, 2026

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the proposed changes with the addition of the hotel improve the facades and surrounding public areas. The Panel also supported the wayfinding strategy and directed staff to work with the applicant to establish a comprehensive wayfinding strategy due to the complexity of the project.

Panel Decision

It was moved and seconded

1. That a Development Permit be issued which would:

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

CARRIED

2. New Business - None

3. Date of Next Meeting – September 16, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:55 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 26, 2026.

Wayne Craig
Chair

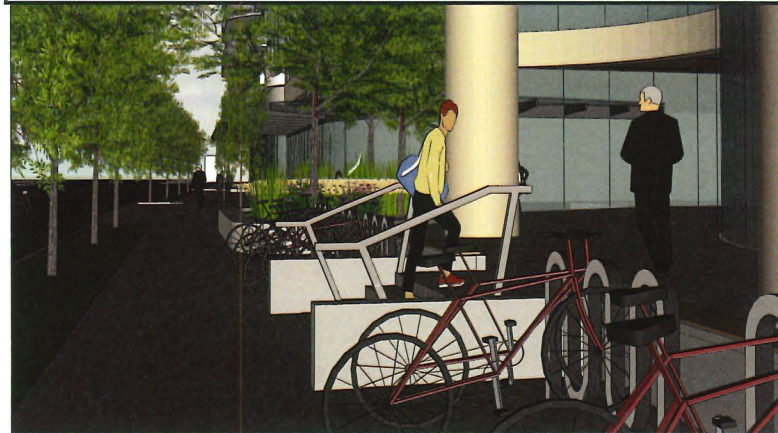
Andrea Mizuguchi
Legislative Services Coordinator

3311 No. 3 Road - Development Permit Amendment



- Two residential towers | 275 dwelling units
- New turnkey Community Centre
- 12-storey Office = Hotel Building

Proposed Amendment: L6-12: Hotel | L4-5: Office



W. T. LEUNG
ARCHITECTS
INC.

Suite 301, 973 West Broadway,
Vancouver, British Columbia • Canada V6Z 1K3
Telephone (604) 736-9711, Facsimile (604) 736-7991

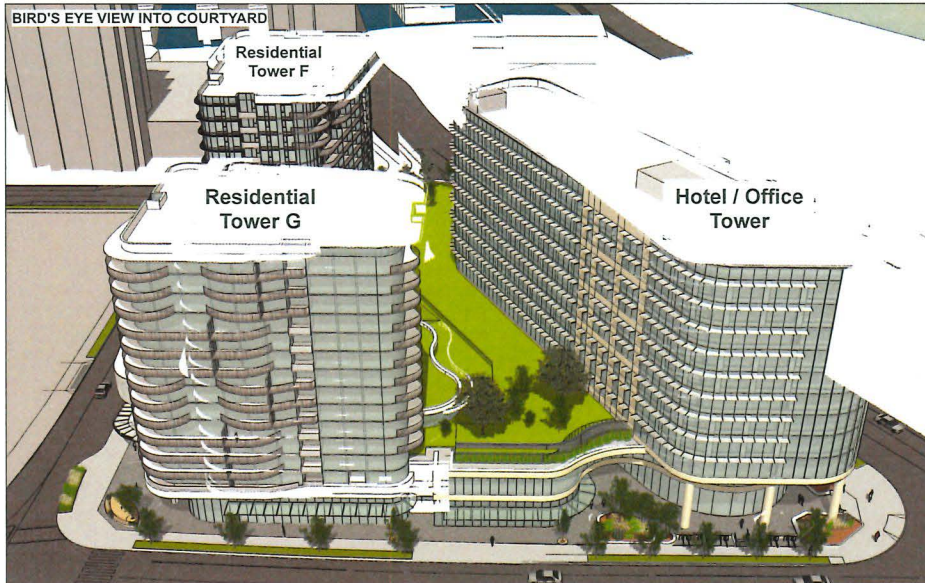
REVISION	DATE	REASON
1	2024-07-08	RE-DESIGNED FOR DP
2	2024-08-01	RE-DESIGNED FOR TENDER REVIEW
3	2024-10-11	RE-DESIGNED FOR TENDER
4	2024-10-11	RE-DESIGNED FOR TENDER
5	2024-10-11	RE-DESIGNED FOR TENDER
6	2024-10-11	RE-DESIGNED FOR TENDER
7	2024-10-11	RE-DESIGNED FOR TENDER
8	2024-10-11	RE-DESIGNED FOR TENDER
9	2024-10-11	RE-DESIGNED FOR TENDER
10	2024-10-11	RE-DESIGNED FOR TENDER
11	2024-10-11	RE-DESIGNED FOR TENDER
12	2024-10-11	RE-DESIGNED FOR TENDER
13	2024-10-11	RE-DESIGNED FOR TENDER
14	2024-10-11	RE-DESIGNED FOR TENDER
15	2024-10-11	RE-DESIGNED FOR TENDER
16	2024-10-11	RE-DESIGNED FOR TENDER
17	2024-10-11	RE-DESIGNED FOR TENDER
18	2024-10-11	RE-DESIGNED FOR TENDER
19	2024-10-11	RE-DESIGNED FOR TENDER
20	2024-10-11	RE-DESIGNED FOR TENDER
21	2024-10-11	RE-DESIGNED FOR TENDER
22	2024-10-11	RE-DESIGNED FOR TENDER
23	2024-10-11	RE-DESIGNED FOR TENDER
24	2024-10-11	RE-DESIGNED FOR TENDER
25	2024-10-11	RE-DESIGNED FOR TENDER
26	2024-10-11	RE-DESIGNED FOR TENDER
27	2024-10-11	RE-DESIGNED FOR TENDER
28	2024-10-11	RE-DESIGNED FOR TENDER
29	2024-10-11	RE-DESIGNED FOR TENDER
30	2024-10-11	RE-DESIGNED FOR TENDER
31	2024-10-11	RE-DESIGNED FOR TENDER
32	2024-10-11	RE-DESIGNED FOR TENDER
33	2024-10-11	RE-DESIGNED FOR TENDER
34	2024-10-11	RE-DESIGNED FOR TENDER
35	2024-10-11	RE-DESIGNED FOR TENDER
36	2024-10-11	RE-DESIGNED FOR TENDER
37	2024-10-11	RE-DESIGNED FOR TENDER
38	2024-10-11	RE-DESIGNED FOR TENDER
39	2024-10-11	RE-DESIGNED FOR TENDER
40	2024-10-11	RE-DESIGNED FOR TENDER
41	2024-10-11	RE-DESIGNED FOR TENDER
42	2024-10-11	RE-DESIGNED FOR TENDER
43	2024-10-11	RE-DESIGNED FOR TENDER
44	2024-10-11	RE-DESIGNED FOR TENDER
45	2024-10-11	RE-DESIGNED FOR TENDER
46	2024-10-11	RE-DESIGNED FOR TENDER
47	2024-10-11	RE-DESIGNED FOR TENDER
48	2024-10-11	RE-DESIGNED FOR TENDER
49	2024-10-11	RE-DESIGNED FOR TENDER
50	2024-10-11	RE-DESIGNED FOR TENDER
51	2024-10-11	RE-DESIGNED FOR TENDER
52	2024-10-11	RE-DESIGNED FOR TENDER
53	2024-10-11	RE-DESIGNED FOR TENDER
54	2024-10-11	RE-DESIGNED FOR TENDER
55	2024-10-11	RE-DESIGNED FOR TENDER
56	2024-10-11	RE-DESIGNED FOR TENDER
57	2024-10-11	RE-DESIGNED FOR TENDER
58	2024-10-11	RE-DESIGNED FOR TENDER
59	2024-10-11	RE-DESIGNED FOR TENDER
60	2024-10-11	RE-DESIGNED FOR TENDER
61	2024-10-11	RE-DESIGNED FOR TENDER
62	2024-10-11	RE-DESIGNED FOR TENDER
63	2024-10-11	RE-DESIGNED FOR TENDER
64	2024-10-11	RE-DESIGNED FOR TENDER
65	2024-10-11	RE-DESIGNED FOR TENDER
66	2024-10-11	RE-DESIGNED FOR TENDER
67	2024-10-11	RE-DESIGNED FOR TENDER
68	2024-10-11	RE-DESIGNED FOR TENDER
69	2024-10-11	RE-DESIGNED FOR TENDER
70	2024-10-11	RE-DESIGNED FOR TENDER
71	2024-10-11	RE-DESIGNED FOR TENDER
72	2024-10-11	RE-DESIGNED FOR TENDER
73	2024-10-11	RE-DESIGNED FOR TENDER
74	2024-10-11	RE-DESIGNED FOR TENDER
75	2024-10-11	RE-DESIGNED FOR TENDER
76	2024-10-11	RE-DESIGNED FOR TENDER
77	2024-10-11	RE-DESIGNED FOR TENDER
78	2024-10-11	RE-DESIGNED FOR TENDER
79	2024-10-11	RE-DESIGNED FOR TENDER
80	2024-10-11	RE-DESIGNED FOR TENDER
81	2024-10-11	RE-DESIGNED FOR TENDER
82	2024-10-11	RE-DESIGNED FOR TENDER
83	2024-10-11	RE-DESIGNED FOR TENDER
84	2024-10-11	RE-DESIGNED FOR TENDER
85	2024-10-11	RE-DESIGNED FOR TENDER
86	2024-10-11	RE-DESIGNED FOR TENDER
87	2024-10-11	RE-DESIGNED FOR TENDER
88	2024-10-11	RE-DESIGNED FOR TENDER
89	2024-10-11	RE-DESIGNED FOR TENDER
90	2024-10-11	RE-DESIGNED FOR TENDER
91	2024-10-11	RE-DESIGNED FOR TENDER
92	2024-10-11	RE-DESIGNED FOR TENDER
93	2024-10-11	RE-DESIGNED FOR TENDER
94	2024-10-11	RE-DESIGNED FOR TENDER
95	2024-10-11	RE-DESIGNED FOR TENDER
96	2024-10-11	RE-DESIGNED FOR TENDER
97	2024-10-11	RE-DESIGNED FOR TENDER
98	2024-10-11	RE-DESIGNED FOR TENDER
99	2024-10-11	RE-DESIGNED FOR TENDER
100	2024-10-11	RE-DESIGNED FOR TENDER

DP 26-007148
July 30, 2026

SEA ISLAND WAY, LOOKING EAST



BIRD'S EYE VIEW INTO COURTYARD



PROJECT	ViewStar LOT B
3311 No. 3 Road Richmond, BC	
3D Renderings	
JOB NO.	11-03
DESIGN	SV
DATE	March 6, 2026
SCALE	AS SHOWN
DESIGNED	WTL
BY	
CHECKED	
DATE	

- Hotel program stats:
- 206 hotel guest rooms
 - Up to 142 rooms (69%) extended stay capable
 - Minimum 64 rooms (31%) conventional hotel rooms
 - Maximum guest length of stay: six months
 - Unified hotel ownership and operation
 - Individual stratification or subdivision of hotel rooms prohibited



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 975 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone (604) 736-9711, Facsimile (604) 736-7991



REVISION	DATE	BY	REVISION
1	2024-07-30	LL, SV, VK	REVISED FOR DP
2	2024-07-30	LL, SV, VK	REVISED FOR TENDER REVIEW
3	2024-07-30	LL, SV, VK	REVISED FOR TENDER
4	2024-07-30	LL, SV, VK	REVISED FOR DP
5	2024-07-30	LL, SV, VK	REVISED FOR CLARITY REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 12
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
EXCHANGED	WTL
© Copyright 2026 W. T. Leung Architects Inc. All rights reserved. No part of this drawing may be reproduced without the written consent of W. T. Leung Architects Inc. and/or the user's client.	
DRAWING NO.	

- 2 -

Hotel (West)
refer to A 206.1

Tower F
refer to A 206.3

Revised core

Revised stair core

Deleted water feature

Hotel (East)
refer to A 206.2

Tower G
refer to A 206.4

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 770-0771, Facsimile 604 770-7991



REVISION	DATE	BY	DESCRIPTION
1	2023-04-22	WTL	ISSUED FOR BP
2	2023-07-28	WTL	REVISED FOR BP
3	2024-01-22	WTL	ISSUED FOR TENDER REVIEW
4	2024-05-11	WTL	REVISED FOR TENDER
5	2024-06-06	WTL	REVISED FOR BP
6	2024-06-15	WTL	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 4
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
NOTES: This plan and design is based on all data supplied by the client and is not to be used for any other purpose without the written consent of W. T. Leung Architects Inc. and cannot be used without the written consent.	
DRAWING NO.	

FINISH MATERIAL LEGEND

① CONCRETE PAINTED - WHITE	② GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	③ SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" F3-4675	④ SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29	⑤ TRANSPARENT GLASS - WINDOWS	⑥ ALUMINUM PANEL SYSTEM - SILVER	⑦ ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS	⑧ ALUMINUM CAP FLASHINGS - "SILVER"	⑨ PTD. STEEL & GLASS CANOPY & GUTTER CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
⑩ CONCRETE PAINTED - GREY	⑪ STRUCTURAL SILICONE GLAZED CURTAIN WALL	⑫ FOLDING GLASS DOOR SYSTEM - CLEAR ANODIZED ALUM. FINISH - CLEAR GLASS	⑬ SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	⑭ FC PANEL - EDOUTONE TERN	⑮ PERFORATED ALUMINUM PANEL SYSTEM - SILVER	⑯ ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"	⑰ ALUMINUM SUN SCREEN "SILVER"	⑱ ARCHITECTURAL METAL SCREEN
⑲ CONCRETE PAINTED - TRAFFIC MEMBRANE	⑳ ALUMINUM MULLION - CASHMERE MICA	㉑ SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" BW 6064	㉒ SPANDREL GLASS - OPAQUE BACK PAINTED - "TEGULA LINE" BM 2028-30	㉓ ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2027-50	㉔ OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM	㉕ STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS	㉖ ALUMINUM SUN SCREEN "CASHMERE MICA"	㉗ PERFORATED, CURVED SHEET METAL PANEL, CASHMERE MICA
㉘ ARCHITECTURAL CONCRETE - SEALED	㉙ INSULATED SHADOW BOX	㉚ GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"	㉛ SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20	㉜ ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2027-50	㉝ METAL PROFILE - "SUNDANCE" BM 2028-50	㉞ STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS	㉟ VERTICAL SUN SCREEN	㊱ MECHANICAL LOUVER - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL
㊲ LAMINATED SAFETY GLASS	㊳ CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER	㊴ GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"		㊵ ALUMINUM LONGBOARD TAG WOOD GRAIN SOFFIT			㊶ HORIZONTAL GLAZED SUN SCREEN	

Changes to the building exterior:

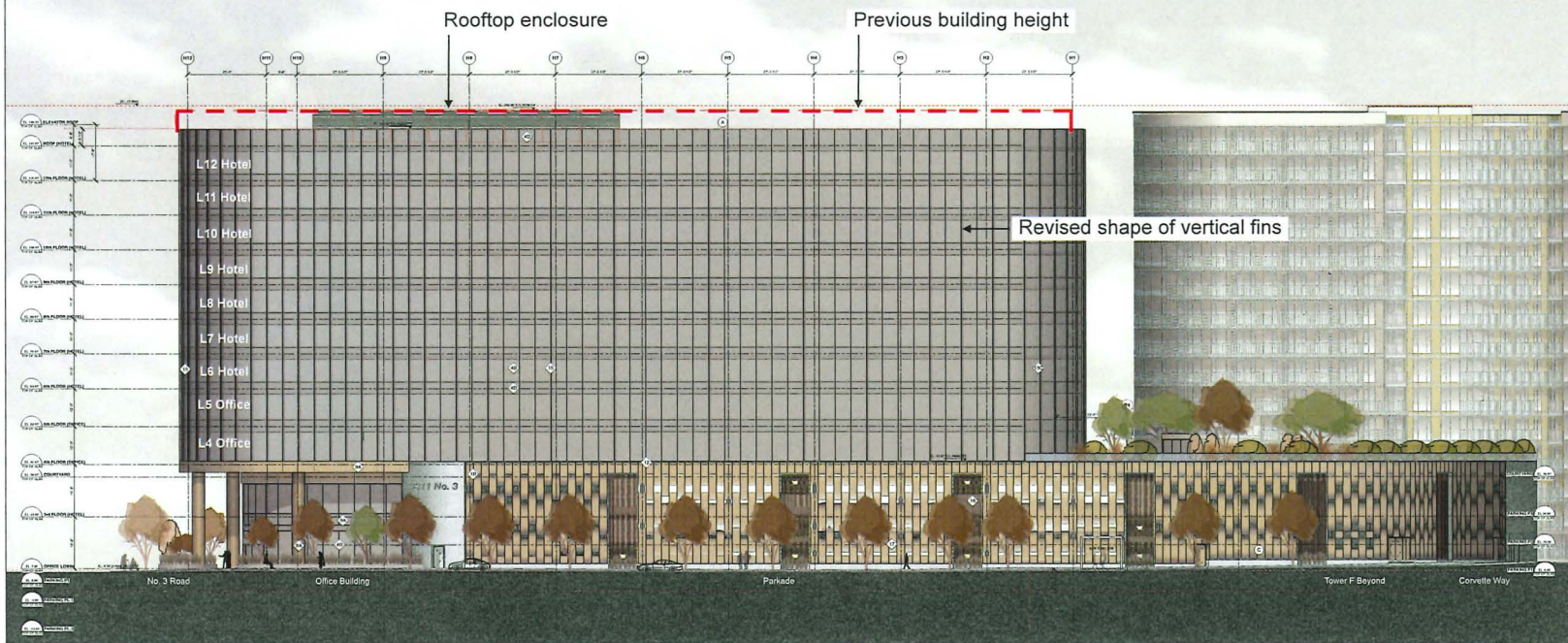
- Lower floor-to-floor height for the hotel levels enabled us to lower the overall roof height.
- Added recessed rooftop enclosure.
- Minor revisions to facade openings.
- Revised shape of vertical fins from tapered to straight.

① PARKING GARAGE EXHAUST VENTILATION

- PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
- VENTILATION SYSTEM OPERATES ON DEMAND
- FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

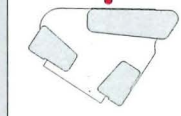
ARCHITECTURAL NOTES:

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



W. T. LEUNG
ARCHITECTS
INC.

Suite 301, 473 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 776-0771, Facsimile 604 776-7061



REVISION	DATE	BY	DESCRIPTION
1	2022-08-16	WTL	REDESIGNED FLOOR PLAN
2	2024-03-22	WTL	REDESIGNED FLOOR PLAN REVIEW
3	2024-04-11	WTL	REDESIGNED FLOOR PLAN REVIEW
4	2024-04-26	WTL	REDESIGNED FLOOR PLAN
5	2024-05-15	WTL	REDESIGNED FLOOR PLAN REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3211 No. 3 Road
Richmond, BC

**Streetscape
• Sea Island Way**

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



ISSUE REVISION	
I	2021-09-30 RE-ISSUED FOR BP
H	2023-07-26 RE-ISSUED FOR B P
J	2024-09-22 ISSUED FOR TENDER REVI
K	2024-10-31 RE-ISSUED FOR TENDER
L	2024-03-06 RE-ISSUED FOR D P
M	2024-05-15 ISSUED FOR CLIENT REVI

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 1
Key Plan

JOB NO. 11-03

LL, SV, VK

DATE July 30, 20

DATE 1/16/00

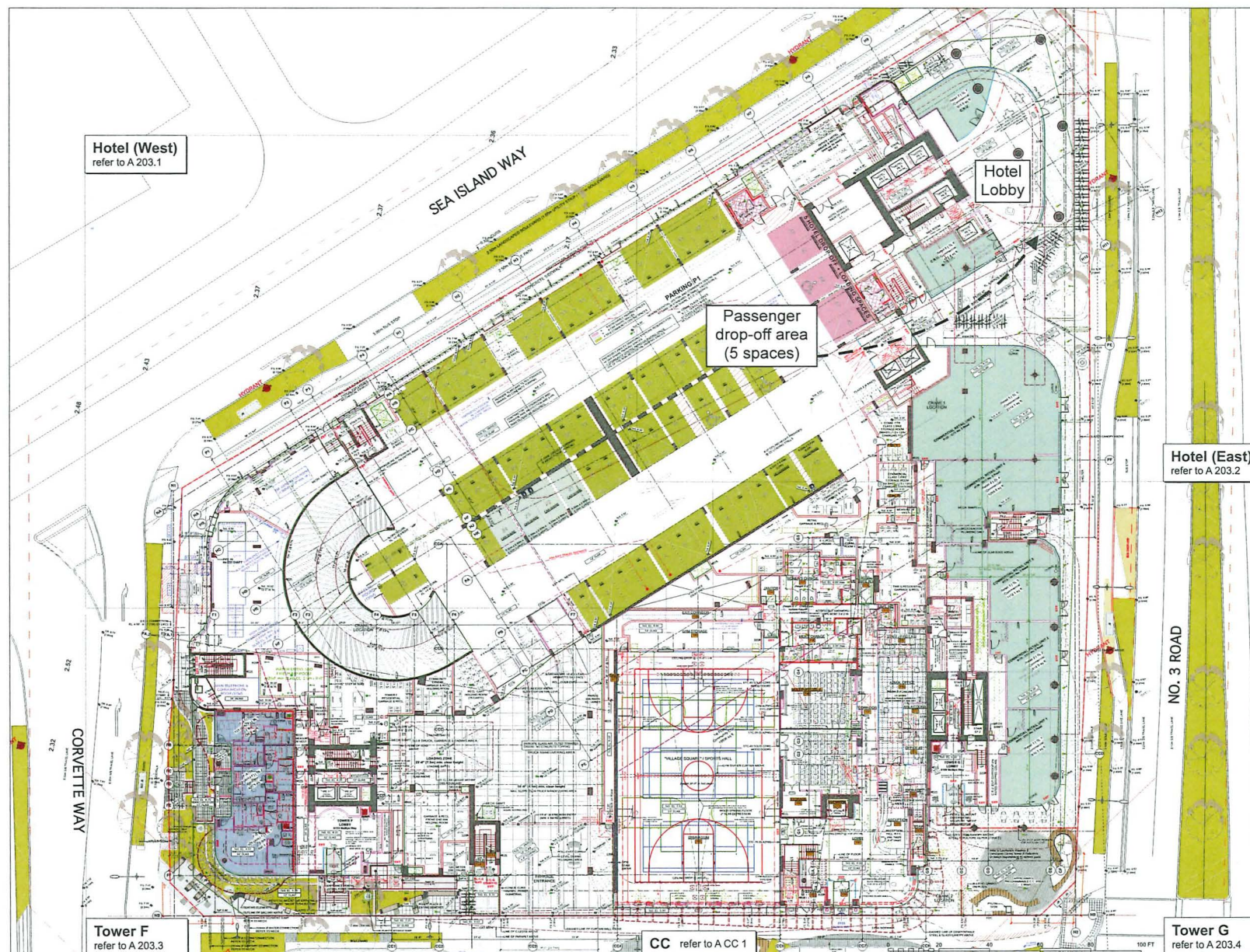
SCALE 1/16" = 1'-0"

ORDERED WTL

© Copyright reserved. This paper and its contents are the exclusive property of W. T. Lau and should not be reproduced without his Archdiocese' consent.

DRAFTING NO.

- 5 -



No. Date Revision Notes

No. Date Revision Notes



Replaced
water feature
with trees.

eta landscape architecture

1800 West 2nd Avenue
Vancouver, BC, Canada V6J 1Y4

1 (604) 683-5400
1 (604) 683-5409
eta@eta-ls.com

All Rights Reserved by eta landscape architecture Inc.
Information contained in this document is the property of eta landscape architecture Inc. and is to be used only for the project and site for which it was prepared. eta landscape architecture Inc. does not warrant the accuracy or completeness of the information contained herein. eta landscape architecture Inc. is not responsible for any errors or omissions in this document. eta landscape architecture Inc. is not responsible for any consequences arising from the use of this document. eta landscape architecture Inc. is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document. eta landscape architecture Inc. is not responsible for any claims, damages, or liabilities, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document. eta landscape architecture Inc. is not responsible for any claims, damages, or liabilities, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document.

Yuanheng Development
Lot B

Illustrative Plan



From: Waugh, Matthew <mwaugh86@mail.ubc.ca>
Sent: Sunday, August 23, 2026 4:37 PM
To: CityClerk
Subject: Development Permit Application DP 26-007148

Categories: Andrea

You don't often get email from mwaugh86@mail.ubc.ca. [Learn why this is important](#)

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 the City of Richmond Development Permit Panel,

I am a resident and owner at 8199 Capstan Way, and I am writing regarding Development Permit Application DP [26-007148](#) for the proposed 206-suite hotel development at 3311 No. 3 Road by Yuanheng Seaside Developments Ltd.

I respectfully request that the Richmond Development Permit Panel reject this proposal and only approve permit applications in this area that are for the development of residential spaces.

I fear the culture that this neighbourhood was developing will be impacted by the building of a large hotel and it will turn into a neighbourhood where out-of-towners make up the majority of pedestrians, drivers, consumers, and our neighbours.

This can lead to more apartments being turned into Airbnbs, despite Strata bylaws, as the culture of the Capstan neighbourhood is that it's turned into a hub that caters primarily to vacationers. A hotel being built next door will only exacerbate this, causing current residents to lose that feeling of community. How can we feel like a community when we are permitting hotel developments that cater to those with no long term investment in our neighbourhoods? No offense to vacationers, but I'm not interested in constantly being stopped by them to share which Chinese restaurant is the best, or what is the best route to take to get to the airport, or how best to get to downtown Vancouver. Local residents need not ask those questions.

I would greatly appreciate it if the following questions and concerns could be addressed as part of the panel's review and consideration of this application:

1. Traffic, drop-off zones, and parking

A 206-suite hotel could generate substantially more vehicle and pedestrian activity than a residential building of similar size. I am particularly concerned about congestion and vehicle activity on No. 3 Road, Capstan Way, and surrounding residential streets.

As part of its review, is the Development Permit Panel considering the following potential negative impacts of the proposed hotel on existing residences, including:

- The expected number of daily vehicle trips generated by the hotel
- The location and design of the hotel drop-off/pick-up area
- Where taxis, ride-share vehicles, and tour buses will stop
- How loading and service vehicles will access the site
- Whether hotel guests will be able to use surrounding residential streets for parking and
- Whether a traffic impact assessment has been completed

2. Noise, late-night activity, and lighting/signage

Hotels operate differently from residential buildings, with guests arriving and departing at all hours, and greater noise and light spill coming from restaurants, event spaces, and other commercial uses.

I am concerned about light spill and potential impacts on neighbouring residential units, especially bedrooms and balconies during night time. Please clarify the proposed exterior lighting and signage, particularly illuminated hotel signage.

Moreover, could the Development Permit Panel clarify:

- Whether the project includes restaurants, banquet/event spaces including on the rooftop, or other late-night uses?
- Proposed hours of operation for these uses?
- Measures to control noise from guests, vehicles, loading areas, and outdoor spaces?
- Whether any acoustic or noise impact assessment has been conducted?

3. Hotel loading, garbage, and servicing

Could the Development Permit Panel provide details regarding the location of:

- Hotel loading/unloading areas
- Garbage and recycling collection
- Commercial deliveries
- Mechanical equipment
- Kitchen exhaust, if applicable
- Any outdoor service areas

I would like to understand how these activities will be separated from neighbouring residential areas and whether they could create noise, odour, or other disturbances, which all can cumulatively impact quality of living and property values.

4. Pedestrian and neighbourhood impacts

The Capstan area is rapidly becoming a high-density residential neighbourhood. I support appropriate development and recognize the benefits of investment and new amenities in the area. However, I believe a 206-suite hotel would negatively impact the community that is growing here.

Could the Development Permit Panel explain how this proposal was evaluated in terms of its compatibility with the surrounding residential buildings, the long-term neighbourhood plan for the Capstan/Sea Island Way area, and its impact on the property values of residential homes (especially those apartments within a couple blocks from the proposed development)?

Given the significant amount of development already occurring around Capstan Way, I am generally concerned about the cumulative effects of additional high-density hotel development on traffic, privacy, property values, apartment views, noise and livability, and general culture and community feel we have here.

Has the panel considered the cumulative impact of this hotel together with other approved and proposed developments in the immediate area?

I would also appreciate receiving or being directed to the current architectural drawings, site plan, elevations, traffic assessment, landscape plan, and any other technical reports associated with DP [26-007148](#) that are available for public review.

Thank you for considering my comments. I would appreciate a written response to the questions above and would be grateful for clarification on when a decision will be made and to what degree comments from local residents like me factor into the panel's decision.

My best,

Matthew Waugh (he/him) | Ph.D., M.A., B.Sc.

Sessional Instructor | ECE Program, EDST Department, ECPS Department
Faculty of Education | University of British Columbia
E: mwaugh86@mail.ubc.ca
C: 778.838.5325
Linkedin: <https://www.linkedin.com/in/matthewwaughbio/>



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 26, 2026

From: Joshua Reis
Director, Development

File: DP 23-020753

Re: Application by Polygon Talistar Homes Ltd. for a Development Permit at
3420 Ketcheson Court

Staff Recommendations

1. That a Development Permit be issued which would:
 - a. Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre); and
 - b. Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).

Staff Report

Origin

Polygon Talistar Homes Ltd. has applied to the City of Richmond for permission to develop a mixed-use commercial and residential high-rise development with 359 residential units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre). A location map and aerial image are provided in Attachment 1. The site is currently vacant.

Highlights of the proposed development include:

- The subject application is the third phase of a four-phase development.
- The subject development includes 359 apartment units, consisting of 17 market rental units and 342 strata residential units.
- The subject development also includes 876 m² (9,430 ft²) of commercial space in six Commercial Retail Units (CRUs).
- Approximately 82 m² (883 ft²) of indoor amenity space.
- The subject development proposes to provide 2,169 m² (23,347 ft²) of outdoor amenity area.
- The subject development proposes to provide 346.5 m² (3,730 ft²) of publicly accessible open space, consisting of two corner plazas at the north end of the site and a landscaped pedestrian access Statutory Right-of-Way (SRW) along the south edge of the site.

A Servicing Agreement (SA) secured through the rezoning application provided for the design and construction of the infrastructure required to support the development, including new roads, road widening, off-site frontage improvements and an on-site public pathway and fire access route along the south edge of the subject site.

Development Information

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

Surrounding Development

Development surrounding the subject site is as follows:

To the north: Capstan Way, a parking lot, designated in the Official Community Plan (OCP) as City Centre Downtown – Tier 2.

To the east: Garden City Road, single-storey commercial buildings and single-detached dwellings.

To the south: Site for the first phase of the subject four-phase development, which provides affordable housing and market rental housing. The associated Development Permit (DP) (DP 22-015851) was issued by Council on July 10, 2023.

To West: Ketcheson Road and Ketcheson Court, site for the fourth phase of the subject four-phase development, which will include high-density high-rise residential development. Also, the second phase of the subject four-phase development (DP 22-017484) which was issued by Council on March 11, 2024.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”, except for the zoning variances noted below.

Zoning Variance (staff comments in ***bold italics***)

The applicant requests a variance to Section 4.11.2 of Richmond Zoning Bylaw 8500. The bylaw permits balconies to project into a required setback by up to one-third of the setback width, which in this case equates to a maximum projection of 1.0 m (3.3 ft.). The proposed variance would increase the permitted projection to 2.0 m (6.6 ft.).

Staff support the proposed variance as it enables balconies with a minimum depth of 2.0 m (6.6 ft.), consistent with the City Centre Area Plan (CCAP) guidelines for residential development. The requested projections are limited to small, isolated areas of the building. Along the east and west elevations, the additional projections typically range from approximately 0.14 m to 0.37 m (0.46 ft. to 1.21 ft.) and are largely confined to Levels 3 and 4.

A single stack of balconies at the bend in the building adjacent to the curved southern property line fronting Ketcheson Court projects up to 0.92 m (3.0 ft.) beyond the maximum otherwise permitted. Staff are satisfied that this condition is a function of the site's geometry and design response to the curved property line. Given the limited extent of the projections and their orientation toward Ketcheson Court, a public roadway, staff are of the opinion that the variance will have minimal impact on adjacent properties or the public realm.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal subject to the applicant taking into consideration the Panel's comments. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from June 19, 2025, is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Phasing

- The subject site is located in the northeast of the four-phase development, fronting onto Capstan Way, Garden City Road, Ketcheson Road and Ketcheson Court.

The subject site is in the Capstan Village area of the CCAP and has a net site area of 11,443.1 m² (123,172.5 ft²) in area.

- The development is proposed to be constructed in two stages. Phase 1 includes the eastern residential tower, associated parking levels and related site works. Phase 2 includes the western residential tower, including the market rental housing component, the balance of the parking levels and related site works.
- The applicant has requested amendments to the Market Rental Housing Agreement and Market Rental Housing Covenant, as well as other applicable agreements to facilitate the proposed phasing arrangement.
- Under the existing agreements, the market rental housing units are required to be constructed prior to occupancy of the market strata units. The applicant has requested that occupancy of Phase 1 be permitted prior to completion of the market rental housing units in Phase 2.
- Staff support the proposed approach, subject to modification of the applicable legal agreements, provided that a Building Permit (BP) application has been submitted for Phase 2 prior to occupancy of Phase 1.
- The proposed amendments would maintain the requirement to construct the market rental housing units while providing flexibility for the development to proceed in two phases.
- The two phases of the development comply with the minimum bylaw requirements for each Phase.

Conditions of Adjacency

- The proposed development is located in the northeast portion of the overall four-phase Talistar master-planned development and represents the final residential phase of the project. For clarity, a lot plan/phase sequencing plan for the Talistar project is attached as Attachment 4.
- The proposed building form, architectural character, public realm treatments and open space connections are consistent with and complement the previously approved and constructed phases of the development.
- The development is bounded by Capstan Way to the north, Garden City Road to the east, Ketcheson Court to the west and a public open space pathway along the south property line. The proposed site plan provides active frontages and pedestrian-oriented building interfaces along each of these frontages.
- The development contributes to the emerging high-density, mixed-use character envisioned for the Capstan Village area through the provision of residential, market rental and commercial uses in close proximity to transit, public open spaces and community amenities.
- A publicly accessible pedestrian pathway is proposed along the south edge of the site and has been secured through an SRW and Public Right of Passage (PROP) arrangement at the time of rezoning. The pathway is designed to connect with the pedestrian connection provided as part of Phase 2 at 3588 Ketcheson Road through the cul-de-sac bulb, creating a continuous east-west pedestrian route through the Talistar development.

- An acoustic assessment has been completed for the development. The building will incorporate the required noise attenuation and thermal comfort measures, and the detailed BP design will comply with the City's aircraft noise-sensitive development requirements secured through legal agreements registered as part of the associated rezoning application.

Urban Design and Site Planning

- The proposed development consists of two residential towers, 12 and 13 storeys in height, respectively. Both towers are situated above a four-storey podium. The lower three storeys of the podium contain structured parking and are screened from public view through the incorporation of ground-oriented residential units and commercial uses along key frontages.
- In accordance with Rezoning Application RZ 18-836123, a total of 2,028 m² (21,829 ft²) of indoor amenity space is required for the concrete residential buildings within Phases 2, 3 and 4 of the overall Talistar development. Phase 2 provides 1,872 m² (20,150 ft²) of indoor amenity space, exceeding its individual requirement and contributing toward the overall indoor amenity space requirement established through the rezoning.
- The subject development includes 82 m² (883 ft²) of indoor amenity space consisting of a strata meeting room and resident lounge. In addition, residents will have access to the indoor amenity facilities located within Phase 2 of the overall development, including meeting and lounge spaces, an indoor sports court, swimming pool, hot tubs, fitness facilities, yoga studio, children's play area and associated support spaces. Access to these shared amenities has been secured through a legal agreement registered on Title.
- The indoor amenity spaces provided in this phase bring the cumulative indoor amenity space provided within Phases 2 and 3 to 1,954 m² (21,033 ft²). The remaining 74 m² (797 ft²) of required indoor amenity space will be provided through the final phase of development.
- A 2,284 m² (24,585 ft²) shared outdoor amenity area is provided on the podium level. The amenity space includes children's play areas, seating and lounge spaces, community garden planters, outdoor dining and barbeque facilities and passive recreation areas intended to serve residents of all ages.
- The proposed development incorporates 346.5 m² (3,730 ft²) of publicly accessible open space on-site, which was originally secured through the associated rezoning application as part of the Capstan Station Bonus public open space network. This includes a public pathway along the south edge of the site providing pedestrian connections between Ketcheson Court and Garden City Road, as well as public plaza areas located at the northeast and northwest corners of the development.
- The publicly accessible pedestrian pathway and corner plazas are secured through SRW and PROP agreements registered on Title. While the overall design intent, configuration and landscaping concept are identified through the DP process, the detailed design will be advanced through the associated SA process prior to BP issuance and is expected to generally conform to the DP plans.

- Vehicle access to the underground parkade is proposed from Ketcheson Road and Ketcheson Court. The accesses have been reviewed and approved by the City's Transportation Department.
- A total of three medium-size loading spaces are proposed across the development. One medium-size loading space is provided in Phase 1 for loading and garbage/recycling collection purposes. Phase 2 includes two medium-size loading spaces, comprised of one residential loading space and one loading space associated with commercial uses and garbage/recycling collection.

Architectural Form and Character

- The proposed development features a contemporary architectural design consisting of two residential towers atop a podium form. The overall massing is articulated through variations in building height, tower placement, podium setbacks and distinct building volumes, helping to break down the scale of the development and provide visual interest from surrounding streets and open spaces.
- The architectural expression is characterized by vertically proportioned building bays, extensive glazing, projecting balconies and a series of coloured vertical accent panels that establish a strong vertical rhythm across the façades. The coloured architectural elements are integrated throughout the buildings and provide visual interest while reinforcing the vertical proportions of the towers' forms.
- The podium incorporates a mix of ground-oriented residential units, residential lobby entrances and commercial frontages to create an active pedestrian environment. Individual unit entrances and frequent building articulation provide animation along adjacent streets and publicly accessible open spaces while maintaining a pedestrian-scaled interface with the public realm.
- Building entrances, lobby areas and amenity spaces are identified through expanded glazing and enhanced architectural treatment, creating focal points at key pedestrian access locations and contributing to passive surveillance of surrounding public spaces.
- Exterior materials are proposed to include window wall and curtain wall glazing, fibre cement and metal panel cladding, painted concrete elements, coloured architectural accent panels, metal balcony railings and glazed guardrails. The material palette employs neutral grey and white tones complemented by green and warm accent colours, providing visual contrast and architectural definition.
- The material palette is anchored by dark brick, grey and white architectural elements and extensive glazing, creating a contemporary architectural expression consistent with the broader Talistar development. Green and orange accent panels are strategically distributed across the façades to provide animation, reinforce vertical building proportions and distinguish the individual building forms while maintaining a cohesive architectural language throughout the development.
- The proposed architectural design is consistent with the form and character established in the previously approved phases of the Talistar development and contributes to a cohesive architectural identity across the overall master-planned community.

Landscape Design and Open Space Design

- Along the east frontage facing Garden City Road, a continuous row of townhouse units provides animation and passive surveillance of the public realm. Trees, planting beds, bicycle parking and seating areas contribute to a pedestrian-friendly streetscape and soften the building edge.
- Along Capstan Way, the commercial frontage is designed to support pedestrian activity through the provision of retail entrances, clear glazing, seating opportunities, bicycle parking, trees and planting beds. The streetscape treatment establishes an active and animated public realm while contributing to passive surveillance of adjacent sidewalks and public spaces.
- Along Ketcheson Road and Ketcheson Court, ground-oriented residential units are provided with individual entrances and semi-private patio spaces. Along Ketcheson Road, many of the patios are raised above the adjacent sidewalk grade, while patios along portions of Ketcheson Court transition to grade-level outdoor spaces. In both conditions, a combination of grade changes, low fencing, planting beds, hedges and landscape buffers clearly delineates private residential space from the public realm while maintaining opportunities for passive surveillance.
- Along the south edge of the site, a publicly accessible pathway secured through the associated rezoning application provides a pedestrian connection between Ketcheson Court and Garden City Road. The pathway is enhanced through the provision of trees, planting beds, seating areas, bicycle parking and active building frontages, creating an attractive pedestrian environment and strengthening connectivity within the overall Talistar development.
- Public plaza areas are provided at the northern corners of the site. These areas incorporate seating, planting, bicycle parking and paving treatments that support pedestrian activity.
- The development provides approximately 2,284 m² (24,585 ft²) of outdoor amenity space, exceeding the minimum OCP outdoor amenity space guideline of 2,154 m² (23,186 ft²). The development also provides approximately 1,230 m² (13,240 ft²) of landscaped area, exceeding the minimum CCAP landscaped area guideline, which calls for a landscaped area equivalent to 10 per cent of the net site area (1,144 m² (12,314 ft²) in this instance).
- The podium-level outdoor amenity area is organized as a series of interconnected activity spaces linked by accessible pathways and landscaped open spaces. Amenities include children's play areas, flexible lawn and gathering spaces, hammock seating, table tennis facilities, outdoor dining and barbeque areas, fire table seating, a fenced dog activity area and passive recreation opportunities. Planting beds and trees are integrated throughout the podium to define individual activity areas and provide visual interest.
- The children's play area provides opportunities for a variety of age groups and incorporates colourful play equipment, rubber safety surfacing, open play areas and seating opportunities for caregivers. Additional informal play opportunities are provided throughout the podium amenity area.
- An urban agriculture garden area is provided within the podium-level outdoor amenity space, including raised gardening planters, potting tables, tool storage and seating areas intended to support community gardening activities.

- The landscape design incorporates a diverse plant palette of trees, shrubs, ornamental grasses, perennials, groundcovers and ferns selected to provide seasonal interest, varied textures and year-round visual appeal. A number of species have also been selected to support birds and pollinator species.
- Extensive green roof areas are proposed on the lower roof levels of the buildings, contributing to the greening of the development and supporting the overall landscape character of the site.
- A lighting plan is included in the DP plans. Lighting will be provided throughout the site and is to be directed downwards and into the site.
- On-site irrigation will be provided for all planted areas.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$1,834,690.00 in association with the DP.

Transportation

- The proposed parking supply is consistent with the requirements of the site-specific ZMU47 zone and associated Transportation Demand Management (TDM) measures secured through the associated rezoning application.
- The proposed development provides a total of 405 vehicle parking spaces, including 327 spaces for market strata residential units, 11 spaces for market rental units, 65 shared visitor/commercial parking spaces, and two dedicated car-share spaces. The proposed parking supply exceeds the minimum ZMU47 zoning requirement of 386 parking spaces.
- The following TDM measures were secured through the rezoning and are incorporated into the proposed development:
 - Provision of two Class 1 bicycle storage spaces per dwelling unit, 10 per cent of which are larger family-sized spaces intended to accommodate bicycle trailers, cargo bicycles or multiple bicycles.
 - Provision of a bicycle maintenance and repair facility in the development.
 - Provision of 120V electric outlets for 10 per cent of Class 1 bicycle parking spaces to facilitate charging of electric bicycles.
 - Provision of two car-share vehicles, dedicated parking spaces, and associated public rights of passage statutory right-of-way to facilitate public access to the car-share vehicles.
- Additional TDM measures applicable to the market rental units include:
 - Provision of one year of bicycle-share membership for 100 per cent of market rental units.
 - Provision of one year of two-zone monthly transit passes for 100 per cent of market rental units.
 - Provision of one year of car-share membership for 100 per cent of market rental units.
- The proposed development provides a total of 874 Class 1 bicycle parking spaces, including 790 standard spaces and 84 family-sized spaces, located within secure bicycle storage rooms throughout the development.

- A total of 78 Class 2 bicycle parking spaces are provided, including 74 spaces serving residential use, and four spaces serving the commercial units. Class 2 bicycle parking is distributed throughout the site near residential entrances, commercial frontages, and public open spaces.
- Vehicle access to the development is provided from Ketcheson Road and Ketcheson Court, minimizing conflicts with the major road network and supporting safe and efficient site circulation. Pedestrian access is provided through a network of sidewalks, public open spaces and building entry plazas connecting the development to adjacent streets and the broader Talistar community.
- Loading requirements are provided in accordance with the ZMU47 zone, including two medium-sized residential loading spaces and one medium-sized commercial loading space, supporting the operational needs of the development.

Market Rental Housing

- The first phase of development provided all required affordable housing units and the majority of the required rental housing units. The associated DP (DP 22-015851) was issued by Council on July 10, 2023, and the development has recently received Occupancy. The remaining rental housing obligation will be fulfilled through subsequent phases of development, each of which is required to provide 17 market rental units.
- As secured through the associated rezoning application, the development proposal provides 17 market rental housing units of approximately 1,202.7 m² (12,945 ft²) of floor area on the second through sixth levels. The proposed unit types are shown in the table below:

Unit Type	Number of Units	Proposed Unit Area
1-Bedroom	6	56.5 m ² (608 ft ²)
2-Bedroom	11	79.2 – 85.1 m ² (852 - 916 ft ²)

- These units are restricted to rental tenure only in accordance with a market rental housing agreement registered on Title through the associated rezoning application.
- The Housing Agreement registered on Title restricts the subdivision of the market rental housing units. In the event that Lot 2 is subdivided by strata plan, the market rental housing units are required to remain consolidated and shall collectively comprise no more than one strata lot.

Accessible Housing

- In accordance with the associated rezoning application, all required affordable housing units were provided within Phase 1 of the development.
- The proposed development includes 17 market rental barrier-free housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing (BUH) Features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.

In order to accommodate a resident in a wheelchair, these units also include aging-in-place features such as stairwell handrails, lever-style door and plumbing fixture handles and wall reinforcement to facilitate the future installation of grab bars.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been incorporated throughout the proposed development through the application of natural surveillance, territorial reinforcement, access control and maintenance strategies.
- Public spaces, pedestrian pathways, commercial frontages and private and semi-private residential areas are clearly defined through changes in grade, landscaping, low fencing, gates and other architectural and landscape features that reinforce the distinction between public and private spaces.
- Commercial units, residential lobby entrances and ground-oriented residential units are designed with prominent entrances, extensive glazing and clear visibility from adjacent streets, supporting pedestrian activity and opportunities for passive surveillance.
- The parkade entrances, building entrances, public open spaces and pedestrian pathways are designed with clear sightlines and are intended to be illuminated to support safe access and movement throughout the site.
- Views from commercial spaces, residential units, common indoor amenity areas and outdoor amenity spaces provide opportunities for passive surveillance of adjacent streets, public plazas, the public pathway along the south edge of the site and the podium-level outdoor amenity areas.
- Landscaping throughout the development has been designed to maintain visibility and avoid creating concealed areas. The pocket parks and open space areas are configured to promote visibility and natural surveillance, while providing gathering opportunities for residents and visitors.

Sustainability and Renewable Energy

- The subject site is required to be connected to the district energy system serving the overall Talistar development. Registration of legal agreements securing the provision of and connection to the district energy utility was completed through the associated rezoning application.
- The developer has committed to designing the development to comply with the City's applicable BC Energy Step Code requirements. Preliminary energy modelling submitted with the application demonstrates compliance with the applicable energy and emissions performance targets, including Step 2 with a Low Carbon Energy System (LCES) and Emissions Level 2 (EL-2). Compliance will be confirmed through further review at the BP stage.
- The proposed development incorporates a number of sustainable design features, including extensive green roof areas, high-performance building envelope systems, energy-efficient mechanical systems and low-emission glazing assemblies intended to reduce energy consumption and improve overall building performance.

- The proposed development includes electric vehicle charging infrastructure for all residential parking spaces and a portion of the visitor and commercial parking supply, consistent with the City's transportation demand management and sustainability objectives and Zoning Bylaw.
- Extensive landscaped roof areas are incorporated into the podium design. In addition to providing outdoor amenity space for residents, the green roof areas contribute to stormwater management, reduce urban heat island effects and enhance the environmental performance of the development.

Legal Encumbrances

As part of the original rezoning approval, numerous legal agreements were registered on Title to secure development requirements, transportation demand management measures, parking allocations, public access arrangements, affordable housing obligations, servicing requirements and other development commitments. To facilitate the proposed phasing of the development, a number of these agreements must be amended to reflect the proposed development scheme. In support of the current application, the applicant submitted a title review summary prepared by their solicitor, which was subsequently reviewed by the City's Law Department. The legal agreements identified for amendment include:

- EV and Bicycle Charging Covenant;
- Market Rental Housing Agreement;
- No Development - Market Rental Housing Covenant;
- Commercial Parking Covenant;
- Corner Plaza Covenant;
- Car Share Parking Covenant; and
- District Energy Utility (DEU) Covenant.

The required amendments are identified in the Development Permit Considerations (Attachment 5).

Conclusions

Polygon Talistar Homes Ltd. has applied for a DP for the property at 3420 Ketcheson Court to facilitate the development of a mixed-use residential and commercial building containing 359 dwelling units, including 17 market rental housing units.

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

Respectfully submitted,

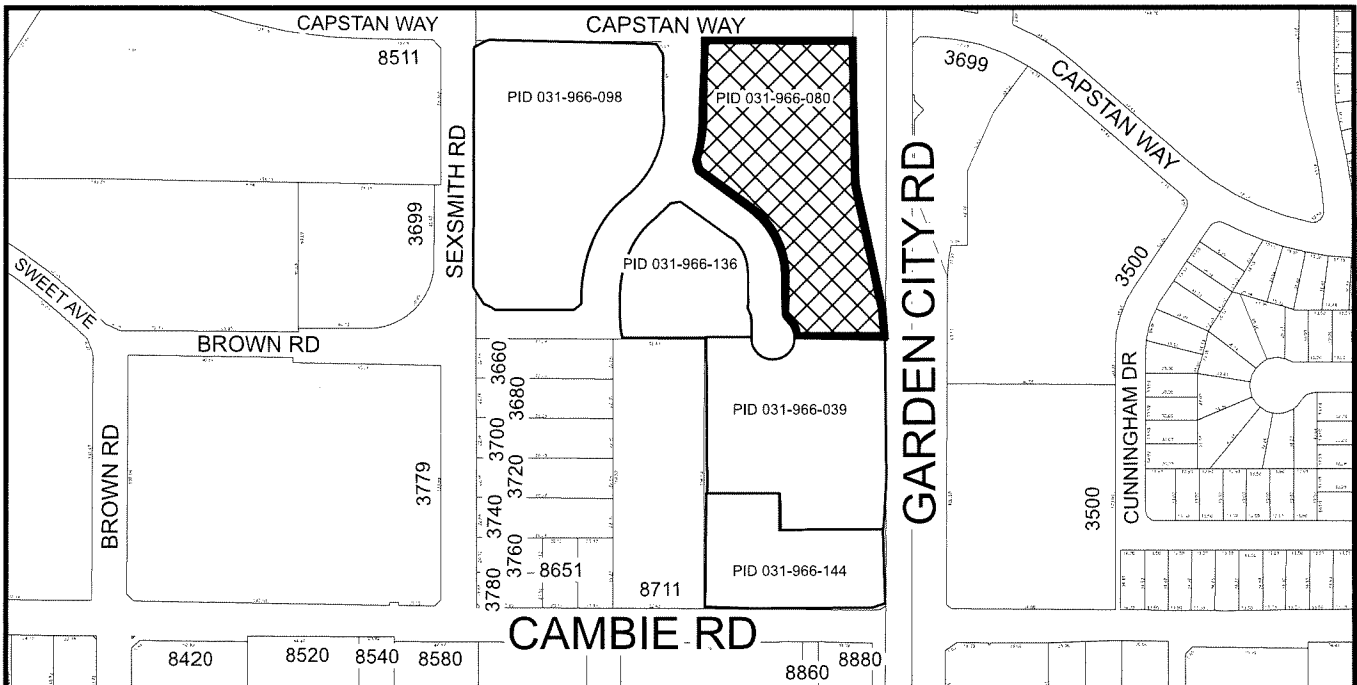
Chris Bishop, Manager, Development East

Report Contributors

This report was prepared by Chris Wilcott, Planner 3.

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Advisory Design Panel Meeting Minutes (Annotated Excerpt from June 19, 2025)
 - 4: Talistar Masterplan Phasing Diagram
 - 5: Development Permit Considerations

The map displays a grid of streets and lots. Key streets include No. 3 Rd, Capstan Way, Sweet Ave, Brown Rd, Hazelbridge Way, Sexsmith Rd, Garden City Rd, and Cambie Rd. A large lot labeled 'SITE' is located in the center, bounded by Sweet Ave, Brown Rd, and Cambie Rd. Other lots are labeled with numbers such as ZMU9, ZHR12, ZMU47, and ZI7. Zoning districts are indicated by codes like CA, RCL4, SI, RS1/F, RD1, RTL1, and ZT79. A north arrow is located in the upper right quadrant of the map.

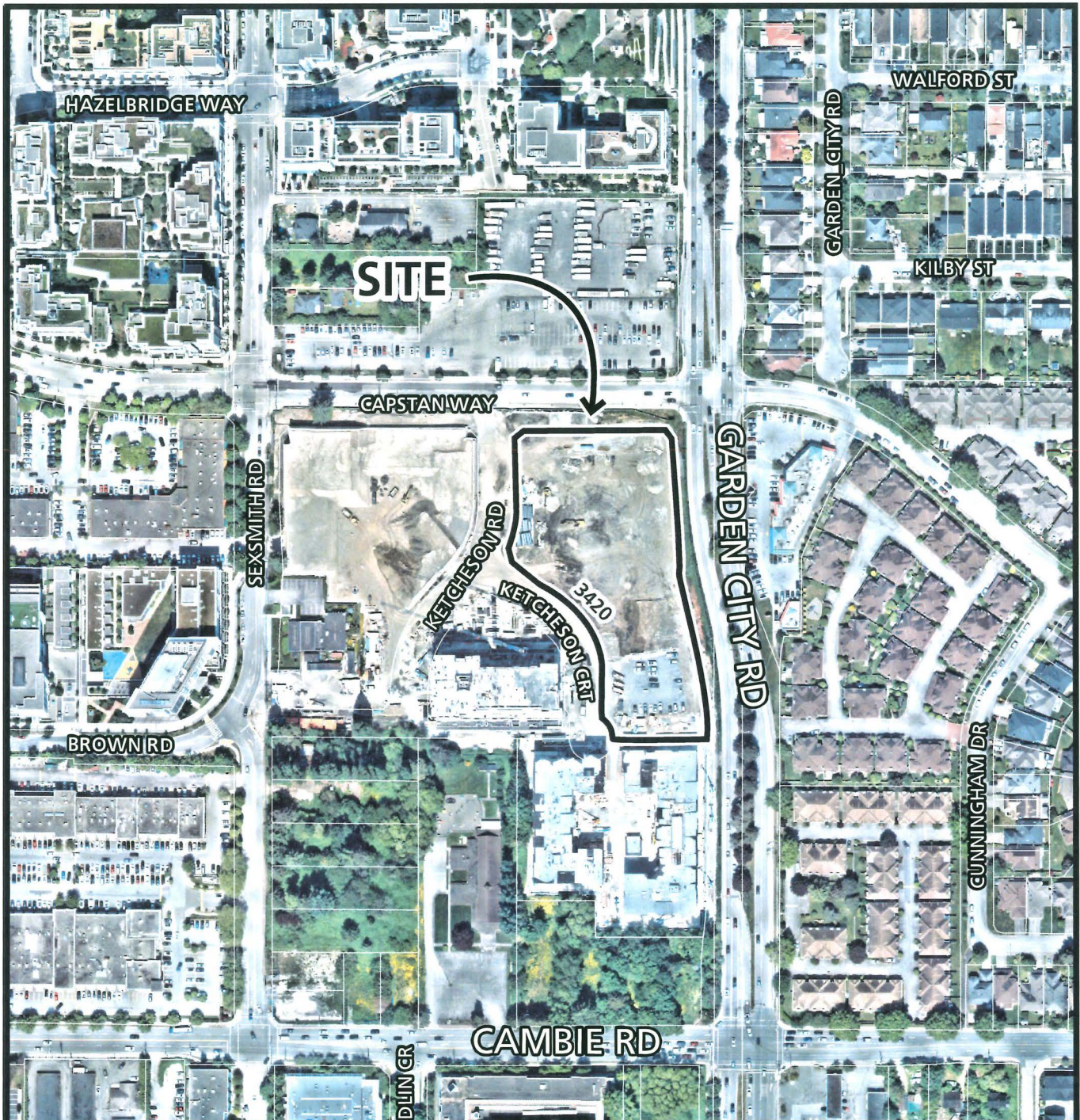


DP 23-020753

Note: Dimensions are in METRES



City of
Richmond



DP 23-020753

Original Date: 08/12/26
Revision Date:

Note: Dimensions are in METRES



DP 23-020753

Attachment 2

Address: 3420 Ketcheson Court

Applicant/

Owner: Polygon Talistar Homes Ltd.

Planning Area: Capstan Village (City Centre)

Floor Area Gross: 52,363 m² (563,634 ft²) Floor Area Net: 33,185 m² (357,200 ft²)

	Existing	Proposed
Site Area:	11,443 m ² (123,173 ft ²)	No change
Land Uses:	Vacant	Mixed-use commercial and residential high-rise
OCP Designation:	City Centre Downtown – Tier 2	No change
CCAP Designation:	General Urban T4 (25m) and additional density and building height Capstan Station Bonus (CSB) Richmond Arts District	No change
Zoning:	Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)	No change
Number of Units:	None	359 dwelling units, including 17 market rental units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	2.90	2.90	none permitted
Lot Coverage:	Max. 90%	80%	None
Setbacks:			
Public Road	Min. 3 m (9.8 ft)	3 m (9.8 ft)	None
Interior Side Yard	None	6 m (19.7 ft)	
Parkade Setbacks:			
Public Road	Min. 1.55 m (5.1 ft)	3 m (9.8 ft)	None
Balcony Project into setback:	1/3 of required setback (1m – 3.3 ft.)	1.92 m (6.3 ft)	Required
Height (m):	Max. 45 m (147.6 ft)	44.98 m (147.6 ft)	None
Lot Size:	Min. 11,400 m ² (2.82 ac.)	11,443 m ² (2.83 ac.)	None
Off-street Parking Spaces – Regular/Commercial:	386 spaces, including: a) Residential: 319 b) Visitor/Non-residential: 65 c) Car Share: 2	405 spaces, including: a) Residential: 338 b) Visitor/Non-residential: 65 c) Car Share: 2	None
Off-street Parking Spaces – Accessible:	Min. 2%	2.5%	None

Small Car Parking Spaces:	Max. 50%	48%	None
Tandem Parking Spaces	Not permitted	None	None
Loading Spaces	3 Medium	3 Medium	None
Bicycle Spaces	721 Class 1 (TDM), including 72 family sized (TDM) 76 Class 2	874 Class 1 (TDM), including 84 family sized (TDM) 78 Class 2	None
Amenity Space – Indoor:	Min. 718 m ² (7,728.5 ft ²)	82.1 m ² (884 ft ²) provided; remaining 635.9 m ² (6,845 ft ²) accommodated through shared amenity space provided in Phase 2.	None
Amenity Space – Outdoor:	Min. 2,154 m ² (6,845 ft ²)	2,284 m ² (24,585 ft ²)	None
Capstan Station Bonus Public Open Space	Min. 1,144 m ² (12,314 ft ²)	1,230 m ² (13,240 ft ²)	None

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, June 29, 2025 – 4:00 p.m.
Remote (Teams) Meeting**

Advisory Design Panel

Time: 4:00 p.m.

Place: Remote (Teams) Meeting

Present: Vikas Tanwar, Chair
Pam Andrews
Winston Chong
Judy Liu
Kush Panatch
David Semczyszyn
Jerome Teo
Nicci Theroux
Alan Tse

Also Present (Staff): Sara Badyal, Program Manager, Housing (Acting Staff Liaison)
Rustico Agawin, Committee Clerk

Absent: Cpl. Roy Wong

1. DP 23-020753 - MIXED USE DEVELOPMENT INCLUDING TWO HIGH-RISE TOWERS, APPROXIMATELY 359 RESIDENTIAL UNITS, AND 876 M2 OF RETAIL SPACE FRONTING CAPSTAN WAY

ARCHITECT: Arcadis

LANDSCAPE ARCHITECT: Connect Landscape Architecture

PROPERTY LOCATION: 3420 Ketcheson Court

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation;
Noted, Thank you.
- appreciate the provision of level balcony access for the Basic Universal

Housing (BUH) units;

Noted. Thank you.

- consider providing accessibility features for the master bedroom and ensuite bathroom considering the growing older population of the City;

We are providing Aging in place provisions like reinforced backing for installation of future grab bars in all the bathrooms at the tubs, showers and the toilets. Units can be retrofitted by the end user should they require modifications.

- consider having BUH units in the strata housing units especially on the upper floors of the buildings to serve the needs of seniors who are downsizing their homes;

We are providing Aging in place provisions as noted in the previous comment.

- consider an alternative approach to the elevation differences between the interior corridors and the north end of the upper parking levels such as providing interior platform mechanical lifts for selected elevator lobbies;

Noted, but lifts can become a maintenance challenge for the strata. We've take a ramp approaching which is more suitable, not only for accessibility but also for people carrying wagons, strollers, and similar items.

- consider making the bicycle storage use less prominent on the doors to enhance their security; also consider installing high security fixtures on the bicycle room doors;

Noted, and we will consider removing the "Bike Room labels." High security fixtures with full height astragals for added security will be provided for the Bike locker rooms.

- clarify whether public art will be installed at the northeast corner plaza and southwest corner plaza as indicated in the presentation package provided by the applicant to Panel members;

No, as confirmed by Polygon, there is no public art being installed with this proposed development.

- in general, the project is well considered and successful;

Noted. Thank you.

- consider (i) giving more attention to how the towers meet the ground, (ii) providing more consistency in the use of colours throughout the development, (iii) mitigating the heavy feel of the fascia, (iv) highlighting the lobby entrances, and (v) providing consistency to the approach to vehicle entrances to the buildings as there are two different approaches proposed;

(i) The towers meet the ground:

The fin wall for North Tower (Building 2-1) has been extended down to meet

the ground, creating a stronger vertical connection. Additionally, the horizontal slabs on the south side of the vertical fin have been painted dark to match the darker windows, ensuring greater consistency in the tower's overall design.

(ii) Consistency in the use of colours throughout the development:

Additional green and orange color panels are added across the entire development to ensure greater consistency and visual harmony. Specifically, the wall adjacent to the entry lobby for North Tower (building 2-1) and entrance lobby for South Tower (building 2-2) has been designed with a series of green and orange panels. This addition not only enhances the overall color scheme but also elevates the visual experience throughout the facade.

(iii) Mitigating the heavy feel of the fascia

The design is refined by extending the white spandrel from the tower to lessen the heavy appearance of the fascia. Furthermore, a portion of the white fascia has been replaced with grey spandrel to reduce the visual weight of the fascia while preserving the continuity of the horizontal banding treatment.

(iv) Highlighting the lobby entrances

The lobby entrances have been updated by adding colour to bring attention to and highlight them.

(v) Approach to vehicle entrances

The vehicle entrance for Building 2-1 is situated next to the townhouse area (different face of the development), while the vehicle entrance for Building 2-2 is positioned directly beside the tower entrance, necessitating a slightly different approach for each.

For South Tower (Building 2-2), the vehicle entrance design has been simplified by using brick instead of a combination of metal panels and brick, bringing it in line with the straightforward design of North Tower (Building 2-1). Additionally, a creative brick arrangement has been introduced to add a playful element to the otherwise blank brick wall.

- *the street wall podium appears significant due to the wide white fascia and bigger frame around it; however, the more publicly accessible commercial space looks subdued and recessive compared to the townhouse areas; consider making the commercial space stand out more; also provide more attention to the location and type of signage for the CRUs;*

The wide white fascia on Level 6 is intentionally designed to conceal roofing elements and provide a finished cap for this level. To enhance the visibility of the more publicly accessible commercial space and differentiate it from the townhouse areas, the frontage of the CRU has been updated. This includes creating a distinct white band on Level 2 to establish a clear separation between the residential areas and the CRU.

- the concrete finishes on the pocket plazas need further consideration; consider enhancing the sense of publicness of the plazas by incorporating more elements into the plazas that would encourage and emphasize their public use;

The textured concrete wall is replaced with brick veneer. Different treatment such as brick arrangement and vision glass is incorporated into the brick wall to create a playful and engaging feature that aligns with the overall panel concept. Additionally, the pocket plaza is enhanced with vibrant benches and visually appealing landscaping, further elevating its overall charm and attractiveness.

Pocket Plaza at the West side.

The pocket plaza has been enhanced with a green panel arrangement in front of the lobby entrance area and a subtle protruded brick design on the wall beside it, adding a playful and inviting touch to the space. Additionally, more green space and benches have been incorporated to encourage public gathering and interaction.

Pocket Plaza at the East side.

The concrete textured wall has been replaced with a combination of brick and vision glass. Vision glass is specifically added at the exit stairs location to lighten the visual impact of the brick and to allow natural light into the stairwell. This design creates a more cohesive look that harmonizes with the townhouse area.

- the use of brick and vertical fin elements on the L-shaped frame at the southeast corner is not successful as the intention is not clear;

The fins for townhouse unit 2-110 and unit 2-111 have been removed to simplify the design at the south corner, allowing the brick to seamlessly wrap around. Additionally, the brick wall at the southeast corner has been updated to include vision glass, breaking up the large concrete wall volume. This subtle detail creates a smoother transition at the corner.

- support the Panel comment to provide more BUH units distributed throughout the buildings/towers;

We are providing Aging in place provisions like reinforced backing for installation of future grab bars in all the bathrooms at the tubs, showers and the toilets. Units can be retrofitted by the end user should they require modifications.

- confirm whether the project needs to have EL 2 compliance for greenhouse gas emissions; clarify the specific pathway for the project to achieve BC Energy Step Code 2;

We are not required to achieve EL-2 because the project is utilizing district energy heating/cooling.

- appreciate the informative presentation of the project by the applicant;

Noted. Thank you.

- consider integrating some art elements into the proposed development considering that the site is located in the Richmond Arts District, particularly on (i) the blank grey wall near the north tower entrance to make it more colourful and inviting, (ii) the landscape furniture around the development (e.g. benches) especially at the corner plazas by adding bolder colours or introducing unusual shapes, and (iii) the commercial space through incorporating elements (e.g. banding) to make the space more distinct; also consider providing appropriate signage guidelines for the CRUs to make the signage more cohesive (i.e. in terms of scale and elevation) and consistent with the site's overall design;

(i) Blank Grey Wall

Please refer to DP Booklet pg. 38 and 175 for additional renderings. The blank grey wall has been enhanced with a green panel arrangement and a subtle protruded brick design on the adjacent wall, adding a playful and inviting touch to the space. Additionally, more green space and colorful benches have been incorporated to encourage public gathering and interaction.

(ii) Furnishings in corner plaza

Furnishings in corner plaza now have metal powder coated supports that are yellow, to be bolder and more playful.

(iii) Commercial Façade Updates

To enhance the visibility of the more publicly accessible commercial space and differentiate it from the townhouse areas, the frontage of the CRU has been updated. This includes creating a distinct white band on Level 2 to establish a clear separation between the residential areas and the CRU.

- consider removing the tall brown louvers on the façade of the on-site DEU plant at the southwest corner of the site to enhance its visual porosity; also consider installing appropriate lighting inside to create a positive design element for the project that would provide interest to pedestrians passing by;

The tall brown louvers have been removed and replaced. Coloured panels are extended into this area to create a cohesive overall design. In addition, spandrel panels are integrated to screen the mechanical, garbage, and loading areas from view. There is no DEU plant at this corner.

- there are green roofs proposed on different levels; consider converting some of these green roofs into outdoor spaces for residents;

Maintaining the green roofs across various units poses certain challenges. To address this, patterning has been added to the extensive green roof areas on lower levels, introducing a playful element to the overall design while enhancing functionality.

- appreciate the presentation of the project; the project looks great;

Noted. Thank you.

- appreciate the use of a variety of paving materials on the site;

Noted. Thank you.

- support the Panel comment regarding the suggestion to introduce more colours and materials for the landscape furnishings to emphasize the location of the site in the Richmond Arts District; clarify the hierarchy of public spaces on the site;

Furnishings in public realm now have metal powder coated supports that are yellow, to be bolder and more playful. Yellow colour was selected to complement colours in architecture rather than match it.

- the proposed design of the children's play area particularly the proposed colours feel cold; consider reviewing its design to make it more inviting;

Colour palette revised to be warmer and more inviting.

- appreciate the provision of a dog run area; consider installing hose bibs that are connected to a sanitation system for cleaning the area;

Hose bib added.

- the podium will be in full shade in the winter months; ensure that the proposed planting materials on the podium are shade tolerant;

North is to the left side of landscape drawings. Much of the podium receives decent light throughout the year for the plant materials provided.

- support the Panel comment regarding the use of some of the green roofs for outdoor space for some residents;

Due to potential strata roof maintenance challenges, green roof areas are not used for outdoor amenity.

- consider introducing some patterning on the lower level green roofs to provide interest to residents of units in the upper storeys of the buildings and as an approach to bring the art element into the buildings; also ensure the provision of access paths for the maintenance of the green roofs;

Patterning added to lower-level extensive green roof areas.

- appreciate the applicant's presentation and the time and effort put into the project;

Noted. Thank you.

- the entries to the towers appear weak particularly at the south tower; the north tower has a distinct entry which the south tower does not have; review the design of the tower entries for a more consistent approach in terms of banding and rooftop signifiers to the entries; also review the design of the PMT near the entry in order not to make it appear as a standalone piece;

The entrance of the South Tower has been enhanced with a glass box design, replacing the brick wall with vision glass to allow natural light and provide pedestrians with a clear view through the space. Additionally, both tower

entrances now feature designated color panels, creating a consistent design approach while maintaining distinct identities for each entrance..

For the PMT, we may consider incorporating a wrap, which may be at the discretion of BC Hydro.

- review the design of the louvers close to the townhouses to clarify their intent as the louvers are little and subtle;

The louvers close to the townhouse have been removed to simplify the design at the south corner, allowing the brick to seamlessly wrap around.

Additionally, the brick wall at the southeast corner has been updated to include vision glass, breaking up the large concrete wall volume. This subtle detail creates a smoother transition at the corner.

