



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, September 25, 2024
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on September 12, 2024.*



1. DEVELOPMENT PERMIT 17-768248
(REDMS No. 7634690)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6551 No. 3 Road

Director's Recommendations

That the attached plans involve changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking, are considered to be in General Compliance with Development Permit (DP 17-768248).



2. New Business

3. Date of Next Meeting: October 9, 2024

ITEM

ADJOURNMENT



**Development Permit Panel
Thursday, September 12, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Kirk Taylor, Director, Real Estate Services

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 August 21, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-011375
(REDMS No. 7449752)

APPLICANT: NSDA Architects

PROPERTY LOCATION: 7188 Westminster Highway

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Atsushi Fujimi, NSDA 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:

Development Permit Panel

Thursday, September 12, 2024

- The project intends to update the exterior of the building to meet the standards of a boutique hotel, including two exterior seating areas;
- New colours of stucco and manufactured stone are proposed for the exterior cladding of the building;
- Given the proximity to the airport, the renovations will incorporate design elements inspired by aviation;
- A retractable awning is proposed to provide protection from the elements; and
- Bicycle racks are proposed as part of the exterior renovations.

Mackenzie Pugh and Stephen Vincent, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) plant species will include shade tolerant species and a variety of flowering and evergreen species to maintain year-round interest, (ii) larger, denser shrubs are proposed adjacent to the seating areas to provide privacy, (iii) lower ground covers and perennials are proposed to maintain visibility and open space, (iv) smaller multi-stem trees are proposed to provide some privacy while also keeping visibility open, and (v) lighting will be incorporated into the planters along walkways and planters will be the same height of the existing planters.

Staff Comments

Joshua Reis, Director, Development noted that (i) there is no Servicing Agreement associated with the project, (ii) improvements to the exterior of the building are limited in scope, (iii) there is no change to the existing floor area, (iv) all vehicular traffic to and from the site is to operate from the same entrance and exit on Westminster Highway, and (v) the applicant will be providing new Class 1 and Class 2 on-site bicycle parking as part of the proposed scope of work.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the glass canopies will be replaced with aluminum and wood grain materials, (ii) the glass balconies will be retained, (iii) the existing grade will be maintained and ensure the exit ramp will not pose any issues for people with mobility issues, (iv) the exterior renovations are part of the hotel's rebranding from a Ramada to a Best Western short-stay property, specifically an Aiden by Best Western, which offers a more boutique experience, (v) exterior lighting includes wall sconces and uplighting, (vi) the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles and there will be upgraded security cameras on site, and (vii) security is managed by the hotel staff.

Correspondence

None.

Development Permit Panel

Thursday, September 12, 2024

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the benefit of the exterior upgrades, (ii) the applicant's attention to the landscape design of the project, and (iii) salvaging materials where possible.

Panel Decision

It was moved and seconded

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

CARRIED

2. DEVELOPMENT PERMIT 24-012258

(REDMS No. 7744113)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

INTENT OF PERMIT:

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

Applicant's Comments

Doug Nelson, Bingham + Hill Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- The application is submitted to address revisions to the approved Development Permit associated with facilitating a permitted changed of use from office to hotel, specifically affecting Building L;
- The building form is proposed to be revised such that the floor plates are smaller, ceilings are lower, and additional floors are added without exceeding the maximum allowable floor area or building height and will provide a similar street wall presence along Sea Island Way and No 3. Road frontages;
- Vehicle access to Phase 3 is provided through the auto court on Phase 4;

Development Permit Panel

Thursday, September 12, 2024

- The reconfigured form of Building L is designed to make use of the already constructed below-grade structure without requiring structural modification;
- This change of use to hotel is permitted under the current zoning bylaw;
- The gross floor area and building height remains the same and the majority of physical change to the building has occurred on the south side facing the courtyard;
- The design of the Sea Island Way pedestrian right-of-way on the north side is required to be modified as part of the Servicing Agreement for the larger development to accommodate a larger turning radius from No. 3 Road to Sea Island Way;
- The hotel drop-off will be relocated to the auto court to avoid potential traffic blockages on Cst. Thomas Agar Road;
- The overall outdoor amenity space will be increased by approximately 250 square metres and will be reconfigured into two separate outdoor amenity spaces;
- Non-residential amenity facilities include an expanded exercise room and spa facility with direct access to the outdoor amenity area;
- A new inaccessible green roof will be provided over the expanded indoor amenity at the north-west corner of Building K and an inaccessible green roof at the south-east corner of Building L has been maintained and reconfigured to suit the new building form;
- The outdoor space will be revised to become a non-resident outdoor amenity for the use of hotel guests;
- The façade design strategy reincorporates vertical frame elements, window pattern, colours and materiality, similar to the already approved project; and
- Operable windows, sliding glass doors, and Juliet balconies reflect the new use as a hotel.

Dylan Chernoff, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting (i) the landscaping along the project frontages has been updated, (ii) a minor change to the outline of the water feature, (iii) the redistribution of bicycle racks throughout the site, and (iv) courtyard changes including terraces that accommodate outdoor seating areas, a flexible lawn area, and a kids play area for residents.

Development Permit Panel

Thursday, September 12, 2024

Staff Comments

Mr. Reis noted that (i) there is a Servicing Agreement, secured through the previously approved rezoning and Development Permit, associated with the project including frontage improvements along the three road frontages of the site, (ii) hotel use is a permitted use within the zone, (iii) this project will not result in any change in overall floor area ratio to the project, (iv) the proposed design is generally consistent with the previously approved Development Permit for this project, and (v) the expanded landscape area does result in additional podium level outdoor amenity space for exclusive use of Building K residents.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the children's play equipment will include active and passive play areas and is generally suited for children up to 5 years old, (ii) there is no intent to have landscape between the public realm treatment and the building in the north-east corner of the building, and (iii) the proposed surface treatment of the building is smooth.

Correspondence

Francis Leung, Richmond resident ([Schedule 3](#))

In reply to the concerns noted in the letter, Mr. Reis noted that (i) the hotel use is a permitted use on the subject site, (ii) transportation staff have reviewed and approved the traffic memo provided by a registered transportation engineer which demonstrates that the proposed volume, access, and parking operations are acceptable and in compliance with the City's standards and bylaw requirements, (iii) the proposed development is providing a dedicated on-site auto court for all drop-offs and pick-ups on site, (iv) Sprouts Early Childhood Development Hub has its own dedicated underground space for pick-ups and drop-offs in the existing building in addition to staff parking, (v) the portion of Carscallen Road between Phases 2 and 3 can handle all two-way traffic and there are no current plans to close or change any of the traffic operations in that area, and (vi) the site is very closely located to the future Capstan Canada Line station.

Gallery Comments

Francis Leung, Richmond resident, queried about (i) the pick-up and drop-off spots for Sprouts Early Childhood Development Hub, (ii) driveway access to the auto court, and (iii) transportation concerns in the area and potential review of the layout.

In response to the query about the number of bicycle racks on the property, the Chair noted that as part of the City's goals to create a modal shift to active modes of transportation, short-term and long-term secure bicycle parking are required in new developments as part of long-term sustainability objectives.

Development Permit Panel

Thursday, September 12, 2024

Panel Discussion

The Panel expressed support for the project, noting appreciation for the intent and design considerations put forward.

In addition, staff were directed to work with the applicant to address concerns of the materiality of the north-east corner of the building along Sea Island Way to increase visual interest and discourage graffiti that may occur on a smooth surface.

Panel Decision

It was moved and seconded

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

CARRIED

3. New Business

None.

4. Date of Next Meeting: September 25, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:23 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 Thursday, September 12, 2024.

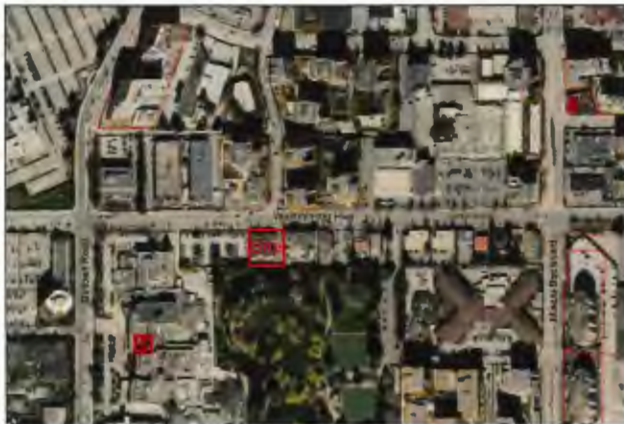
Wayne Craig
Chair

Shannon Unrau
Legislative Services Associate

Context Plan

Perspective (Street trees not shown for clarity)

DP-23-011375
BP-



Drawing List

Building Permit Number Development Number		DP -23-01375 BP -		ARCHITECTURAL NEDA Architects Dorinda Madsen, Architect AIBC, AIA, FRAC, RIBA 201-101 Abbott St. Vancouver, BC, V6S 2A4 T: 604-688-1029	
Street Address		7186 Westminster Hwy, Richmond		A-001 Corner Sheet A-002 Survey A-003 Site Plan (Plan #1) A-004 First Avenue Side Plan	
Legal Description		SURVEY PLAN OF PARCELS, SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN (LMP33769)		A-180 Second Floor Plan (Plan #7) A-181 Third Floor Plan (Plan #8) A-182 Main Floor Plan (Plan #9) A-183 First Floor Plan (Plan #10) A-184 Second Floor Plan (Plan #11) A-185 Third Floor Plan (Plan #12) A-186 First Floor Plan (Plan #13) A-187 Second Floor Plan (Plan #14) A-188 Third Floor Plan (Plan #15)	
PID		023-004-190		A-201 Foundation (Plan #1) A-202 Foundation (Plan #2)	
Property Owner		7186 WESTMINSTER HIGHWAY INC			
Site Area		175.17 ac (15,467 sq ft)			
Size Class		63.3 m (170.0 ft) x 37.2 m (122.1 ft)			
Zoning		CA			
Uses		Hotel			
FSR		Permitted/Required	Provided/Existing	LANDSCAPE Dorinda Madsen Peter Strickland 7186 WESTMINSTER HIGHWAY INC, Vancouver, BC V6S 1H5 T: 604-688-1029	
Site Coverage		50%	42%	L1 Landscape Plan (Plan #2)	
Building Height		45.0m	13.0m		
Front Yard		3.0m	5.0m		
Rear Yard		3.0m	8.0m		
Side Yard (East/West)		3.0m	5.7m/1.2m		

Existing Photos



Code	Issue / Revisions
2022-01-23	DP Application
2024-01-16	DP Reaudit/revision
2024-04-01	DP Re-Audit/Revision
2024-06-28	DP Reaudit/revision
2024-08-12	DP Reaudit/revision



1

NSDA
ARCHITECTS

2013-14-15
 2014-15-16
 2015-16-17
 2016-17-18
 2017-18-19
 2018-19-20
 2019-20-21
 2020-21-22
 2021-22-23
 2022-23-24
 2023-24-25
 2024-25-26
 2025-26-27
 2026-27-28
 2027-28-29
 2028-29-30
 2029-30-31
 2030-31-32
 2031-32-33
 2032-33-34
 2033-34-35
 2034-35-36
 2035-36-37
 2036-37-38
 2037-38-39
 2038-39-40
 2039-40-41
 2040-41-42
 2041-42-43
 2042-43-44
 2043-44-45
 2044-45-46
 2045-46-47
 2046-47-48
 2047-48-49
 2048-49-50
 2049-50-51
 2050-51-52
 2051-52-53
 2052-53-54
 2053-54-55
 2054-55-56
 2055-56-57
 2056-57-58
 2057-58-59
 2058-59-60
 2059-60-61
 2060-61-62
 2061-62-63
 2062-63-64
 2063-64-65
 2064-65-66
 2065-66-67
 2066-67-68
 2067-68-69
 2068-69-70
 2069-70-71
 2070-71-72
 2071-72-73
 2072-73-74
 2073-74-75
 2074-75-76
 2075-76-77
 2076-77-78
 2077-78-79
 2078-79-80
 2079-80-81
 2080-81-82
 2081-82-83
 2082-83-84
 2083-84-85
 2084-85-86
 2085-86-87
 2086-87-88
 2087-88-89
 2088-89-90
 2089-90-91
 2090-91-92
 2091-92-93
 2092-93-94
 2093-94-95
 2094-95-96
 2095-96-97
 2096-97-98
 2097-98-99
 2098-99-00
 2099-00-01
 2100-01-02
 2101-02-03
 2102-03-04
 2103-04-05
 2104-05-06
 2105-06-07
 2106-07-08
 2107-08-09
 2108-09-10
 2109-10-11
 2110-11-12
 2111-12-13
 2112-13-14
 2113-14-15
 2114-15-16
 2115-16-17
 2116-17-18
 2117-18-19
 2118-19-20
 2119-20-21
 2120-21-22
 2121-22-23
 2122-23-24
 2123-24-25
 2124-25-26
 2125-26-27
 2126-27-28
 2127-28-29
 2128-29-30
 2129-30-31
 2130-31-32
 2131-32-33
 2132-33-34
 2133-34-35
 2134-35-36
 2135-36-37
 2136-37-38
 2137-38-39
 2138-39-40
 2139-40-41
 2140-41-42
 2141-42-43
 2142-43-44
 2143-44-45
 2144-45-46
 2145-46-47
 2146-47-48
 2147-48-49
 2148-49-50
 2149-50-51
 2150-51-52
 2151-52-53
 2152-53-54
 2153-54-55
 2154-55-56
 2155-56-57
 2156-57-58
 2157-58-59
 2158-59-60
 2159-60-61
 2160-61-62
 2161-62-63
 2162-63-64
 2163-64-65
 2164-65-66
 2165-66-67
 2166-67-68
 2167-68-69
 2168-69-70
 2169-70-71
 2170-71-72
 2171-72-73
 2172-73-74
 2173-74-75
 2174-75-76
 2175-76-77
 2176-77-78
 2177-78-79
 2178-79-80
 2179-80-81
 2180-81-82
 2181-82-83
 2182-83-84
 2183-84-85
 2184-85-86
 2185-86-87
 2186-87-88
 2187-88-89
 2188-89-90
 2189-90-91
 2190-91-92
 2191-92-93
 2192-93-94
 2193-94-95
 2194-95-96
 2195-96-97
 2196-97-98
 2197-98-99
 2198-99-00
 2199-00-01
 2200-01-02
 2201-02-03
 2202-03-04
 2203-04-05
 2204-05-06
 2205-06-07
 2206-07-08
 2207-08-09
 2208-09-10
 2209-10-11
 2210-11-12
 2211-12-13
 2212-13-14
 2213-14-15
 2214-15-16
 2215-16-17
 2216-17-18
 2217-18-19
 2218-19-20
 2219-20-21
 2220-21-22
 2221-22-23
 2222-23-24
 2223-24-25
 2224-25-26
 2225-26-27
 2226-27-28
 2227-28-29
 2228-29-30
 2229-30-31
 2230-31-32
 2231-32-33
 2232-33-34
 2233-34-35
 2234-35-36
 2235-36-37
 2236-37-38
 2237-38-39
 2238-39-40
 2239-40-41
 2240-41-42
 2241-42-43
 2242-43-44
 2243-44-45
 2244-45-46
 2245-46-47
 2246-47-48
 2247-48-49
 2248-49-50
 2249-50-51
 2250-51-52
 2251-52-53
 2252-53-54
 2253-54-55
 2254-55-56
 2255-56-57
 2256-57-58
 2257-58-59
 2258-59-60
 2259-60-61
 2260-61-62
 2261-62-63
 2262-63-64
 2263-64-65
 2264-65-66
 2265-66-67
 2266-67-68
 2267-68-69
 2268-69-70
 2269-70-71
 2270-71-72
 2271-72-73
 2272-73-74
 2273-74-75
 2274-75-76
 2275-76-77
 2276-77-78
 2277-78-79
 2278-79-80
 2279-80-81
 2280-81-82
 2281-82-83
 2282-83-84
 2283-84-85
 2284-85-86
 2285-86-87

Diagnosis: *Leishmania*. This is a life-threatening disease and should be treated with specific therapy. In the United Kingdom, the drug of choice is amphotericin B, although this is not available in the United States. Treatment is available in the United States.

Project
B-2018-06-01-A14-0

7188 Westminster Hwy
Richmond, BC

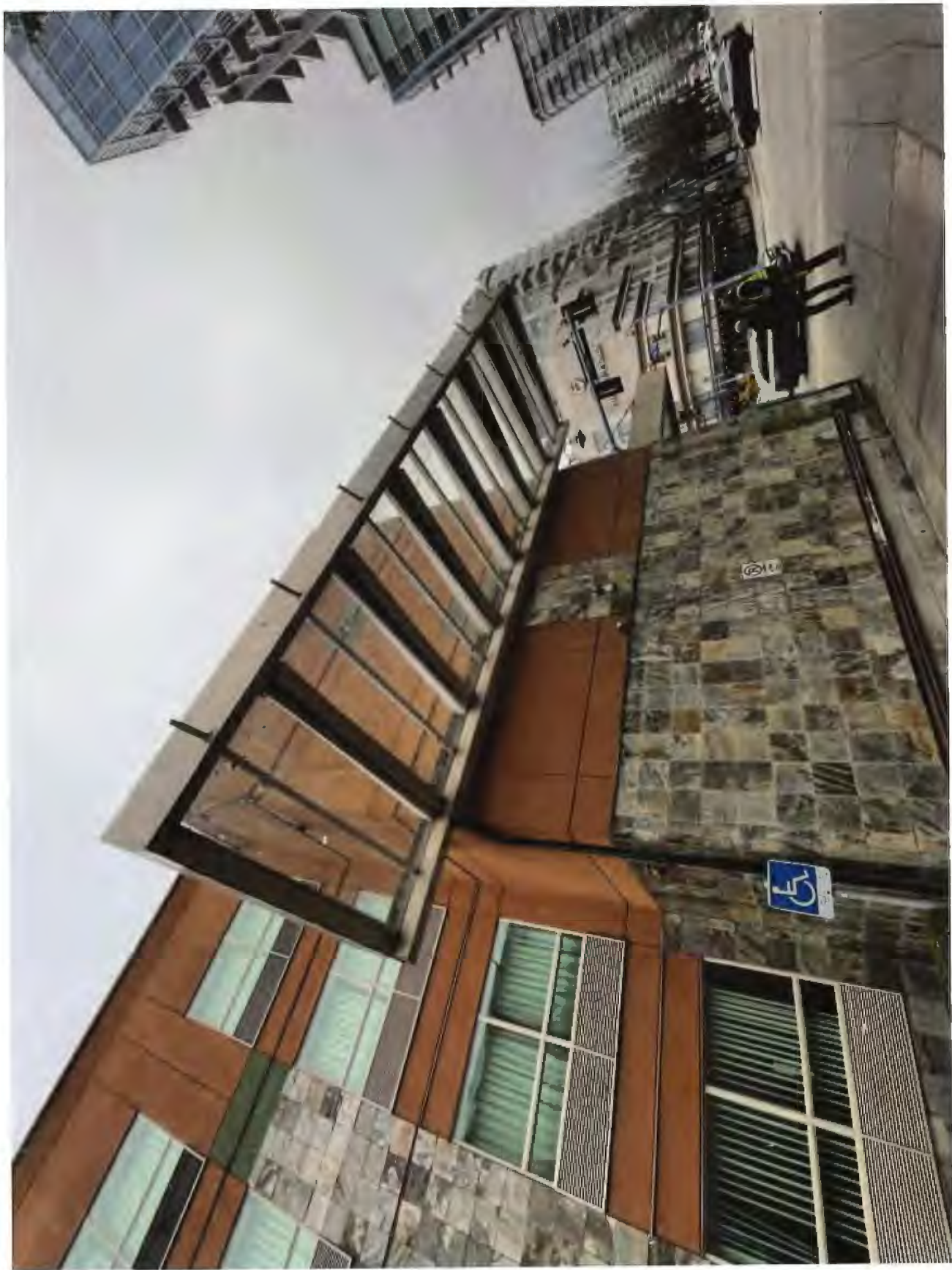
Sheet Title
Cover Sheet

Project Number
22012
Scale
1:2500
Sheet Number
A-001

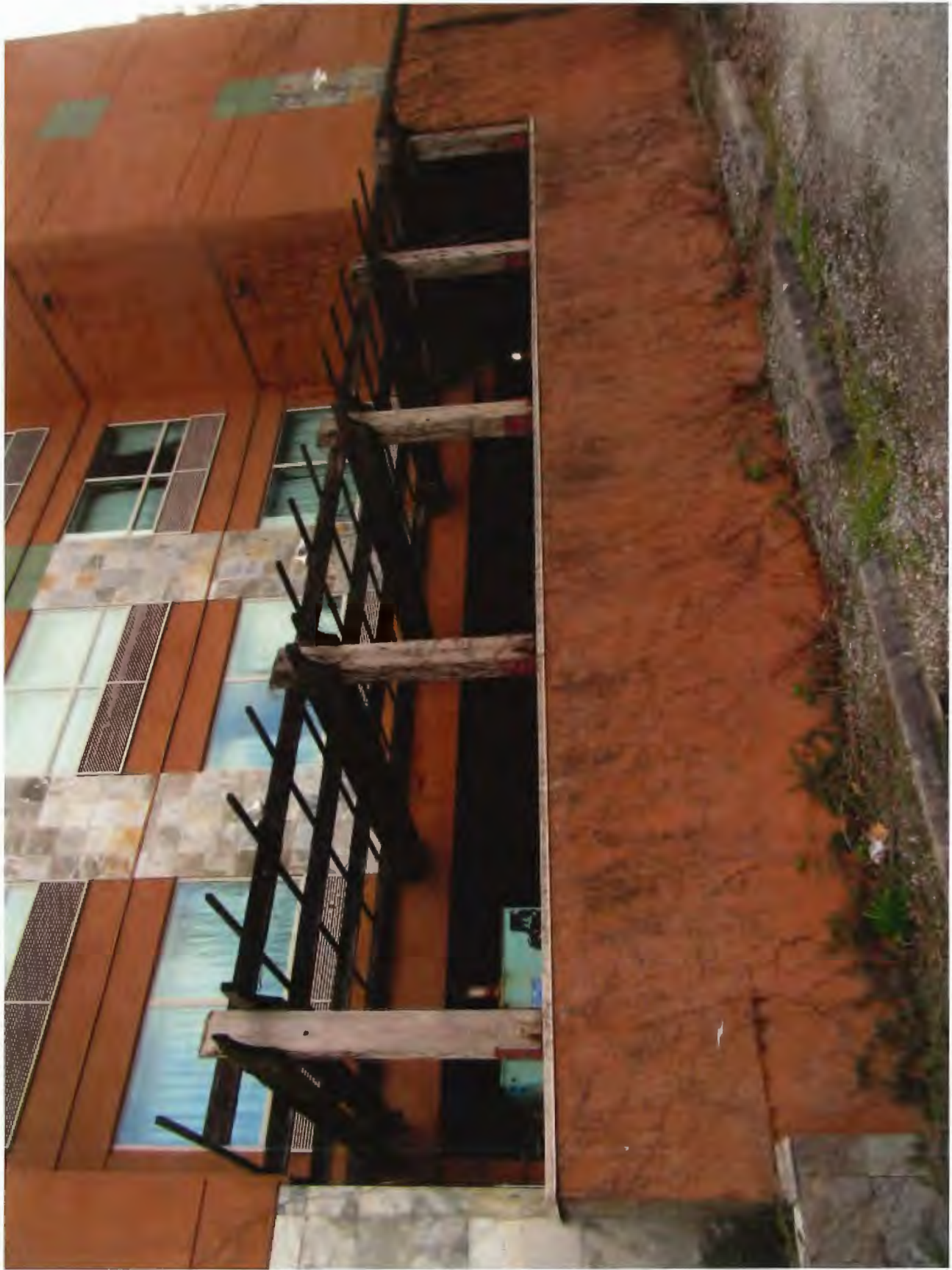




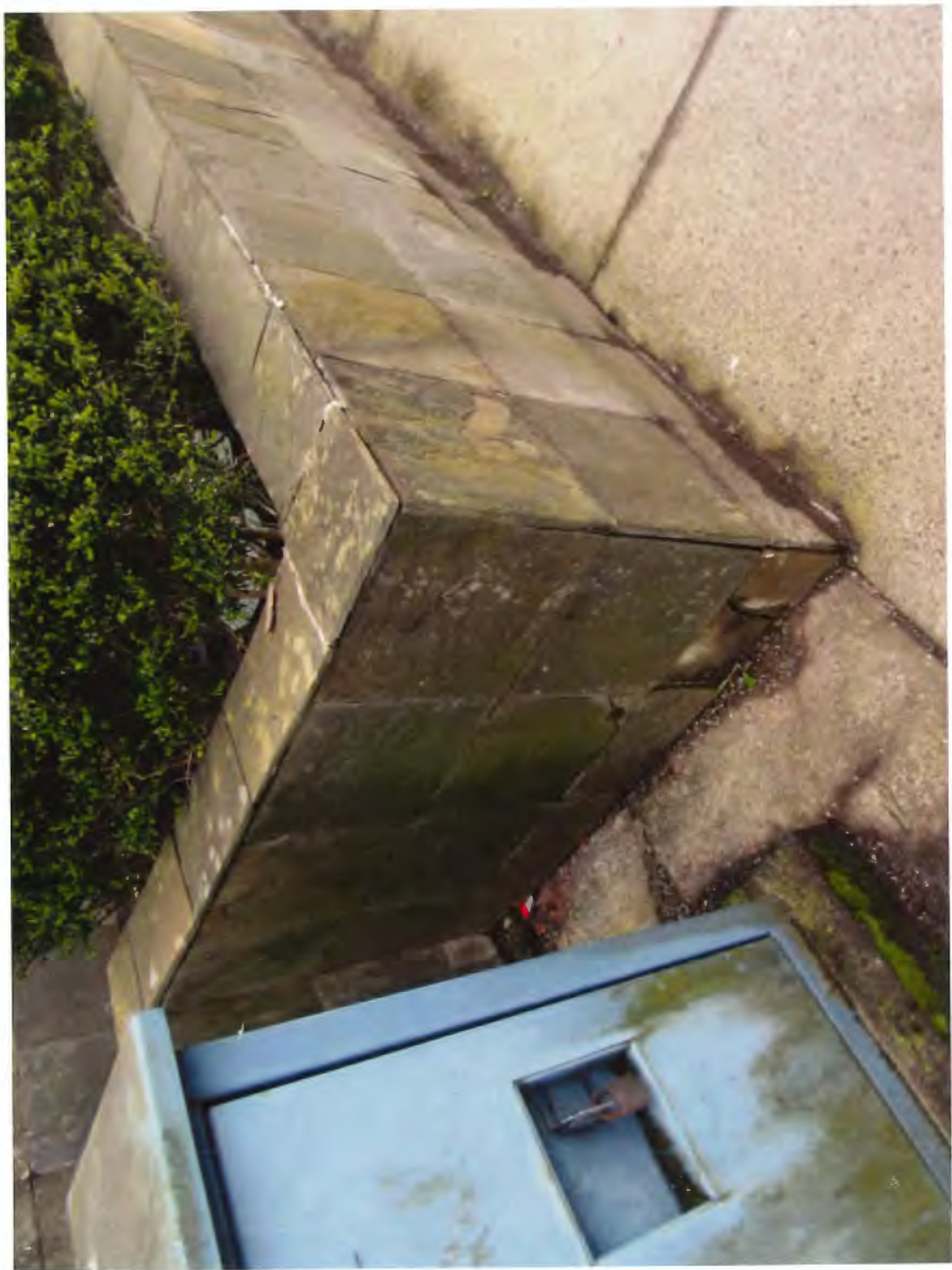












CIVIC ADDRESS
#7188 WESTMINSTER HIGHWAY
RICHMOND, B.C.

2 0 2 4 6

ALL DISTANCES ARE IN METRES

- 8 INDICATES SPOT ELEVATION
- 8R INDICATES BOLLARD
- 8B INDICATES CATCH BASIN
- 8D INDICATES ELECTRICAL BOX
- D=0V INDICATES GAS VALVE
- D=15V INDICATES IRRIGATION CONTROL VALVE
- L5 INDICATES LAMP STANDARD
- M4 INDICATES MANHOLE
- J.5 INDICATES JOIN
- D=50V INDICATES SCREW VALVE
- TL INDICATES TRAFFIC LIGHT
- LVS INDICATES UNKNOWN SORMICE
- D=3 RV INDICATES WATER VALVE
- (T) INDICATES TOP OF WALL
- 9 INDICATES WASH POST

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND MPM (MONUMENT) 7244970 WITH AN ELEVATION 1.753 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL TREES AND SHRUBS HAVE BEEN PLEATED AS REQUIRED BY CITY OF RICHMOND BYLAW NO.6557.
- BUILDING MEASUREMENTS ARE TAKEN TO OUTERMOST SURFACE OF EXTERIOR WALLS.

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-276-9331
FAX: 604-270-4137
CADFILE: 19757-001-TPG-000.DWG

R-22-19757-TPG CLIENT REF: NSDA ARCHITECTS

REA=1715.7 m²

CENTRE OF SITE - MAGB3(CSR5)
LATITUDE: 49° 10' 11.57" N
LONGITUDE: 123° 08' 41.23" W

Rem 26
PLAN 24068

Date	Issues / Revisions
2022-01-27	QIP Application
2024-01-11	QIP Start/End/Status
2024-04-01	QIP Start/End/Status
2024-05-20	QIP Start/End/Status
2024-06-12	QIP Start/End/Status

NSDA
ARCHITECTS[illegible]

Project
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

Sheet Title
Survey

DATE OF SURVEY: NOVEMBER 16, 2022

AARON CREAMER
B.C. LAND SURVEYOR (#1015)
"THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED."