- appreciate the provision of charging outlets in the scooter and bicycle rooms;

Noted. Thank you.

- consider creating a better correlation/relationship between the spring and fall (i.e. green and orange) colours on the buildings to on-site landscaping;

Furnishings in public realm now have metal powder coated supports that are yellow, which complement colours in architecture rather than match it. Play area spaces also are now warm tones, in a fall-like colour palette.

The colour palette revised to be warmer and more inviting.

- appreciate the applicant's efforts to successfully break down the massing of the large buildings in the proposed development to not appear overwhelming;

Noted. Thank you.

- support the Panel comments regarding introducing more colours and materials and creating some playfulness on the building's elevations especially at the back of the buildings in keeping with the location of the site in the Richmond Arts District;

Additional green and orange panels will be incorporated throughout the building, with particular emphasis on the back elevations. These color panels will extend vertically from the podium to the tower, creating a cohesive and dynamic visual connection across the building's façade.

- consider a more consistent approach to the use of banding to anchor the north and south entries to the tower lobbies to create stronger identities to the tower entries;

The banding on both towers has been enhanced for a more cohesive design. For the North Tower, the fin wall has been extended down to the ground, strengthening the vertical connection. Additionally, horizontal slabs on the south side of the vertical fin have been painted dark to match the darker windows, ensuring consistency in the tower's design.

For the South Tower (Building 2-2), the banding has also been revised. The design now features an extended white spandrel to reduce the perceived

thickness of the slab. A portion of the white fascia has been replaced with a grey spandrel to further decrease the visual weight, ensuring the horizontal banding thickness remains continuous from the North Tower to the South Tower.

The banding serves as a uniform design element across the entire development. To create stronger identities for both tower entries, each entrance now includes designated color panels. This approach maintains a consistent design while providing distinct identities for each entrance.

- the textured concrete feature wall between the two tower entries needs more punch and emphasis; consider adding more colours to further emphasize the transition between the buildings but at the same time should also relate to the proposed materials and colours for the buildings;

The previously proposed textured concrete feature wall has been replaced with a subtly protruding brick design, adding a playful and inviting touch to the space. Additionally, the blank grey wall adjacent to the North Tower lobby is enhanced with a green panel arrangement, creating a cohesive look with the rest of the development.

- the project is well-considered; appreciate the applicant's presentation and answers to the Panel's questions;

Noted. Thank you.

- there is potential for introducing art elements into the project such as sculptural or wall art, signage or a water feature at the lobby entries and nearby walls as board formed concrete does not age nicely;

The board formed concrete feature wall has been replaced with a subtly protruding brick design, adding a playful and inviting touch to the space. Additionally, the blank grey wall adjacent to the North Tower lobby is enhanced with a green panel arrangement, creating a cohesive look with the rest of the development.

- the placement of service elements in the corner plazas creates a "boxed in" feeling; consider moving them to a different location or providing appropriate screening;

The service element located in the corner plaza cannot be relocated. The "boxed-in" service element is the PMT; we may consider incorporating a wrap, subject to BC Hydro's approval.

- consider installing sculptural art in the plazas, if not possible, review the treatment of the planting islands in the plazas, e.g. including the treatment of planter walls and species of trees to be planted in order to bring more attention to the plazas and make them more inviting;

Furnishings in corner plaza now have metal powder coated supports that are yellow, to be bolder and more playful.

- consider choosing the patterning of the paving materials on the ground level

that enhances the movement of people and provides visual interest from different angles and from above;

Patterning of paving material is directional, drawing people to points of interest.

- review the design of the tower entries to further enhance their identity, e.g. the paving, landscaping and design of the canopies;

Both tower entrances now feature designated color panels, creating a consistent design approach while maintaining distinct identities for each entrance. Larger overhang canopies are also provided at each of the lobby entrance. For landscape, feature paving will be used at tower entries.

- consider increasing the depth of planting material on the green roofs (especially for the lower level green roofs) from four inches to six inches to enhance the survivability and lower the maintenance needs of planting;

Our experience is that the 4" medium works well with proper irrigation and maintenance.

- the design of the signage for the CRUs and throughout the project should be inviting as the site is located in the Richmond Arts District; and

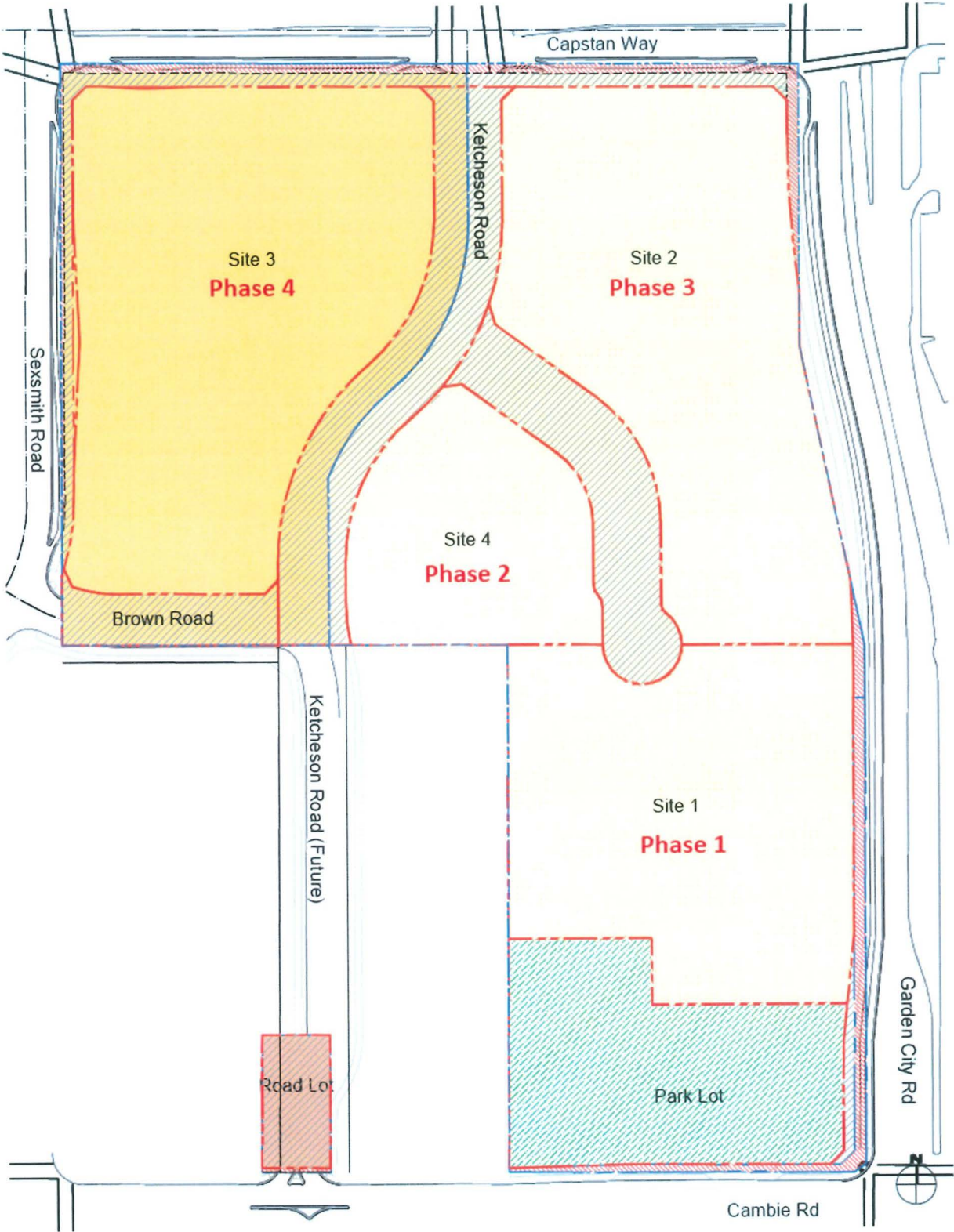
Signage locations are indicated on the north elevation. The tenants will have to comply with the City of Richmond signage bylaw when they make their application.

- overall, appreciate the project.

Noted. Thank you.

Land Use and Density

MASTER PLAN REZONING





**City of
Richmond**

Development Permit Considerations

Development Applications Department

Address: 3420 Ketcheson Court

File No.: DP 23-020753

Prior to Development Permit issuance, the following are to be met prior to forwarding this application to Council for approval:

1. **(Landscape security)** Entering into a security agreement and receipt of a Letter-of-Credit for landscaping in the amount of \$1,834,690.00.
2. **(Indoor Amenity Space Shared Use)** Registration of a legal agreement on Title securing the shared use of indoor amenity facilities located on the first and second floors of the Phase 2 development by residents of the proposed Phase 3 development.
3. **(Outdoor Amenity Space Shared Use)** Registration of a legal agreement on Title securing shared use of on-site outdoor amenity space located at ground level of the Phase 2 development by residents of the proposed Phase 3 development.
4. **(DPP Meeting Notification)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

1. **(Legal Agreement Amendments)** Prior to issuance of the Building Permit, the Owner shall, at the Owner's sole cost, amend, replace, discharge and/or register, as determined by the City in its sole discretion, any legal agreements necessary to the satisfaction of the City to facilitate the proposed staging of the development, including amendments to the following agreements, where required:
 - EV and bicycle covenant (CB624797);
 - Market Rental Housing Agreement (Bylaw 10672);
 - No Development - Market Rental Covenant (CB624843);
 - Commercial Parking covenant (CB624793);
 - Corner Plaza covenant (CB624779); and
 - Car Share Parking covenant (CB624815)
 - DEU Covenant (CB122803)

Such agreements shall, among other things, secure the City's market rental housing objectives and address the proposed phasing arrangement whereby occupancy of the initial phase of development may occur prior to construction of the market rental housing units and related works and features, provided that a Building Permit application has been submitted and is actively being pursued for the phase containing the market rental housing units.

2. **(RZ/DP legal agreements)** Compliance with all legal agreements secured through the associated rezoning and Development Permit applications.
3. **(Aircraft Noise Sensitive Development)** Submission of and compliance with acoustic and mechanical engineering reports as per aircraft noise sensitive development legal agreement registered on title.
4. **(Traffic and Parking Management Plan)** 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>).
5. **(Hoarding)** 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.
6. **(Latecomer Agreements)** If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

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 copy on file]

Signed	Date



City of Richmond

Development Permit

No. DP 23-020753

To the Holder: Polygon Talistar Homes Ltd.

Property Address: 3420 Ketcheson Court

Address: #900, 1333 West Broadway, Vancouver, BC V6H4C2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Vary Section 4.11.2 to permit balconies to project into required yards and setbacks by a maximum of 2.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #96 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,834,690 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-020753

To the Holder: Polygon Talistar Homes Ltd.

Property Address: 3420 Ketcheson Court

Address: #900, 1333 West Broadway, Vancouver, BC V6H4C2

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

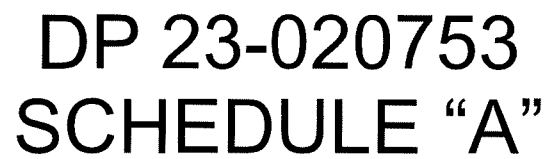
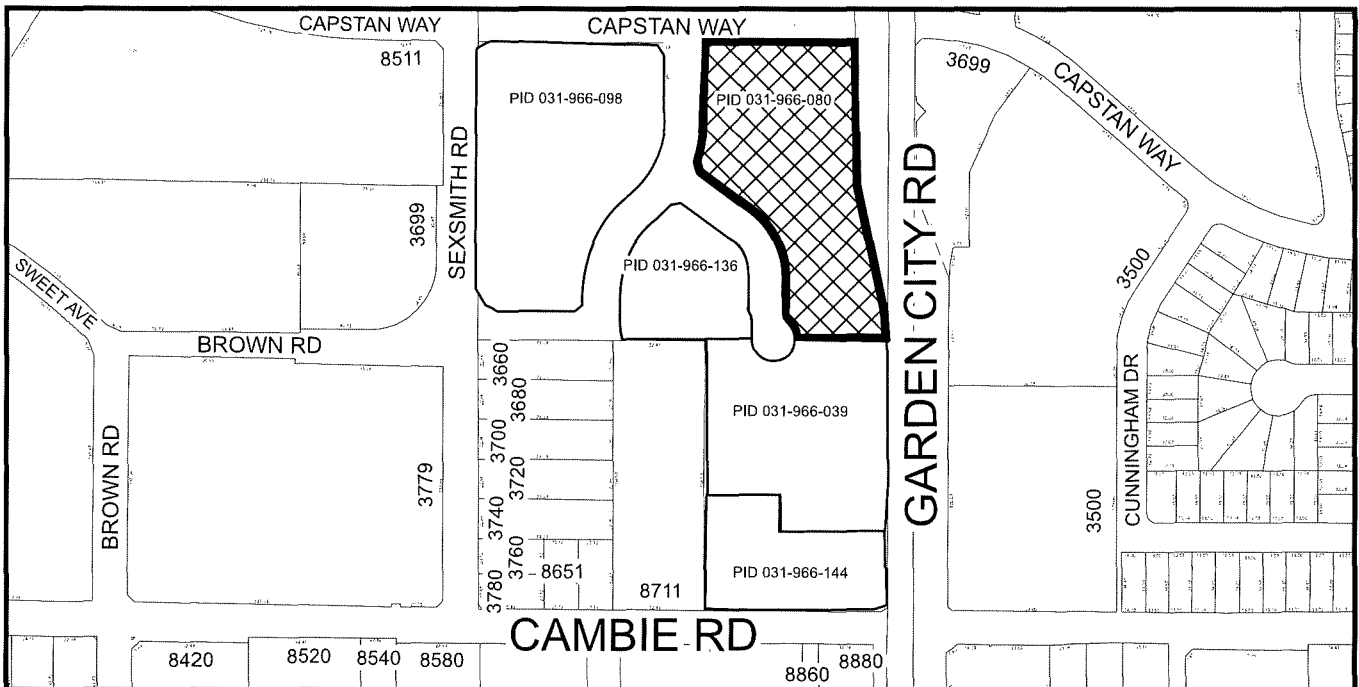
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

Statistics

Site & Project Description

Project Description:

Two Residential Building with Townhomes and Commercial at Grade

Civic Address:

3420, 3428 Ketcheson Court, Richmond BC

Planning Area

Capstan Village (City Center)

Existing Zoning

Single Detached (RS1/F)

Proposed Zoning

Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)

Legal Addresses:

Lot 2 Section 27 and 28 Block 5 North Range 6 West New Westminster District

Bylaw 10198

	Permitted	Proposed
FAR	2.9	2.90
Building Height (m)	45	44.5
	N/A	14 storey

* Heights are geodetic.

Existing Land Use

N/A

Adjacent Area

North	Residential
South	Site 1 - Residential
East	Residential
West	Site 3 and 4- Residential

	Metric (M²)	Imperial (FT²)
Gross Site Area	11,443.10	123,172.50
Min. Lot Area	11,400.00	122,708.58

	Permitted	Metric	Imperial	FAR
FAR Area		33,184.99	357,200	2.90

FLOOR AREA (FAR) CALCULATIONS

Use	Provided FAR	Provided GFA		Provided Exclusions		Provided FAR Area	
		Metric (M²)	Imperial (FT²)	Metric (M²)	Imperial (FT²)	Metric (M²)	Imperial (FT²)
Market Residential Condo	2.72	50,234.09	540,715.47	19,127.89	205,890.97	31,106.20	334,824.50
Market Rental Housing	0.11	1,251.24	13,468.21	48.59	522.99	1,202.65	12,945.22
Commercial	0.08	877.88	9,449.38	1.78	19.12	876.10	9,430.26
Total:	2.90	52,363.20	563,633.06	19,178.25	206,433.08	33,184.95	357,199.98

SITE DIMENSIONS

	Width (Varies)		Depth (Varies)	
	Metric (M)	Imperial (FT)	Metric	Imperial
Dimensions	163.20	535.43	83.80	274.93

* Refer to survey drawing for site dimension

BUILDING SETBACKS

Property Line	Required (Bylaw 10198)		Proposed	
	Metric (m)	Imperial (ft.)	Metric (m)	Imperial (ft.)
North	6m-3m	19.6 ft.-9.84 ft.	3.00	9.84
South	6m-0m	19.6 ft.-0 ft	6.00	19.69
East	6m-3m	19.6 ft.-9.84 ft.	3.00	9.84
West	6m-3m	19.6 ft.-9.84 ft.	3.00	9.84

HEIGHT OF BUILDING

	Building 2-1		Building 2-2		Podium 2-1		Podium 2-2	
	Metric (M)	Imperial (FT)	Metric (M)	Imperial (FT)	Metric (M)	Imperial (FT)	Metric (M)	Imperial (FT)
NUMBER OF FLOORS	13		12		8		9	
TOP OF LAST OCCUPIED LEVEL	40.67	133.42	35.70	117.13	26.70	87.58	30.20	99.08
TOP OF APPURTENANCE	44.98	147.58	42.22	138.50	30.58	100.33	33.06	108.46

AVERAGE FINISHED SITE GRADE

Average Finished Site Grade	2.22 M
-----------------------------	--------

* Average finished site grade is the average of the finished grade at the lot corners and building/s corners. (DP Application form)

Transit

	Walking Distance
Capstan Station	400-800m

Average Finished Site Grade	2.22 M
-----------------------------	--------

* Average finished site grade is the average of the finished grade at the lot corners and building/s corners. (DP Application form)

UNIT COUNT

Unit Mix-Market Condo

Type	1 BD	2BD	TH (3BD)	Total
Total	105	211	26	342
Distribution	30.7%	61.7%	7.6%	100%

Unit Mix-Market Rental Housing

Type	1 BD	2BD	TH (3BD)	Total
Total	6	11	-	17
Distribution	35%	65%	-	100%

North (2-1) 208 Condo + 17 Rental, South (2-2) 134 Condo

Basic Universal Housing (BUH)

Basic Universal Housing (BUH) to be provided on Site 4 (market rental housing), as agreed by Polygon and City. Refer to DP package appendix for July 31, 2020 RZ amendment package and illustrative site plan.

Site 2 BUH Unit	
Market Condo	-
Market Rental Housing	17
Total	17

Aging in place features:

All of the proposed BUH Units/ other units to incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

a. Stairwell Hand Rails

b. Level-type handles for plumbing fixtures (in one bathroom) and door handles.

c. For the purpose of facilitating aging-in-place. One(1) of the bathrooms (master ensuite) in each unit in the proposed development will be provided with blocking in the walls to allow for installation of "grab bars".

ON-SITE AMENITY SPACE

Indoor Amenity Space Requirement

Category	Rz 18-836123 Identified for lot 2
Indoor Amenity	718 m² of amenity is required for 359 homes

Indoor Amenity Space Provided Area Summary (SM)

Category	Function	Location	User	Area (sm)
Indoor Amenity	Strata Meeting Room	Building 2-1 Level 3	Residents of Lot 2	20.53
	Lounge	Building 2-1 Level 4	Residents of Lot 2	61.56
	TOTAL			82.09

635.91 m² Surplus Amenity Area applied from Lot 4

Total Amenity for Lot 2: 103.88 m2 (Lot 2) + 635.91m2 = 718.00 m2

Outdoor Amenity Space Requirement

Category	OCP Min.	CCAP Additional	TOTAL
On-Site Amenity Space	6 M²x359=2,154 M² (Children' Play Area: 3 m² per dwelling to a max. of 600 m2.)	11,443 M²X 10%=1,144 M²	3,298 M²

Outdoor Amenity Space Provided Area Summary (SM)

Category	Function	Location	Area
OCP Min	Children's Play Area	Level 4	612
	Lounge - Outdoor Dining, Seating	Level 4	1557
	TOTAL		2169
CCAP Additional	Shrubs, Trees, Decorative lawn Plant Beds	Level 4	1,332
TOTAL			1332

TOTAL OUTDOOR AMENITY SPACE	3,501
-----------------------------	-------

Public Open Space Requirement

Category	CSB Required
Open Space	CSM requirement satisfied at the rezoning stage
NE SRW Corner Plaza	73.3m²
NW SRW Corner Plaza	121.9m²
South SRW Lane	151.3m²

Statistics

Vehicle / Loading / Bicycle Tabulation	
Zoning Bylaw 7	
VEHICLES	
Town Housing	1.0 space for residents per dwelling unit plus 0.2 spaces for visitors
Apartment Housing	0.8 for apartment housing, 0.2 spaces for visitors
Market Rental Units	
Small Space	a minimum of 50% of the spaces provided shall be standard spaces
Accessible Space	a min. of three visitor parking space and 2% of required parking spaces
Electric Vehicle	For new buildings, structures and uses, all residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space.
Loading Spaces	Residential 80 to 240 units, Medium Size : 1 space
TDM (Transportation Demand Management)	Reduction 10%
BICYCLES	
Town Housing	Class 1 - 1.25 spaces per dwelling unit (max 33% vertical spaces)
Apartment Housing	Class 2 - 0.2 spaces per dwelling unit
Energized Outlet	10% for Class 1
TDM	2.0 spaces per dwelling unit (max 33% vertical spaces,10% are to be family sized)

VALUES FOR TABULATING PARKING & LOADING COUNTS		
Residential Units	Total	
Market Condo		342
Market Rental		17
Project Total		359
Commercial GFA	Metric	Imperial
C.R.U.	877.9	5,449

REQUIRED / PROVIDED PARKING

Required

Use	Market Condo	Market Rental	Residential Visitor	Total	Commercial (shared with visitors)	Car Share	Total (Including Car Share)
Parking Rate	0.9 Per Unit	0.6 Per Unit	0.18 Per Unit		3.75 Per 100 m ²		
Parking Stalls Required	307.80	10.20	64.62	384	32.92	2	386
Rounded (up/dn)	308	11	65		33		

Note: 1 Commercial and visitor parking will be shared;
2 The car-share spaces shall be provided as part of residential visitor parking requirments

Provided

Use	Market Condo	Market Rental	Visitor / Commercial		Total (Resident/Rental/ Commercial/Visitor)	Car Share	Total (Including Car Share)
			Visitor Exclusive	Visitor/ Commercial			
L3	153	-	-	-	153	-	-
L2	120	11	-	-	131	-	-
L1	54	-	32	33	119	2	-
Total	327	11	65	65	403	2	405

Standard Space	Small Space	Accessible Space			Electric Vehicle			Opportunity Charging
a minimum of 50% of the spaces provided shall be standard spaces		2% of required parking spaces			100% resident parking spaces, 35% of commercial/visitor parking spaces and 100% car share parking spaces			10% of visitor/comm.
192	192	Market Condo	Market Rental	Visitor/Commercial	Residential	Visitor/ Comm.	Car Share	Vis/Comm
		7	1	2	319	23	2	7

Standard Space	Small Space	Accessible Space			Electric Vehicle			Opportunity Charging
		Market Condo	Market Rental	Visitor/Commercial	Residential	Visitor/ Comm.	Car Share	
77	74	2	-	-	153	-	-	-
66	61	3	1	-	131	-	-	-
56	59	2	-	2	54	24	2	8
199	194	7	1	2	338	24	2	8

REQUIRED / PROVIDED BIKE PARKING

Required Bikes for Residential

	Units	Class 1 2.0 per unit	Class 2 0.2 per unit	Family Size @10%
Market Condo	342	684	72	72
Market Rental	17	34		
TOTAL	359	718		

Required Bikes for Commercial

	GFA (M ²)	Class 1 0.27 per 100 m ²	Class 2 0.4 per 100 m ²
Retail	877.88	3	4

Provided - Market Condo

	Class 1			
	Horizontal	Vertical	Family Sized	Sub-Total
L3	424	-	45	469
L2	259	-	35	294
L1	66	-	-	66
TOTAL	749	-	80	829

Provided - Market Rental

	Class 1			
	Horizontal	Vertical	Family Sized	Sub-Total
L3	-	-	-	-
L2	36	-	4	40
L1	-	-	-	-
TOTAL	36	-	4	40

Provided - Commercial

	Class 1			
	Horizontal	Vertical	Family Sized	Sub-Total
L1	5	-	-	5
TOTAL	5	-	-	5

Provided - Overall Project

	Class 1			
	Horizontal	Vertical	Family Sized	TOTAL
TOTAL	790	-	84	874

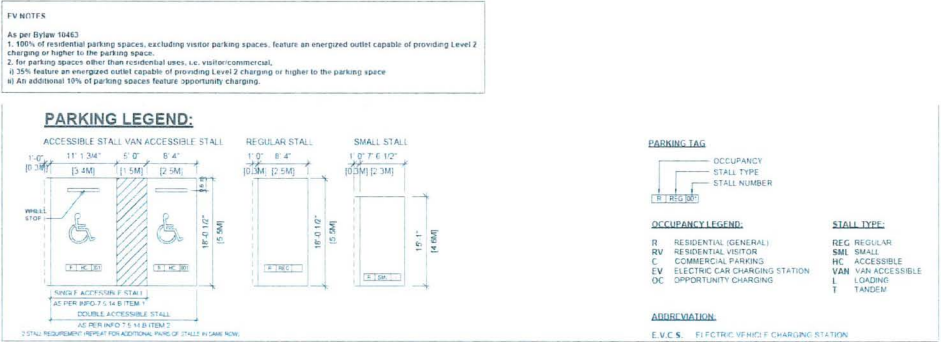
Provided - Class 2 Bike Storage

	Class 2
Market Condo	70
Market Rental	4
Commercial	4
Total	78

74 Bikes racks for residential located on ground floor close to residential lobby entry.

4 Bikes racks for commercial located on ground floor in front of the CRU.

REQUIRED / PROVIDED LOADING			
Required			
	Residential	Commercial	Sub-Total
Medium	2	1	3
Large	-	-	-
TOTAL	2	1	3
Provided			
	Residential	Commercial	Sub-Total
Medium	2	1	3
Large	-	-	-
TOTAL	2	1	3



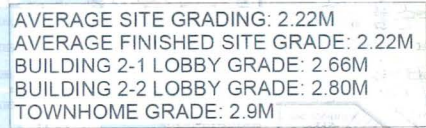
Statistics

FAR Building 2-1 Commercial (colored)																								
Level	Commercial GFA		Exclusion																		FAR			
	Gross Area (SF)	Gross Area (Metric)	Amenity (SF)	Amenity (Metric)	Bicycal Facilities (SF)	Bicycal Facilities (Metric)	Parking (SF)	Parking (Metric)	Elevator Shaft (SF)	Elevator Shaft (Metric)	Elec. (SF)	Elec. (Metric)	Mech. (SF)	Mech. (Metric)	Stairwell (SF)	Stairwell (Metric)	4 Pipe Fan Coil System Exemption (SF)	4 Pipe Fan Coil System Exemption (Metric)	BUH Exemption (SF)	BUH Exemption (Metric)	Exclusion Subtotal (SF)	Exclusion Subtotal (Metric)	FAR (SF)	FAR (Metric)
GROUND FLOOR	9,449.38 SF	877.88 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	19.12 SF	1.78 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	19.12 SF	1.78 m²	9,430.26 SF	876.1 m²
Grand total	9,449.38 SF	877.88 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	19.12 SF	1.78 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	19.12 SF	1.78 m²	9,430.26 SF	876.1 m²

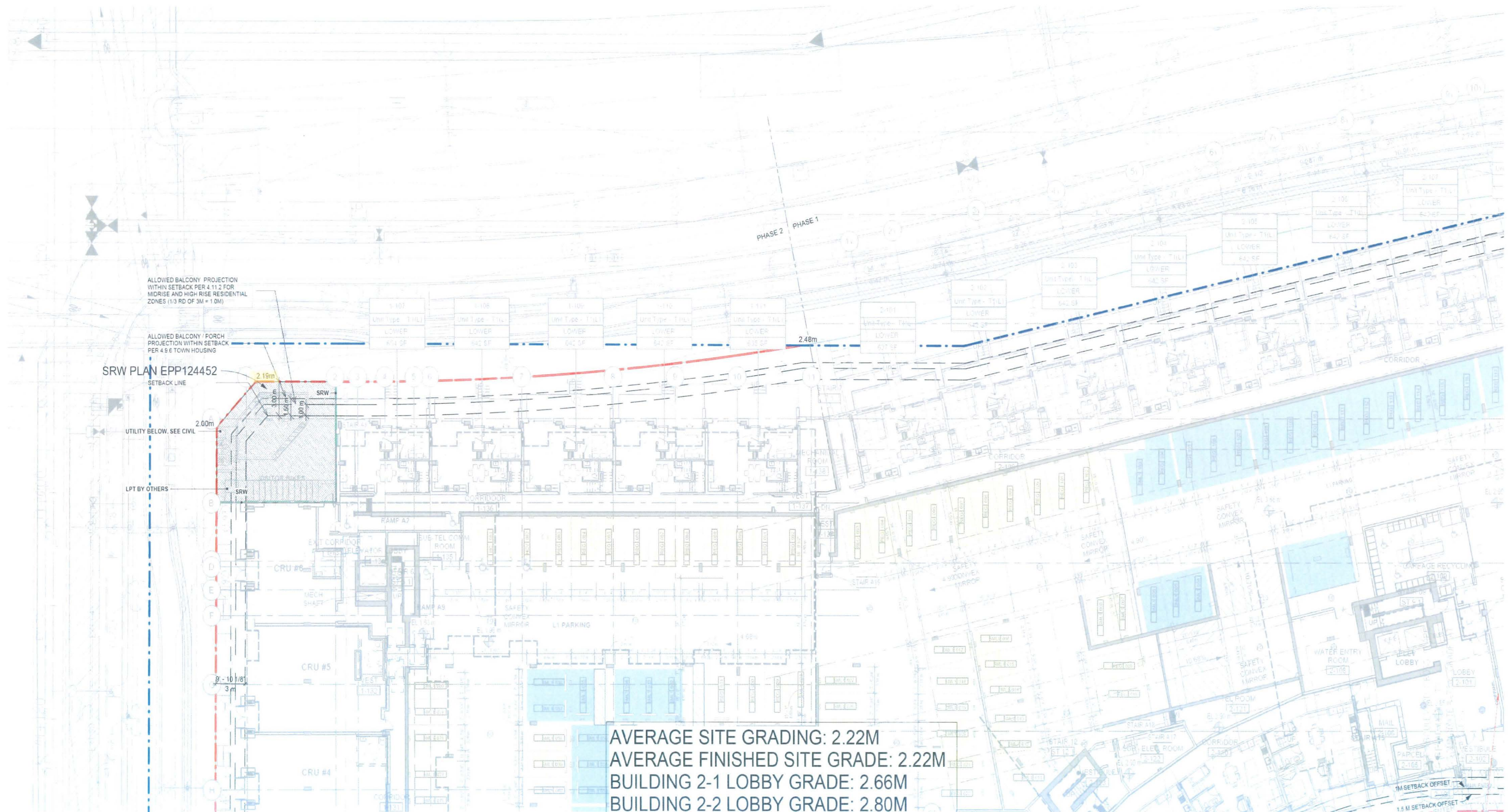
FAR Building 2-1 Rental (colored)																								
Level	Market Rental GFA		Exclusion																			FAR		
	Gross Area (SF)	Gross Area (Metric)	Amenity (SF)	Amenity (Metric)	Bicycal Facilities (SF)	Bicycal Facilities (Metric)	Parking (SF)	Parking (Metric)	Elevator Shaft (SF)	Elevator Shaft (Metric)	Elec.	Elec. (Metric)	Mech.	Mech. (Metric)	Stairwell (SF)	Stairwell (Metric)	4 Pipe Fan Coil System Exemption (SF)	4 Pipe Fan Coil System Exemption (Metric)	BUH Exemption (SF)	BUH Exemption (Metric)	Exclusion Subtotal (SF)	Exclusion Subtotal (Metric)	FAR (SF)	FAR (Metric)
LEVEL 02 - P2	5,426.15 SF	504.11 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	39.04 SF	3.63 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	75.35 SF	7 m²	140 SF	13.01 m²	215.35 SF	20.01 m²	5,210.81 SF	484.1 m²
LEVEL 03 - P3	5,465.99 SF	507.81 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	41.24 SF	3.83 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	75.35 SF	7 m²	140 SF	13.01 m²	215.35 SF	20.01 m²	5,250.64 SF	487.8 m²
LEVEL 04	858.69 SF	79.77 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	10.76 SF	1 m²	20 SF	1.86 m²	30.76 SF	2.86 m²	827.92 SF	76.92 m²
LEVEL 05	858.69 SF	79.77 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	10.76 SF	1 m²	20 SF	1.86 m²	30.76 SF	2.86 m²	827.92 SF	76.92 m²
LEVEL 06	858.69 SF	79.77 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	10.76 SF	1 m²	20 SF	1.86 m²	30.76 SF	2.86 m²	827.92 SF	76.92 m²
Grand total	13,468.21 SF	1,251.24 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	80.28 SF	7.46 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	182.99 SF	17 m²	340 SF	31.59 m²	522.99 SF	48.59 m²	12,945.22 SF	1,202.65 m²

FAR Building 2-1 Condo (colored)																								
Level	Market Condo GFA		Amenity (SF)	Amenity (Metric)	Bicycal Facilities (SF)	Bicycal Facilities (Metric)	Parking (SF)	Parking (Metric)	Elevator Shaft (SF)	Elevator Shaft (Metric)	Exclusion								BUH Exemption (SF)	BUH Exemption (Metric)	Exclusion Subtotal (SF)	Exclusion Subtotal (Metric)	FAR	
	Gross Area (SF)	Gross Area (Metric)									Mech. (SF)	Mech. (Metric)	Stairwell (SF)	Stairwell (Metric)	4 Pipe Fan Coil System Exemption (SF)	4 Pipe Fan Coil System Exemption (Metric)	FAR (SF)	FAR (Metric)						
GROUND FLOOR	44,054.56 SF	4,092.83 m²	0 SF	0 m²	1,900.35 SF	176.55 m²	26,045.74 SF	2,419.73 m²	1,910.12 SF	177.46 m²	241.25 SF	22.41 m²	1,240.06 SF	115.21 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	31,337.51 SF	2,911.35m²	12,717.62 SF	1,181.47 m²
LEVEL 02 - P2	41,718.91 SF	3,875.81 m²	0 SF	0 m²	8,111.11 SF	753.55 m²	20,817.55 SF	1,934.01 m²	188.56 SF	17.52 m²	266.18 SF	24.73 m²	278.99 SF	25.92 m²	1,420.5 SF	131.97 m²	129.17 SF	12 m²	0 SF	0 m²	31,212.05 SF	2,899.69 m²	10,506.86 SF	976.12 m²
LEVEL 03 - P3	47,307.43 SF	4,395 m²	221 SF	20.53 m²	6,995.3 SF	649.88 m²	24,018.64 SF	2,231.41 m²	188.56 SF	17.52 m²	440.48 SF	40.92 m²	356.33 SF	33.1 m²	557.78 SF	51.82 m²	161.47 SF	15 m²	0 SF	0 m²	32,939.55 SF	3,060.18 m²	14,367.88 SF	1,334.82 m²
LEVEL 04	35,625.39 SF	3,309.71 m²	662.63 SF	61.56 m²	0 SF	0 m²	0 SF	0 m²	188.56 SF	17.52 m²	102.97 SF	9.57 m²	57.09 SF	5.3 m²	590.13 SF	54.82 m²	419.81 SF	39 m²	0 SF	0 m²	2,021.19 SF	187.77 m²	33,604.2 SF	3,121.93 m²
LEVEL 05	27,718.99 SF	2,575.18 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	188.56 SF	17.52 m²	82.66 SF	7.68 m²	83.51 SF	7.76 m²	458.83 SF	42.72 m²	333.7 SF	31 m²	0 SF	0 m²	1,121.83 SF	104.22 m²	26,597.16 SF	2,470.96 m²
LEVEL 06	27,718.99 SF	2,575.18 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	188.56 SF	17.52 m²	82.66 SF	7.68 m²	57.09 SF	5.3 m²	458.83 SF	42.72 m²	333.7 SF	31 m²	0 SF	0 m²	1,121.83 SF	104.22 m²	26,597.16 SF	2,470.96 m²
LEVEL 07	18,663.05 SF	1,733.85 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	196.06 SF	18.21 m²	48.20 SF	4.48 m²	248.02 SF	23.04 m²	335.8 SF	31.2 m²	215.29 SF	20 m²	0 SF	0 m²	1,043.37 SF	96.93 m²	17,619.68 SF	1,636.92 m²
LEVEL 08	18,364.62 SF	1,706.13 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	48.24 SF	4.48 m²	17.8 SF	1.65 m²	335.8 SF	31.2 m²	215.29 SF	20 m²	0 SF	0 m²	744.94 SF	69.21 m²	17,619.68 SF	1,636.92 m²
LEVEL 09	8,489.11 SF	788.66 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.82 SF	2.03 m²	17.8 SF	1.65 m²	444.24 SF	41.27 m²	86.12 SF	8 m²	0 SF	0 m²	697.77 SF	64.83 m²	7,791.33 SF	723.84 m²
LEVEL 10	8,248.97 SF	766.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.82 SF	2.03 m²	17.8 SF	1.65 m²	204.1 SF	18.96 m²	86.12 SF	8 m²	0 SF	0 m²	457.64 SF	42.52 m²	7,791.33 SF	723.84 m²
LEVEL 11	8,248.97 SF	766.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.82 SF	2.03 m²	17.8 SF	1.65 m²	204.1 SF	18.96 m²	86.12 SF	8 m²	0 SF	0 m²	457.64 SF	42.52 m²	7,791.34 SF	723.84 m²
LEVEL 12	8,248.97 SF	766.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.82 SF	2.03 m²	17.8 SF	1.65 m²	204.1 SF	18.96 m²	86.12 SF	8 m²	0 SF	0 m²	457.64 SF	42.52 m²	7,791.34 SF	723.84 m²
LEVEL 13	8,248.97 SF	766.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.82 SF	2.03 m²	17.8 SF	1.65 m²	204.1 SF	18.96 m²	86.12 SF	8 m²	0 SF	0 m²	457.64 SF	42.52 m²	7,791.33 SF	723.84 m²
MECHANICAL LEVEL	692.69 SF	64.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	122.6 SF	11.39 m²	0.00 SF	0 m²	372.41 SF	34.6 m²	197.68 SF	18.37 m²	0 SF	0 m²	0 SF	0 m²	692.69 SF	64.35 m²	0 SF	0 m²
Grand total	303,345.62SF	28,182.10 m²	1,010.18 SF	93.85 m²	17,006.76 SF	1,579.98 m²	70,881.93 SF	6,585.15 m²	3,938.39 SF	365.89 m²	1,421.74 SF	132.08 m²	2,800.27 SF	260.15 m²	5,617.98 SF	521.93 m²	2,239 SF	208.01 m²	0 SF	0 m²	104,763.20 SF	9,732.82m²	198,586.91 SF	18,449.28 m²

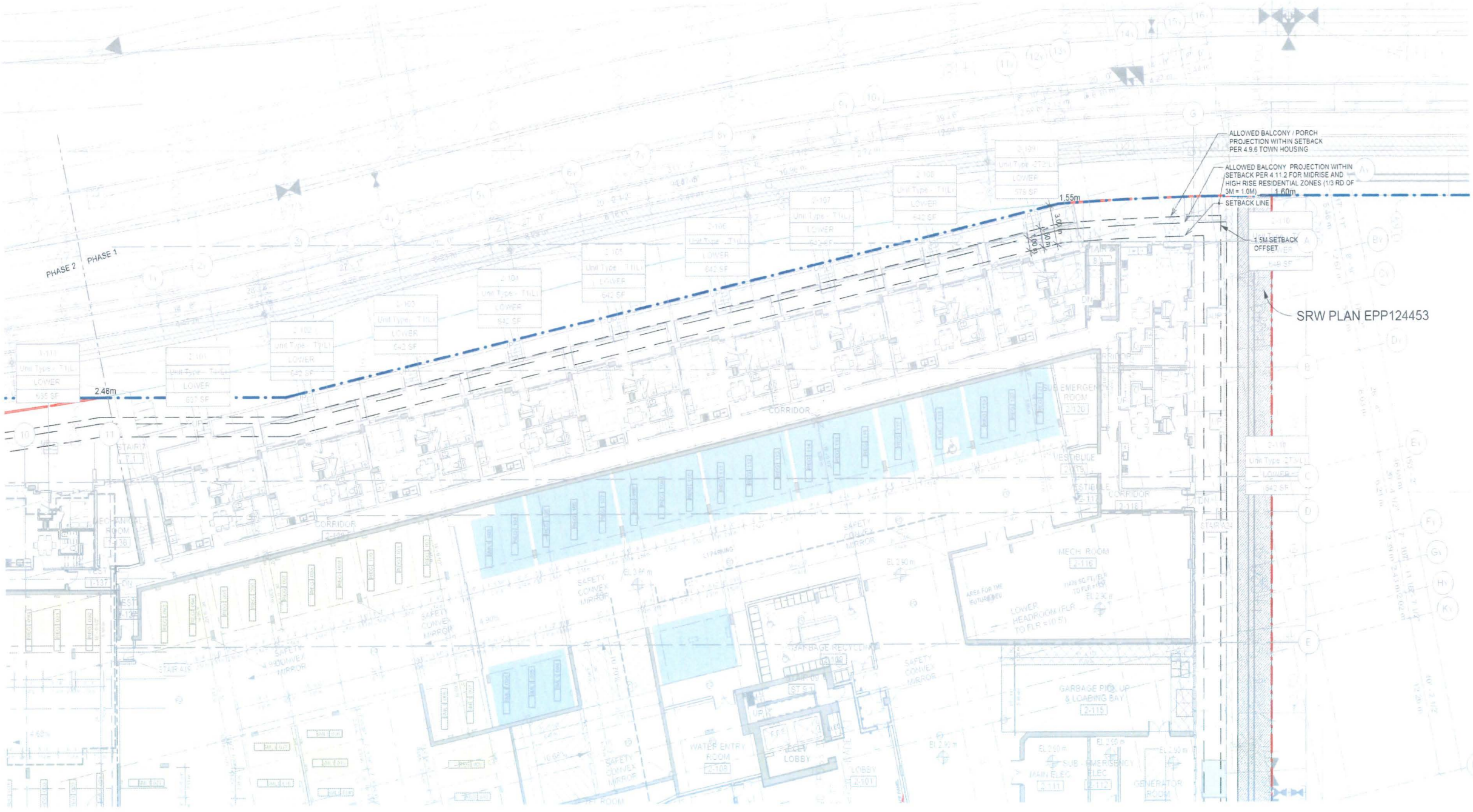
FAR Building 2-2 Condo (colored)																								
Level	Market Condo GFA		Exclusion																			FAR		
	Gross Area (SF)	Gross Area (Metric)	Amenity (SF)	Amenity (Metric)	Bicycal Facilities (SF)	Bicycal Facilities (Metric)	Parking (SF)	Parking (Metric)	Elevator Shaft (SF)	Elevator Shaft (Metric)	Elec. (SF)	Elec. (Metric)	Mech. (SF)	Mech. (Metric)	Stairwell (SF)	Stairwell (Metric)	4 Pipe Fan Coil System Exemption (SF)	4 Pipe Fan Coil System Exemption (Metric)	BUH Exemption (SF)	BUH Exemption(Metric)	Exclusion Subtotal	Exclusion Subtotal(Metric)	FAR	FAR(Metric)
GROUND FLOOR	44,966.77 SF	4,177.55 m²	0 SF	0 m²	0 SF	0 m²	24885.62 SF	2311.95 m²	0 SF	0 m²	1,680.11 SF	156.09 m²	2,833.47 SF	263.24 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	29,474.62 SF	2,731.28m²	15,567.52 SF	1,446.27 m²
LEVEL 02 - P2	41,629.55 SF	3,867.51 m²	0 SF	0 m²	6,027.91 SF	560.01 m²	23,046.98 SF	2,141.13 m²	127.81 SF	11.87 m²	134.29 SF	12.48 m²	1,587.57 SF	147.49 m²	1,182.24 SF	109.83 m²	161.46 SF	15 m²	0 SF	0 m²	32,268.25 SF	2,997.82 m²	9,361.3 SF	869.69 m²
LEVEL 03 - P3	43,231.52 SF	4,016.34 m²	0 SF	0 m²	9,724.63 SF	903.45 m²	21,750.98 SF	2,020.73 m²	127.81 SF	11.87 m²	160.12 SF	14.88 m²	440.64 SF	40.94 m²	620.15 SF	57.61 m²	118.41 SF	11 m²	0 SF	0 m²	32,942.73 SF	3,060.48 m²	10,288.79 SF	955.86 m²
LEVEL 04	13,693.92 SF	1,272.21 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	36.8 SF	3.42 m²	17.8 SF	1.65 m²	457.31 SF	42.49 m²	150.7 SF	14 m²	0 SF	0 m²	790.41 SF	73.43 m²	12,903.51 SF	1,198.78 m²
LEVEL 05	13,589.15 SF	1,262.47 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	56.85 SF	5.28 m²	17.8 SF	1.65 m²	332.49 SF	30.89 m²	150.7 SF	14 m²	0 SF	0 m²	685.64 SF	63.7 m²	12,903.51 SF	1,198.78 m²
LEVEL 06	13,589.15 SF	1,262.47 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	56.85 SF	5.28 m²	17.8 SF	1.65 m²	332.49 SF	30.89 m²	150.7 SF	14 m²	0 SF	0 m²	685.64 SF	63.7 m²	12,903.51 SF	1,198.78 m²
LEVEL 07	13,589.68 SF	1,262.43 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	56.38 SF	5.24 m²	17.8 SF	1.65 m²	332.49 SF	30.89 m²	150.7 SF	14 m²	0 SF	0 m²	685.17 SF	63.65 m²	12,903.51 SF	1,198.78 m²
LEVEL 08	13,589.68 SF	1,262.43 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	56.38 SF	5.24 m²	17.8 SF	1.65 m²	332.49 SF	30.89 m²	150.7 SF	14 m²	0 SF	0 m²	685.17 SF	63.65 m²	12,903.51 SF	1,198.78 m²
LEVEL 09	13,569.1 SF	1,260.61 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	36.8 SF	3.42 m²	17.8 SF	1.65 m²	332.49 SF	30.89 m²	150.7 SF	14 m²	0 SF	0 m²	665.59 SF	61.84 m²	12,903.51 SF	1,198.78 m²
LEVEL 10	8,581.81 SF	797.28 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.54 SF	2 m²	17.8 SF	1.65 m²	462.24 SF	42.94 m²	86.12 SF	8 m²	0 SF	0 m²	715.48 SF	66.47 m²	7,866.32 SF	730.81 m²
LEVEL 11	8,324.29 SF	773.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.54 SF	2 m²	17.8 SF	1.65 m²	204.71 SF	19.02 m²	86.12 SF	8 m²	0 SF	0 m²	457.96 SF	42.55 m²	7,866.32 SF	730.81 m²
LEVEL 12	8,324.29 SF	773.35 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	127.81 SF	11.87 m²	21.54 SF	2 m²	17.8 SF	1.65 m²	204.71 SF	19.02 m²	86.12 SF	8 m²	0 SF	0 m²	457.96 SF	42.55 m²	7,866.32 SF	730.81 m²
LEVEL 13	688.5 SF	63.96 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	124.83 SF	11.6 m²	0 SF	0 m²	366.9 SF	34.09 m²	196.76 SF	18.28 m²	0 SF	0 m²	0 SF	0 m²	688.5 SF	63.96 m²	0 SF	0 m²
Grand Total	237,365.65 SF	22,051.99m²	109.46 SF	10.17 m²	15,752.54 SF	1,463.46 m²	69,683.51 SF	6,473.81 m²	1,530.7 SF	142.21 m²	2,339.17 SF	217.32 m²	5,388.76 SF	500.63 m²	4,990.54 SF	463.64 m²	1,442.43 SF	134.01 m²	0 SF	0 m²	101,127.69 SF	9,395.07m²	136,238.06 SF	12,656.93 m²

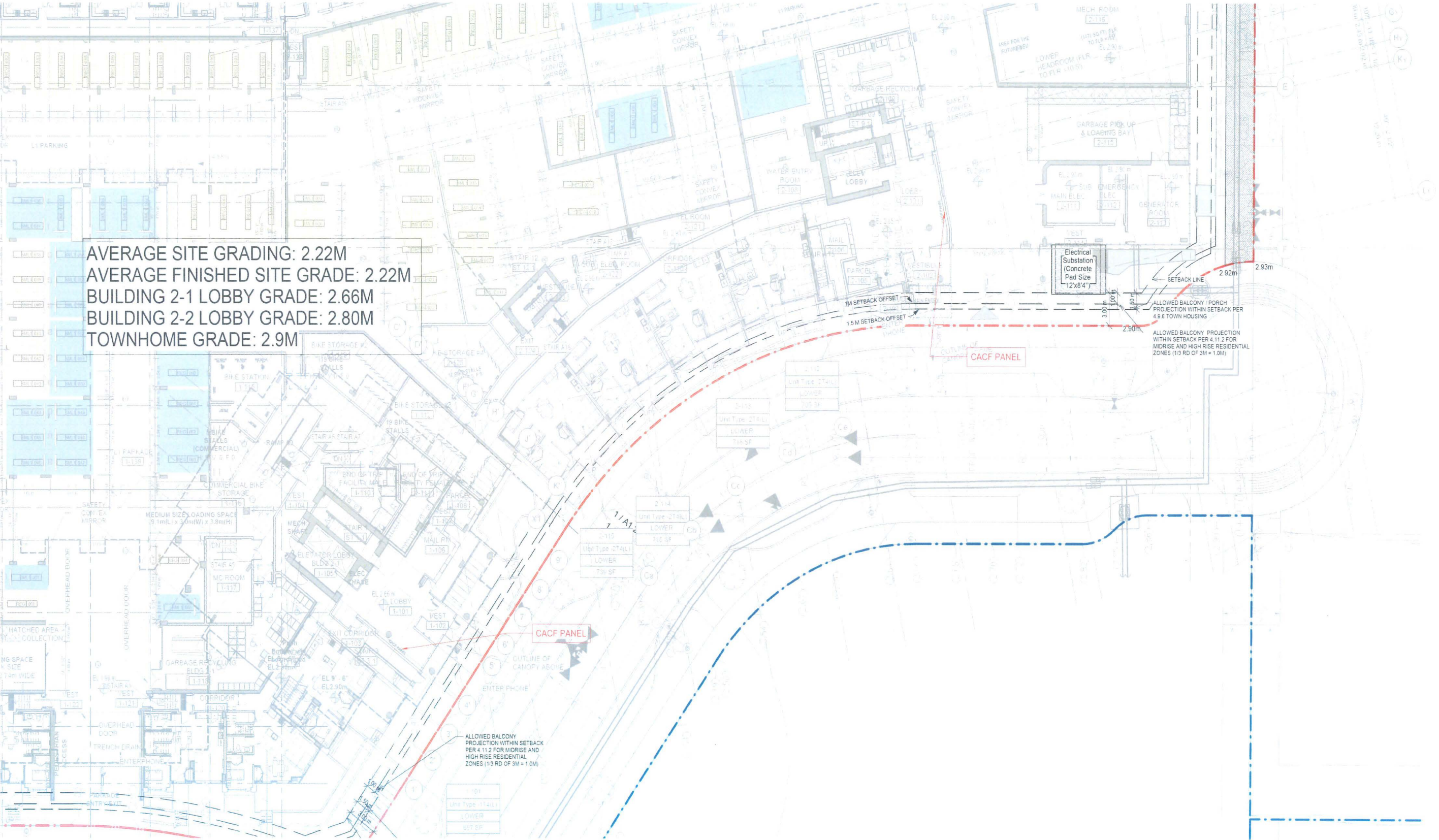


Site Plan Enlarge 1

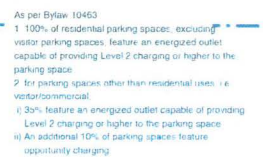


Site Plan Enlarge 2

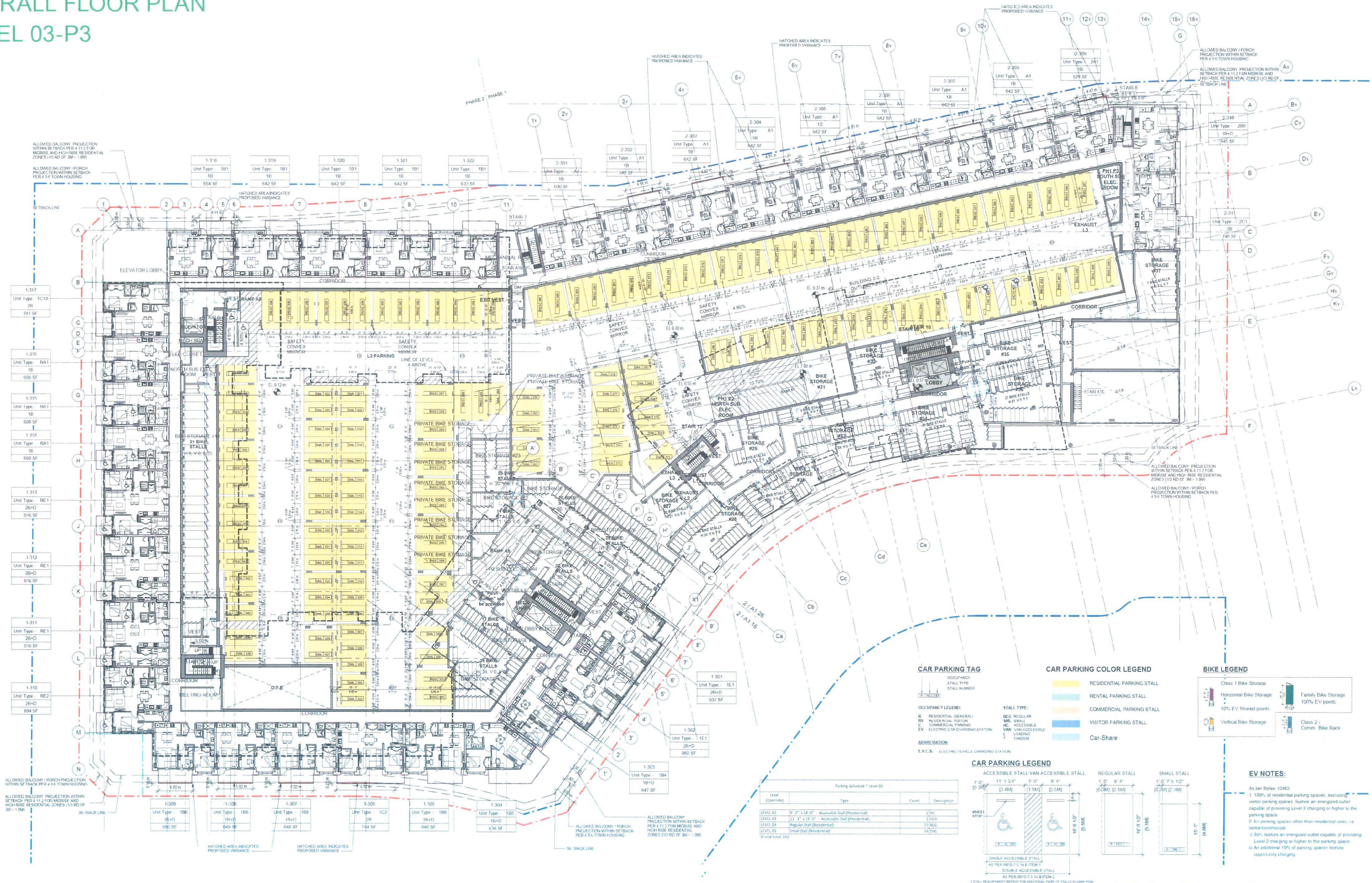








OVERALL FLOOR PLAN
LEVEL 03-P3



OVERALL FLOOR PLAN
LEVEL 04



CAR PARKING TAG

OCCUPANCY TAG
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND:
R: RESIDENTIAL (GENERAL)
RV: RESIDENTIAL (VISITOR)
C: COMMERCIAL (GENERAL)
EV: ELECTRIC CAR CHARGING STATION

ABBREVIATION:
E.V.C.S.: ELECTRIC VEHICLE CHARGING STATION

CAR PARKING COLOR LEGEND

RESIDENTIAL PARKING STALL
RENTAL PARKING STALL
COMMERCIAL PARKING STALL
VISITOR PARKING STALL
Car-Share

CAR PARKING LEGEND

ACCESSIBLE STALL VAN ACCESSIBLE STALL
REGULAR STALL
SMALL STALL

WHEEL STOP

DOUBLE ACCESSIBLE STALL
DOUBLE VAN ACCESSIBLE STALL

2 STALL REQUIREMENT: REPEAT FOR ADDITIONAL PAIRS OF STALLS IN SAME ROW.

BIKE LEGEND

Class 1 Bike Storage
Horizontal Bike Storage
10% EV Shared points
Vertical Bike Storage

Family Bike Storage
100% EV points
Class 2 / Comm. Bike Rack

EV NOTES:

As per Bylaw 10463
1. 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space.
2. For parking spaces other than residential uses, i.e. visitor/commercial:
i) 30% feature an energized outlet capable of providing Level 2 charging or higher to the parking space.
ii) An additional 10% of parking spaces feature opportunity charging.

OVERALL FLOOR PLAN
LEVEL 05



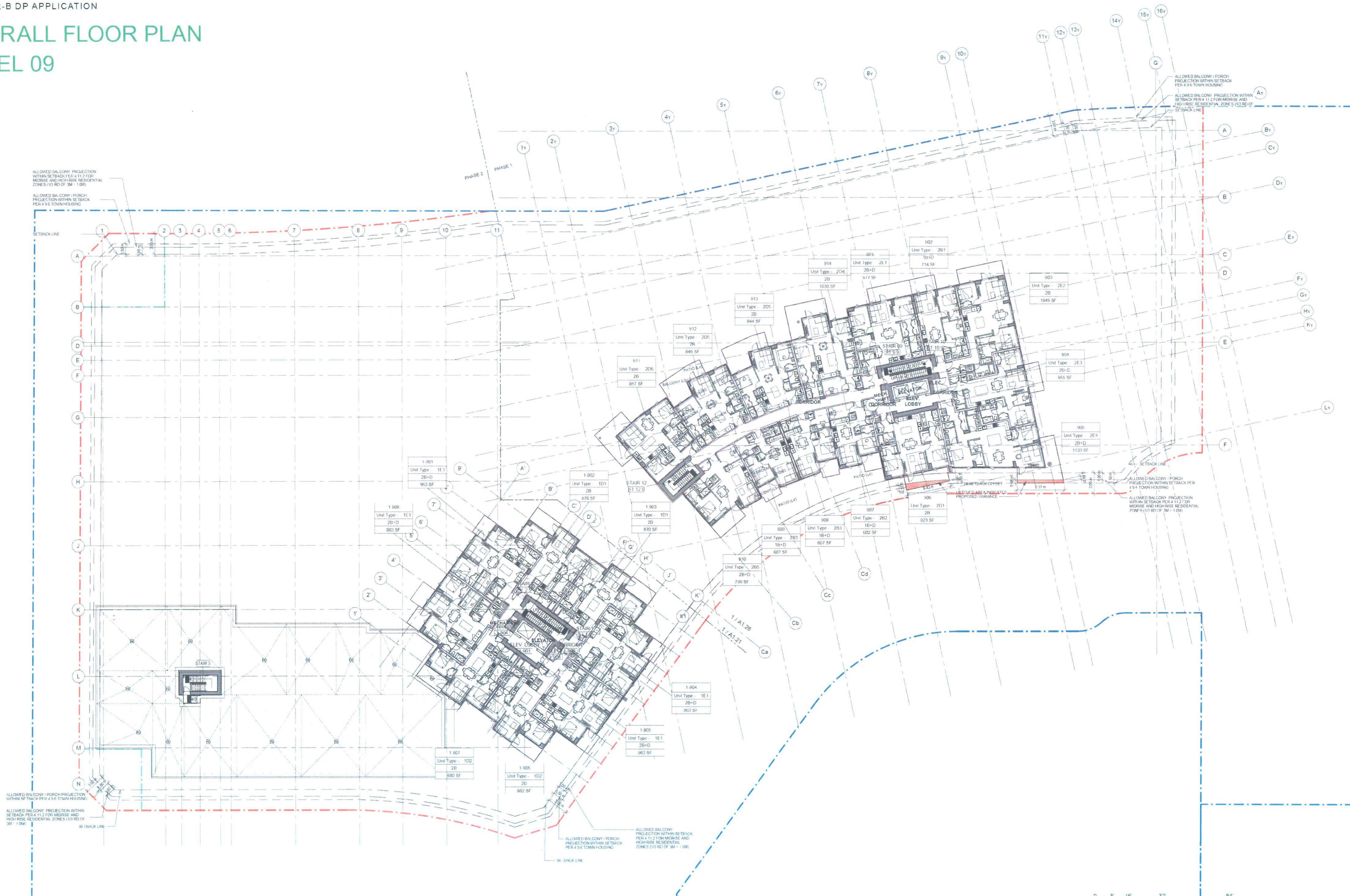
OVERALL FLOOR PLAN
LEVEL 06



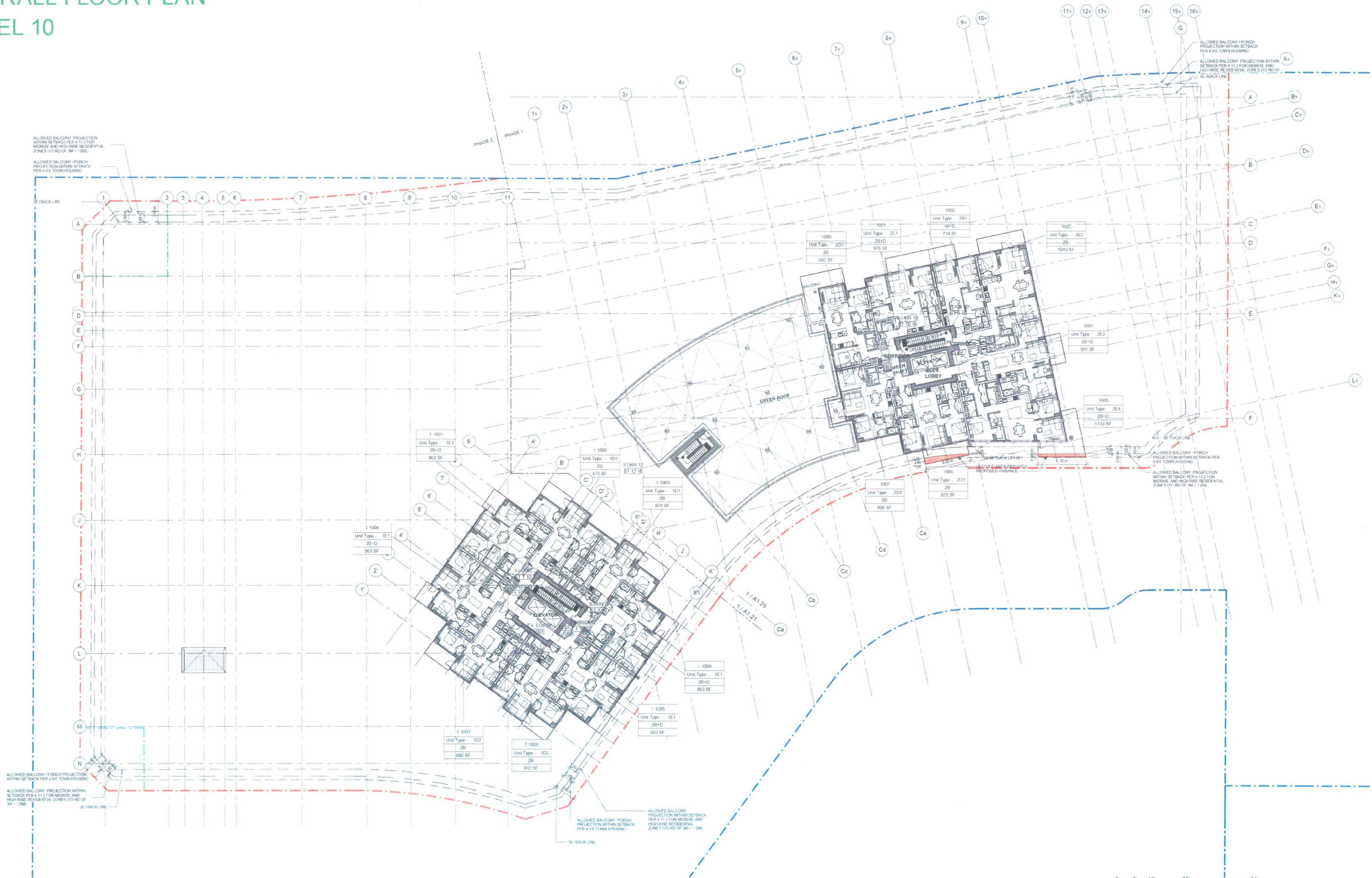
OVERALL FLOOR PLAN
LEVEL 07-08



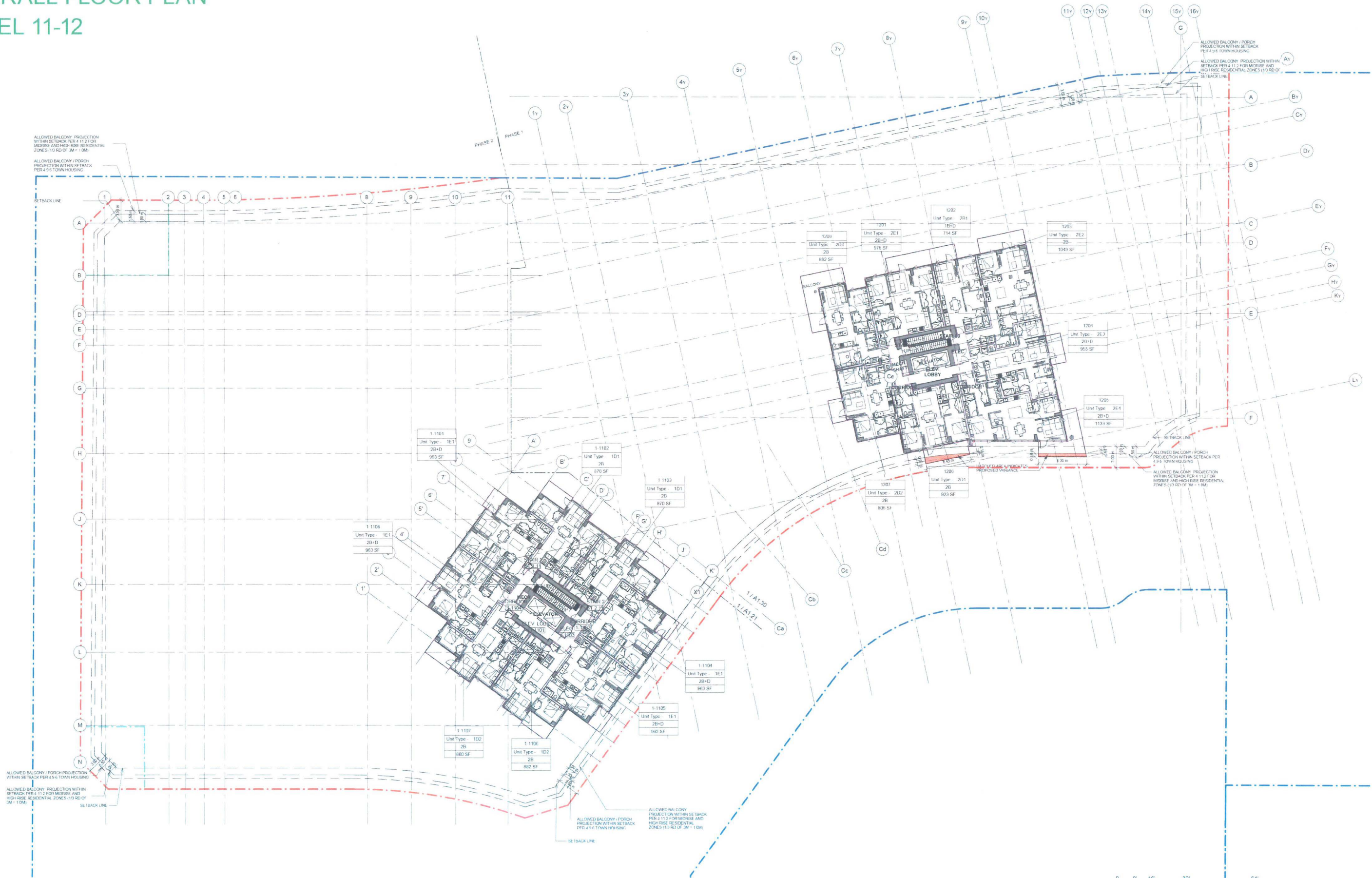
OVERALL FLOOR PLAN
LEVEL 09



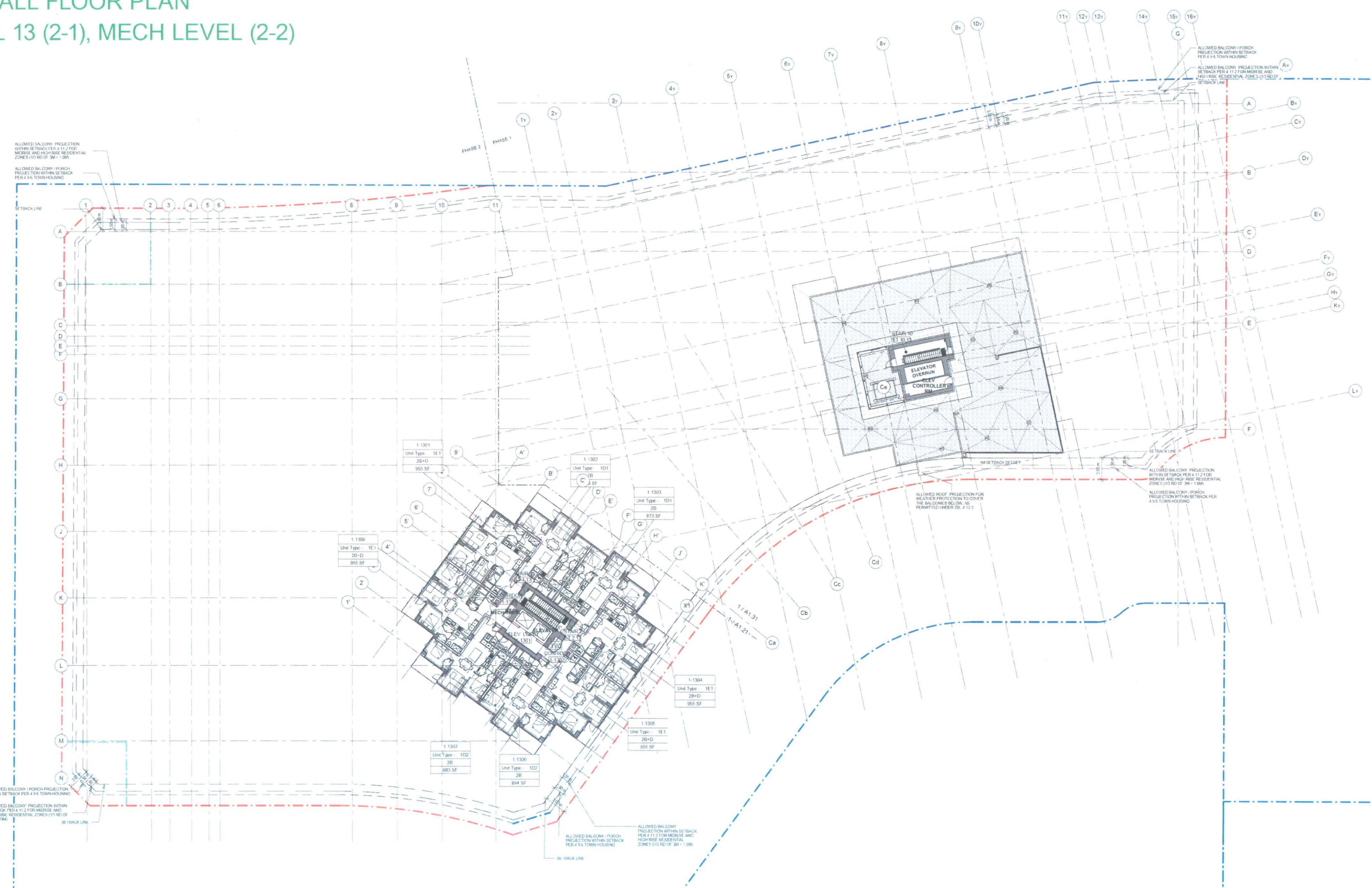
OVERALL FLOOR PLAN
LEVEL 10



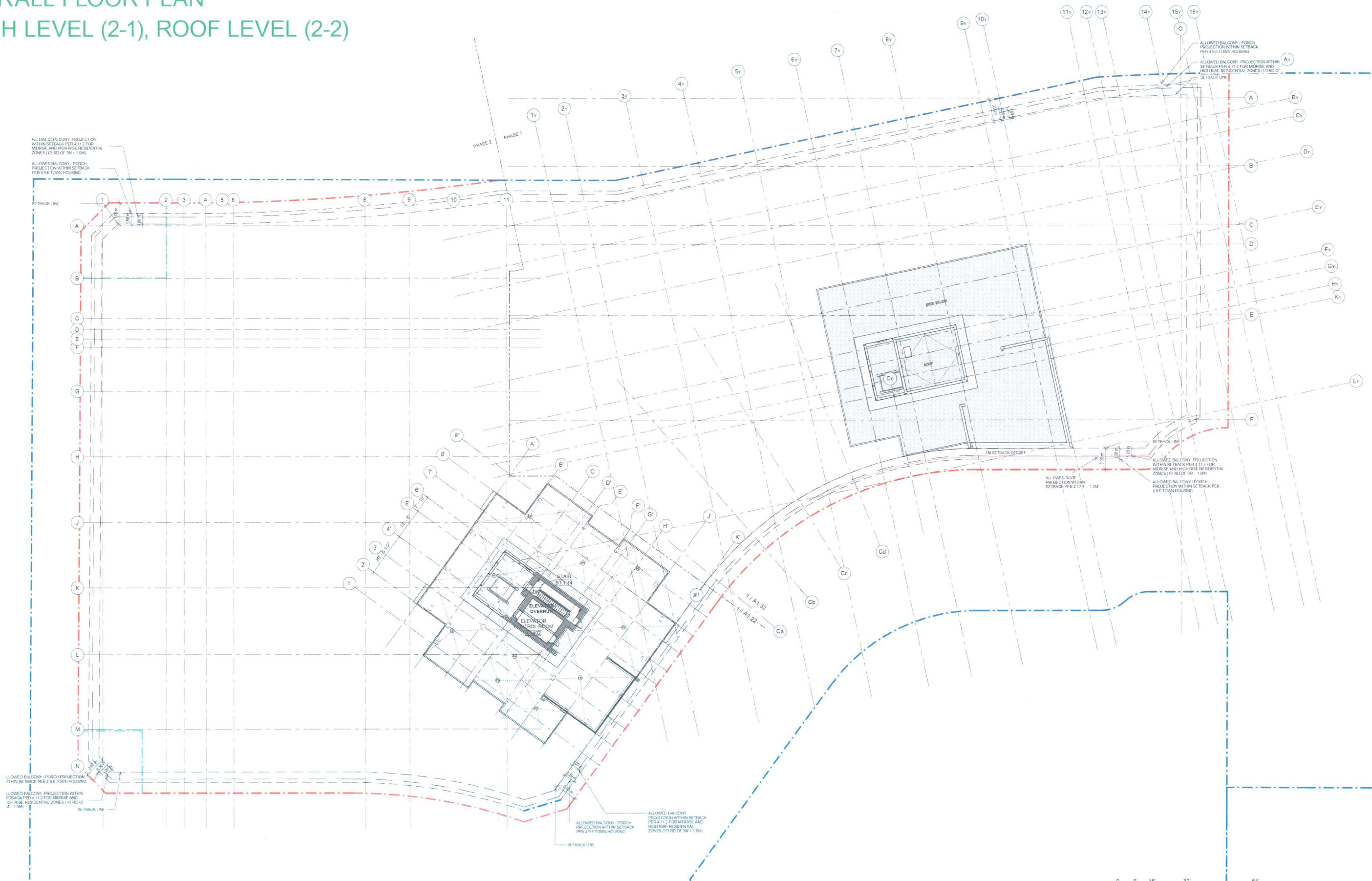
OVERALL FLOOR PLAN
LEVEL 11-12



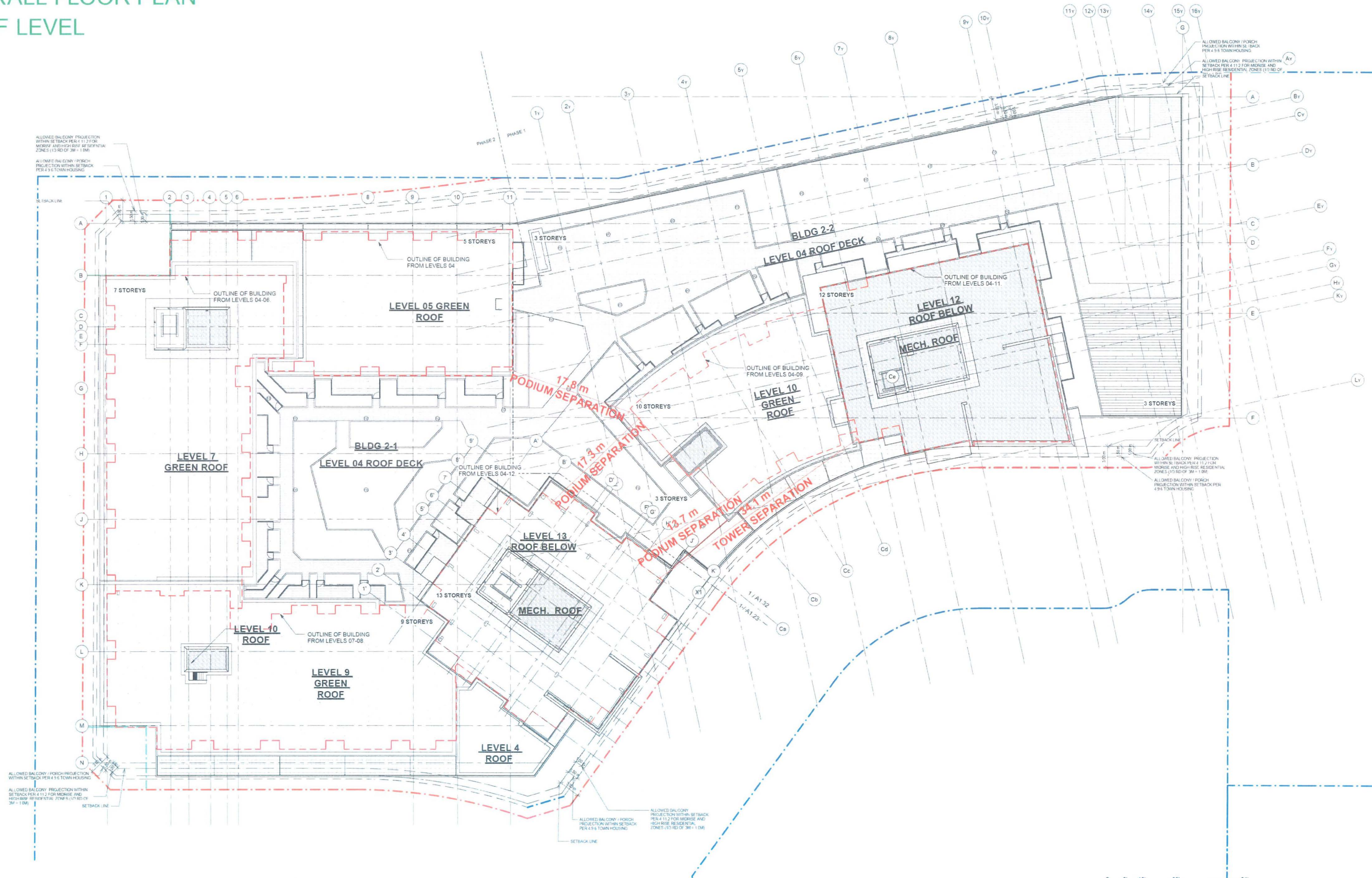
OVERALL FLOOR PLAN
LEVEL 13 (2-1), MECH LEVEL (2-2)



OVERALL FLOOR PLAN
MECH LEVEL (2-1), ROOF LEVEL (2-2)



OVERALL FLOOR PLAN
ROOF LEVEL



OCCUPANCY
STALL TYPE
STALL NUMBER

R	RESIDENTIAL (GENERAL)	REG	REGULAR
RV	RESIDENTIAL VISITOR	SML	SMALL
C	COMMERCIAL PARKING	HC	ACCESSIBLE
EV	ELECTRIC CAR CHARGING STATION	VAN	VAN ACCESSIBLE
		L	LOADING
		T	TANDEM

E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

The diagram illustrates four types of accessible stalls, each with specific dimensions and features:

- ACCESSIBLE STALL:**
 - Width: 8'-4" (2.5M)
 - Depth: 5'-0" (1.5M)
 - Height: 18'-0 1/2" (5.5M)
 - Features: Wheelchair icon, sign "R 1IC 001", and a hatched area on the right side.
- VAN ACCESSIBLE STALL:**
 - Width: 11'-1 3/4" (3.4M)
 - Depth: 5'-0" (1.5M)
 - Height: 18'-0 1/2" (5.5M)
 - Features: Wheelchair icon, sign "R 1IC 001", and a hatched area on the right side.
- REGULAR STALL:**
 - Width: 8'-4" (2.5M)
 - Depth: 18'-0 1/2" (5.5M)
 - Features: Sign "R REG -".
- SMALL STALL:**
 - Width: 7'-6 1/2" (2.3M)
 - Depth: 15'-1" (4.6M)
 - Features: Sign "R SML -".

As per Bylaw 10463

- i) 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space.
- ii) 100% of parking spaces other than residential uses, i.e. visitor/commercial
- iii) 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space.
- iv) An additional 10% of parking spaces feature opportunity charging

	RESIDENTIAL PARKING STALL
	RENTAL PARKING STALL
	COMMERCIAL PARKING STALL
	VISITOR PARKING STALL
	Car-Share

Diagram illustrating four types of bike storage configurations and their associated EV points:

- Class 1 Bike Storage** (Horizontal Bike Storage): Dimensions are 1.8 m (height) and 0.6 m (width). It is associated with 10% EV Shared points.
- Vertical Bike Storage**: Dimensions are 0.6 m (height) and 0.6 m (width).
- Family Bike Storage** (100% EV points): Dimensions are 1.8 m (height) and 1.2 m (width). It is associated with 100% EV points.
- Class 2 / Comm. Bike Rack**: Dimensions are 0.6 m (height) and 0.6 m (width).

Provided Class 1									
	Market Cande				Market Rental				Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total	
L3	424	-	45	469	-	-	-	-	46
L2	250	-	35	284	30	-	4	40	33
L1	16	-	60	76	-	-	-	-	6
TOTAL	740	-	80	820	30	-	4	48	868

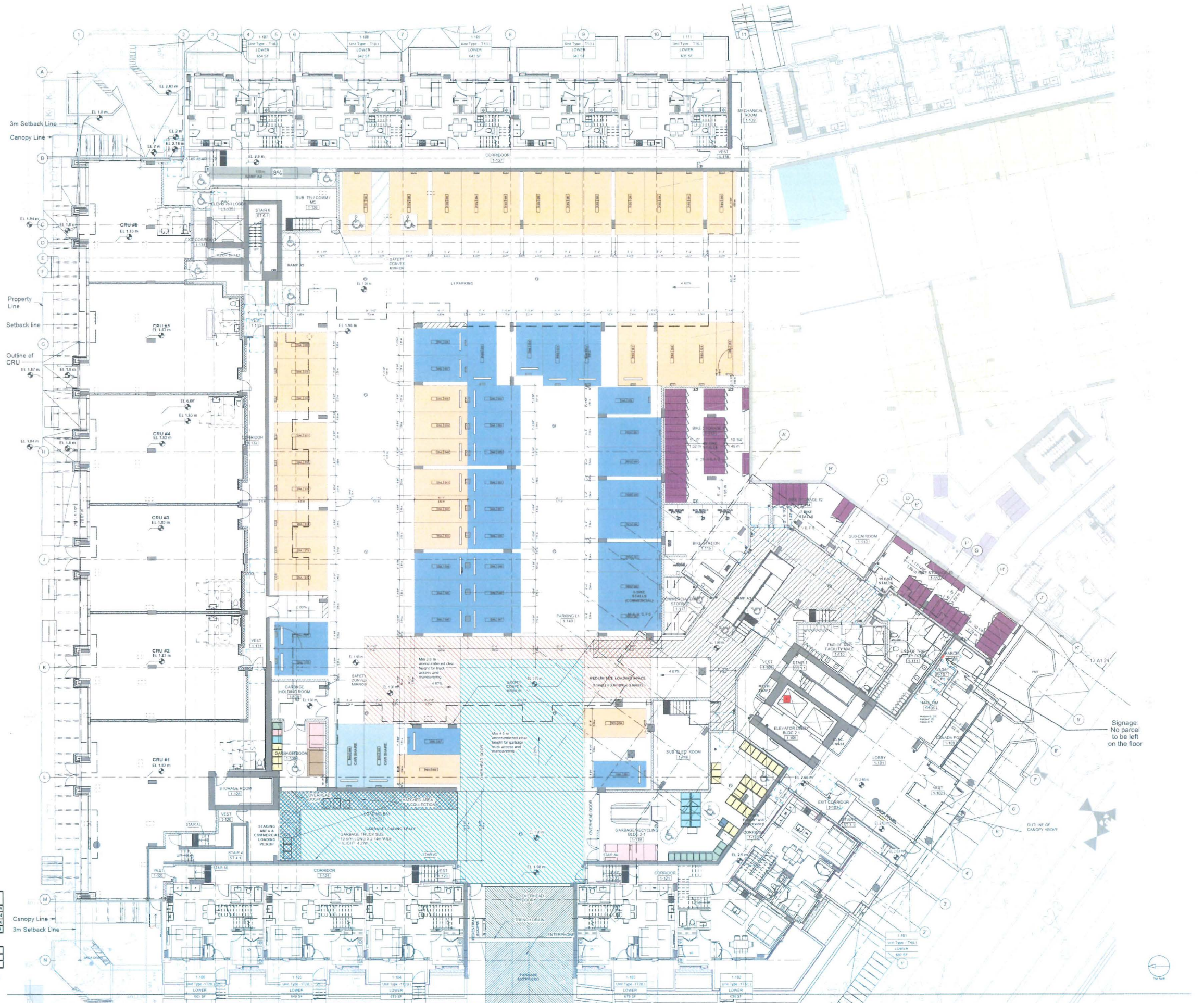
Commercial				
	Horizontal	Vertical	Family Sized	Sub-Total
L1	5	-	-	5
TOTAL	5	-	-	5

Provided - Class 2 Bike Storage			
	Cande	Rental	Commercial
	79	4	0
TOTAL	79		

Provided - Class 1 Overall Project				
	Class 1			
	Horizontal	Vertical	Family Sized	TOTAL
TOTAL	796		84	884

74 Bikes rack for residential located on ground floor zone for residential lobby entry.

4 Bikes rack for commercial located on ground floor in front of the CRU



PARTIAL FLOOR PLAN
LEVEL 02 (BUILDING 2-1)

CAR PARKING TAG



OCCUPANCY LEGEND:

- R RESIDENTIAL (GENERAL)
- RV RESIDENTIAL VISITOR
- C COMMERCIAL PARKING
- EV ELECTRIC CAR CHARGING STATION

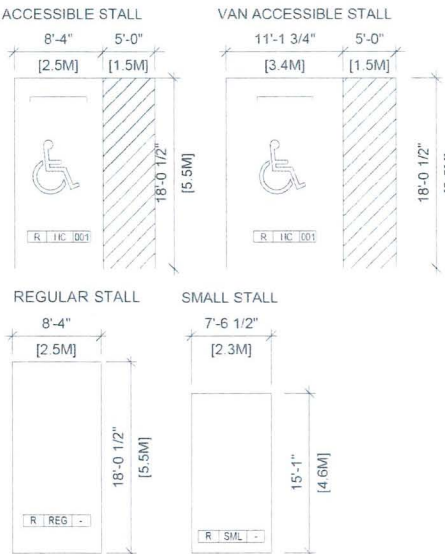
STALL TYPE:

- REG REGULAR
- SML SMALL
- HC ACCESSIBLE
- EV VAN ACCESSIBLE
- L LOADING
- T TANDEM

ABBREVIATION:

- E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

CAR PARKING LEGEND



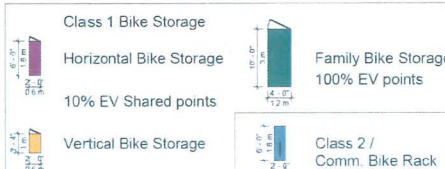
EV NOTES:

- As per Bylaw 10463
- 1. 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space
- 2. for parking spaces other than residential uses, i.e. visitor/commercial
- 3. 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space
- 4. An additional 10% of parking spaces feature opportunity charging

CAR PARKING COLOR LEGEND

- RESIDENTIAL PARKING STALL
- RENTAL PARKING STALL
- COMMERCIAL PARKING STALL
- VISITOR PARKING STALL
- Car-Share

BIKE LEGEND



BIKE STORAGE

Provided Class 1	Market Condo				Market Rental				Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total	
L3	424	-	45	469	-	-	-	-	469
L2	250	-	35	285	-	-	-	-	285
L1	95	-	-	95	-	-	-	-	95
TOTAL	769	-	80	849	-	-	-	-	849

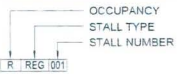
Provided - Class 2 Bike Storage	Commercial				Condo				Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total	
L1	5	-	-	5	70	-	-	70	75
TOTAL	5	-	-	5	70	-	-	70	75

74 Bikes racks for residential located on ground floor close to residential lobby entry.
4 Bikes racks for commercial located on ground floor in front of the CRU.



PARTIAL FLOOR PLAN
LEVEL 03 (BUILDING 2-1)

CAR PARKING TAG



OCCUPANCY LEGEND:

- R RESIDENTIAL (GENERAL)
- RV RESIDENTIAL VISITOR
- C COMMERCIAL PARKING
- EV ELECTRIC CAR CHARGING STATION

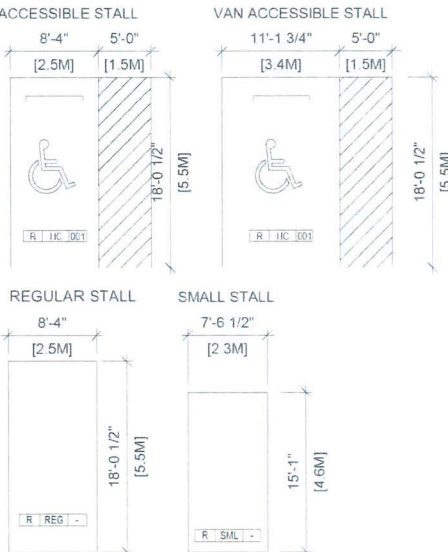
STALL TYPE:

- REG REGULAR
- SML SMALL
- HC ACCESSIBLE
- VAN VAN ACCESSIBLE
- L LOADING
- T TANDEM

ABBREVIATION:

- E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

CAR PARKING LEGEND

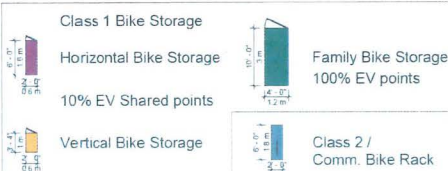


- EV NOTES:
- As per Bylaw 10463
- 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space
 - for parking spaces other than residential uses, i.e. visitor/commercial
 - 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space
 - An additional 10% of parking spaces feature opportunity charging

CAR PARKING COLOR LEGEND

- RESIDENTIAL PARKING STALL
- RENTAL PARKING STALL
- COMMERCIAL PARKING STALL
- VISITOR PARKING STALL
- Car-Share

BIKE LEGEND



BIKE STORAGE

Previous Class 1					Market Rental					Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total		
L3	424	-	45	469	-	-	-	-	469	
L2	258	-	95	353	36	-	4	40	394	
L1	66	-	66	132	-	-	-	-	132	
TOTAL	748	-	206	954	36	-	4	40	1030	

Commercial				
	Horizontal	Vertical	Family Sized	Sub-Total
L3	5	-	-	5
L2	5	-	-	5
L1	5	-	-	5

Provided - Class 2 Bike Storage				
	Comde	Rental	Commercial	
TOTAL	70	4	4	

Provided - Class 1 Overall Project

Class 1				
	Horizontal	Vertical	Family Sized	TOTAL
TOTAL	750	-	84	874

74 Bikes racks for residential located on ground floor close to residential lobby entry.

4 Bikes racks for commercial located on ground floor in front of the CRU.



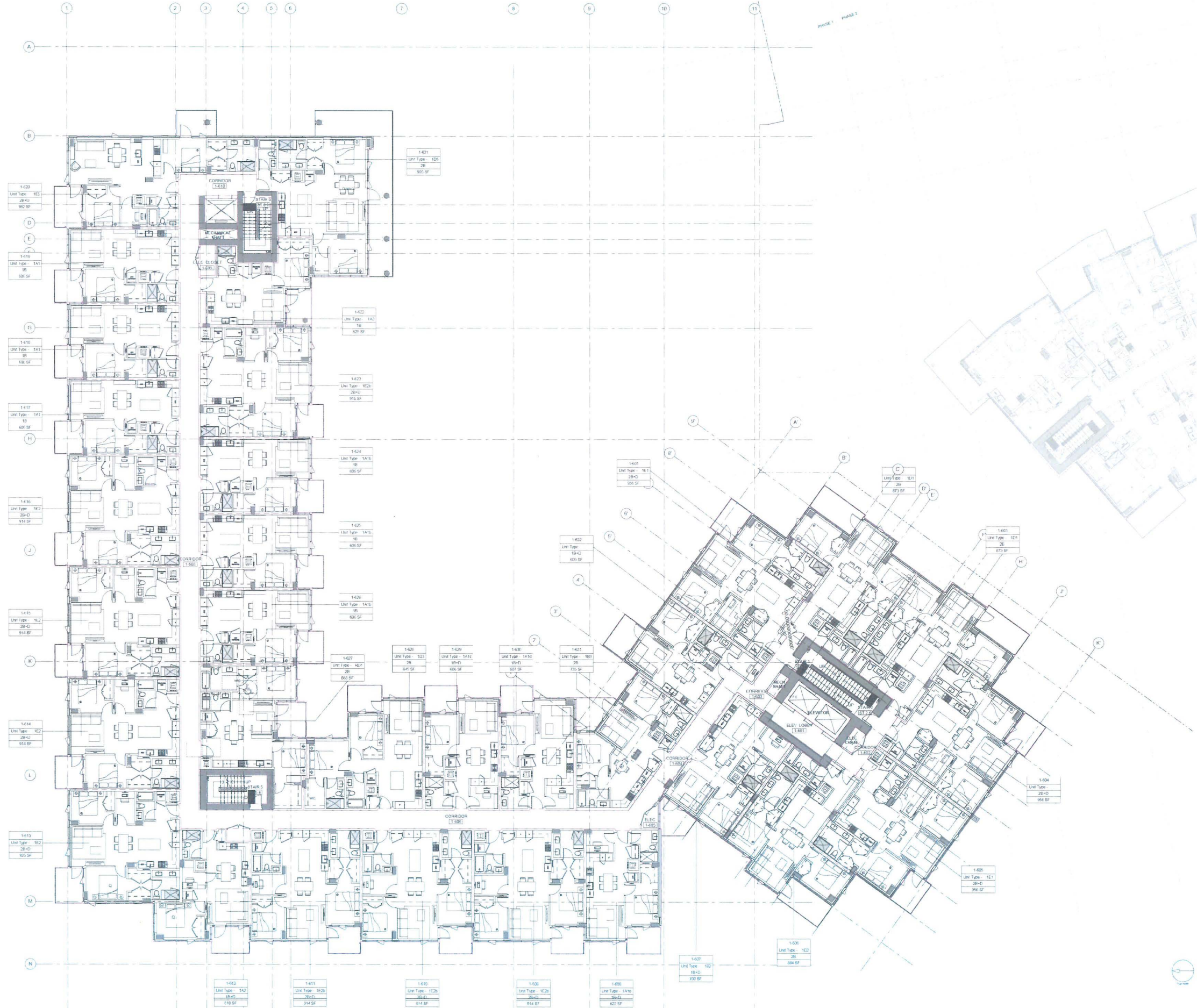
PARTIAL FLOOR PLAN
LEVEL 04 (BUILDING 2-1)



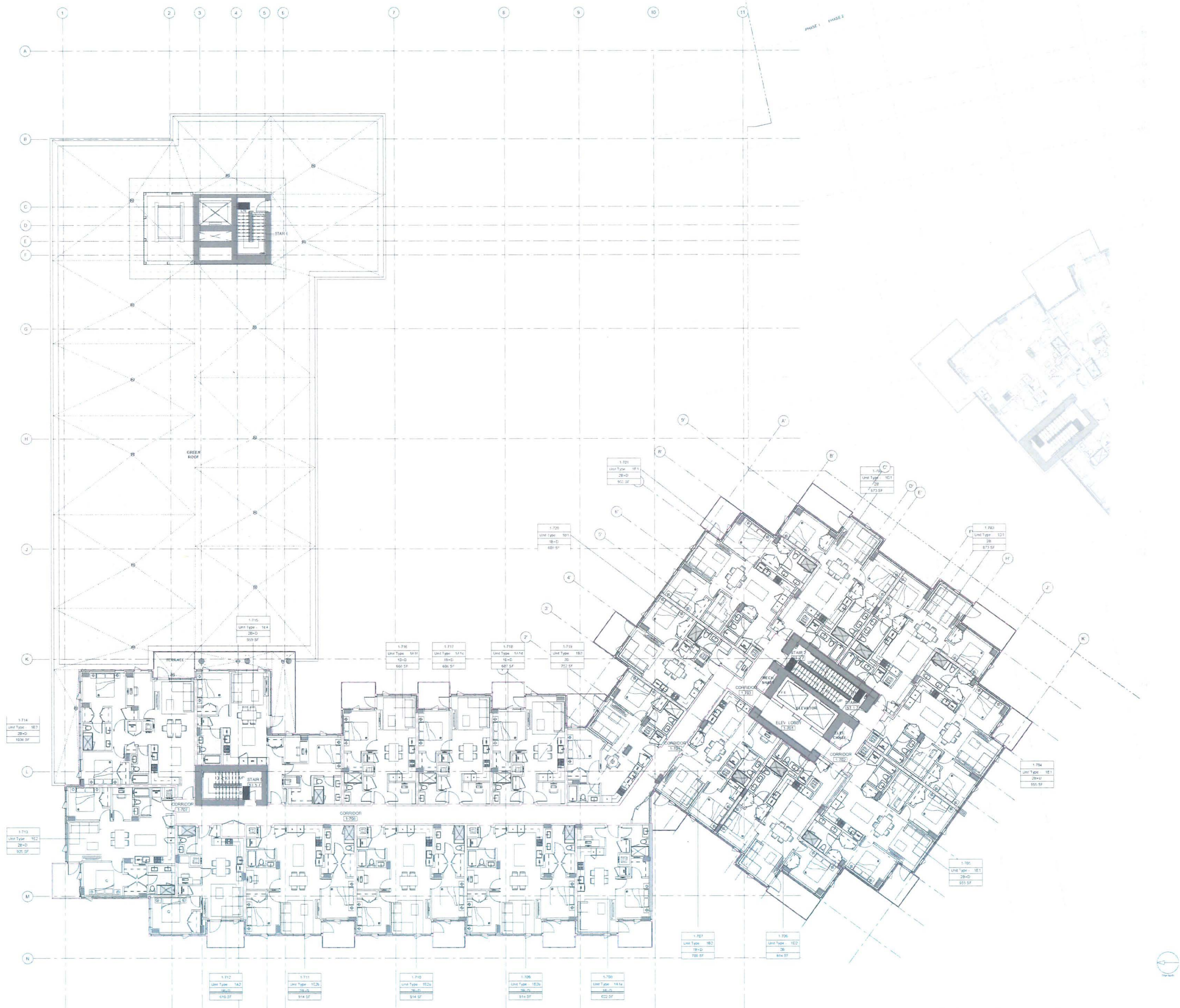
PARTIAL FLOOR PLAN
LEVEL 05 (BUILDING 2-1)



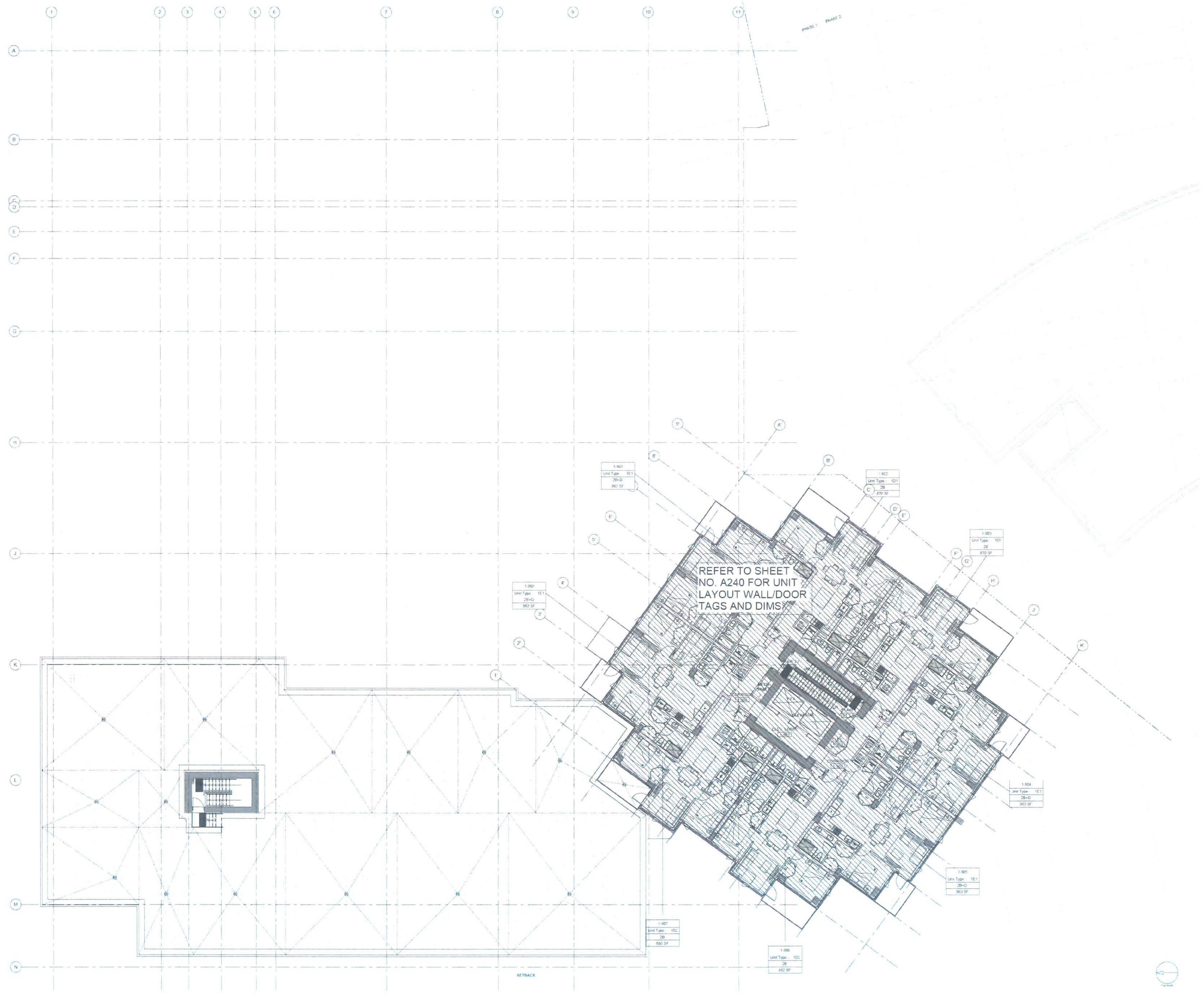
PARTIAL FLOOR PLAN
LEVEL 06 (BUILDING 2-1)



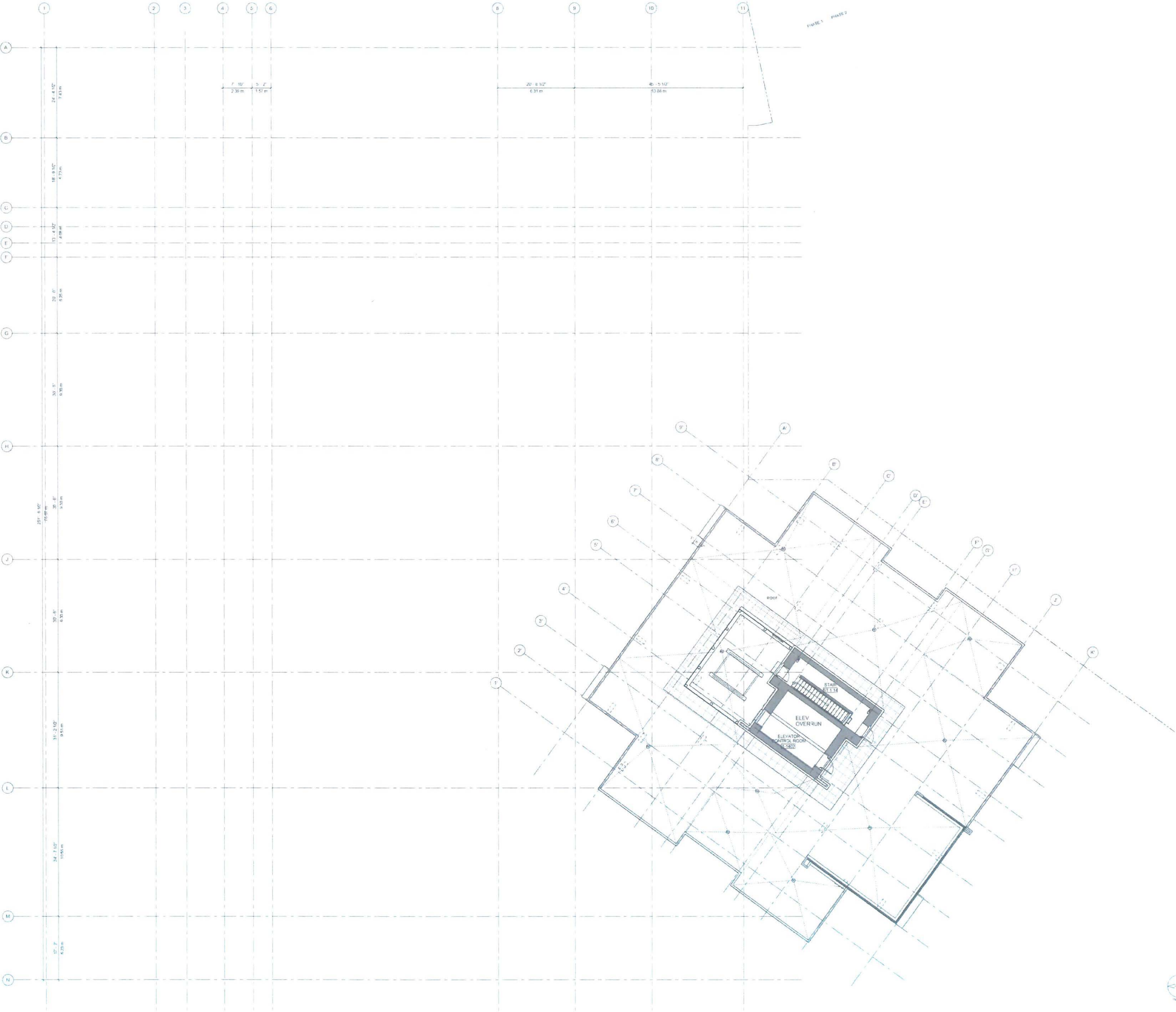
PARTIAL FLOOR PLAN
LEVEL 07-08 (BUILDING 2-1)



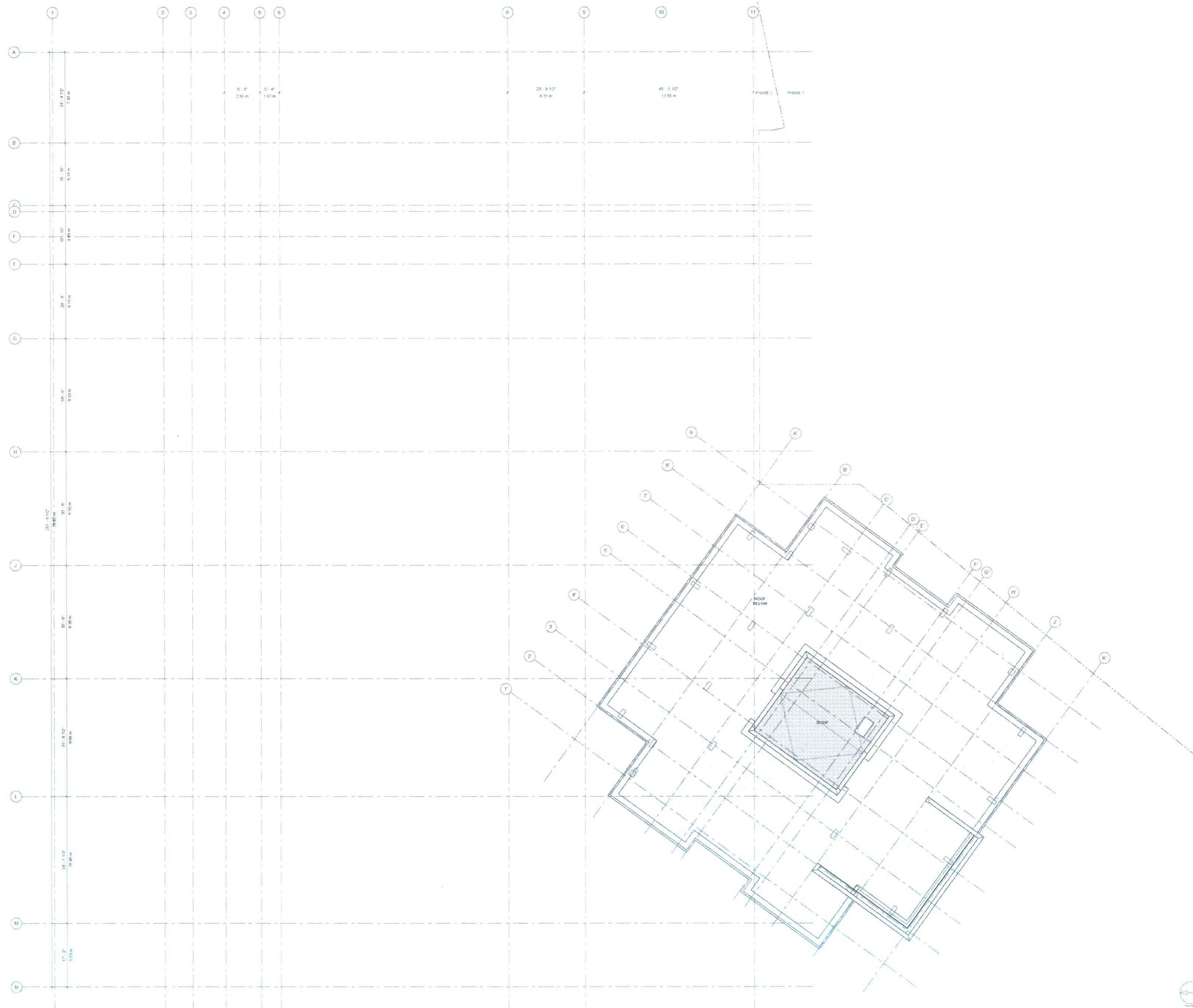
PARTIAL FLOOR PLAN
LEVEL 09-13 (BUILDING 2-1)



PARTIAL FLOOR PLAN
MECH LEVEL (BUILDING 2-1)

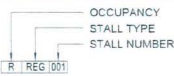


PARTIAL FLOOR PLAN
MECH ROOF (BUILDING 2-1)



PARTIAL FLOOR PLAN
LEVEL 01 (BUILDING 2-2)

CAR PARKING TAG



OCCUPANCY LEGEND:

- R RESIDENTIAL (GENERAL)
- RV RESIDENTIAL VISITOR
- C COMMERCIAL PARKING
- EV ELECTRIC CAR CHARGING STATION

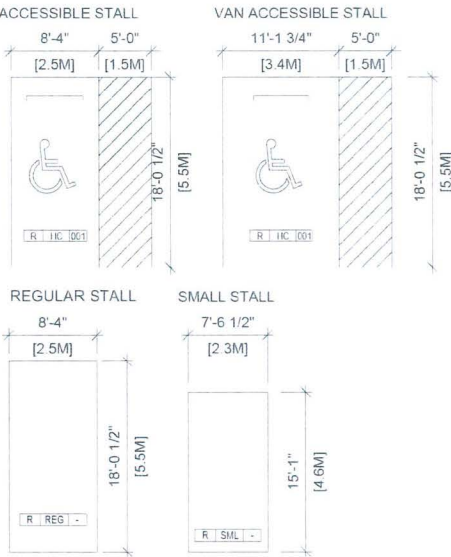
STALL TYPE:

- REG REGULAR
- SML SMALL
- HC ACCESSIBLE
- VAN VAN ACCESSIBLE
- L LOADING
- T TANDEM

ABBREVIATION:

- E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

CAR PARKING LEGEND



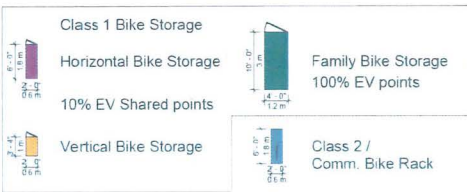
EV NOTES:

- As per Bylaw 10463
- 1) 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space
- 2) for parking spaces other than residential uses, i.e. visitor/commercial
- 3) 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space
- 4) An additional 10% of parking spaces feature opportunity charging

CAR PARKING COLOR LEGEND

- RESIDENTIAL PARKING STALL
- RENTAL PARKING STALL
- COMMERCIAL PARKING STALL
- VISITOR PARKING STALL
- Car-Share

BIKE LEGEND



BIKE STORAGE

	Market Condo				Market Rental				Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total	
L3	424	-	45	469	-	-	-	-	469
L2	255	-	35	294	30	-	4	34	334
L1	96	-	-	96	-	-	-	-	96
TOTAL	775	-	80	855	30	-	4	34	889

Commercial			
Horizontal	Vertical	Family Sized	Sub-Total
5	-	-	5
TOTAL	5	-	5

Provided - Class 2 Bike Storage			
Condo	Rental	Commercial	
70	4	4	
TOTAL	78		

74 Bikes racks for residential located on ground floor close to residential lobby entry.
4 Bikes racks for commercial located on ground floor in front of the CRU.

Provided - Class 1 Overall Project			
Horizontal	Vertical	Family Sized	TOTAL
796	-	84	884



ARCADIS
1205 WEST PENDER STREET, SUITE 100
VANCOUVER, BC V6E 4K1 CANADA
TEL: 604-681-8700
WWW.ARCADIS.COM



SUBMITTED TO CITY OF RICHMOND
BY ARCADIS ARCHITECTS
ON BEHALF OF POLYGON DEVELOPMENT
DATE: AUGUST 19, 2026

CITY OF RICHMOND
3425 W. 10TH AVENUE
VANCOUVER, BC V6M 4K1
TEL: 604-273-5000
WWW.CITYOFRICHMOND.BC.CA

PROJECT: TALISTAR-B
SITING: 3425 W. 10TH AVENUE
DEVELOPMENT: TALISTAR-B
DATE: AUGUST 19, 2026

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

Page Number
32

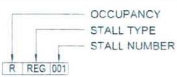
Page Number
32

DP 23-020753 August 26, 2026 Plan #32



PARTIAL FLOOR PLAN
LEVEL 02 (BUILDING 2-2)

CAR PARKING TAG



OCCUPANCY LEGEND:

- R RESIDENTIAL (GENERAL)
- RV RESIDENTIAL VISITOR
- C COMMERCIAL PARKING
- EV ELECTRIC CAR CHARGING STATION

STALL TYPE:

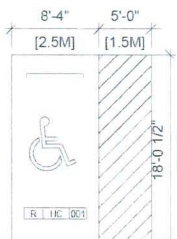
- REG REGULAR
- SML SMALL
- HC ACCESSIBLE
- VAN VAN ACCESSIBLE
- L LOADING
- T TANDEM

ABBREVIATION:

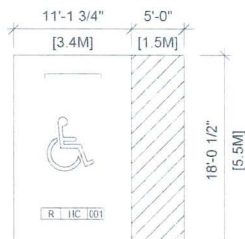
E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

CAR PARKING LEGEND

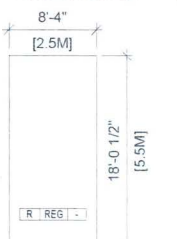
ACCESSIBLE STALL



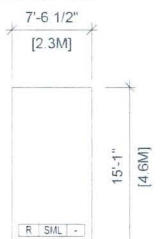
VAN ACCESSIBLE STALL



REGULAR STALL



SMALL STALL



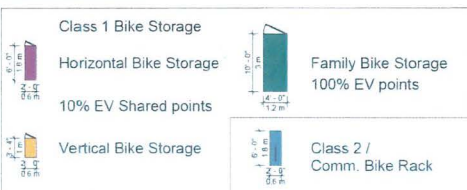
EV NOTES:

- As per Bylaw 10463
- 1. 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space
- 2. for parking spaces other than residential uses, i.e. visitor/commercial
 - i) 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space
 - ii) An additional 10% of parking spaces feature opportunity charging

CAR PARKING COLOR LEGEND

- RESIDENTIAL PARKING STALL
- RENTAL PARKING STALL
- COMMERCIAL PARKING STALL
- VISITOR PARKING STALL
- Car-Share

BIKE LEGEND



BIKE STORAGE

Provided Class 1					Market Condo					Market Rental					Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total			
L2	424	-	45	469	-	-	-	-	36	-	4	40	469		
L3	250	-	35	284	-	-	-	-	-	-	-	-	334		
L1	66	-	-	66	-	-	-	-	-	-	-	-	66		
TOTAL	740	-	80	820	36	-	4	40	60	-	-	-	860		

Commercial				
	Horizontal	Vertical	Family Sized	Sub-Total
L1	5	-	-	5
TOTAL	5	-	-	5

Provided - Class 2 Bike Storage				Total
	Condo	Rental	Commercial	
TOTAL	70	4	4	78

Provided - Class 1 Overall Project				
Class 1				
	Horizontal	Vertical	Family Sized	TOTAL
TOTAL	796	-	84	874

74 Bikes rack for residential located on ground floor close to residential lobby entry.

4 Bikes racks for commercial located on ground floor in front of the CRU.



PARTIAL FLOOR PLAN
LEVEL 03 (BUILDING 2-2)

CAR PARKING TAG



OCCUPANCY LEGEND:

- R RESIDENTIAL (GENERAL)
- RV RESIDENTIAL VISITOR
- C COMMERCIAL PARKING
- EV ELECTRIC CAR CHARGING STATION

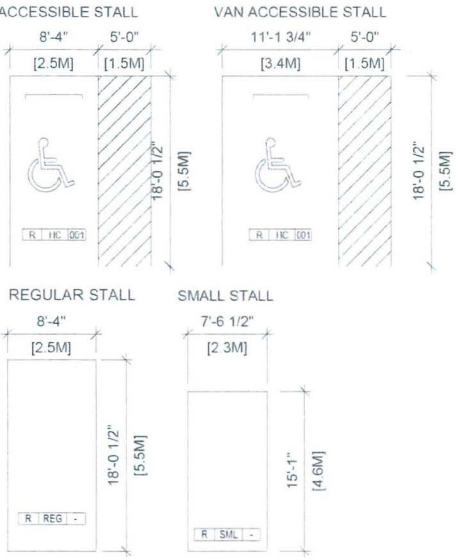
STALL TYPE:

- REG REGULAR
- SML SMALL
- HC ACCESSIBLE
- VAN VAN ACCESSIBLE
- L LOADING
- T TANDEM

ABBREVIATION:

- E.V.C.S. ELECTRIC VEHICLE CHARGING STATION

CAR PARKING LEGEND

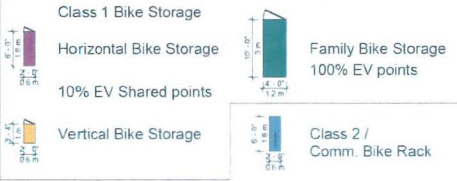


EV NOTES:
As per Bylaw 10463
1. 100% of residential parking spaces, excluding visitor parking spaces, feature an energized outlet capable of providing Level 2 charging or higher to the parking space
2. for parking spaces other than residential uses, i.e. visitor/commercial
i) 35% feature an energized outlet capable of providing Level 2 charging or higher to the parking space
ii) An additional 10% of parking spaces feature opportunity charging

CAR PARKING COLOR LEGEND

- RESIDENTIAL PARKING STALL
- RENTAL PARKING STALL
- COMMERCIAL PARKING STALL
- VISITOR PARKING STALL
- Car-Share

BIKE LEGEND



Market Condo					Market Rental					Total
	Horizontal	Vertical	Family Sized	Sub-Total	Horizontal	Vertical	Family Sized	Sub-Total		
L3	424	-	40	464	-	-	-	-	464	
L2	259	-	35	294	36	-	4	40	334	
L1	66	-	-	66	-	-	-	-	66	
TOTAL	749	-	75	824	36	-	4	40	809	

Commercial				
	Horizontal	Vertical	Family Sized	Sub-Total
L1	5	-	-	5
TOTAL	5	-	-	5

Provided - Class 2 Bike Storage				
	Condo	Rental	Commercial	
	70	4	4	
TOTAL	74	8		

Provided - Class 1 Overall Project				
Class 1				
	Horizontal	Vertical	Family Sized	TOTAL
TOTAL	750	-	84	834

74 Bikes racks for residential located on ground floor close to residential lobby entry.

4 Bikes racks for commercial located on ground floor in front of the CRU.



PARTIAL FLOOR PLAN
LEVEL 04 (BUILDING 2-2)



ARCADIS
2280 WEST PENDER STREET SUITE 200
VANCOUVER BC V6K 4K1 CANADA
TEL: +1 604 683 8757
WWW.ARCADIS.COM



SUBMITTED TO CITY OF RICHMOND
BY ARCADIS ARCHITECTS INC. IN
BEHALF OF POLYGON DEVELOPMENT LTD.
DATE: AUGUST 19, 2026

CARLEAT TALESTAR
3420 WEST 10TH AVENUE
DEVELOPMENT PROJECT

PROJECT NORTH OCEAN
SIMPSON ST. 35

Page Number

DP 23-020753 August 26, 2026 Plan #35



PARTIAL FLOOR PLAN
LEVEL 05-09 (BUILDING 2-2)



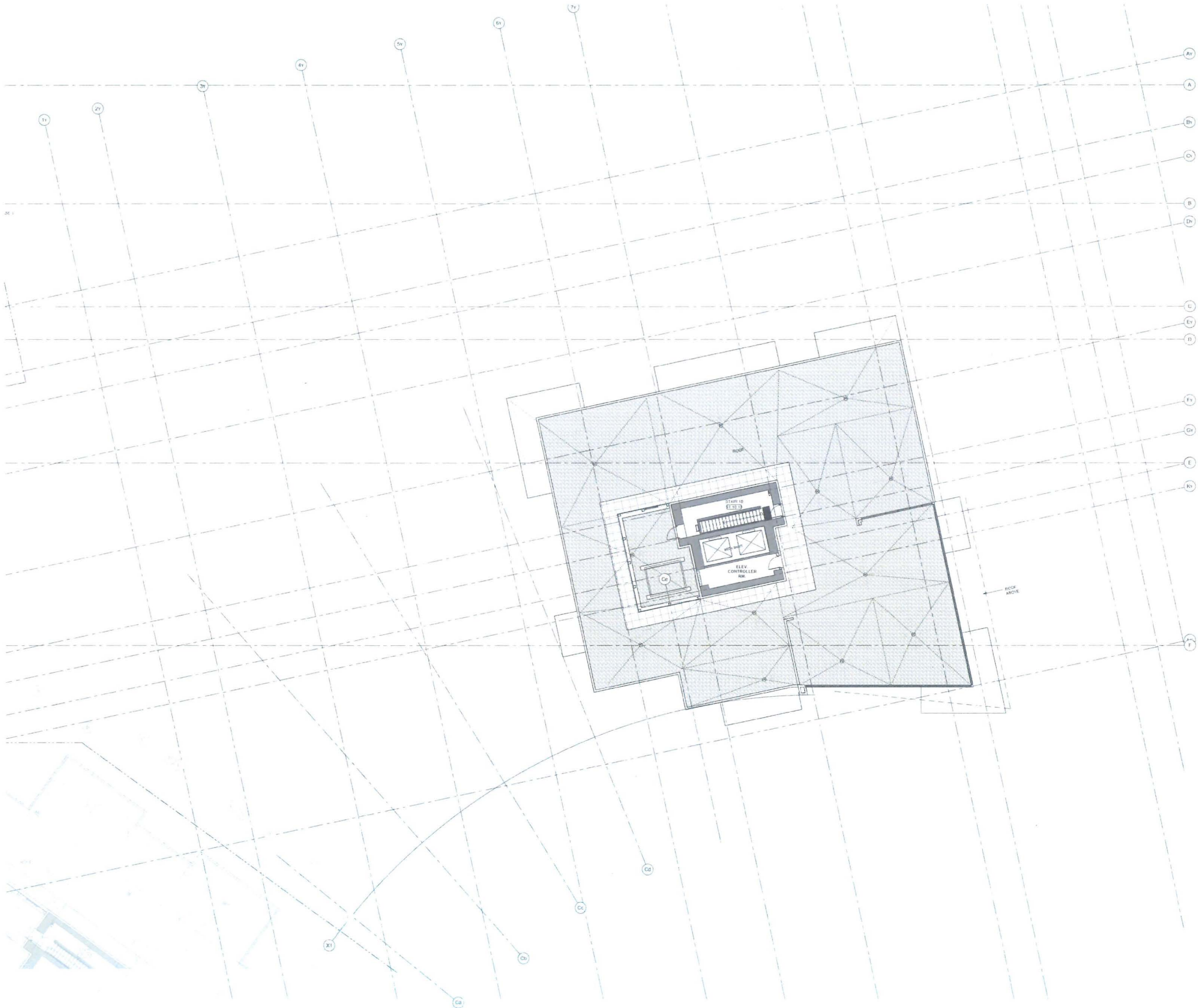
PARTIAL FLOOR PLAN
LEVEL 10 (BUILDING 2-2)



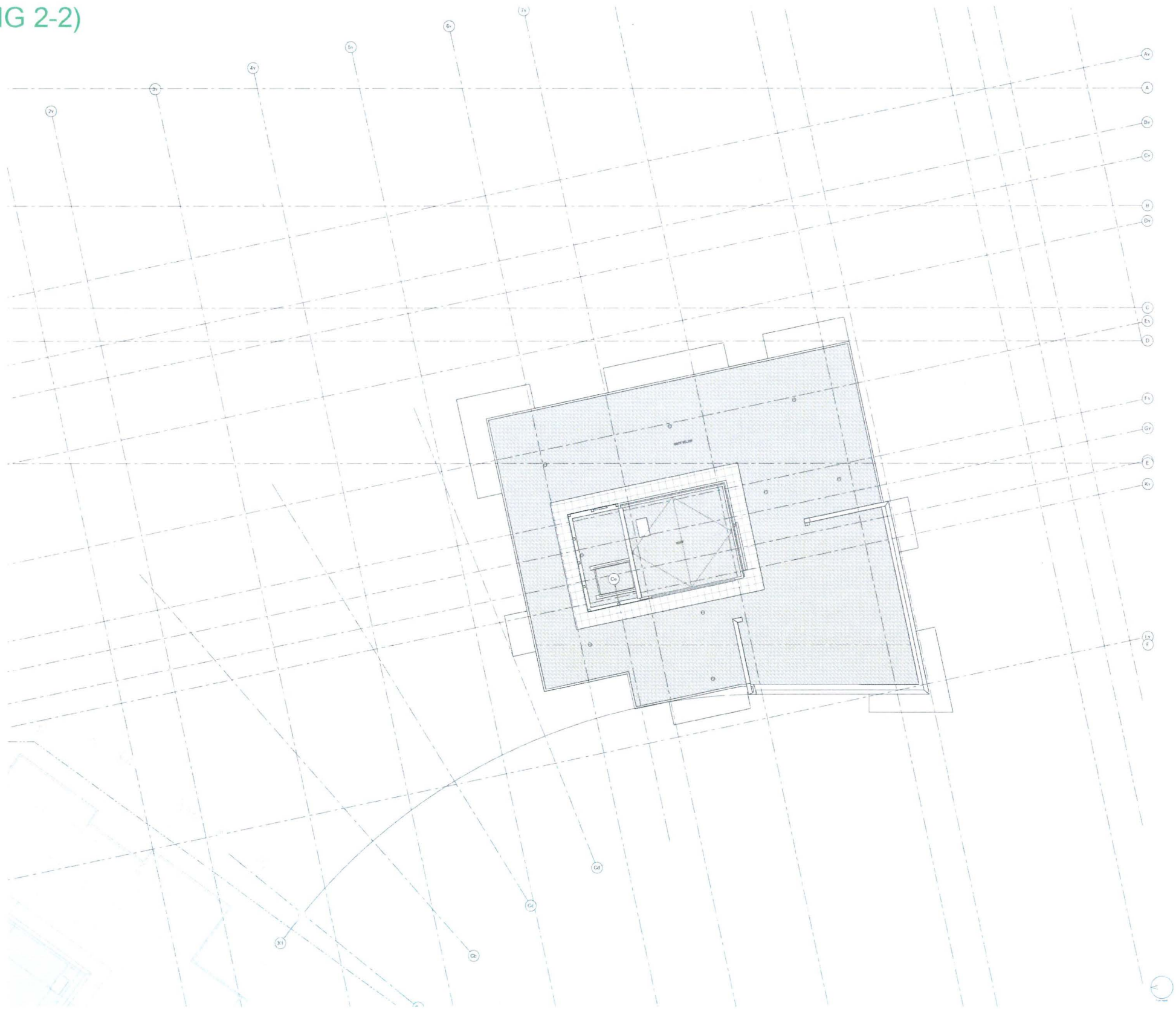
PARTIAL FLOOR PLAN
LEVEL 11-12 (BUILDING 2-2)



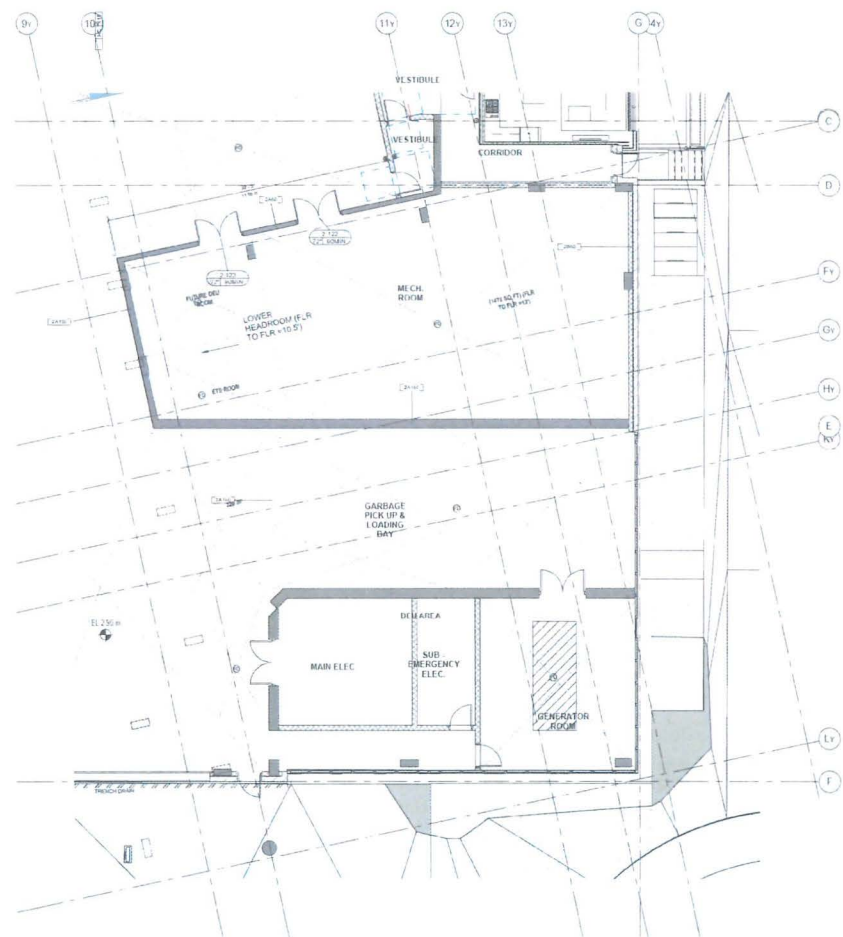
PARTIAL FLOOR PLAN
MECH LEVEL (BUILDING 2-2)



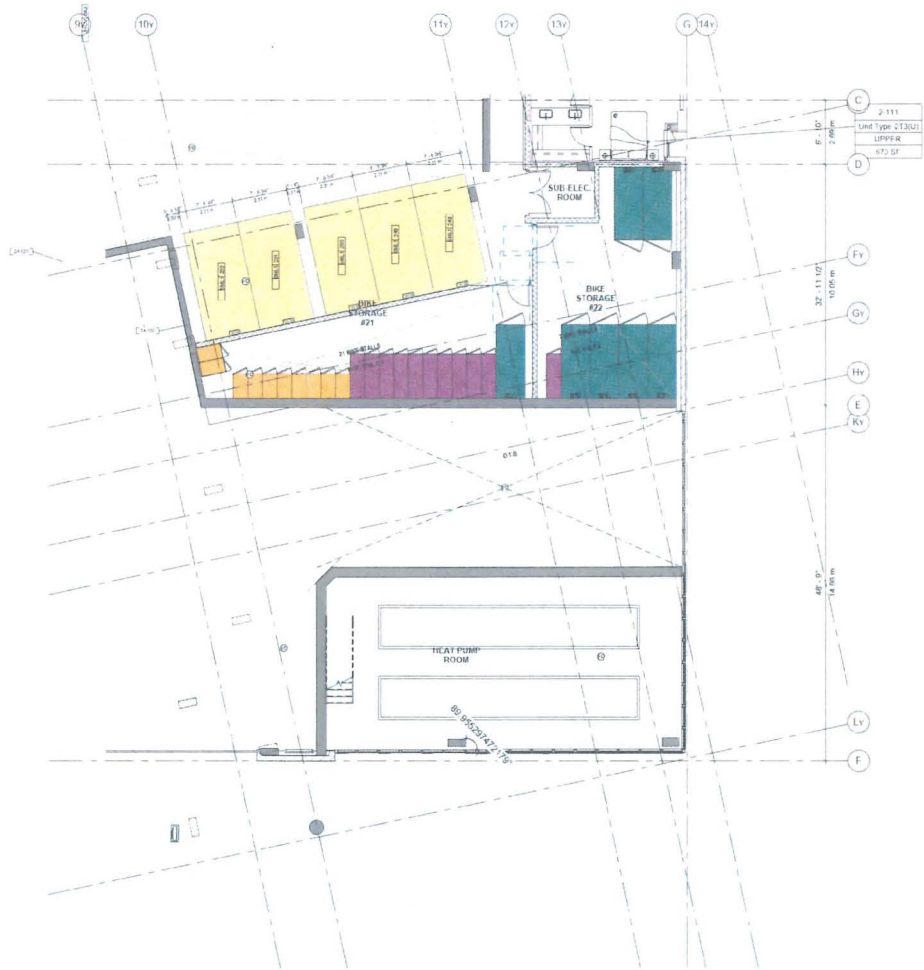
PARTIAL FLOOR PLAN
MECH ROOF (BUILDING 2-2)



PARTIAL FLOOR PLAN
DEU & MECHANICAL PLAN

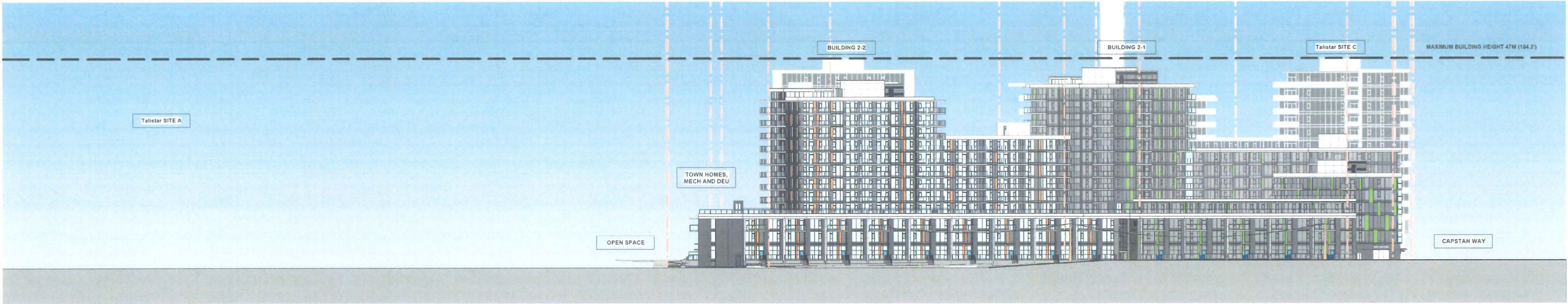
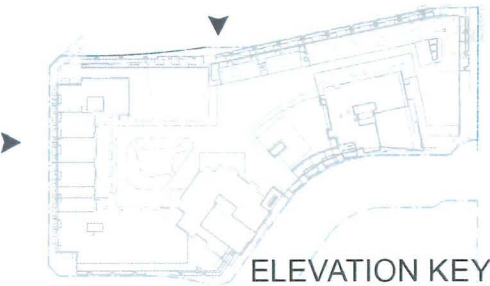