Project Number
22012
Style
1:100
Sheet Number
A-00



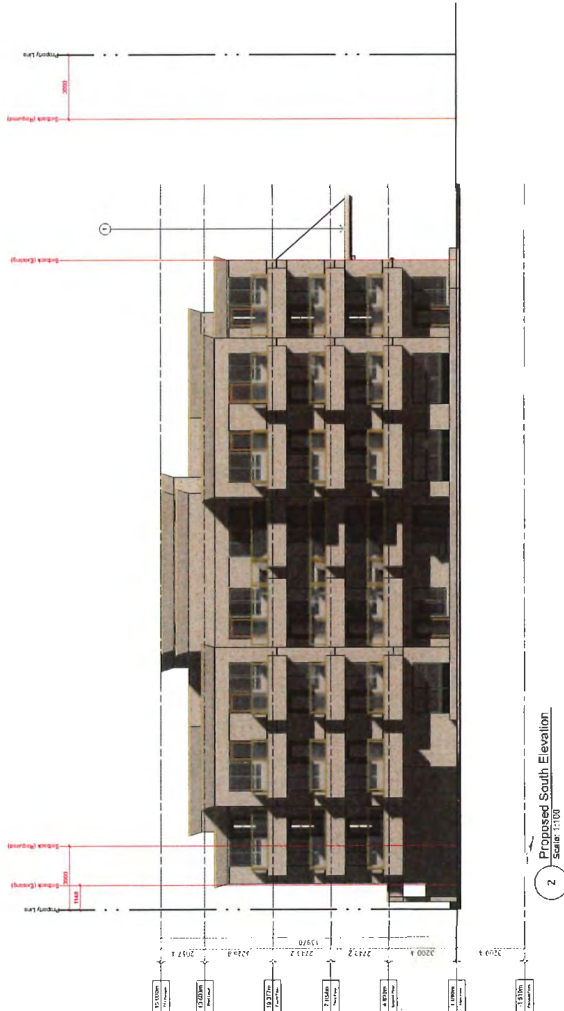
Legend

- 1. Replace existing glazing with solid wood sash.
- 2. Replace existing glazing with new solid wood sash.
- 3. Add new retractable awning.
- 4. Replace existing awning with new retractable awning.
- 5. Replace existing awning with new retractable awning.
- 6. Replace existing awning with new retractable awning.
- 7. Replace existing awning with new retractable awning.
- 8. Replace existing awning with new retractable awning.
- 9. Replace existing awning with new retractable awning.
- 10. Replace existing awning with new retractable awning.

Notes: 1. Repairs
2. Repairs
3. Repairs
4. Repairs
5. Repairs
6. Repairs
7. Repairs
8. Repairs
9. Repairs
10. Repairs

Date: 2020-12-20
Drawn by: [Name]
Checked by: [Name]
Approved by: [Name]

1 Proposed North Elevation
Scale: 1/100



2 Proposed South Elevation
Scale: 1/100

Scale

NSDA
ARCHITECTS

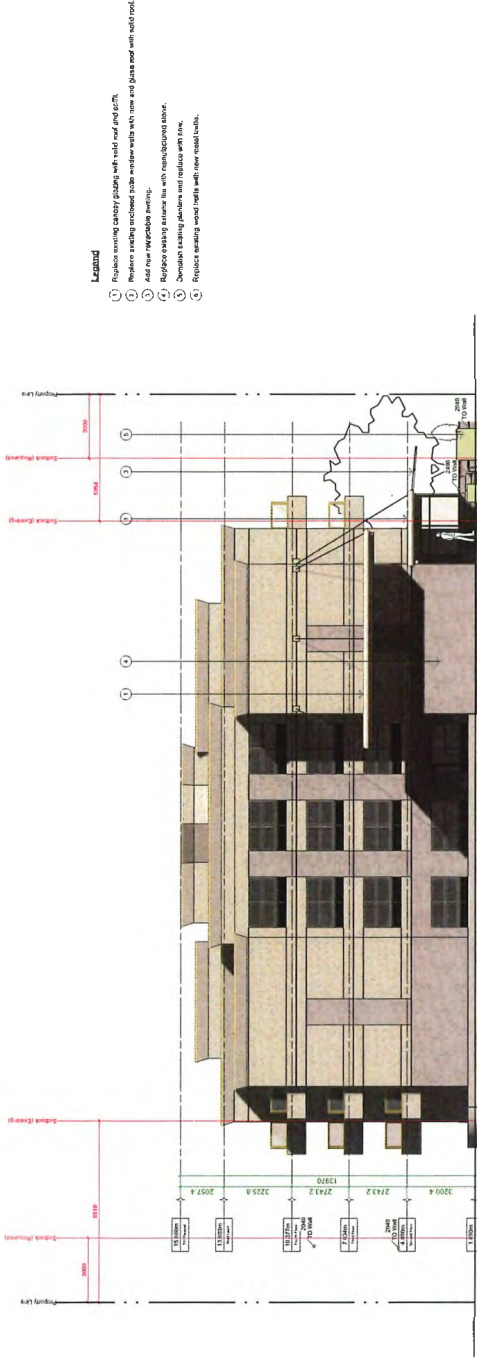
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100
100-1000 Ave. 100

Project:
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

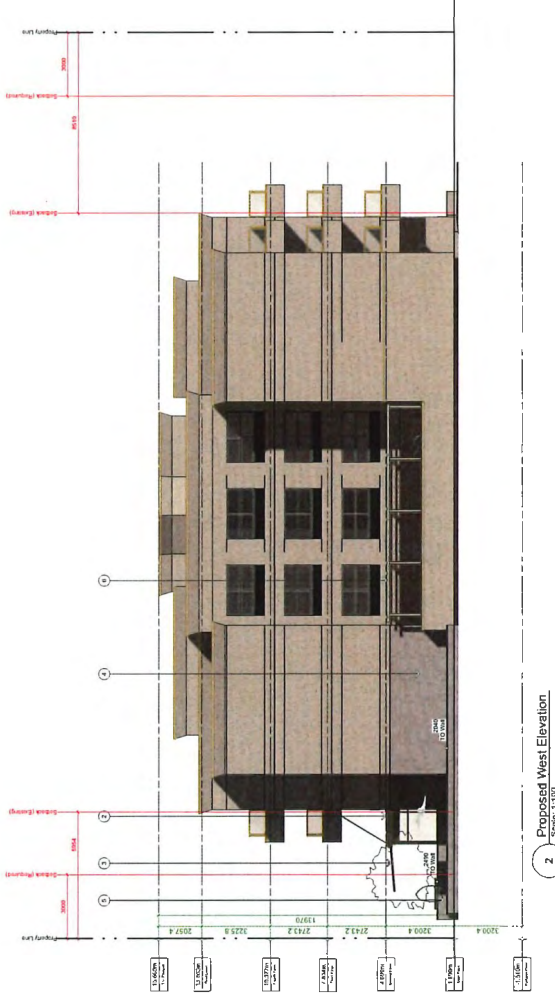
Drawn by:
Elevations

Project Number:
22012
Date:
1/10
Drawing:
A-201

Notes: 1. Existing
2. Proposed
3. As Shown
4. As Proposed
5. As Recommended
6. As Suggested
7. As Advised
8. As Directed
9. As Indicated
10. As Noted
11. As Stated
12. As Written
13. As Required
14. As Specified
15. As Described
16. As Detailed
17. As Illustrated
18. As Explained
19. As Clarified
20. As Defined
21. As Interpreted
22. As Understood
23. As Appreciated
24. As Acknowledged
25. As Accepted
26. As Approved
27. As Authorized
28. As Assigned
29. As Appointed
30. As Applicable
31. As Appropriate
32. As Applicable
33. As Applicable
34. As Applicable
35. As Applicable
36. As Applicable
37. As Applicable
38. As Applicable
39. As Applicable
40. As Applicable
41. As Applicable
42. As Applicable
43. As Applicable
44. As Applicable
45. As Applicable
46. As Applicable
47. As Applicable
48. As Applicable
49. As Applicable
50. As Applicable
51. As Applicable
52. As Applicable
53. As Applicable
54. As Applicable
55. As Applicable
56. As Applicable
57. As Applicable
58. As Applicable
59. As Applicable
60. As Applicable
61. As Applicable
62. As Applicable
63. As Applicable
64. As Applicable
65. As Applicable
66. As Applicable
67. As Applicable
68. As Applicable
69. As Applicable
70. As Applicable
71. As Applicable
72. As Applicable
73. As Applicable
74. As Applicable
75. As Applicable
76. As Applicable
77. As Applicable
78. As Applicable
79. As Applicable
80. As Applicable
81. As Applicable
82. As Applicable
83. As Applicable
84. As Applicable
85. As Applicable
86. As Applicable
87. As Applicable
88. As Applicable
89. As Applicable
90. As Applicable
91. As Applicable
92. As Applicable
93. As Applicable
94. As Applicable
95. As Applicable
96. As Applicable
97. As Applicable
98. As Applicable
99. As Applicable
100. As Applicable



1 Proposed East Elevation
Scale: 1/100



2 Proposed West Elevation
Scale: 1/100

NSDA
ARCHITECTS

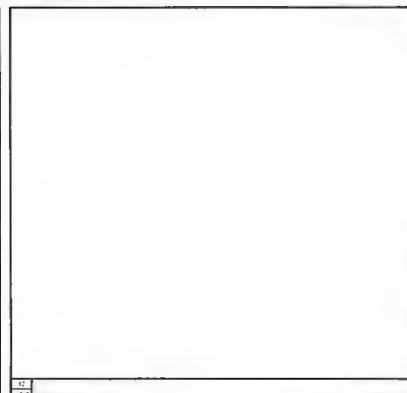
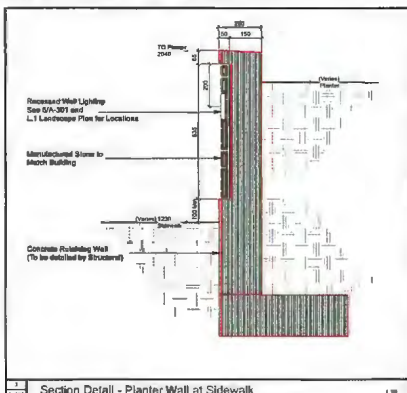
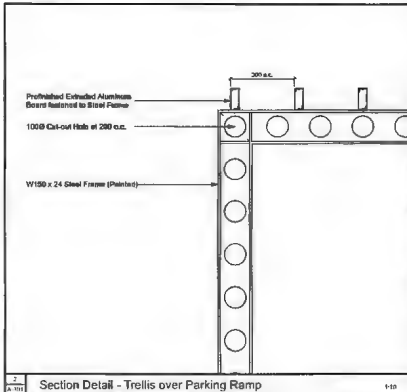
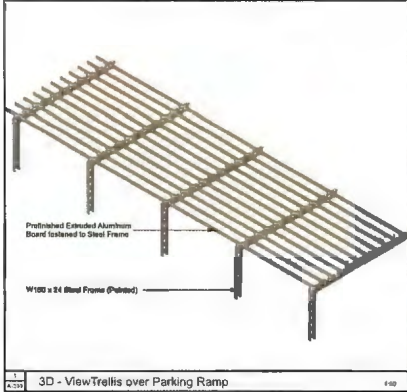
Architects
7188 Westminster Hwy
Richmond, BC
V6X 3A7
Tel: 604.271.1100
Fax: 604.271.1101
www.nsda.ca

Project:
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

Drawn By:
Elevations

Project Number:
22012
Scale:
1/100
Drawing Number:
A-202

Date	Notes / Revisions
2022-01-25	DP Application
2021-01-15	DP Finalization
2021-04-09	DP Pre-Development
2021-04-20	DP Finalization
2021-08-12	DP Finalization



NSDA
ARCHITECTS

240-222-2222
240-222-2222
240-222-2222
240-222-2222
240-222-2222

Project
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

Sheet Title
Details

Project Number
22012

Scale
As Noted

Sheet Number
A-301



DP 23-011375 Material Board
Best Western Aiden
7118 Westminster Hwy
Richmond, BC

NSDA
ARCHITECTS











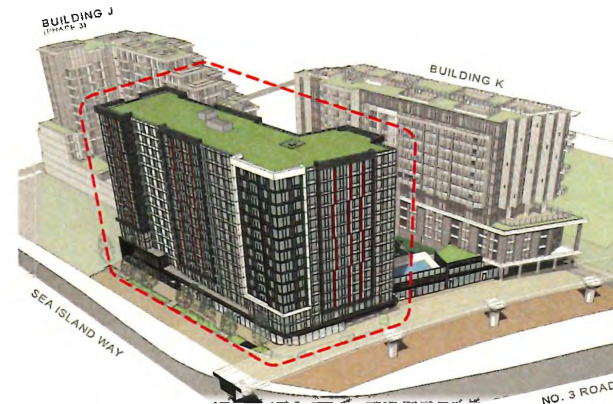


**PINNACLE CENTRE
@ CAPSTAN VILLAGE: PHASE 4
BUILDING 'L' CHANGE OF USE AND RE-DESIGN**
3200 No. 3 Rd. Richmond BC

DP 24-012258
DP Panel Presentation: Sep. 12, 2024



APPROVED OFFICE USE
DP 18-421282



PROPOSED HOTEL USE
DP 24-012258

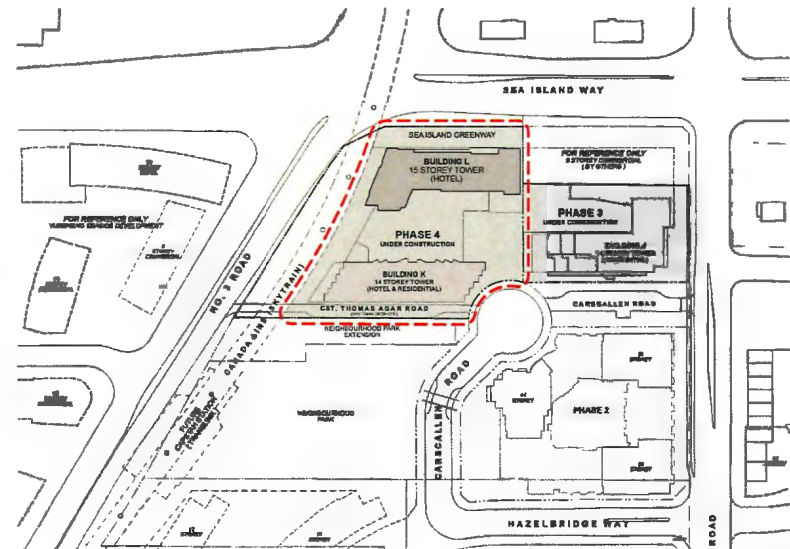
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024

bingham hill



LOCATION MAP



CONTEXT PLAN

LOCATION PLAN

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.



DP 24-012258
 DP Panel Presentation: Sep 12, 2024





VIEW FROM SEXSMITH & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH



VIEW FROM NO. 3 ROAD LOOKING NORTH

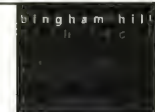


VIEW FROM NO. 3 ROAD LOOKING SOUTH

CONTEXT / STREETVIEW

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024





PHASE 4: BUILDING K
August 28, 2024



PHASE 4: BUILDING L
August 28, 2024



PHASE 3
August 28, 2024



PHASE 3
August 28, 2024

CURRENT SITE CONDITION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

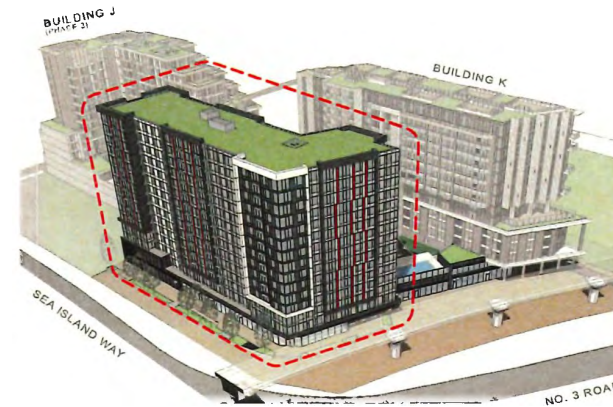
DP 24-012258
 DP Panel Presentation: Sep 12, 2024





APPROVED OFFICE USE
DP 18-021292

ZONING BYLAW: ZMU25
SECONDARY USES: OFFICE
GROSS FLOOR AREA: 26,878.9 m²
BUILDING HEIGHT: 47.0m
NO. STOREYS: 12



PROPOSED HOTEL USE
DP 24-012258

ZONING BYLAW: ZMU25
SECONDARY USES: HOTEL
GROSS FLOOR AREA: 26,878.9 m²
BUILDING HEIGHT: 47.0m
NO. STOREYS: 15
NO. HOTEL SUITES: 315

SUMMARY STATISTICS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024

bingham hill

CAPSTAN VILLAGE PHASE 4 - LEVEL 2

APPROVED
DP APPLICATION 2020



OUTDOOR AMENITY IS SHARED BETWEEN HOTEL GUESTS AND RESIDENTS.



NEW
DP APPLICATION 2024

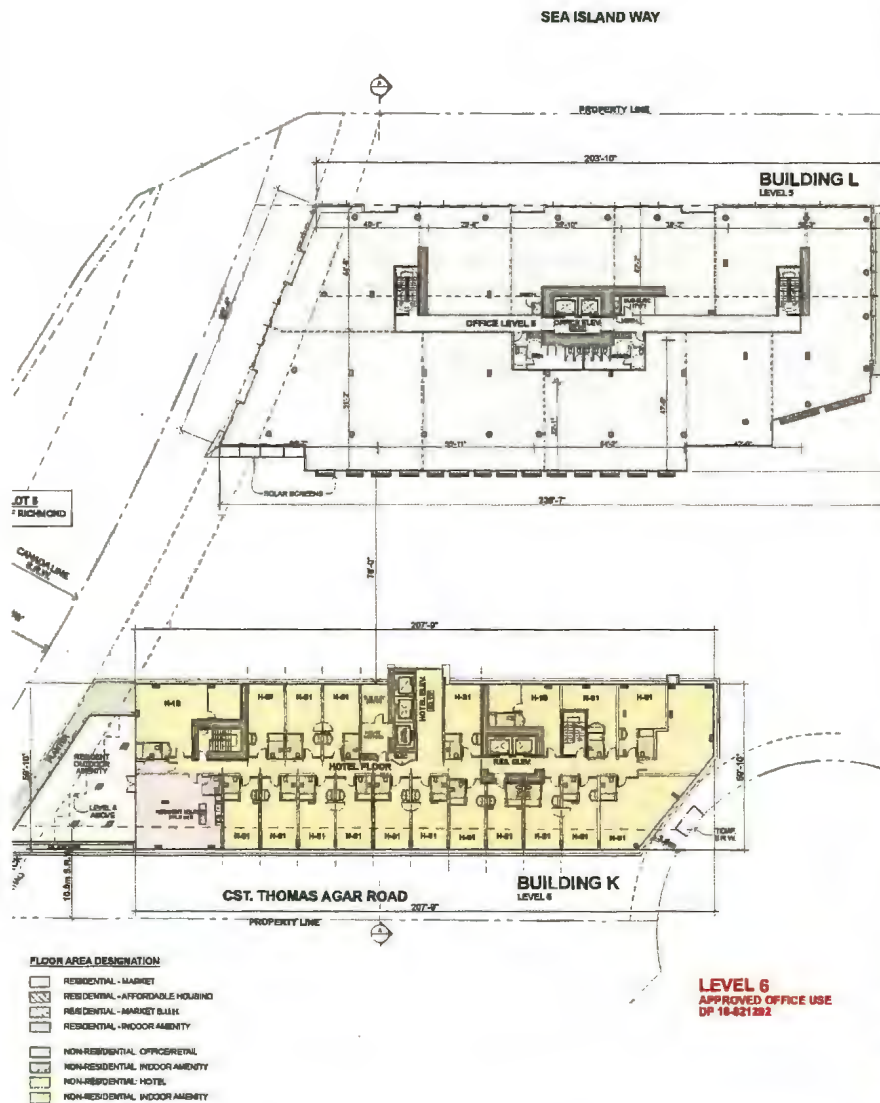


PROPOSED REVISIONS:

1. THE FLOOR PLAN OF BUILDING L IS REDUCED IN SIZE TO ACCOMMODATE THE CHANGE-OF-USE FROM OFFICE TO HOTEL, RESULTING IN AN EXPANDED OUTDOOR AMENITY SPACE.
2. THE EXPANDED OUTDOOR AMENITY ALLOWS FOR THE PROVISION OF A SEPARATE, DEDICATED OUTDOOR AMENITY FOR THE USE OF RESIDENTS ONLY.
3. ARTIFICIAL LAWN SPORTS AREA CHANGED TO RESIDENTIAL ONLY CHILDREN'S PLAY AREA AND ACTIVITY SPACE.
4. SWIMMING POOL ADDED TO NON-RESIDENTIAL (HOTEL) OUTDOOR AMENITY.

SOFTSCAPE LEGEND

- SHRUB PLANTING
- HEDGE PLANTING
- ARTIFICIAL TURF
- OPEN LAWN
- SAND



LEVEL 6
APPROVED OFFICE USE
DP 18-021282

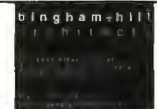


LEVEL 6
PROPOSED HOTEL USE
DP 24-012258

LEVEL 6

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024



SEA ISLAND WAY

FLOOR AREA DESIGNATION

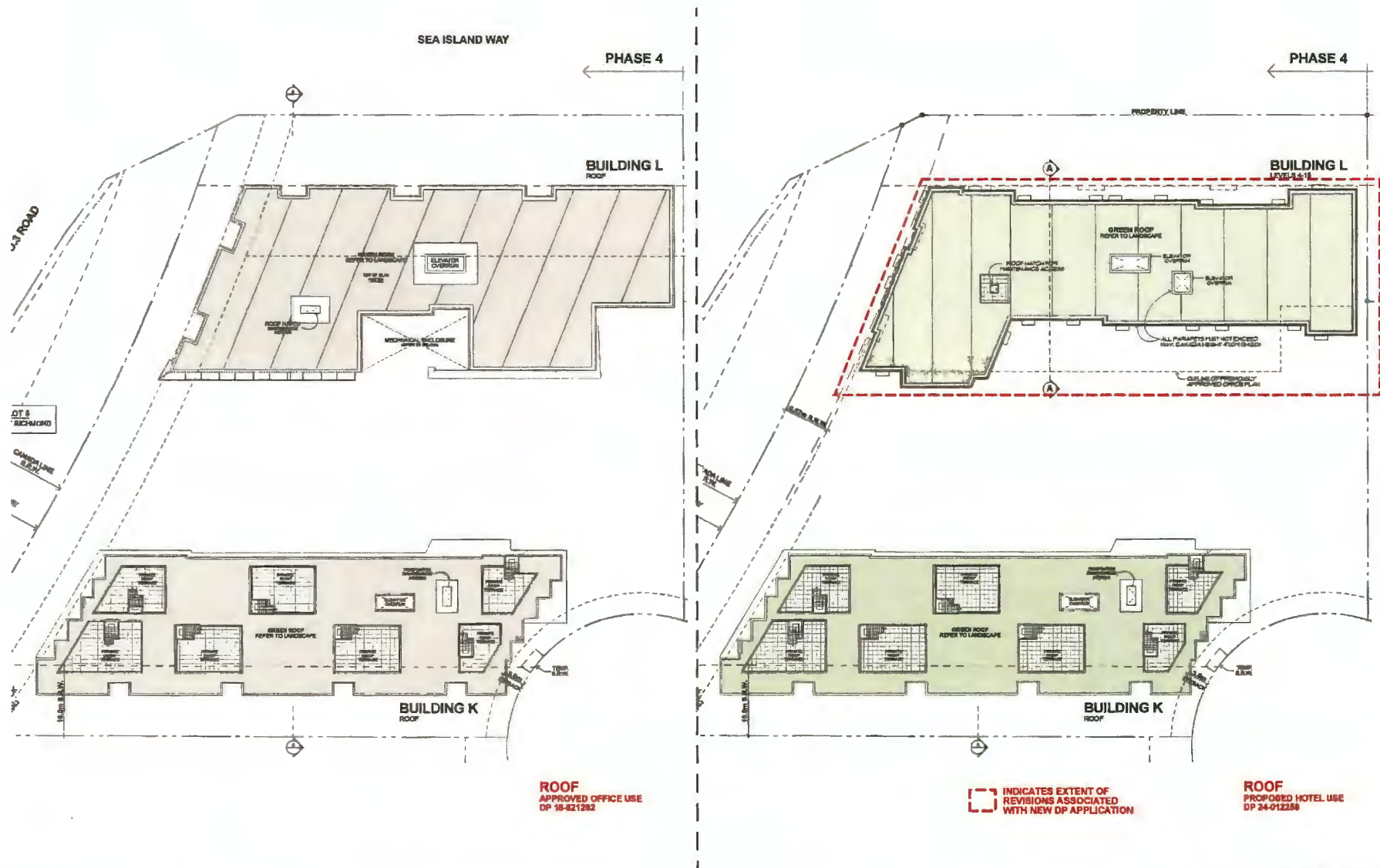
- | | |
|---|----------------------------------|
|  | RESIDENTIAL - MARKET |
|  | RESIDENTIAL - AFFORDABLE HOUSING |
|  | RESIDENTIAL - MARKET B.U.M. |
|  | RESIDENTIAL - INDOOR AMENITY |
|  | NON-RESIDENTIAL: OFFICE/RETAIL |
|  | NON-RESIDENTIAL: INDOOR AMENITY |
|  | NON-RESIDENTIAL: HOTEL |
|  | NON-RESIDENTIAL: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

LEVEL 9 & 10
PROPOSED HOTEL USE
DP 24-012258

DP 24-012258
DP Panel Presentation: Sep 12, 2024

bingham-hill
architects
100 A
5000 7-0

10

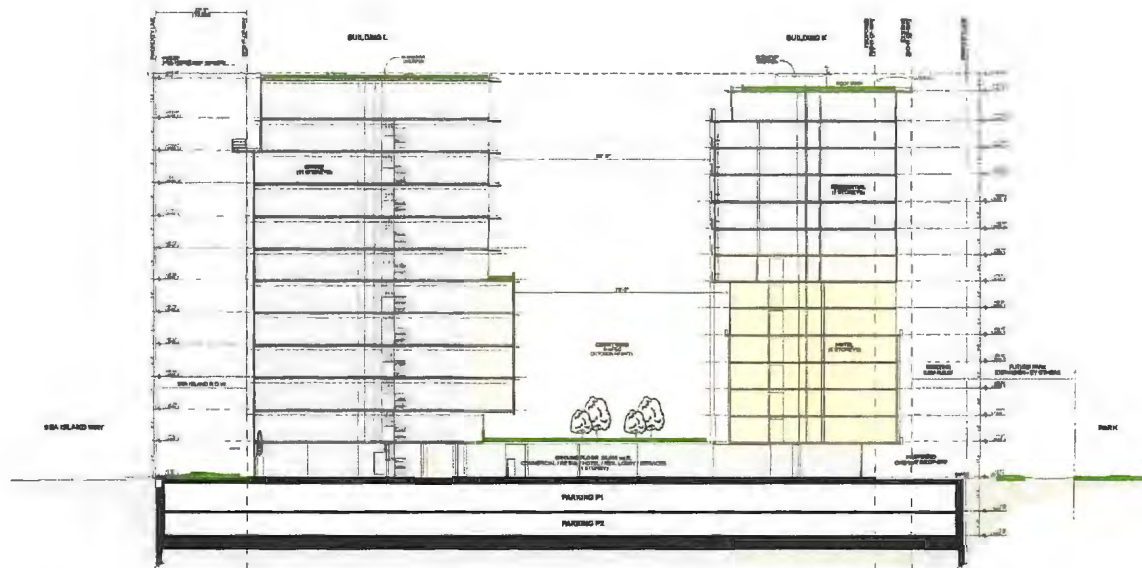


ROOF

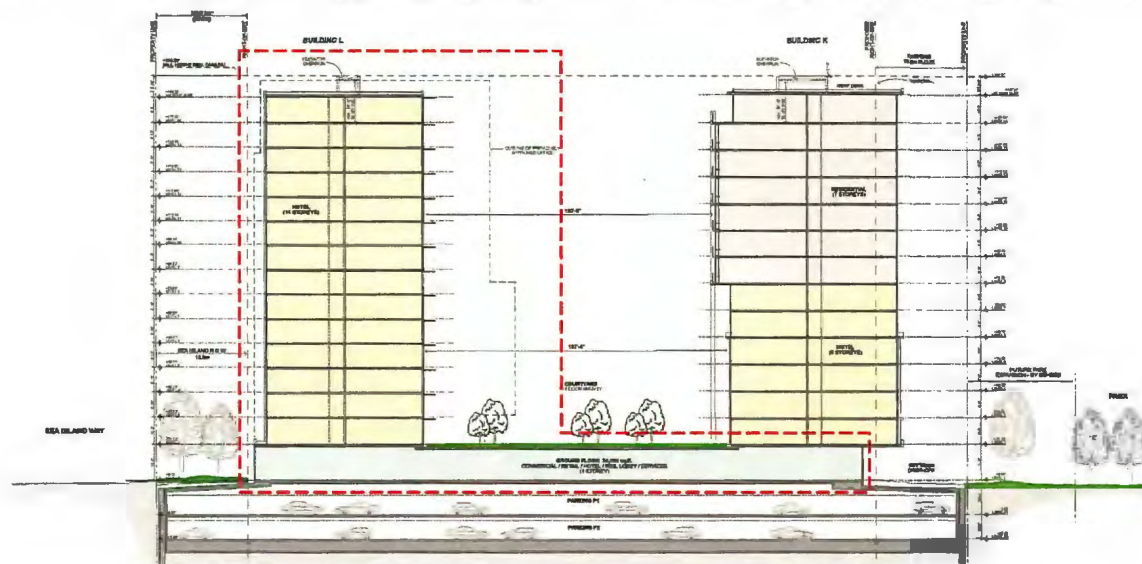
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024





SECTION A
APPROVED OFFICE USE
DP 18-021292



**INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION**

SECTION A
PROPOSED HOTEL USE
DP 24-012258

SECTION A

DP 24-012258
DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.