LEVEL 01

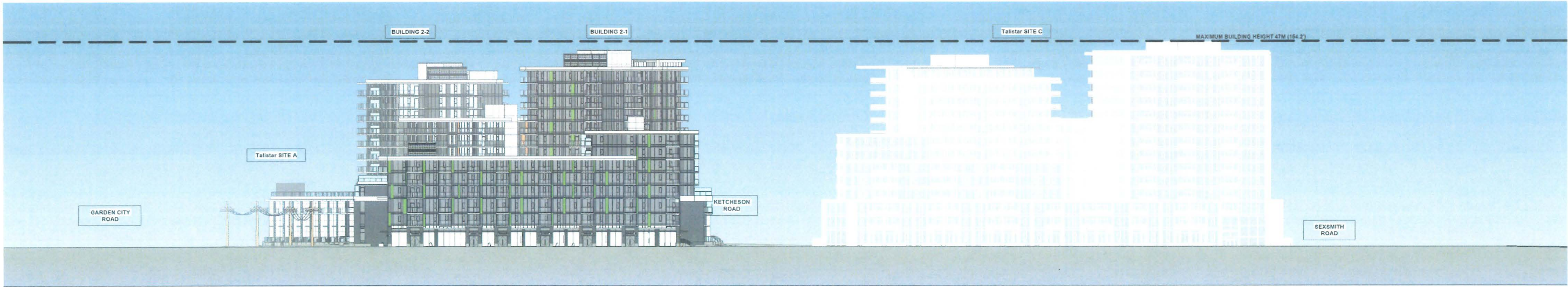


LEVEL 02

OVERALL ELEVATION
EAST AND NORTH COLOR ELEVATION

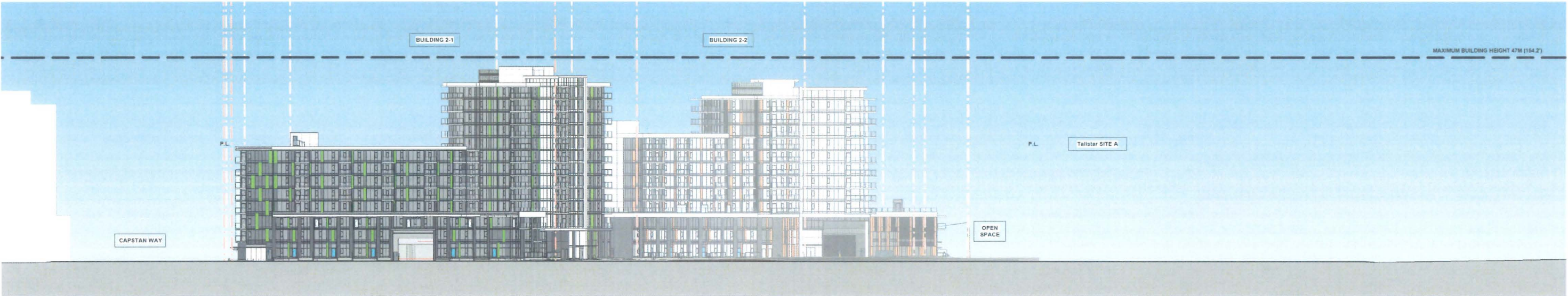


1 EAST - STREET ELEVATION
Scale: 1" = 30'-0"

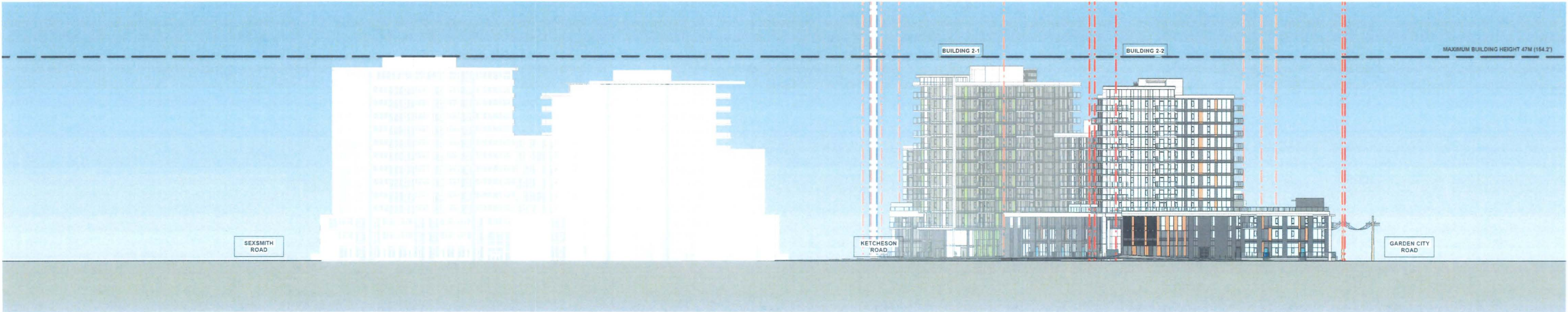


2 NORTH - STREET ELEVATION
Scale: 1" = 30'-0"

OVERALL ELEVATION
WEST AND SOUTH COLOR ELEVATION



3 WEST - STREET ELEVATION
Scale: 1" = 30'-0"



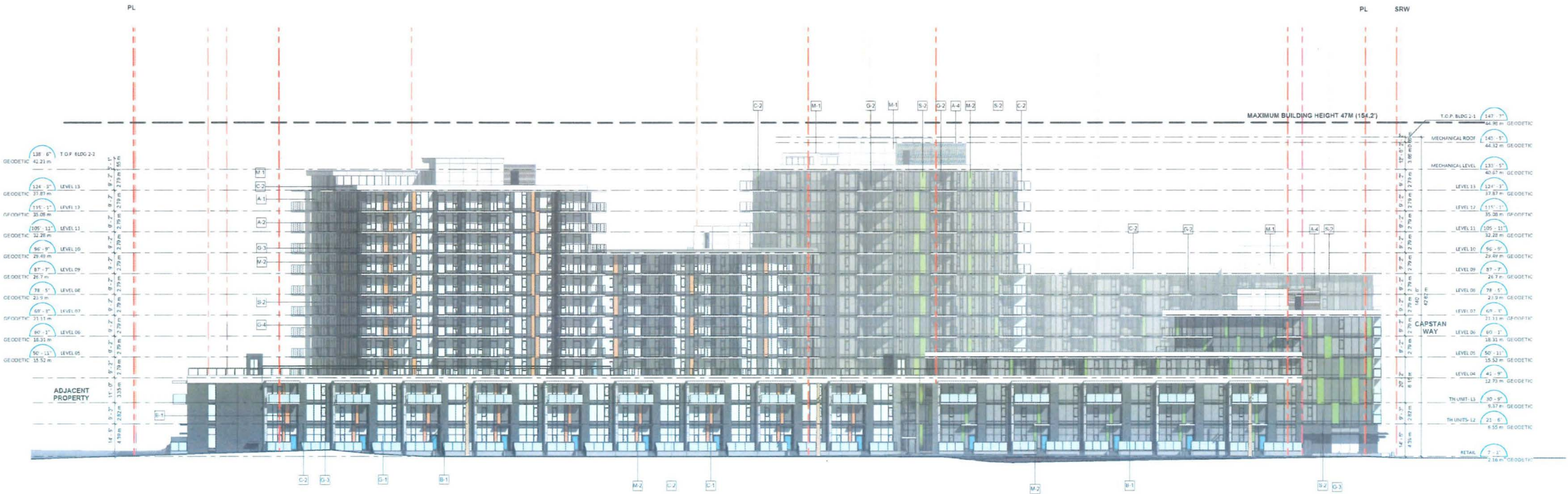
4 SOUTH - STREET ELEVATION
Scale: 1" = 30'-0"

OVERALL ELEVATION
SOUTH & EAST ELEVATION



ELEVATION KEY

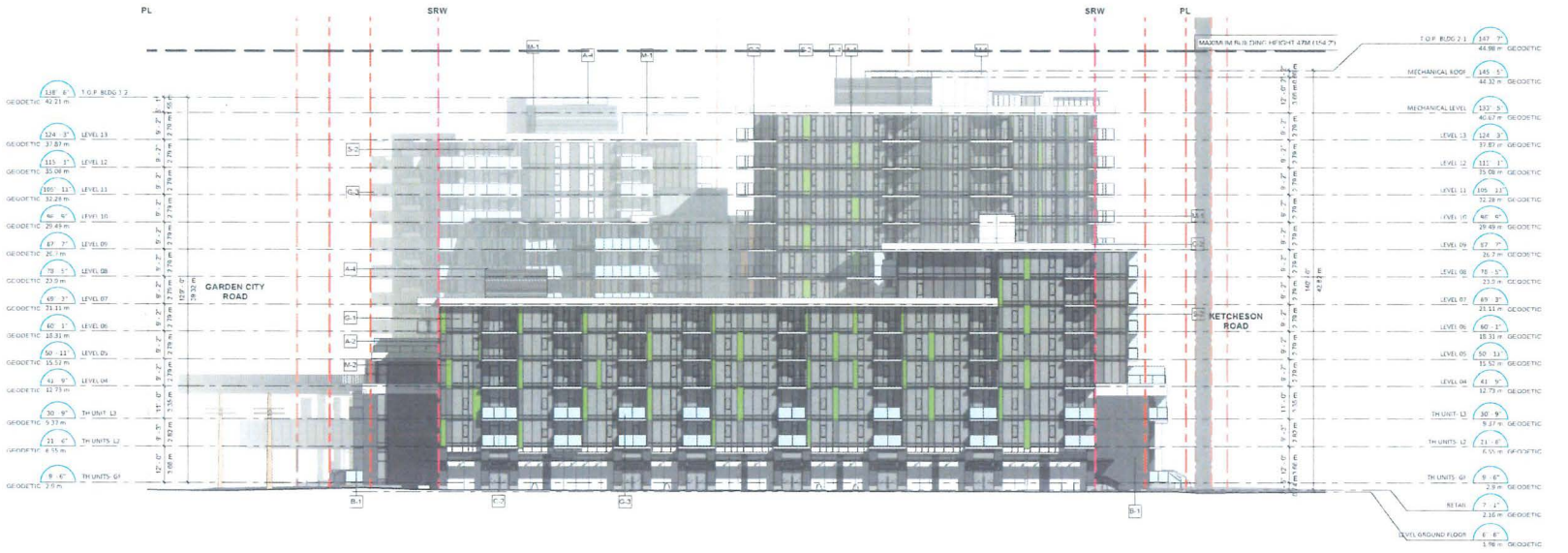
Material Legend	
Key Value	Keynote Text
A-1	ALUMINUM MULLION PAINTED (WHITE)
A-2	ALUMINUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINUM CLADDING WITH BEAMS (CHARCOAL GREY)
A-4	ALUMINUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS (DARK TONE)
C-1	PAINTED CONCRETE (DARK CHARCOAL)
C-2	PAINTED CONCRETE (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING (WHITE)
M-2	METAL PANEL CLADDING (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL (GREY)



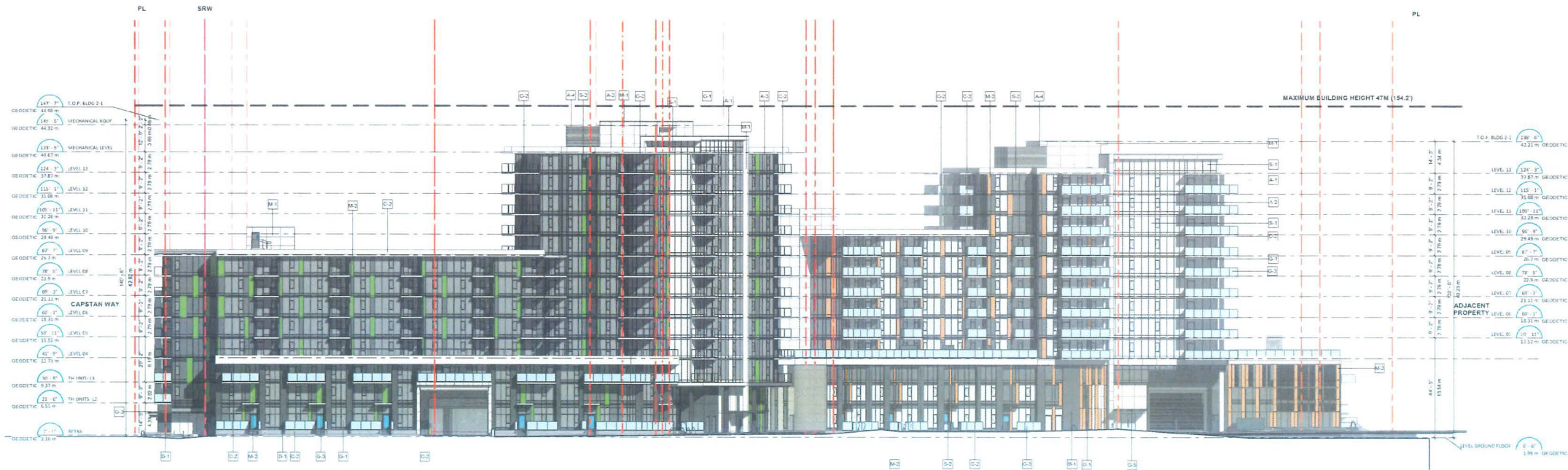
OVERALL ELEVATION
NORTH & WEST ELEVATION



Material Legend	
Key Value	Keynote Text
A-1	ALUMINUM MULLION PAINTED - (WHITE)
A-2	ALUMINUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREENHOUSE COLORED FEATURE)
S-1	SPANDREL PANEL - (RIGHT BLUE COLOUR)
S-2	SPANDREL PANEL - (GREY)



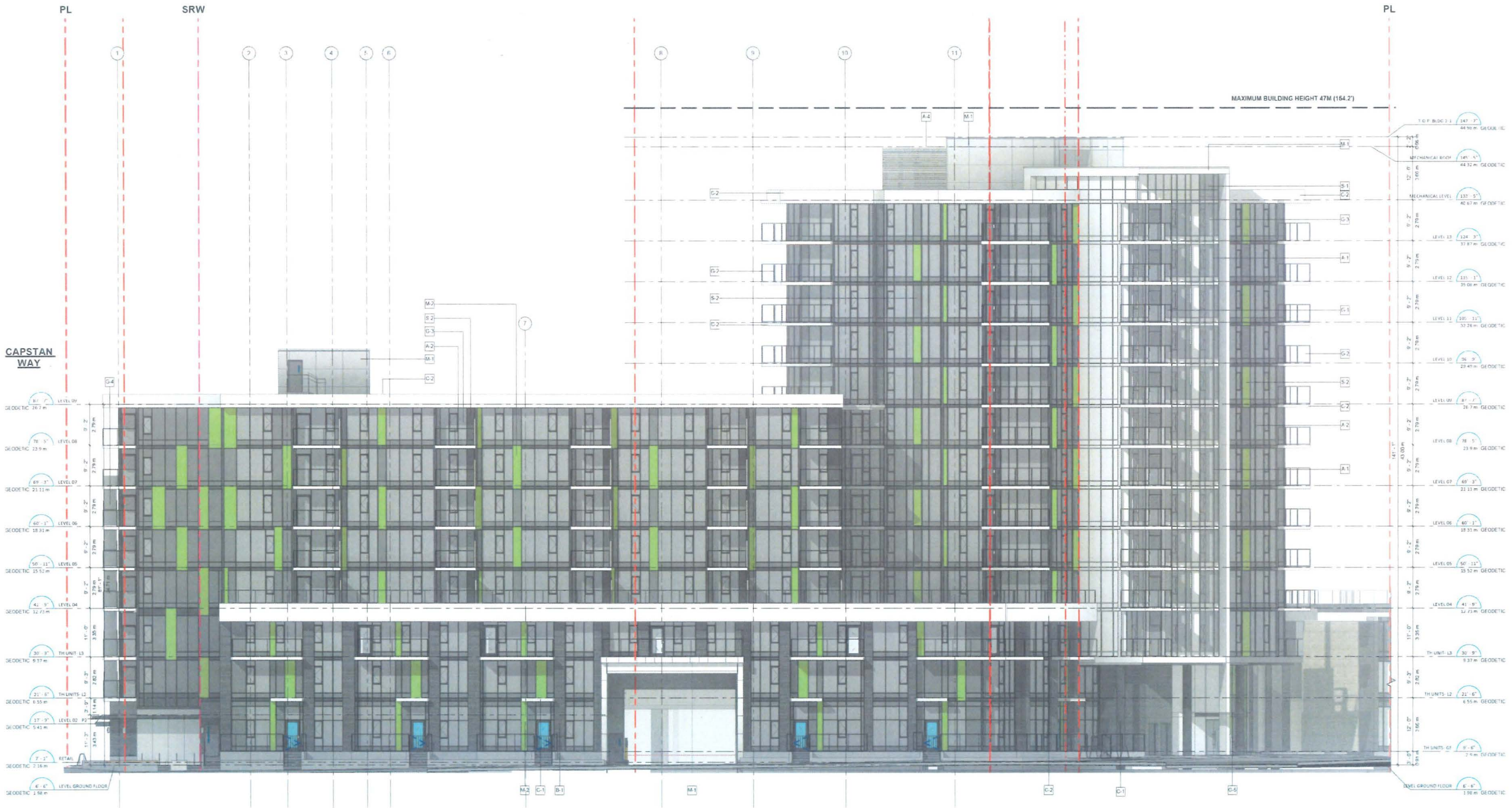
7 NORTH ELEVATION - OVERALL



1 WEST ELEVATION - OVERALL

BUILDING ELEVATION
WEST ELEVATION (BLDG 2-1)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SLAMS - (CHARCOAL GREY)
A-4	ALUMINIUM COVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)



1 WEST - BLDG 2-1
Scale: 1/8" = 1'-0"



ARCADIS
2285 WEST PENDER STREET, SUITE 100
VANCOUVER, BC V6K 4K1 CANADA
TEL: 604-680-8700
WWW.ARCADIS.COM

connect
LANDSCAPE ARCHITECTURE

SUBMITTED TO CITY OF RICHMOND
BY ARCADIS ARCHITECTS IN BEHALF OF POLYGON DEVELOPMENT
DATE: AUGUST 19, 2026

CARLIS AT TALISTAR
3475 WEST PENDER STREET
DEVELOPMENT

PROJECT NORTH ARCADIS
5711 PENDER STREET
DEVELOPMENT

Page Number
5711 PENDER STREET
DEVELOPMENT

DP 23-020753 August 26, 2026 Plan #46

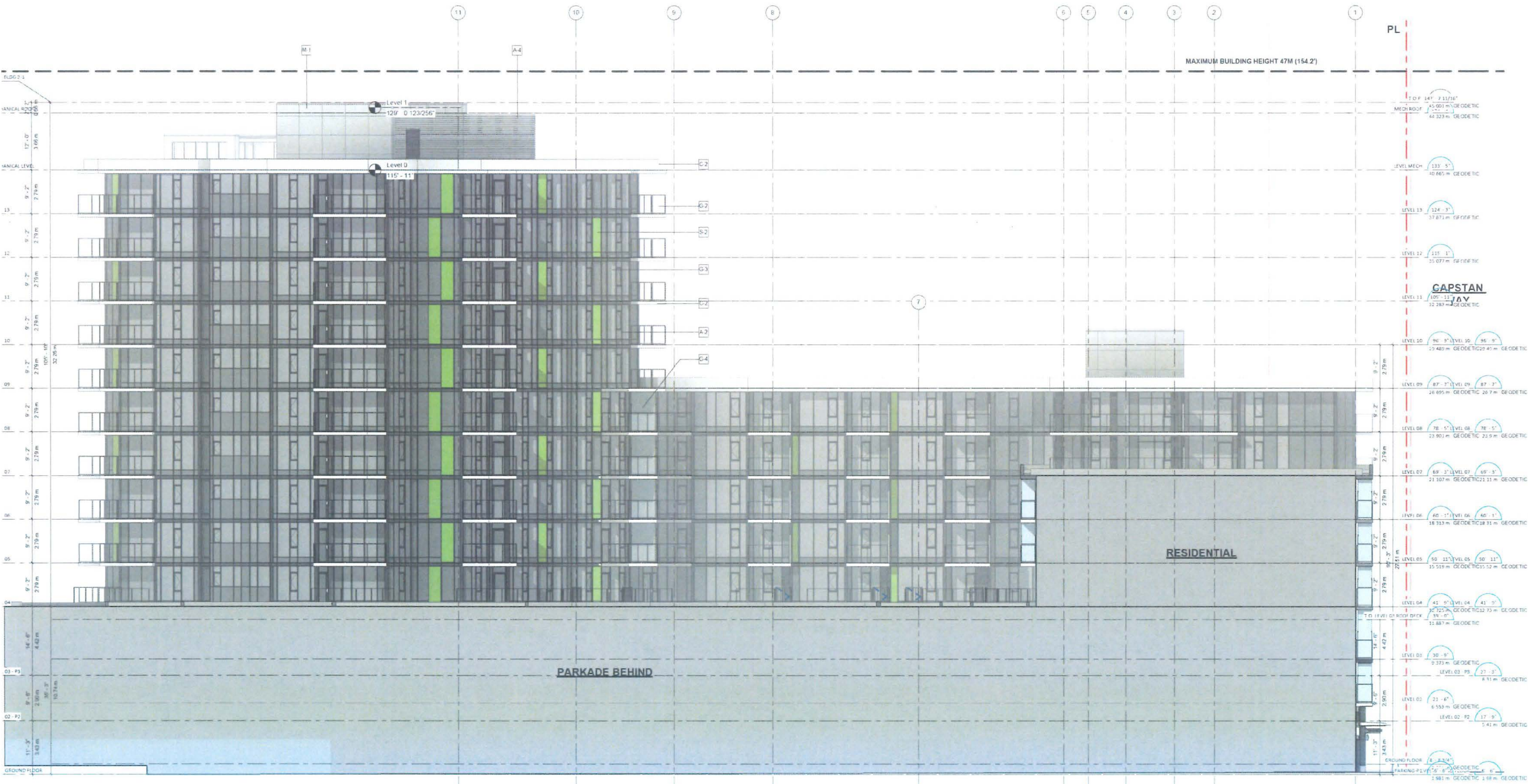


BUILDING ELEVATION
EAST ELEVATION (BLDG 2-1)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINUM MULLION PAINTED - (WHITE)
A-2	ALUMINUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINUM CLADDING WITH SEAMS - (WHITE COI OIR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)

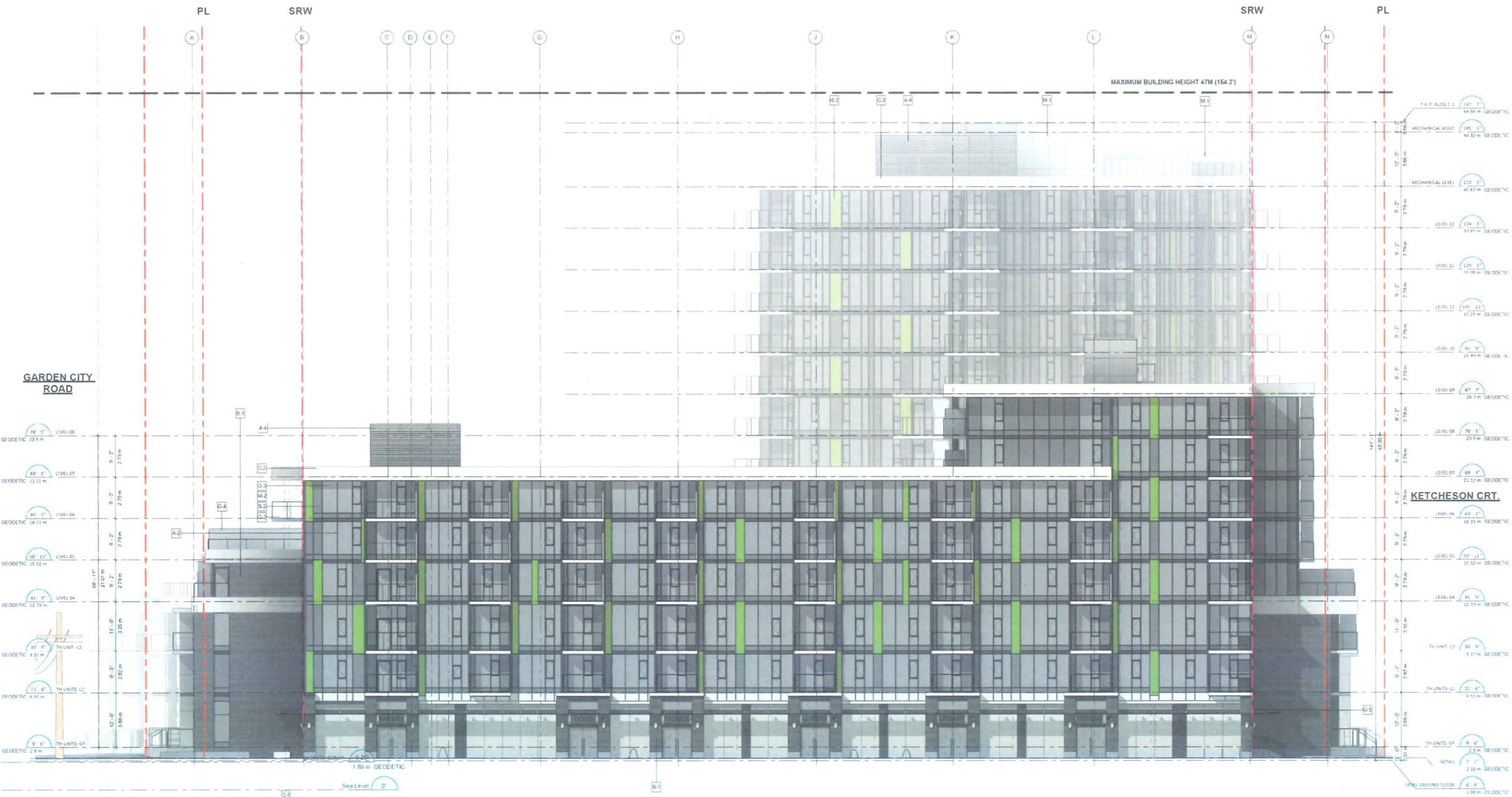


ELEVATION KEY



BUILDING ELEVATION
NORTH (BUILDING 2-1)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINUM MULLION PAINTED - (WHITE)
A-2	ALUMINUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)



BUILDING ELEVATION
SOUTH (BUILDING 2-1)

Material Legend	
Key Value	Keycode-Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (DARK CHARCOAL GREY)
A-4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/DRANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)

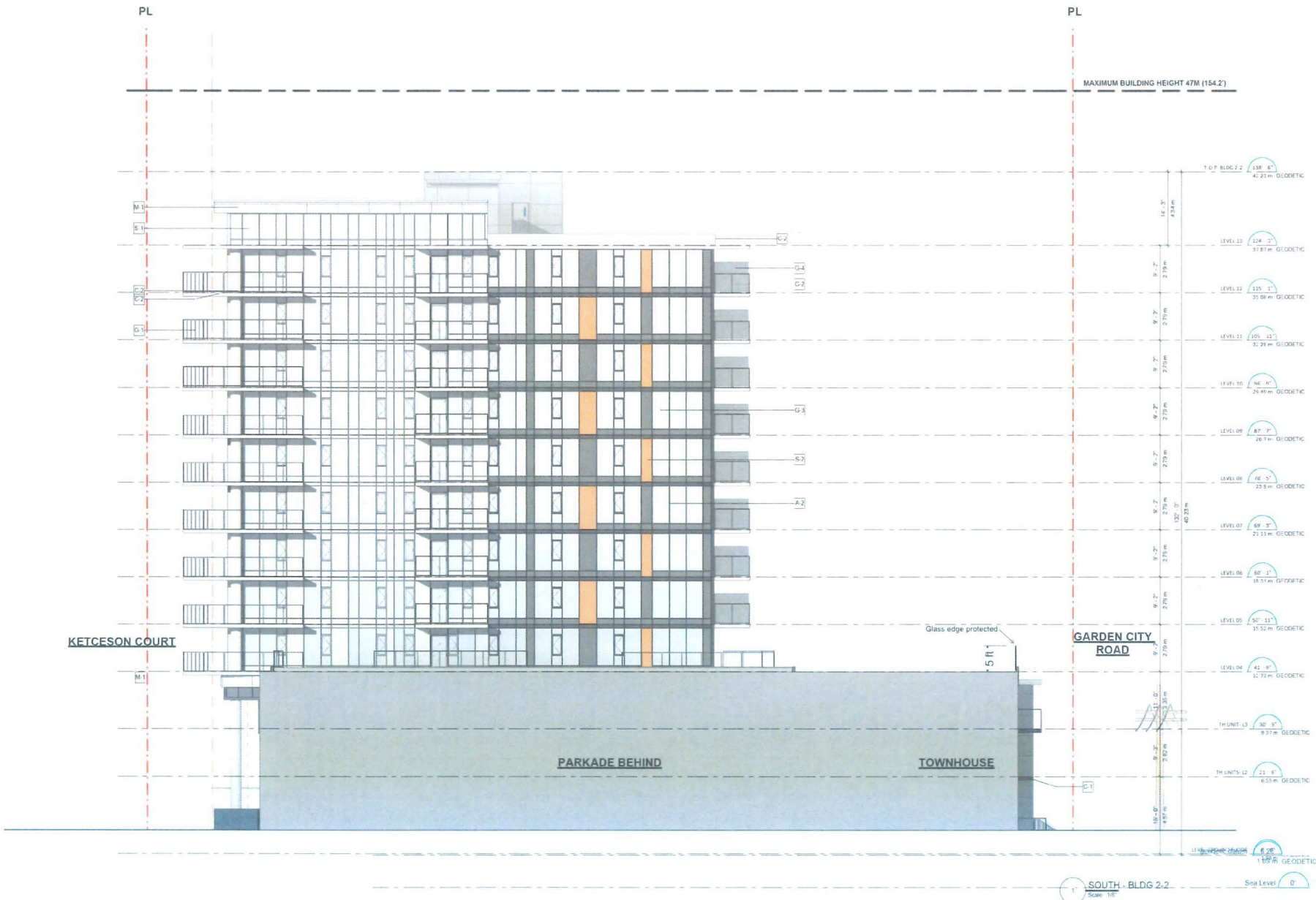


BUILDING ELEVATION
SOUTH (BUILDING 2-2)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINIUM COVER SCRAPER (WHITE COX BLUE)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPLERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)

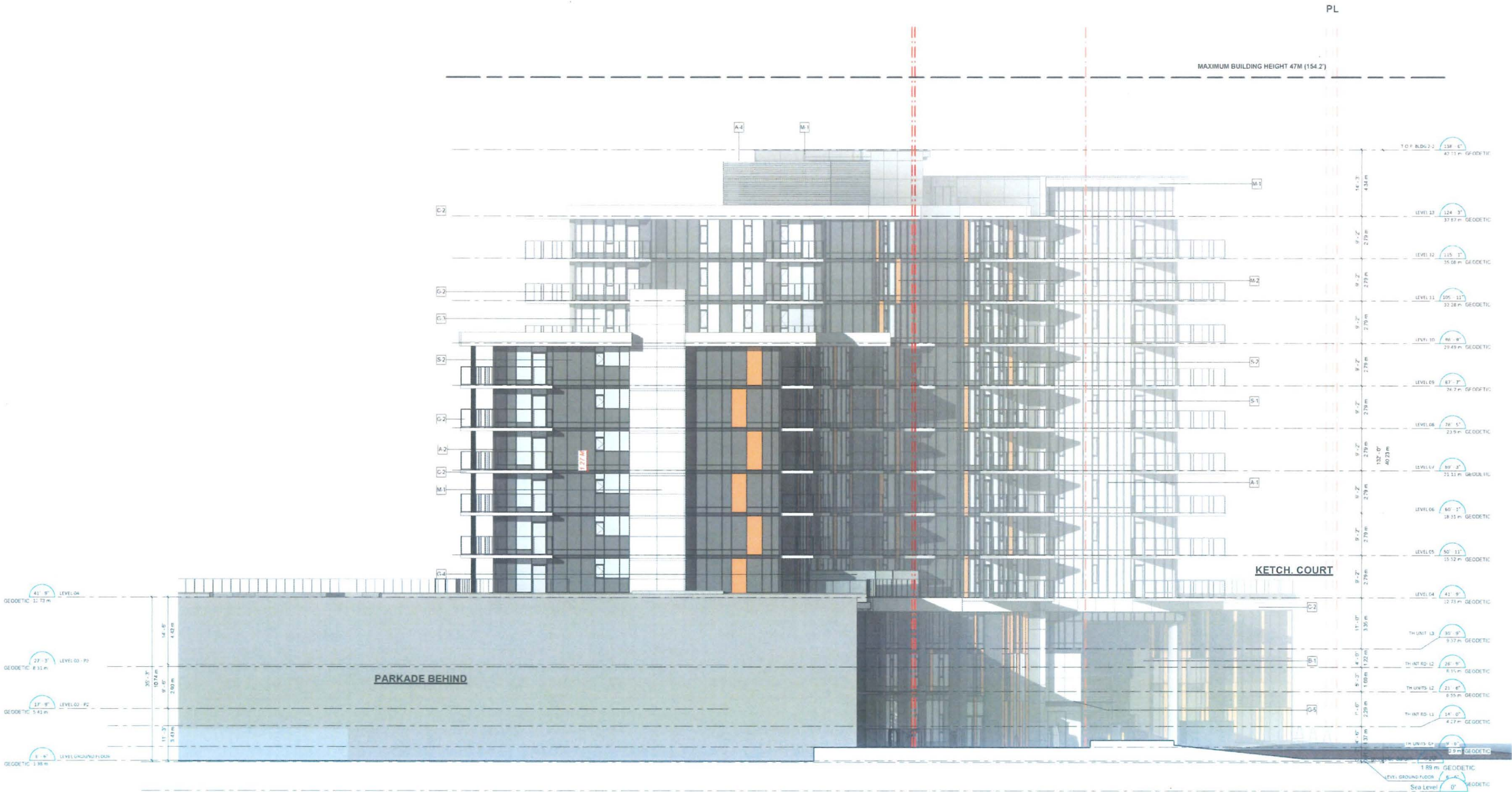


ELEVATION KEY



BUILDING ELEVATION
NORTH (BUILDING 2-2)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE/GREEN)
S-2	SPANDREL PANEL - (GREY)



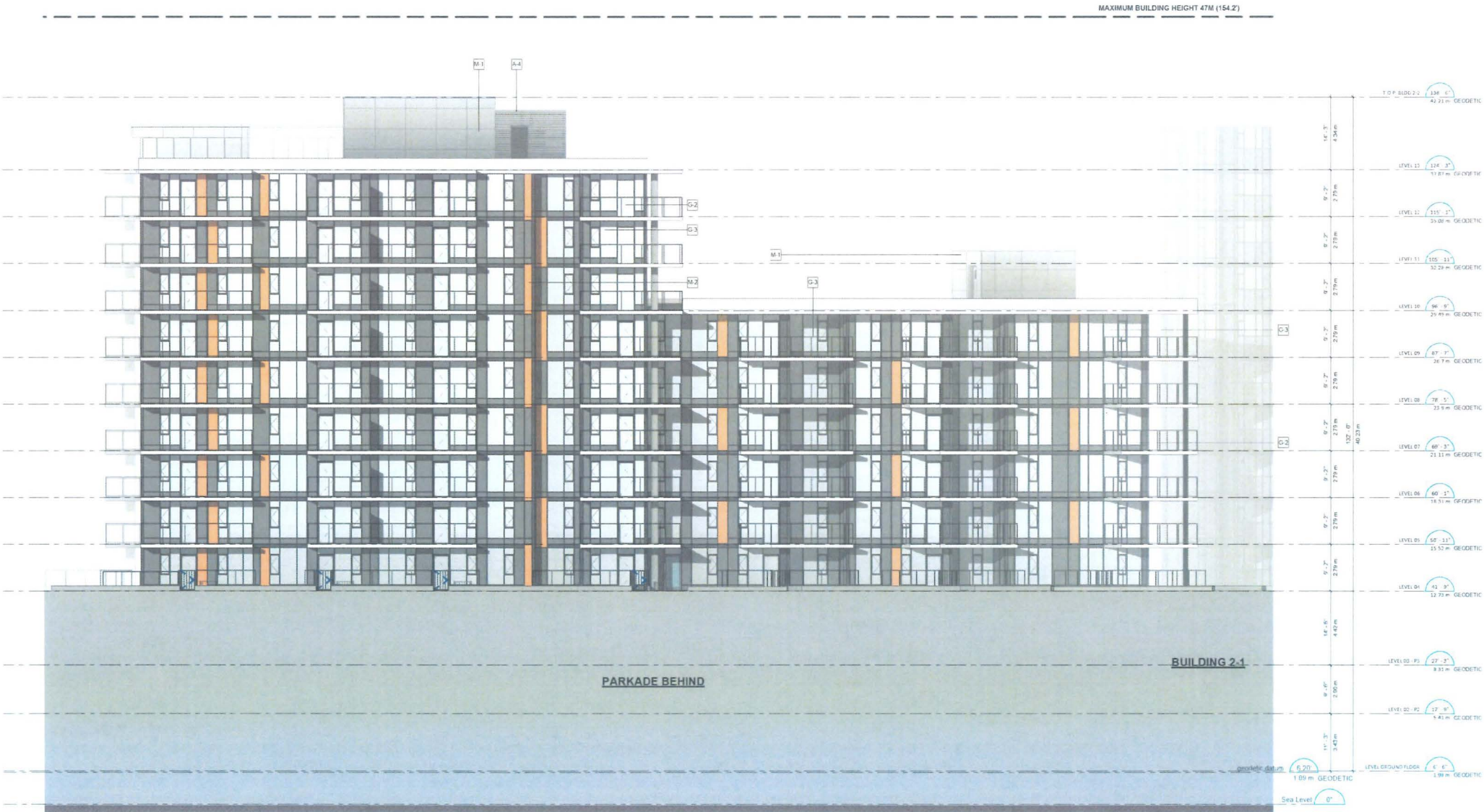
BUILDING ELEVATION
WEST (BUILDING 2-2)

Material Legend	
Key Value	Keynote Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)



BUILDING ELEVATION
EAST (BUILDING 2-2)

Material Legend	
Key Value	Keycode Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
B-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S-2	SPANDREL PANEL - (GREY)

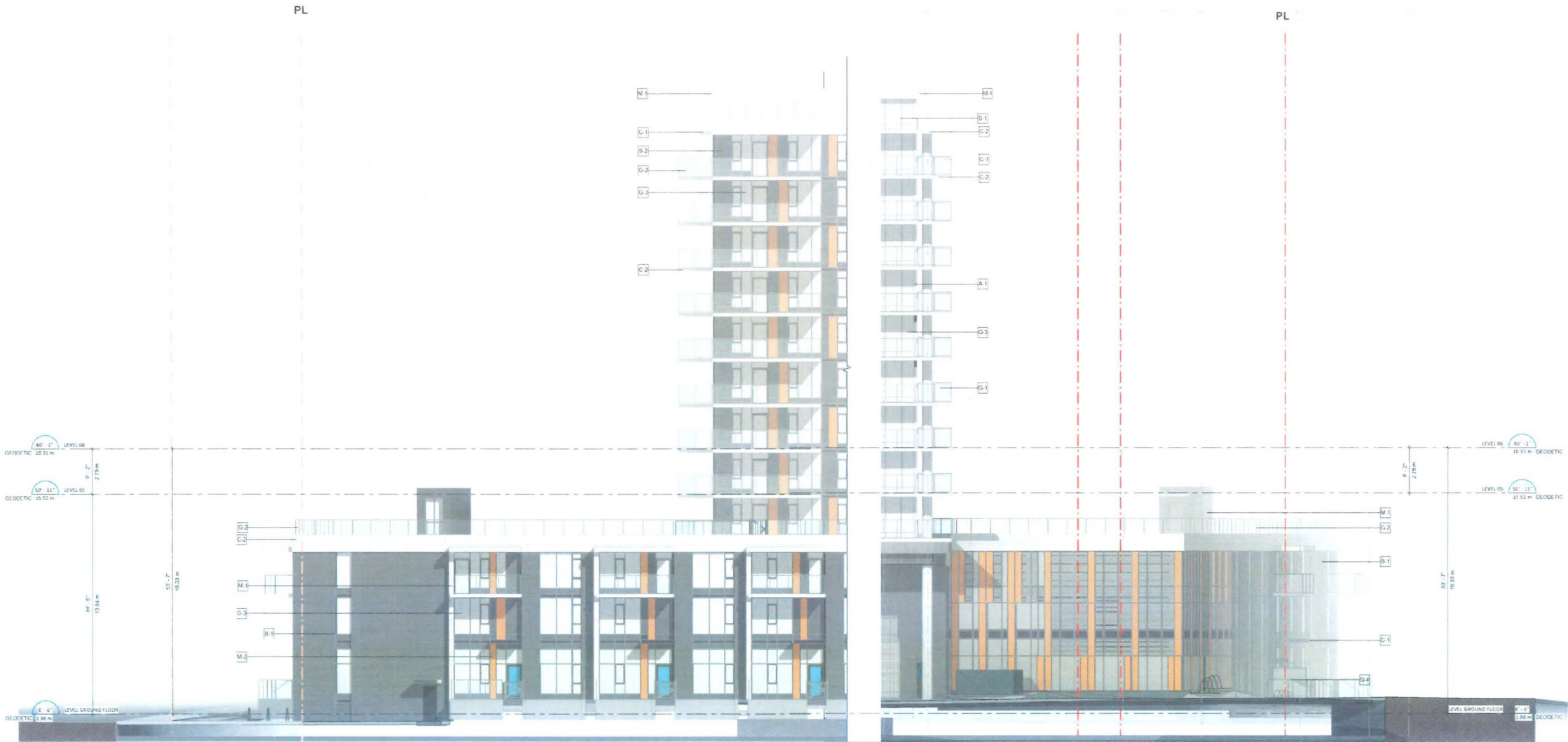


BUILDING ELEVATION
EAST & WEST (BUILDING 2-2)

Material Legend	
Key Value	Keynote Text
A.1	ALUMINIUM MULLION PAINTED - (WHITE)
A.2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A.3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A.4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
B.1	BRICKS - (DARK TONE)
C.1	PAINTED CONCRETE - (DARK CHARCOAL)
C.2	PAINTED CONCRETE - (WHITE)
G.1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G.2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G.3	TEMPERED CLEAR GLASS
G.4	WHITE PAINTED TEMPERED GLASS PRIVACY SCREEN
G.5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M.1	METAL PANEL (STAINLESS STEEL)
M.2	METAL PANEL (STAINLESS STEEL) (GRIP FINISH)
S.1	SPANDREL PANEL - (LIGHT BLUE GREEN)
S.2	SPANDREL PANEL - (GREY)



ELEVATION KEY

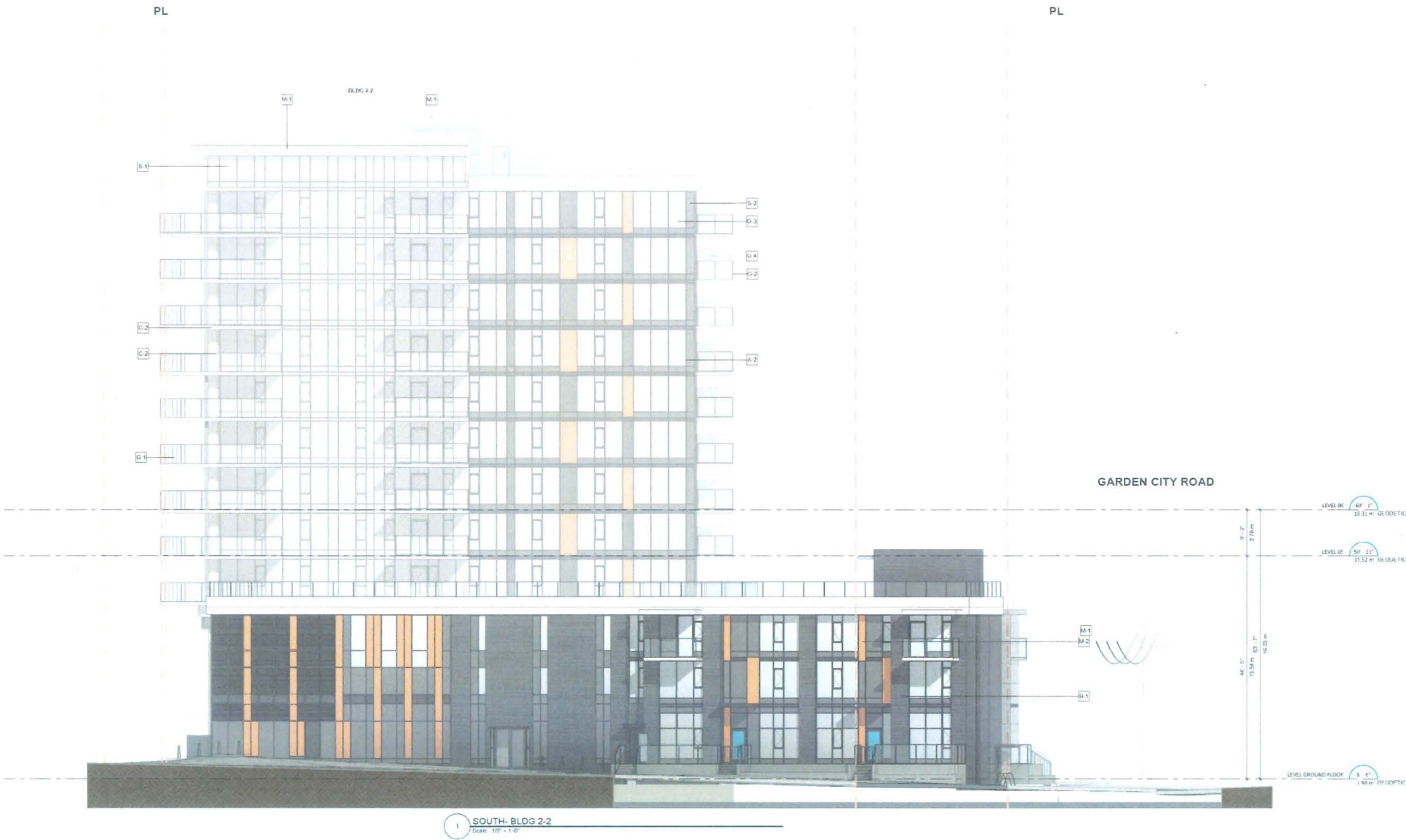


BUILDING ELEVATION
SOUTH (BUILDING 2-2)

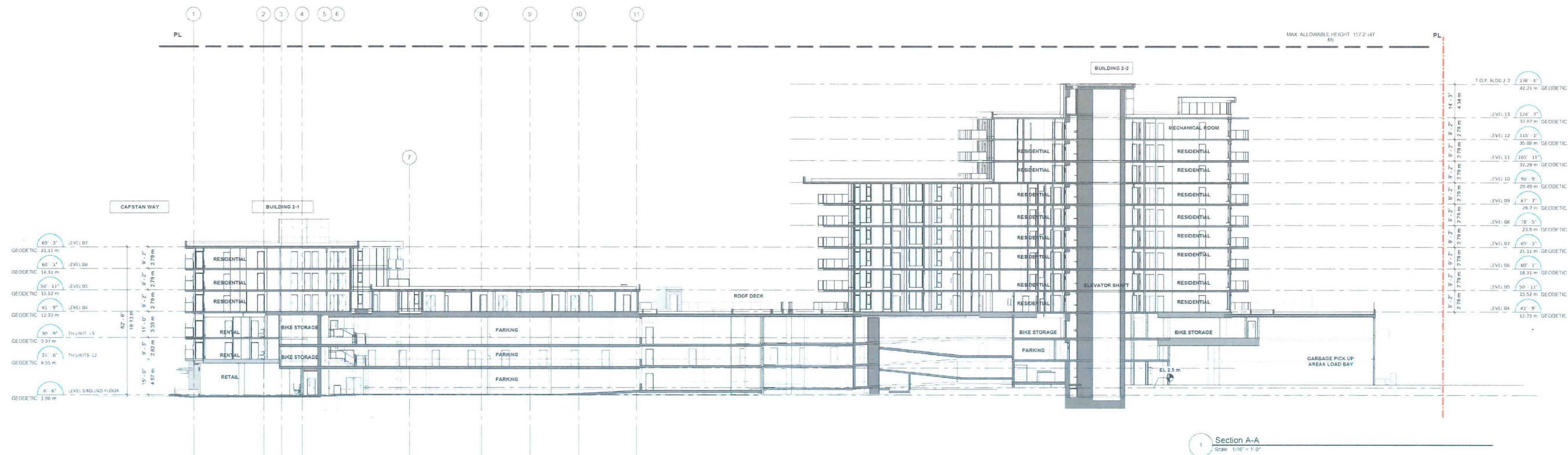
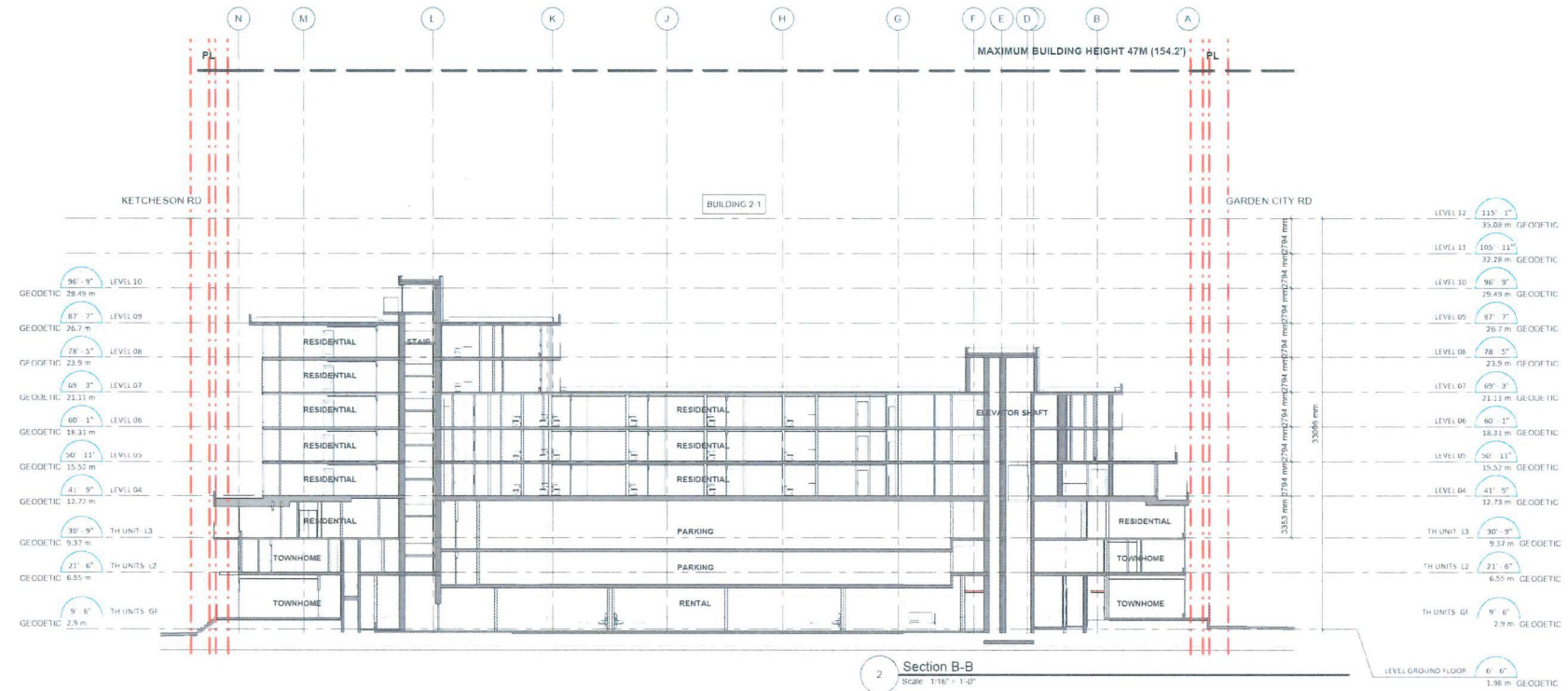
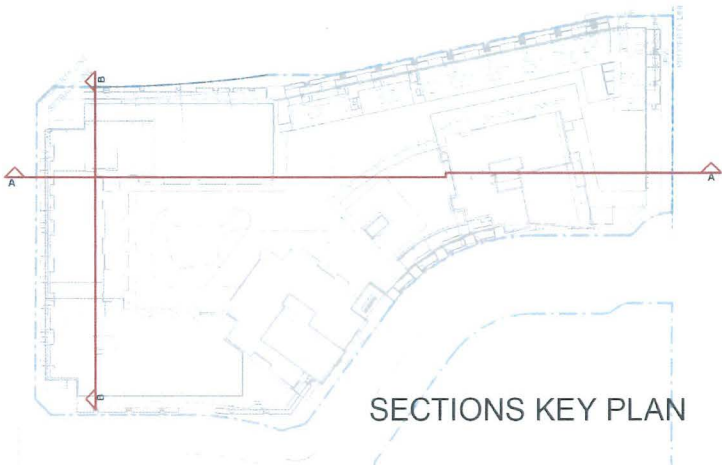
Material Legend	
Key Value	Keynote Text
A-1	ALUMINIUM MULLION PAINTED - (WHITE)
A-2	ALUMINIUM MULLION PAINTED - (DARK CHARCOAL)
A-3	ALUMINIUM CLADDING WITH SEAMS - (CHARCOAL GREY)
A-4	ALUMINIUM LOUVER SCREEN (WHITE COLOUR)
R-1	BRICKS - (DARK TONE)
C-1	PAINTED CONCRETE - (DARK CHARCOAL)
C-2	PAINTED CONCRETE - (WHITE)
G-1	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (NATURAL)
G-2	TEMPERED CLEAR GLASS AND ALUMINIUM GUARDRAIL (DARK CHARCOAL)
G-3	TEMPERED CLEAR GLASS
G-4	WHITE PAINTED TEMPERED GLASS (PRIVACY SCREEN)
G-5	CLEAR TEMPERED LAMINATE GLASS CANOPY
M-1	METAL PANEL CLADDING - (WHITE)
M-2	METAL PANEL CLADDING - (GREEN/ORANGE COLORED FEATURE)
S-1	SPANDREL PANEL - (LIGHT BLUE GREY)
S-2	SPANDREL PANEL - (GREY)



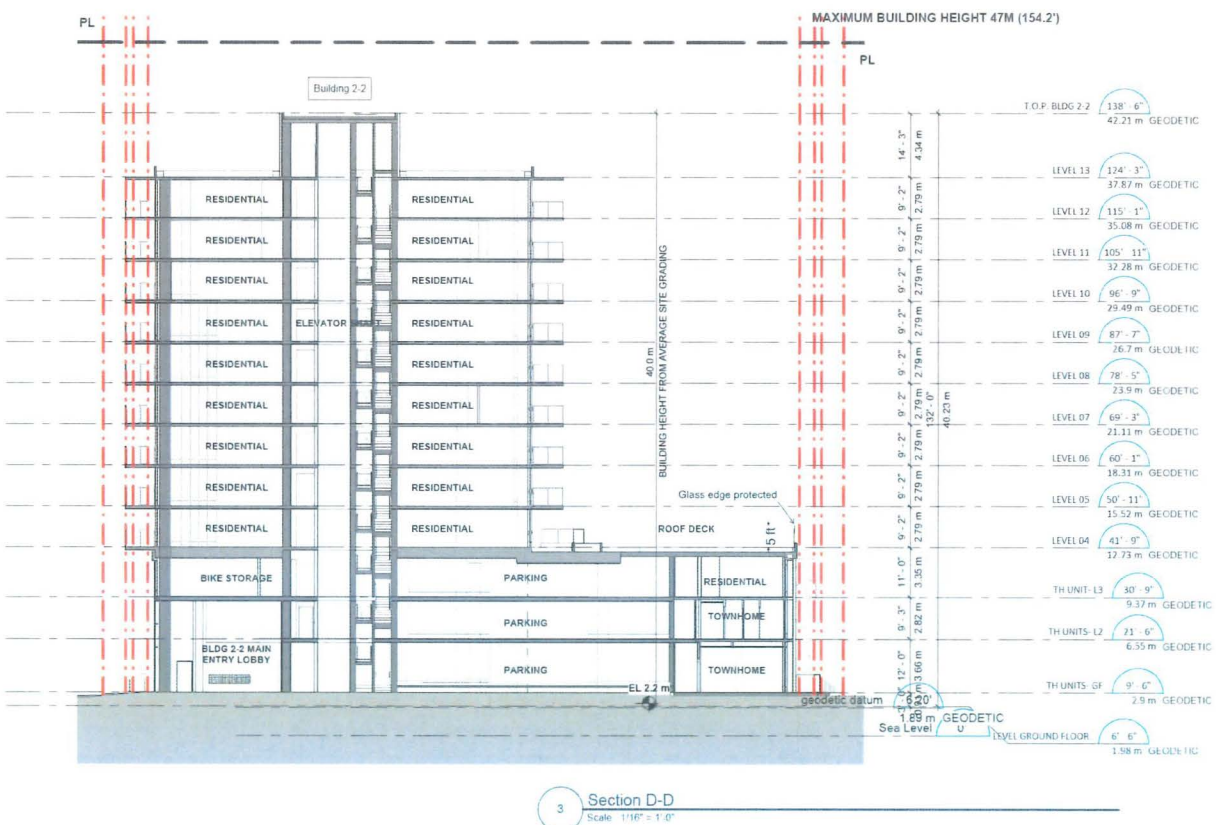
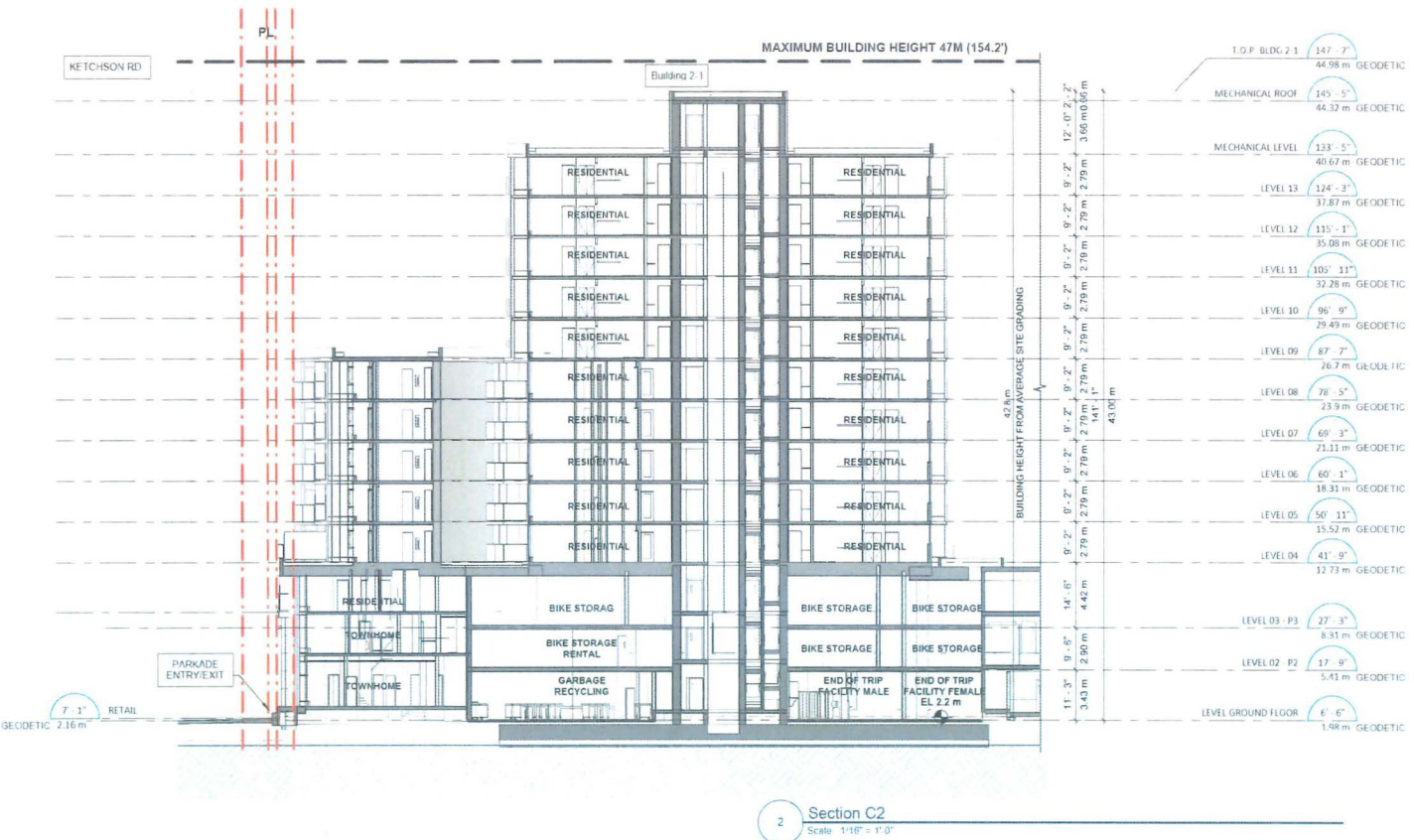
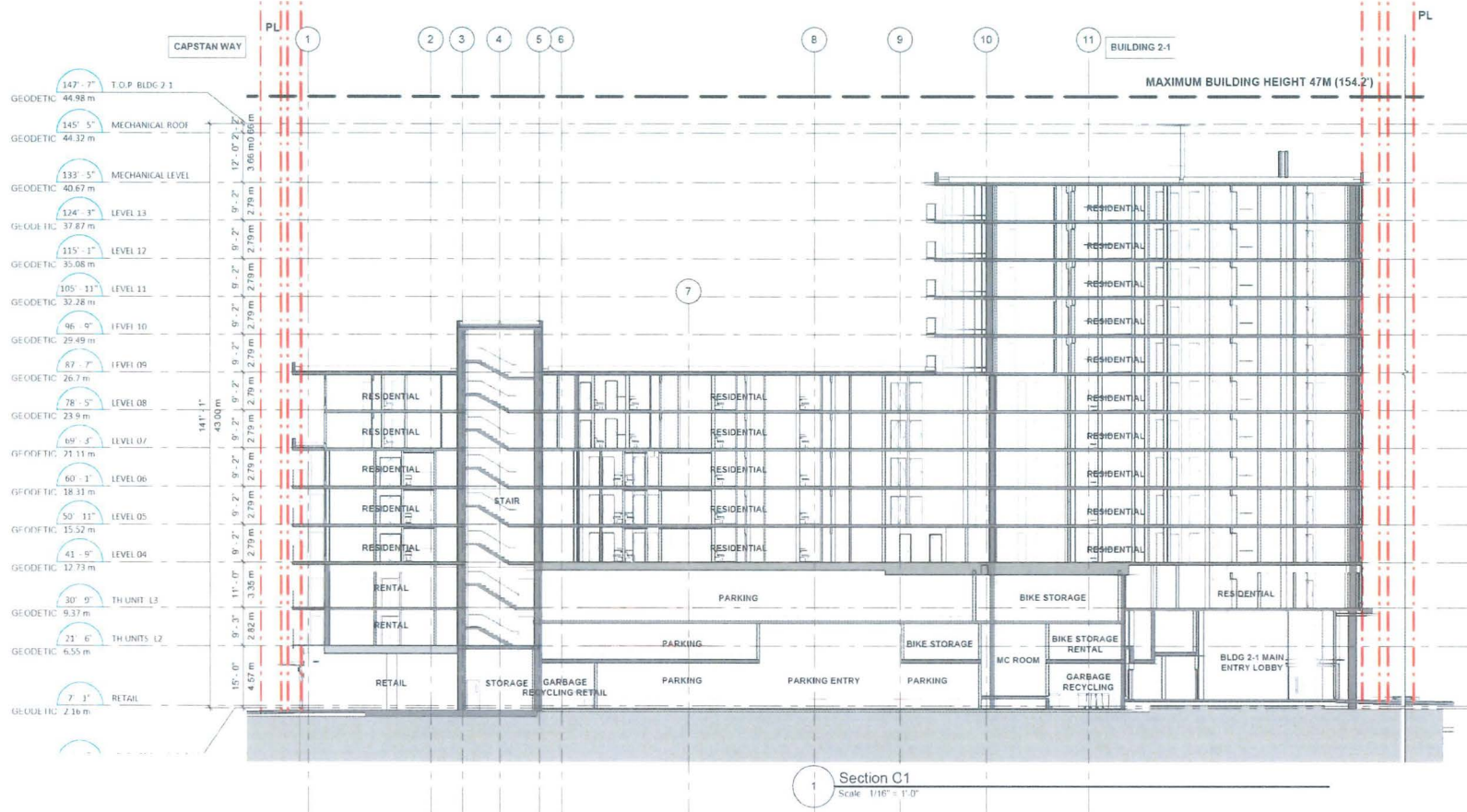
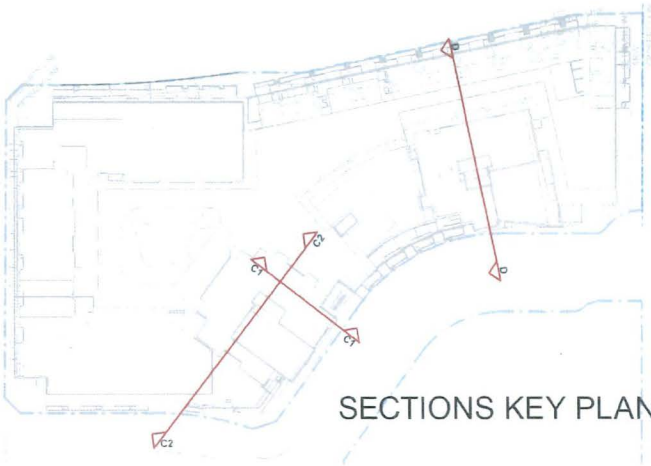
ELEVATION KEY PLAN



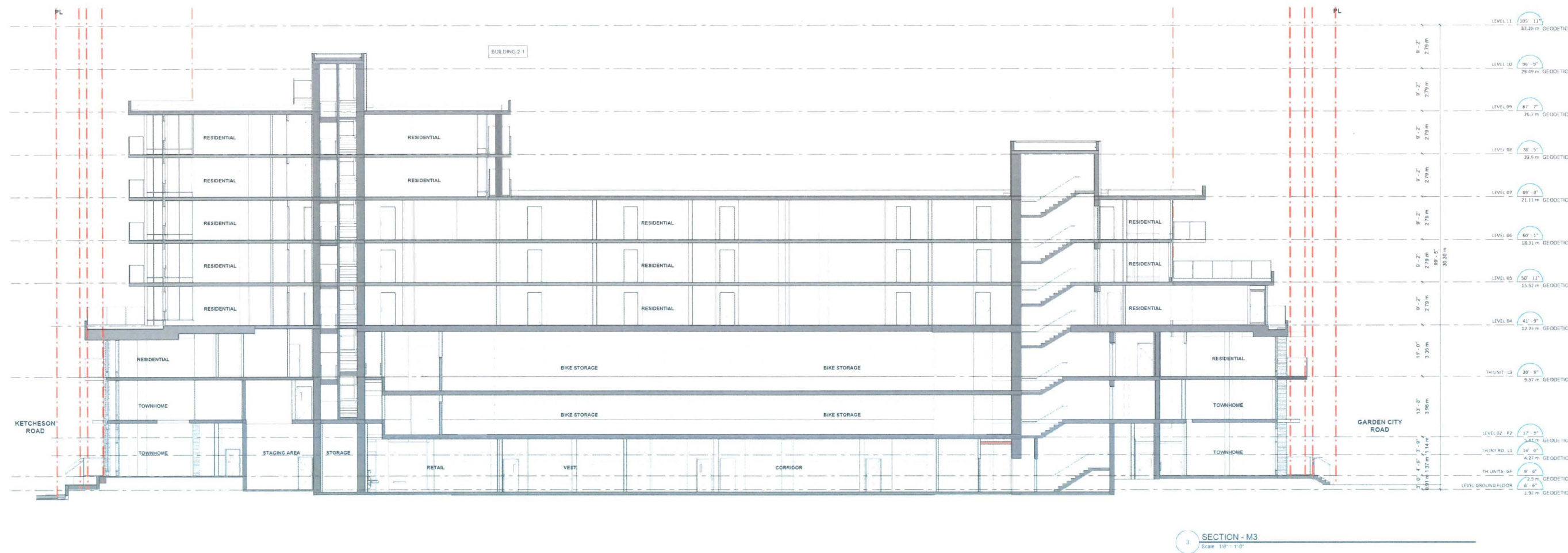
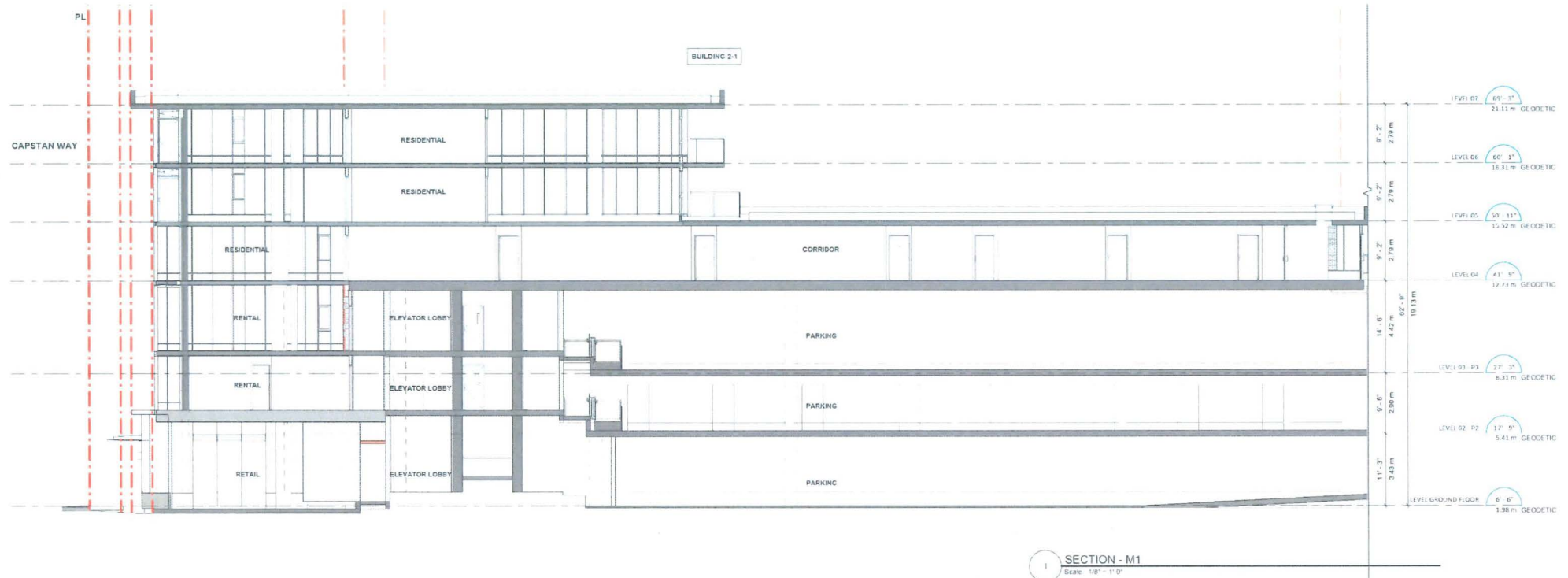
BUILDING SECTION
SECTION A-A & B-B



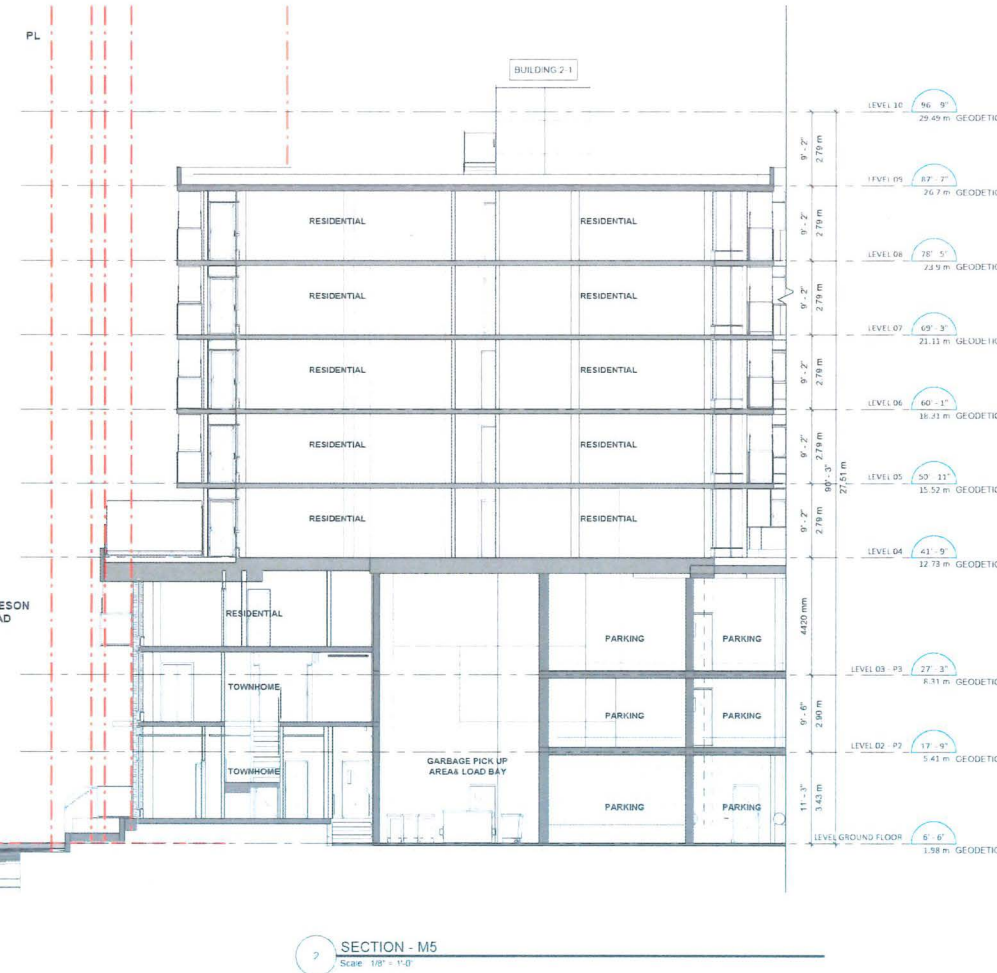
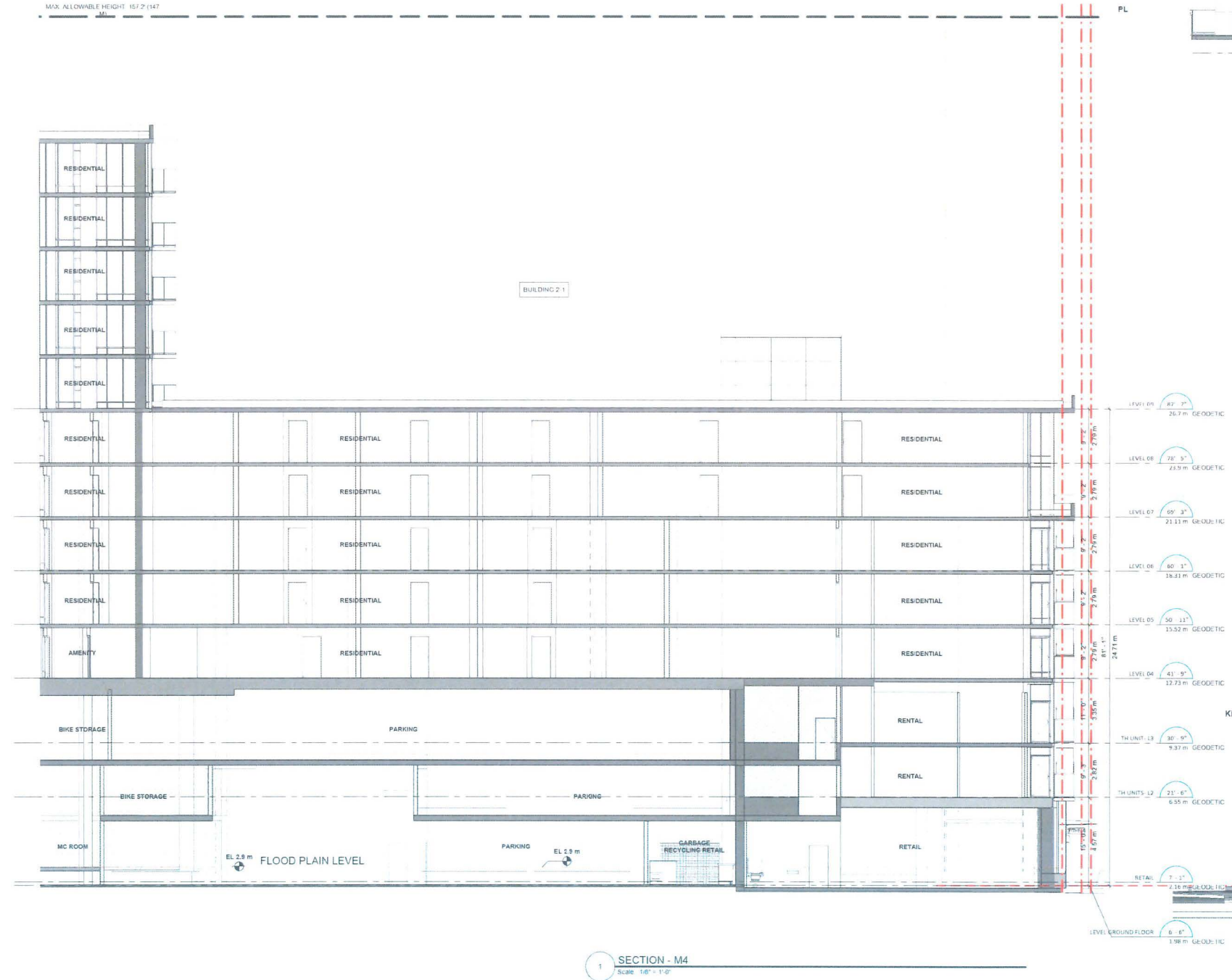
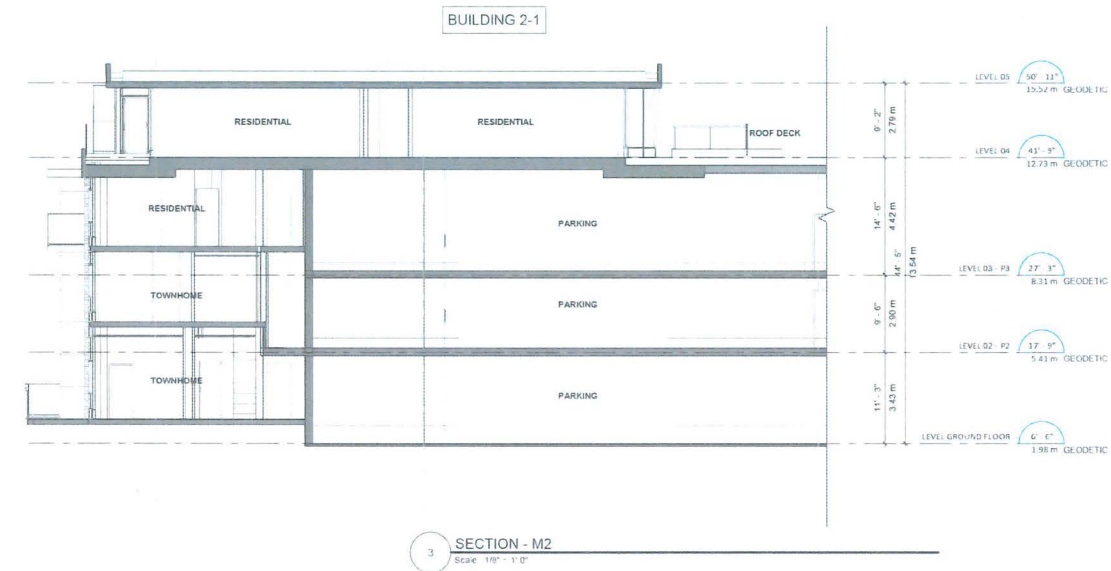
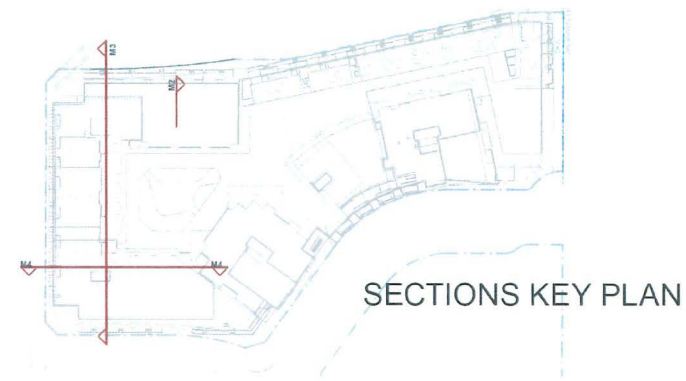
BUILDING SECTION
SECTION C1, C2 & D-D



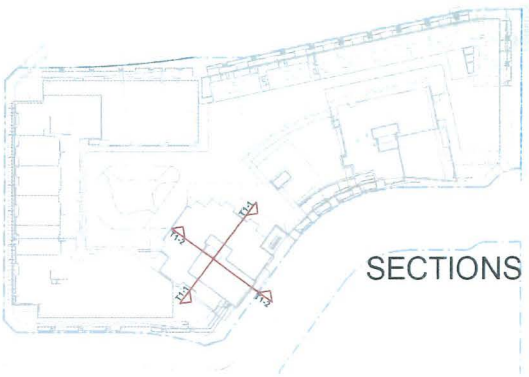
BUILDING SECTION
SECTION M1 & M3



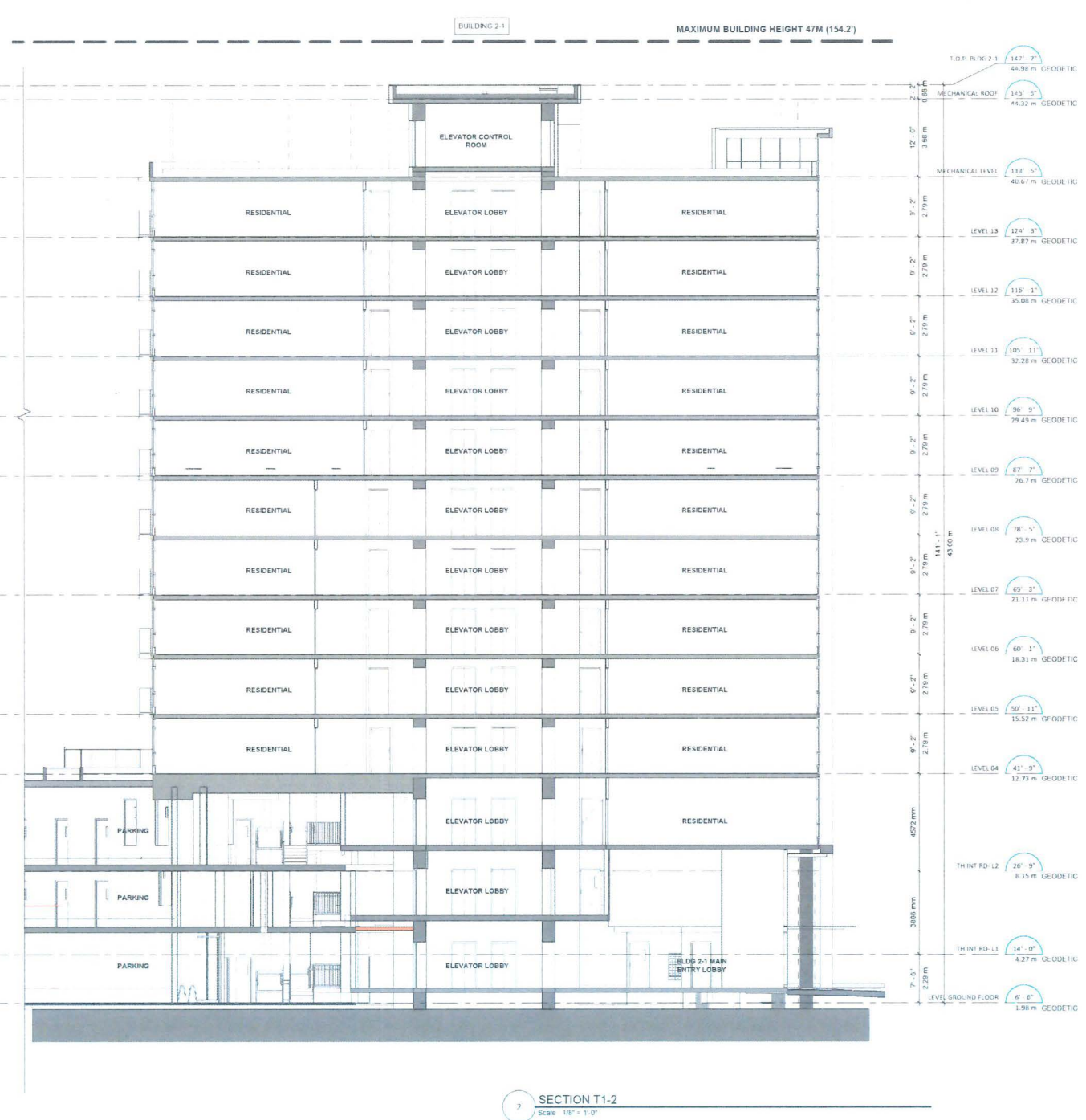
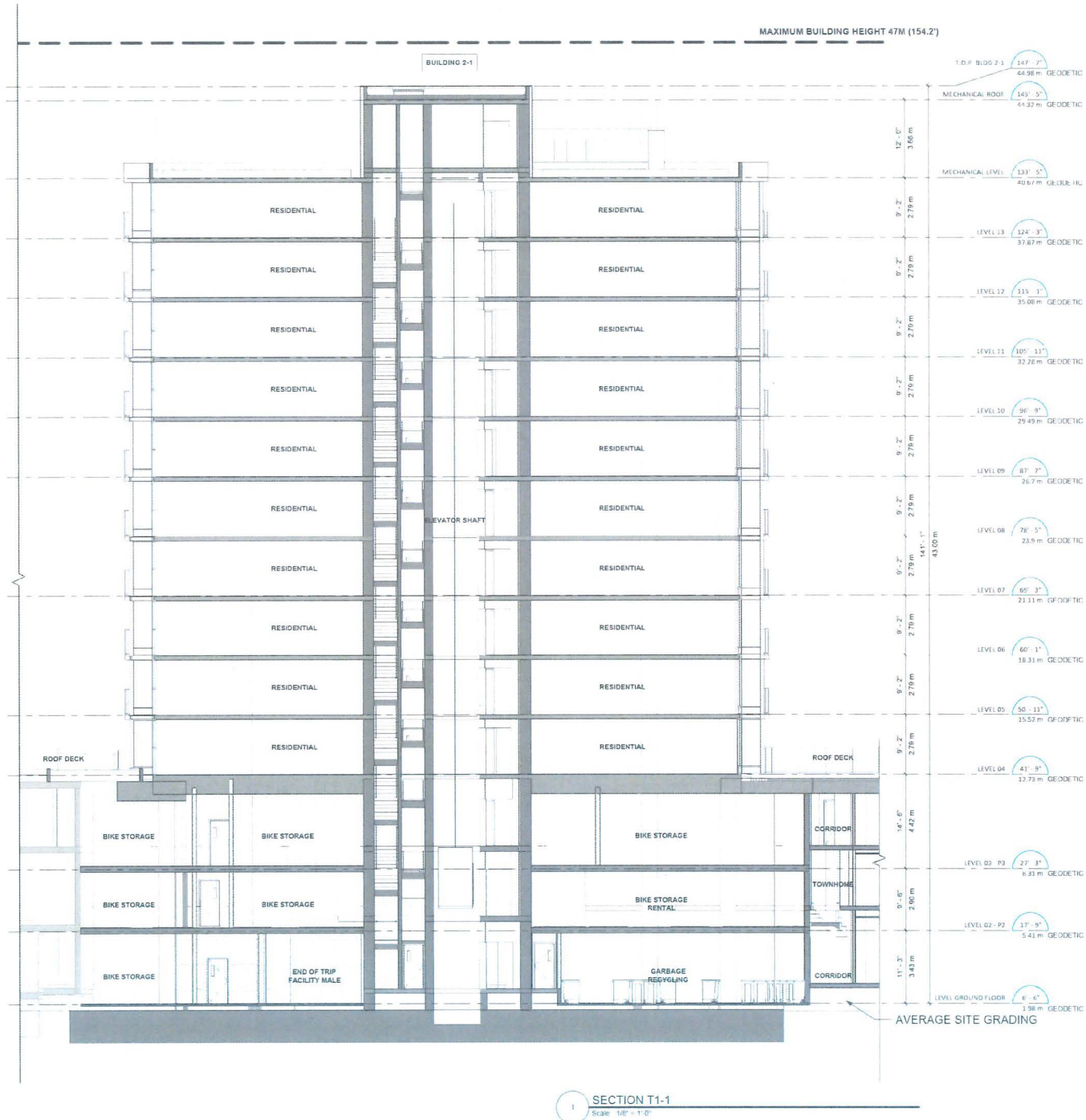
BUILDING SECTION
SECTION M2, M4 & M5



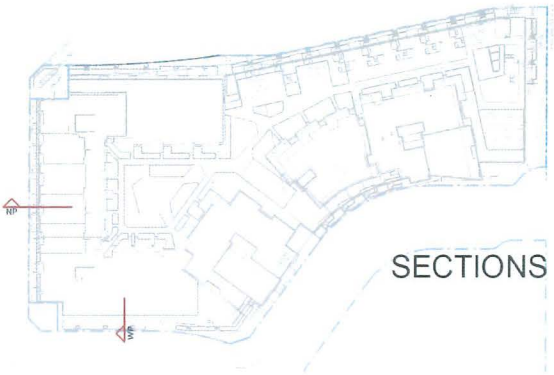
BUILDING SECTION
SECTION T1-1 & T1-2



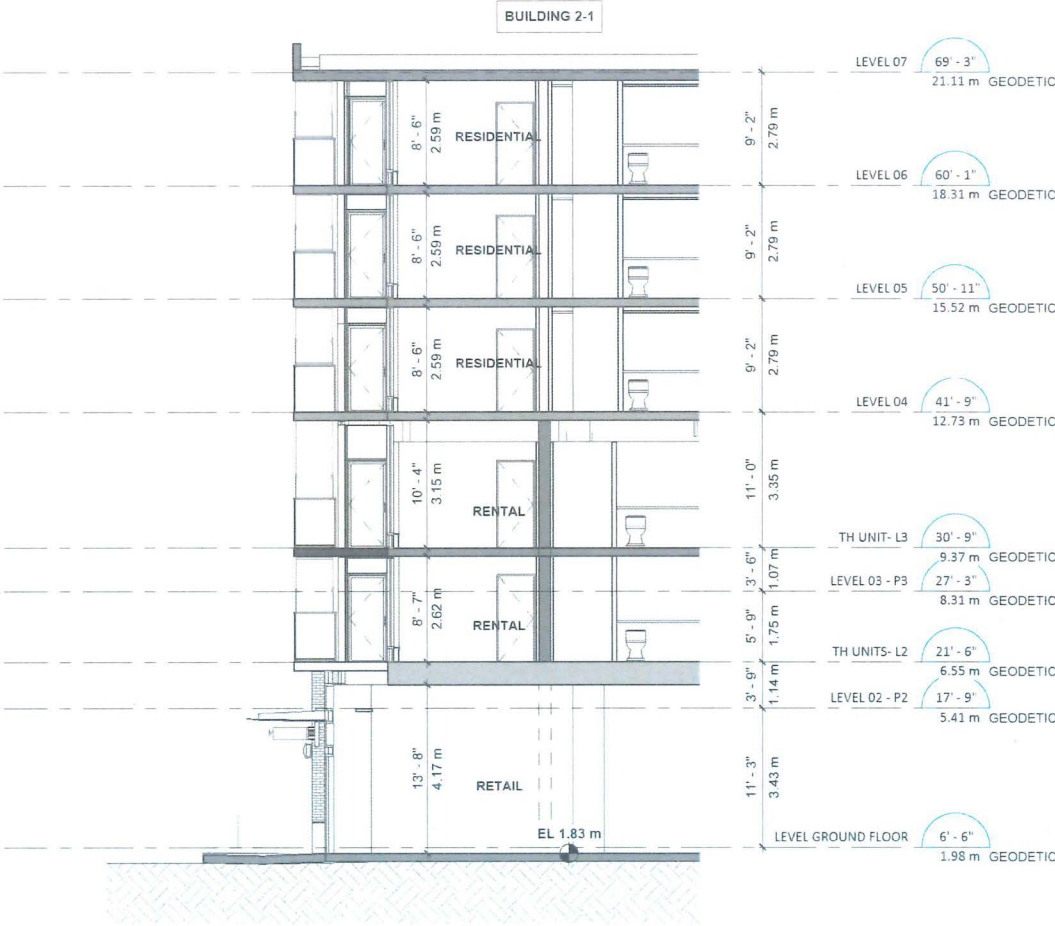
SECTIONS KEY PLAN



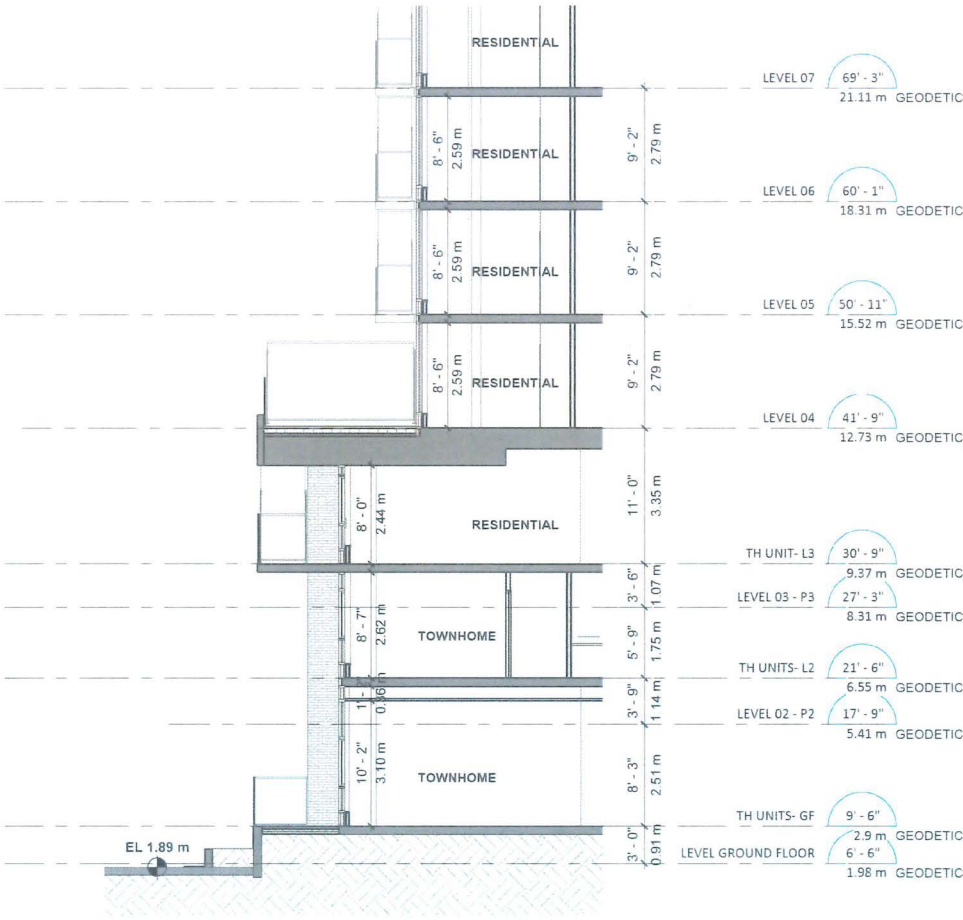
BUILDING SECTION
NORTH PROPERTY-WEST PROPERTY



SECTIONS KEY PLAN

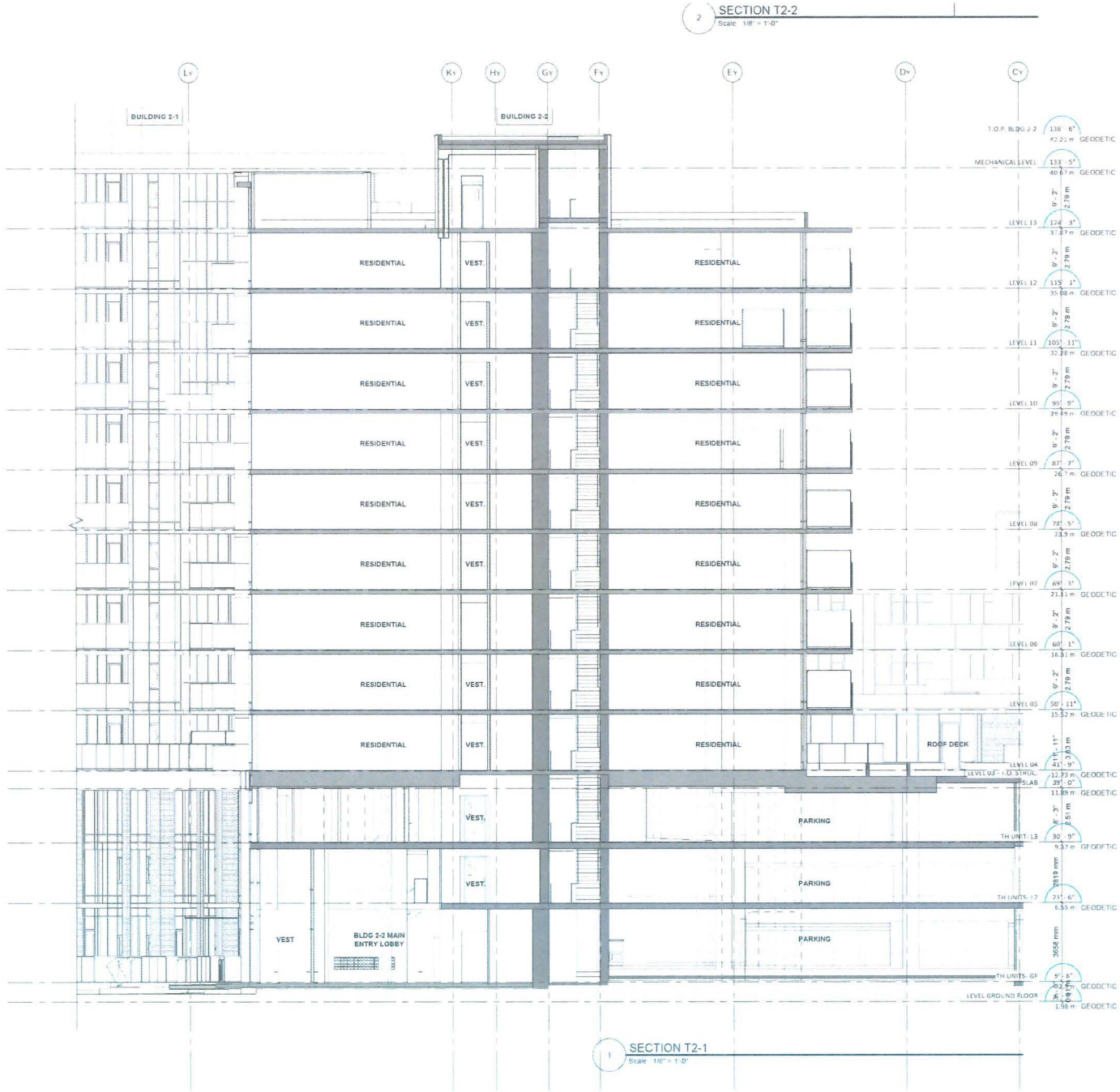
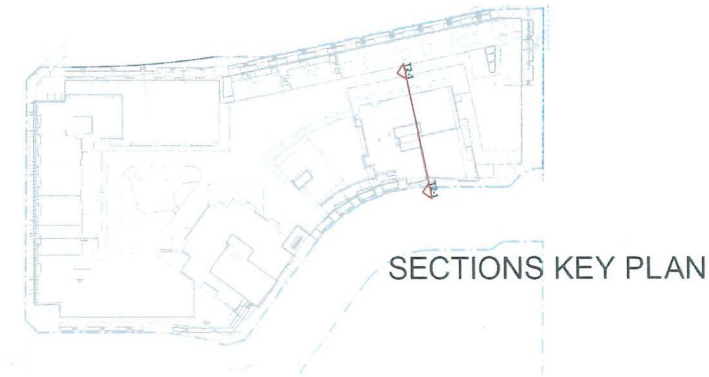


3 Section NORTH PROPERTY - COMMERCIAL
Scale: 1/8" = 1'-0"



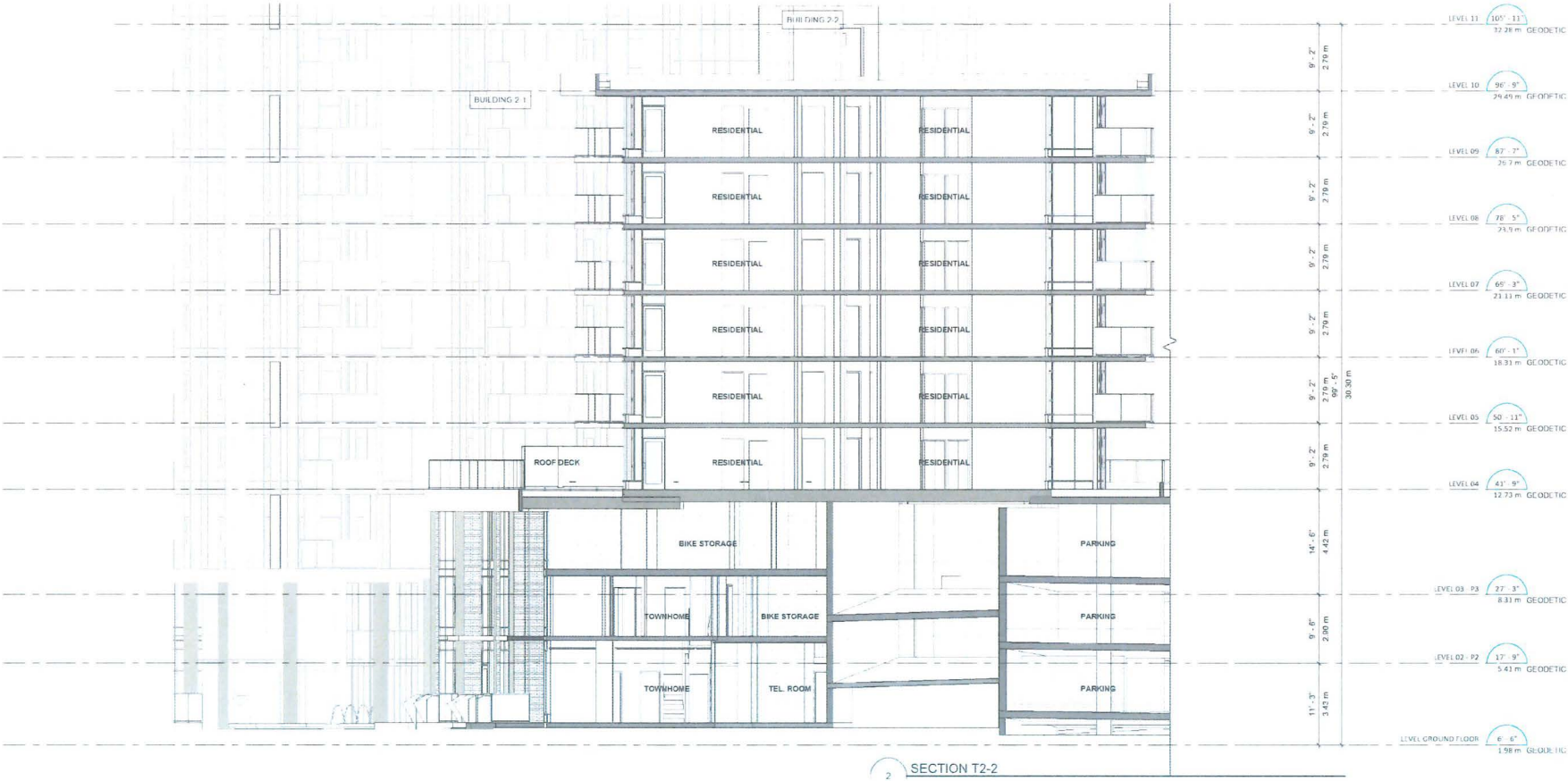
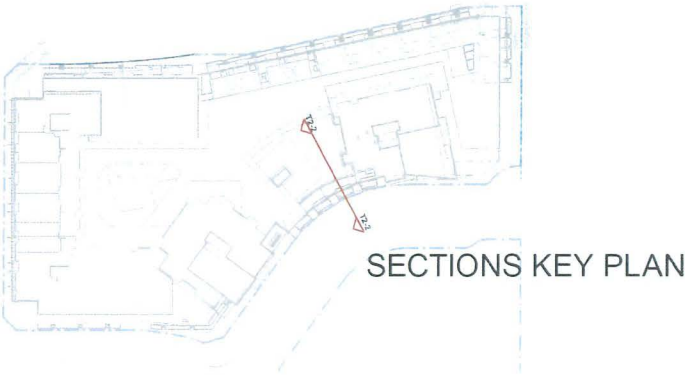
4 Section WEST PROPERTY - TOWNHOUSE
Scale: 1/8" = 1'-0"

BUILDING SECTION
SECTION T2-1

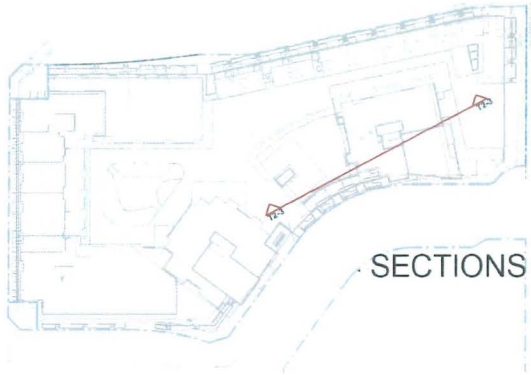


TALISTAR-B DP APPLICATION

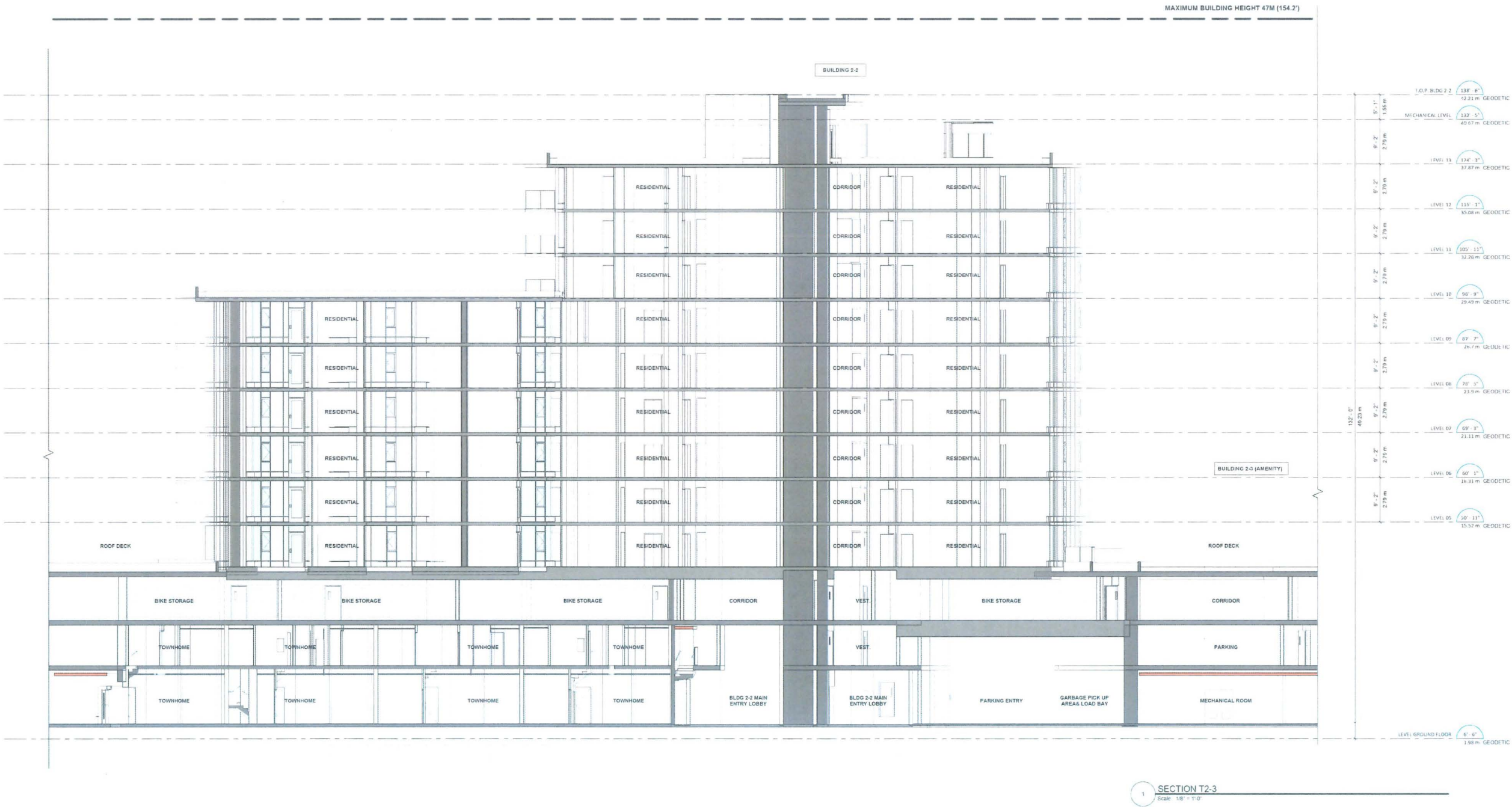
BUILDING SECTION
SECTION T2-2



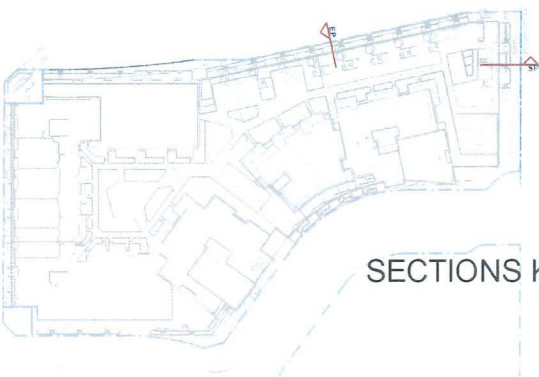
BUILDING SECTION
SECTION T2-3



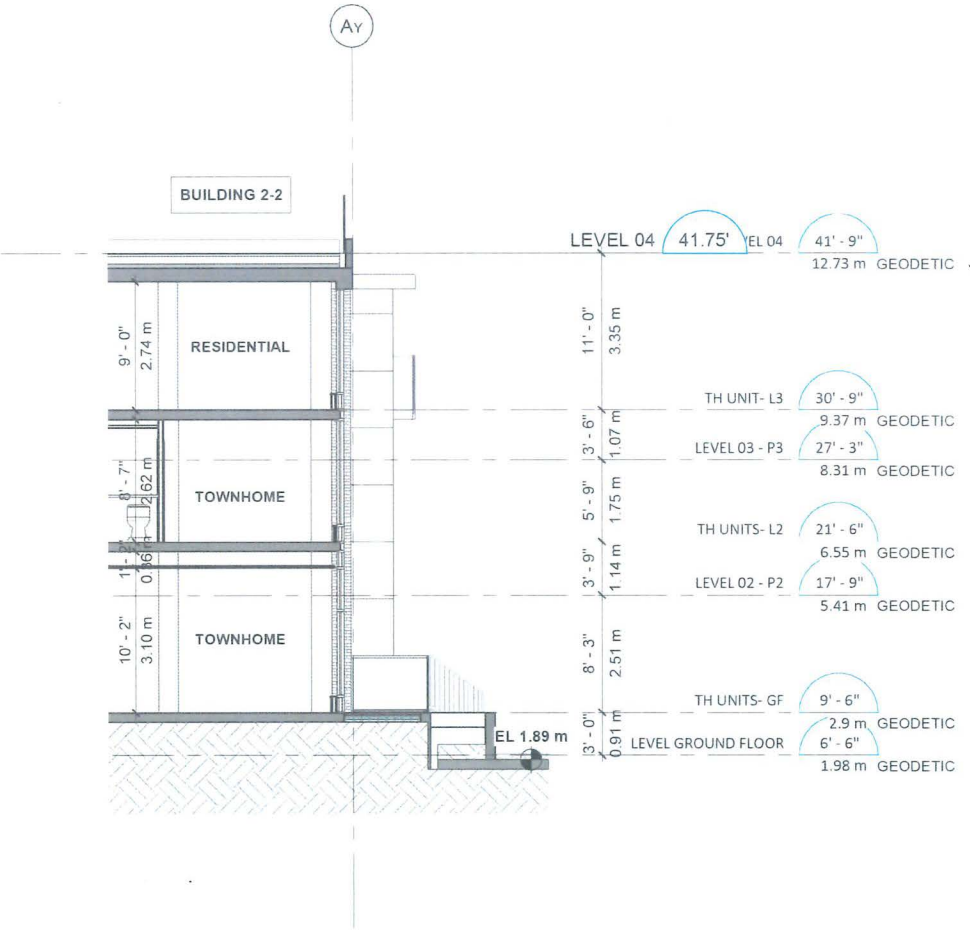
SECTIONS KEY PLAN



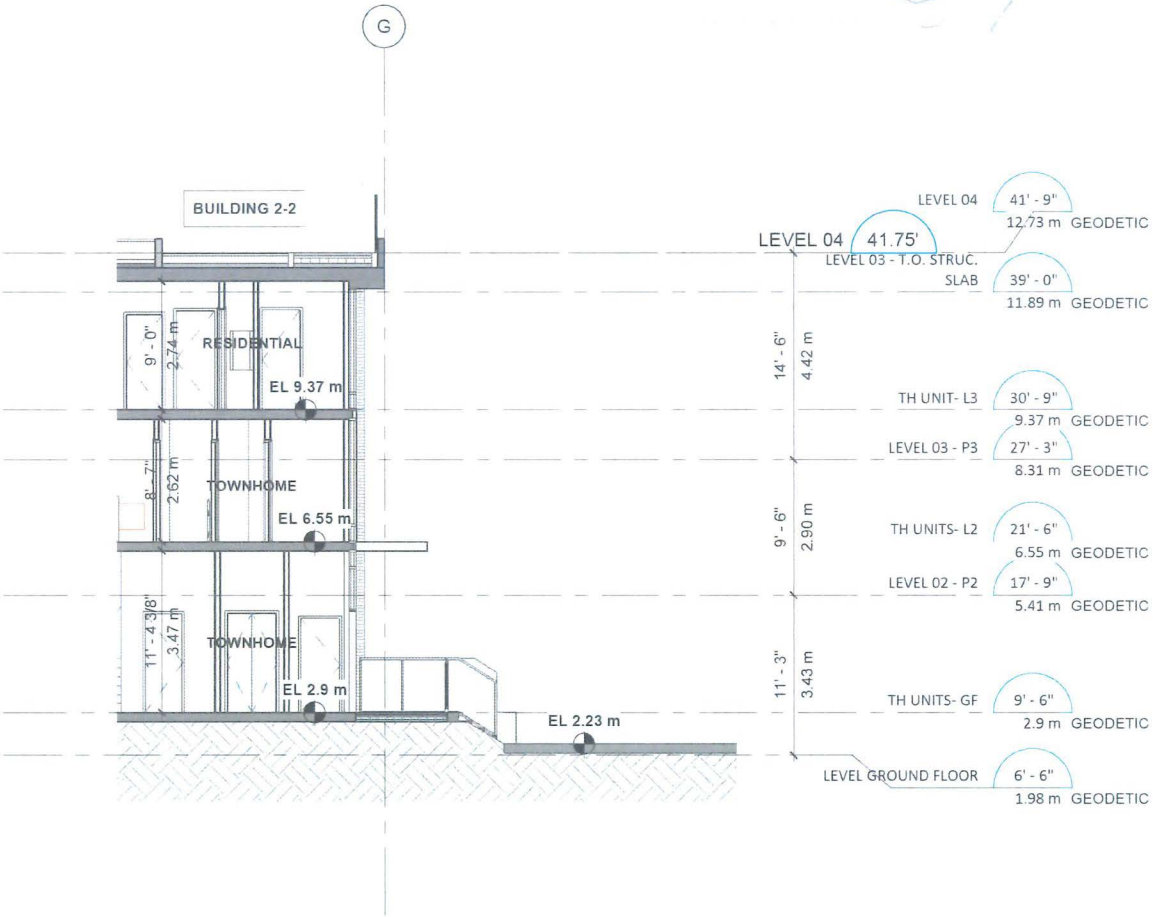
BUILDING SECTION
SECTION EAST AND WEST PROPERTY



SECTIONS KEY PLAN

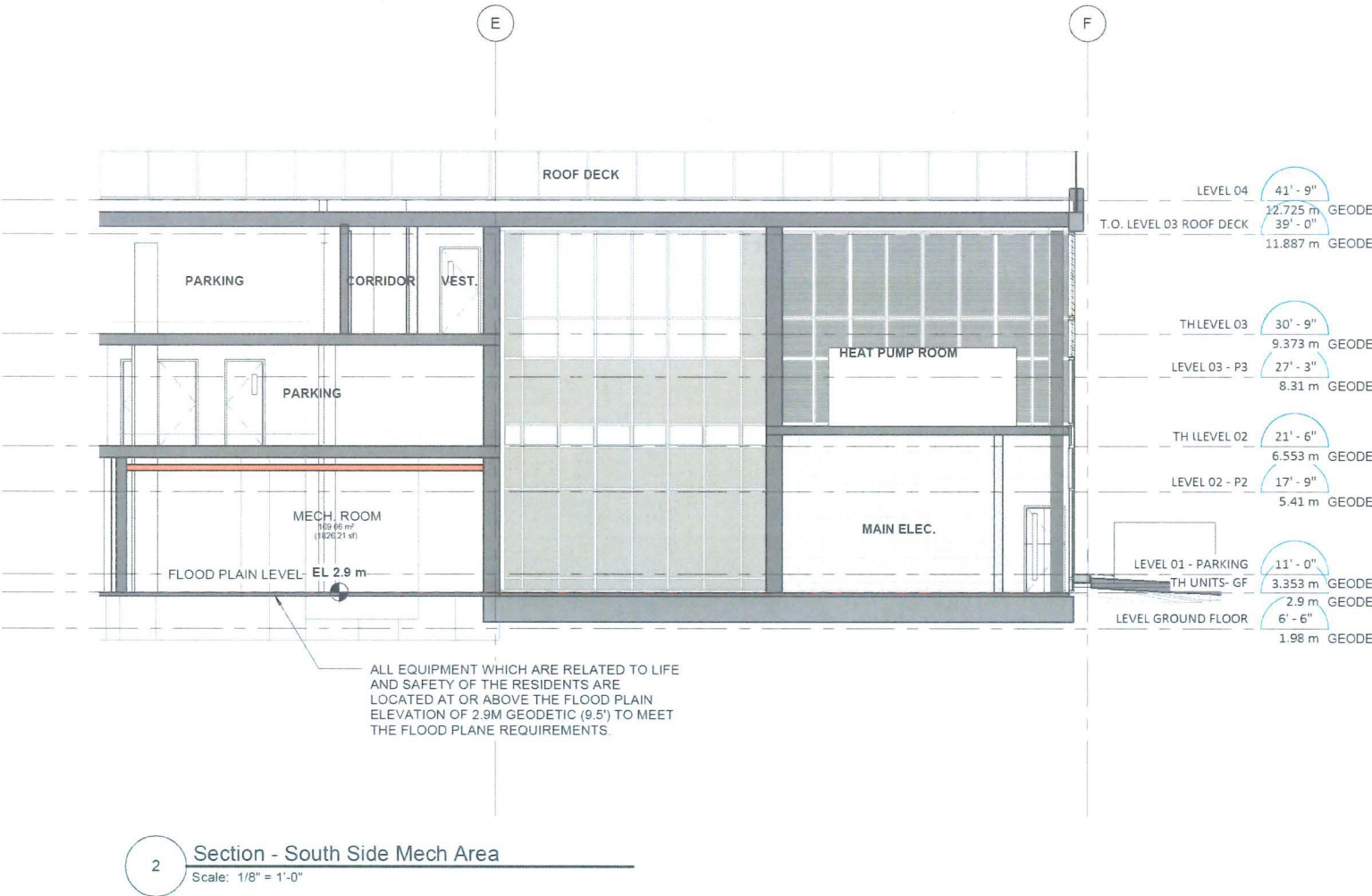
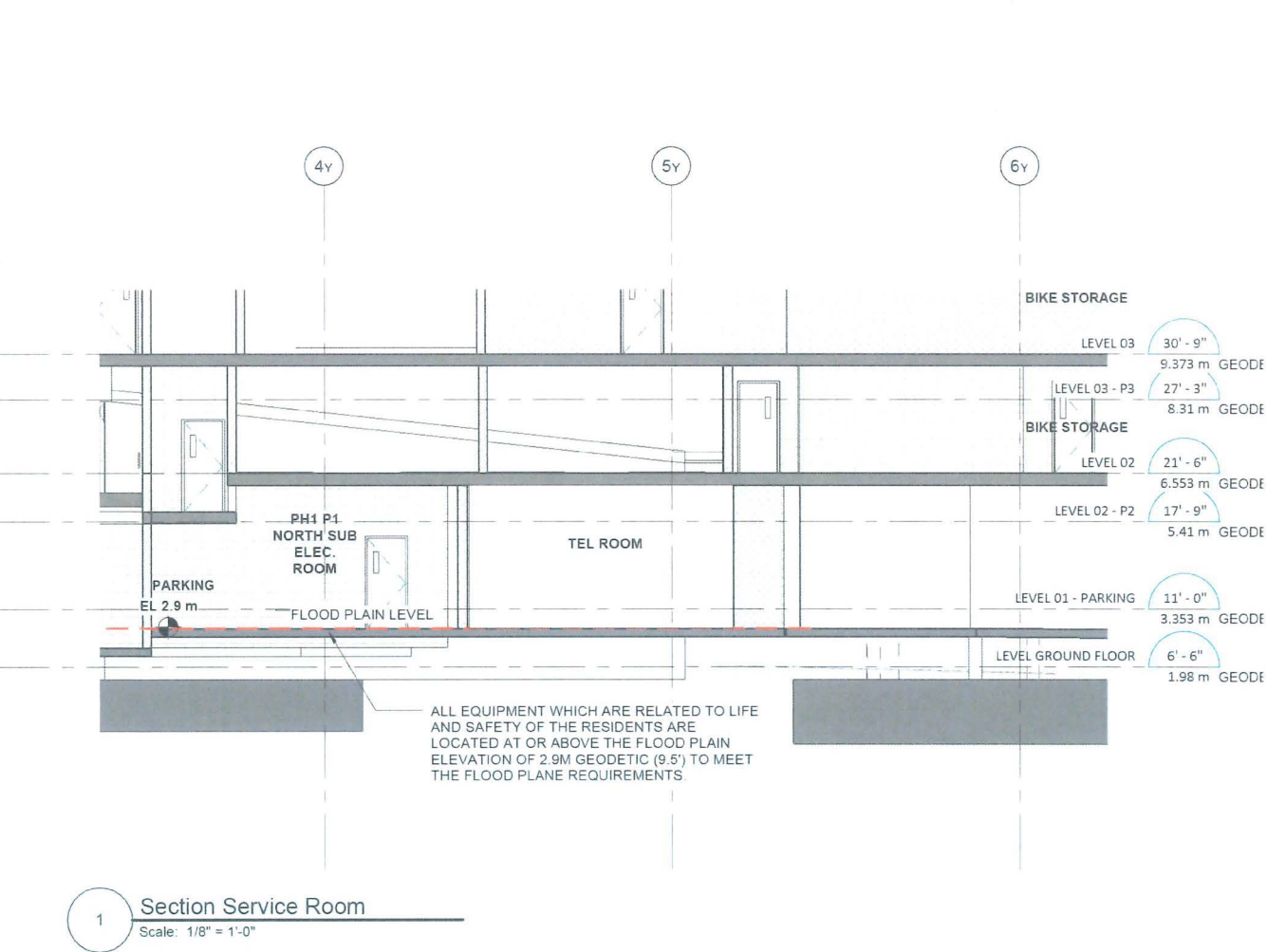
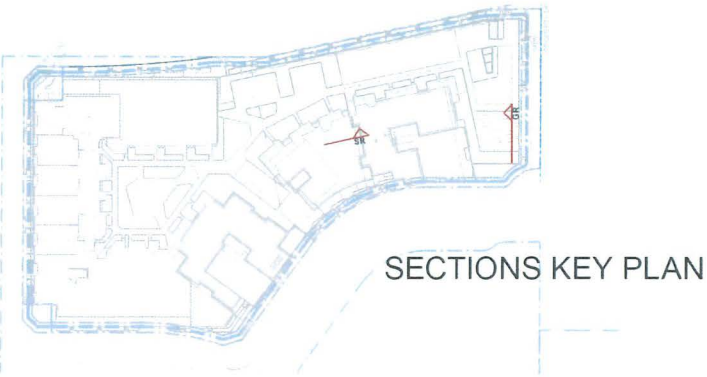


2 Section EAST PROPERTY - TOWNHOUSE
Scale: 1/8" = 1'-0"



3 Section SOUTH PROPERTY - TOWNHOUSE
Scale: 1/8" = 1'-0"

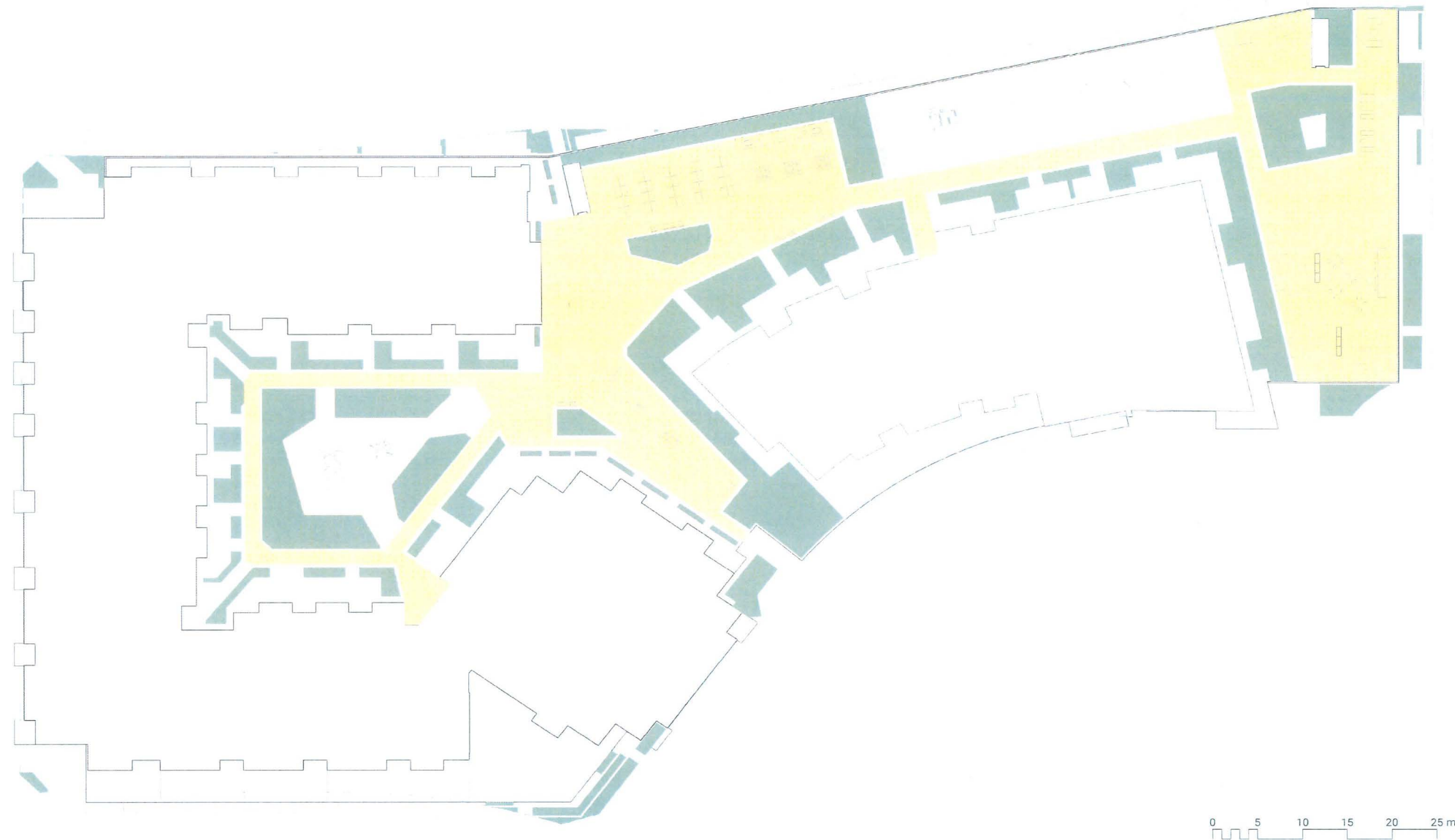
BUILDING SECTION
SECTION EAST AND WEST PROPERTY



Design Rationale - Building Colour and Materials

The Talistar-B project will feature building elevations that talk to the surrounding neighbourhood. Light-toned glass is chosen for the window wall/ curtain wall system, providing a gentle overall touch to the building. Exterior components of the building comprise a mix non-combustible material, including concrete, metal panel, glazing, and brick. Strategic application of each material is carefully considered throughout the edifice to provide creative and cohesive aesthetic appeal while maintaining a unifying architectural language. Green and orange spandrels/metal panels are applied in random pattern to add some animation to in the facade, while the vertical brick cladding elements on the podium gives a unique touch to the lower portion of the building.





1 AREA CALCULATION PODIUM LEVEL
Scale: 1:200

DESCRIPTION	LEGEND	AREA REQUIRED	AREA PROVIDED
OUTDOOR AMENITY AREA	CHILDREN'S PLAY	600 M ²	614 M ²
	OTHER	1554 M ²	1670 M ²
CCAP LANDSCAPED AREA		1144 M ²	1230 M ²

**POLYGON**

COPYRIGHT

This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than that intended by Arcadis. It is the responsibility of the user to ensure that the drawing is used in accordance with the intended purpose. The user shall be responsible for any variations from the drawing and shall be responsible for any errors or omissions. The user shall be responsible for any variations from the drawing and shall be responsible for any errors or omissions.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-10
4	ISSUE FOR DP	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN

GARDEN CITY RD

KETCHICAN RD

TRUE NORTH

CONSULTANTS

connect

landscape architecture

N

PROJECT NORTH

SEAL

REGISTERED MEMBER
OREN HIZRAHI
477
LANDSCAPE ARCHITECT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
tel: 604 682 8797
www.arcadis.com

PROJECT

Talistar B

3420 KETCHICAN COURT
RICHMOND, BC

PROJECT NO.
16-712

DRAWN BY
KVL/MW

CHECKED BY
KL

PROJECT LEAD
KVL

APPROVED BY
KL

SHEET TITLE

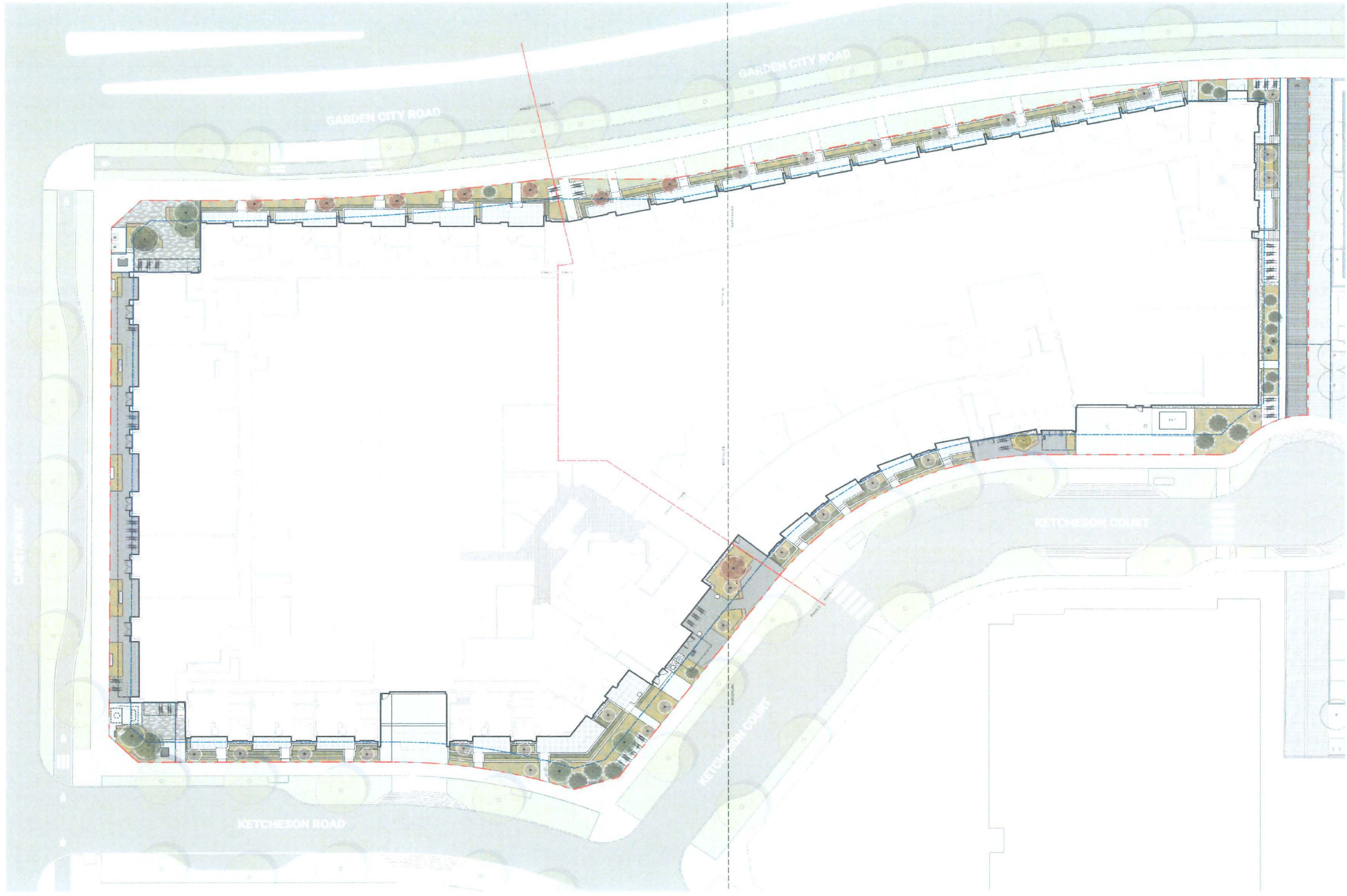
AREA CALCULATION

SHEET NUMBER

L0.04

ISSUE

DP 23-020753 August 26, 2026 Plan #68



MATERIALS LEGEND - LEVEL 1

KEY	DESCRIPTION
[Symbol]	HEDGE
[Symbol]	PLANTING AREA
[Symbol]	PLANTING AREA (MOUNDED)
[Symbol]	LAWN
[Symbol]	PROPOSED TREE
[Symbol]	OFFSITE TREE (BY OTHERS)
[Symbol]	CIP CONCRETE PAVING W/ SAW CUT PATTERN
[Symbol]	UNIT PAVING TYPE A
[Symbol]	UNIT PAVING TYPE B (TO MATCH TALMAIN PARCEL A)
[Symbol]	UNIT PAVING TYPE C
[Symbol]	PATIO PAVEMENT
[Symbol]	GRAVEL SURFACING
[Symbol]	BENCH A
[Symbol]	BENCH B
[Symbol]	BENCH C
[Symbol]	BIKE RACK
[Symbol]	GATE (BY ARCHITECTURAL)
[Symbol]	PRIVACY FENCE (BY ARCHITECTURAL)
[Symbol]	CIP CONCRETE WALL
[Symbol]	PATIO FURNISHINGS (BY FURNITURE)

NOTE: ON-SITE DESIGN BY OTHERS, REFER TO SAUZZ/JENSEN

GENERAL LEGEND

KEY	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	STATUTORY RIGHT OF WAY
[Symbol]	EXTENT OF STRUCTURE BELOW
[Symbol]	EXTENT OF STRUCTURE ABOVE
[Symbol]	MATCH LINE



SCALE 1:200

POLYGON

COPYRIGHT
This drawing has been prepared solely for the use of the client. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the client. The client acknowledges that the design is preliminary and subject to change without notice. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall be responsible for providing all necessary information and data to the consultant. The consultant shall not be responsible for any errors or omissions in this drawing. The consultant shall not be responsible for any damage or loss of any kind, including but not limited to, direct, indirect, or consequential damages, arising from the use of this drawing. The consultant shall not be responsible for any claims, damages, or losses of any kind, including but not limited to, direct, indirect, or consequential damages, arising from the use of this drawing. The consultant shall not be responsible for any claims, damages, or losses of any kind, including but not limited to, direct, indirect, or consequential damages, arising from the use of this drawing.

Arcadis Architects (Canada) Inc.

NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-05-10
3	ISSUE FOR DP	2023-04-10
4	ISSUE FOR DP	2023-03-05

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
LANDSCAPE ARCHITECTS

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604.683.8777
www.arcadis.com

PROJECT

Talistar B
3420 KETCHESON COURT
RICHMOND, BC

PROJECT NO.	DESIGNED BY	CHECKED BY
06-712	RMV	RMV
PROJECT MAN	RMV	RMV

SHEET TITLE

SITE PLAN LEVEL 01

SHEET NUMBER	ISSUE
L1.00	



MATERIALS LEGEND - LEVEL 1

KEY	DESCRIPTION
	HEDGE
	PLANTING AREA
	PLANTING AREA (MOUNDED)
	LAWN
	PROPOSED TREE
	OFFSITE TREE (BY OTHER)
	CIP CONCRETE PAVING W/ SAW CUT PATTERN
	UNIT PAVING TYPE A (TO MATCH TALIMAN PARCEL A)
	UNIT PAVING TYPE C
	PATIO PAVER
	GRAVEL SURFACING
	BENCH A
	BENCH B
	BENCH C
	BIKE RACK
	GATE (BY ARCHITECTURAL)
	PRIVACY FENCE (BY ARCHITECTURAL)
	CIP CONCRETE WALL
	PATIO FURNISHINGS (BY OWNER)

NOTE: OFFSITE DESIGN BY OTHERS, REFER TO S&Z/GEOPH

GENERAL LEGEND

KEY	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	STATUTORY RIGHT OF WAY
	EXTENT OF STRUCTURE BELOW
	EXTENT OF STRUCTURE ABOVE
	MATCH LINE

POLYGON

COPYRIGHT
This drawing has been prepared solely for the purpose of use in any reproduction or distribution for any purpose other than authorized by Arcadis. No other. Under no circumstances shall this drawing be used for any other purpose without the prior written consent of Arcadis. The user shall be responsible for all design and construction on the site, and Arcadis shall be relieved of any liability from the design and construction on the site. The user shall be responsible for all design and construction on the site, and Arcadis shall be relieved of any liability from the design and construction on the site.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-11
4	ISSUE FOR DP	2023-10-11

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
ARCHITECTURE + PLANNING

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
TEL: 604.683.8797
www.arcadis.com

PROJECT

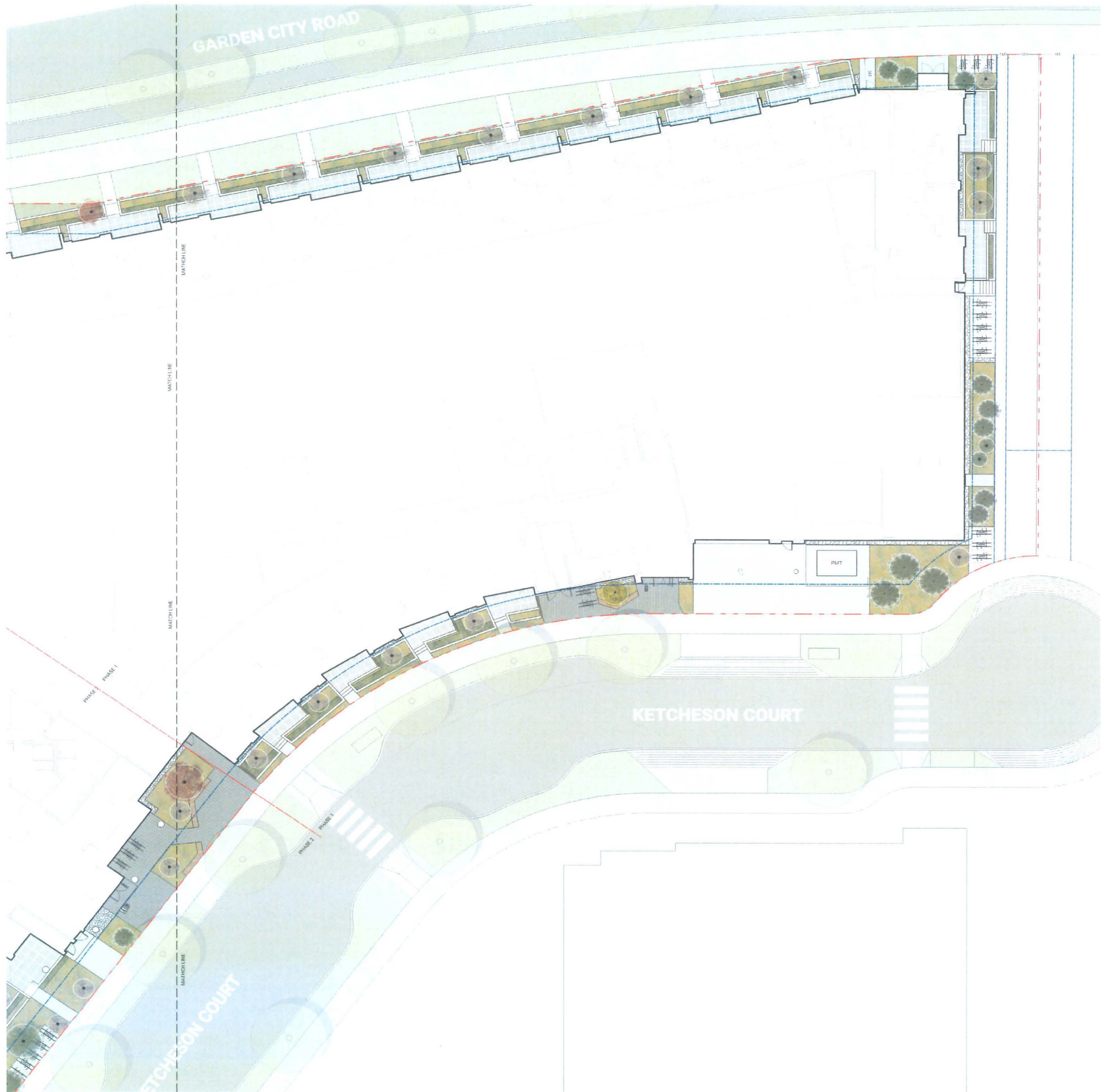
Talistar B
3401 KETCHIKAN COURT
RICHMOND, BC

PROJECT NO. 98-712	CHECKED BY KL
DRAWN BY H.M./KL	APPROVED BY KL

SHEET TITLE

**SITE PLAN LEVEL 01
NORTH**

SHEET NUMBER L1.01	ISSUE
------------------------------	-------



MATERIALS LEGEND - LEVEL 1

KEY	DESCRIPTION
[Symbol]	HEDGE
[Symbol]	PLANTING AREA
[Symbol]	PLANTING AREA (MOUNDED)
[Symbol]	LAWN
[Symbol]	PROPOSED TREE
[Symbol]	OFFSITE TREE (BY OTHERS)
[Symbol]	CIP CONCRETE PAVING (W/ SAW CUT PATTERN)
[Symbol]	UNIT PAVING TYPE A
[Symbol]	UNIT PAVING TYPE B (TO MATCH TALARMAN PARCEL A)
[Symbol]	UNIT PAVING TYPE C
[Symbol]	PATIO PAVEMENT
[Symbol]	GRAVEL SURFACING
[Symbol]	BENCH A
[Symbol]	BENCH B
[Symbol]	BENCH C
[Symbol]	BIKE RACK
[Symbol]	GATE (BY ARCHITECTURAL)
[Symbol]	PRIVACY FENCE (BY ARCHITECTURAL)
[Symbol]	CIP CONCRETE WALL
[Symbol]	PATIO FURNISHINGS (BY OTHERS)

NOTE: OFFSITE DESIGN BY OTHERS, REFER TO S422-000001

GENERAL LEGEND

KEY	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	STATUTORY RIGHT OF WAY
[Symbol]	EXTENT OF STRUCTURE BELOW
[Symbol]	EXTENT OF STRUCTURE ABOVE
[Symbol]	MATCHLINE

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than as intended by the client. The client is responsible for ensuring that the drawing is used in accordance with the intended purpose and for any errors or omissions. The client is also responsible for ensuring that the drawing is used in accordance with the intended purpose and for any errors or omissions.