12



3D IMAGES

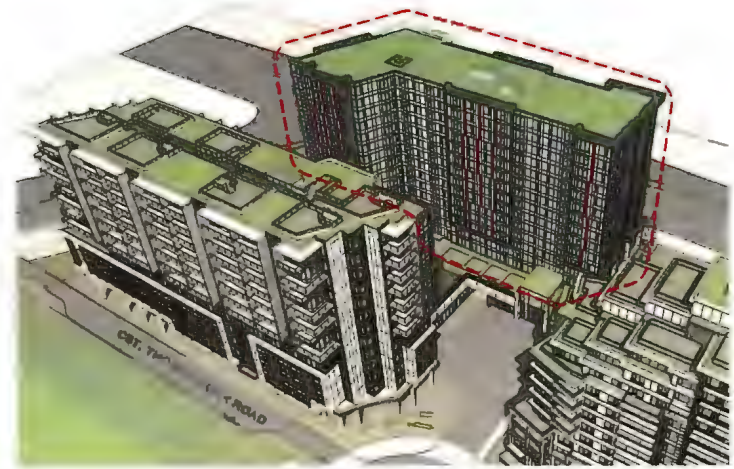
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024

bingham-hill
 architects



VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

APPROVED OFFICE USE
DP 18-021392



VIEW FROM SOUTHWEST

PROPOSED HOTEL USE
DP 24-012258

3D IMAGES

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

BUILDING K

DP 24-012258
 DP Panel Presentation: Sep 12, 2024

bingham-hill
 architects

LIST OF MATERIALS

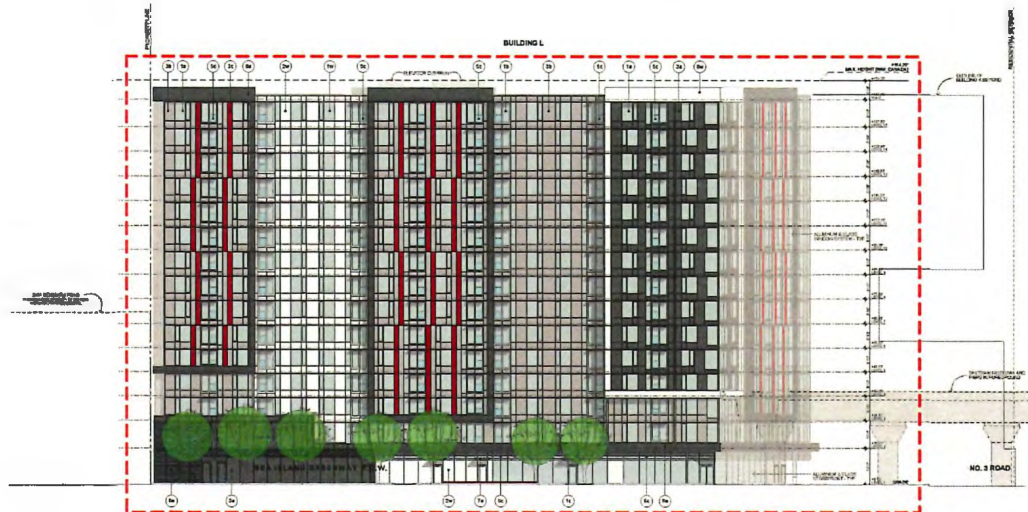
- 1 GLAZING TO ALUMINUM FRAMES
 - 1a - dark grey frame, glass insulated curtain wall
 - 1b - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 1c - white frame
- 2 SPANDREL GLASS BY ALUMINUM FRAMES
 - 2a - dark grey frame, glass insulated curtain wall
 - 2b - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 2c - white frame
- 3 INSULATED GLASS BY ALUMINUM FRAMES
 - 3a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 3b - white frame
- 4 FINISHED CONCRETE
 - 4a - white
 - 4b - dark grey
- 5 MASONRY
 - 5a - dark grey, stone or dark grey, stone
 - 5b - dark grey, stone or dark grey, stone
 - 5c - white, stone or dark grey, stone
- 6 FINISHED BRICK
 - 6a - dark grey, stone or dark grey, stone
 - 6b - dark grey, stone or dark grey, stone
 - 6c - white, stone or dark grey, stone
- 7 CONCRETE MASONRY
 - 7a - dark grey
- 8 INSULATED GLASS BY ALUMINUM FRAMES
 - 8a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 8b - white frame
- 9 INSULATED GLASS BY ALUMINUM FRAMES
 - 9a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 9b - white frame
- 10 INSULATED GLASS BY ALUMINUM FRAMES
 - 10a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 10b - white frame
- 11 INSULATED GLASS BY ALUMINUM FRAMES
 - 11a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 11b - white frame
- 12 INSULATED GLASS BY ALUMINUM FRAMES
 - 12a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 12b - white frame
- 13 INSULATED GLASS BY ALUMINUM FRAMES
 - 13a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 13b - white frame



NORTH ELEVATION
APPROVED OFFICE USE
DP 18-021292

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (WINDOW & DOOR)
 - 1a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 1b - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 1c - white frame
- 2 SPANDREL GLASS BY ALUMINUM FRAMES
 - 2a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 2b - white frame
- 3 INSULATED GLASS BY ALUMINUM FRAMES
 - 3a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 3b - white frame
- 4 FINISHED CONCRETE
 - 4a - white
 - 4b - dark grey
- 5 ALUMINUM & GLASS CHANGEROOM
 - 5a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 5b - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 5c - white frame, insulated glass unit 2" thick "Black-Just"
- 6 INSULATED GLASS BY ALUMINUM FRAMES
 - 6a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 6b - white frame
- 7 INSULATED GLASS BY ALUMINUM FRAMES
 - 7a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 7b - white frame
- 8 INSULATED GLASS BY ALUMINUM FRAMES
 - 8a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 8b - white frame
- 9 INSULATED GLASS BY ALUMINUM FRAMES
 - 9a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 9b - white frame
- 10 INSULATED GLASS BY ALUMINUM FRAMES
 - 10a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 10b - white frame
- 11 INSULATED GLASS BY ALUMINUM FRAMES
 - 11a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 11b - white frame
- 12 INSULATED GLASS BY ALUMINUM FRAMES
 - 12a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 12b - white frame
- 13 INSULATED GLASS BY ALUMINUM FRAMES
 - 13a - dark grey frame, insulated glass unit 2" thick "Black-Just"
 - 13b - white frame



INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

NORTH ELEVATION
PROPOSED HOTEL USE
DP 24-012258

NORTH ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024



15

LIST OF MATERIALS

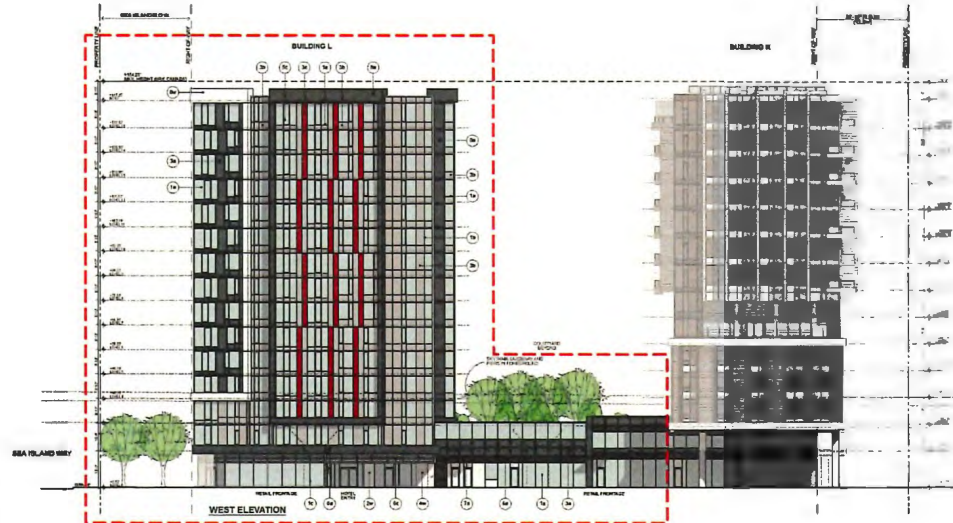
- 1 GLASS IN ALUMINUM FRAMES
 - 1a - clear glass exterior insulated double pane
 - 1b - clear glass interior insulated double pane
 - 1c - clear glass
- 2 ALUMINUM GLASS IN ALUMINUM FRAMES
 - 2a - brushed grey finish (RAL 7035) "Brush-Just"
 - 2b - clear glass
 - 2c - clear glass
- 3 INSULATED ALUMINUM FRAMES
 - 3a - clear glass (RAL 7035) "Brush-Just"
 - 3b - clear
 - 3c - clear
- 4 REINFORCED CONCRETE
 - 4a - white
 - 4b - clear water
- 5 BRICKWORK
 - 5a - dark grey brick, face of door ramp, glass
 - 5b - clear glass, face of door ramp, glass
 - 5c - clear glass, face of door ramp, glass
- 6 THERMAL BREAK
 - 6a - dark grey brick, face of door ramp, glass
 - 6b - clear glass, face of door ramp, glass
 - 6c - clear glass, face of door ramp, glass
- 7 THERMAL BREAK
 - 7a - dark grey brick, face of door ramp, glass
 - 7b - clear glass, face of door ramp, glass
 - 7c - clear glass, face of door ramp, glass
- 8 BRICK & GLASS CANOPY
 - 8a - brushed grey finish (RAL 7035) "Brush-Just"
 - 8b - clear glass (RAL 7035) "Brush-Just"
 - 8c - clear
- 9 BRICK LAMINATE
 - 9a - dark grey brick (RAL 7035) "Brush-Just"
 - 9b - clear
- 10 BRICK
 - 10a - dark grey
- 11 BRICK, PINK
 - 11a - pink brick (RAL 2004-10) "Pink-Just"
 - 11b - pink brick (RAL 2004-10) "Pink-Just"
 - 11c - pink brick (RAL 2004-10) "Pink-Just"
 - 11d - pink brick (RAL 2004-10) "Pink-Just"
 - 11e - pink brick (RAL 2004-10) "Pink-Just"
 - 11f - pink brick (RAL 2004-10) "Pink-Just"
 - 11g - pink brick (RAL 2004-10) "Pink-Just"
 - 11h - pink brick (RAL 2004-10) "Pink-Just"
 - 11i - pink brick (RAL 2004-10) "Pink-Just"
 - 11j - pink brick (RAL 2004-10) "Pink-Just"
 - 11k - pink brick (RAL 2004-10) "Pink-Just"
 - 11l - pink brick (RAL 2004-10) "Pink-Just"
 - 11m - pink brick (RAL 2004-10) "Pink-Just"
 - 11n - pink brick (RAL 2004-10) "Pink-Just"
 - 11o - pink brick (RAL 2004-10) "Pink-Just"
 - 11p - pink brick (RAL 2004-10) "Pink-Just"
 - 11q - pink brick (RAL 2004-10) "Pink-Just"
 - 11r - pink brick (RAL 2004-10) "Pink-Just"
 - 11s - pink brick (RAL 2004-10) "Pink-Just"
 - 11t - pink brick (RAL 2004-10) "Pink-Just"
 - 11u - pink brick (RAL 2004-10) "Pink-Just"
 - 11v - pink brick (RAL 2004-10) "Pink-Just"
 - 11w - pink brick (RAL 2004-10) "Pink-Just"
 - 11x - pink brick (RAL 2004-10) "Pink-Just"
 - 11y - pink brick (RAL 2004-10) "Pink-Just"
 - 11z - pink brick (RAL 2004-10) "Pink-Just"
- 12 BRICK, RED
 - 12a - red brick (RAL 2004-10) "Red-Just"
 - 12b - red brick (RAL 2004-10) "Red-Just"
 - 12c - red brick (RAL 2004-10) "Red-Just"
 - 12d - red brick (RAL 2004-10) "Red-Just"
 - 12e - red brick (RAL 2004-10) "Red-Just"
 - 12f - red brick (RAL 2004-10) "Red-Just"
 - 12g - red brick (RAL 2004-10) "Red-Just"
 - 12h - red brick (RAL 2004-10) "Red-Just"
 - 12i - red brick (RAL 2004-10) "Red-Just"
 - 12j - red brick (RAL 2004-10) "Red-Just"
 - 12k - red brick (RAL 2004-10) "Red-Just"
 - 12l - red brick (RAL 2004-10) "Red-Just"
 - 12m - red brick (RAL 2004-10) "Red-Just"
 - 12n - red brick (RAL 2004-10) "Red-Just"
 - 12o - red brick (RAL 2004-10) "Red-Just"
 - 12p - red brick (RAL 2004-10) "Red-Just"
 - 12q - red brick (RAL 2004-10) "Red-Just"
 - 12r - red brick (RAL 2004-10) "Red-Just"
 - 12s - red brick (RAL 2004-10) "Red-Just"
 - 12t - red brick (RAL 2004-10) "Red-Just"
 - 12u - red brick (RAL 2004-10) "Red-Just"
 - 12v - red brick (RAL 2004-10) "Red-Just"
 - 12w - red brick (RAL 2004-10) "Red-Just"
 - 12x - red brick (RAL 2004-10) "Red-Just"
 - 12y - red brick (RAL 2004-10) "Red-Just"
 - 12z - red brick (RAL 2004-10) "Red-Just"
- 13 THERMAL BREAK GLASS
 - 13a - clear



WEST ELEVATION
APPROVED OFFICE USE
DP 18-01292

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (BRICK & THERMAL)
 - 1a - dark grey finish (RAL 7035) "Brush-Just"
 - 1b - brushed grey finish (RAL 7035) "Brush-Just"
 - 1c - clear glass
 - 1d - clear glass
- 2 GLASS SPANDREL
 - 2a - dark grey finish (RAL 7035) "Brush-Just"
 - 2b - clear
- 3 BRICK, RED
 - 3a - dark grey finish (RAL 7035) "Brush-Just"
 - 3b - brushed grey finish (RAL 7035) "Brush-Just"
 - 3c - red brick (RAL 2004-10) "Red-Just"
- 4 REINFORCED CONCRETE
 - 4a - white
- 5 ALUMINUM & GLASS CHANGERS
 - 5a - dark grey finish (RAL 7035) "Brush-Just"
 - 5b - brushed grey finish (RAL 7035) "Brush-Just"
 - 5c - brushed grey finish (RAL 7035) "Brush-Just"
 - 5d - brushed grey finish (RAL 7035) "Brush-Just"
 - 5e - brushed grey finish (RAL 7035) "Brush-Just"
 - 5f - brushed grey finish (RAL 7035) "Brush-Just"
 - 5g - brushed grey finish (RAL 7035) "Brush-Just"
 - 5h - brushed grey finish (RAL 7035) "Brush-Just"
 - 5i - brushed grey finish (RAL 7035) "Brush-Just"
 - 5j - brushed grey finish (RAL 7035) "Brush-Just"
 - 5k - brushed grey finish (RAL 7035) "Brush-Just"
 - 5l - brushed grey finish (RAL 7035) "Brush-Just"
 - 5m - brushed grey finish (RAL 7035) "Brush-Just"
 - 5n - brushed grey finish (RAL 7035) "Brush-Just"
 - 5o - brushed grey finish (RAL 7035) "Brush-Just"
 - 5p - brushed grey finish (RAL 7035) "Brush-Just"
 - 5q - brushed grey finish (RAL 7035) "Brush-Just"
 - 5r - brushed grey finish (RAL 7035) "Brush-Just"
 - 5s - brushed grey finish (RAL 7035) "Brush-Just"
 - 5t - brushed grey finish (RAL 7035) "Brush-Just"
 - 5u - brushed grey finish (RAL 7035) "Brush-Just"
 - 5v - brushed grey finish (RAL 7035) "Brush-Just"
 - 5w - brushed grey finish (RAL 7035) "Brush-Just"
 - 5x - brushed grey finish (RAL 7035) "Brush-Just"
 - 5y - brushed grey finish (RAL 7035) "Brush-Just"
 - 5z - brushed grey finish (RAL 7035) "Brush-Just"
- 6 BRICK, RED
 - 6a - dark grey finish (RAL 7035) "Brush-Just"
 - 6b - brushed grey finish (RAL 7035) "Brush-Just"
 - 6c - red brick (RAL 2004-10) "Red-Just"
- 7 THERMAL BREAK GLASS
 - 7a - dark grey finish (RAL 7035) "Brush-Just"
 - 7b - brushed grey finish (RAL 7035) "Brush-Just"
 - 7c - clear glass
- 8 BRICK, RED
 - 8a - dark grey finish (RAL 7035) "Brush-Just"
 - 8b - brushed grey finish (RAL 7035) "Brush-Just"
 - 8c - red brick (RAL 2004-10) "Red-Just"
- 9 BRICK, RED
 - 9a - dark grey finish (RAL 7035) "Brush-Just"
 - 9b - brushed grey finish (RAL 7035) "Brush-Just"
 - 9c - red brick (RAL 2004-10) "Red-Just"
- 10 BRICK, RED
 - 10a - dark grey finish (RAL 7035) "Brush-Just"
 - 10b - brushed grey finish (RAL 7035) "Brush-Just"
 - 10c - red brick (RAL 2004-10) "Red-Just"



INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION

WEST ELEVATION
PROPOSED HOTEL USE
DP 24-012258

WEST ELEVATION

DP 24-012258
DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.



16

- ① **RESEARCHER IN ADVERTISEMENT POSITION**
to - do research about something
to - do research about *the market* for "Black and White"
to - do research about
- ② **INTERVIEWER, AGENT IN ADVERTISEMENT POSITION**
to - do interview
to - do interview *about* "Black and White"
to - do interview *with* *the* *editor* of "Black and White"
to - do interview *with* *the* *editor* of "Black and White"
- ③ **INTERVIEWER, ADVERTISER POSITION**
to - do interview
to - do interview *about* "Black and White"
to - do interview
- ④ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑤ **FORWARDING**
to - do
to - do
to - do
- ⑥ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑦ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑧ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑨ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑩ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑪ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑫ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑬ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑭ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑮ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑯ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑰ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑱ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑲ **FORWARDING CHARGE**
to - do
to - do
to - do
- ⑳ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉑ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉒ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉓ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉔ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉕ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉖ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉗ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉘ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉙ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉚ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉛ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉜ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉝ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉞ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㉟ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊱ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊲ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊳ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊴ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊵ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊶ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊷ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊸ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊹ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊺ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊻ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊼ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊽ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊾ **FORWARDING CHARGE**
to - do
to - do
to - do
- ㊿ **FORWARDING CHARGE**
to - do
to - do
to - do



SOUTH ELEVATION
APPROVED OFFICE USE
DP 18-821292

- 1 **ALUMINUM FINISHES (aluminum & aluminum alloy)**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
N - alkyl glycol methacrylate N 2524 "Wash-Just"
N - alkyl glycol methacrylate N 2525 "Wash-Just"
N - alkyl glycol methacrylate N 2526 "Wash-Just"
- 2 **ALUMINUM, ANODIZED**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
- 3 **ARTIFICIAL STONES**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
N - alkyl glycol methacrylate N 2524 "Wash-Just"
N - alkyl glycol methacrylate N 2525 "Wash-Just"
N - alkyl glycol methacrylate N 2526 "Wash-Just"
- 4 **PAINTED CONCRETE**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
- 5 **PAINTS AND GLASS PAINTS (aluminum & aluminum alloy)**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
N - alkyl glycol methacrylate N 2524 "Wash-Just"
N - alkyl glycol methacrylate N 2525 "Wash-Just"
N - alkyl glycol methacrylate N 2526 "Wash-Just"
- 6 **PAINTS, LAMINAR**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
N - alkyl glycol methacrylate N 2524 "Wash-Just"
N - alkyl glycol methacrylate N 2525 "Wash-Just"
N - alkyl glycol methacrylate N 2526 "Wash-Just"
- 7 **PAINTS, GLASS GLAZES**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
- 8 **PAINTS, GLASS GLAZES**
N - alkyl glycol methacrylate N 2523 "Wash-Just"
N - alkyl glycol methacrylate N 2524 "Wash-Just"
N - alkyl glycol methacrylate N 2525 "Wash-Just"
N - alkyl glycol methacrylate N 2526 "Wash-Just"
- 9 **PAINTS, GLASS GLAZES**
N - alkyl glycol methacrylate N 2523 "Wash-Just"



INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

SOUTH ELEVATION
PROPOSED HOTEL USE
DP 24-012258

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024

LIST OF MATERIALS

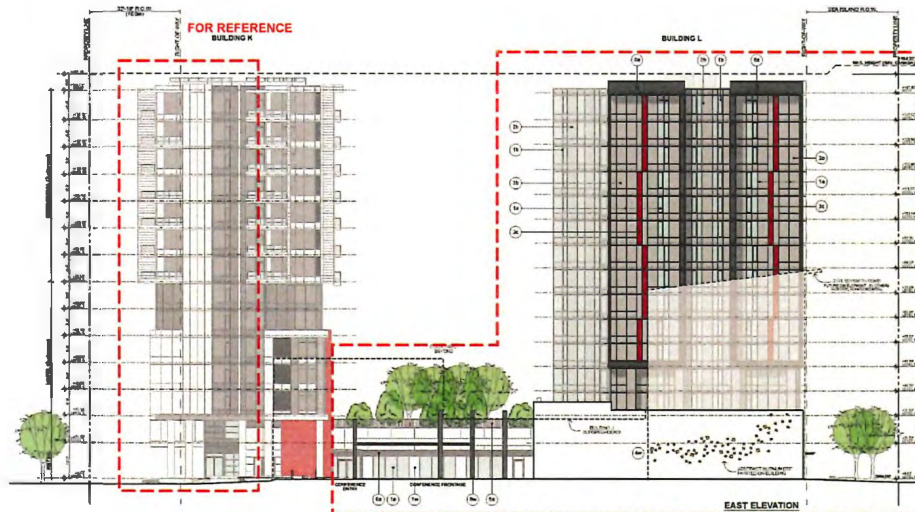
- GLASS IN ALUMINUM FRAMES**
 - 1a - clear glass with insulated aluminum
 - 1b - dark gray frame with 100% "Black Acet"
 - 1c - white frame
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 2a - clear glass with 100% "Black Acet"
 - 2b - clear glass with 100% "Black Acet"
 - 2c - clear glass with 100% "Black Acet"
 - 2d - clear glass with 100% "Black Acet"
 - 2e - white
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 3a - dark gray frame with 100% "Black Acet"
 - 3b - white
 - 3c - clear
- POURED CONCRETE**
 - 4a - white
 - 4b - clear
- SHOULDER**
 - 5a - dark gray stone, frame of aluminum plate
 - 5b - clear stone, frame of aluminum plate
 - 5c - clear stone, frame of aluminum plate
 - 5d - clear stone, frame of aluminum plate
- POURED CONCRETE**
 - 6a - dark gray stone, frame of aluminum plate
 - 6b - clear stone, frame of aluminum plate
 - 6c - clear stone, frame of aluminum plate
- SHOULDER**
 - 7a - dark gray
 - 7b - clear
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 8a - clear glass with 100% "Black Acet"
 - 8b - clear glass with 100% "Black Acet"
 - 8c - white
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 9a - dark gray frame with 100% "Black Acet"
 - 9b - white
 - 9c - clear
- SHOULDER**
 - 10a - dark gray
 - 10b - clear
- SHOULDER**
 - 11a - dark gray
 - 11b - clear
 - 11c - clear
 - 11d - clear
 - 11e - clear
 - 11f - clear
 - 11g - clear
 - 11h - clear
 - 11i - clear
 - 11j - clear
 - 11k - clear
 - 11l - clear
 - 11m - clear
 - 11n - clear
 - 11o - clear
 - 11p - clear
 - 11q - clear
 - 11r - clear
 - 11s - clear
 - 11t - clear
 - 11u - clear
 - 11v - clear
 - 11w - clear
 - 11x - clear
 - 11y - clear
 - 11z - clear
- SHOULDER**
 - 12a - dark gray
 - 12b - clear
 - 12c - clear
 - 12d - clear
 - 12e - clear
 - 12f - clear
 - 12g - clear
 - 12h - clear
 - 12i - clear
 - 12j - clear
 - 12k - clear
 - 12l - clear
 - 12m - clear
 - 12n - clear
 - 12o - clear
 - 12p - clear
 - 12q - clear
 - 12r - clear
 - 12s - clear
 - 12t - clear
 - 12u - clear
 - 12v - clear
 - 12w - clear
 - 12x - clear
 - 12y - clear
 - 12z - clear
- SHOULDER**
 - 13a - dark gray
 - 13b - clear
 - 13c - clear
 - 13d - clear
 - 13e - clear
 - 13f - clear
 - 13g - clear
 - 13h - clear
 - 13i - clear
 - 13j - clear
 - 13k - clear
 - 13l - clear
 - 13m - clear
 - 13n - clear
 - 13o - clear
 - 13p - clear
 - 13q - clear
 - 13r - clear
 - 13s - clear
 - 13t - clear
 - 13u - clear
 - 13v - clear
 - 13w - clear
 - 13x - clear
 - 13y - clear
 - 13z - clear



EAST ELEVATION
APPROVED OFFICE USE
DP 16-021292

LIST OF MATERIALS

- ALUMINUM FRAMES GLASS IN ALUMINUM**
 - 1a - dark gray frame with 100% "Black Acet"
 - 1b - clear glass with 100% "Black Acet"
 - 1c - clear glass
- GLASS IN ALUMINUM FRAMES**
 - 2a - dark gray frame with 100% "Black Acet"
 - 2b - white
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 3a - dark gray frame with 100% "Black Acet"
 - 3b - clear glass with 100% "Black Acet"
 - 3c - clear glass
- POURED CONCRETE**
 - 4a - white
 - 4b - clear
- SHOULDER**
 - 5a - dark gray frame with 100% "Black Acet"
 - 5b - clear glass with 100% "Black Acet"
 - 5c - clear glass
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 6a - dark gray frame with 100% "Black Acet"
 - 6b - clear glass with 100% "Black Acet"
 - 6c - clear glass
- POURED CONCRETE**
 - 7a - white
 - 7b - clear
- SHOULDER**
 - 8a - dark gray frame with 100% "Black Acet"
 - 8b - clear glass with 100% "Black Acet"
 - 8c - clear glass
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 9a - dark gray frame with 100% "Black Acet"
 - 9b - clear glass with 100% "Black Acet"
 - 9c - clear glass
- POURED CONCRETE**
 - 10a - white
 - 10b - clear
- SHOULDER**
 - 11a - dark gray frame with 100% "Black Acet"
 - 11b - clear glass with 100% "Black Acet"
 - 11c - clear glass
- SPRINKLER GLASS IN ALUMINUM FRAMES**
 - 12a - dark gray frame with 100% "Black Acet"
 - 12b - clear glass with 100% "Black Acet"
 - 12c - clear glass
- POURED CONCRETE**
 - 13a - white
 - 13b - clear



INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION

EAST ELEVATION
PROPOSED HOTEL USE
DP 24-012258

EAST ELEVATION

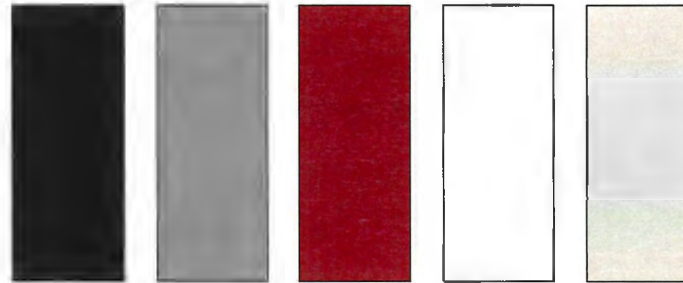
DP 24-012258
DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.



18

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



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

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

3c
"Deep Rose"

1w, 6w, 8w
"White"

1c, 8c
"Clear Anodized"

GLASS
(spandrel panels)



2w
"White"

**PAINTED
CONCRETE**



4w
"White"

LIST OF MATERIALS

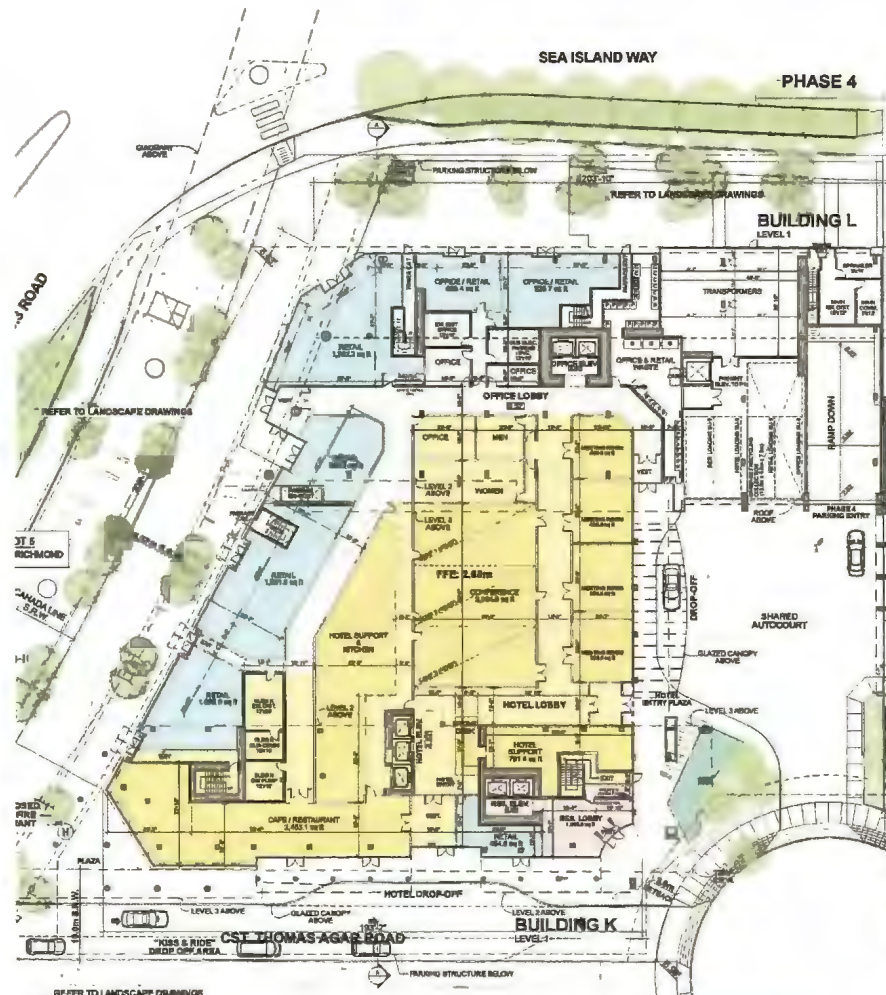
- ① ALUMINUM FRAMES (WINDOW & DOOR)
 - 1a - clear grey frame, match SW 2100 "Black Jack"
 - 1b - medium grey, match SW 2100-05 "Pigeon Grey"
 - 1c - clear anodized
 - 1w - white frame
- ② GLASS SPANDREL
 - 2w - white, grey frame, match SW 2100 "Black Jack"
 - 2w - white
- ③ METAL, SPANDREL
 - 3a - clear grey, match SW 2100-05 "Black Jack"
 - 3b - medium grey, match SW 2100-05 "Pigeon Grey"
 - 3c - red, match SW 2100-05 "Deep Rose"
- ④ PAINTED CONCRETE
 - 4w - white
- ⑤ ALUMINUM & GLASS SPANDREL
 - 5a - clear grey, match SW 2100-05 "Black Jack"
 - 5b - medium grey, match SW 2100-05 "Pigeon Grey"
 - 5c - white, match SW 2100-05 "Black Jack"
 - 5w - white
- ⑥ METAL LOUVER
 - 6a - clear grey, match SW 2100-05 "Black Jack"
 - 6b - medium grey, match SW 2100-05 "Pigeon Grey"
 - 6c - clear anodized
 - 6w - white
- ⑦ STEEL & GLASS CANOPY
 - 7a - clear grey frame, match SW 2100-05 "Black Jack"
- ⑧ METAL, DOOR
 - 8a - clear grey frame, match SW 2100 "Black Jack"
 - 8b - medium grey, match SW 2100-05 "Pigeon Grey"
 - 8c - white, match SW 2100-05 "Black Jack"
 - 8w - white frame
- ⑨ SOLAR SCREEN
 - 9a - clear grey frame, match SW 2100 "Black Jack"

MATERIALS & COLOURS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024





- REFER TO LANDSCAPE DRAWINGS
FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
 - RESIDENTIAL - AFFORDABLE HOUSING
 - RESIDENTIAL - MARKET & U.H.
 - RESIDENTIAL - INDOOR AMENITY
 - NON-RESIDENTIAL OFFICE/RETAIL
 - NON-RESIDENTIAL INDOOR AMENITY
 - NON-RESIDENTIAL HOTEL
 - NON-RESIDENTIAL INDOOR AMENITY

LEVEL 1
APPROVED OFFICE USE
DP 15-021292



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

INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION

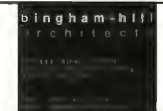
LEVEL 1
PROPOSED HOTEL USE
DP 24-012258

LEVEL 1

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

for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024



CAPSTAN VILLAGE PHASE 4 - GROUND LEVEL

APPROVED
DP APPLICATION 2020






NEW
DP APPLICATION 2024



PROPOSED REVISIONS:

1. AS REQUIRED BY THE ENGINEERING DEPARTMENT THROUGH THE SERVICING AGREEMENT, THE LAYOUT OF THE SEA ISLAND SRW IS RECONFIGURED TO ACCOMMODATE THE SIDEWALK AND BIKE PATH FULLY WITHIN THE SRW, OVER THE PARKADE.
2. AS REQUIRED BY THE TRANSPORTATION DEPARTMENT, THE HOTEL DROP-OFF IS REMOVED FROM CST. THOMAS AGAR ROAD AND RELOCATED IN THE AUTO-COURT.

SOFTSCAPE LEGEND	
	LAYERED SHRUB PLANTING
	OFFSITE LAWN BOULEVARDS
	WATER FEATURE



VIEW FROM SOUTHEAST
APPROVED OFFICE USE
DP 18-021292



**INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION**

VIEW FROM SOUTHEAST
PROPOSED HOTEL USE
DP 24-012258

LIST OF MATERIALS

- ① GLAZING IN ALUMINUM FRAMES
1a - clear frame clear uncoated aluminum
1b - dark gray frame match BM 2135-20 "Black-Jack"
1c - white frame
- ② SPANDREL GLAZING IN ALUMINUM FRAMES
GLASS SPANDRELS, ACCENT COLORED
2a - light blue match BM 2201-40 "Blue-Clay"
2b - red match BM 2201-40 "Red-Rose"
2c - dark gray match BM 2135-20 "Black-Jack"
2d - medium gray match BM 2135-20 "Black-Jack"
2e - white
- ③ METAL SPANDREL, ALUMINUM FRAMES
3a - dark gray match BM 2135-20 "Black-Jack"
3b - white
3c - white
- ④ PAINTED CONCRETE
4a - white
4b - charcoal
- ⑤ CLADDING
5a - dark gray stone, front of chair steps, glass
5b - dark gray stone, front of chair steps, glass
5c - white stone, front of chair steps, glass
- ⑥ FLOORING
6a - dark gray stone, front of chair steps, glass
6b - dark gray stone, front of chair steps, glass
6c - dark gray stone, front of chair steps, glass
- ⑦ CHAIRSTEP BRIDGE DOOR
7a - dark gray
- ⑧ STAIRS & GLASS CANOPY
8a - medium gray match BM 2135-20 "Black-Jack"
8b - dark gray match BM 2135-20 "Black-Jack"
8c - white
- ⑨ METAL LOBBY
9a - dark gray match BM 2135-20 "Black-Jack"
9b - white
- ⑩ TILES
10a - charcoal
- ⑪ METAL PANEL
11a1 - green match BM 2204-10 "Green-Rose"
11a2 - green match BM 2204-10 "Green-Rose"
11a3 - green match BM 2204-10 "Green-Rose"
11a4 - green match BM 2204-10 "Green-Rose"
11b - red match BM 2201-40 "Red-Rose"
11c - medium gray match BM 2135-20 "Black-Jack"
11d - dark gray match BM 2135-20 "Black-Jack"
11e - white
11f - medium gray match BM 2135-20 "Black-Jack"
- ⑫ GLASS DOOR
12a - white frame
12b - white frame
12c - dark gray frame match BM 2135-20 "Black-Jack"

BUILDING K: VIEW FROM CUL-DE-SAC

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024



LIST OF MATERIALS

- 1 GLAZING IN ALUMINUM FRAMES
1a - clear frame, clear insulated glazing
1b - dark grey frame, clear, match B1 2155 "Black-Just"
1c - white frame
- 2 WINDOW GLASS & ALUMINUM FRAMES
GLASS SPANDREL, ACCENT GLAZING
2a - light grey match B1 2151-01 "Dark Blue"
2b - red match B1 2154-01 "Deep Red"
2c - dark grey match B1 2155-01 "Black-Just"
2d - white
- 3 METAL SPANDREL, IN ALUMINUM FRAMES
3a - dark grey match B1 2155-01 "Black-Just"
3b - white
- 4 FINISHED CONCRETE
4a - white
4b - dark grey
- 5 STAIRWELL
5a - dark grey, base of stair, glass
5b - clear glass, base of stair, glass
5c - white glass, base of stair, glass
- 6 WINDOW GLASS
6a - dark grey, base of window, glass
6b - dark grey, base of window, glass
6c - white glass, base of window, glass
- 7 WINDOW GLASS DOOR
7a - dark grey
- 8 WINDOW & GLASS CANOPY
8a - medium grey frame match B1 2155-01 "Black-Just"
8b - dark grey frame match B1 2155-01 "Black-Just"
8c - white
- 9 METAL LANTERN
9a - dark grey match B1 2155-01 "Black-Just"
9b - white
- 10 METAL
10a - white metal
- 11 METAL RAIL
11a - dark grey match B1 2155-01 "Black-Just"
11b - dark grey match B1 2155-01 "Black-Just"
11c - dark grey match B1 2155-01 "Black-Just"
11d - dark grey match B1 2155-01 "Black-Just"
11e - dark grey match B1 2155-01 "Black-Just"
11f - dark grey match B1 2155-01 "Black-Just"
11g - dark grey match B1 2155-01 "Black-Just"
11h - dark grey match B1 2155-01 "Black-Just"
11i - dark grey match B1 2155-01 "Black-Just"
11j - dark grey match B1 2155-01 "Black-Just"
11k - dark grey match B1 2155-01 "Black-Just"
11l - dark grey match B1 2155-01 "Black-Just"
11m - dark grey match B1 2155-01 "Black-Just"
11n - dark grey match B1 2155-01 "Black-Just"
11o - dark grey match B1 2155-01 "Black-Just"
11p - dark grey match B1 2155-01 "Black-Just"
11q - dark grey match B1 2155-01 "Black-Just"
11r - dark grey match B1 2155-01 "Black-Just"
11s - dark grey match B1 2155-01 "Black-Just"
11t - dark grey match B1 2155-01 "Black-Just"
11u - dark grey match B1 2155-01 "Black-Just"
11v - dark grey match B1 2155-01 "Black-Just"
11w - dark grey match B1 2155-01 "Black-Just"
11x - dark grey match B1 2155-01 "Black-Just"
11y - dark grey match B1 2155-01 "Black-Just"
11z - dark grey match B1 2155-01 "Black-Just"
- 12 GLASS DOOR
12a - white frame
12b - dark grey frame
12c - dark grey frame match B1 2155-01 "Black-Just"
- 13 TRANSPARENT GLASS DOOR
13a - white



**BUILDING K
SOUTH ELEVATION
APPROVED OFFICE USE
DP 16-821292**

LIST OF MATERIALS

- 1 ALUMINUM FRAMES, GLASS & VERTICAL
1a - dark grey frame match B1 2155-01 "Black-Just"
1b - medium grey match B1 2155-01 "Black-Just"
1c - white frame
- 2 GLASS SPANDREL
2a - dark grey match B1 2155-01 "Black-Just"
2b - white
- 3 METAL SPANDREL
3a - dark grey match B1 2155-01 "Black-Just"
3b - medium grey match B1 2155-01 "Black-Just"
3c - red match B1 2154-01 "Deep Red"
- 4 FINISHED CONCRETE
4a - white
- 5 ALUMINUM & GLASS SPANDREL
5a - dark grey match B1 2155-01 "Black-Just"
5b - medium grey match B1 2155-01 "Black-Just"
5c - white frame, base of stair, glass
5d - white
- 6 METAL LANTERN
6a - dark grey match B1 2155-01 "Black-Just"
6b - medium grey match B1 2155-01 "Black-Just"
6c - white frame
- 7 WINDOW & GLASS CANOPY
7a - dark grey frame match B1 2155-01 "Black-Just"
7b - white
- 8 METAL RAIL
8a - dark grey frame match B1 2155-01 "Black-Just"
8b - medium grey match B1 2155-01 "Black-Just"
8c - red match B1 2154-01 "Deep Red"
8d - white frame
- 9 GLASS DOOR
9a - dark grey frame match B1 2155-01 "Black-Just"



**INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION**

**BUILDING K
SOUTH ELEVATION
PROPOSED HOTEL USE
DP 24-012258**

BUILDING K: SOUTH ELEVATION

**DP 24-012258
DP Panel Presentation: Sep 12, 2024**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.**



22

September 11, 2024

Ms. Claudia Jesson
City Clerk
City of Richmond
6911 No.3 Road
Richmond, BC, V6Y 2C1

via email: cityclerk@richmond.ca

RE: Development Permit 24-012258

To Whom It Might Concerned:

I, Mr. Francis Leung, Richmond Resident is writing in support of this hotel development at 3200 No.3 Road, abt some reservations on neighborhood impacts.

Pinnacle Living (Capstan Village) Lands Inc. is seeking to change their development at 3200 No. 3 Road into a final results which will encompasses 447 Hotel Suites + Residential Housing.

1. Hotel Room Shortage in Metro Vancouver as a Whole

“Destination Vancouver” dba The Metro Vancouver Convention and Visitor Bureau on March 6, 2023 released a Media Statement and a Study “Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050”.

In the media statement and study, it states Metro Vancouver lacks 20000 Hotel Rooms to close the gap between Current Supply and Projected Demand. Of the 20000 Hotel Rooms, 10000 are needed just in the City of Vancouver, which means 10000 is needed in the rest of Metro Vancouver.

Furthermore this study also states, demand will exceed supply of hotel rooms by 2026 during the summer months in the City of Vancouver, and in 2028 in the Summer Months in rest of Metro Vancouver.

This project will increase the supply of hotel rooms in the City of Richmond and will in fact become the hotel with the most rooms in Richmond; surpassing Fairmont Vancouver Airport (392 Rooms), River Rock Casino & Resort (396 Rooms), and Sandman Signature Vancouver Airport (439 Rooms).

This project along with the approved Duck Island project will transform Bridgeport and Capstan Village into a defacto Airport Satellite Development Town/Neighborhood.

2. Potential Impacts for the Neighborhood

Existing Hotels in the area such as the Westin Wall Centre (3099 Corvette Way), Hampton Inn Vancouver Airport (8811 Bridgeport Road), Days Inn by Wyndham (2840 Sexsmith Road), and Holiday Inn Express Vancouver Airport (9351 Bridgeport Road) all offer Complimentary Airport Shuttle for its hotel guest.

A fair assumption would be this proposed hotel development will also offer Airport Shuttle service for its guests upon opening.

How can the City balance the needs of a Hotel running a shuttle vs. pickup/dropoff for a Child Care facility?

While this is partially answered in Page 4 of the Staff Report, an answer of *“Transportation Staff have reviewed and approved the Traffic Memo provided by a registered professional transportation engineer that demonstrates the proposed, volumes, access, parking and operations are acceptable and in compliance with the City's standards and bylaw requirements”* is hardly reassuring as they have not listed the metrics nor attached the said Traffic Memo in this Staff Report.



Figure 1: Photo of Sprouts Early Childhood Hub (3200 Carseallen Road) from Capstan Neighborhood Park



Figure 2: Photo of Carscallen Road looking Northeast towards Phase 3 of Pinnacle Project



Figure 3: Photo of Carscallen Road looking Southwest away from Phase 3 of Pinnacle Project

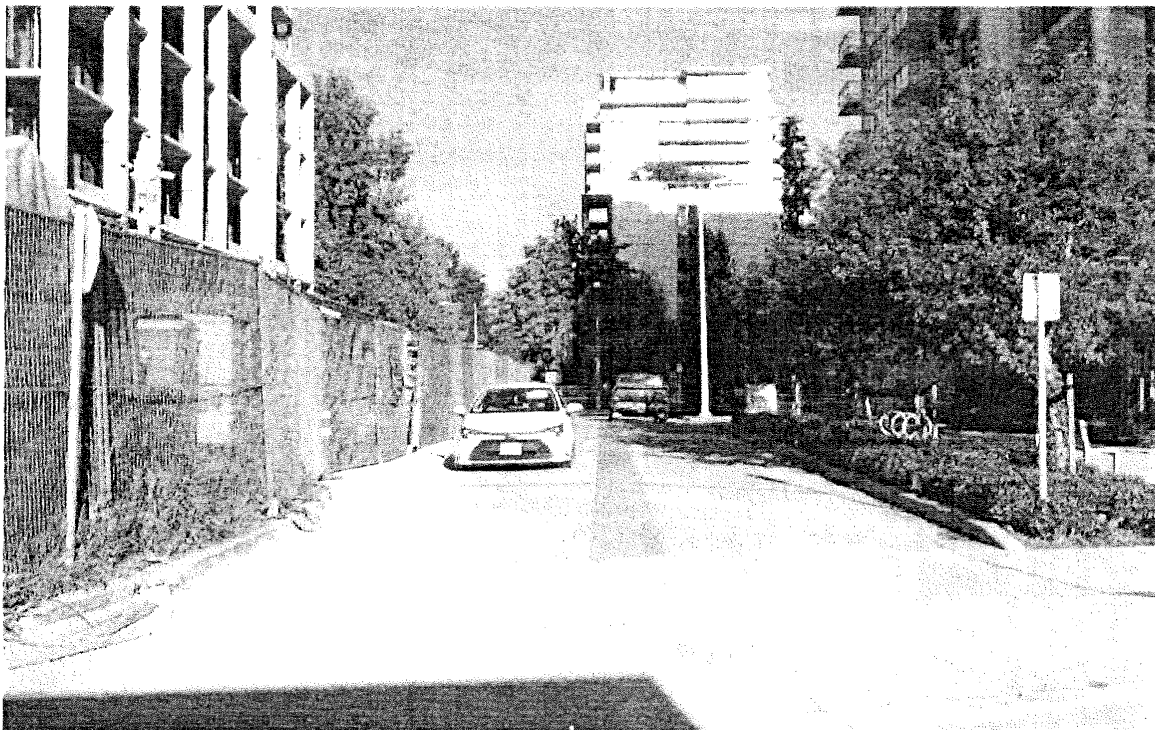


Figure 4: Photo of Private Road between Phase 2 and Phase 3 of the Pinnacle Project

Can a Hotel Shuttle Bus and a Private Automobile pass-through in diverging directions concurrently in Figure 2 and Figure 4?

3. Potential Solutions to Alleviate Neighborhood Impacts

- Will City Council designate One or Two 5 Minutes Pickup/Dropoff Spots for Sprouts Early Childhood Development Hub?
- Will City Council considered blocking off the Private Road on the Sexsmith Road end between Pinnacle Phase 2 and Phase 3?
- Will City Council consider turning the Private Road and Carscallen Road into a One-Way Street so Traffic flows unidirectionally from Sexsmith Road to Hazelbridge Way?

Conclusion

While I personally am in support of this Hotel Development, I hope City Staff is open and willing to explore some Traffic pattern changes on Carscallen Road as these problem will arise as Pinnacle's Phase 3 and 4 becomes completed.

Sincerely

Francis Leung

[Home](#) [Visitors](#) [Meetings & Conventions](#) [Travel Trade](#) [Media](#) [Members](#) [About Us](#) [Careers](#)

<https://www.facebook.com/insidenvancouver/>

<https://twitter.com/insidenvancouver/>

https://www.instagram.com/destination_vancouver/

(0) items in your itinerary

[Home](#)

[Home](#) / [Media](#) / [Media Articles](#)

Lack of hotel capacity in Vancouver could cost the city billions in lost economic impact

March 6, 2023



Destination Vancouver modelling shows demand poised to exceed supply as early as 2026

Vancouver, BC | 06 MARCH 2023—To close the gap between current supply and projected demand, 20,000 new hotel rooms are needed in Metro Vancouver by 2050, with 10,000 of those new hotel rooms necessary just in Vancouver.

According to a new study *Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050*, released today by Destination Vancouver, without new investment, the lack of hotel supply in Metro Vancouver will translate into significant losses to the provincial economy.

Between 2022 and 2050, the cumulative economic impacts are projected to be:

- \$30.6 billion in foregone output.
- \$16.6 billion in foregone GDP.
- 168,000+ FTEs of foregone employment.
- \$7.5 billion in foregone tax revenue for all three levels of government.

"Metro Vancouver's infrastructure is not keeping up in delivering on our global profile," said Royce Chwin, Destination Vancouver's President & CEO. "This is critical because on our doorstep over the next few years are tennis's Laver Cup, the Invictus Games, next year's Grey Cup and in 2026 we're a Host City for the world's largest single sport event, the FIFA World Cup."

If the supply of hotel rooms remains at current levels, demand will exceed supply by:

- 2026: in the summer months in the City of Vancouver.
- 2028: in the summer months in the rest of Metro Vancouver.
- 2040: every month of the year across Metro Vancouver.

Cities of a comparable profile have been building new hotels at a steady pace. At the same time, Vancouver's hotel supply has been contracting; Metro Vancouver is down roughly 2000 rooms since 2010, with 1500 of those rooms lost in Vancouver.

The pandemic removed an additional 550 rooms from the city's inventory, with purchases by BC Housing and City of Vancouver which converted those rooms to supportive housing.

This is an issue Destination Vancouver has identified and has actively been working on for close to a decade. The precursor to this report (published in 2019) included projections from 2022 to 2030, which is now too short a planning horizon for development timelines.

The projections in this new report are in line with the planning horizons of the Vancouver Plan and the Broadway Plan.

The City of Vancouver did pass an interim hotel development policy in 2018 but it is just a policy statement. To make a tangible impact on the hotel inventory, substantial new investment is needed, both to mitigate loss through redevelopment and to encourage new development.

Existing development applications and permits for additional hotel capacity submitted to the City of Vancouver are insufficient to replace the losses. And the total estimate of approximately 1,100 new rooms in rezoning, planning, or permitting stages through to 2026 is by no means guaranteed.

"This is crucial for our global destination competitiveness," says Chwin. "Lack of available hotel rooms will make visiting Vancouver even more expensive, and the city will be less competitive in attracting major conferences, large sporting events and leisure group travel. Vancouver is running short on time to prepare for the influx of visitors and the economic impact they contribute to the city. Those visitors will just go elsewhere."

Vancouver is the gateway to the rest of the province and this lack of capacity may mean visitors avoid BC altogether, instead choosing other parts of Canada for their travel. This in turn deprives smaller cities and towns in our province of the positive economic benefit that those visitors would bring.

– 30 –

Report:

[Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050](https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_OVan_8c55ba468a-42a6-8f03-24ac538a99fe.pdf)

(https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_OVan_8c55ba468a-42a6-8f03-24ac538a99fe.pdf)

Media Contact

Destination Vancouver

Suzanne Walters | Director, Communications & Stakeholder Engagement

T 604.631.2855 / C. 604.328.2701

E swalters@destinationvancouver.com (<mailto:swalters@destinationvancouver.com>)

About Destination Vancouver

Destination Vancouver is the non-profit, member-led destination management organization for the spectacular city of Vancouver, BC. Our purpose is to transform our communities and our visitors through the power of travel and to be thoughtful leaders, advocates and ambassadors for our city. We work with our partners in Vancouver's visitor economy to develop compelling experiences and offerings for our visitors and to promote Vancouver in key Canadian, US, and international markets. The responsibility to build a sustainable and resilient visitor economy is the foundation of everything we do.

Posted In: [2023 News Releases](#) ([/media/articles/category/2023-news-releases/640625542e92770d54f7c91d/1](#))

Tags: [hotels](#) ([/media/articles/tag/hotels/56da1243f6ed9701379f4c/d/](#))

 Share

Search

From:

To:



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2024

From: Joshua Reis
Director, Development

File: DP 17-768248

Re: **Application by GBL Architects for a General Compliance Ruling at
6551 No. 3 Road**

Staff Recommendation

That the attached plans involve changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking, are considered to be in General Compliance with Development Permit (DP 17-768248).

A handwritten signature in black ink, appearing to read 'Joshua Reis'.

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

JR:ac

Att. 4

Staff Report

Origin

GBL Architects (on behalf of the Cadillac Fairview Corporation Ltd. and Shape Properties) has requested a General Compliance ruling regarding changes to Development Permit (DP 17-768248), which permits a two-phase, high-rise, mixed-use development at 6551 No. 3 Road. The applicant's proposed changes are limited to the development's first phase, which includes ground-oriented retail uses fronting a public plaza and an on-site extension of Park Road (secured with Statutory Rights-of-Ways (SRW)), together with 1,166 dwellings (including 79 affordable housing units), on a site zoned "Downtown Commercial (CDT1)" (Attachment 1). The original Development Permit was endorsed by the Development Permit Panel on May 29, 2019, and was issued following the adoption of the Official Community Plan amendment bylaw for the project (CP 16-752923) at the July 13, 2020 meeting of Council.

This staff report summarizes the proposed modifications to Phase One of the Development Permit, including:

1. Additional voluntary artworks screening above-grade parking and mechanical equipment along the north leg of Park Road, which was identified in the staff report for DP 17-768248 and secured with a legal agreement and letter of credit (\$400,000) prior to permit issuance;
2. Storefront design guidelines to inform tenant improvements in Commercial Retail Units (CRUs) under construction along the extension of Park Road; and
3. A reduction in surplus parking spaces.

Attached to this report are the Site Plan (Attachment 2), previously approved drawings showing the scope of the proposed changes (Attachment 3) and the proposed replacement Development Permit plans (Attachment 4).

Background

The subject first phase of development is currently under construction. It comprises the southwest portion of the Cadillac Fairview (CF) Richmond Centre development site. Existing development surrounding the first phase site includes the following:

- To the north: The main portion of CF Richmond Centre's existing shopping mall, zoned "Downtown Commercial (CDT1)", which is not subject to redevelopment.
- To the south: Richmond City Hall and Annex and associated parking lots zoned "Downtown Commercial (CDT1)".
- To the west: Minoru Boulevard, beyond which are low-rise residential apartment buildings zoned RAM1 and high-rise residential buildings with a site-specific zone ZHR14, the Richmond Cultural Centre and Minoru Park.
- To the east: The second phase of the CF Richmond Centre development, the detailed design of which is subject to DP 24-014255 (in circulation) and comprises ground-oriented retail and 1,171 dwellings.

Staff Comments

The proposal attached to this report is in general compliance with the original Development Permit as endorsed by the panel in 2019 and as issued by Council in 2020. In addition, the proposed changes meet the intent of the applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and are in compliance with the “Downtown Commercial (CDT1)” zone.

Analysis

The subject General Compliance application for the first phase of the CF Richmond Centre development proposes three design changes to the approved Development Permit including additional onsite artworks, retail storefront design guidelines and a reduction to reduce surplus parking.

A. *Artworks screening above-grade parking and equipment*

On-site public art was secured in the original Development Permit (DP 17-768248) for Phase One including a series of carved basalt stones at entry points to the site and three illuminated sculptures in the new Park Road Plaza. During the consideration the DP, the applicant voluntarily agreed to install additional voluntary artworks on building facades along the north leg of Park Road to screen above-grade parking and mechanical equipment (see Plan #11 e 2-3). Prior to permit issuance, a legal agreement and letter of credit in the amount of \$400,000.00 was secured as the developer’s commitment to providing the elective artworks, subject to a future General Compliance application (this application) and approval by the Development Permit Panel and Council.

The subject additional artworks are proposed for installation on buildings fronting Park Road, north of Minoru Gate and include along the:

1. West side of Park Road: A three-dimensional mural by Rebecca Bayer screening parking at the second and third storeys of a mixed-use, high-rise building. This mural is called Overview. This is a large-scale sculptural artwork that represents the winding path of both the North Arm and South Arm of the Fraser River. As the viewer navigates the streetscape their perspective on the inverted topography of the river's landscape changes, revealing an arrayed vista above. The artwork engages the viewer by offering multiple perspectives.
2. East side of Park Road: A painted mural by Kelly Cannell screening mechanical equipment (i.e. gas meter) at the ground floor of the existing shopping mall. This Indigenous mural features stylized eyes and fish against a geometric background. The central panels showcase large, detailed eyes surrounded by smaller fish motifs in shades of blue and gray. The surrounding panels have abstract triangular shapes in warm colours like yellow, orange and red. The vibrant colour palette and contrasting elements make this public art visually captivating.

The Richmond Public Art Advisory Committee (RPAAC) endorsed the CF Richmond Centre detailed public art plan for Phase One, including the subject elective public art contribution (i.e., parking and mechanical equipment screening), on September 28, 2018. The developer subsequently presented the proposed artworks by Rebecca Bayer and Kelly Cannell to RPAAC (for information only) on November 15, 2022.

It should be noted that minor changes are being proposed to the approved building façades to accommodate the proposed artworks, including louvers added and glazing removed from parkade openings to conceal mechanical equipment and better relate to public art mural louvers across Park Road. A portion of the building, at the break between the new Park Plaza entrance and the mall retail units along Park Road, glazing has been reduced in an effort to emphasize building separation.

The developer has submitted a report, prepared by a lighting professional, which details the proposed lighting system for the subject artworks. The report confirms that the lighting will be downcast and focussed on the artworks and there will be no impacts on residential units associated with lighting for the public artworks.

Prior to Council's consideration of the General Compliance ruling, the developer is required to modify or replace the existing legal agreement registered on title to incorporate survey plans depicting the location(s) of the additional voluntary public artworks and to clarify maintenance responsibilities amongst owner(s) of the subdivided lots.

Staff support the developer's proposal on the basis that:

- the artworks will provide effective screening while contributing to a visually engaging and distinct streetscape;
- associated changes to the building façade are minor and needed to accommodate the proposed artworks; and
- the existing maintenance plan for the original public art for Phase One will be modified to include these additional voluntary public art elements to ensure ongoing maintenance is secured.