Arcadis Architects (Canada) Inc.

ISSUE	NO.	DESCRIPTION	DATE
1	1	ISSUE FOR DP	2023-10-08
2	2	ISSUE FOR REVIEW	2023-10-10
3	3	ISSUE FOR DP	2023-10-10
4	4	ISSUE FOR DP	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD
KETCHESON RD
TRUE NORTH

CONSULTANTS
ARCADIS ARCHITECTS (CANADA) INC.
1285 WEST PENDER STREET, SUITE 100
VANCOUVER, BC V6E 4B1 CANADA
TEL: 604.681.8707
WWW.ARCADIS.COM

connect
LANDSCAPE ARCHITECTURE

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
TEL: 604.681.8707
WWW.ARCADIS.COM

PROJECT
Talistar B
3425 KETCHESON COURT
RICHMOND, BC

PROJECT NO. 98-712	CHECKED BY RL
DRAWN BY H.M.	APPROVED BY RL

SHEET TITLE
SITE PLAN LEVEL 01 SOUTH

SHEET NUMBER L1.02	ISSUE
---	----------------------



MATERIALS LEGEND - PODIUM LEVEL

- KEY DESCRIPTION
- EDGE
- PLANTING AREA
- PLANTING AREA (MOUNDED)
- ARTIFICIAL LAWN
- GREEN ROOF (SEDUM)
- PROPOSED TREE
- UNIT PAVING TYPE D
- RUBBER SURFACING
- PATIO PAVER
- GRAVEL SURFACING
- BENCH A
- BENCH B
- SHED
- PLOTTING TABLE
- URBAN AGRICULTURE / PLANTER
- PICNIC TABLE SET
- MOVABLE TABLE & CHAIRS
- PING PONG TABLE
- HAMMOCK
- LOUNGING CHAIR
- BAR TABLE W/ STOOLS
- LOUNGING SET W/ FIRE BOWL
- OUTDOOR BBQ SET W/STOOLS
- GATE (BY ARCHITECTURAL)
- PRIVACY FENCE (BY ARCHITECTURAL)
- DOG RUN FENCE
- CIP CONCRETE WALL/CURB
- CIP CONCRETE WALL
- TRELLIS



SCALE: 1:200

COPYRIGHT

This drawing has been prepared solely for the client and is not to be used for any other purpose without the written consent of Polygon. The client acknowledges that the design is preliminary and subject to change without notice. The client shall be responsible for obtaining all necessary permits and approvals for the project. The client shall be responsible for providing all necessary information and data for the design. The client shall be responsible for providing all necessary information and data for the design. The client shall be responsible for providing all necessary information and data for the design.

Arcadis Architects (Canada) Inc.

ISSUE NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-11
4	ISSUE FOR DP	2023-10-12

NOT FOR CONSTRUCTION

KEYPLAN

GARDEN CITY RD

CAPTAIN WAY

KETCHICAN RD

TRUE NORTH

CONSULTANTS

ARCADIS

connect

CHARTERED PROFESSIONAL ARCHITECT

N

PROJECT NORTH

SEAL

REGISTERED ARCHITECT

OREN MIZRAHI

477

PROFESSIONAL ARCHITECT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100

Vancouver, BC V6E 4B1 Canada

tel 604 683 8707

www.arcadis.com

PROJECT

Talistar B

3425 KETCHICAN COURT

RICHMOND, BC

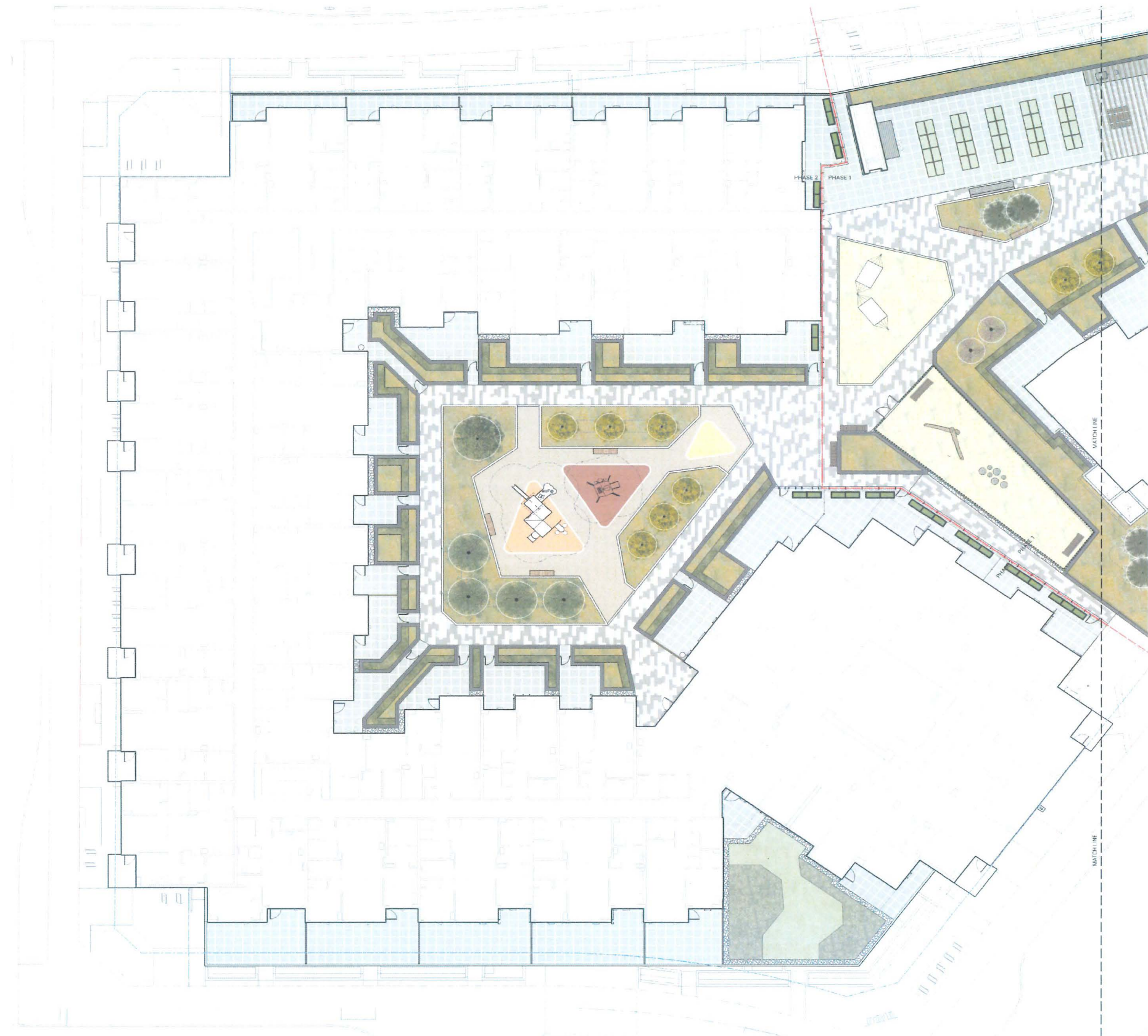
PROJECT NO.	96-712
DRAWN BY	KL
CHECKED BY	KL
PROJECT MGR	KL
APPROVED BY	KL

SHEET TITLE

PODIUM PLAN

LEVEL 04

SHEET NUMBER	L1.03	ISSUE
--------------	-------	-------



MATERIALS LEGEND - PODIUM LEVEL

- | KEY | DESCRIPTION |
|----------|----------------------------------|
| [Symbol] | HEDGE |
| [Symbol] | PLANTING AREA |
| [Symbol] | PLANTING AREA (MOUNDED) |
| [Symbol] | ARTIFICIAL LAWN |
| [Symbol] | GREEN ROOF (SEDUM) |
| [Symbol] | PROPOSED TREE |
| [Symbol] | UNIT PAVING TYPE D |
| [Symbol] | RUBBER SURFACING |
| [Symbol] | PATIO PAVER |
| [Symbol] | GRAVEL SURFACING |
| [Symbol] | BENCH A |
| [Symbol] | BENCH B |
| [Symbol] | SHED |
| [Symbol] | PLOTTING TABLE |
| [Symbol] | URBAN AGRICULTURE / PLANTER |
| [Symbol] | PICNIC TABLE SET |
| [Symbol] | MOVABLE TABLE & CHAIRS |
| [Symbol] | PING PONG TABLE |
| [Symbol] | HAMMOCK |
| [Symbol] | LOUNGING CHAIR |
| [Symbol] | BAR TABLE W/ STOOLS |
| [Symbol] | LOUNGING SET W/ FIRE BOWL |
| [Symbol] | OUTDOOR BBQ SET W/STOOLS |
| [Symbol] | GATE (BY ARCHITECTURAL) |
| [Symbol] | PRIVACY FENCE (BY ARCHITECTURAL) |
| [Symbol] | DOG RUN FENCE |
| [Symbol] | CIP CONCRETE WALL / CURB |
| [Symbol] | CIP CONCRETE WALL |
| [Symbol] | TRELIS |



SCALE: 1:125

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. No other reproduction or distribution for any purpose other than authorized by Arcadis is permitted. Arcadis is not responsible for any errors, omissions, or inaccuracies in this drawing. The user shall be responsible for verifying the accuracy of the information provided and for obtaining all necessary permits and approvals. The user shall indemnify and hold Arcadis harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-05-10
3	ISSUE FOR DP	2023-05-10
4	ISSUE FOR DP	2023-05-10

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
CONSULTING & PROJECT MANAGEMENT

SEAL

PRIME CONSULTANT

ARCADIS

1280 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604.683.8707
www.arcadis.com

PROJECT

Talistar B
3420 KETCHICOM COURT
RICHMOND, BC

PROJECT NO: 96-712	
DRAWN BY: H.M.A.	CHECKED BY: H.M.A.
PROJECT MGR: H.M.A.	APPROVED BY: H.M.A.
SHEET TITLE PODIUM PLAN LEVEL 04 NORTH	
SHEET NUMBER L1.04	ISSUE



MATERIALS LEGEND - PODIUM LEVEL

KEY	DESCRIPTION
[Symbol]	HEDGE
[Symbol]	PLANTING AREA
[Symbol]	PLANTING AREA (MOUNDED)
[Symbol]	ARTIFICIAL LAWN
[Symbol]	GREEN ROOF (SEDUM)
[Symbol]	PROPOSED TREE
[Symbol]	UNIT PAVING TYPE D
[Symbol]	RUBBER SURFACING
[Symbol]	PATIO PAVER
[Symbol]	GRAVEL SURFACING
[Symbol]	BENCH A
[Symbol]	BENCH B
[Symbol]	SHED
[Symbol]	PLOTTING TABLE
[Symbol]	URBAN AGRICULTURE / PLANTER
[Symbol]	PICNIC TABLE SET
[Symbol]	MOVABLE TABLE & CHAIRS
[Symbol]	PING PONG TABLE
[Symbol]	HAMMOCK
[Symbol]	LOUNGING CHAIR
[Symbol]	BAR TABLE W/ STOOLS
[Symbol]	LOUNGING SET W/ FIRE BOWL
[Symbol]	OUTDOOR BBQ SET W/ STOOLS
[Symbol]	GATE (BY ARCHITECTURAL)
[Symbol]	PRIVACY FENCE (BY ARCHITECTURAL)
[Symbol]	DOG RUN FENCE
[Symbol]	CIP CONCRETE WALL/CURB
[Symbol]	CIP CONCRETE WALL
[Symbol]	TRELLIS

COPYRIGHT
This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than that intended by the author. The author assumes no liability for any errors or omissions. The user shall be responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. The user shall indemnify and hold the author harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2022-10-08
2	ISSUE FOR REVIEW	2023-08-10
3	ISSUE FOR DP	2024-05-15
4	ISSUE FOR DP	2024-08-05

NOT FOR CONSTRUCTION

KEY PLAN
CAPTAIN WAY
KETCHICOM RD
TRUE NORTH

CONSULTANTS
connect
ARCHITECTS + ENGINEERS

PROJECT NORTH

SEAL

REGISTERED MEMBER
OREGONIAN
477
LANDSCAPE ARCHITECT

PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
Tel: 604 682 8797
www.arcadis.com

PROJECT
Talstar B
3420 KETCHICOM COURT
RICHMOND, BC

PROJECT NO. 16-712	CHECKED BY KL
DRAWN BY KJL/MW	APPROVED BY KL
PROJECT MAN KJL	

SHEET TITLE
PODIUM PLAN
LEVEL 04 SOUTH

SHEET NUMBER L1.05	ISSUE
-----------------------	-------



MATERIALS LEGEND - ROOF TOP

KEY	DESCRIPTION
	GRAVEL SURFACING
	GREEN ROOF (MEDIUM)
	PATIO PAVES

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by Arcadis is prohibited. Under no circumstances shall the contractor be responsible for any errors or omissions and shall be held responsible for any damages and consequences arising from the use of this drawing. The contractor shall be held responsible for any damages and consequences arising from the use of this drawing. The contractor shall be held responsible for any damages and consequences arising from the use of this drawing.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-14
4	ISSUE FOR DP	2023-10-15

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
LANDSCAPE ARCHITECTS

N

PROJECT NORTH

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604 683 8707
www.arcadis.com

PROJECT

Talistar B
300 KITCHEN COURT
RICHMOND, BC

PROJECT NO.	95-712
DRAWN BY	MLM/ML
CHECKED BY	ML
PROJECT MAN.	MLM/ML
PROJECT TITLE	ROOF PLAN

SHEET NUMBER	L1.06	ISSUE	
--------------	-------	-------	--

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD
TREES							
APQ	7	<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Japanese Maple	3-4m Ht.	S3	5m	3m
AR1	1	<i>Acer rubrum</i> 'Redpointe'	Redpointe Red Maple	7cm, cal	S3	12m	9m
CBF	2	<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontaine Hornbeam	7cm, cal	S3	12m	3m
COL	19	<i>Cercis canadensis</i> 'The Rising Sun'	The Rising Sun Eastern Redbud	6cm, cal	S3	2.4m	2.4m
CKM	11	<i>Cornus kousa</i> 'Milky Way'	Milky Way Dogwood	6cm, cal	S3	6m	6m
POB	10	<i>Picea omorika</i> 'Bruns'	Bruns Serbian Spruce	1.8m Ht.	S3	4m	1.2m
PFV	16	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	4m Ht.	S3	6m	4m
PNS	5	<i>Pinus nigra</i> 'Select Green'	Austrian Pine	4m Ht., specimen	S3	10m	4m
PSI	13	<i>Prunus 'Ichijo'</i>	Ichijo Cherry	6cm, cal	S3	4m	4m
SP	9	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	7cm, cal	S3	5m	3m
SHRUBS							
AUC	34	<i>Abutilon unedo</i> 'Compacta'	Strawberry Bush	#5 pot	0.9 o.c.	2m	1.5m
AHW	28	<i>Azalea japonica</i> 'Hino White'	Hino White Azalea	#3 pot	0.6 o.c.	1m	1m
Bmw	109	<i>Buxus microphylla</i> 'Winter Gem'	Korean Boxwood	#3 pot	0.6 o.c.	1.2m	1.2m
Civ	45	<i>Ceanothus impressus</i> 'Victoria'	Californian Lilac	#5 pot	1.2 o.c.	1.5m	1.5m
Cda	66	<i>Choisya x dewitteana</i> 'Aztec Pearl'	Mexican Mock Orange	#3 pot	0.9 o.c.	2m	2m
Csk	109	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	#3 pot	0.45 o.c.	0.75m	0.75m
Euc	72	<i>Esporphia characias</i> subsp. wulfenii	Mediterranean spurge	#3 pot	0.6 o.c.	1m	1m
Hid	7	<i>Hydrangea macrophylla</i> 'Let's Dance'	Reblooming Hydrangea	#3 pot	0.9 o.c.	1m	1m
Hpl	62	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	#3 pot	0.9 o.c.	1.8m	1.8m
Hsb	47	<i>Hydrangea serrata</i> 'Bluebird'	Bluebird Hydrangea	#3 pot	0.9 o.c.	1m	1m
Ic	39	<i>Ilex crenata</i>	Japanese Holly	#2 pot	0.6 o.c.	1.2m	1.2m
Ndg	42	<i>Nandina domestica</i> 'Gulfstream'	Gulfstream Heavenly Bamboo	#3 pot	0.6 o.c.	1m	1m
Polj	9	<i>Physocarpus opulifolius</i> 'Little Joker'	Dwarf Little Joker Ninebark	#3 pot	0.9 o.c.	0.5m	0.5m
Pol	440	<i>Prunus laurocerasus</i> 'Otto Luyken'	English Laurel	#5 pot	0.5 o.c.	1m	1m
Rbb	73	<i>Rhododendron</i> 'Bow Bells'	Bow Bells Pink Rhododendron	#5 pot	0.9 o.c.	1.2m	1.2m
Rld	30	<i>Rhododendron</i> 'Lemon Dream'	Lemon Dream Rhododendron	#3 pot	0.9 o.c.	1.5m	1.5m
Rhr	285	<i>Rhododendron</i> 'Rampapo'	Rampapo Rhododendron	#3 pot	0.6 o.c.	0.45m	0.75m
Shh	154	<i>Sarcococca hookeriana</i> var. humilis	Sweetbox	#3 pot	0.6 o.c.	0.6m	0.6m
Sij	149	<i>Skimmia japonica</i>	Japanese Skimmia	#2 pot	0.6 o.c.	1m	1.2m
CBQ	93	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spiraea	#2 pot	0.6 o.c.	1m	1m
Tos	385	<i>Thuja occidentalis</i> 'Smaragd'	Northern White Cedar	1.8m Ht.	0.6 o.c.	3.5m	0.9m
PERENNIALS							
abv	167	<i>Astilbe x arendsii</i> 'Bridal Veil'	Hybrid Astilbe	#1 pot	0.45 o.c.	Mature Height	Mature Spread
amr	186	<i>Achillea millefolium</i> 'Terracotta'	Terracotta Yarrow	#1 pot	0.45 o.c.	0.75m	0.45m
echp	112	<i>Echinacea purpurea</i>	Coneflower	#1 pot	0.45 o.c.	1m	0.45m
epm	151	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#1 pot	0.45 o.c.	0.75m	0.45m
gwb	112	<i>Gaura lindheimeri</i> 'Whirling Butterfly'	Beeblossom	#1 pot	0.45 o.c.	0.75m	0.45m
hoj	2	<i>Hosta June</i>	Plantain Lily	#1 pot	0.75 o.c.	Mature Height	Mature Spread
hse	6	<i>Hosta sieboldiana</i> 'Elegans'	Plantain Lily	#2 pot	0.75 o.c.	Height	Spread
La	610	<i>Lavandula angustifolia</i>	English Lavender	#1 pot	0.45 o.c.	0.6m	0.6m
lhb	119	<i>Lavandula angustifolia</i> 'Hidcote Blue'	Lavender	#1 pot	0.45 o.c.	0.5m	0.5m
rfq	246	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	#1 pot	0.45 o.c.	0.8m	0.5m
sach	181	<i>Santolina chamaecyparissus</i>	Lavender Cotton	#1 pot	0.45 o.c.	0.5m	0.75m
saj	160	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	#1 pot	0.45 o.c.	0.5m	0.5m
GROUNDCOVERS							
auu	333	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	0.3 o.c.	0.25m	1.2m
frch	170	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm pot	0.3 o.c.	0.15m	0.75m
lm	604	<i>Liriope muscari</i>	Lily Turf	#1 pot	0.45 o.c.	0.5m	0.5m
pat	189	<i>Pachysandra terminalis</i>	Japanese Spruce	#1 pot	0.45 o.c.	0.1m	0.7m
ths	366	<i>Thymus serpyllum</i>	Creeping Thyme	10cm pot	0.3 o.c.	0.08m	0.25m
FERNS							
pom	72	<i>Polystichum munitum</i>	Sword Fern	#2 pot	0.9 o.c.	1m	1m
GRASSES							
feh	91	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#2 pot	0.3 o.c.	0.25m	0.25m
hak	207	<i>Hakonechloa macro</i>	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
EXTENSIVE GREENROOF							
3215 M2 Sedum tray							
NOTE: BIRD-FRIENDLY SPECIES							





POLYGON

COPYRIGHT

This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than approved by Arcadis is prohibited. Written dimensions shall have precedence over scaled dimensions. Construction shall verify and be responsible for all dimensions and conditions on the site, and Arcadis shall be relieved of any variations from the drawings and conditions shown on the drawing. Drawings shall be submitted to Arcadis for review and approval.

Arcadis Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-11
4	ISSUE FOR DP	2023-10-11

NOT FOR CONSTRUCTION

KEY PLAN

GARDEN CITY RD

KETCHICAN RD

NEW RD

TRUE NORTH

CONSULTANTS

ARCADIS ARCHITECTS (CANADA) INC.

1280 WEST PENDER STREET, SUITE 100

VANCOUVER, BC V6E 4B1 CANADA

604.683.8707

www.arcadis.com

N

PROJECT NORTH

SEAL

ARCADIS ARCHITECTS (CANADA) INC.

MEMBER

OREN MIZRAHI

477

ARCHITECT

PRIME CONSULTANT

ARCADIS

1280 West Pender Street, Suite 100

Vancouver, BC V6E 4B1 Canada

604.683.8707

www.arcadis.com

PROJECT

Talistar B

3420 KETCHICAN COURT

RICHMOND, BC

PROJECT NO

65-112

DRAWN BY

ROLAND

CHECKED BY

KL

PROJECT MAN

KL

APPROVED BY

KL

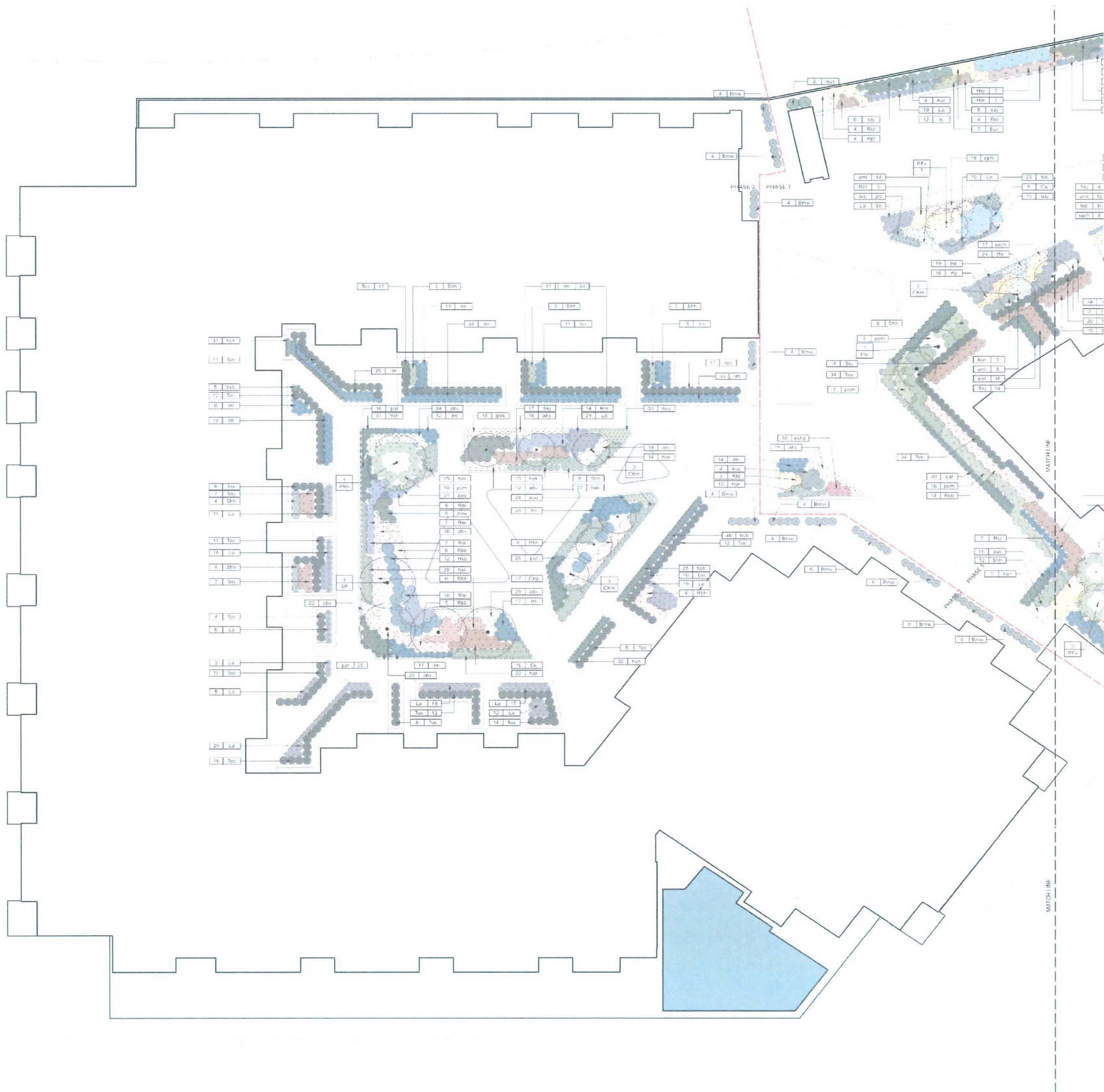
SHEET TITLE

PLANTING LIST

SHEET NUMBER

L2.00

ISSUE



SCALE: 1:125

POLYGON

COPYRIGHT
This drawing is the property of Polygon and is not to be reproduced or distributed without the written consent of Polygon. It is to be used for the project and site only and is not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals. The drawing is not to be used for any other purpose without the written consent of Polygon.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR PERMIT	2023-10-10
4	ISSUE FOR PERMIT	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD
CASTLEVIEW
KETCHICOM RD
NORTH

CONSULTANTS
connect
ARCHITECTS & PLANNERS

N
PROJECT NORTH

SEAL

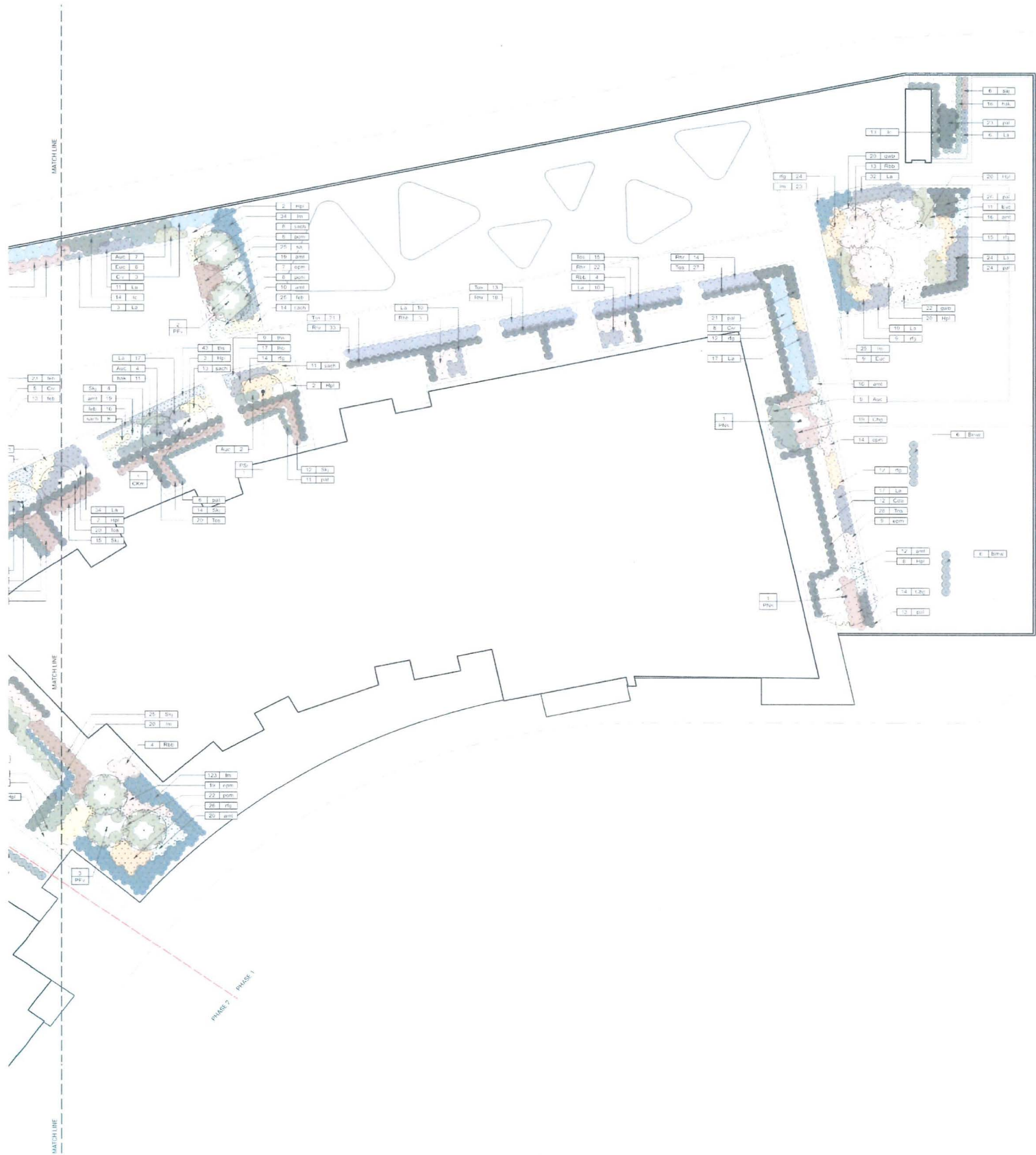
PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
Tel: 604 683 8707
www.arcadis.com

PROJECT
Talistar B
3425 KETCHICOM COURT
RICHMOND, BC

PROJECT NO: 96-T12	CHECKED BY: RL
DRAWN BY: RL/RLW	APPROVED BY: RL
PROJECT MGR: RLW	

SHEET TITLE
**PLANTING PLAN
LEVEL 04 NORTH**

SHEET NUMBER L2.03	ISSUE
------------------------------	-------



SCALE 1:125

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. No reproduction or distribution for any purpose other than services provided by Arcadis is permitted. The user acknowledges that the drawings are not a contract and that the user shall be responsible for any variations from the drawings and any other documents. The user shall be responsible for any variations from the drawings and any other documents. The user shall be responsible for any variations from the drawings and any other documents.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-10
4	ISSUE FOR DP	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
ARCHITECTURE

PROJECT NORTH

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797
www.arcadis.com

PROJECT

Talistar B
3425 KETCHICOM COURT
RICHMOND, BC

PROJECT NO.
66-112

DRAWN BY
KSL/MW

CHECKED BY
KL

PROJECT MGR
KL

APPROVED BY
KL

SHEET TITLE

**PLANTING PLAN
LEVEL 04 SOUTH**

SHEET NUMBER
L2.04

ISSUE





POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by Arcadis is prohibited. Arcadis does not warrant the accuracy or completeness of the information provided. Arcadis shall not be held responsible for any damages or losses arising from the use of this drawing. The user shall be responsible for obtaining all necessary permits and approvals for the project. The user shall be responsible for ensuring that the drawing is used in accordance with the intended purpose. The user shall be responsible for ensuring that the drawing is used in accordance with the intended purpose.

Arcadis Architects (Canada) Inc.

ISSUE	NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08	
2	ISSUE FOR REVIEW	2023-10-10	
3	ISSUE FOR DP	2024-06-14	
4	ISSUE FOR DP	2024-06-15	

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD
CAPTAIN WAY
KETCHICAN RD
NORTH
TRUE NORTH

CONSULTANTS
connect
CONSULTANTS & ENGINEERS
1285 WEST PENDER STREET, SUITE 100
VICTORIA, BC V8M 4B1
TEL: 250.683.8707
WWW.ARCADIS.COM

N
PROJECT NORTH

SEAL



PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Victoria, BC V8M 4B1, Canada
Tel: 250.683.8707
www.arcadis.com

PROJECT
Talistar B
3425 KETCHICAN COURT
RICHMOND, BC

PROJECT NO. 96-712	CHECKED BY KL
DRAWN BY H.M.	APPROVED BY KL

SHEET TITLE
**PLANTING PLAN
ROOF**

SHEET NUMBER L2.05	ISSUE
---	----------------------



IRRIGATION LEGEND

KEY	DESCRIPTION
	IRRIGATION STUB-OUT
	HOSE BIB
	AREA TO BE IRRIGATED
	SLEEVE

0 5 10 15 20 25 m

Z SCALE 1:200

CLIENT

POLYGON

COPYRIGHT
This drawing has been prepared solely for the use of the client and is not to be reproduced or used for any purpose other than that intended by the client. The client is responsible for ensuring that the drawing is used in accordance with the intended purpose and for obtaining all necessary permissions for its use.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-10
4	ISSUE FOR DP	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

SEAL

PRIME CONSULTANT

1200 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
604.681.8797
www.arcadis.com

PROJECT

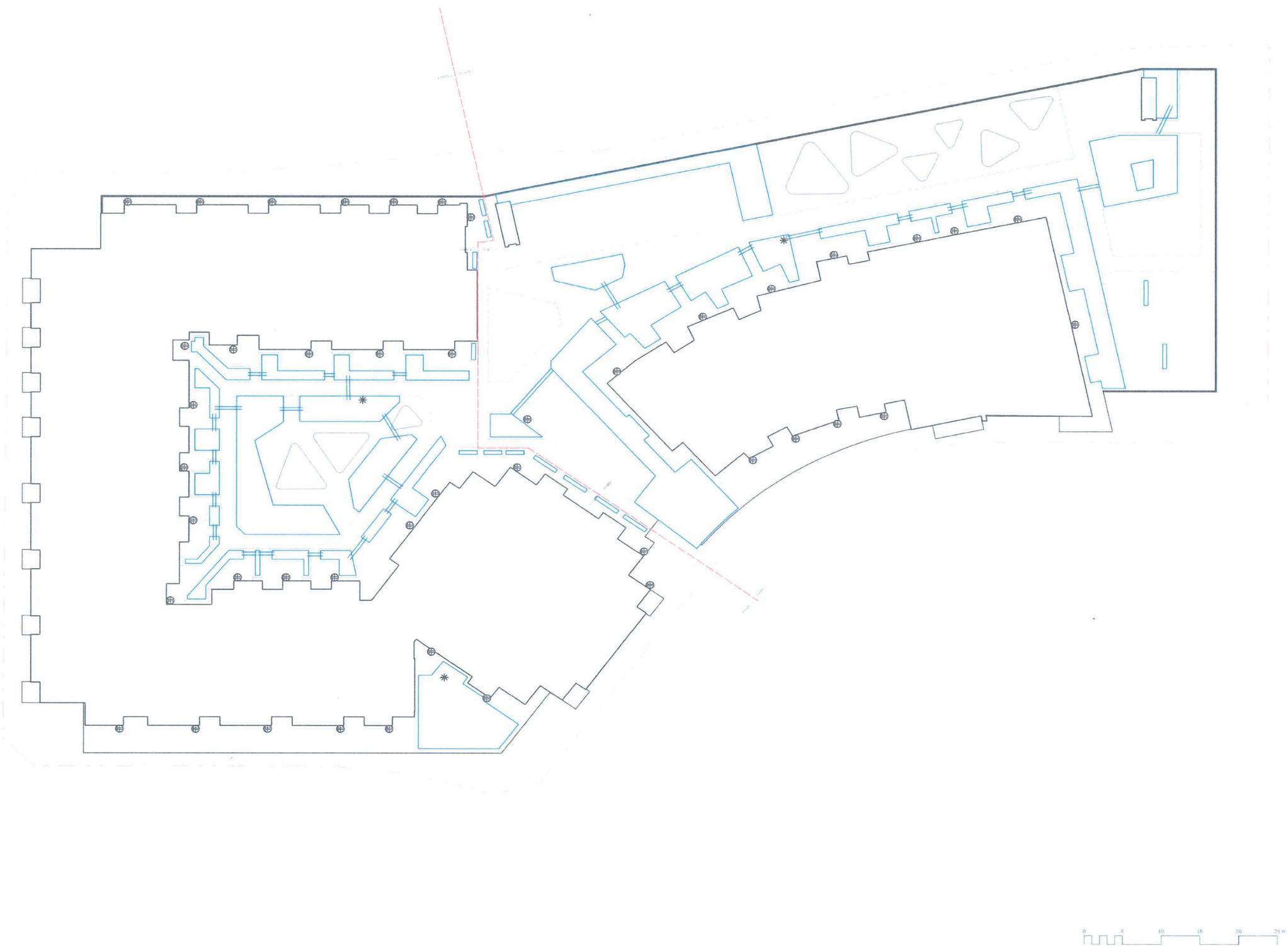
Talistar B
3420 KETCHICAN COURT
RICHMOND, BC

PROJECT NO. P0-112	CHECKED BY KL
DRAWN BY KSL/MW	APPROVED BY KL
PROJECT NAME P01	

SHEET TITLE

**IRRIGATION PLAN
LEVEL 01**

SHEET NUMBER	ISSUE
L2.09	



IRRIGATION LEGEND

KEY	DESCRIPTION
*	IRRIGATION STUB OUT
⊕	HOSE BIB
▨	AREA TO BE IRRIGATED
—	SLEEVE

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than authorized by Arcadis or its affiliates. Arcadis and its affiliates shall have no liability for any errors or omissions in this drawing, and shall not be responsible for any damages or losses resulting from the use of this drawing. The user shall be responsible for obtaining all necessary permits and approvals for the use of this drawing.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-08-26
2	ISSUE FOR REVIEW	2023-08-26
3	ISSUE FOR DP	2023-08-26
4	ISSUE FOR DP	2023-08-26

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD
KETCHICAN RD
NORTH
TRUE NORTH

CONSULTANTS
connect
ARCHITECTS & PLANNERS

SEAL

PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4E1, Canada
Tel: 604.683.8797
www.arcadis.com

PROJECT
Talistar B
340 KETCHICAN COURT
RICHMOND, BC

PROJECT NO	DRAWN BY	CHECKED BY
98-712	RML	RML
PROJECT NAME	PROJECT NO	PROJECT NO

SHEET TITLE
**IRRIGATION PLAN
LEVEL 04**

SHEET NUMBER	ISSUE
L2.10	



IRRIGATION LEGEND	
KEY	DESCRIPTION
*	IRRIGATION STUB-OUT
⊕	HOSE BIB
▨	AREA TO BE IRRIGATED
—	SLEEVE

0 5 10 15 20 25 m
SCALE 1:200

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than permitted by Polygon is prohibited. Polygon dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the site, and all details shall be informed of any variations from the dimensions and conditions shown on the drawing. If a change shall be submitted to Arcadis for approval, maintenance shall be provided with the change.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-05-10
3	ISSUE FOR DP	2023-05-10
4	ISSUE FOR DP	2023-05-10

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD
CAPTAIN WAY
KETCHICAN RD
NORTH
TRUE NORTH

CONSULTANTS

connect
landscape architecture

PROJECT NORTH
N

SEAL

PRIME CONSULTANT

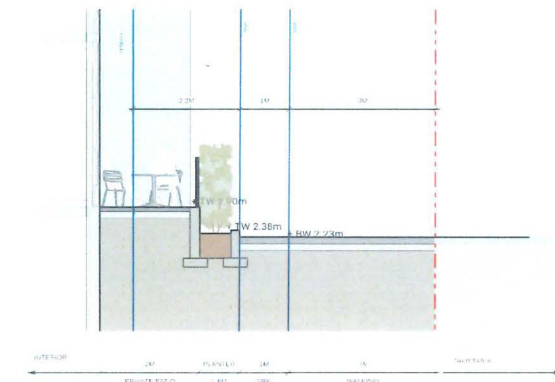
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604 683 8707
www.arcadis.com

PROJECT
Talistar B
3125 KETCHICAN COURT
RICHMOND, BC

PROJECT NO 95-712	CHECKED BY RL
DRAWN BY H.M.W.	APPROVED BY RL

SHEET TITLE
**IRRIGATION PLAN
ROOF**

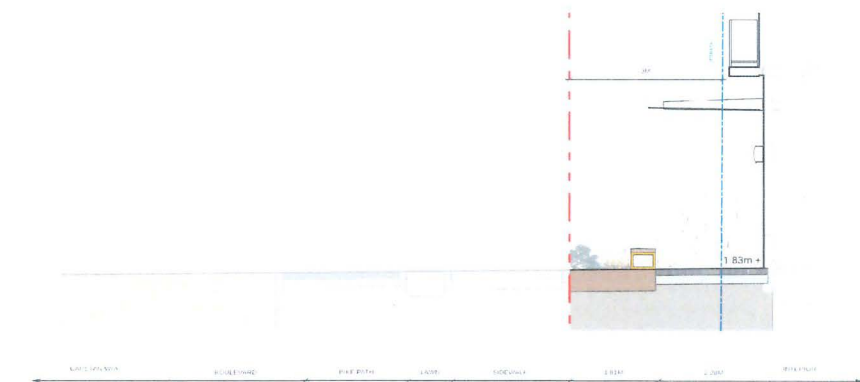
SHEET NUMBER L2.11	ISSUE 1
---	---------------------------



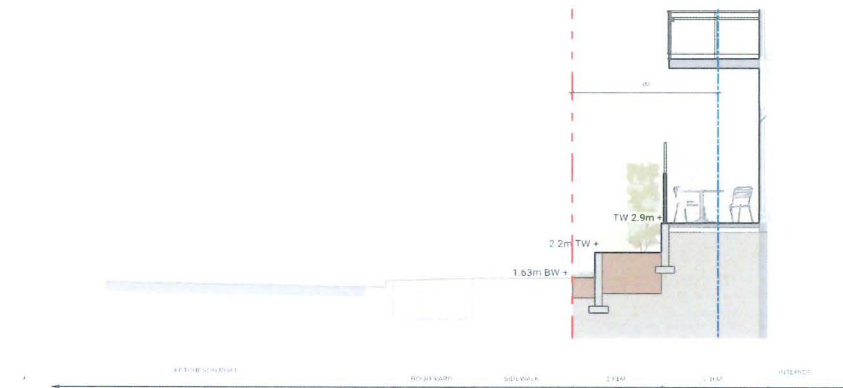
1 SOUTH EDGE
Scale: 1:50



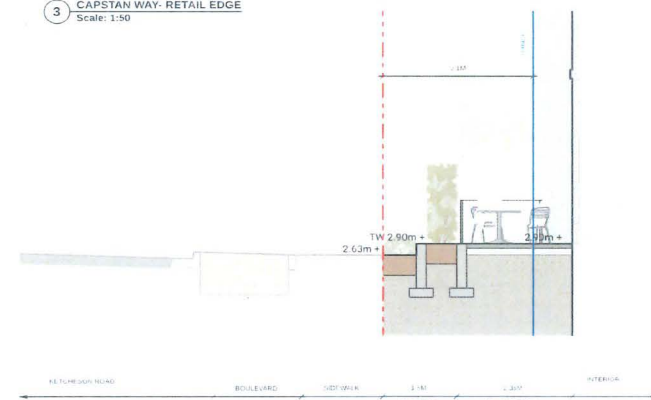
2 GARDEN CITY ROAD
Scale: 1:50



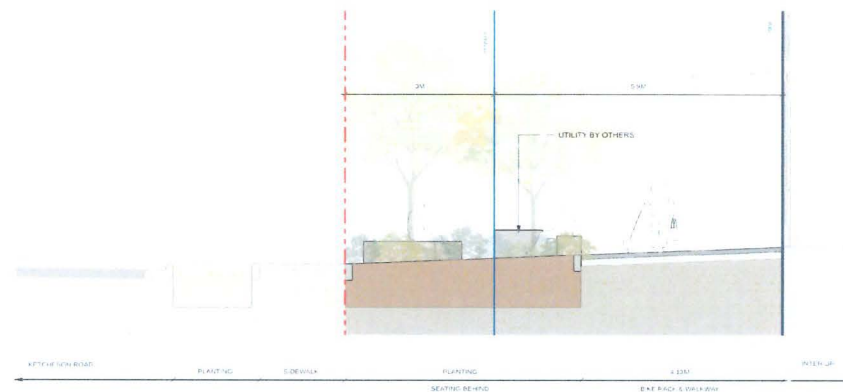
3 CAPSTAN WAY - RETAIL EDGE
Scale: 1:50



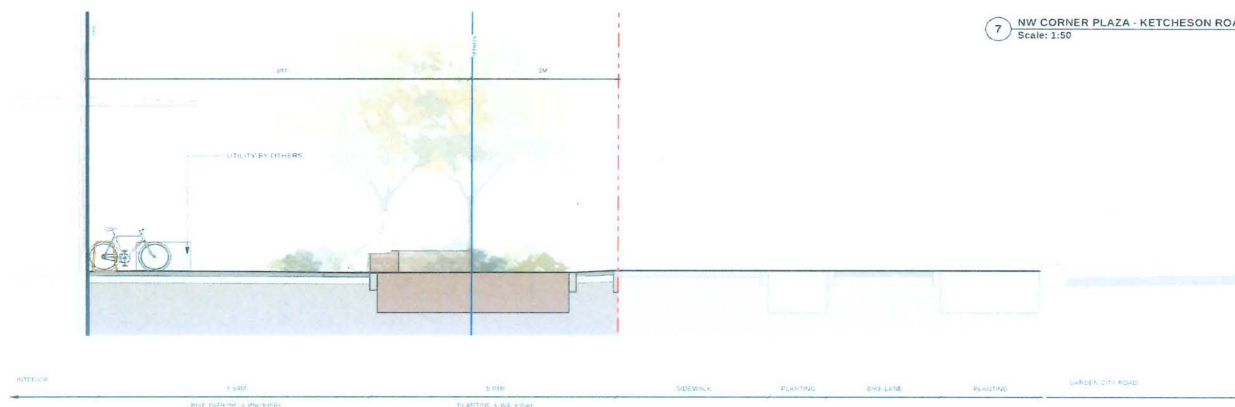
4 KETCHESON ROAD
Scale: 1:50



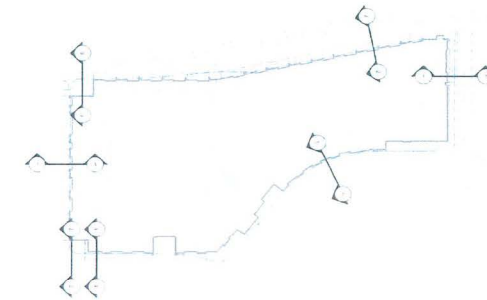
5 KETCHESON ROAD
Scale: 1:50



6 NW CORNER PLAZA - KETCHESON ROAD
Scale: 1:50



7 NE CORNER PLAZA - GARDEN CITY RD
Scale: 1:50



8 KEY PLAN - LEVEL 1
Scale: 1:500

POLYGON

COPYRIGHT
This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of Polygon. The client acknowledges that any reproduction of this drawing for any purpose other than authorized by Polygon is prohibited. Polygon disclaims any liability for any errors or omissions in this drawing and shall not be responsible for any damages or losses resulting from the use of this drawing. The client shall be responsible for obtaining all necessary permits and approvals for the project.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-10
4	ISSUE FOR DP	2023-10-10

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
LANDSCAPE ARCHITECTURE

PROJECT LOCATION

PROJECT NORTH

SEAL

PRIME CONSULTANT

ARCADIS

1200 West Pender Street, Suite 110
Vancouver, BC V6E 4E1 Canada
Tel: 604 683 8797
www.arcadis.com

PROJECT

Talistar B
300 KETCHESON COURT
RICHMOND, BC

PROJECT NO.

66-712

DRAWN BY

KL

CHECKED BY

KL

PROJECT MAN.

KL

APPROVED BY

KL

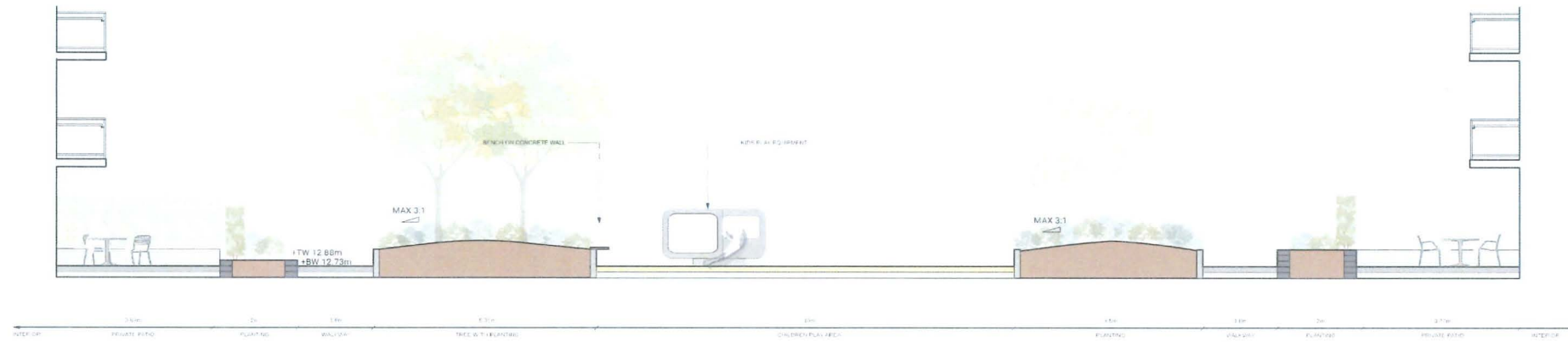
SHEET TITLE

LANDSCAPE SECTIONS

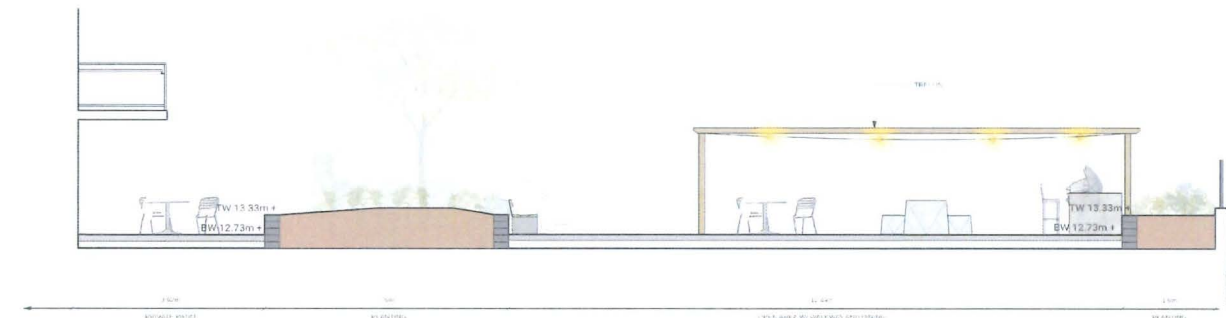
SHEET NUMBER

L5.00

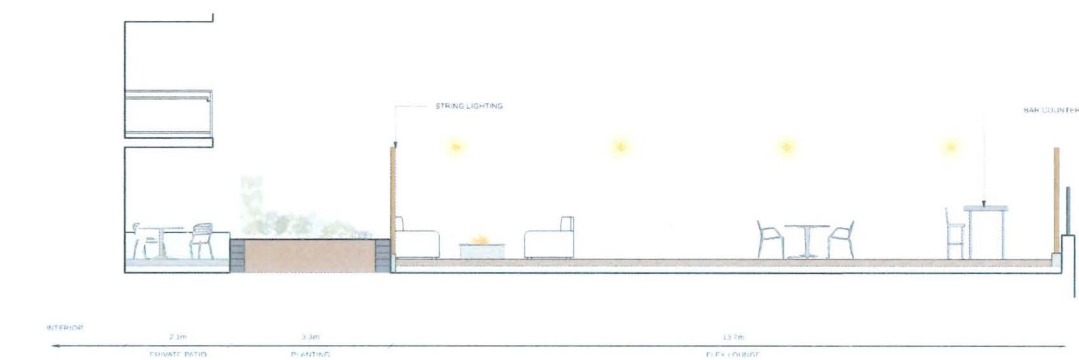
ISSUE



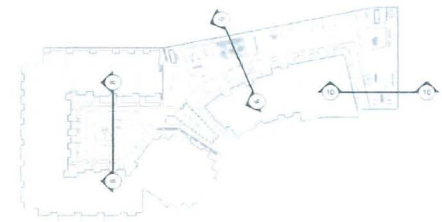
3 ROOF KIDS PLAY
Scale: 1:50



4 ROOF DINING
Scale: 1:50



5 ROOF LOUNGE
Scale: 1:50



7 KEY PLAN - PODIUM LEVEL
Scale: 1:1000

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than authorized by Arcadis or its client. Arcadis and its client shall have no liability for any errors or omissions in this drawing. The client shall be responsible for the accuracy and completeness of the information provided to Arcadis. Arcadis shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for the accuracy and completeness of the information provided to Arcadis. Arcadis shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for the accuracy and completeness of the information provided to Arcadis.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-10-10
3	ISSUE FOR DP	2023-10-11
4	ISSUE FOR DP	2023-10-11

NOT FOR CONSTRUCTION

KEY PLAN
GARDEN CITY RD.
KETCHIKAN RD.
TRUE NORTH

CONSULTANTS
connect
LANDSCAPE ARCHITECTS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604 683 8707
www.arcadis.com

SEAL

OREN MIZRAHI
477
LANDSCAPE ARCHITECT

PRIME CONSULTANT
ARCADIS
1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604 683 8707
www.arcadis.com

PROJECT
Talistar B
840 KETCHIKAN COURT
RICHMOND, BC

PROJECT NO.
96-712

DRAWN BY	CHECKED BY
MM	RL
PROJECT MANAGER	APPROVED BY
MM	RL

SHEET TITLE
LANDSCAPE SECTIONS

SHEET NUMBER	ISSUE
L5.01	



UNIT PAVER TYPE A
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BELGARD - CLASSIC STANDARD PAVER 6CM
COLOR: NATURAL(50%) + CHARCOAL(50%)
THICKNESS: 60mm
SIZE: 225mm x 112.5mm
PATTERN: RUNNING BOND



UNIT PAVER TYPE B (MATCH TALISTAR A)
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BELGARD - VSS
COLOR: DARK GREY
THICKNESS: 108mm
SIZE: 150mm x 300mm
PATTERN: RUNNING BOND



UNIT PAVER TYPE C
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BELGARD - MODULINE PLANK
COLOR: NATURAL(50%) + CHARCOAL(50%)
THICKNESS: 100mm
SIZE: 107mm x 457mm
PATTERN: RUNNING BOND



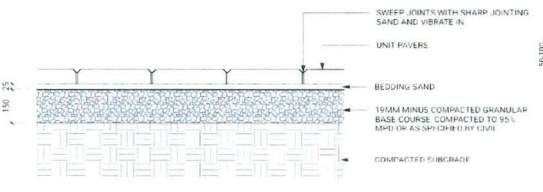
UNIT PAVER TYPE D
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BELGARD - DIMENSION
COLOR: TOFINO GREY(50%) + SCANDINAVIA GREY(50%)
THICKNESS: 60mm
SIZE: 305mm x 305mm
PATTERN: RUNNING BOND



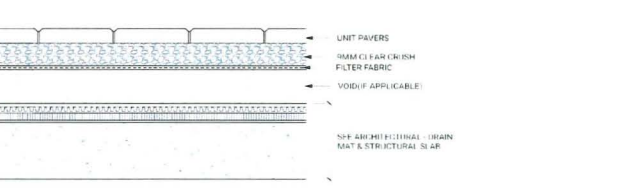
UNIT PAVER TYPE E
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BELGARD - TEXADA SLAB
COLOR: NATURAL
THICKNESS: 40mm
SIZE: 457mm x 457mm
PATTERN: STACK BOND



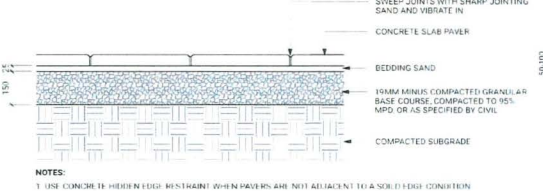
SLAB PAVER (PATIO PAVER)
SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY
TEL: 1 888 867 7738
TYPE: BASALTITE - SLABS
COLOR: NATURAL
THICKNESS: 50mm
SIZE: 608mm x 608mm
PATTERN: STACK BOND



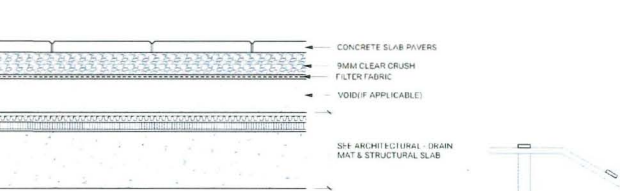
1A UNIT PAVERS ON GRADE
Scale: 1:10



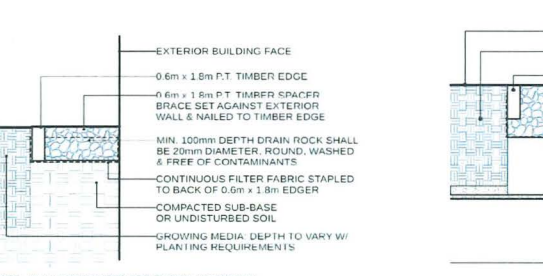
1B UNIT PAVERS ON SLAB
Scale: 1:10



2A PATIO PAVER - ON GRADE
Scale: 1:10



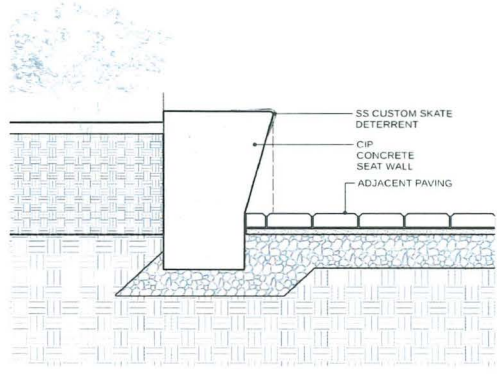
2B PATIO PAVER - ON SLAB
Scale: 1:10



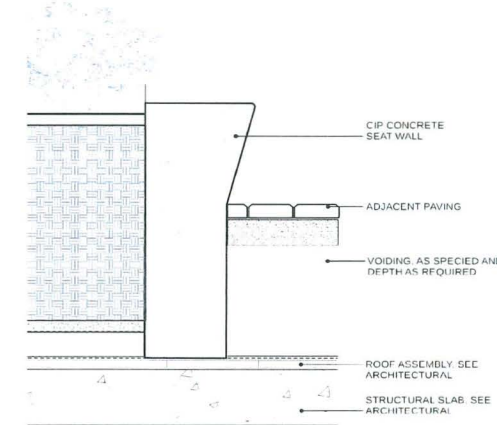
6 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



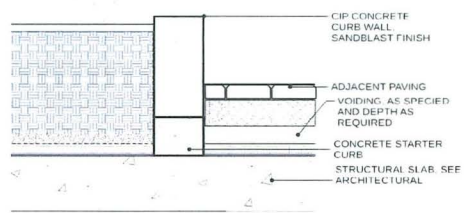
7 GRAVEL DRAIN STRIP - ON SLAB
Scale: 1:10



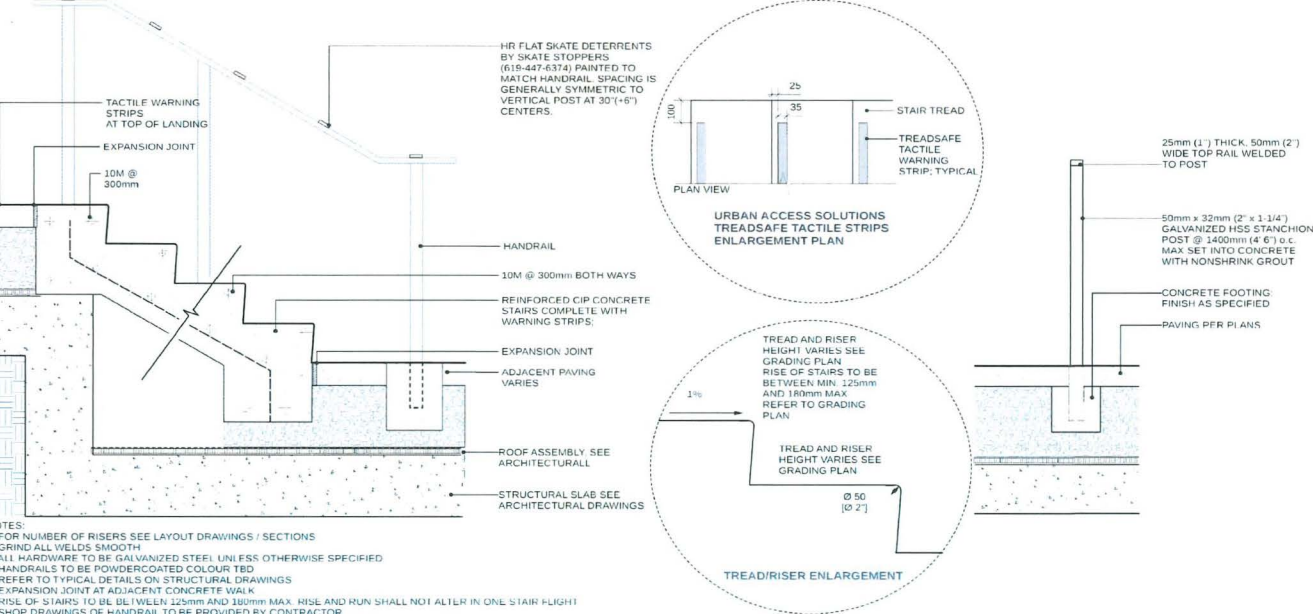
3 CIP CONCRETE SEAT WALL GROUND LEVEL
Scale: 1:10



4 CIP CONCRETE SEAT WALL - ON SLAB
Scale: 1:10



5 CIP CONCRETE CURB WALL - ON SLAB
Scale: 1:10



8 CIP CONCRETE STAIRS & HANDRAIL - ON SLAB
Scale: 1:10

POLYGON

COPYRIGHT
This drawing is the property of Polygon and is not to be reproduced or distributed for any purpose other than that for which it was prepared. The user of this drawing is responsible for obtaining all necessary permits and approvals for the project. The user of this drawing is responsible for obtaining all necessary permits and approvals for the project.

Arcadis Architects (Canada) Inc.

ISSUE	NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2020-10-08	
2	ISSUE FOR REVIEW	2023-05-16	
3	ISSUE FOR DP	2023-05-16	
4	ISSUE FOR DP	2025-08-08	

NOT FOR CONSTRUCTION

KEY PLAN

CONSULTANTS

connect
ARCHITECTURAL FIRM

PROJECT NORTH

SEAL

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
Tel: 604 683 8707
www.arcadis.com

PROJECT

Talistar B
3420 KETCHIKAN COURT
KETCHIKAN, BC

PROJECT NO

06-712

DRAWN BY

KML

CHECKED BY

KML

PROJECT MGR

KML

APPROVED BY

KML

SHEET TITLE

**LANDSCAPE DETAILS
HARDSCAPE**

SHEET NUMBER

L6.01

ISSUE



OGDEN BENCH BY MAGLIN (BENCH C)



Yellow
RAL 1018



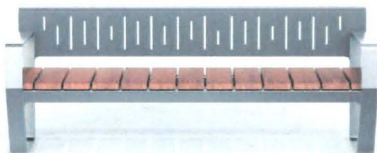
ICONIC BIKE RACK BY MAGLIN



Yellow
RAL 1018



CUSTOMED WOOD TOP SEAT WALL (BENCH A)



BACKED BENCH BY GREENTHEROY (BENCH B)



CRUISER TABLE & BENCH BY GREEN THEORY



MOVABLE TABLE BY MAGLIN



LOUNGE SEAT BY MAGLIN



BAR TABLE & STOOLS BY GREEN THEORY



FIRE BOWL BY DREAMCAST



FIRE BOWL BY DREAMCAST



POLYGON

COPYRIGHT

This drawing is the property of Polygon and is not to be reproduced or distributed without the written consent of Polygon. The design and construction of the project shall be the responsibility of the client and the designer. The designer shall be responsible for the design and construction of the project and shall be responsible for the design and construction of the project.

Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08
2	ISSUE FOR REVIEW	2023-05-16
3	ISSUE FOR DP	2023-05-16
4	ISSUE FOR DP	2023-05-05

NOT FOR CONSTRUCTION

KITCHEN RD
GARDEN CITY RD
KITCHEN RD
TRUE NORTH

CONSULTANTS

connect
LANDSCAPE ARCHITECTS

N
PROJECT NORTH

SEAL

REGISTERED ARCHITECT
OREN HIZKELI
477

PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
Tel: 604 683 8797
www.arcadis.com

PROJECT

Talistar B
3420 KITCHENSON COURT
RICHMOND, BC

PROJECT NO
00-112

DRAWN BY
KLM/AVI

CHECKED BY
KLM

PROJECT MGR
KLM

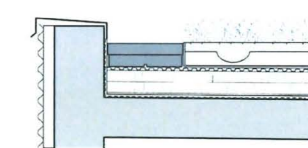
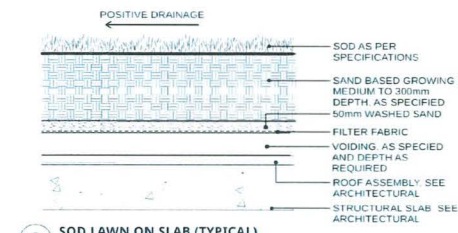
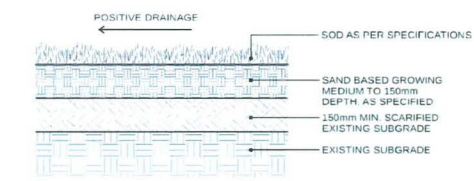
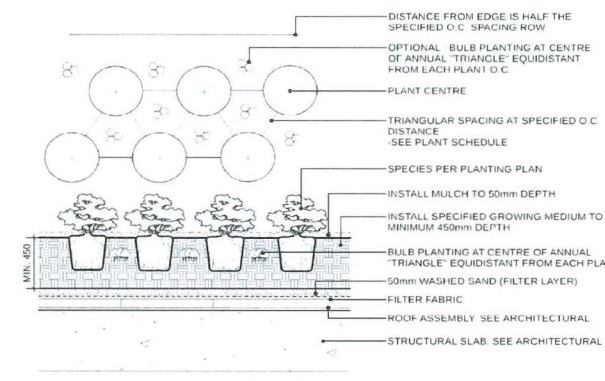
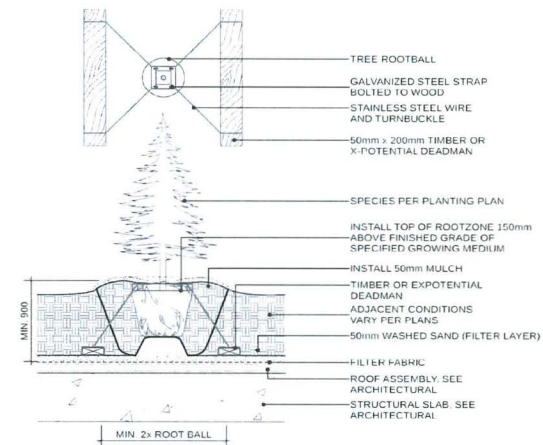
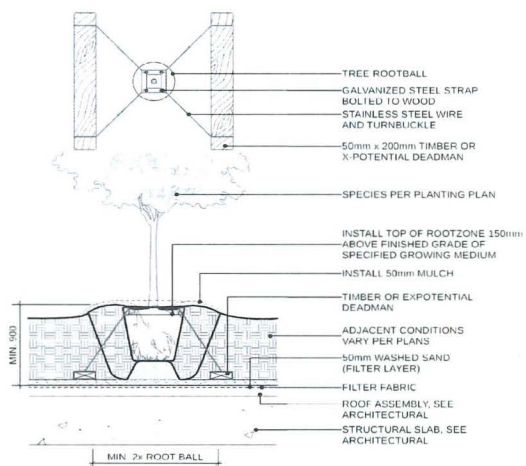
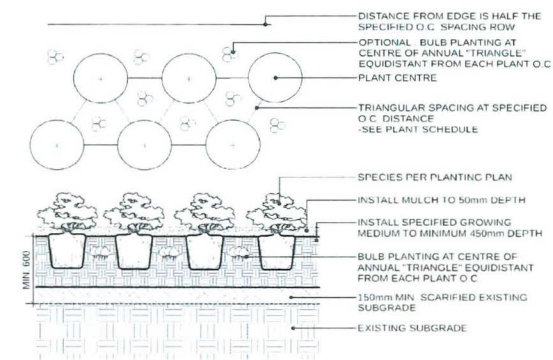
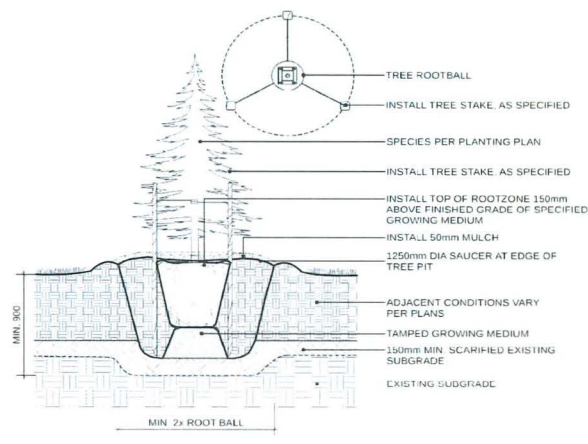
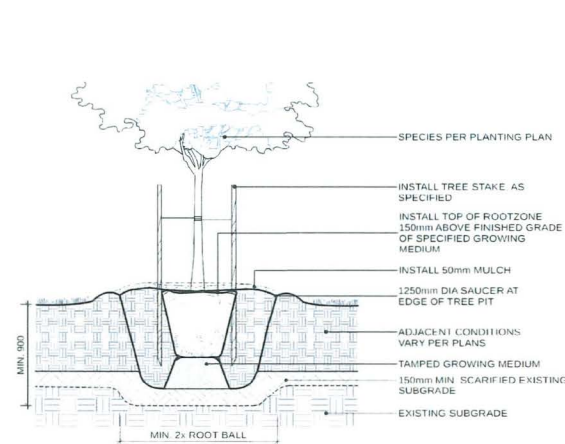
APPROVED BY
KLM

SHEET TITLE

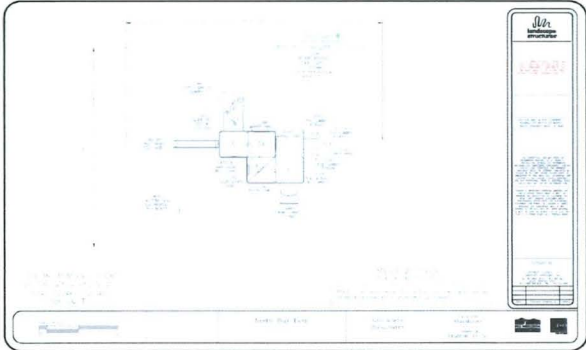
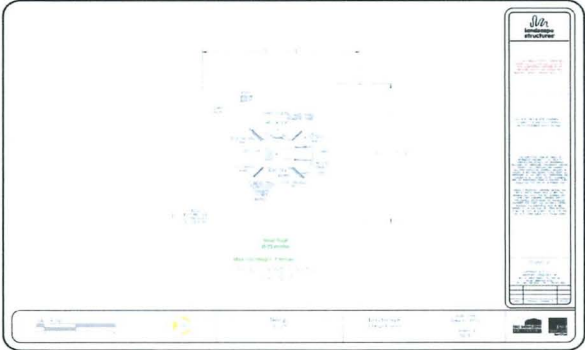
**LANDSCAPE DETAILS
FURNISHING**

SHEET NUMBER
L6.02

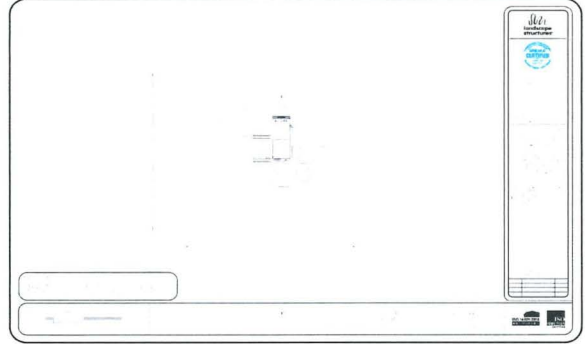
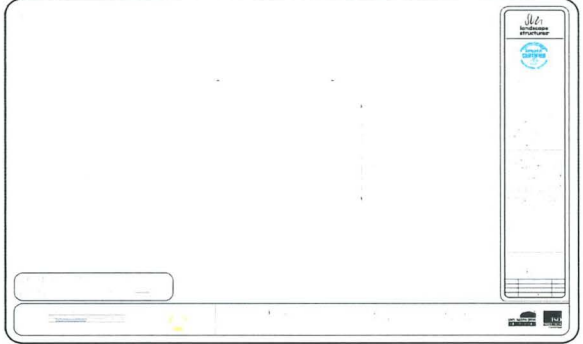
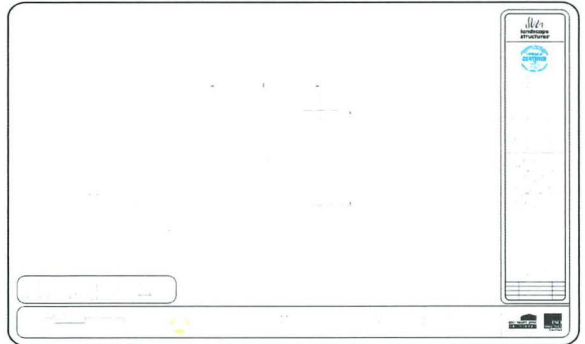
ISSUE



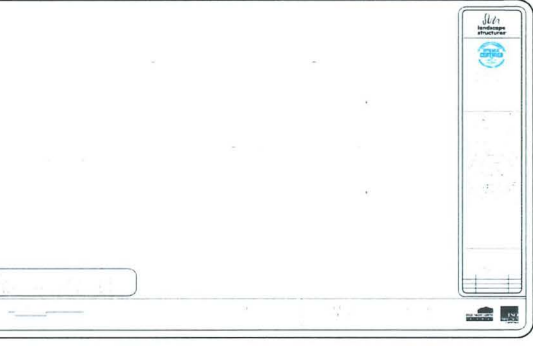
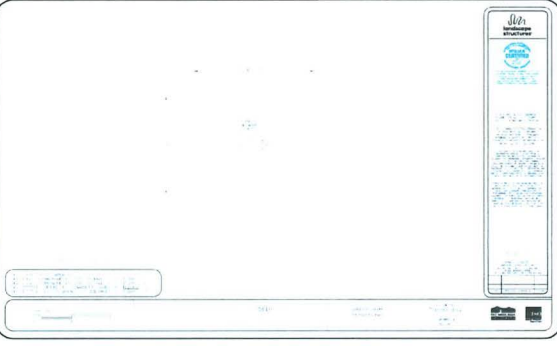
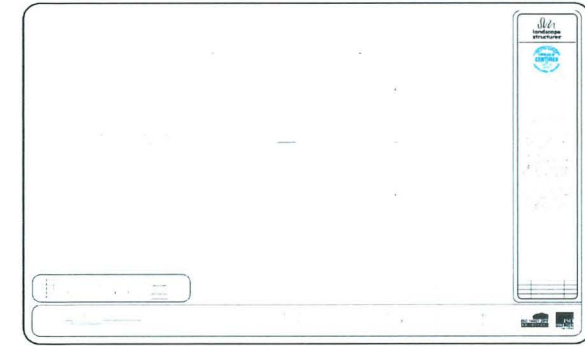
PLAY EQUIPMENT - 6-23 MONTHS
SUPPLIER: LANDSCAPE STRUCTURES
COLOR: TBD
PH: 604.294.4224



PLAY EQUIPMENT - 2-5 YEARS
SUPPLIER: LANDSCAPE STRUCTURES
COLOR: TBD
PH: 604.294.4224



PLAY EQUIPMENT - 5-12 YEARS
SUPPLIER: LANDSCAPE STRUCTURES
COLOR: TBD
PH: 604.294.4224



**POLYGON**

COPYRIGHT
This drawing is the property of the client and is not to be reproduced or distributed for any purpose other than authorized by Arcadis. It is to be used only for the project and site for which it was prepared. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Arcadis. All rights reserved.

Arcadis Architects (Canada) Inc.

ISSUE	NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08	
2	ISSUE FOR REVIEW	2023-05-10	
3	ISSUE FOR DP	2023-05-18	
4	ISSUE FOR DP	2023-08-05	

NOT FOR CONSTRUCTION

KPT/PM/AM



CONSULTANTS

connect
LANDSCAPE ARCHITECTS

CLARENCE, BRITISH COLUMBIA
ARCADIS ARCHITECTS (CANADA) INC.



SEAL



PRIME CONSULTANT

ARCADIS

1285 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
Tel: 604.683.8797
www.arcadis.com

PROJECT

Talstar B
420 KETCHIKAN COURT
KETCHIKAN, BC

PROJECT NO.	06-712
DRAWN BY	KML
CHECKED BY	KML
PROJECT MGR	KML
APPROVED BY	KML

SHEET TITLE

LANDSCAPE DETAILS
PLAY

SHEET NUMBER	L6.03	ISSUE
--------------	-------	-------



LIGHTING LEGEND

KEY	DESCRIPTION
	WALL / STEP LIGHT
	BOLLARD LIGHT
	LED STRIP LIGHT
	STRING LIGHTING
	WALL SCONCE



COPYRIGHT
This drawing has been prepared solely for the intended use. It is not to be reproduced or distributed for any purpose other than that intended by Arcadis or its affiliates. Arcadis and its affiliates shall have no liability for any errors or omissions in this drawing. The user shall be responsible for all decisions and actions taken based on this drawing. This drawing shall be submitted to Arcadis for approval and shall be subject to change without notice.

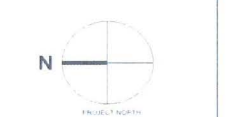
Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR DP	2024-10-08
2	ISSUE FOR REVISION	2024-10-10
3	ISSUE FOR DP	2024-10-10
4	ISSUE FOR DP	2024-10-10

NOT FOR CONSTRUCTION



CONSULTANTS:



SEAL



PRIME CONSULTANT



PROJECT
Talistar B
3420 KETCHIKAN COURT
RICHMOND, BC

PROJECT NO. 10-112	CHECKED BY RL
DRAWN BY RL/MW	APPROVED BY RL
PROJECT MAN. MW	

SHEET TITLE
LIGHTING PLAN
LEVEL 01

SHEET NUMBER L4.00	ISSUE
-----------------------	-------



LIGHTING LEGEND

KEY	DESCRIPTION
	WALL / STEP LIGHT
	BOLLARD LIGHT
	LED STRIP LIGHT
	STRING LIGHTING
	WALL SCONCE



WALL RECESSED LIGHT
EYESCA
MODEL 190
LIGHT TYPE 1



BOLLARD LIGHT
EYESCA
MODEL 27
LIGHT TYPE 2



STRING LIGHT
EYESCA
MODEL 190
LIGHT TYPE 3



WALL SCONCE
EYESCA
MODEL 190
LIGHT TYPE 4



LED STRIP LIGHT
EYESCA
MODEL 190
LIGHT TYPE 5

POLYGON

COPYRIGHT
This drawing has been prepared solely for the intended use. No reproduction or distribution for any purpose other than authorized by Arcadis is permitted. Other dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the site. All Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Drawings shall be submitted to Arcadis for approval. Any changes shall be submitted with supporting information.

Arcadis Architects (Canada) Inc.

ISSUE	NO.	DESCRIPTION	DATE
1	ISSUE FOR DP	2023-10-08	
2	ISSUE FOR REVIEW	2023-10-10	
3	ISSUE FOR DP	2023-10-11	
4	ISSUE FOR DP	2023-08-05	

NOT FOR CONSTRUCTION

KEYPLAN
GARDEN CITY RD
KETCHIKAN RD
TRUE NORTH

CONSULTANTS
connect
ARCHITECTS & PLANNERS

SEAL

PRIME CONSULTANT

ARCADIS

1280 West Pender Street, Suite 100
Vancouver, BC V6E 4B1, Canada
TEL: 604 683 8707
www.arcadis.com

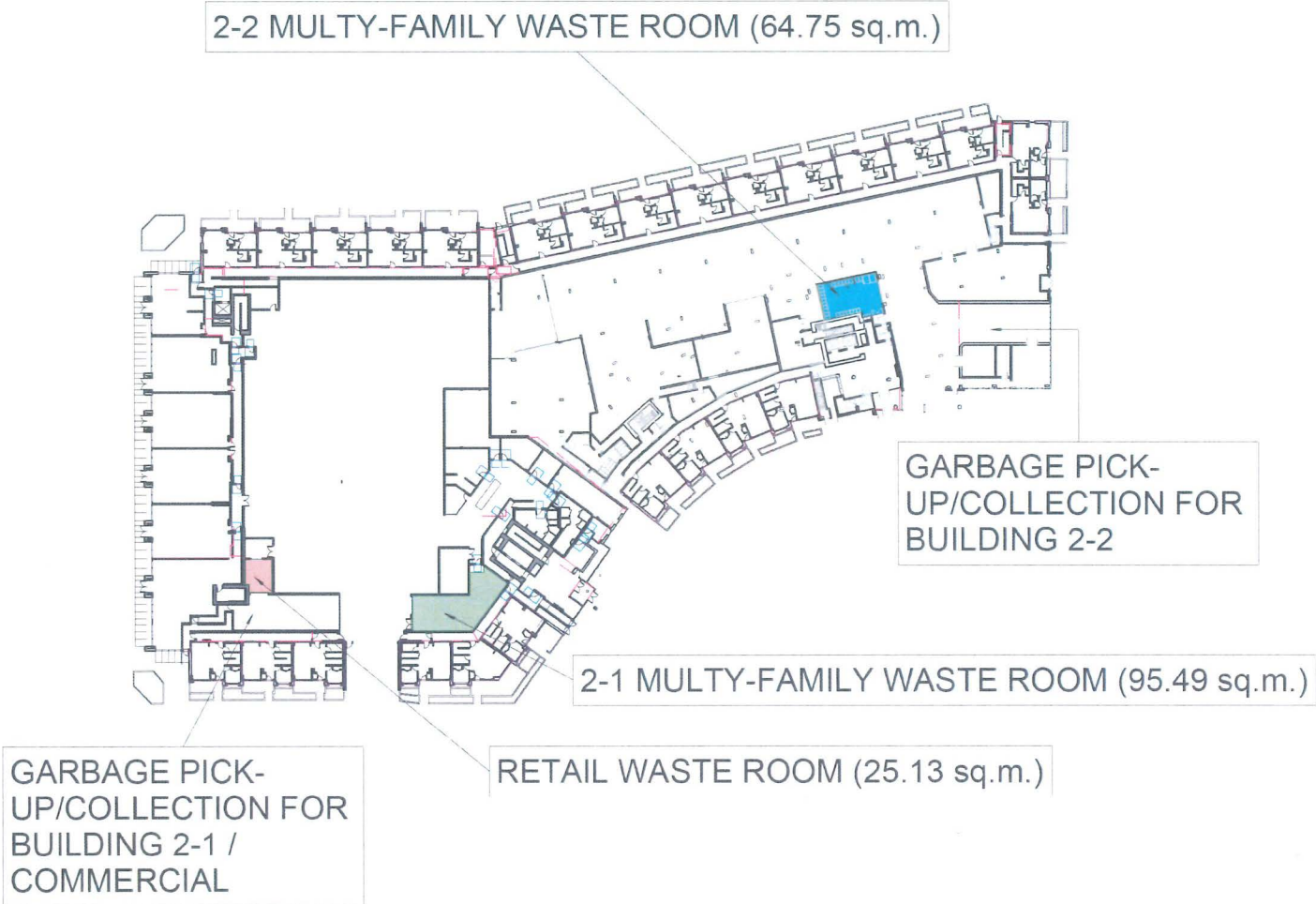
PROJECT
Talistar B
2400 KETCHIKAN COURT
RICHMOND, BC

PROJECT NO. 66-712	CHECKED BY KL
DRAWN BY KML/RW	APPROVED BY KL
PROJECT NAME KML	

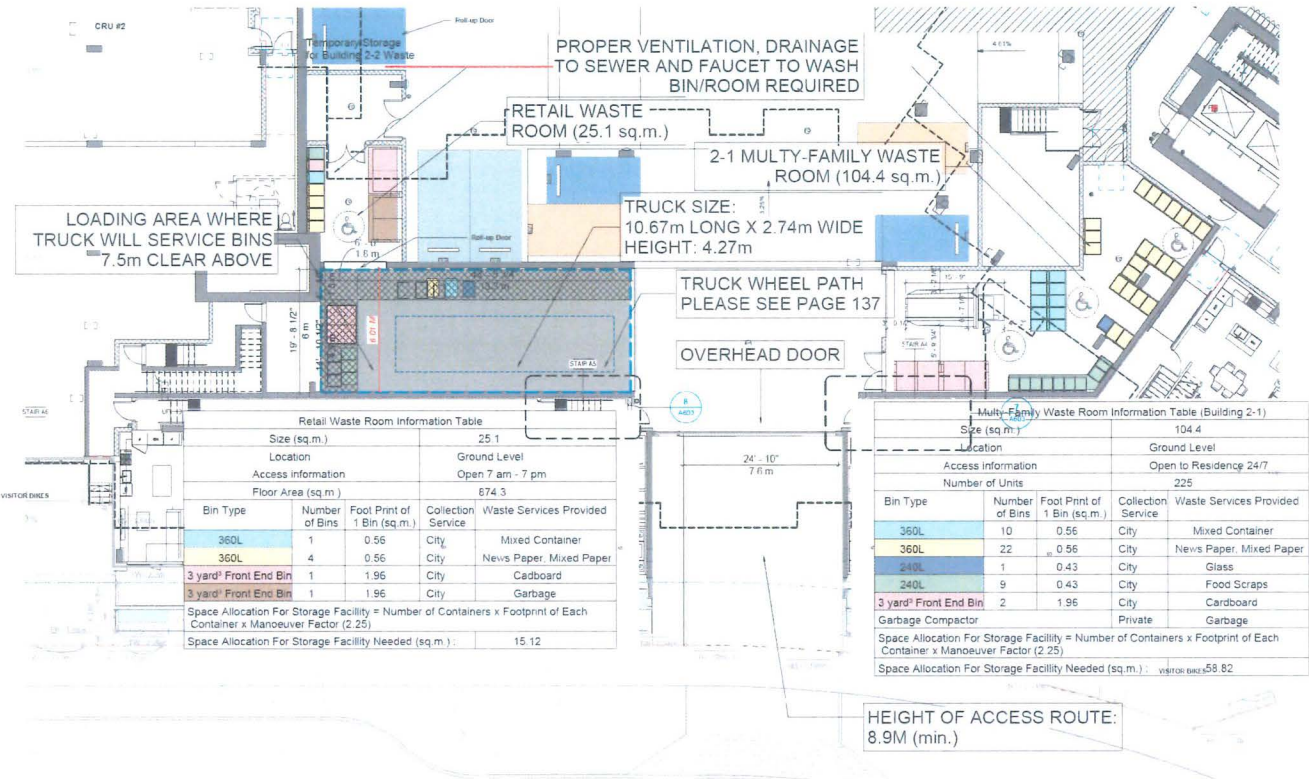
SHEET TITLE
LIGHTING PLAN
LEVEL 04

SHEET NUMBER L4.01	ISSUE
--------------------------------------	----------------------

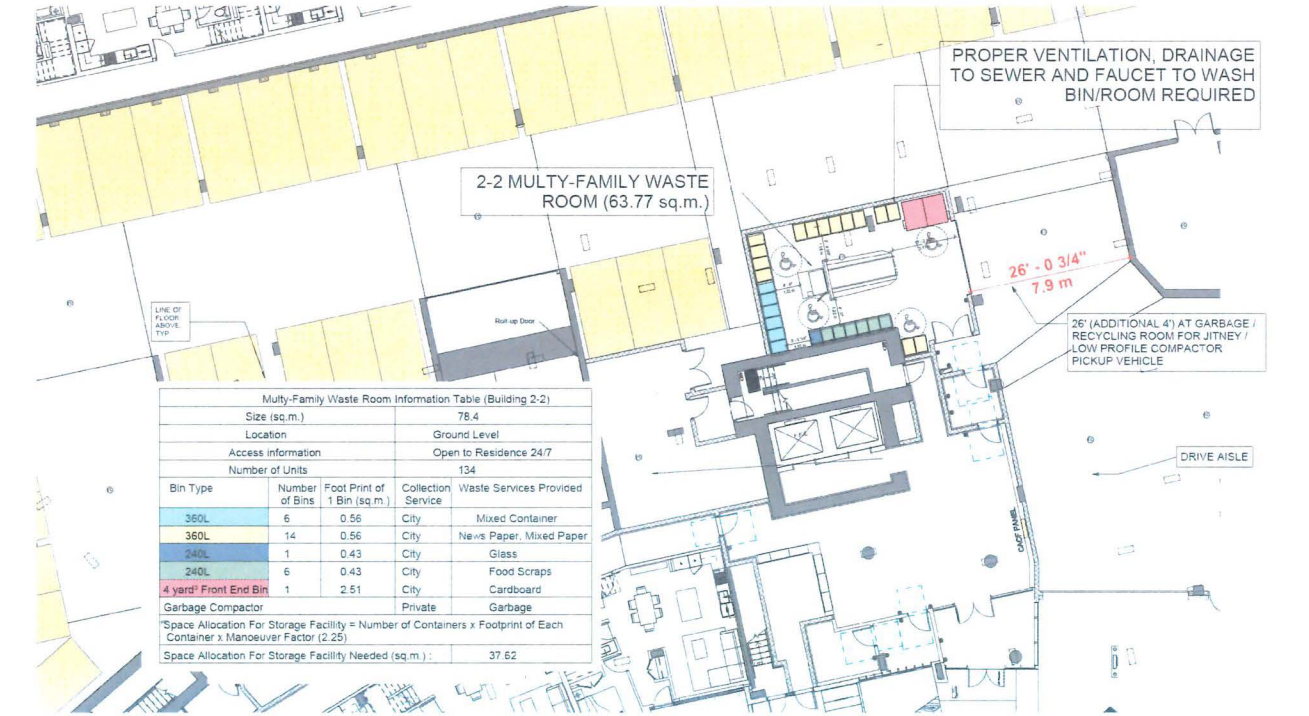
Waste Managment



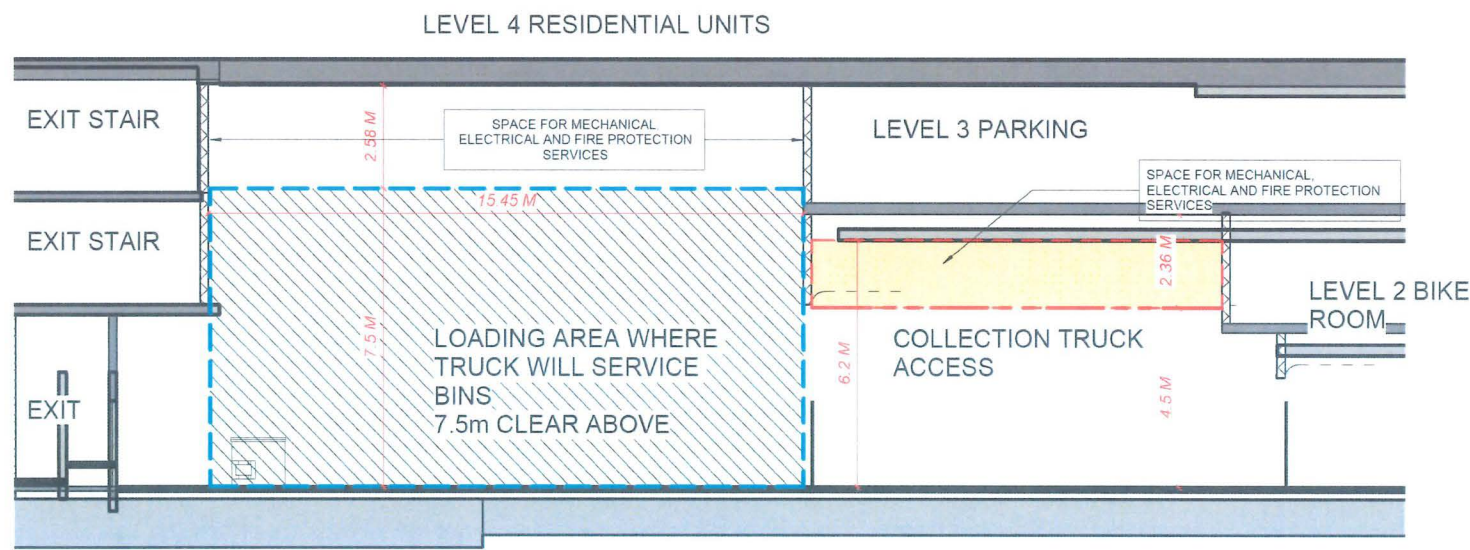
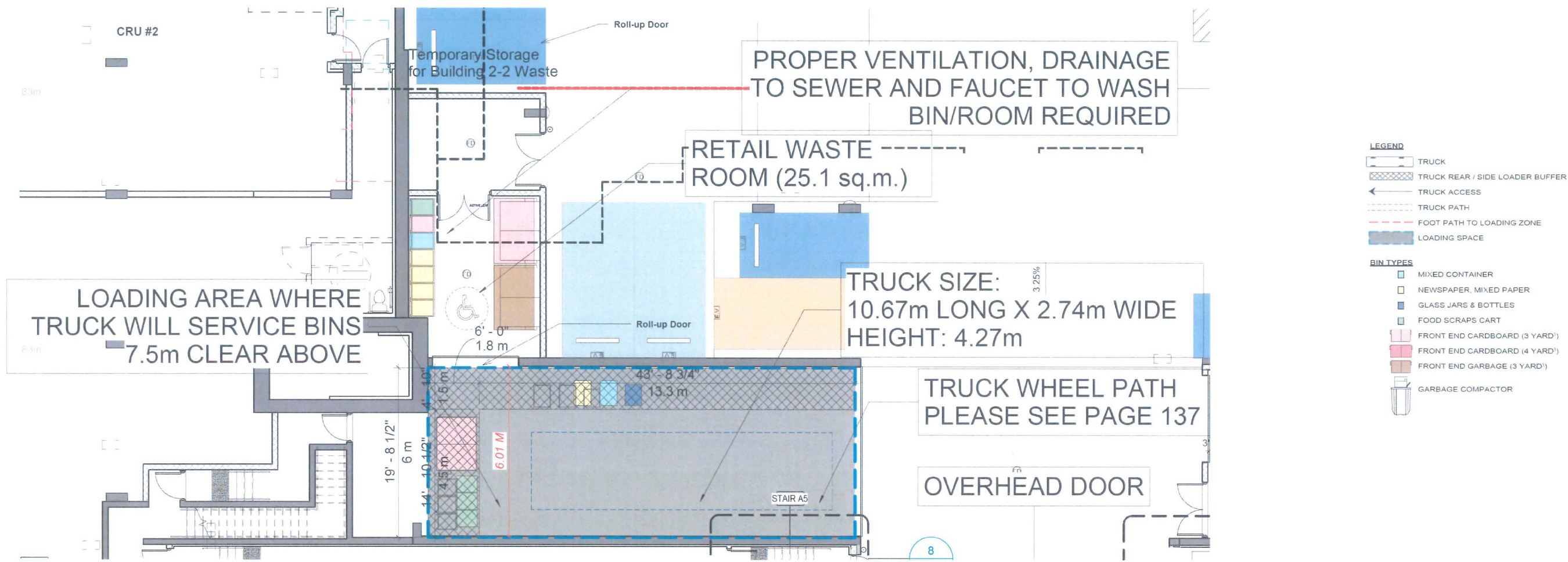
COMMERCIAL / BUILDING 2-1



BUILDING 2-2



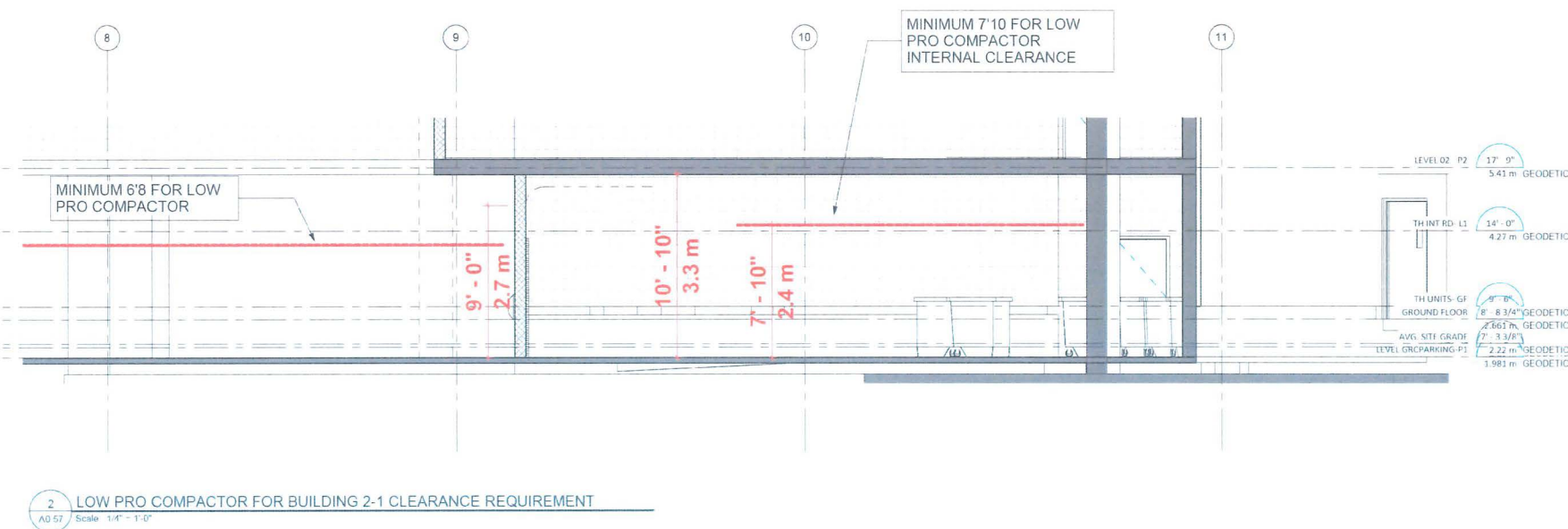
Waste Management Retail and Staging



Retail Waste Room Information Table				
Size (sq. m.)		23.5		
Location		Ground Level		
Access Information		Open 7am -7pm		
Floor Area (sq. m.)		865.6		
Bin Type	Number of Bins	Foot Print of 1 Bin (sq.m.)	Collection Service	Waste Services Provided
360 L	1	0.56	City	Mixed Container
360 L	4	0.56	City	Newspaper,Mixed Paper
3 yard³ Front End Bin	1	1.96	City	Cardboard
3 yard³ Front End Bin	1	1.96	City	Garbage
Space Allocation For Storage Facility =Number of Containers x Footprint Of Each Container x Manoeuver Factor (2.25)				
Space Allocation For Storage Facility Needed (sq. m.):				15.12

Note: numbers of bins are per attachment 2 of Waster management design guideline 48954 (City of Richmond)

NOTE:
NO LOADING ALLOWED DURING GARBAGE
AND RECYCLING PICKUP TIME.



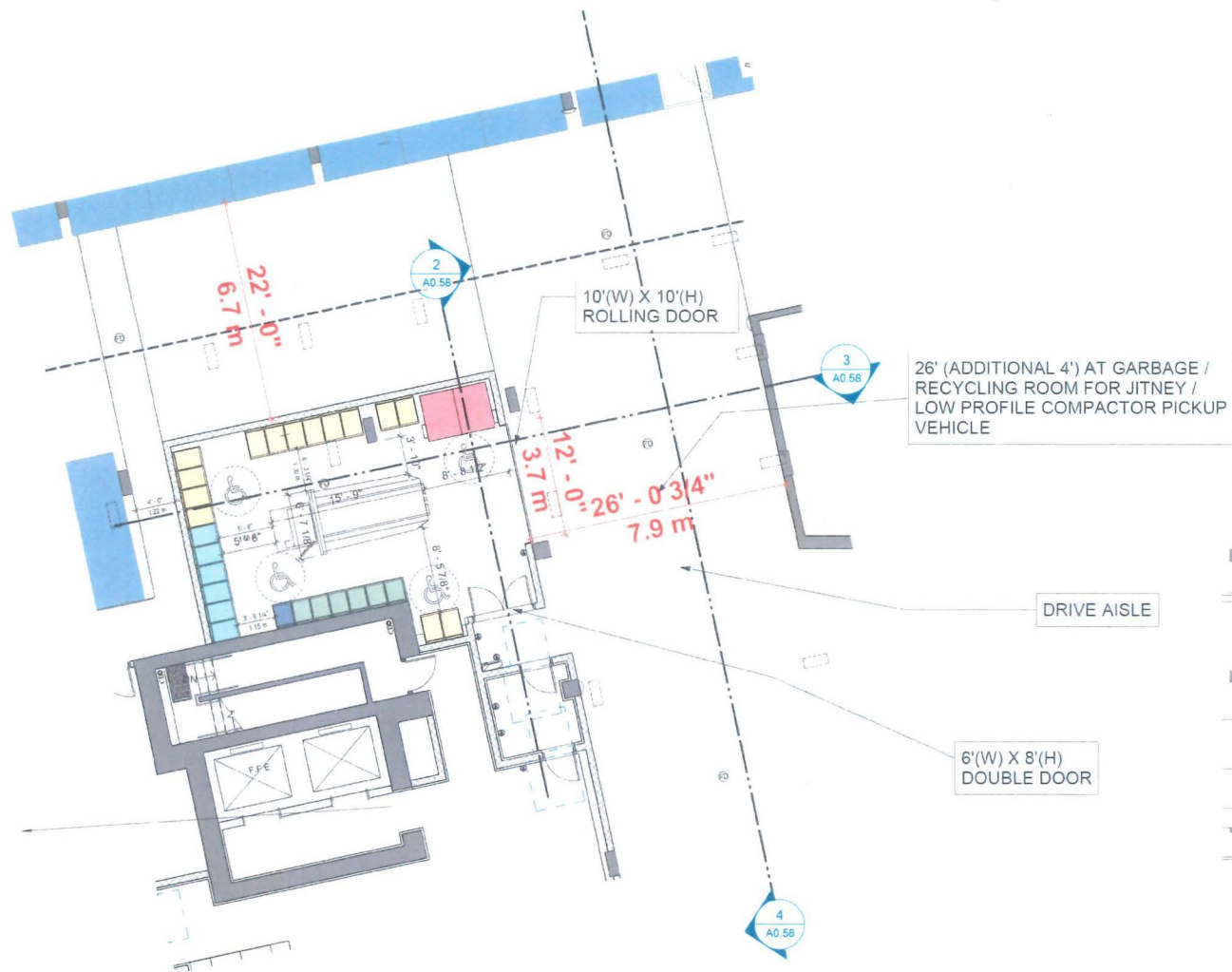
 **POLYGON**

 **ARCADIS**

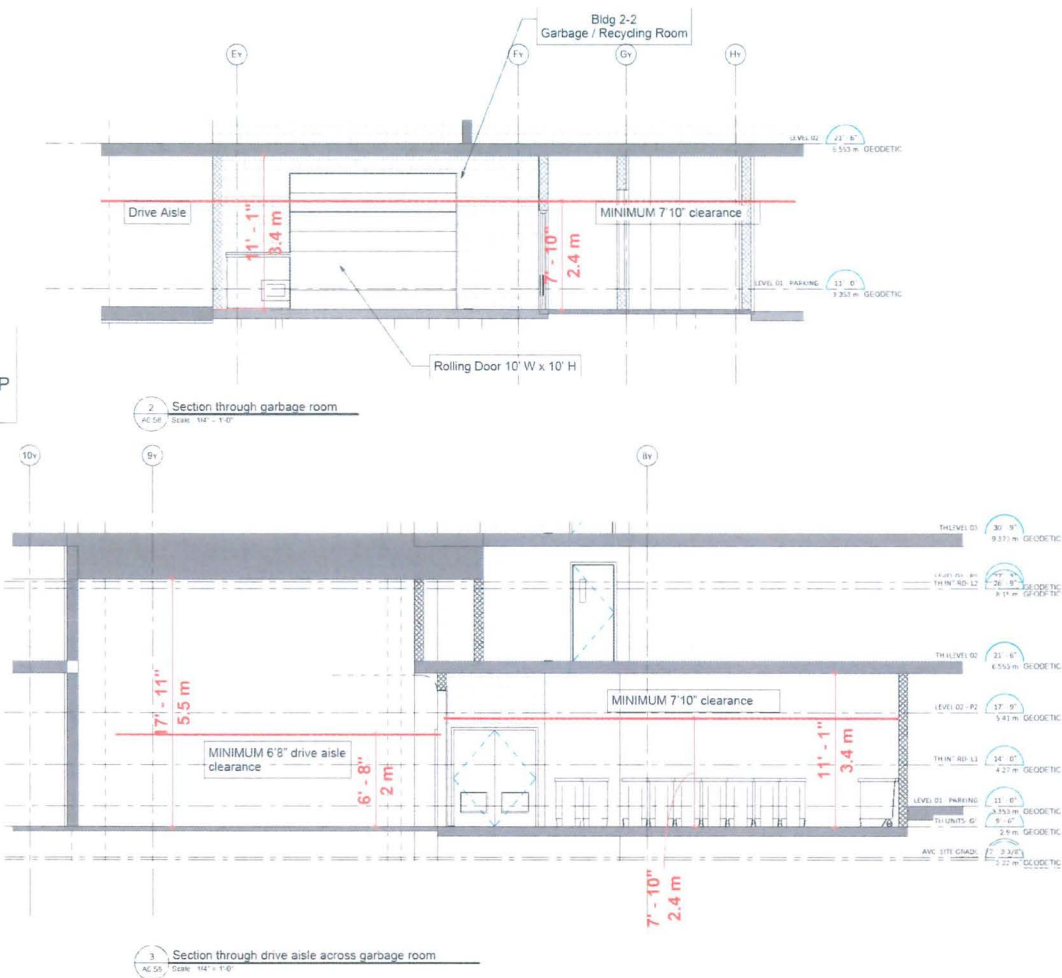
1285 WEST PENDER STREET, SUITE 300
VANCOUVER, BC V6E 4R3 CANADA
TEL: +1 604 683 8797
WWW.ARCADIS.COM

 **connect**
LANDSCAPE ARCHITECTURE

Waste Managment BLDG 2-2



1 GARBAGE RECYCLING - Garbage Recycling-BLDG 2-2
A0.58 Scale: 1/8" = 1'-0"

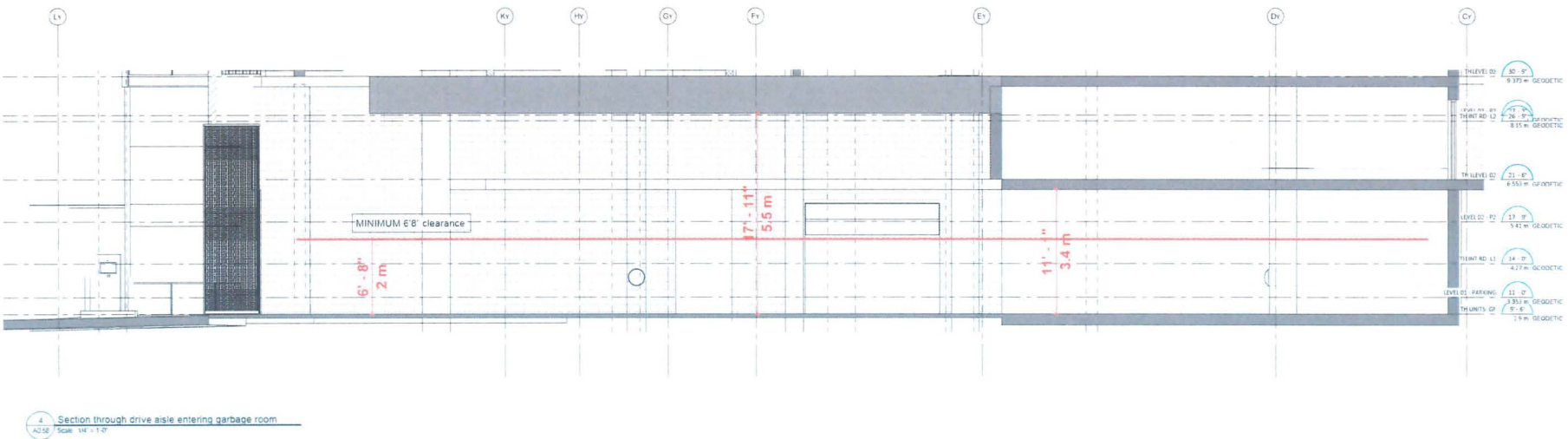


LEGEND

- TRUCK
- TRUCK REAR / SIDE LOADER BUFFER
- TRUCK ACCESS
- TRUCK PATH
- FOOT PATH TO LOADING ZONE
- LOADING SPACE

BIN TYPES

- MIXED CONTAINER
- NEWSPAPER, MIXED PAPER
- GLASS JARS & BOTTLES
- FOOD SCRAPS CART
- FRONT END CARDBOARD (3 YARD³)
- FRONT END CARDBOARD (4 YARD³)
- FRONT END GARBAGE (3 YARD³)
- GARBAGE COMPACTOR



Multi-Family Waste Room Information Table (Building 2-2)				
Size (sq.m.)			64.75	
Location			Ground Level	
Access information			Open to Residents 24/7	
Number of Units			134	
Bin Type	Number of Bins	Foot Print of 1 Bin (sq.m.)	Collection Service	Waste Services Provided
360L	6	0.56	City	Mixed Container
360L	14	0.56	City	News Paper, Mixed Paper
240L	1	0.43	City	Glass
240L	6	0.43	City	Food Scraps
4 yard³ Front End Bin	1	2.51	City	Cardboard
Garbage Compactor			Private	Garbage
Space Allocation For Storage Facility = Number of Containers x Footprint of Each Container x Manoeuver Factor (2.25)				
Space Allocation For Storage Facility Needed (sq.m.) :			37.62	

BUH UNIT LAYOUT

4.16 Basic Universal Housing Features Purpose

- 4.16.1 The basic universal housing features described in Section 4.16 are intended ready access, use and occupancy of a dwelling unit by a person with a disability. Building Access.
- 4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.
- 4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.
- 4.16.4 An Automatic door opener shall be provided for the main entry.
- 4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door).
- 4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door).
- 4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.
- 4.16.8 Flush thresholds through the building shall be a maximum of 13.0 mm in height.
- 4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, services areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

Manoeuvring Space at Doorways

- 4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:
- a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side. This requirement to apply to door assemblies to one bathroom and one bedroom.
- b) Where the door swings from the area (push door), 1220.0 mm by the width of the door plus at least 300.0 mm clear space on the latch side. This requirement to apply to door assemblies to common living areas in every dwelling units, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.
- c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door.

Corridor Widths

- 4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.
- 4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
- 4.16.14 Floor surfaces shall be slip resistant.
- 4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

- 4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.
- 4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit. Outlets and Switches
- 4.16.18 Light switches and electrical panels shall be 900.0 mm to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
- 4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
- 4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
- 4.16.21 The operable parts of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
- 4.16.22 Light switches will be rocker or paddle-type switches.

Bathrooms

- 4.16.23 At least one bathroom shall:
- a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet, and
- b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink.
- c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub
- d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
- e) include easy to grasp handles on faucets, e.g., lever-type faucets.
- 4.16.24 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

- 4.16.25 The kitchen must have:
- a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under sink and where there is a counter top stove built in.

Bedroom and Closet

- 4.16.26 The space around a bed in dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
- 4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod than can be lowered to 1200.0 mm.

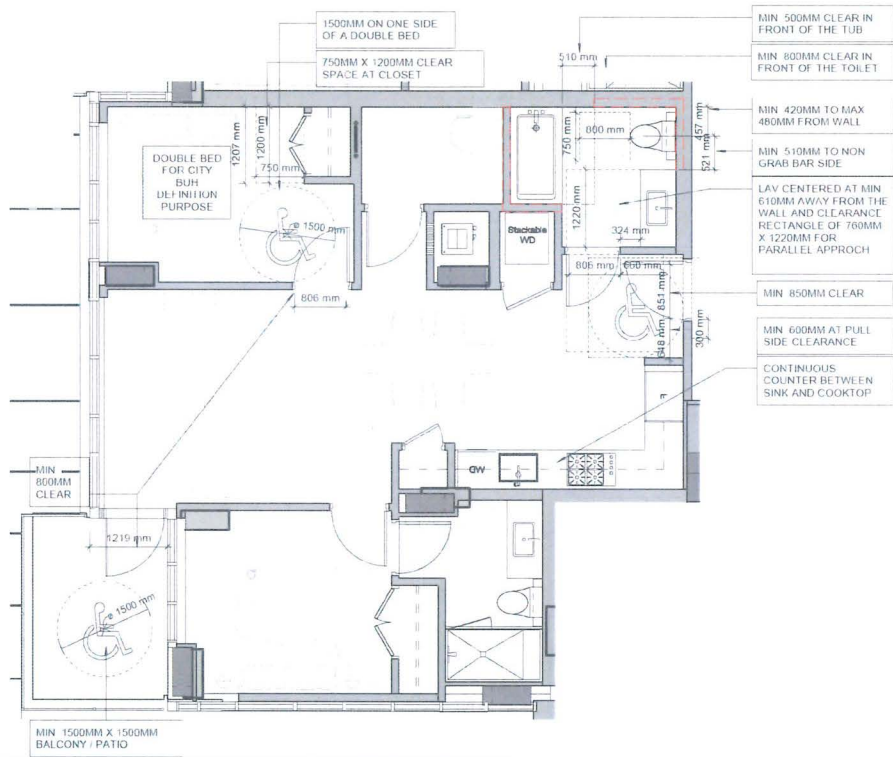
Patios and Balconies

- 4.16.28 Access doors shall have a minimum clear opening of 800.0 mm.
- 4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio.

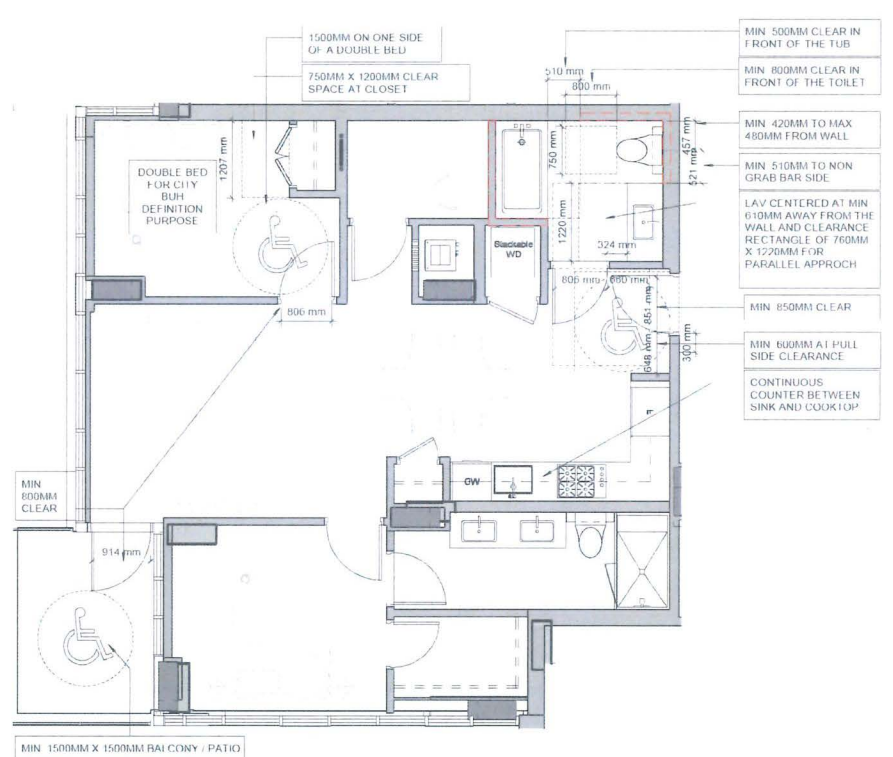
BUH UNIT SUMMARY

Level (s)	1 BD	2 BD	2 BD+D	Total
6		1		1
5		1		1
4		1		1
3	3	3	1	7
2	3	3	1	7
Total	6	9	2	17

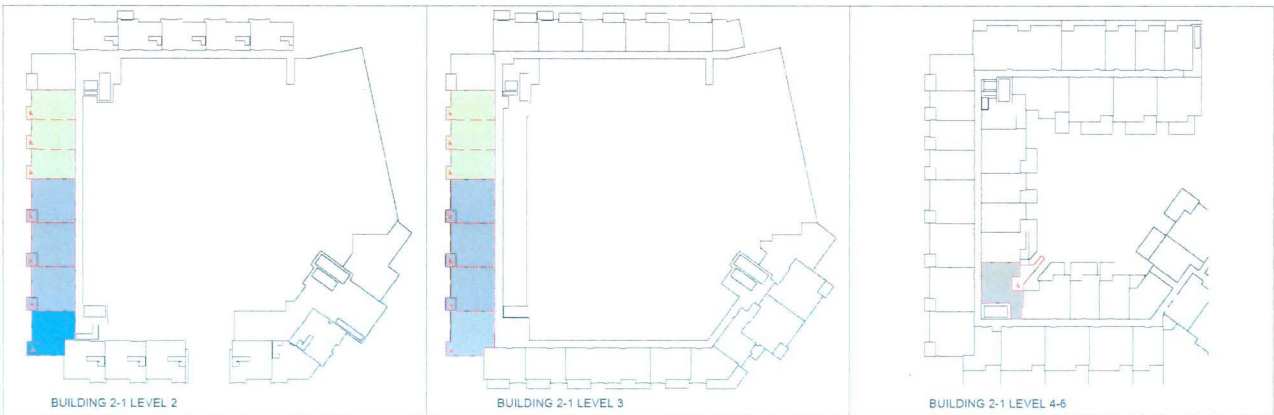
100% of units will include aging in place features.



2 BEDROOM + DEN UNIT AT LEVEL 2
TOTAL 1 BUH UNITS



2 BEDROOM + DEN UNIT AT LEVEL 3
TOTAL 1 BUH UNITS

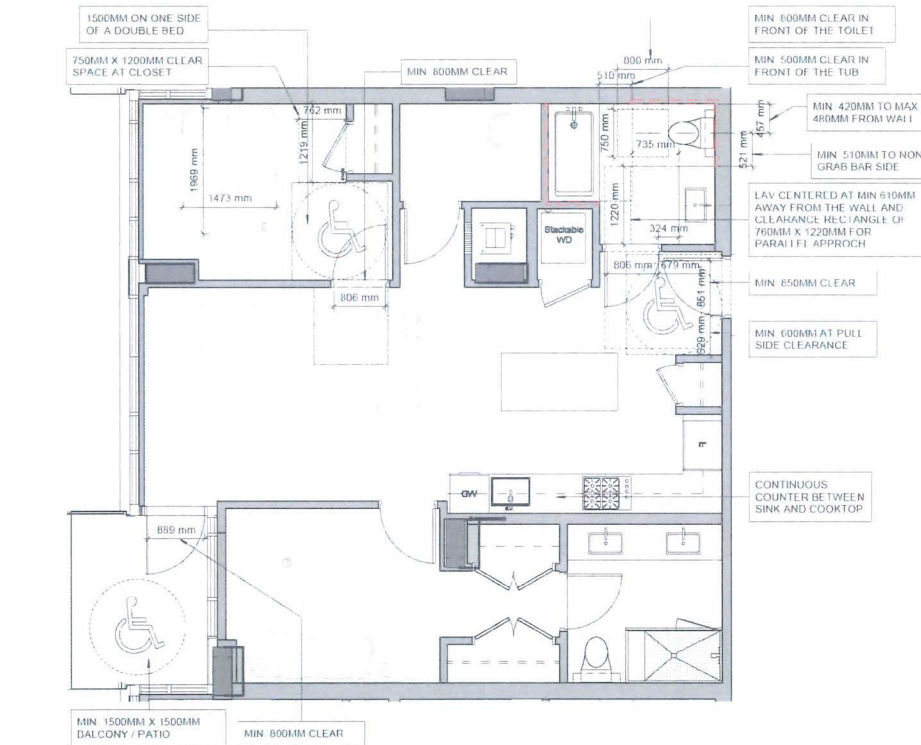


TALISTAR-B DP APPLICATION
BUH UNIT LAYOUT

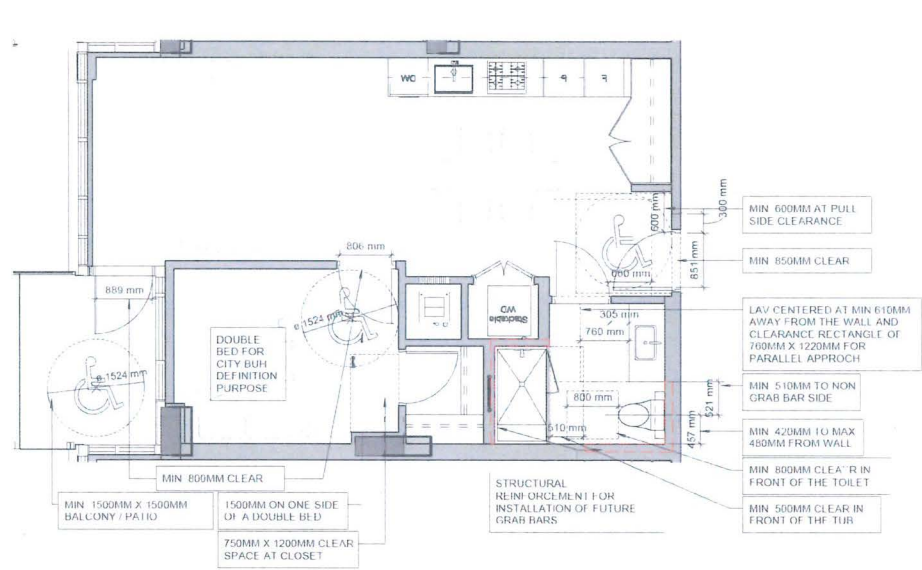
BUH UNIT SUMMARY

Level (s)	1 BD	2 BD	2 BD+D	Total
6		1		1
5		1		1
4		1		1
3	3	3	1	7
2	3	3	1	7
Total	6	9	2	17

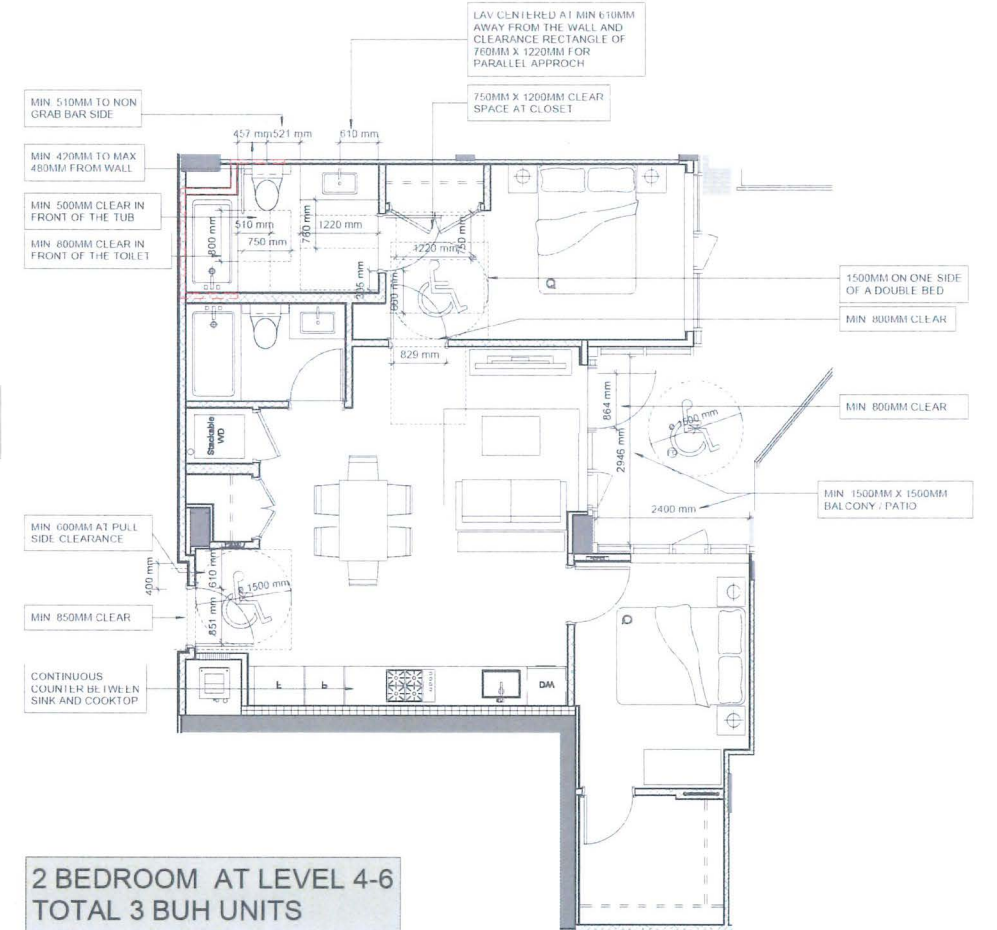
100% of units will include aging in place features



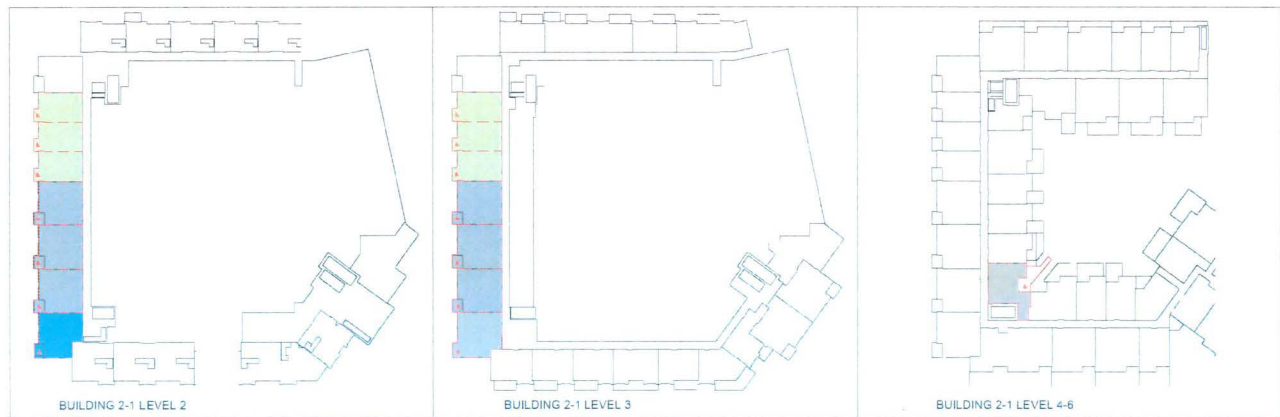
2 BEDROOM + DEN UNIT AT LEVEL 2+3
TOTAL 6 BUH UNITS



1 BEDROOM UNIT AT LEVEL 2 & 3
TOTAL 6 BUH UNITS



2 BEDROOM AT LEVEL 4-6
TOTAL 3 BUH UNITS



Aerial View of Project Site



Overall Project - View from Ketcheson Road



Building 2-1 - View from Ketcheson Court (North)



Building 2-2 - View from Ketcheson Court (South)



Featured Alcove - View from Garden City Road



Public Plaza and Retail - View from Garden City Road and Capstan way



View from Ketcheson Road



Public Plaza and Retail - View from Ketcheson Road and Capstan way



View from Ketcheson Court



View from Ketcheson Court



Aerial View from Garden City Road



Rendering for South East Plaza



Privacy Screen Feature



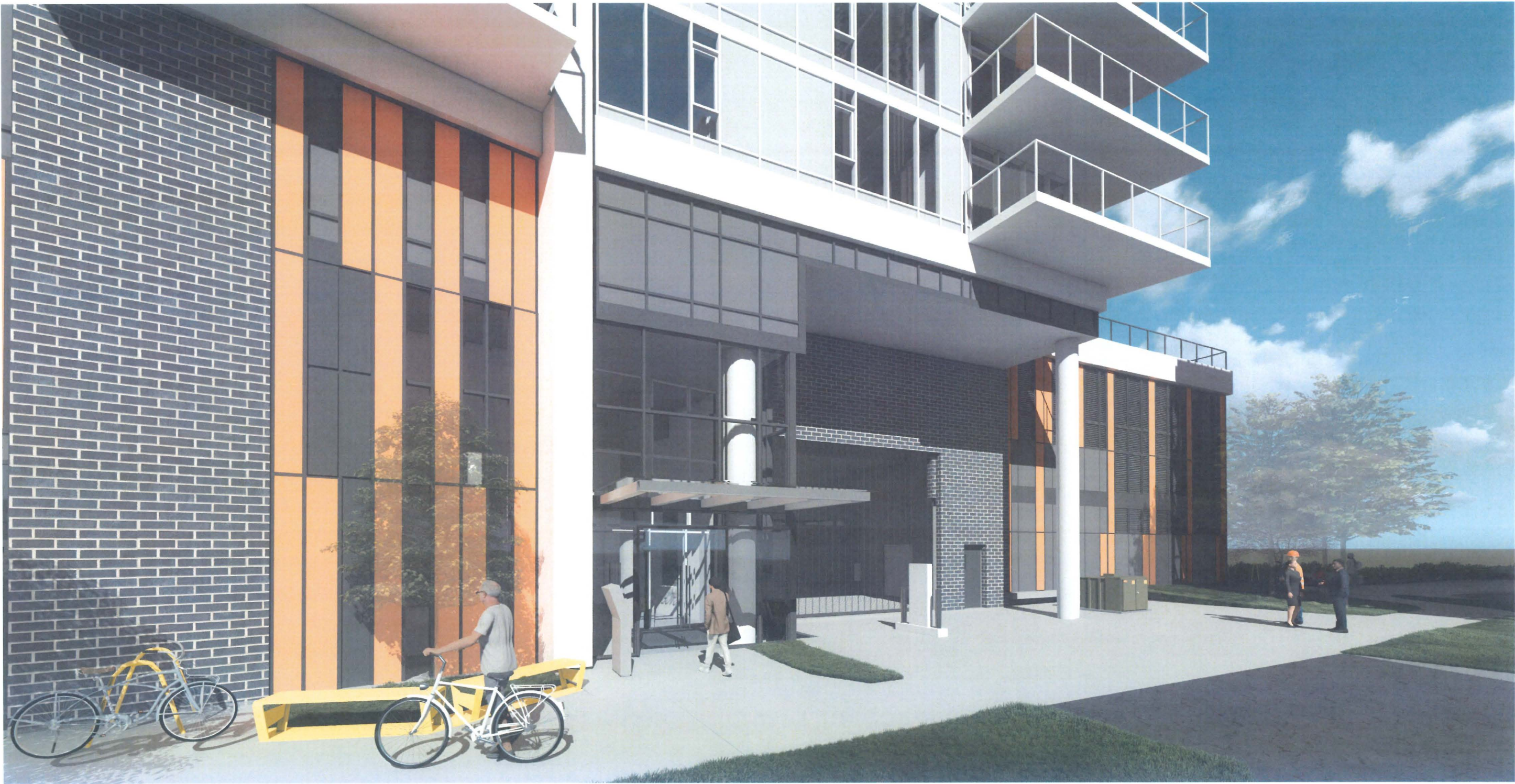
Renderings

Enhanced Lobby Entrance Building 2-1 (North Tower)



Renderings

Enhanced Lobby Entrance Building 2-2 (South Tower)



Renderings

Enhanced Lobby Entrance Building 2-2 (South Tower)



Renderings

Commercial Retail Units View



Renderings

Enlarged Commercial Retail Units View



Renderings

East View



Renderings

South View





City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 26, 2026

From: Joshua Reis
Director, Development

File: DV 26-008922

Re: **Application by Roy Budhai for a Development Variance Permit at
11331 Thorpe Road**

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a. Reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m

Staff Report

Origin

Roy Budhai, owner of the subject property, has applied to the City of Richmond to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 8.24 m (27.03 ft.) to 3.0 m (9.84 ft.) to permit construction of a single-detached dwelling on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”. Location and aerial maps of the subject property are provided in Attachment 1.

Background

In 2022, the applicant applied for a Building Permit (BP) to construct a single-detached dwelling that was issued in 2023. Due to inactivity on the subject site, the permit expired. At the time of BP issuance, the subject site was zoned “Single Detached (RS1/E)”. Through a resubmitted BP application in 2025, it was identified that the proposed design was not compliant with the current RSM/L zoning requirements for the subject site.

The proposed variance would support a building design that is generally consistent with the corner lot configuration previously permitted under the RS1/E zone and for which a BP had been previously issued.

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.

Development surrounding the subject site is as follows:

To the north: A single-detached dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the east: A single-detached dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the south: Across Thorpe Road, a single-detached dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the west: Across Dallyn Road, single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

Staff Comments

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

Analysis

The subject site is a corner lot and has frontage on both Thorpe Road (south) and Dalyn Road (west). The applicant proposes to construct a 381.89 m² (4,110.63 ft²) single-family dwelling on the subject site, generally consistent with the previously issued BP. The proposed building is to be two-storeys and 6.95 m (22.38 ft) in height. The portion of the building located within the rear yard is one-storey and 3.45 m (11.3 ft) in height.

The proposed design features a contemporary architectural style, that is generally consistent with the character of the surrounding neighbourhood. The proposed design would enhance the pedestrian-orientated streetscape along Thorpe Road and Dalyn Road. The primary entrance fronts Thorpe Road and windows located along the west portion of the building enable natural surveillance of Dalyn Road. Vehicle access to the site is provided from Thorpe Road.

There are no existing on-site trees. In accordance with Zoning Bylaw 8500, a minimum of two trees must be planted as a part of the BP.

The subject property is located within the “Aircraft Noise Sensitivity Area (Area 3)”. In accordance with this Policy, all aircraft and noise-sensitive land uses may be considered. Prior to DVP issuance, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to DVP issuance.

The proposed development is generally consistent with the applicable Development Permit Guidelines and Richmond Zoning Bylaw 8500, with the exception of the requested variance.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum rear yard setback for a single-detached dwelling under the “Small-Scale Multi-Unit Housing (RSM/L)” from 8.24 m (27.03 ft) to 3.0 m (9.84 ft.) to permit construction of a single-detached dwelling.