B. Retail storefront design guidelines for tenant improvements

As identified in the original Development Permit report, this General Compliance was anticipated to introduce Retail Tenant Storefronts Design Guidelines for tenant improvements in the commercial retail units that will line Park Street (Plan #9c 01-11). The introduction of these design guidelines is important for the streamlining of design approval for designated retail storefronts. As tenants look to personalize their retail spaces, they would otherwise trigger individual Development Permits for each minor retail façade improvements.

A set of Base Building Conditions is outlined in the guideline document and includes all materials, fixtures, and pertinent details outside of the designated retail storefront area. The Base Building Conditions are not permitted to be altered in any way. A kit-of-parts approach is proposed for the retail storefront design guidelines, providing for a diversity of complementary facade expressions. The proposed guidelines inform on common elements reviewed during the Development Permit processes such as glazing, canopies, door/entry design, exterior lighting, and signage among other elements.

Interim Construction Hoarding Design Guidelines are also included in the proposed package (Plan # Plan #9c 10-11). Prior to a tenant taking possession of a space or any lease confirmation, the interim condition of the storefront is required to be covered by hoarding.

The hoarding will be a canvas for an artist's mural, printed and applied to the vertical surface of the hoarding. CF Richmond Centre will engage a local artist, recommended by the Public Art Consultant, Ballard Fine Art, when hoarding is required.

Projects that do not comply with the Retail Tenant Storefronts Design Guidelines or propose to alter the Base Building Conditions shall be subject to all standard City of Richmond Development Permit application review and approval processes.

The developer will be required to register a restrictive covenant securing retail storefront improvements associated with Commercial Retail Units in Phase One are in keeping with the Retail Tenant Storefront Design Guidelines prior to Council granting of the General Compliance ruling.

Staff support the developer's proposal on the basis that:

- The proposed guidelines provide consistent design guidance for future tenant improvements and will facilitate an efficient process of allowing retailers to achieve their desired storefronts without the need to take out a Development Permit.
- The interim hoarding guidelines provide a novel way to address an interim condition as a commercial unit awaits a new tenant with temporary art. This also provides an opportunity for exposure and experience for artists who are selected by the Public Art Consultant.

C. Reduced surplus parking spaces

Phase One of CF Richmond Centre, through DP 17-768248 as approved, includes the construction of 2,265 parking spaces, secured by a legal agreement registered on Title. This includes parking spaces that are surplus to the bylaw requirements for Phase One, including 176 surplus parking spaces for Phase One's residential market strata units (i.e. 979 required bylaw spaces versus 1,155 approved).

Minor changes required during the construction of Phase One have resulted in an overall reduction of 62 parking spaces on the Phase One site. The developer is proposing to address the change in parking by reducing the number of parking spaces provided for Phase One market strata by 30 spaces. Further, an allocation of spaces that had previously been designated as Phase One surplus parking, for Phase Two residential and commercial uses has been reduced by 32 spaces. The developer has proposed to increase the total number of stalls to be constructed in Phase 2 by 32 stalls to offset the reduction in parking on Phase 1. The Phase 2 development permit is subject to a future report and consideration by the Development Permit Panel.

The developer will be required to modify or replace the existing legal agreement registered on Title to reduce the minimum number of market strata and surplus parking spaces on Lot 1 prior to Council's consideration of the General Compliance ruling.

Staff support the developer's proposal on the basis that:

- The Phase One parking surplus was voluntary and exceeds Phase One's bylaw requirements.
- As secured through legal agreement at the time of the original development permit, the developer is required to provide an extensive transportation demand management (TDM) package, including the Phase 1 mobility hub prior to granting occupancy for Phase 1. These measures support a multi-modal transit-oriented development that reduces dependency on personal automobile use.
- Since the original development permit was issued, the subject site has been designated as a Transit Oriented Area (TOA) in accordance with the Province's Bill 47. Bill 47 prohibits municipalities from requiring residential parking for sites designated as a TOA. The proposed reduction in parking is in keeping with the intent of the Provincial legislation and encourages alternative forms of transportation.
- The proposed reduction has also been reviewed and approved by the City's transportation department.

Conclusion

GBL Architects (on behalf of the Cadillac Fairview Corporation Ltd. and Shape Properties) has requested a General Compliance ruling regarding changes to Development Permit (DP 17-768248), with respect to the development's first phase, including decorative façade screening, retail storefront design guidelines and reduced surplus parking. As the applicant's proposal meets applicable policies and guidelines, staff recommend support of this General Compliance request for changes to the approved Development Permit (DP 17-768248).



Alex Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att. 1: Context Map
 2: Site Plan
 3: Drawings showing the scope of the proposed changes
 4: Proposed replacement Development Permit plans

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

- 1) Retail Tenant Storefronts Design Guidelines - Tenant Improvement Agreement: Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title to Lot 1 (West), to the satisfaction of the City, securing that:
 - All retail storefront improvements associated with Commercial Retail Units in Phase One are in keeping with the Retail Tenant Storefront Design Guidelines.
- 2) Phase One Parking Covenant: Modification or replacement of the existing legal agreement registered on Title (CA8284572 to CA8284579), as determined to the satisfaction of the City, to reduce the minimum number of surplus parking spaces on Lot 1 by 62 spaces, to the satisfaction of the Director, Transportation, including:

- reducing the Phase One market strata parking by 30 spaces (i.e. from 1,155 approved to 1,125);
- reducing the future Phase Two residential parking by 17 spaces (i.e. from 192 approved to 175); and
- reducing future Phase Two commercial parking by 15 spaces (i.e. from 31 approved to 16).

3) Revised Public Art Covenant: Modification or replacement of the existing legal agreement registered on Title (CA8284580 to CA8284591), as determined to the satisfaction of the City, to incorporate survey plans depicting the location(s) of the additional voluntary public artworks and to clarify maintenance responsibilities amongst owner(s) of the subdivided lots



City of
Richmond



DP 17-768248

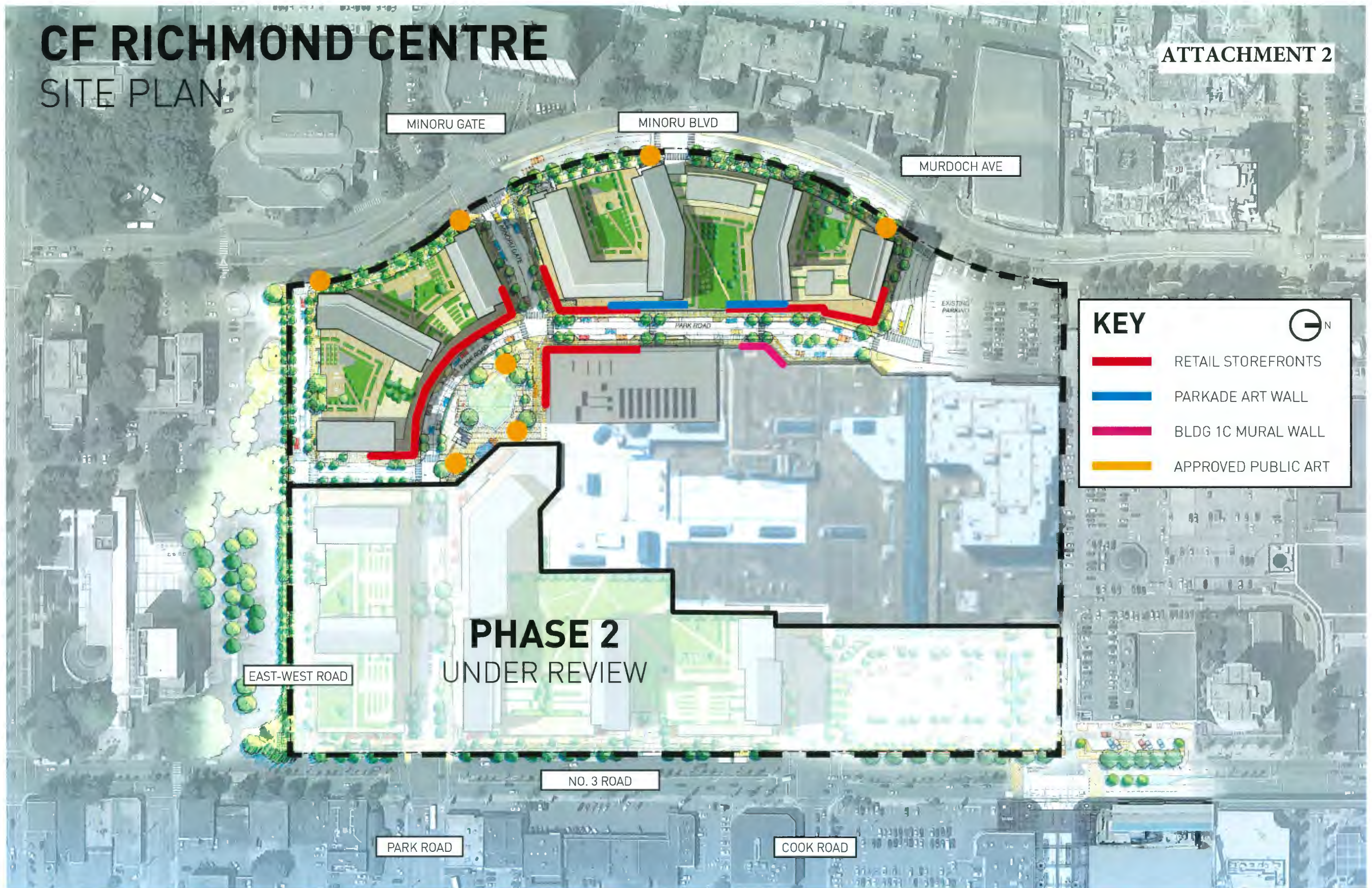
Original Date: 08/27/24

Revision Date: 09/05/24

Note: Dimensions are in METRES

CF RICHMOND CENTRE SITE PLAN

ATTACHMENT 2



ATTACHMENT 3

PARKING SUMMARY – Phase 1 + 2 + Remainder Mall Combined

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	143	0.375/unit	54	54	2.0/unit	286	0.2/unit	29
▪ Market Owner.	1,954	0.9/unit	1,759	2,019	1.25/unit	2,443	0.2/unit	392
▪ Visitors	2,297	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	528,199 ft ²	3.375/100 m ²	1,657	1,657	0.27/100 m ²	134	0.27/100 m ²	134
▪ Car-Share	-	-	6	6	-	-	-	-
TOTAL	-	-	3,596	3,856	-	3,263	-	595

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	64	0.375/unit	24	24	2.0/unit	128	0.2/unit	13
▪ Market Owner.	867	0.9/unit	781	672 ¹	1.25/unit	1,084	0.2/unit	174
▪ Visitors	1,131	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	176,022 ft ² GLA	3.375/100 m ²	552	521 ²	0.27/100 m ²	45	0.27/100 m ²	45
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,480	1,340	-	1,657	-	272

¹ Total Market Owner = 672 sp + 192 sp surplus Phase 1 = 864 spaces
² Total Commercial = 521 sp + 31 sp surplus to Phase 1 = 552 spaces

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	816	100%	816 stalls	1,612	10%	162 stalls
▪ Commercial	521	2%	11 stalls	45	10%	5 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
TOTAL	1,340	-	630 stalls	1,657	-	167 stalls

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	2,193	100%	2,193 stalls	3,129	10%	313 stalls
▪ Commercial	1,406	2%	29 stalls	77	10%	8 stalls
▪ Car-Share	6	100%	6 stalls	-	-	-
TOTAL	3,605	-	2,228 stalls	3,206	-	321

[illegible]

© GIL ARCHITECTS INC.
175 EAST 85TH AVENUE TEL: 604 731 11
VANCOUVER, BC CANADA V6T 1B9 FAX: 604 731 12

HEREBY CERTIFY this to be a true and correct copy of P 3 to 273 of DP 17-7168248 approved by Richmond City Council on July 13, 2020



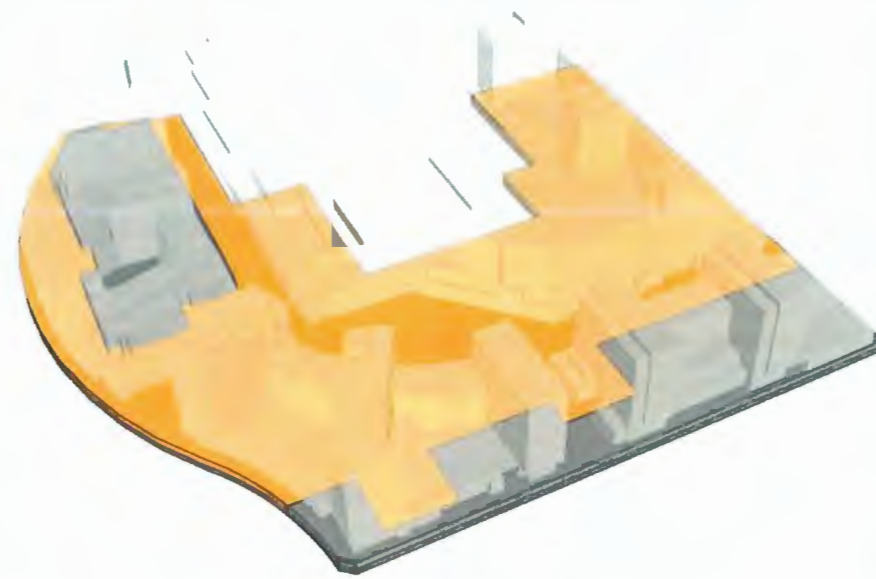
REVISIONS		
No	Date	Description
1	2017-03-31	Developments Perren Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-06	DP Application Rev 1
5	2018-02-02	DP Application Rev 2
6	2019-07-20	DP Application Rev 3
7	2019-04-26	Progress for City Review
8	2019-05-03	DP Application Rev 3
9	2019-05-03	Progress for City Review
10	2019-05-03	DP Permit Submission

**RICHMOND CENTRE
PHASE 1**

PH 1 + 2 COMBINED
STATS SUMMARY

DATE	4/20/99 10:42:51 PM
DRAWN BY	Autisp
CHECKED BY	Checker
SCALE	
JOB NUMBER	1686-87

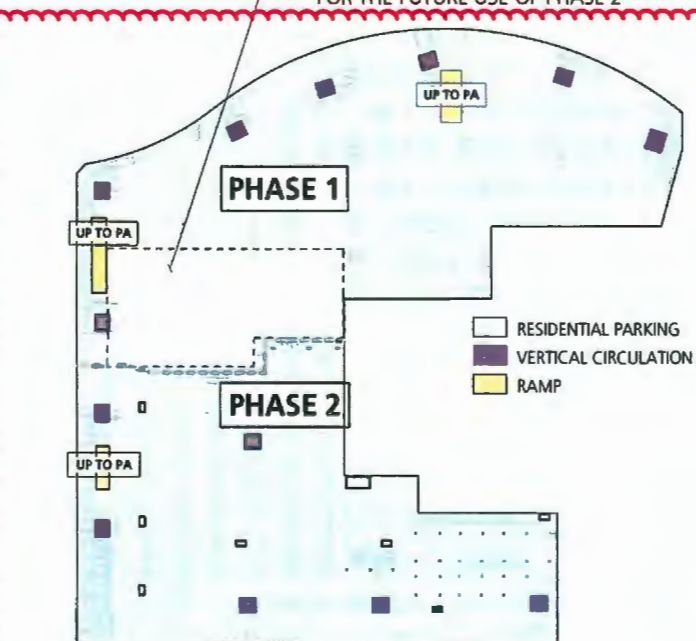
A-1.03



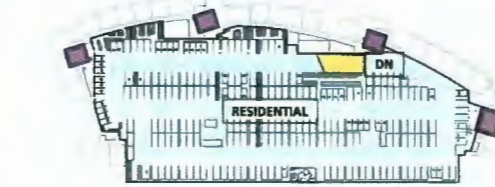
PARKING DISTRIBUTION DIAGRAM

- COMMERCIAL PARKING
- RESIDENTIAL PARKING

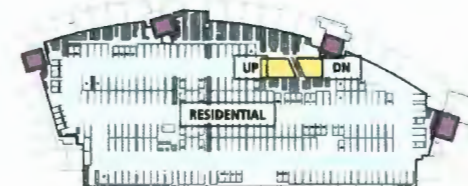
PORTION OF UNDERGROUND PARKING IN PHASE 1 ON LOT 1 IS SURPLUS TO THE NEEDS OF PHASE 1 AND IS INTENDED FOR THE FUTURE USE OF PHASE 2



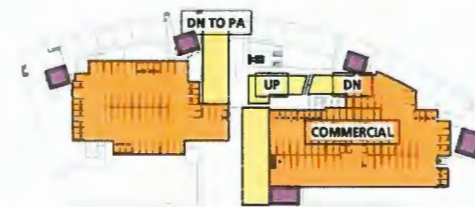
PB - PHASE 1 + 2 PARKING
1" = 80'-0"



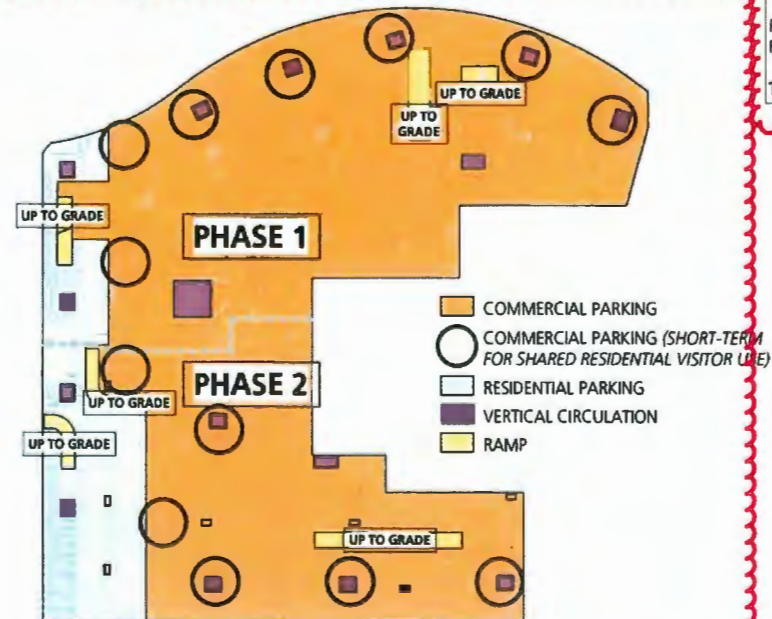
BUILDING 1A - LEVEL 3
1/8" = 1'-0"



BUILDING 1A - LEVEL 2
1/8" = 1'-0"



BUILDING 1A - LEVEL 1
1/8" = 1'-0"



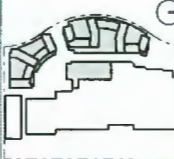
PA - PHASE 1 + 2 PARKING
1" = 80'-0"

PARKING COUNT - PHASE 1 + 2	
Phase 1	
Affordable Housing	
Accessible (Van) Affordable Housing	14
Regular Affordable Housing	15
Small Car Affordable Housing	30
Car Share	
Regular Car Share	3
Commercial	
Accessible (Van) Commercial	12
Accessible Commercial	3
Regular Commercial	599
Small Car Commercial	271
Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	992
Small Car Residential	328
	1347
	2265
Phase 2	
Commercial	
Accessible Commercial	7
Regular Commercial	368
Small Car Commercial	146
	521
Residential	
Accessible Residential	20
Regular Residential	664
Small Car Residential	132
	816
	1337
TOTAL STALLS	3602

TOTAL STALLS	
PHASE 1 + 2	3,602
REMAINDER SURFACE	254
TOTAL STALLS	3,856

gbl

1400 EAST 17TH AVE. TEL: 604.278.1714
VICTORIA, BC CANADA V8M 1B6 FAX: 604.278.1719
WWW.GBLVICTORIA.COM



DP 17-768248
MAY 29, 2019
PLAN # 1h

I HEREBY CERTIFY this to be a true and correct copy of P 8 to 273 of DP17-768248 approved by Richmond City Council on July 13, 2020



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-05	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	DP Application Rev. 3

RICHMOND CENTRE
PHASE 1

PHASE 1 + PHASE 2
PH 1 + 2 COMBINED
PARKING

DATE: 4/27/2019 8:41:07 AM
DRAWN BY: JMB
CHECKED BY: JMB
SCALE: AS SHOWN
JOB NUMBER: 1686-87

A-1.08

PHASE 1 DATA SUMMARY

ZONING DATA

LEGAL DESCRIPTION:
LOT A (BF285836) SECTION 8 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 31877

CIVIC ADDRESS:
6551 NO.3 ROAD, RICHMOND, BC, V6Y 2B6

ZONING:
CDT1

HEIGHT:
Permitted: 47m geodetic Proposed: 47m geodetic

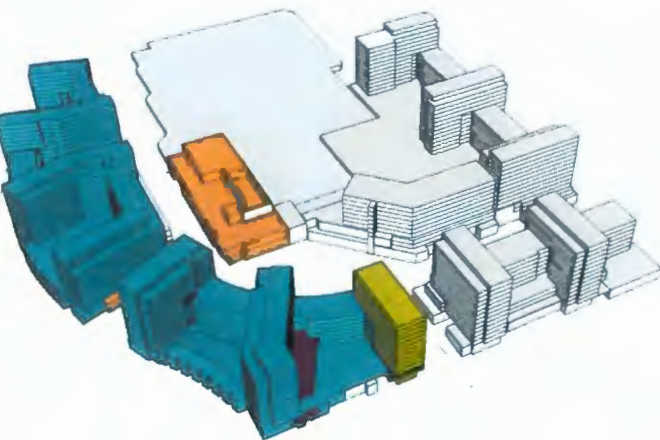
SETBACKS:
3.0m min. from property line with requested variances noted

MINIMUM HABITAT FLOOR ELEVATION:
2.9 m geodetic

SITE AREA (Lot 1 + Lot 2):
721,556.4 ft² 67,034.8 m²

FLOOR AREA RATIO (Phase 1 development):
Permitted: 3.15 Proposed: 1.56

LOT COVERAGE (Phase 1 development):
Permitted: 90% Proposed: 60%



GROSS BUILDING AREA

GROSS BUILDING AREA	
BUILDING	AREA
PHASE 1A	660,215 SF
PHASE 1B	435,798 SF
PHASE 1C	84,792 SF
TOTAL	1,230,806 SF

FAR EXCLUSIONS

FAR EXCLUSIONS - CORE	
BUILDING	EXCLUDED AREA
PHASE 1A	18,667 SF
PHASE 1B	15,574 SF
PHASE 1C	722 SF
TOTAL	34,963 SF

FAR EXCLUSIONS - AMENITY	
BUILDING	EXCLUDED AREA
PHASE 1A	5,143 SF
PHASE 1B	20,825 SF
TOTAL	25,968 SF

FAR EXCLUSIONS - SERVICE - BY BUILDING	
BUILDING	EXCLUDED AREA
PHASE 1A	20,931 SF
PHASE 1B	4,819 SF
PHASE 1C	2,056 SF
TOTAL	27,905 SF

FAR EXCLUSIONS - DEU DWELLING UNIT		
BUILDING	DWELLINGS	EXCLUDED AREA
PHASE 1A	699	7,524 SF
PHASE 1B	467	5,027 SF
TOTAL	1166	12,551 SF

FAR EXCLUSIONS - BUH DWELLING UNIT		
BUILDING	BUH COUNT	EXCLUDED AREA
PHASE 1A	108	2,160 SF
PHASE 1B	191	3,820 SF
TOTAL	299	5,980 SF

FAR AREA

FAR AREA BY BUILDING		
USE	FAR AREA	FAR
PHASE 1A		
COMMERCIAL AREA	28,428 SF	0.04
RESIDENTIAL	577,365 SF	0.80
PHASE 1A	605,793 SF	0.84
PHASE 1B		
COMMERCIAL AREA	49,283 SF	0.07
RESIDENTIAL	385,845 SF	0.83
PHASE 1B	435,637 SF	0.83
PHASE 1C		
COMMERCIAL AREA	81,236 SF	0.11
RESIDENTIAL	777 SF	0.00
PHASE 1C	82,014 SF	0.11
TOTAL	1,123,443 SF	1.56

FAR AREA BY USE		
USE	FAR AREA	FAR
COMMERCIAL AREA	159,457 SF	0.22
RESIDENTIAL	963,987 SF	1.34
TOTAL	1,123,443 SF	1.56

AFFORDABLE HOUSING

AFFORDABLE HOUSING - REQUIRED		
BUILDING	RESIDENTIAL FAR	5% OF FAR AREA
PHASE 1A	577,365 SF	28,868 SF
PHASE 1B	385,845 SF	19,292 SF
PHASE 1C	777 SF	39 SF
TOTAL	963,987 SF	48,199 SF

AFFORDABLE HOUSING - PROVIDED	
BUILDING	AH UNIT AREA
PHASE 1B	49,431 SF

UNIT MIX & COUNT

AFFORDABLE HOUSING UNIT MIX	
STUDIO	12
1 BEDROOM	37
2 BEDROOM	22
3 BEDROOM	8
AH TOTAL	79

MARKET UNIT MIX	
STUDIO	43
1 BEDROOM	490
2 BEDROOM	457
3 BEDROOM	97
MARKET TOTAL	1,087

TOTAL DWELLINGS 1,166

PHASE 1 PARKING & BIKES REQUIRED

PARKING REQUIRED - MARKET RESIDENTIAL	
COUNT	0.9 PER UNIT (10% TDM RED.)
1087	978.3

PARKING REQUIRED - AFFORDABLE HOUSING	
COUNT	0.375 PER UNIT (25% TDM RED.)
79	29.6

PARKING REQUIRED - PHASE 1 RETAIL	
GLA	3.375 per 100 SM (1,076.39 SF)
125,728 SF	394.2

CAR SHARE REQUIRED	3
TOTAL PARKING REQUIRED	1,407

ALL VISITOR PARKING REQUIRED WILL BE SHARED WITH COMMERCIAL PARKING PROVIDED

BIKES REQUIRED - MARKET RESIDENTIAL	
COUNT	1.25 PER UNIT
1087	1,358.8

BIKES REQUIRED - AFFORDABLE HOUSING	
COUNT	2.0 PER UNIT
79	158.0

BIKES REQUIRED - PHASE 1 RETAIL	
GLA	0.27 per 100 SM (1,076.39 SF)
125,728 SF	31.5

TOTAL BIKES REQUIRED	1,549
-----------------------------	--------------

PHASE 1 PARKING PROVIDED

PARKING COUNT - NEW PHASE 1 BY TYPE	
PARKING STALL TYPE	COUNT
Affordable Housing	
Accessible (Van) Affordable Housing	1
Regular Affordable Housing	24
Small Car Affordable Housing	15
	30

Car Share	
Regular Car Share	3

Commercial	
Accessible (Van) Commercial	12
Accessible Commercial	3
Regular Commercial	599
Small Car Commercial	271
	885

Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	992
Small Car Residential	328
	1347
TOTAL	2265

PHASE 1 BIKES (CLASS 1) PROVIDED

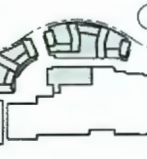
BIKE COUNT - TOTAL	
LEVEL	COUNT
Commercial	
L1	12
PA	20
	32

Residential	
L2	549
L3	233
PA	227
PB	508
	1517
TOTAL	1549

FOR INFORMATION ON CLASS 2 BIKES
REFER TO PLAN #111

gbl

10 GBL ARCHITECTS INC.
100 EAST 10TH AVENUE
VANCOUVER, BC CANADA V6Y 1M1
TEL: 604 278 1114
FAX: 604 278 1475



DP 17-768248
MAY 29, 2019
PLAN # 2a

I HEREBY CERTIFY this to be a true and correct copy of P 15 to 213 of DP 17-768248 approved by Richmond City Council on July 13, 2020



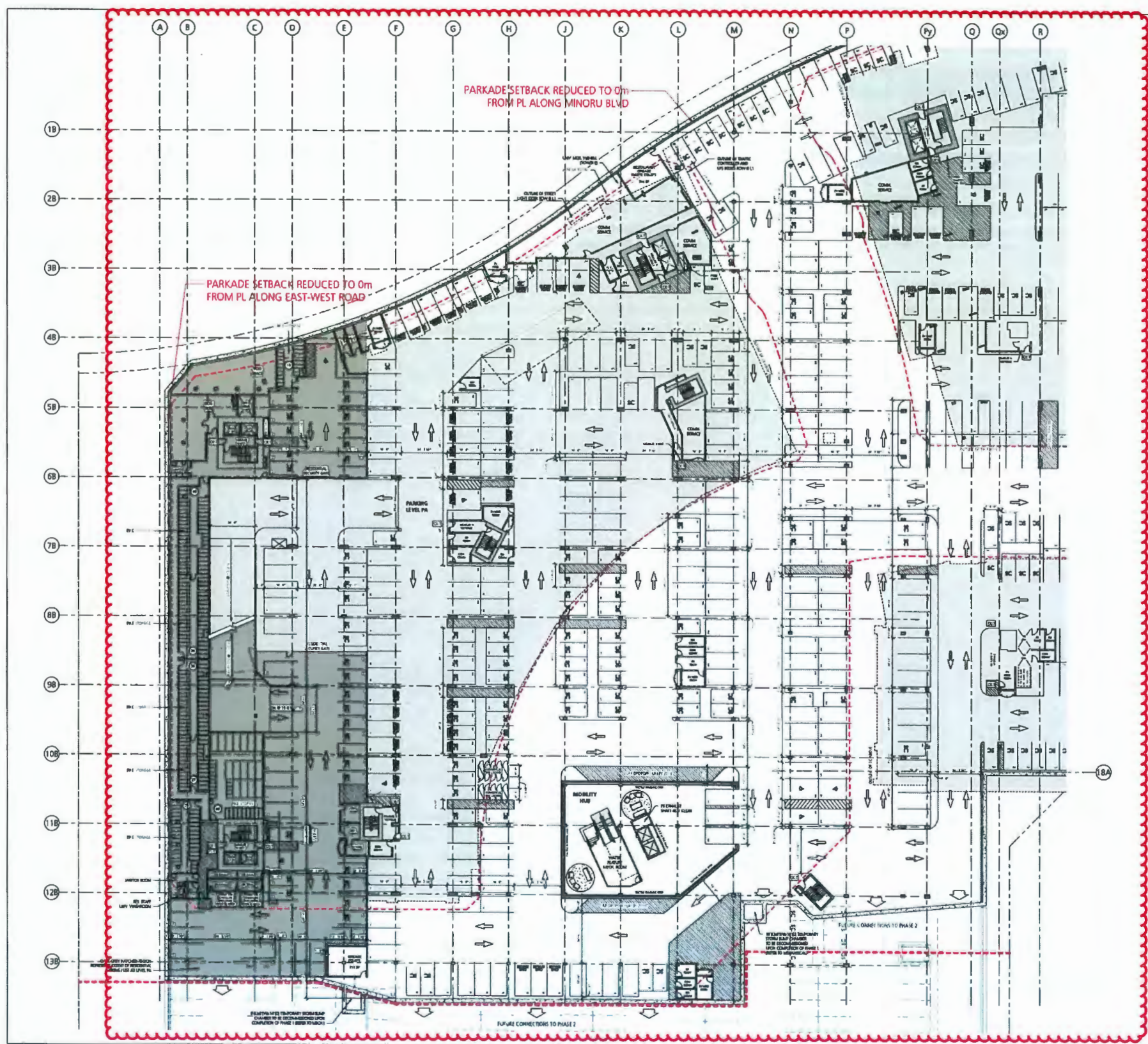
REVISIONS	
No	Description
1	2017-03-31 Development Permit Application
2	2017-08-08 30% Design Set DP Application Rev 1
3	2018-03-29 Progress for Pricing DP Application Rev 1
4	2018-04-06 DP Application Rev 1
5	2018-08-02 DP Application Rev 2
6	2018-03-29 Progress for City Review DP Application Rev 3
7	2019-04-28 Progress for City Review DP Application Rev 3
8	2019-05-03 DP Permit Submission

RICHMOND CENTRE
PHASE 1

PHASE 1
PHASE 1 - STATISTICS
SUMMARY

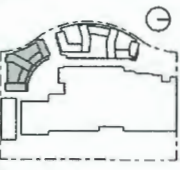
DATE 5/29/2019 4:01:22 PM
DRAWN BY
CHECKED BY
SCALE 1" = 10'-0"
JOB NUMBER 1686-87

A-2.01

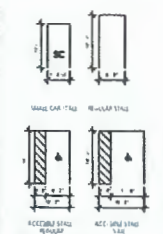


gbl

1000 WEST 10TH AVE. TEL 604-778-1188
 1000 WEST 10TH AVE. TEL 604-778-1188
 1000 WEST 10TH AVE. TEL 604-778-1188



DP 17-768248
 MAY 29, 2019
PLAN # 4c-2



PARKING STALLS - TYPICAL DIMENSIONS
 1/8" = 1'-0"

HEREBY CERTIFY this to be a true and correct copy of P 40 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

Matthew O'Halloran
 MATTHEW O'HALLORAN, Acting Corporate Officer

REV	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Program for Review
5	2018-05-02	DP Application Rev. 2
6	2018-05-20	DP Application Rev. 3
7	2019-04-28	Program for City Review
8	2019-05-03	DP Application Rev. 4

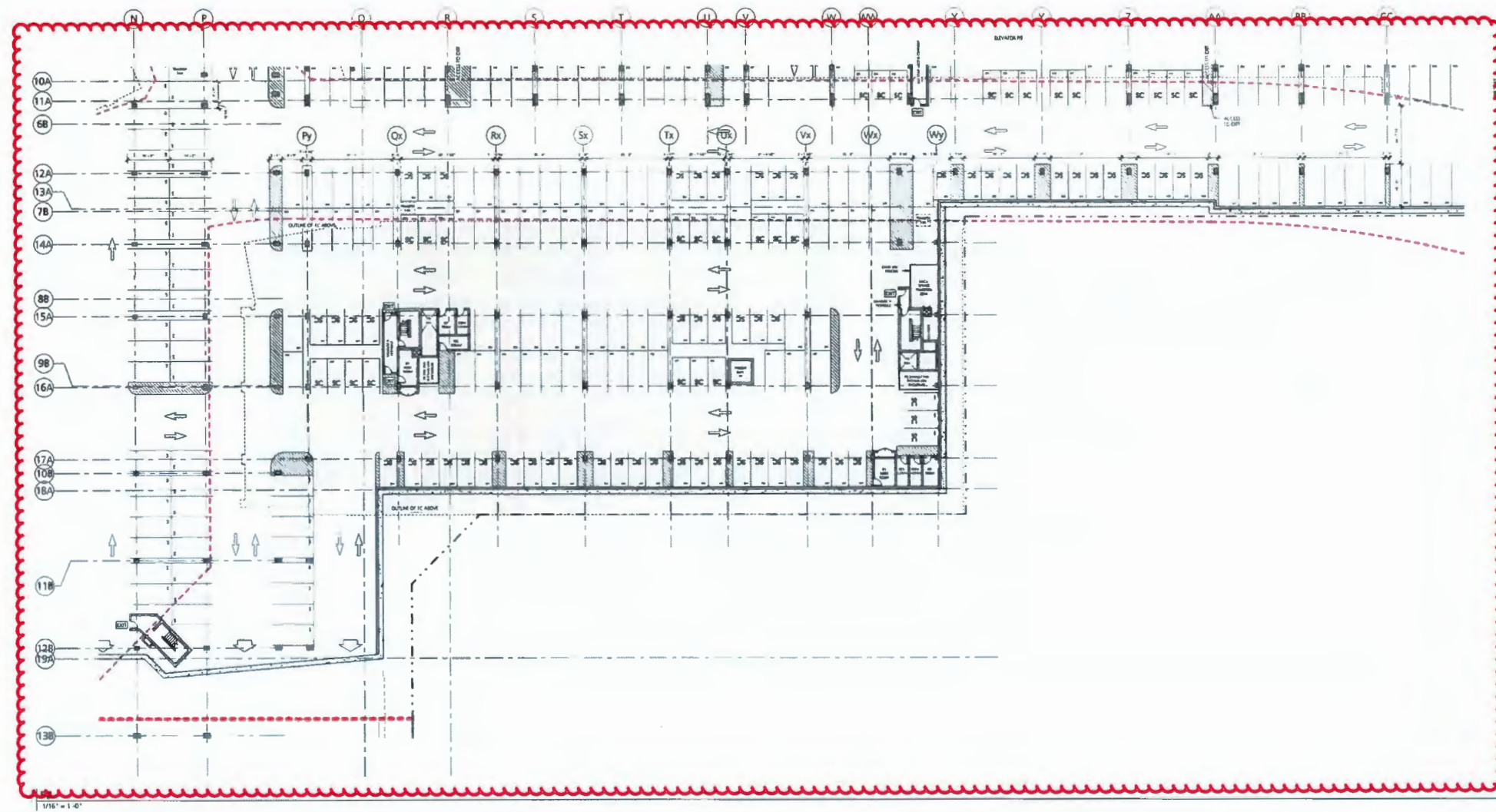
RICHMOND CENTRE PHASE 1

PHASE 1

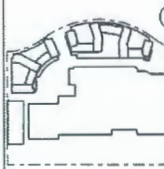
1B - LEVEL PA

DATE: 5/29/2019 1:42:38 PM
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686-87

A-B.4.02



gbl
100 EAST 17TH AVENUE
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.GBLARCHITECTS.COM



DP 17-768248
MAY 29, 2019
PLAN # 4d-1



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2018-03-29	DP Application Rev. 3
7	2018-04-28	Progress for City Review DP Application Rev. 3
8	2018-05-03	Progress for City Review DP Permit Submission

RICHMOND CENTRE
PHASE 1

PHASE 1

1C - LEVEL PB

DATE: 2019.05.29
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/16\"/>

A-C.4.01

I HEREBY CERTIFY this to be a true and correct copy of P 52 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Signature]

gbl

GBL ARCHITECTS, INC.
175 EAST 17TH AVENUE, SUITE 100
DENVER, CO 80202-1711
TEL: 303.733.1234
FAX: 303.733.1235
WWW.GBLARCHITECTS.COM



DP 17-768248
MAY 29, 2019
PLAN # 4d-2

I HEREBY CERTIFY this to be a true and
correct copy of P 53 to 273 of DP 17-768248
approved by Richmond City Council on July 13, 2019

[Signature]



REV	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-07-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-02	DP Permit Submission

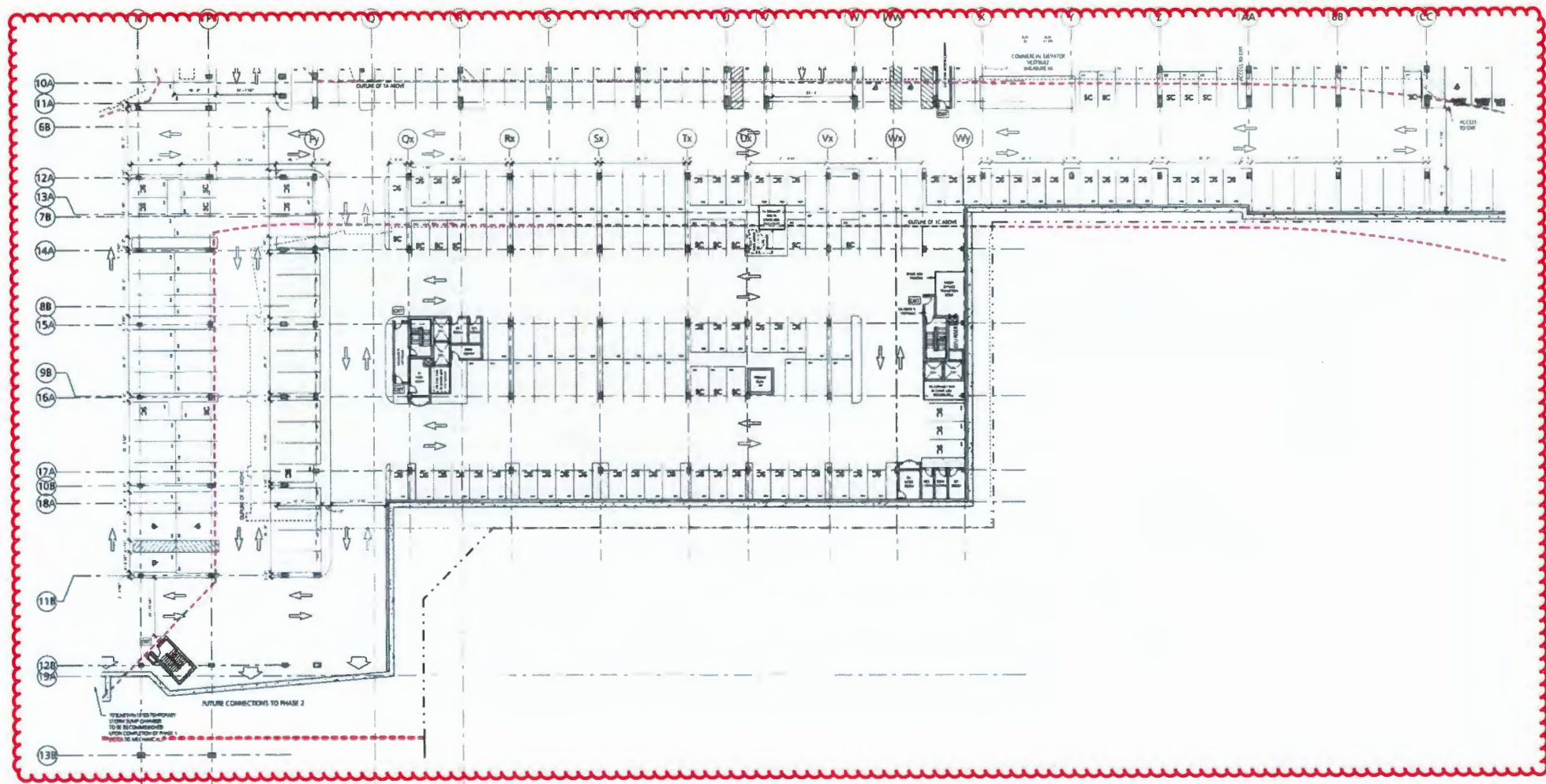
RICHMOND CENTRE
PHASE 1

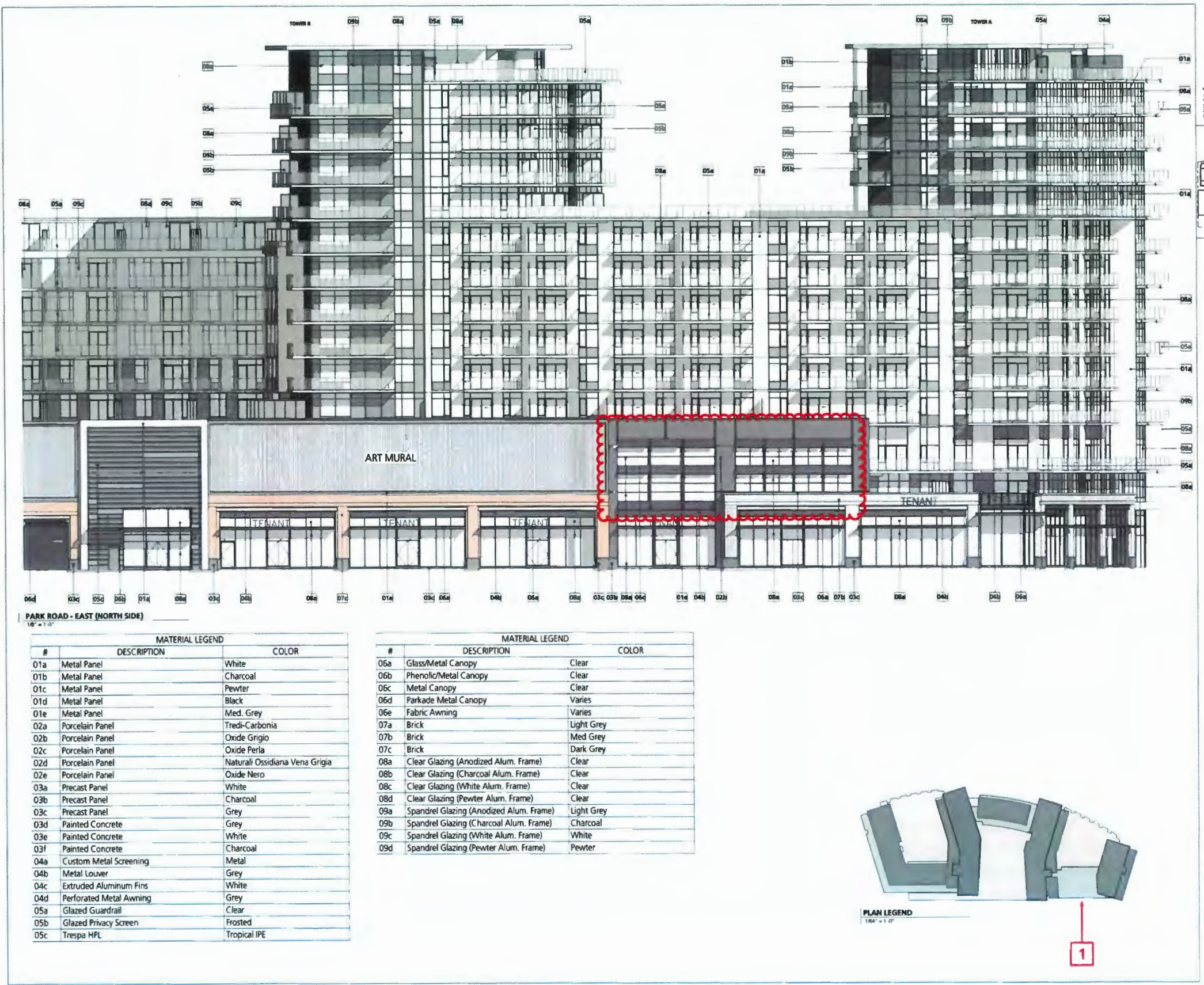
PHASE 1

1C - LEVEL PA

DATE: 5/29/2019 10:04:30 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686

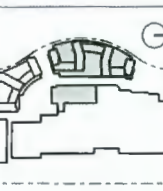
A-C.4.02





gbl

100 BAYVIEW AVENUE
SUITE 1000
SCARBOROUGH, ONTARIO M1H 2B9
TEL: 416-291-1111
FAX: 416-291-1112



DP 17-768248
MAY 29, 2019
PLAN # 7b

I HEREBY CERTIFY this to be a true and correct copy of P 116 to 213 of DP 17-768248 approved by Richmond City Council on July 13, 2020



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pre-Eng
4	2018-04-08	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-29	DP Application Rev. 3 Progress for City Review
7	2019-04-24	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission

RICHMOND CENTRE
PHASE 1

PHASE 1
1A - ELEVATIONS - EAST

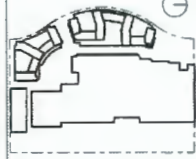
DATE: 2019.05.11
DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: As Indicated
JOB NUMBER: 1686

A-A.7.05

gbl

135 LADY EVELYN BLVD. TORONTO, ONT. M6H 1R5
416-593-8888 FAX 416-593-8889

NOTES



DP 17-768248
MAY 29, 2019
PLAN #7d

HEREBY CERTIFY this to be a true and correct copy of P 197 to 223 of DP 17-768248 approved by Richmond City Council on JUL 13, 2020

10/1/20



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-28	DP Application Rev 1 Progress for Pricing
4	2018-04-08	DP Application Rev 1 Progress for City Review
5	2018-08-02	DP Application Rev 2
6	2019-03-20	DP Application Rev 3 Progress for City Review
7	2019-04-26	DP Application Rev 3 Progress for City Review
8	2019-05-02	DP Panel Submission

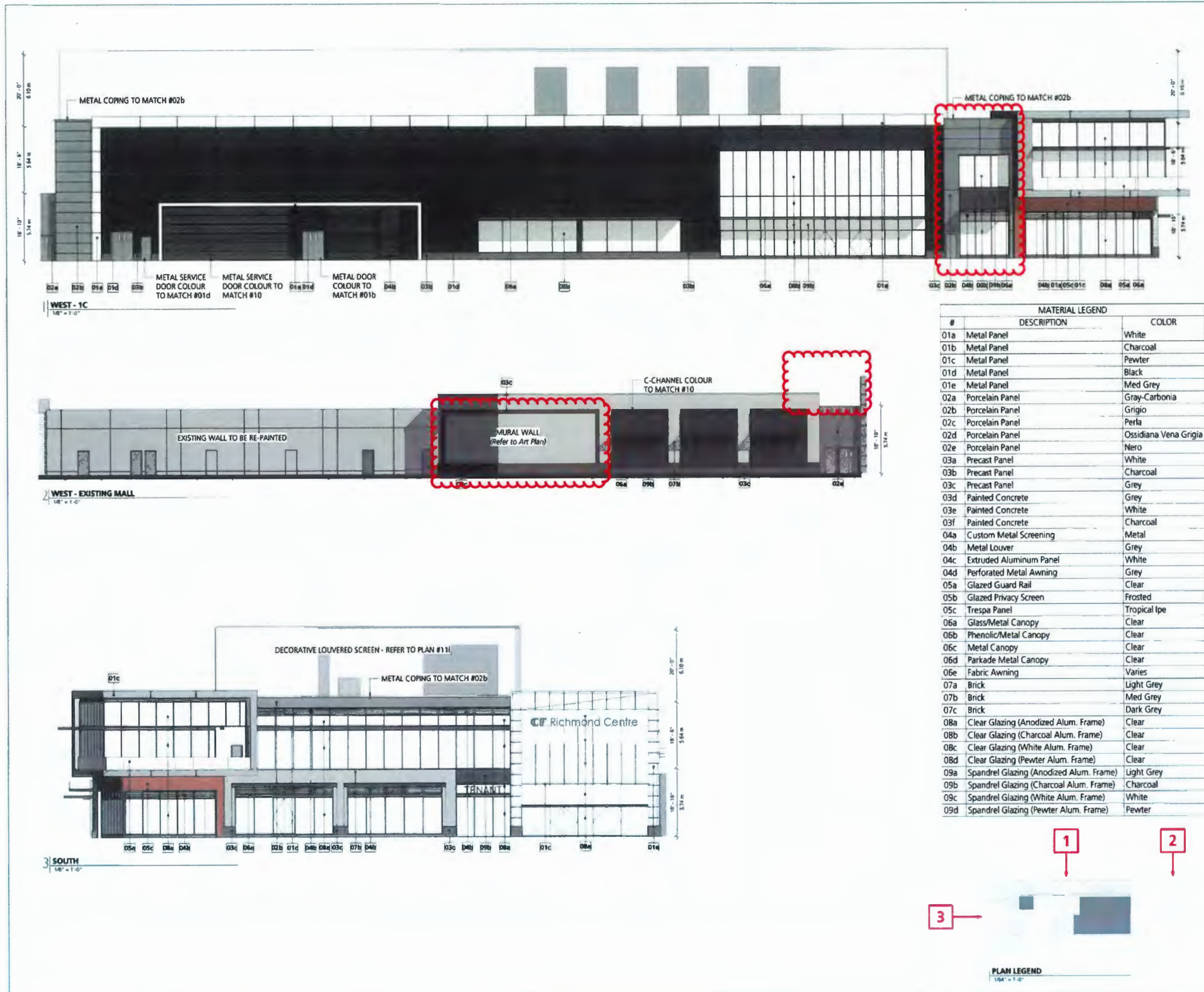
RICHMOND CENTRE
PHASE 1

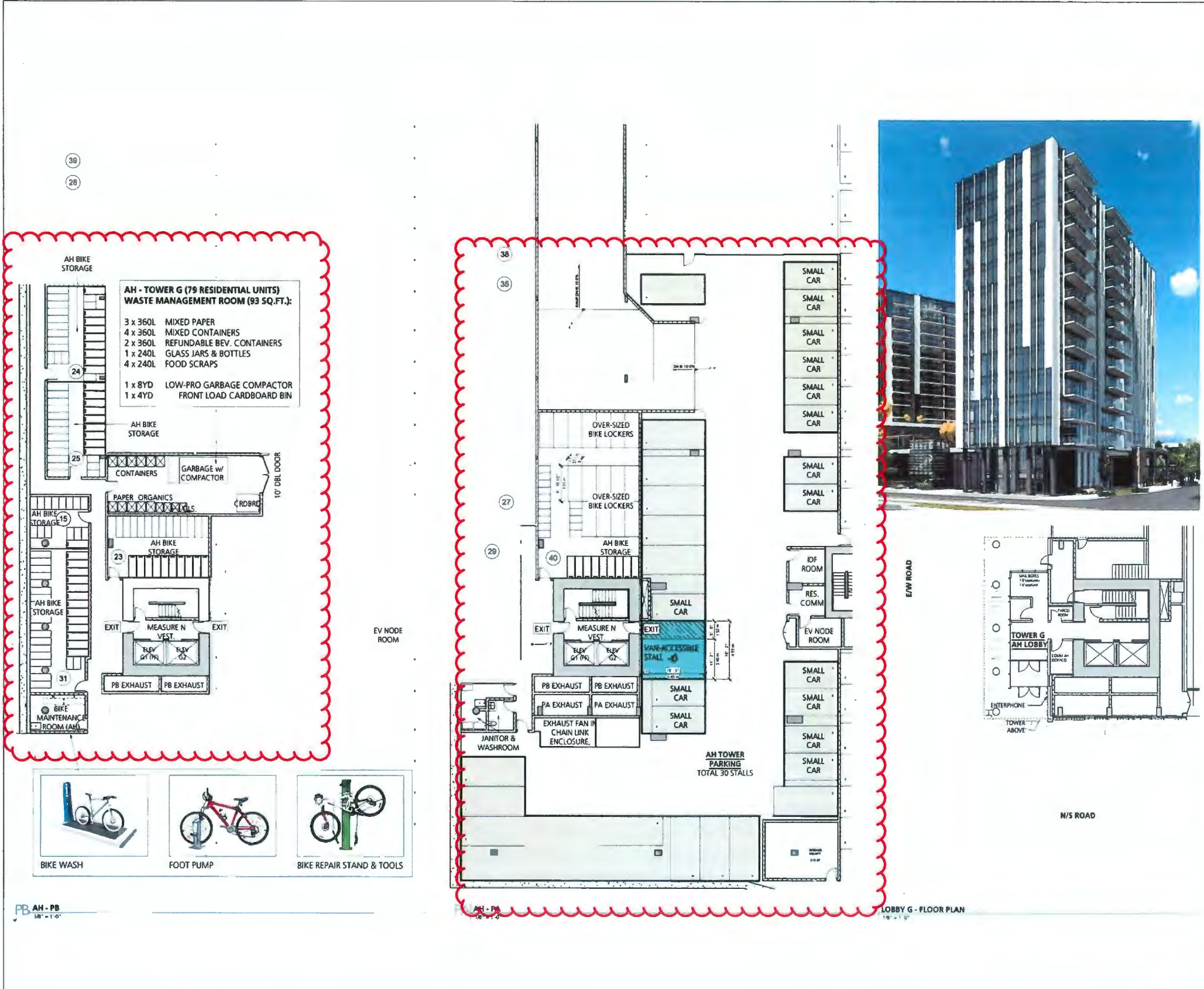
PHASE 1

1C - ELEVATIONS

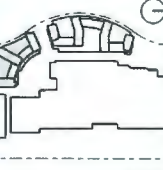
DATE: MAY 29, 2019 PM
DRAWN BY: NAME
CHECKED BY: CHECKER
SCALE: AS SHOWN
JOB NUMBER: 1686

A-C.7.01





gbl
100 EAST 10TH AVENUE
VANCOUVER, BC CANADA V6L 1B8
TEL: 604 278 1188
FAX: 604 278 1189
NOTES



DP 17-768248
MAY 29, 2019
PLAN # 11a-2

I HEREBY CERTIFY this to be a true and correct copy of P 227 to 243 of DP 17-768248 approved by Richmond City Council on July 13, 2020



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev 1 Progress for Permit
4	2018-04-05	DP Application Rev 1
5	2018-08-02	DP Application Rev 2
6	2018-03-30	DP Application Rev 3 Progress for City Review
7	2019-04-26	DP Application Rev 3 Progress for City Review
8	2019-05-03	DP Panel Submission

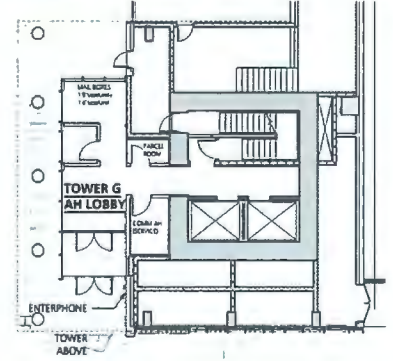
RICHMOND CENTRE
PHASE 1

PHASE 1

AH TOWER PLANS

DATE: 2019-05-25 11:00 AM
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
JOB NUMBER: 1686-87

A-11A.02



PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #1: Screening of Park Road Parkade / Building 1A

Opportunity:

- Public art screening above-grade parking along the east facade of Building 1A
- Artistic enhancement of the parkade facade in diverse range of approach and media including 2D or 3D texture material

Details:

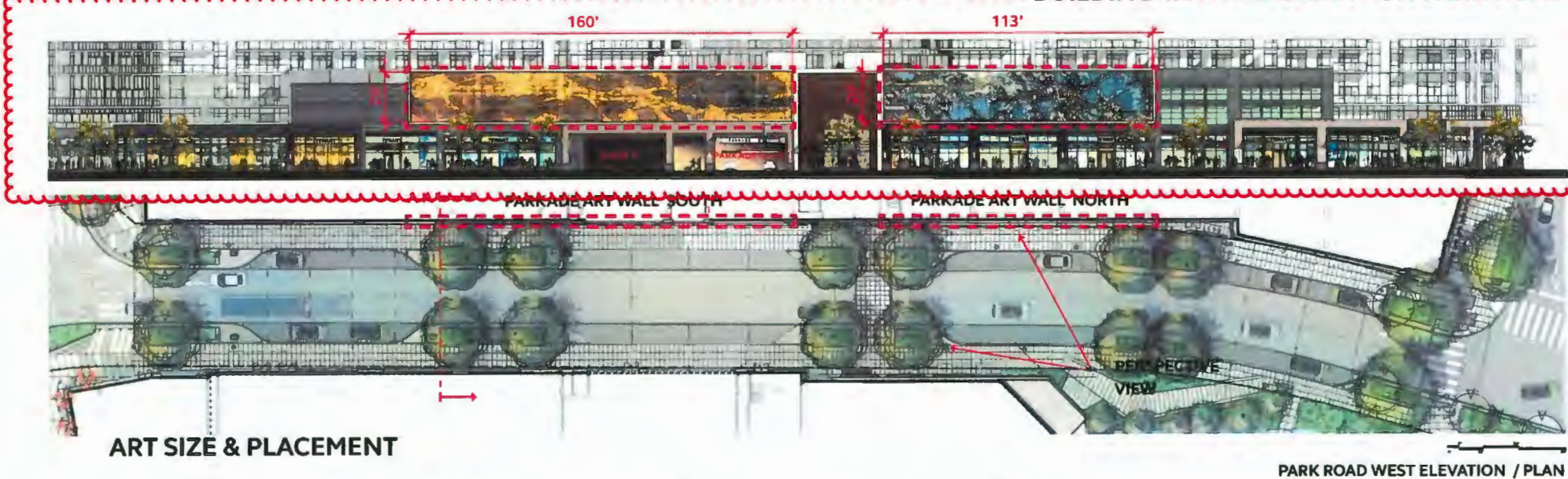
- Block 1A South measures approximately 160' x 20'
- Block 1A North measures approximately 113' x 20'

Rationale:

- Create a compelling, dynamic facade along important pedestrian-oriented retail high street.
- Park Road envisioned as active streetscape drawing people to the Central Plaza, "the community living room" with cafe/restaurants, small boutiques, green nook and public art.
- Contribute to wayfinding by drawing viewers and supporting energetic flow of movement along Park Road towards Central Plaza and Mobility Hub.
- Encourages connection throughout site, permeability, sight lines and movement for pedestrian friendly retail environment.
- High visibility and accessibility for diverse audiences.