Staff supports the proposed variance for the following reasons:

- *The proposed variance to the rear yard setback (east property line) is limited to the first storey of the proposed building.*
- *The proposed variance would achieve a form of development and massing that aligns with the existing development pattern in the neighbourhood and is not anticipated to negatively impact neighbouring properties.*

- *The applicant proposes to plant cedar hedges along the east property line to enhance privacy and screening for the neighbouring property. Additionally, planting is proposed on the rooftop deck, which would consist of privacy screening planters.*
- *In consideration of the proposed variance, the applicant will provide a landscape security based on 100 per cent of the cost estimate, including 10 per cent contingency, prior to DVP issuance, to ensure that planting is installed consistent with the proposed development.*
- *The adjacent property owners to the east, who would be the most affected by the proposed variance, have no objections to the proposed variance (Attachment 3).*

Conclusion

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

Respectfully submitted,

Chris Bishop, Manager, Development – East

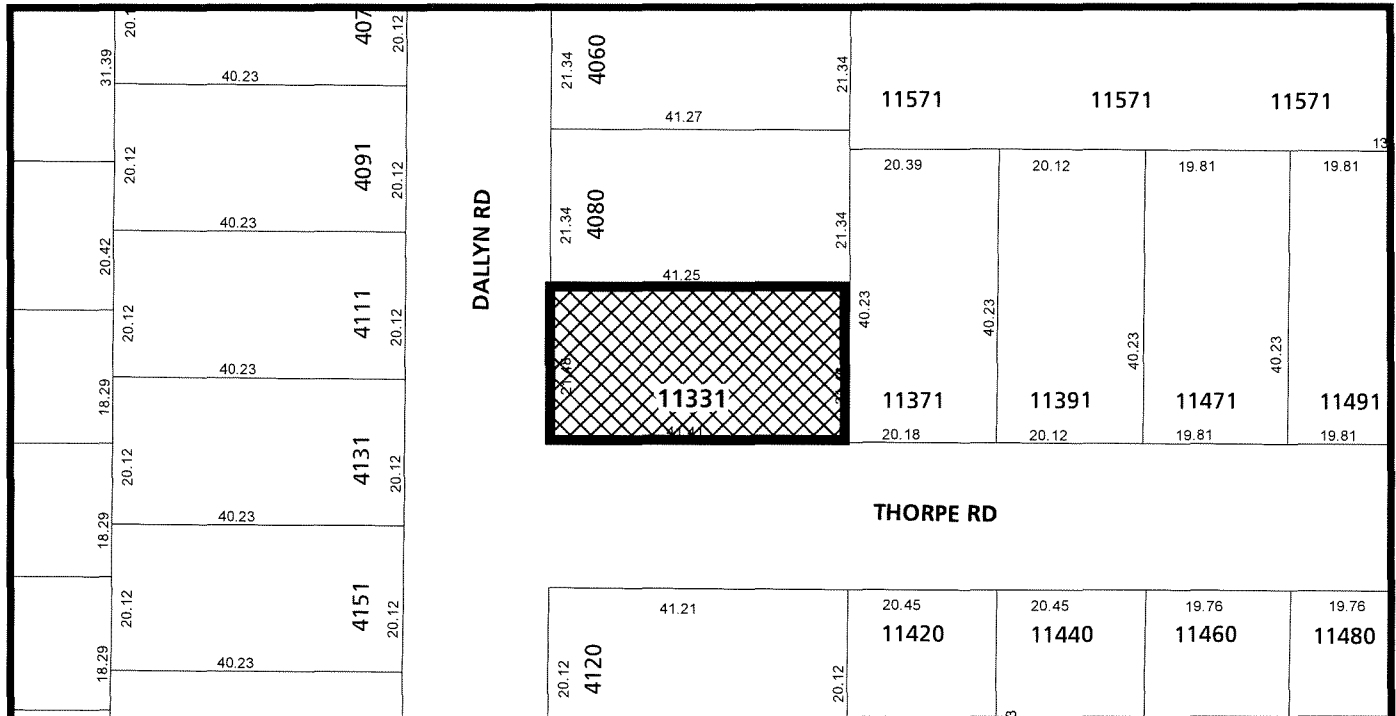
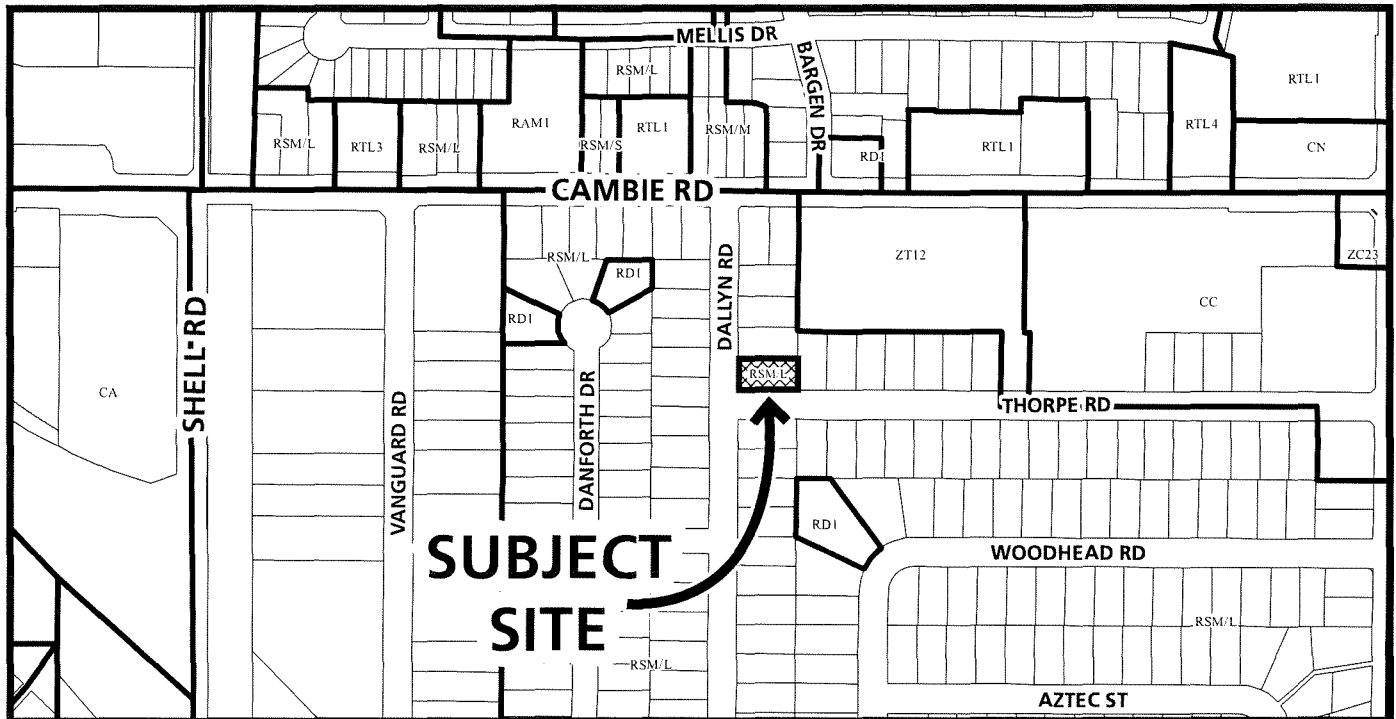
Report Contributors

This report was prepared by Emma Lovas, Planning Technician – Design.

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Letter of Support
 4. Development Permit Considerations (signed copy on file)



City of
Richmond



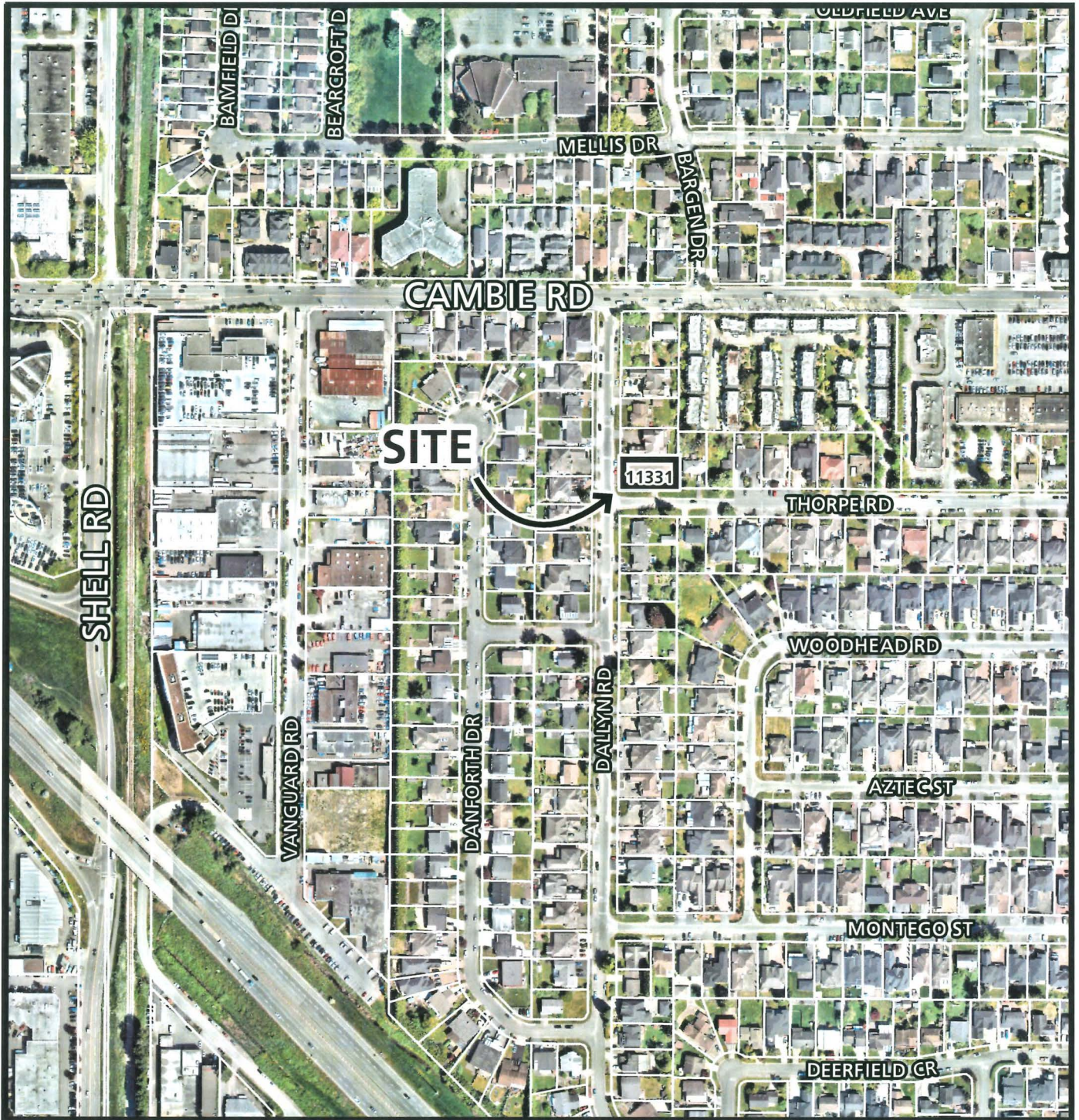
DV 26-008922

Original Date: 04/28/26
Revision Date:

Note: Dimensions are in METRES



City of Richmond



DV 26-008922

Original Date: 04/28/26
Revision Date:

Note: Dimensions are in METRES



DV 26-008922

Attachment 2

Address: 11331 Thorpe Road

Applicant: Roy Budhai

Owner: Roy Budhhai

Planning Area(s): East Cambie

	Existing	Proposed
Site Area:	885.9 m ² (9535.74 ft ² .)	No change
Land Uses:	Single-Detached Residential	Single Detached Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No change
Number of Units:	1	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: 38% Non-porous surfaces: 61.69% Live Landscaping: 32%	None
Lot Size:	550.0 m ² (5,920 ft ² .)	885.9 m ² (9,535.74 ft ² .)	None
Setback – Front Yard:	Min. 6.0 m (19.68 ft.)	6.0 m (19.68 ft.)	None
Setback – Side Yard (north):	Min. 2.0 m (6.56 ft.)	2.4 m (7.87 ft.)	None
Setback – Exterior Side Yard (south):	Min. 3.0 m (9.84 ft.)	6.0 m (19.68 ft.)	None
Setback – Rear Yard (First Storey):	8.24 m (27.03 ft.) for 60% of the 1 st storey	3.0 m (9.84 ft.)	Variance Requested
Height (m):	Max. 7.5 m (24.6 ft.)	6.65 m (21.81 ft.)	None

From: [Rio Budhai](#)
To: [Lovas, Emma](#)
Subject: 11331 Thorpe Rd - DVP
Date: Thursday, August 27, 2026 10:56:40 AM

You don't often get email from riobudhai@gmail.com. [Learn why this is important](#)

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,

I am writing in support of the Development Variance Permit for the 11331 Thorpe Road property.

I am the owner of the home at 11371 Thorpe Road, Richmond, BC.

I have no objections or concern with the setback being proposed for the DVP.

Sincerely,

Rio Budhai

Owner: 11371 Thorpe Road, Richmond



**City of
Richmond**

Development Permit Considerations

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

Address: 11331 Thorpe Road

File No.: DV 26-008922

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

1. **(Landscape Security)** Receipt of a Letter of Credit for landscaping based on 100% of the cost estimate provided by a registered landscape architect (including installation costs and 10% contingency), to the satisfaction of the Director of Development.
2. **(Aircraft noise sensitive covenant)** Registration of an aircraft noise sensitive use covenant on title to address public awareness and to ensure aircraft noise mitigation is incorporated into the design.
3. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (Area A).
4. **(Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's consolidated Fee Bylaws No 8636, as amended.

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

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Variance Permit Plans.
2. **(Acoustic Report)** complete an acoustic report prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw Requirements.
3. **(Outdoor Mechanical Equipment)** As per Zoning Bylaw 4.12.10, outdoor mechanical equipment (such as heat pump condensing unit) constructed above the ground may not project into required yard setback more than 0.6 m.
4. **(Letdown Treatment)** Remove existing letdown to match existing treatment at developer cost.
5. **(Servicing Works)** Enter into a City Work Order to provide for the following, but not limited to, servicing improvements:

Water Works

- a) Using the OCP Model, there is 814 L/s of water available at a 20 psi residual at the Dallyn Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the City will:
 - (1) Retain the existing 25 mm water service connection. Install a new water meter assembly and tie into the existing water service connection.

Storm Sewer Works

- c) At Developer's cost, the Developer is required to:
 - (1) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the Building Permit process.
- d) At Developer's cost, the City will:
 - (1) Remove the existing storm inspection chamber STIC39779 and replace it with a new Type 2 IC and reconnect existing storm service connections.
 - (2) Remove the existing storm inspection chamber STIC39778 and replace it with a new Type 2 IC for roadway and boulevard drainage only.
 - (3) Install a new 150 mm storm lateral off existing storm main on Thorpe Road frontage, complete with a new Type 2 inspection chamber for roadway and boulevard drainage only
 - (4) Complete all tie-ins for the proposed works to existing City infrastructure.

Initial: _____

Sanitary Sewer Works

e) At Developer's cost, the City will:

- (1) Retain the existing sanitary service connection. Adjust the existing sanitary inspection chamber to suit grade and reseal risers.

General Items

f) At Developer's cost, the Developer is required to:

- (1) Address the conflict of the proposed driveway and the existing BC Hydro pole and anchors
- (2) Complete other frontage improvements as per transportation
- (3) Coordinate with BC Hydro, Telus, and other private communication service providers:
 - (a) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- (4) Not encroach into City's rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into City rights-of-ways must be reviewed by the City's Engineering Department
- (5) Enter into, if required, additional legal agreements, as determined through the subject developments Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, 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.

6. 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.
7. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

* 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.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the

Initial: _____

proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed copy on file

Signed _____

Date _____



City of Richmond

Development Variance Permit

No. DV 26-008922

To the Holder: Roy Budhai
Property Address: 11331 Thorpe Road
Address: 11371 Thorpe Road

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the estimated costs of the landscaping works plus a 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.

This Permit is not a Building Permit.

Development Variance Permit
No. DV 26-008922

To the Holder: Roy Budhai
Property Address: 11331 Thorpe Road
Address: 11371 Thorpe Road

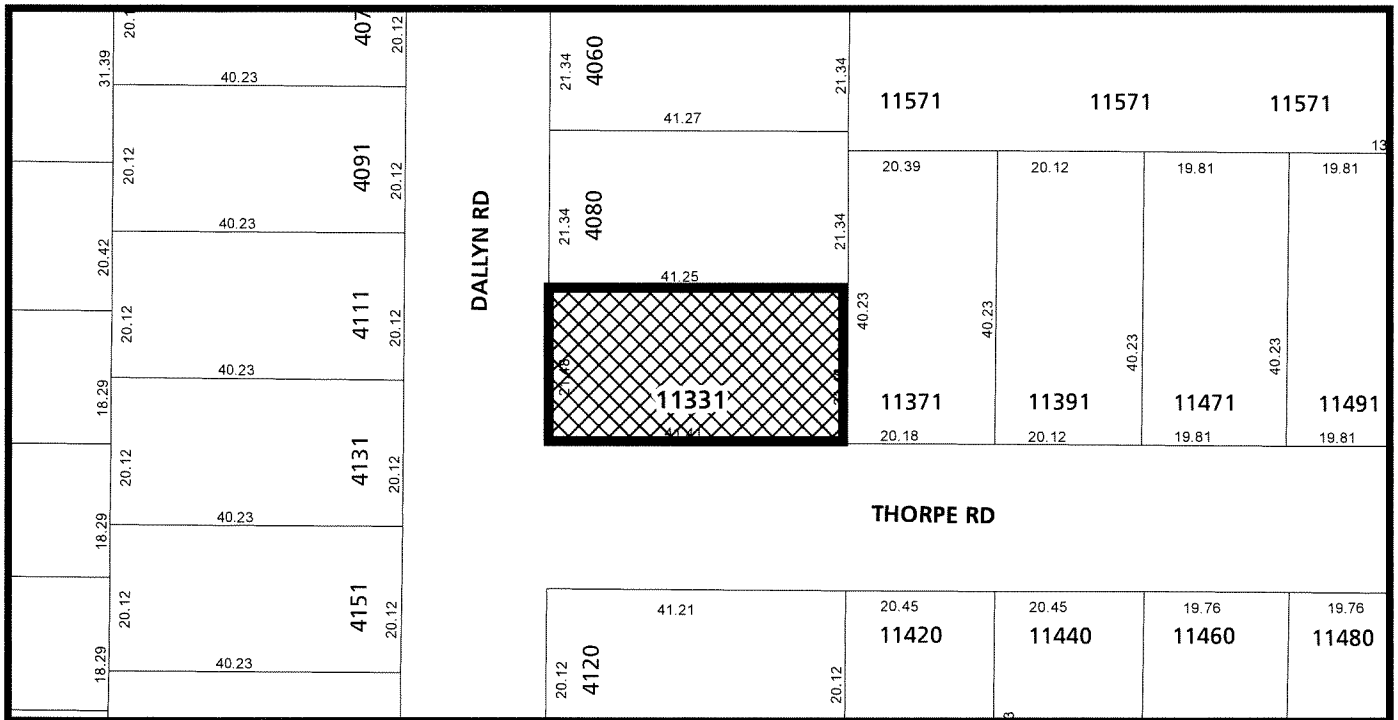
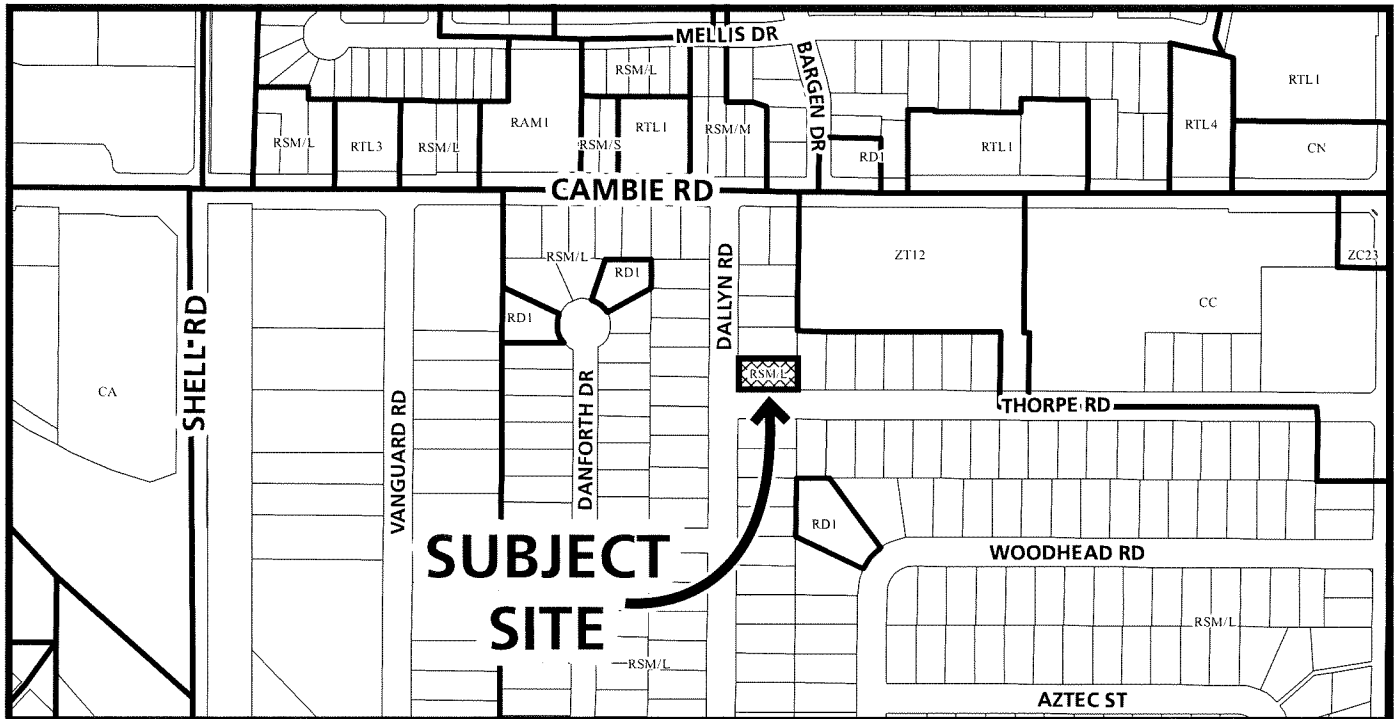
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DV 26-008922
SCHEDULE "A"

Original Date: 04/28/26
Revision Date:

Note: Dimensions are in METRES

Plan #1
DV 26-008922
August 26, 2026

REV.	DD-MM-YYYY	ISSUE DESCRIPTION	DRAWN	REVIEWED
1	2025-08-24	ISSUED FOR BP	EW	RS

THE DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS, LEVELS & DATA NOTED HEREIN WITH THE CONDITIONS ON-SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.

COPYRIGHT RESERVED. THIS DRAWING AS AN INSTRUMENT OF SERVICE AND EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF VIVID GREEN ARCHITECTURE INC.

PROJECT:
BUDHAI RESIDENCE
(Single Family House)
11331 Thorpe Rd, Richmond, BC, V6X 1J5

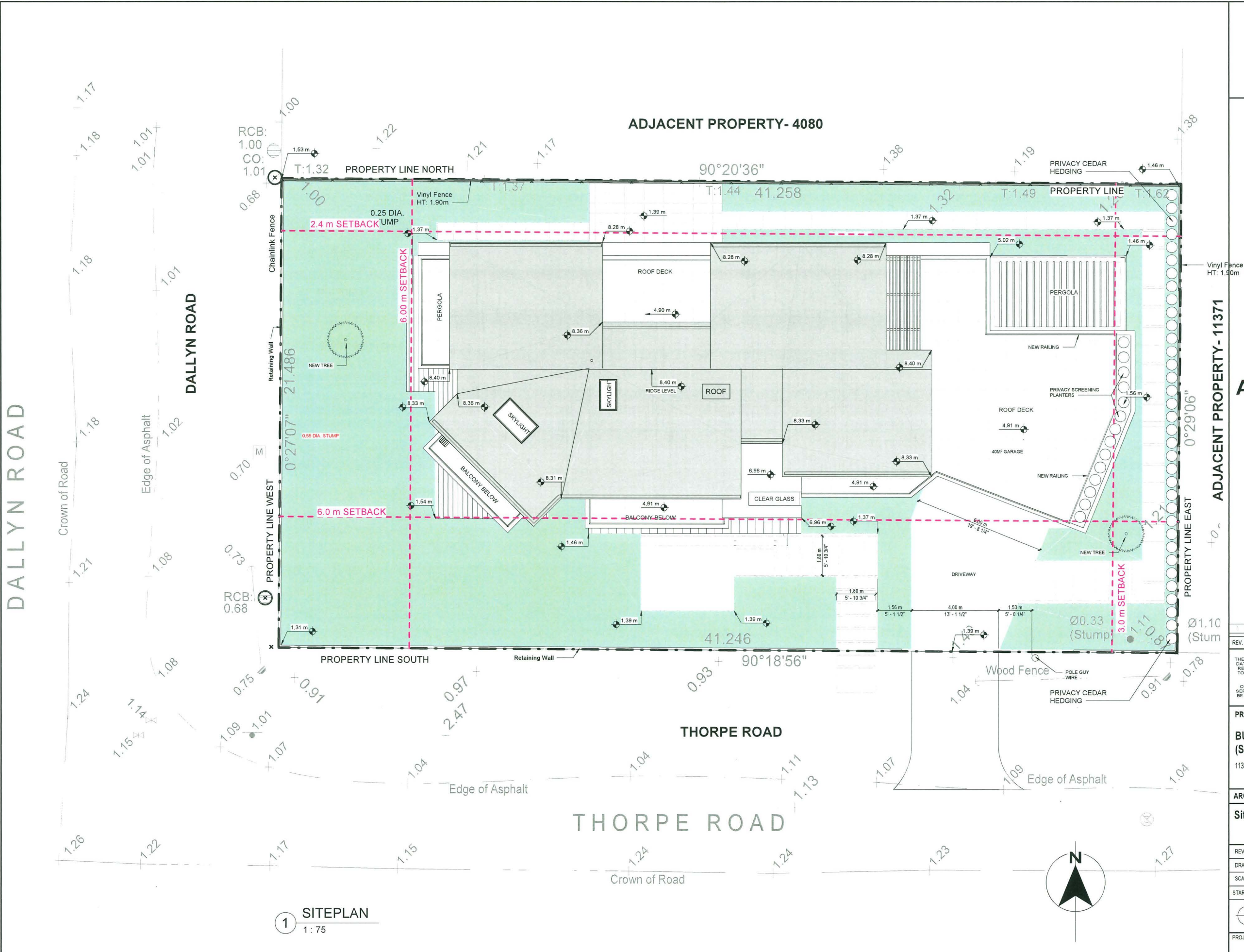
ARCHITECTURAL

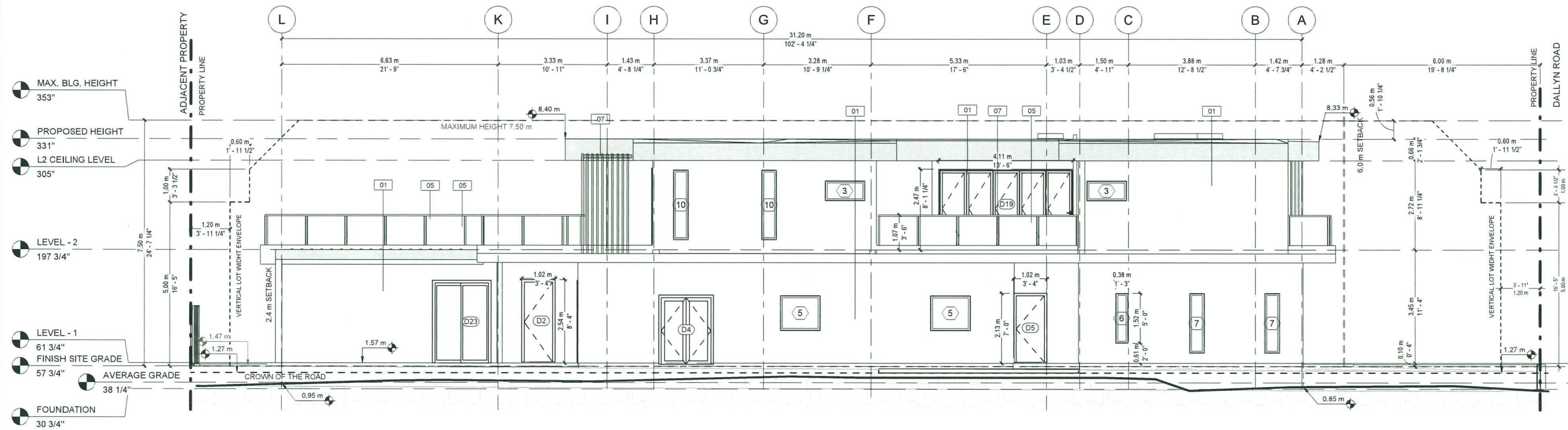
Site Plan

REVIEWED	Designer	SEAL
DRAWN	Author	
SCALE	1:75	
START DATE	29 NOV 2024	
	SHEET ISSUE DATE	
	21 AUG 2026	

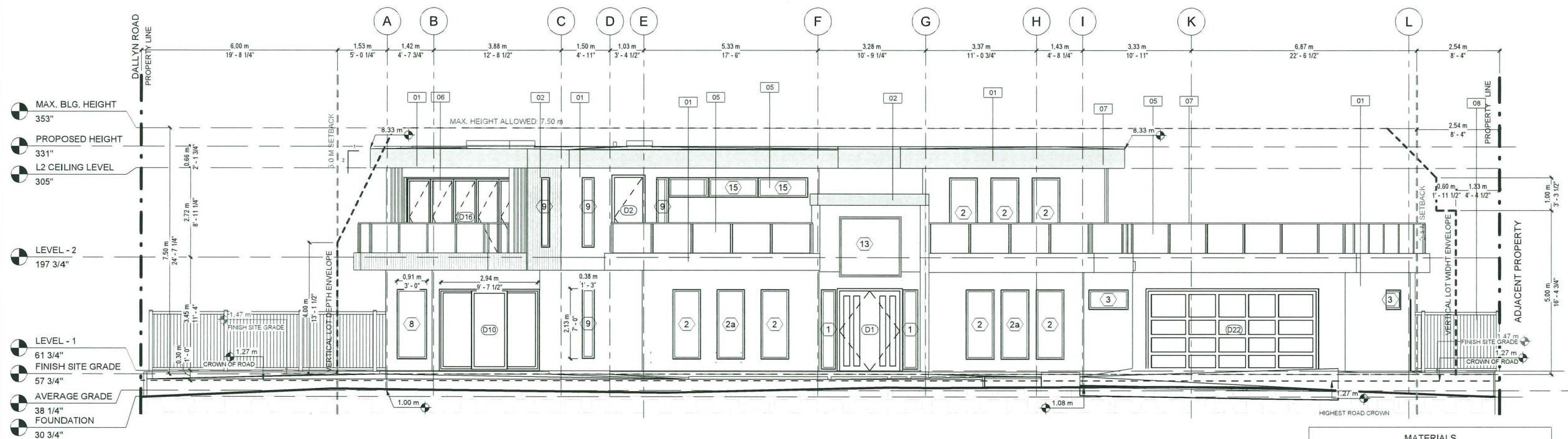
PROJECT NO.	DRAWING NO.	REV. No.
1953TRP	A001	1

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER





2 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION (THORPE ROAD)
3/16" = 1'-0"

MATERIALS	
Key Value	Material
01	HARDIE PANEL WHITE SNOW
02	ALUMINUM SIDING (12") METAL ARCHITECTURAL COLONIAL RED
04	FROSTED GLASS
05	CLEAR GLASS
06	ANODIZED ALUMINUM DARK GREY
07	ALUMINUM BATTEN COLOR CEDAR WOOD
08	VINYL WOODGRAIN FENCE BROWN

Reference Plan
DV 26-008922
August 26, 2026

PROJECT:
BUDHAI RESIDENCE
(Single Family House)
11331 Thorpe Rd, Richmond, BC, V6X 1J5

ARCHITECTURAL
Elevations

REVIEWED	RS	SEAL
DRAWN	DM	
SCALE	3/16" = 1'-0"	
START DATE	29 NOV 2024	
SHEET ISSUE DATE	12 SEP 2025	
PROJECT NO.	1953TRP	DRAWING NO. A200

1 2025-09-04 ISSUED FOR RP DW RS
REV. DO-MM-YYYY ISSUE DESCRIPTION DRAWN REVIEWED
THE DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS, LEVELS & DATA NOTED HEREIN WITH THE CONDITIONS ON-SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.
COPYRIGHT RESERVED. THIS DRAWING AS AN INSTRUMENT OF SERVICE AND EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF VIVID GREEN ARCHITECTURE INC.



1	2025-09-04	ISSUED FOR RP	DM	RS
REV.	DD-MM-YYYY	ISSUE DESCRIPTION	DRAWN	REVIEWED

THE DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS, LEVELS &
DATA NOTED HEREIN WITH THE CONDITIONS ON-SITE AND IS HELD
RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION
TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF
WORK.

COPYRIGHT RESERVED. THIS DRAWING AS AN INSTRUMENT OF SERVICE AND EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF VIVID GREEN ARCHITECTURE INC.

PROJECT:

BUDHAI RESIDENCE
(Single Family House)

11331 Thorpe Rd, Richmond, BC, V6X 1J5

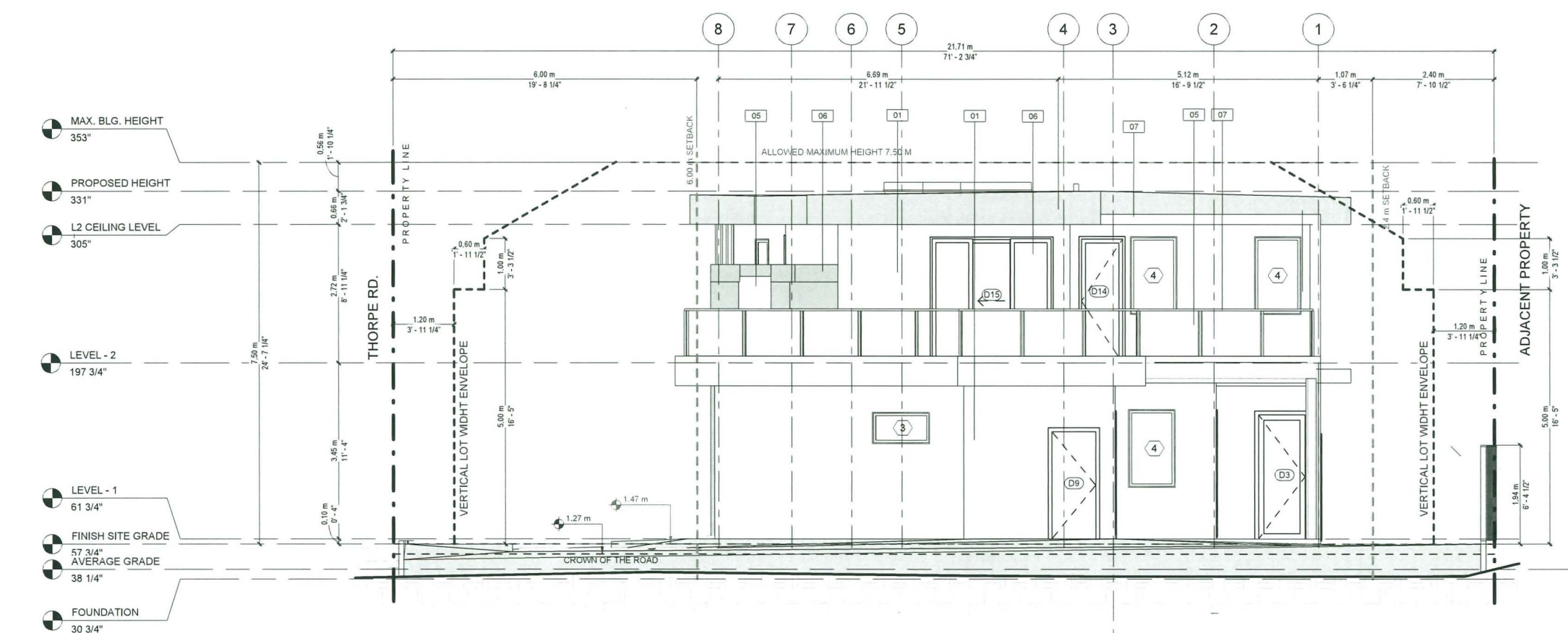
ARCHITECTURAL

Elevations

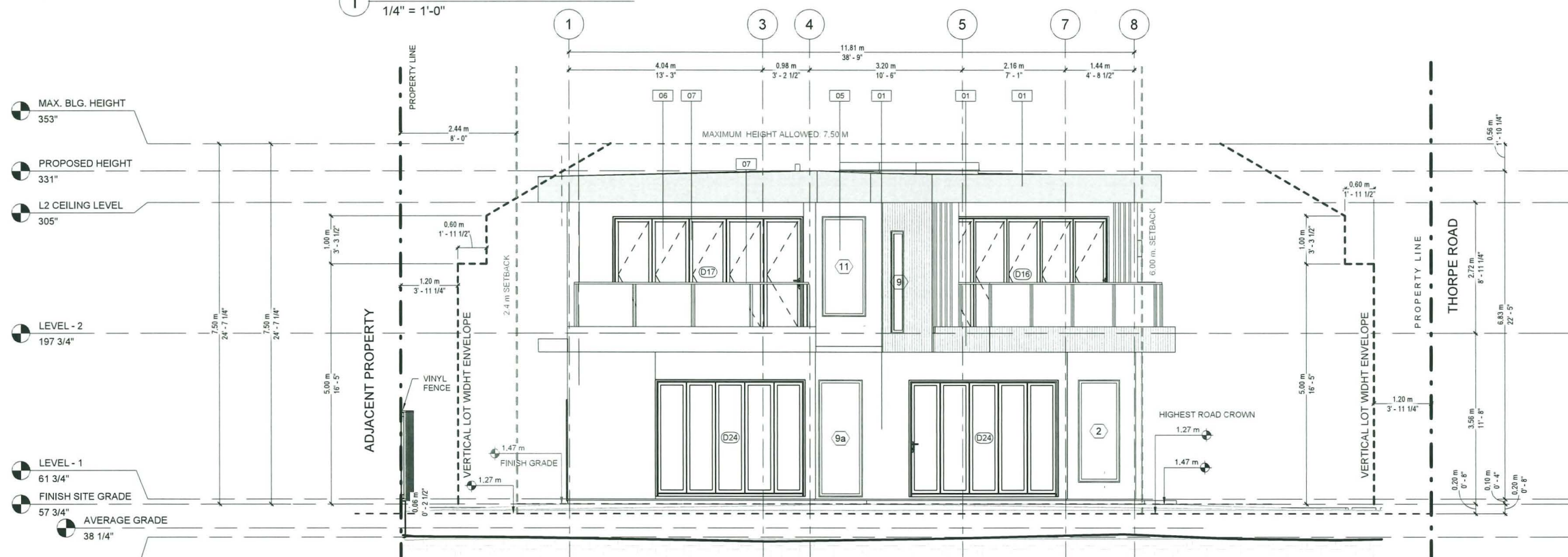
REVIEWED	Designer	
DRAWN	Author	
SCALE	1/4" = 1'-0"	
START DATE	29 NOV 2024	
	SHEET ISSUE DATE 12 SEP 2025	

PROJECT NO. 1953TRP	DRAWING NO. A201	REV. No. 1
-------------------------------	----------------------------	----------------------

THIS REVISION SUPERSEDES DRAWING:



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION (DALLYN ROAD)
1/4" = 1'-0"

STATION	DATE/TIME
STATION	11/2/2025 2:57:22 PM



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 26, 2026

From: Joshua Reis
Director, Development

File: DV 26-017406

Re: Application by Todd May for a Development Variance Permit at 4711 No. 8 Road

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AG1)".

Staff Report

Origin

Todd May, on behalf of Maybog Farms Ltd. has applied to the City of Richmond for permission to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the expansion of a previously approved cranberry processing facility at 4711 No. 8 Road, on a site zoned “Agriculture (AG1)”. An aerial photograph showing the subject property and the proposal is provided in Attachment 1. The site currently contains an active cranberry farm.

In 2018, Council adopted Bylaw 9861 to amend the “Agriculture (AG1)” zone to add regulations for agricultural buildings and structures, and greenhouses to restrict the construction of concrete slabs or other impermeable structures and surfaces at or below the natural grade. As per the current AG1 zone, for agricultural buildings and structures with a concrete slab, an area up to 750 m² (8,073 ft²) is permitted to be concrete construction, hard surfacing or other impermeable structure of construction. At the time of Bylaw 9861 adoption, Council also implemented a “fast track” application process (in this case a Development Variance Permit (DVP) application) for property owners proposing a larger area of concrete construction for agricultural buildings, in support of a farming operation. The subject DVP proposal for a larger area of concrete construction is being processed as a “fast track” application.

In 2021, the applicant received permission to vary the amount of hard surfacing in an agricultural building from 750 m² (8,073 ft²) to 2,842 m² (30,591 ft²) to permit the construction of a cranberry processing facility (DV 21-934707). The applicant has been working through the construction process, including completing ground works and site preparation, and construction of the structure is imminent. This application looks to further vary the provisions to permit a 3,667 m² (39,471 ft²) extension to the approved agricultural building for the purpose of cold storage for the farm operation. If approved, the total impermeable area allowed would be 6,510 m² (70,073 ft²).

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, a property zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR);

To the east, properties zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR);

To the south, a property owned by Maybog Farms Ltd. which is zoned “Agriculture (AG1)”, located in the ALR, and associated with the subject cranberry farm operation.

To the west, a property zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Agriculture (AG1)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the expansion of a cranberry processing facility at 4711 No. 8 Road, on a site zoned “Agriculture (AG1)”:

- *The purpose of the expansion of the cranberry processing facility is to support the existing cranberry farm operation (Maybog Farms Ltd.). The previously approved building receives, processes, packs, and stores farm productions. The subject application is to expand the area used for cold storage of produce.*
- *The applicant is a legitimate farming operation with Farm Status as per BC Assessment. The existing farm operation has over 400 acres in production and an average yearly production of over 10,000,000 lbs of cranberries. The applicant has provided a letter from an Professional Agrologist identifying that the facility is appropriately sized and scaled to the farming operation (Attachment 3)*
- *The proposed cold storage is necessary for time-sensitive processing which requires cooling to prevent spoilage, maintain fruit firmness, and preserve nutritional quality.*
- *The proposed location of the cranberry processing facility is in an area that utilizes existing farm infrastructure and minimized the impact to the existing farm production. The location is well positioned to receive cranberries from the fields and minimizes transport times.*
- *Through the previously approved DVP, a Statutory Right-of-Way (SRW) was registered on the two adjacent lots to the south (PID 016-472-942 & 4811 No. 8 Road). The SRW only allows access to the subject property for the purposes of the farm operation and emergency vehicles (no residential access permitted).*
- *The Riparian Management Area (RMA) designation along the east property line will not be impacted by the proposal. Although agricultural activities are exempt from RMA setback requirements, the proposed cranberry storage facility is located outside of the RMA setback area.*

- *The Agricultural Land Commission (ALC) has confirmed that no additional ALC application for fill is required, as all fill associated with the development has been lawfully placed and no additional fill is being imported on site.*
- *The applicant has previously registered a legal agreement on Title prohibiting the use of any building on the site for medical or non-medical cannabis production. Through the concurrent Building Permit processing stage, the applicant has provided a Statutory Declaration confirming that all proposed uses shall comply with Zoning Bylaw 8500.*
- *The Food Security and Agricultural Advisory Committee (FSAAC) reviewed and supported the subject Development Variance Permit application at its meeting held on August 19th, 2026. An excerpt from the August 19th, 2026 FSAAC meeting minutes is provided in Attachment 4.*

Analysis

The purpose of the subject Development Variance Permit application is to allow the construction of a 3,667 m² (39,471 ft²) extension to the previously approved cranberry processing facility, in support of the cranberry farm operation. The total lot coverage of concrete construction is proposed to be 6,510 m² (70,073 ft²). The proposed use is consistent with the “Agriculture (AG1)” zone and the Agricultural Land Reserve (ALR) Regulations. The facility is proposed to be located to the west of the previously approved cranberry processing facility. The extension is to be used for cold storage.

The proposed storage area for the cranberry processing facility is consistent with the “Agriculture (AG1)” zone, except for the maximum cumulative lot coverage for concrete construction in associated with an agricultural building/ structure. The subject DVP requests to vary this provision in order to allow the construction of the proposed cranberry facility.

The applicant intends to utilize existing soil located on site as structural fill for the construction. The applicant has received notice from the ALC identifying that neither Notice of Intent of other applications are required for the fill necessary for the agricultural building.

A copy of the development variance permit considerations, which have been agreed to by the applicant are attached (Attachment 5).

Conclusion

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

Respectfully submitted,

Chris Bishop, Manager, Development - East

Report Contributors

This report was prepared by James Hnatowich, Planner 1.

Attachment 1: Aerial Photograph

Attachment 2: Development Application Data Sheet

Attachment 3: Agrologist Letter

Attachment 4: Excerpt from the August 19, 2026 FSAAC Meeting Minutes

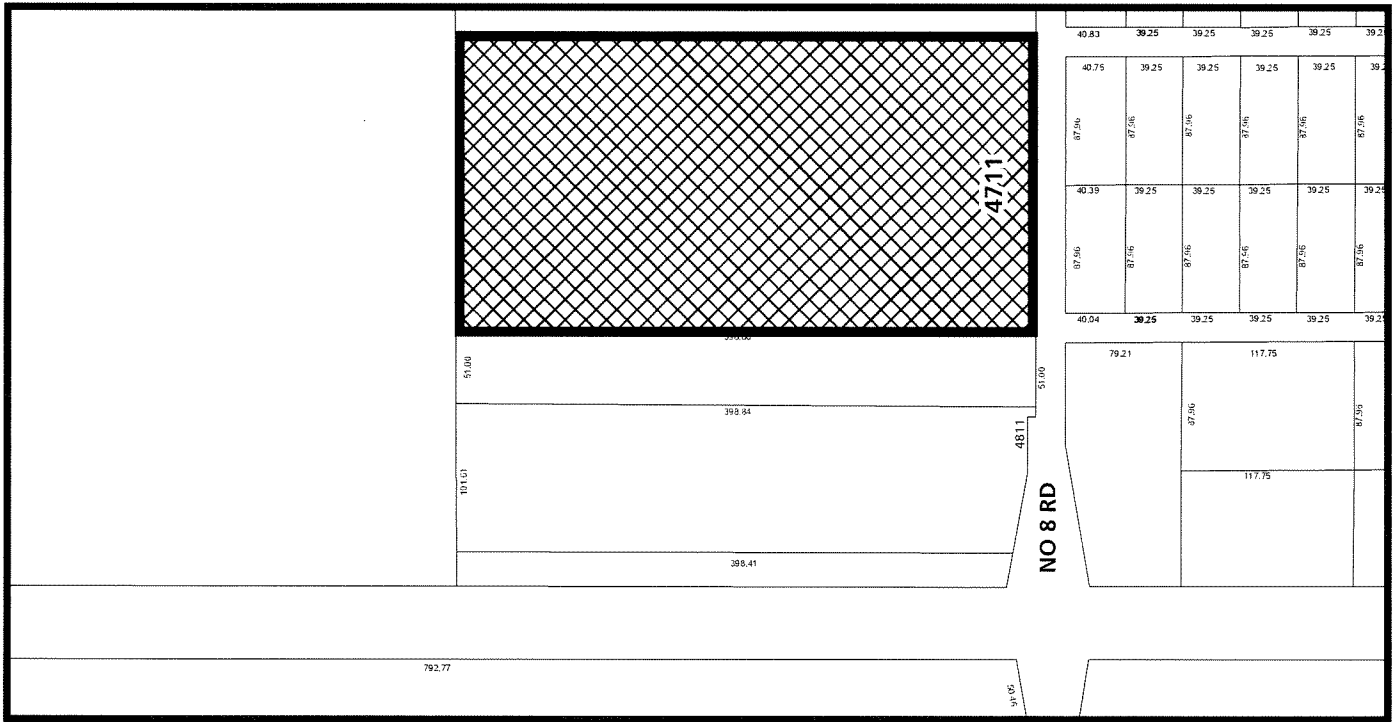
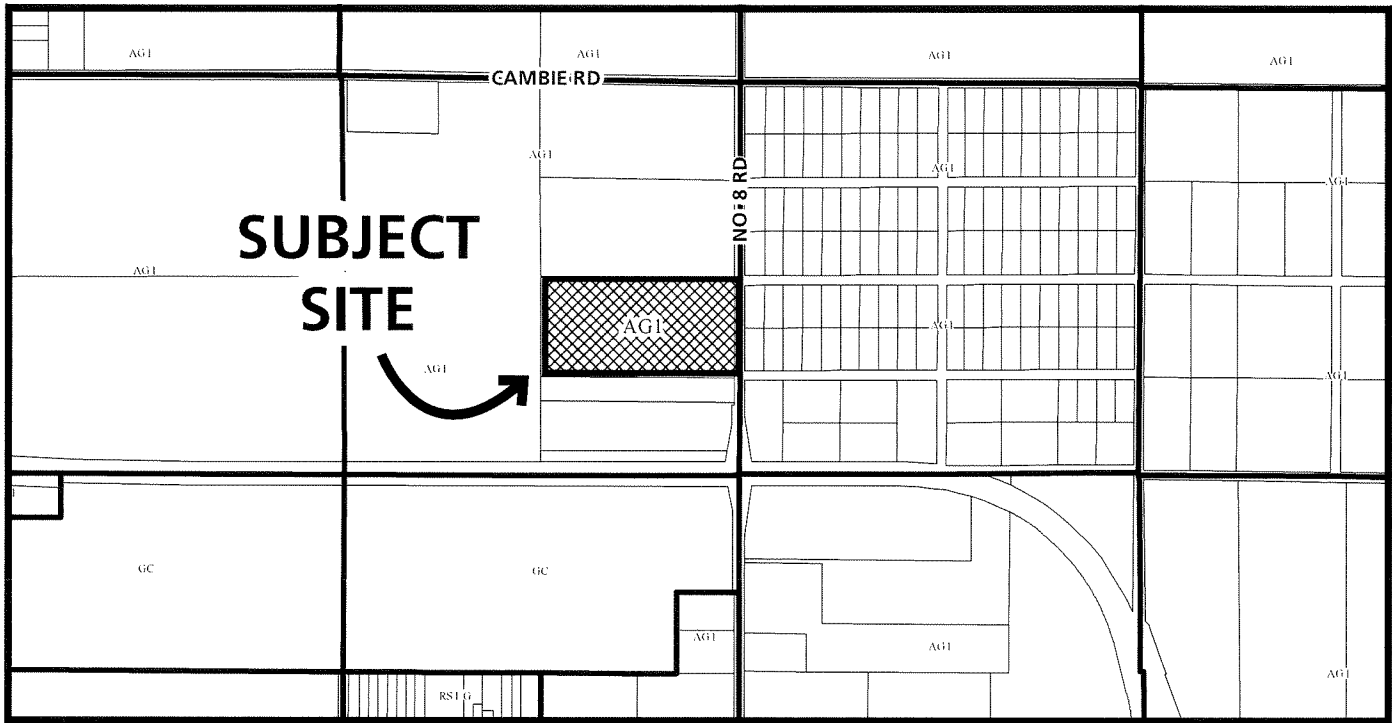
Attachment 5: Development Variance Permit Considerations

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 (richmond.ca/services/transportation/special.htm).



City of
Richmond



DV 26-017406

Original Date: 08/06/26
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DV 26-017406

Original Date: 08/06/26
Revision Date:

Note: Dimensions are in METRES



DV 26-017406

ATTACHMENT 2

Address: 4711 No. 8 Road

Applicant: Todd May

Owner: Maybog Farms Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	8.12 ha (20.06 acres)	No Change
Land Uses:	Agriculture	No Change
OCP Designation:	Agriculture (AGR)	No Change
Zoning:	Agriculture (AG1)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Coverage: Agricultural Buildings	Max. 35%	8%	None
Lot Coverage- Concrete Construction	Max 750 m ² (8,073 ft ²)	6,510 m ² (70,073 ft ²)	Variance Requested
Setback – Front Yard (East):	Min. 7.5 m	50.0 m	None
Setback – Side Yard and Rear:	Min. 4.5 m	29.2 m	None
Height (m):	Max. 35 m	11.3 m	None

DAVE MELNYCHUK, P.Ag
Consulting Agrologist

City of Richmond
6911- No.3 Road
Richmond, BC
V6Y 2C1

July 22, 2026

RE: Maybog Farms Ltd
4711- #8 Road, Richmond
Cranberry Cooler Storage Project

I am writing to express my strong support for the proposed cranberry cooler storage expansion for Maybog Farms Ltd. As a professional agrologist, I believe this project is a vital advancement for this sixth-generation family farm as well as for our regional agricultural economy, representing a critical step forward in strengthening local food security, market access, and long-term farming resilience.

The necessity for a large-scale, dedicated cooler facility directly on the farm is driven by the unique reality of cranberry farming, which remains a cornerstone of Richmond's agricultural identity. Cranberry farming requires precise timing and specialized harvesting techniques. The entire crop is harvested during a very short, high-volume autumn window, creating an immediate surge of perishable fruit. Post-harvest handling is extremely time-sensitive; cranberries require cooling within hours of harvest to prevent spoilage, maintain fruit firmness, and preserve nutritional quality. This on-site infrastructure eliminates logistical delays, allows the farm to immediately stabilize the fresh produce at its peak, and increases keeping quality.

This on-farm storage directly transforms our domestic food security and supports local consumers. Currently, local product must travel to the United States for processing and storage before returning to Canada. In an increasingly complex tariff environment, this adds substantial financial costs, supply chain vulnerabilities, and economic uncertainty. Having cool storage on-site ensures the reliable availability of local Canadian product and protects the farm from growing volatility and uncertainty. Additionally, it opens access to new international markets unimpeded by tariffs, significantly enhancing the long-term viability of this family farm.

Furthermore, this facility supports robust economic resilience by allowing the farm to shift away from immediate sales during the harvest. It provides the buffer needed to safely hold, manage, and distribute a stable supply of regional food well into high-demand, late-season markets. By keeping operations local, the farm optimizes its supply chain, reduces crop waste, maintains stable operations that support local jobs, and minimizes long-distance travel during peak harvest periods.

Modern cooler buildings are designed with efficiency in mind, ensuring a minimal environmental footprint while safeguarding valuable food resources. This 3,600 sq m facility is appropriately sized for the significant scale of this farm. The farm continues to grow in size, as well as in production. This operation continues a legacy of reinvestment into its farming operations. For six generations, spanning over a century and a half, the family has farmed in Richmond, and these direct investments ensure the viability of many future generations. This project directly aligns with the objectives of Richmond's Agricultural Viability Strategy (AVS) by protecting local food production and ensuring that the farm remains competitive, self-reliant, and viable in today's market.

In addition, this project is consistent with recent direction by the Premier of the province, that British Columbia needs to encourage and support additional agricultural processing to meet the goals of food security.

I fully endorse this project and respectfully urge the City of Richmond to continue to support this proud heritage and these valued members of the community.

Thank you for your time, leadership, and consideration of this matter.

Please contact me if you require any additional information regarding project.

Respectfully submitted,


David Melnychuk, P.Ag
19915-37A Ave
Langley, BC
V3A 2S8
davidmelnichuk@telus.net
604 812-3276



**Excerpt From The
Food Security and Agricultural Advisory Committee (FSAAC)**

Held Wednesday, August 19th, 2026 (7:00 pm)
Microsoft Teams Meeting

Development Variance Permit Application DV26-017406 (4711 No. 8 Road)

James Hnatowich, Policy Planning, introduced the proposal and provided the following comments:

- The applicant had previously sought and received a variance permit to vary the amount of hard surfacing in a cranberry processing facility located on the subject site. This application is to further vary the amount of hard surfacing, to permit an expansion to the processing facility for cold storage.
- The application is being processed through the “fast track” review process concurrently with a building permit application for the structure.
- The original approved processing facility was for 2,842 m² (30,591 ft²) of hard surfacing. The subject application looks to permit an additional 3,667 m² (39,471 ft²) of hard surfacing for a proposed total of 6,510 m² (70,073 ft²) of hard surfacing.
- The applicant has provided a letter from a Professional Agrologist identifying that the processing facility is sized and scaled appropriately to the farm operation.

The applicant provided a presentation on the application identifying:

- They are a 5th generation farmer, with a long history of farming in Richmond.
- Only fruit coming from the farm operation will be processed at the facility, in compliance with the ALR Use Regulations for processing facilities.
- It is critical to the farming operation to move fresh cranberries into a processing facility in a time efficient matter. The cold storage is necessary for the processing of fresh produce.
- The structure will process about one third of the crops harvested from the farming operation.

In response to questions from FSAAC, the applicant identified the following:

- It is important to have Canadian facilities in Canada to provide product to Canada, with increasingly complex political dynamics.
- The cold storage is specifically meant for the processing of fresh fruit.
- There are other similar processing facilities for other types of fruits elsewhere in BC.

- The purpose of applying for the Development Variance Permit currently is to be proactive. It takes times to go through the permitting process, complete the groundworks, and the actual construction of the facility. The applicant is trying to be proactive through this variance permit application.
- The applicant clarified that the structure is undersized for what could be processed with produce from their farm operation. The size was chosen based on economic considerations.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the proposal for a Development Variance Permit Application at 4771 No. 8 Road.

*Carried
With Isbah Mahmood abstained, and Cory May and Garrett May opposed*



Development Variance Permit Considerations

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

Address: 4711 No. 8 Road

File No.: DV 26-017406

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

1. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Notices.

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

2. As part of the Building Permit application, the applicant is required to demonstrate to the satisfaction of the City the following:

Water Works:

- a) Using the OCP Model, there is 108.0 L/s of water available at a 20 psi residual at the fire hydrant 06-4-4-HD-0070 along No. 8 Road.
- b) At Developer's cost, the Developer is required to:
 - i) At the building permit stage, submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) At the building permit stage, formalize the existing water service connection by completing the requirements outlined below, or alternatively cut and cap the existing water service connection and provide a new service connection from the water main at No. 8 Road, complete with a water meter in a right-of-way.
 - (1) Conduct a survey to determine the actual invert elevations of the existing water service connection at the property line and invert elevations at the tie-in to the water main.
 - (2) Prepare water service connection drawings (e.g. plan and profile) for the existing connection using the data from the survey.
 - (3) Upload the required water service connection drawings to ePlan for formal City review and approval.
 - iii) At the building permit stage, provide a signed and sealed drawing of the existing water main along No 8 Road. The drawing shall include the material, size and alignment of the existing water main relative to the east property line.
 - (1) Subject to the water main drawings, enter into additional legal agreements, as determined through 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.

Storm Sewer Works:

- c) At Developer's cost, the Developer is required to:
 - i) At the building permit stage, confirm the condition and capacity of existing private storm culvert through a video inspection.
 - (1) Subject to the results of the video inspection, if the video inspection confirms that the existing private storm culvert is in good condition and has adequate capacity, the existing private storm culvert may be reused.
 - (2) Subject to the results of the video inspection, if the existing private storm culvert cannot be re-used:
 - (a) Replace the existing privately owned culvert crossing located at No. 8 Road frontage of the development site.

Initial: _____

- (b) A watercourse crossing permit is required for construction of the culvert fronting 4711 No 8 Rd as per the City's Watercourse Protection and Crossing Bylaw No. 8441. The associated watercourse crossing design shall be coordinated with the building permit design.

3. Submission of a Statutory Declaration confirming that all proposed construction shall comply with the permitted uses specified in Zoning Bylaw 8500, consistent with the City's Bulletin No. BUILDING-32 "Statutory Declaration Requirement for Building Permit Applications in AG1 Zones".
4. 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.
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.

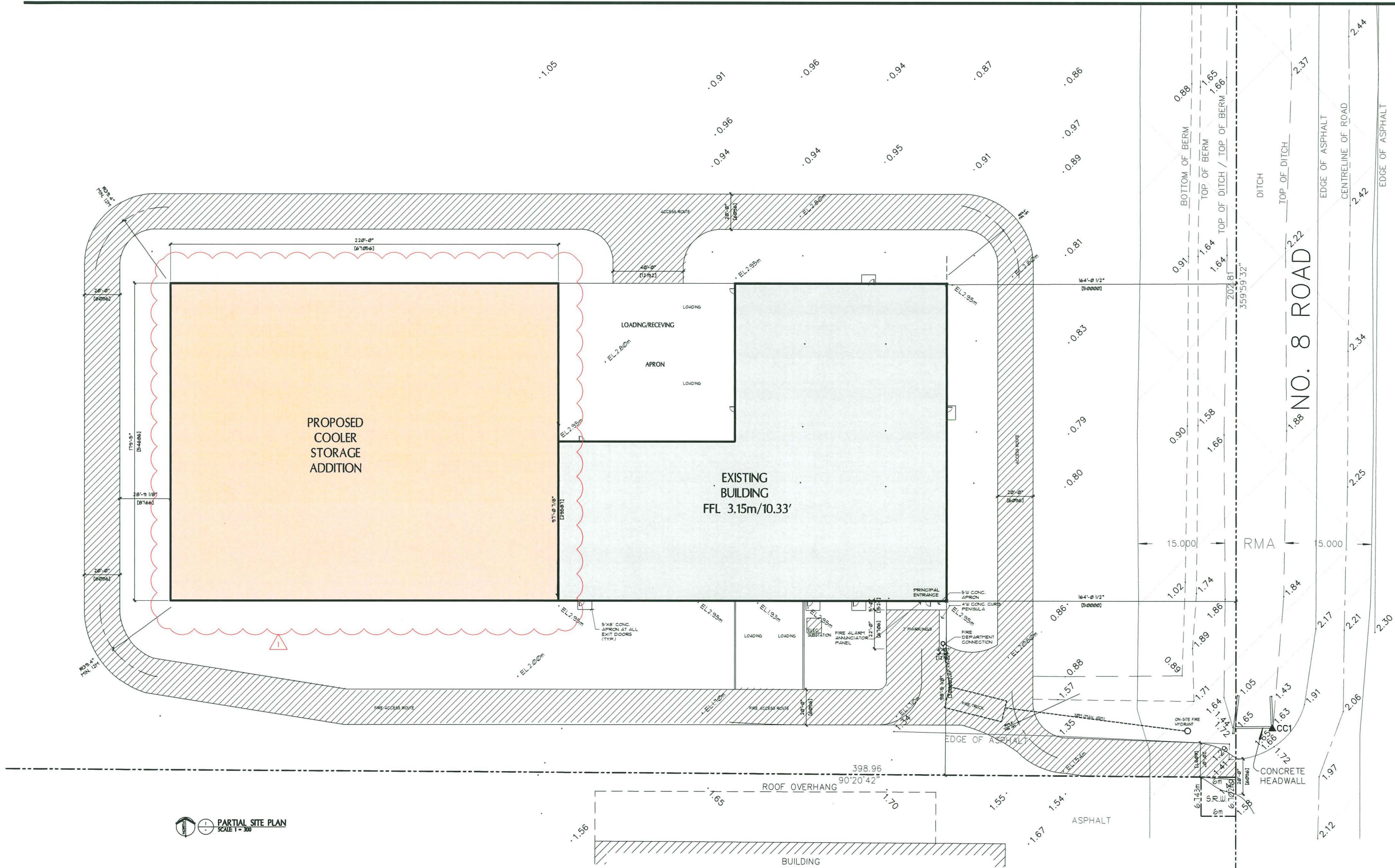
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 _____

Date _____

Initial: _____



PARTIAL SITE PLAN
SCALE 1" = 30'

A
PLAN 86758

A
PLAN 86758

LINEFORM assumes no responsibility for errors or omissions in this drawing unless it is shown to be intentional or grossly negligent.
Do not construct with the information shown on this drawing until it is noted "Issued for Construction" or "Issued for Building Permit" with stamped approval from local jurisdiction having authority.



JUNE 10/26	ISSUED FOR BUILDING PERMIT	△
MAY 10/26	COOLER STORAGE ADDITION	△
FEB 1/24	REISSUED FOR BP	△
JAN 24/24	REISSUED FOR BP	△
DEC 21/23	REISSUED FOR BP	△
OCT 30/23	REISSUED FOR BP	△
SEPT 20/23	REISSUED FOR BP	△
APR 20/23	REISSUED FOR BP	△
FEB 7/23	GENERAL REVISIONS ISSUED FOR REVIEW	△
OCT 24/22	ISSUED FOR BP	△
DATE	REMARKS	NO.
DRAWING REVISIONS / ISSUES		



Unit 517 • 8188 Manitoba St, BC V5X 0L5
T: 604.681.8152 info@lineform.ca www.lineform.ca

PROJECT

MAYBOG FARMS
PROPOSED COOLER
STORAGE ADDITION

4711 NO. 8 ROAD, RICHMOND, BC

DRAWING TITLE
PARTIAL SITE PLAN

DRAWN	M.L.B.L.	DATE	SEPT/22
CHECKED	TH	JOB No.	
DESIGN		DRAWING No.	
CHECKED			
SCALE	AS SHOWN		

Plan 2

A1.2A



City of Richmond

Development Variance Permit

No. DV 26-017406

To the Holder: Maybog Farms Ltd.

Property Address: 4711 No. 8 Road

Address: 15411 Cambie Road

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at, or below the natural grade of the site from 750 m² to 6,510 m².
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures shall be constructed generally in accordance with Plan 1 and Plan 2 attached hereto.
5. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

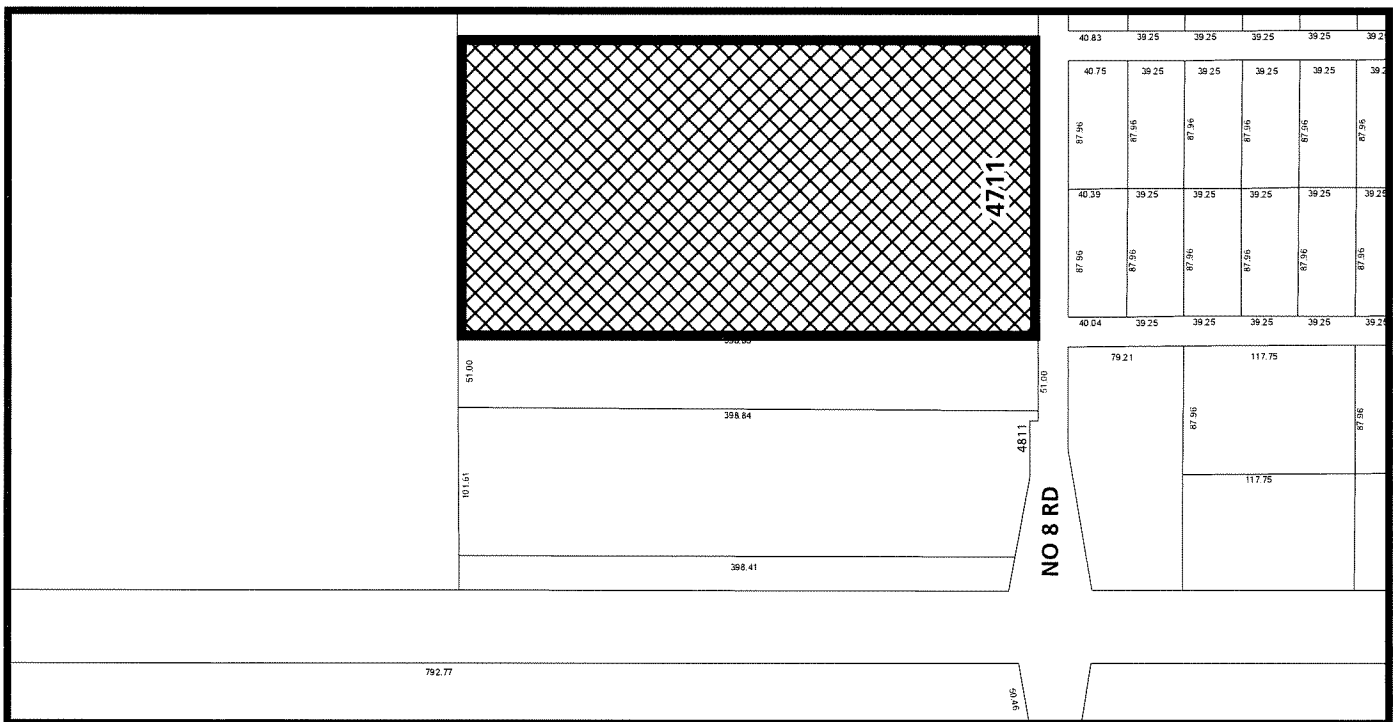
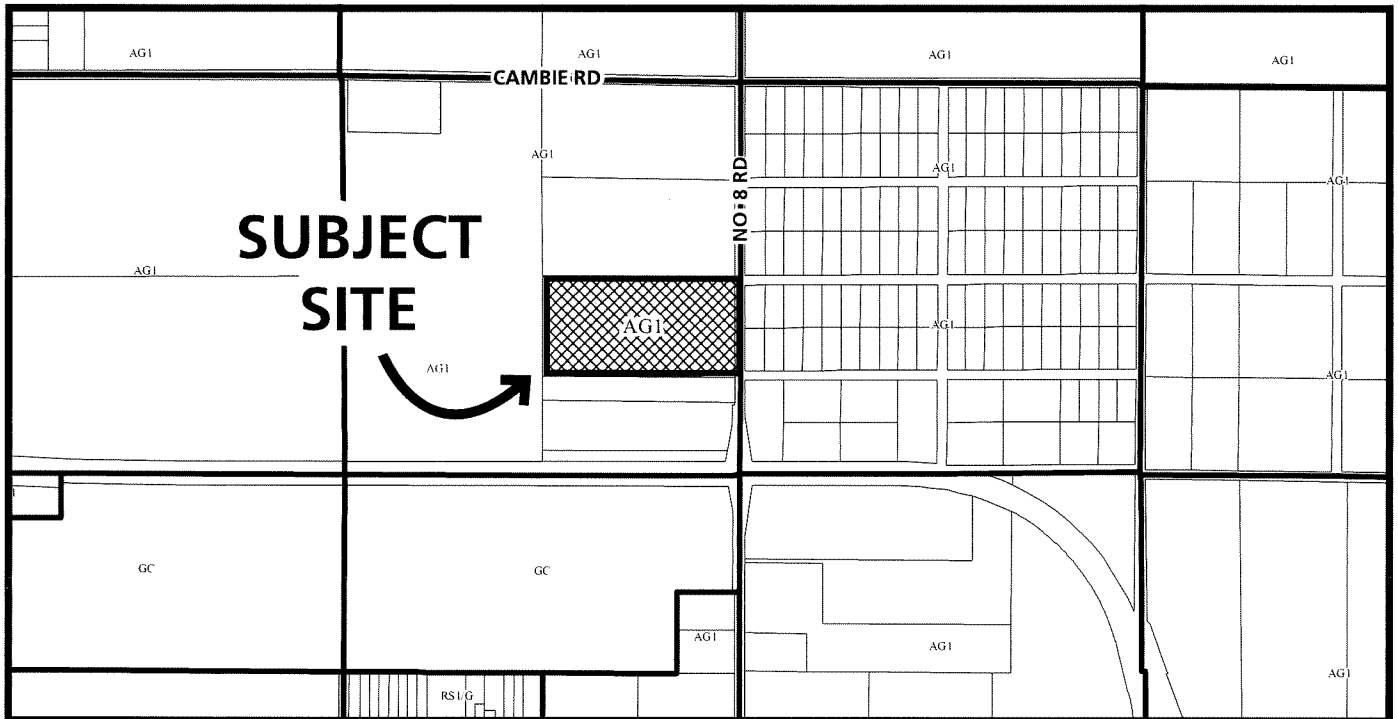
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



DV 26-017406
SCHEDULE "A"

Original Date: 08/06/26
Revision Date:

Note: Dimensions are in METRES