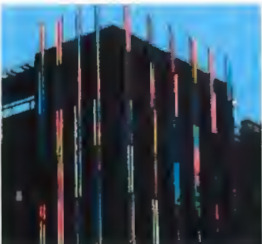


BUILDING 1A PARKADE ART ON PARK ROAD

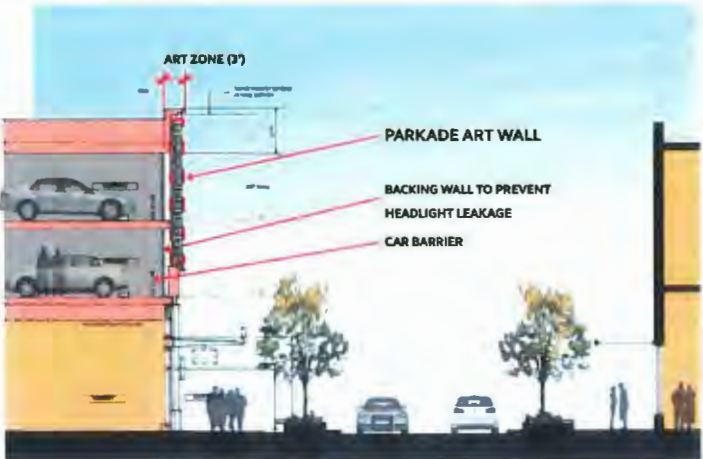


ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN



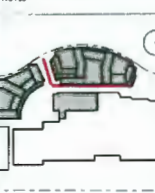
PRECEDENT IMAGES



PARK ROAD SECTION A-A

gbl

100 LAUREL AVENUE
VANCOUVER, BC CANADA V6B 1B8
TEL: 604 278 1188
FAX: 604 278 1279



DP 17-768248
MAY 29, 2019
PLAN #11e-2

CALLISONRTKL

CallisonRTKL Inc.
1000 West Broadway
Vancouver, BC V6H 4G1
Tel: 604 683 4444
Fax: 604 683 4444
Project Ref: 17-768248



I HEREBY CERTIFY this to be a true and correct copy of P 239 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Signature]

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	20% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	Progress for City Review

REVISED
17/10/2010
RICHMOND
CENTRE PHASE 1

ART PLAN - BUILDING 1A
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A-11E.02

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #2: Screening of Park Road Service Uses / Building 1C

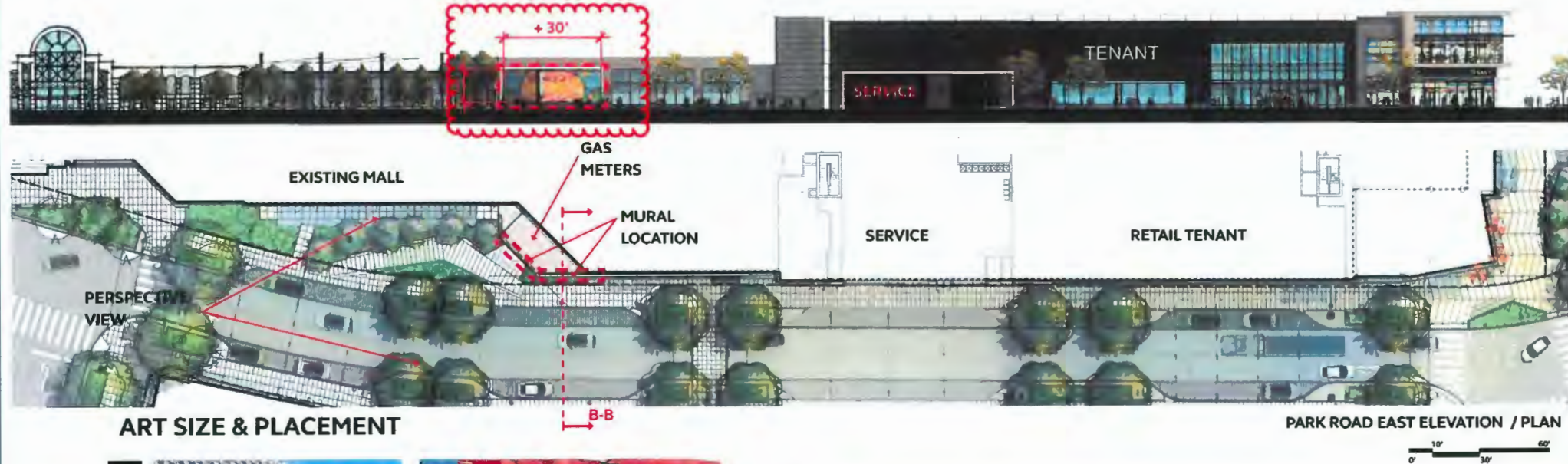
- Opportunity:
- A mural screening private utilities along the frontage of the existing mall.
 - Permanent Mural - 2D artwork.

- Details:
- Wall measures approximately 15' height x 30' length.
 - Wrap around the mechanical enclosure structure.

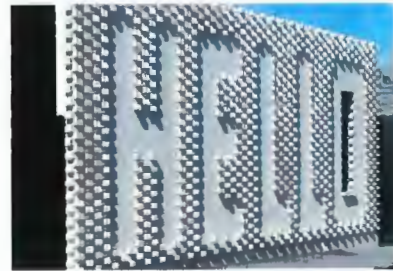
- Rationale:
- High visibility and accessibility for diverse audiences
 - Animate and enliven important arterial Park Road.
 - Possess wayfinding and placemaking qualities.
 - Contribute and foster a dynamic and active public realm.
 - Enhance the pedestrian experience.
 - Support flow and movement throughout the development.
 - Leads viewers to heart of development.



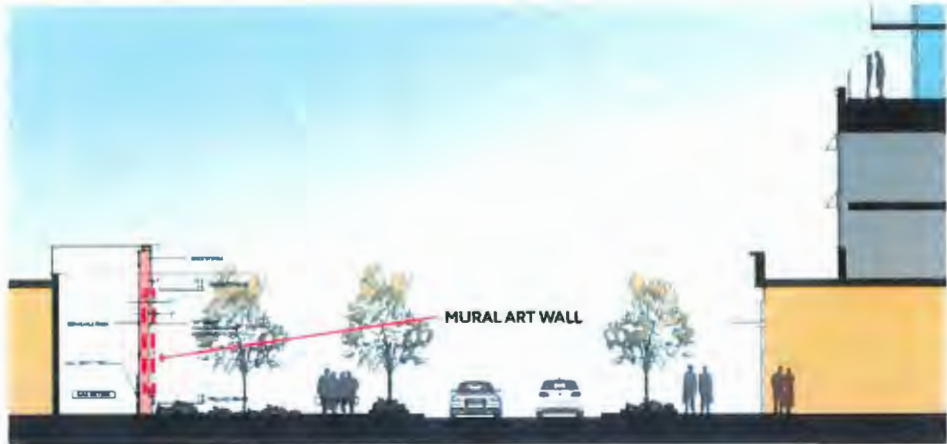
BUILDING 1C MURAL ART ON PARK ROAD



ART SIZE & PLACEMENT



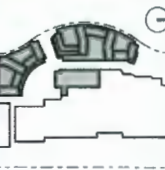
PRECEDENT IMAGES



PARK ROAD SECTION B-B

gbl

100 EAST PINE AVENUE
VANCOUVER, BC V6A 1A6
TEL: 604 731 1100
FAX: 604 731 1179



DP 17-768248
MAY 29, 2019
PLAN #11e-3

CALLISORTKL
Callisort KL Inc.
1000 West 10th Avenue
Suite 100
Vancouver, BC V6H 1A6
Tel: 604 681 1100
Fax: 604 681 1101
Email: info@callisortkl.com



I HEREBY CERTIFY this to be a true and correct copy of P 240 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-05-20	DP Application Rev. 3

REVISED
17/10/2010
RICHMOND
CENTRE PHASE 1

ART PLAN - BUILDING 1C
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A-11E.03

PB-PA PARKING DISTRIBUTION		
DEDICATION	LEVEL	COUNT
CAR SHARE	PA	3
COMMERCIAL	PA	689
SHORT TERM	PA	68
TOWER A	PB	98
TOWER B	PB	144
TOWER C	PB	28
TOWER D	PB	27
TOWER E	PB	178
TOWER F	PB	225
TOWER F	PA	12
TOWER G	PA	30
UNASSIGNED	PB	192
TOTAL PARKING		1694

*10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM').

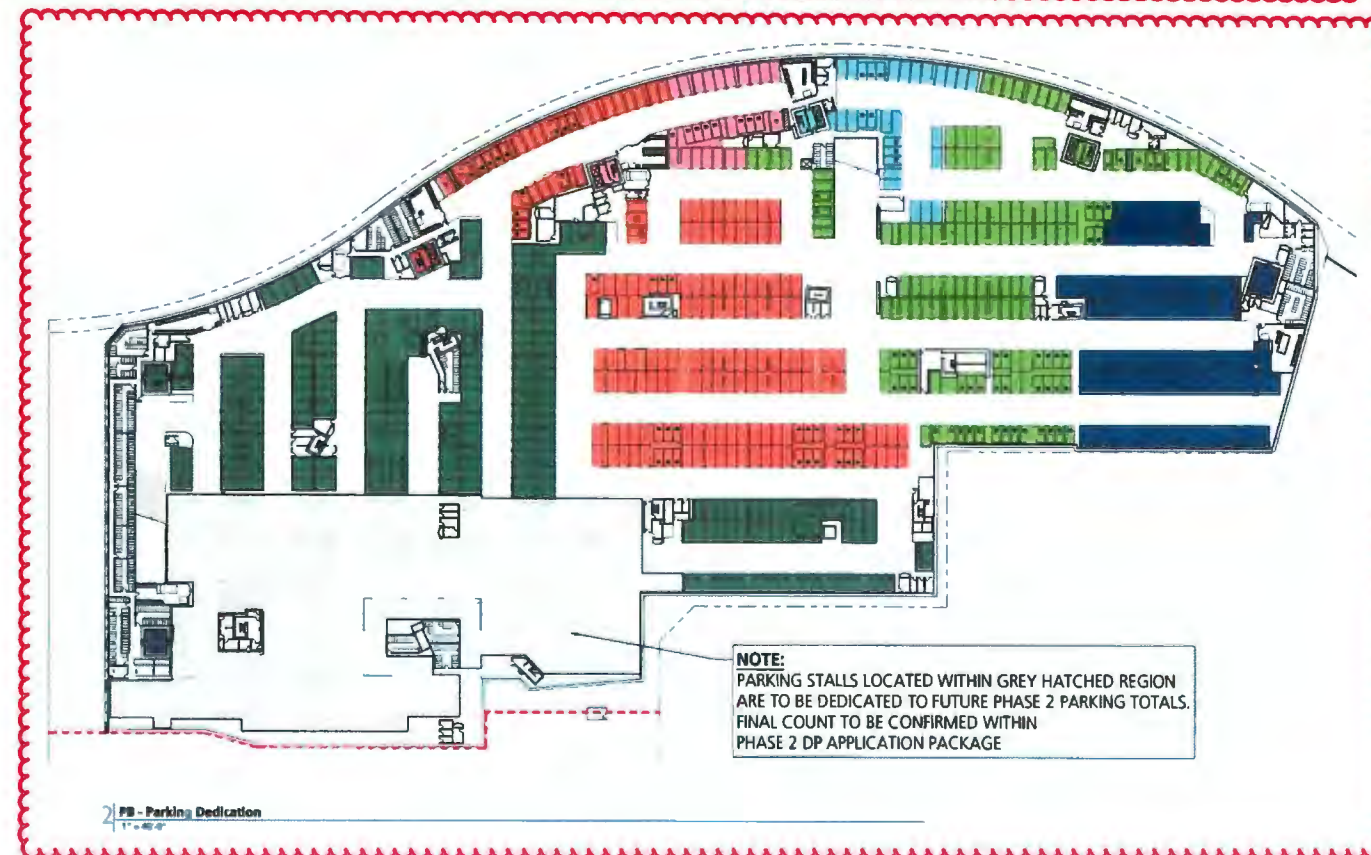
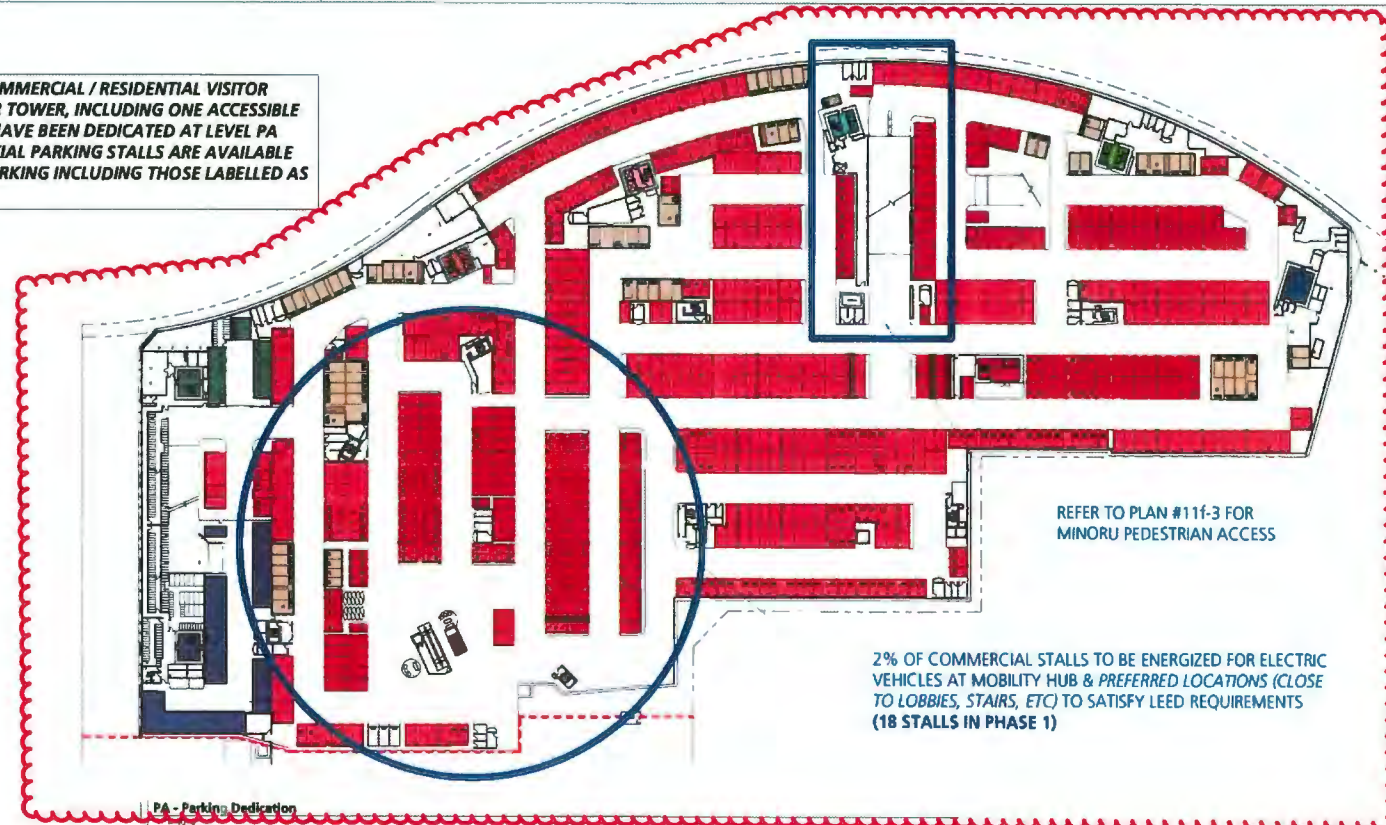
PB-PA PARKING DEDICATION LEGEND:

- CAR SHARE
- COMMERCIAL STALL
- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TOWER E
- TOWER F
- TOWER G
- SHORT TERM SHARED PARKING: RESIDENTIAL VISITOR / COMMERCIAL

PARKING COUNT - NEW PHASE 1 BY LEVEL

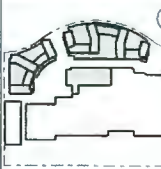
LEVEL	COUNT
Affordable Housing	
PA	30
	30
Car Share	
PA	3

Commercial	
L1	128
PA	757
	885
Residential	
L2	223
L3	220
PA	12
PB	892
	1347
TOTAL	2265



gbl

100 EAST BAY AVENUE
VICTORIA, BC CANADA V8T 1B8
TEL: 250.351.1575
FAX: 250.351.1576



DP 17-768248
MAY 29, 2019
PLAN # 11f-1



REV	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	20% Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-06	Progress for Pricing
5	2018-08-01	DP Application Rev 2
6	2019-03-20	DP Application Rev 3
7	2019-04-26	Progress for City Review
8	2019-05-03	DP Application Rev 4

RICHMOND CENTRE
PHASE 1

PHASE 1
PB-PA PARKING
STALL DISTRIBUTIONS

DATE: 5/29/2019 1:28:25 PM
DRAWN BY: J.L.
CHECKED BY: J.L.
SCALE: AS SHOWN
JOB NUMBER: 1686-87

A-11F.01

HEREBY CERTIFY this to be a true and correct copy of P 241 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

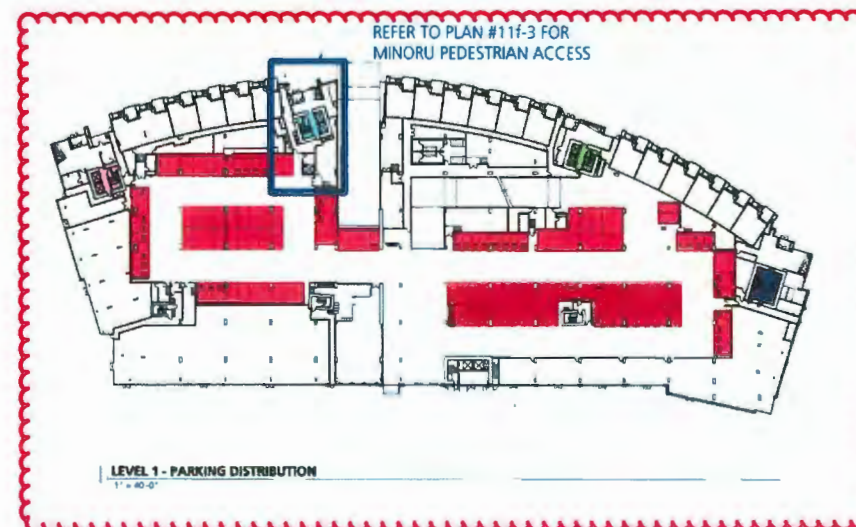
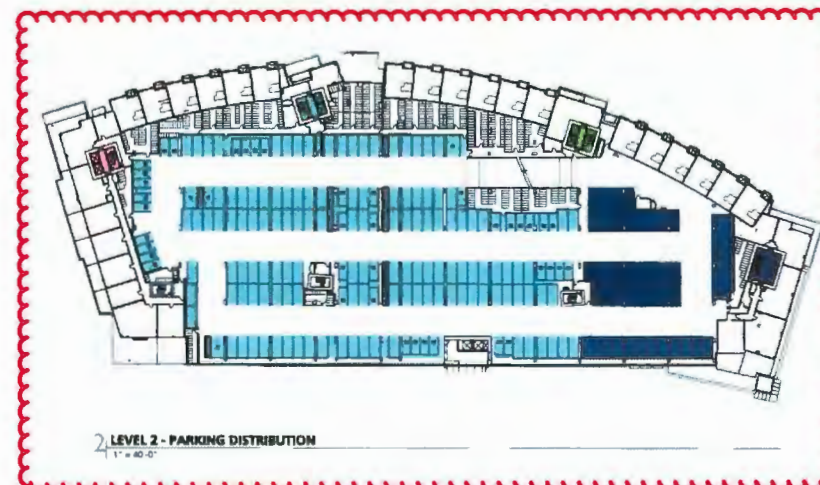
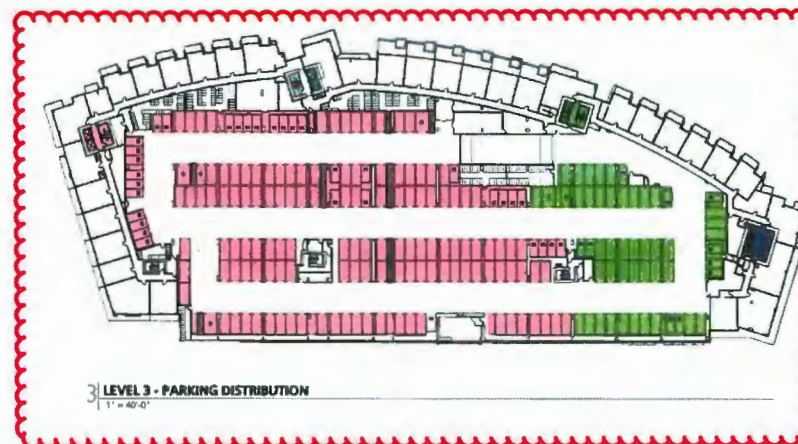
10/18/20

PARKING DISTRIBUTION				
DEDICATION	LEVEL	COUNT	MIN. REQUIRED	
CAR SHARE	PA	3		
		3		
COMMERCIAL	L1	128	COMMERCIAL: 11,681m ² GLA / 100 x 3.375	
COMMERCIAL	PA	689	= 394.2 STALLS REQUIRED	
		817	885 PROVIDED COMPRISING 68 STALLS FOR SHORT-TERM COMMERCIAL VISITOR; 327 PHASE 1 STALLS & A SURPLUS OF 490 STALLS TO BE USED IN PHASE 2	
SHORT TERM	PA	68		
		68		
TOWER A	L2	48		
TOWER A	PB	98	TOWER A: 139 UNITS x 0.9 STALLS / UNIT	
		146	= 125.1 STALLS REQUIRED	
TOWER B	L3	53		
TOWER B	PB	144	TOWER B: 183 UNITS x 0.9 STALLS / UNIT	
		197	= 164.7 STALLS REQUIRED	
TOWER C	L2	175		
TOWER C	PB	28	TOWER C: 190 UNITS x 0.9 STALLS / UNIT	
		203	= 171.0 STALLS REQUIRED	
TOWER D	L3	167		
TOWER D	PB	27	TOWER D: 187 UNITS x 0.9 STALLS / UNIT	
		194	= 168.3 STALLS REQUIRED	
TOWER E	PB	178	TOWER E: 167 UNITS x 0.9 STALLS / UNIT	
		178	= 150.3 STALLS REQUIRED	
TOWER F	PA	12		
TOWER F	PB	225	TOWER F: 221 UNITS x 0.9 STALLS / UNIT	
		237	= 198.9 STALLS REQUIRED	
TOWER G	PA	30	TOWER G: 79 UNITS x 0.375 STALLS / UNIT	
		30	= 29.6 STALLS REQUIRED	
UNASSIGNED	PB	192		
		192	TO BE USED FOR PHASE 2 RESIDENTIAL	
TOTAL PARKING		2265		

TO SHORT-TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA
(100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM'.)

L1-L3 PARKING DEDICATION LEGEND:

- CAR SHARE
- COMMERCIAL STALL
- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TOWER E
- TOWER F
- TOWER G
- RESIDENTIAL LOADING



gbl

gbl ARCHITECTS, INC.
130 EAST 4TH AVENUE
VANCOUVER, BC CANADA V5T 1P8 TEL: 604.271.1154
FAX: 604.271.1179

NOTES



DP 17-768248
MAY 29, 2019
PLAN # 11f-2



HEREBY CERTIFY this to be a true and correct copy of P 24A to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Handwritten signature]

REV	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Program for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	Program for City Review
8	2019-05-03	DP Application Rev. 3
		Program for City Review
		DP Panel Submission

RICHMOND CENTRE
PHASE 1

PHASE 1
L1-L3 PARKING STALL
DISTRIBUTIONS

DATE: 5/29/2019 11:13 AM
DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: AS SHOWN
JOB NUMBER: 1686

A-11F.02

CF Richmond Centre @ 6551 No. 3 Road

PARKING SUMMARY – Phase 1

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Affordable Hsg	79	0.375/unit	30	30	2.0/unit	158	0.2/unit	16
▪ Market Owner.	1,087	0.9/unit	979	1,125	1.25/unit	1,359	0.2/unit	218
▪ Visitors	1,164	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	125,728 ft ² GLA	3.375/100 m ²	395	395	0.27/100 m ²	32 ³	0.27/100 m ²	32
Ph 1 surplus								
▪ Residential	-	-	-	175 ¹	-	-	-	-
▪ Commercial	-	-	-	475 ²	-	-	-	-
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,407	2,203	-	1,549	-	266
175 surplus residential spaces for use of Phase 2 475 surplus commercial spaces including 16 for Phase 2 & 459 for the Remainder Mall Commercial Class 1 bike spaces = 20 public spaces + 12 tenant spaces								

PARKING SUMMARY – Phase 2

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	64	0.375/unit	24	24	2.0/unit	128	0.2/unit	13
▪ Market Owner.	867	0.9/unit	781	689 ¹	1.25/unit	1,084	0.2/unit	174
▪ Visitors	1,131	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	176,022 R ² GLA	3.375/100 m ²	552	536 ²	0.27/100 m ²	45	0.27/100 m ²	45
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,480	1,372	-	1,657	-	272
1 Total Market Owner = 689 sp + 175 sp surplus Phase 1 = 864 spaces								
2 Total Commercial = 536 sp + 16 sp surplus to Phase 1 = 552 spaces								

PARKING SUMMARY – Remainder Mall

Parking Requirements by Use	Vehicle Parking				Class 1 Bikes		Class 2 Bikes	
	Units or Area	Bylaw Min. Rate	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
OTHER								
▪ Commercial	226,448 ft ² GLA	3.375/100 m ²	710	251 ¹	0.27/100 m ²	57	0.27/100 m ²	57
▪ Car-Share	-	-	-	-	-	-	-	-
TOTAL	226,448 ft ²	3.375/100 m ²	710	251	0.27/100 m ²	57	0.27/100 m ²	57
1 Total Commercial = 251 sp + 459 sp surplus to Phase 1 = 710 sp								

6140067

ATTACHMENT 4

PARKING SUMMARY – Phase 1 + 2 + Remainder Mall Combined

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	143	0.375/unit	54	54	2.0/unit	286	0.2/unit	29
▪ Market Owner.	1,954	0.9/unit	1,759	1,989	1.25/unit	2,443	0.2/unit	392
▪ Visitors	2,297	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	528,199 ft²	3.375/100 m²	1,657	1,657	0.27/100 m²	134	0.27/100 m²	134
▪ Car-Share	-	-	6	6	-	-	-	-
TOTAL	-	-	3,596	3,826	-	3,263	-	595

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	1,155	100%	1,155 stalls	1,517	10%	152 stalls
▪ Commercial	395	2%	8 stalls	12 ³	10%	2 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
Ph 1 Surplus						
▪ Residential	175 ¹	100%	175 stalls	-	-	-
▪ Commercial	475 ²	2%	10 stalls	-	-	-
TOTAL	2,203	-	1,351 stalls	1,529	-	154 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 2

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	833	100%	833 stalls	1,612	10%	162 stalls
▪ Commercial	536	2%	11 stalls	45	10%	5 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
TOTAL	1,372	-	847 stalls	1,657	-	167 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1 + 2 Combined

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	2,163	100%	2,163 stalls	3,129	10%	313 stalls
▪ Commercial	1,406	2%	29 stalls	77	10%	8 stalls
▪ Car-Share	6	100%	6 stalls	-	-	-
TOTAL	3,575	-	2,198 stalls	3,206	-	321

- (1) Vehicle Parking "Energized Equipment" means operational 240 V / 40 A circuit and all related infrastructure required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections AND:
- For Market Rental, Affordable Housing & Market Ownership, EXCLUDES electric vehicle supply equipment (EVSE)
 - For Car-Share: INCLUDES electric vehicle supply equipment (EVSE)
- (2) Class 1 Bike Storage "Energized Equipment" means operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related features necessary to supply the required electricity for the operation of such an outlet. Must be located to facilitate shared use by multiple bikes

LOADING SUMMARY – Phase 1, Phase 2 & Remainder Mall (See PLAN #11j)



GBL ARCHITECTS INC.
170 DARTMOUTH AVENUE
VANCOUVER, BC CANADA V6T 1B6 TEL: 604.751.1550
FAX: 604.751.1519
www.gblarchitects.com

DP 17-768248
AUG 26, 2024
PLAN # 1c



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Format Application
2	2017-06-16	20% Design Set
3	2018-10-09	DP Application Rev. 1, Progress for Pricing
4	2019-04-06	DP Application Rev. 1
5	2019-06-20	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 2 Progress for City Review
7	2019-04-16	DP Application Rev. 2 Progress for City Review
8	2019-05-09	DP Application Rev. 2 Progress for City Review
9	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

PH 1 + 2 COMBINED
STATS SUMMARY

DATE
DRAWN BY
CHECKED BY
SCALE
ACR / JLABEF 1686-87

A-1.03

PHASE 1 DATA SUMMARY

ZONING DATA

LEGAL DESCRIPTION:

LOT A (BF285836) SECTION 8 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 31877

CIVIC ADDRESS:

6551 NO.3 ROAD, RICHMOND, BC, V6Y 2B6

ZONING:

CDT1

HEIGHT:

Permitted: 47m geodetic

Proposed: 47m geodetic

SETBACKS:

3.0m min. from property line with requested variances noted

MINIMUM HABITAL FLOOR ELEVATION:

2.9 m geodetic

SITE AREA (Lot 1 + Lot 2):

721,556.4 ft²

67,034.8 m²

FLOOR AREA RATIO (Phase 1 development):

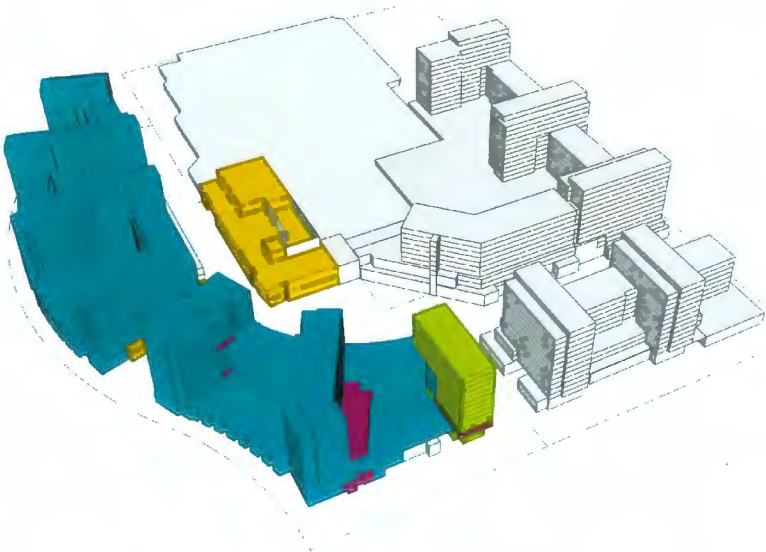
Permitted: 3.15

Proposed: 1.56

LOT COVERAGE (Phase1 development):

Permitted: 90%

Proposed: 60%



GROSS BUILDING AREA

GROSS BUILDING AREA	
BUILDING	AREA
PHASE 1A	660,215 SF
PHASE 1B	485,799 SF
PHASE 1C	84,792 SF
TOTAL	1,230,806 SF

FAR EXCLUSIONS

FAR EXCLUSIONS - CORE	
BUILDING	EXCLUDED AREA
PHASE 1A	18,667 SF
PHASE 1B	15,574 SF
PHASE 1C	722 SF
TOTAL	34,963 SF

FAR EXCLUSIONS - AMENITY	
BUILDING	EXCLUDED AREA
PHASE 1A	5,143 SF
PHASE 1B	20,825 SF
TOTAL	25,968 SF

FAR EXCLUSIONS - SERVICE - BY BUILDING	
BUILDING	EXCLUDED AREA
PHASE 1A	20,931 SF
PHASE 1B	4,910 SF
PHASE 1C	2,056 SF
TOTAL	27,905 SF

FAR EXCLUSIONS - DEU DWELLING UNIT		
BUILDING	DWELLINGS	EXCLUDED AREA
PHASE 1A	699	7,524 SF
PHASE 1B	467	5,027 SF
TOTAL	1166	12,551 SF

FAR EXCLUSIONS - BUH DWELLING UNIT		
BUILDING	BUH COUNT	EXCLUDED AREA
PHASE 1A	108	2,160 SF
PHASE 1B	191	3,620 SF
TOTAL	299	5,980 SF

FAR AREA

FAR AREA BY BUILDING		
USE	FAR AREA	FAR
PHASE 1A		
COMMERCIAL AREA	28,428 SF	0.04
RESIDENTIAL	577,365 SF	0.80
PHASE 1A	605,793 SF	0.84
PHASE 1B		
COMMERCIAL AREA	81,236 SF	0.11
RESIDENTIAL	777 SF	0.00
PHASE 1C	82,014 SF	0.11
TOTAL	1,123,443 SF	1.56

FAR AREA BY USE		
USE	FAR AREA	FAR
COMMERCIAL AREA	159,457 SF	0.22
RESIDENTIAL	963,987 SF	1.34
TOTAL	1,123,443 SF	1.56

AFFORDABLE HOUSING

AFFORDABLE HOUSING - REQUIRED		
BUILDING	RESIDENTIAL FAR	5% OF FAR AREA
PHASE 1A	577,365 SF	28,868 SF
PHASE 1B	385,845 SF	19,292 SF
PHASE 1C	777 SF	39 SF
TOTAL	963,987 SF	48,199 SF

AFFORDABLE HOUSING - PROVIDED	
BUILDING	AH UNIT AREA
PHASE 1B	49,431 SF

UNIT MIX & COUNT

AFFORDABLE HOUSING UNIT MIX	
STUDIO	12
1 BEDROOM	37
2 BEDROOM	22
3 BEDROOM	8
AH TOTAL	79

MARKET UNIT MIX	
STUDIO	43
1 BEDROOM	490
2 BEDROOM	457
3 BEDROOM	97
MARKET TOTAL	1,087

TOTAL DWELLINGS 1,166

PHASE 1 PARKING & BIKES REQUIRED

PARKING REQUIRED - MARKET RESIDENTIAL	
COUNT	0.9 PER UNIT (10% TDM RED.)
1087	978.3

PARKING REQUIRED - AFFORDABLE HOUSING	
COUNT	0.375 PER UNIT (25% TDM RED.)
79	29.6

PARKING REQUIRED - PHASE 1 RETAIL	
GLA	3.375 per 100 SM (1,076.39 SF)
125,728 SF	394.2

CAR SHARE REQUIRED 3

TOTAL PARKING REQUIRED 1,407

ALL VISITOR PARKING REQUIRED WILL BE SHARED WITH COMMERCIAL PARKING PROVIDED

BIKES REQUIRED - MARKET RESIDENTIAL	
COUNT	1.25 PER UNIT
1087	1,358.8

BIKES REQUIRED - AFFORDABLE HOUSING	
COUNT	2.0 PER UNIT
79	158.0

BIKES REQUIRED - PHASE 1 RETAIL	
GLA	0.27 per 100 SM (1,076.39 SF)
125,728 SF	31.5

TOTAL BIKES REQUIRED 1,549

PHASE 1 PARKING PROVIDED

PARKING COUNT - NEW PHASE 1 BY TYPE	
PARKING STALL TYPE	COUNT

Affordable Housing	
Accessible (Van) Affordable Housing	1
Regular Affordable Housing	15
Small Car Affordable Housing	14
	30

Car Share	
Regular Car Share	3
	3

Commercial	
Accessible (Van) Commercial	13
Accessible Commercial	2
Regular Commercial	586
Small Car Commercial	269
	870

Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	959
Small Car Residential	314
	1300

TOTAL	2203
-------	------

PHASE 1 BIKES (CLASS 1) PROVIDED

BIKE COUNT - TOTAL	
LEVEL	COUNT

Commercial	
L1	12
PA	20
	32

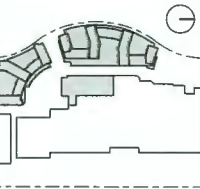
Residential	
L2	549
L3	233
PA	227
PB	508

TOTAL 1517

FOR INFORMATION ON CLASS 2 BIKES REFER TO PLAN #11

gbl

GBL ARCHITECTURE INC.
105-1001 101 AVENUE
VANCOUVER, BC V6M 1Y1
TEL: 604-271-1111
FAX: 604-271-1111
WWW.GBLARCHITECTURE.COM



DP 17-768248
AUG 26, 2024
PLAN # 2a



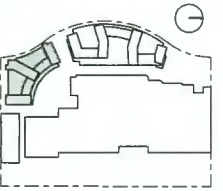
REVISIONS	
No.	Date
1	2017-03-31
2	2017-08-09
3	2018-03-29
4	2018-04-05
5	2018-08-02
6	2019-03-20
7	2019-04-26
8	2019-05-03
9	2024-08-28

RICHMOND CENTRE
PHASE 1

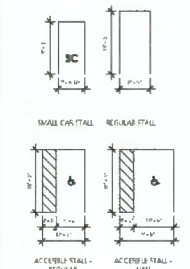
PHASE 1
PHASE 1 - STATISTICS
SUMMARY

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER
1686-87

A-2.01



DP 17-768248
AUG 26, 2024
PLAN # 4c-2



PARKING STALLS - TYPICAL DIMENSIONS
11'6" x 15'0"



No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1 Progress for Review
4	2018-04-06	DP Application Rev. 1 Progress for City Review
5	2018-06-02	DP Application Rev. 2 Progress for City Review
6	2018-05-03	DP Application Rev. 2 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Application Rev. 3 Progress for City Review
9	2024-08-26	DP Amendment General Compliance

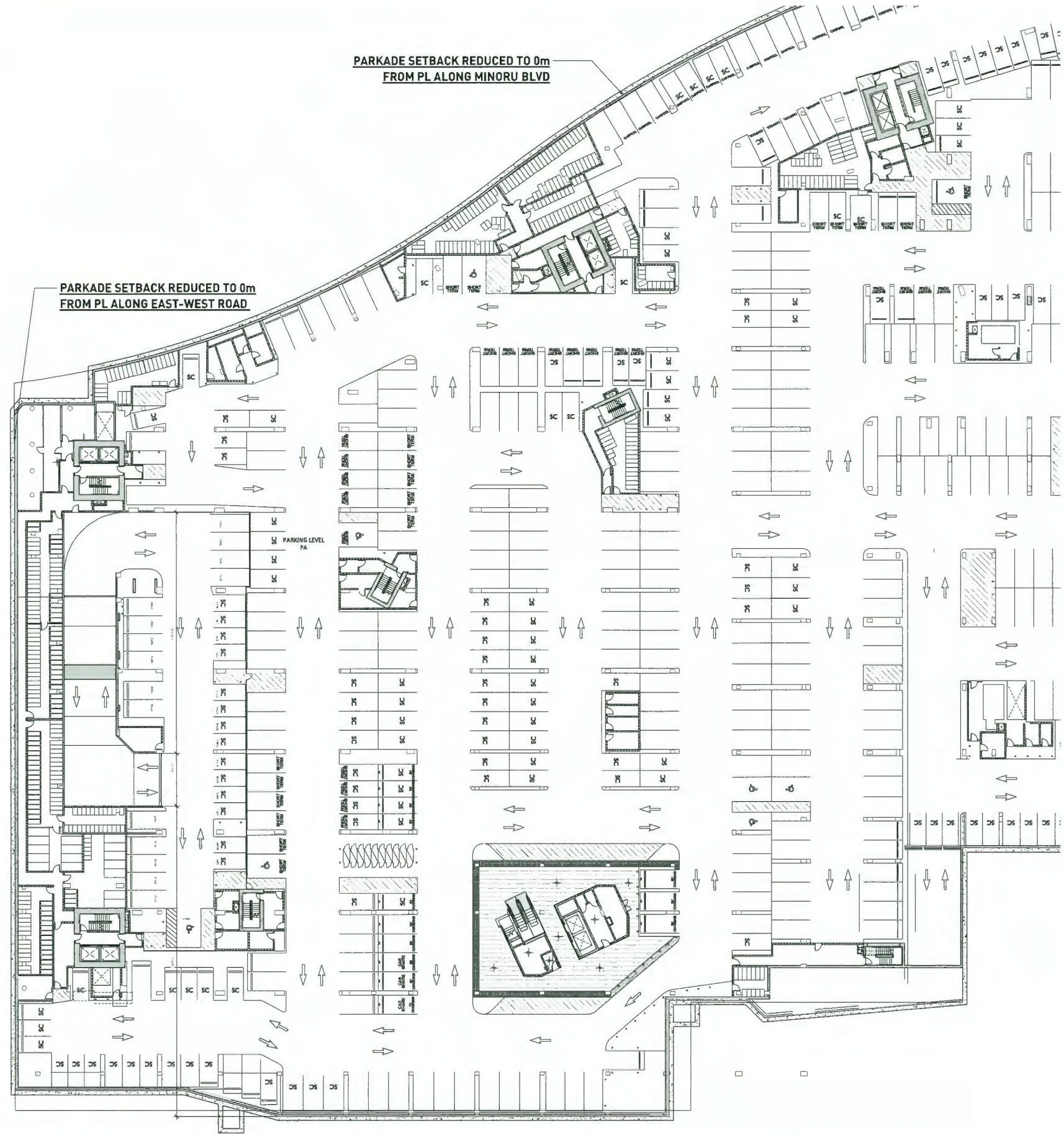
RICHMOND CENTRE
PHASE 1

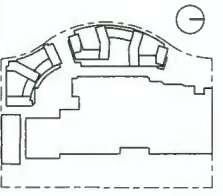
PHASE 1

1B - LEVEL PA

DATE: 5/10/2019 1:43:39 PM
DRAWN BY: SA
CHECKED BY: RF
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686-87

A-B.4.02





DP 17-768248
AUG 26, 2024
PLAN # 4d-1



REVISIONS		
No.	Date	Description
1	2017-03-31	Developers: Permit Application
2	2017-08-08	36% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Triang
5	2018-06-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	Progress for City Review
8	2019-05-03	DP Application Rev. 3
9	2024-08-26	Progress for City Review DP Panel Submission DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

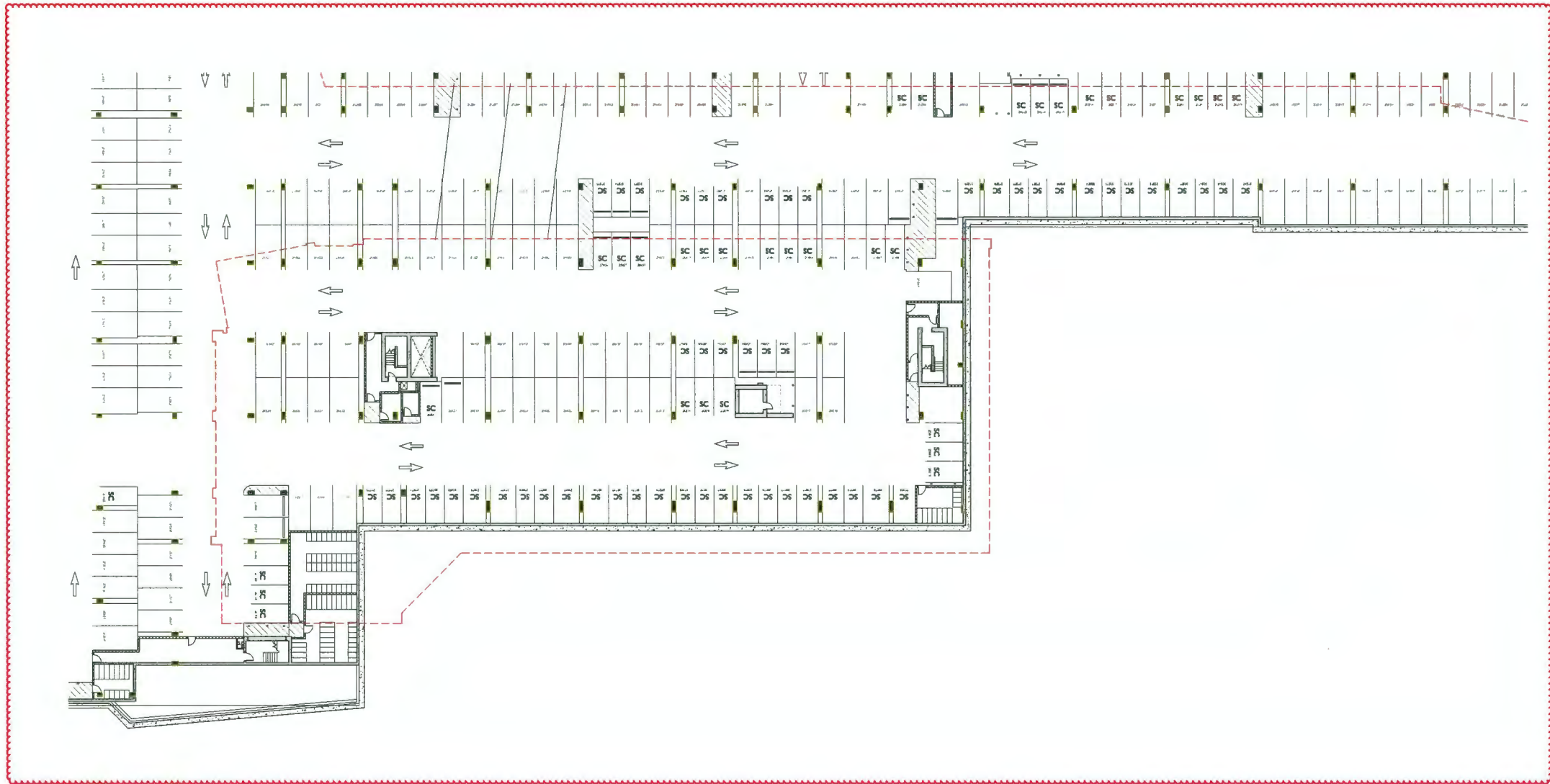
PHASE 1

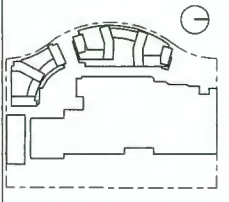
1C - LEVEL PB

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

1/16" = 1'-0"
1686

A-C.4.01





DP 17-768248
AUG 26, 2024
PLAN #4d-2



REVISIONS		
No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

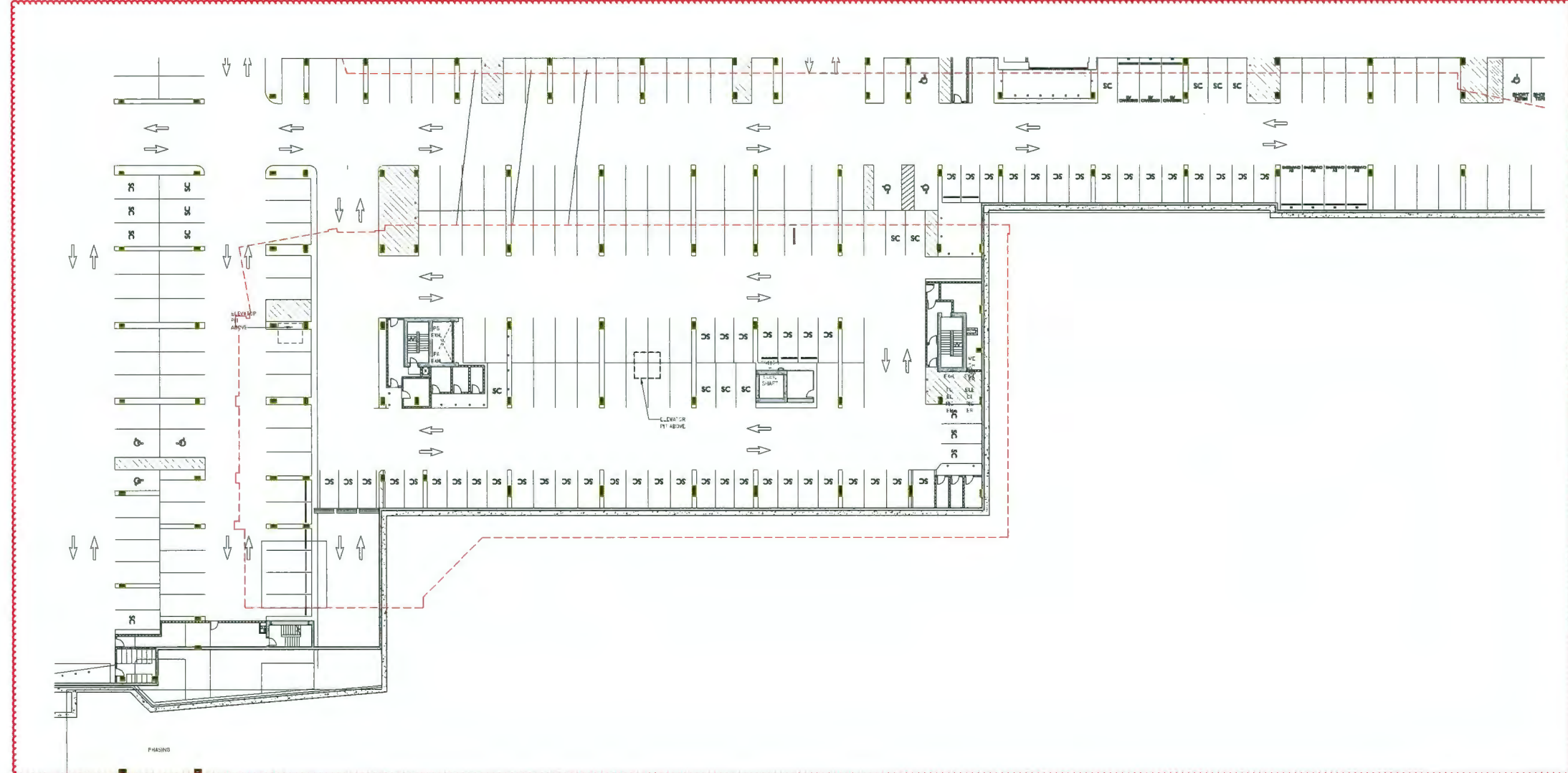
RICHMOND CENTRE
PHASE 1

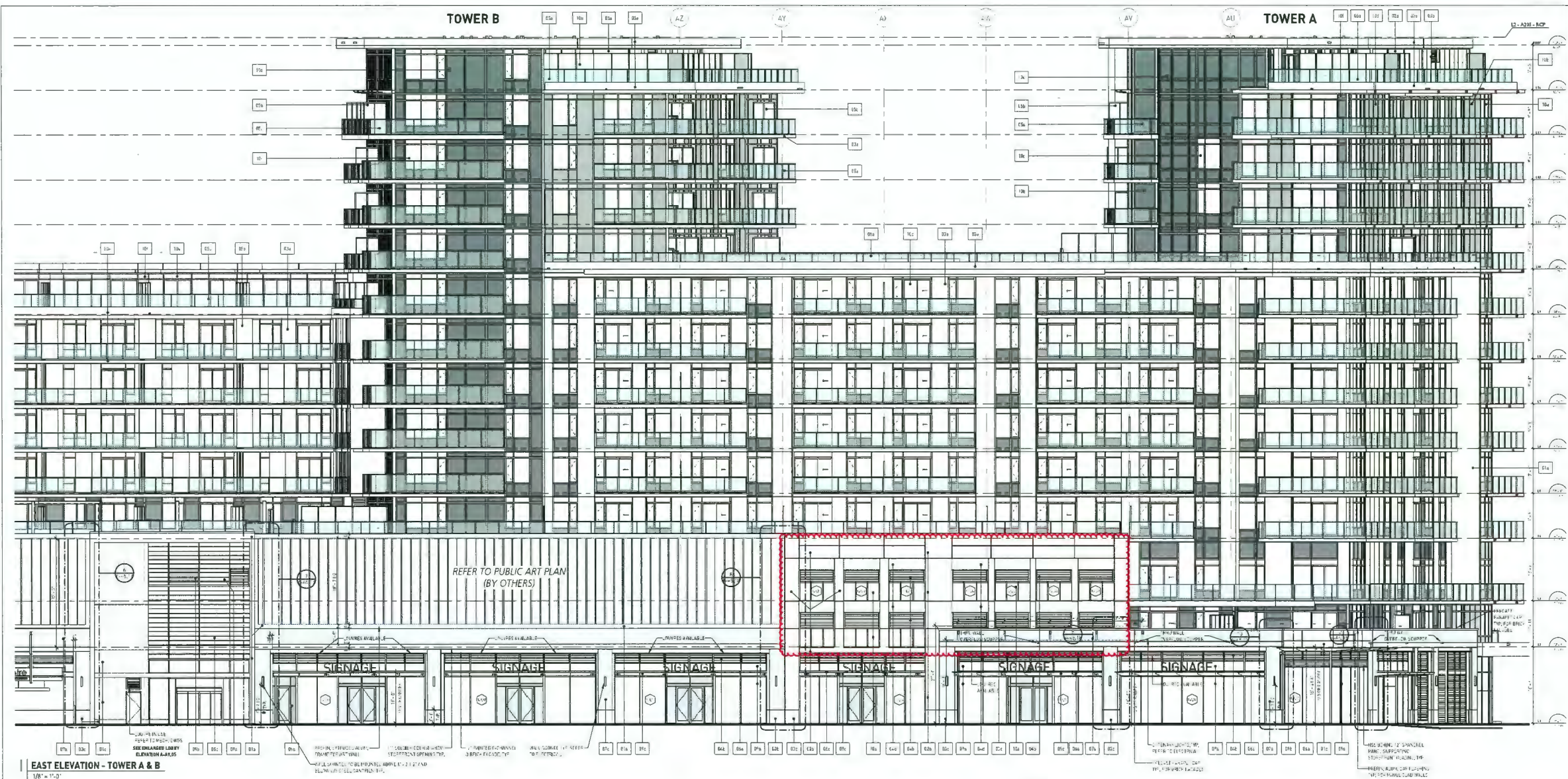
PHASE 1

1C - LEVEL PA

DATE: 30/03/24
DRAWN BY: Agha
CHECKED BY: Agha
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686

A-C.4.02





EAST ELEVATION - TOWER A & B
1/8" = 1'-0"

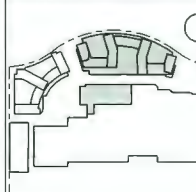
MATERIAL LEGEND		
#	DESCRIPTION	MANUFACTURER / SOURCE
01a	Acoustically Treated Panel	Woods Metals
01b	Acoustically Treated Panel	Chambers Metals
01c	Acoustically Treated Panel	Woods Metals
01d	Acoustically Treated Panel	Woods Metals
01e	Acoustically Treated Panel	Woods Metals
01f	Acoustically Treated Panel	Woods Metals
01g	Acoustically Treated Panel	Woods Metals
01h	Acoustically Treated Panel	Woods Metals
01i	Acoustically Treated Panel	Woods Metals
01j	Acoustically Treated Panel	Woods Metals
01k	Acoustically Treated Panel	Woods Metals
01l	Acoustically Treated Panel	Woods Metals
01m	Acoustically Treated Panel	Woods Metals
01n	Acoustically Treated Panel	Woods Metals
01o	Acoustically Treated Panel	Woods Metals
01p	Acoustically Treated Panel	Woods Metals
01q	Acoustically Treated Panel	Woods Metals
01r	Acoustically Treated Panel	Woods Metals
01s	Acoustically Treated Panel	Woods Metals
01t	Acoustically Treated Panel	Woods Metals
01u	Acoustically Treated Panel	Woods Metals
01v	Acoustically Treated Panel	Woods Metals
01w	Acoustically Treated Panel	Woods Metals
01x	Acoustically Treated Panel	Woods Metals
01y	Acoustically Treated Panel	Woods Metals
01z	Acoustically Treated Panel	Woods Metals
02a	Acoustically Treated Panel	Woods Metals
02b	Acoustically Treated Panel	Woods Metals
02c	Acoustically Treated Panel	Woods Metals
02d	Acoustically Treated Panel	Woods Metals
02e	Acoustically Treated Panel	Woods Metals
02f	Acoustically Treated Panel	Woods Metals
02g	Acoustically Treated Panel	Woods Metals
02h	Acoustically Treated Panel	Woods Metals
02i	Acoustically Treated Panel	Woods Metals
02j	Acoustically Treated Panel	Woods Metals
02k	Acoustically Treated Panel	Woods Metals
02l	Acoustically Treated Panel	Woods Metals
02m	Acoustically Treated Panel	Woods Metals
02n	Acoustically Treated Panel	Woods Metals
02o	Acoustically Treated Panel	Woods Metals
02p	Acoustically Treated Panel	Woods Metals
02q	Acoustically Treated Panel	Woods Metals
02r	Acoustically Treated Panel	Woods Metals
02s	Acoustically Treated Panel	Woods Metals
02t	Acoustically Treated Panel	Woods Metals
02u	Acoustically Treated Panel	Woods Metals
02v	Acoustically Treated Panel	Woods Metals
02w	Acoustically Treated Panel	Woods Metals
02x	Acoustically Treated Panel	Woods Metals
02y	Acoustically Treated Panel	Woods Metals
02z	Acoustically Treated Panel	Woods Metals



RENDERING REFERENCE

gbl

gbl ARCHITECTS INC.
1301 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 1A8 TEL: 604-278-1114 FAX: 604-278-1115
NOTES



DP 17-768248
AUG 26, 2024
PLAN # 7b-5



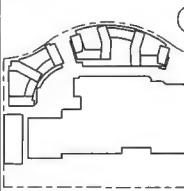
REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1
4	2018-04-06	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	DP Application Rev. 2
8	2019-05-03	DP Application Rev. 2
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

PHASE 1
1A - ELEVATIONS -
EAST

DATE: 2024-08-26
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686

A-A.7.05



DP 17-768248 AUG 26, 2024 PLAN # 7d



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Review
4	2018-04-06	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2019-03-26	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	Progress for City Review DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

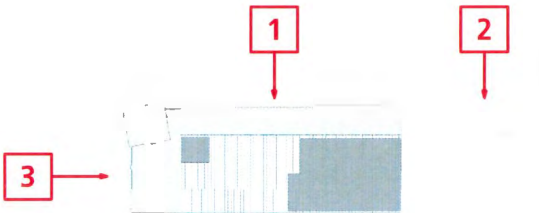
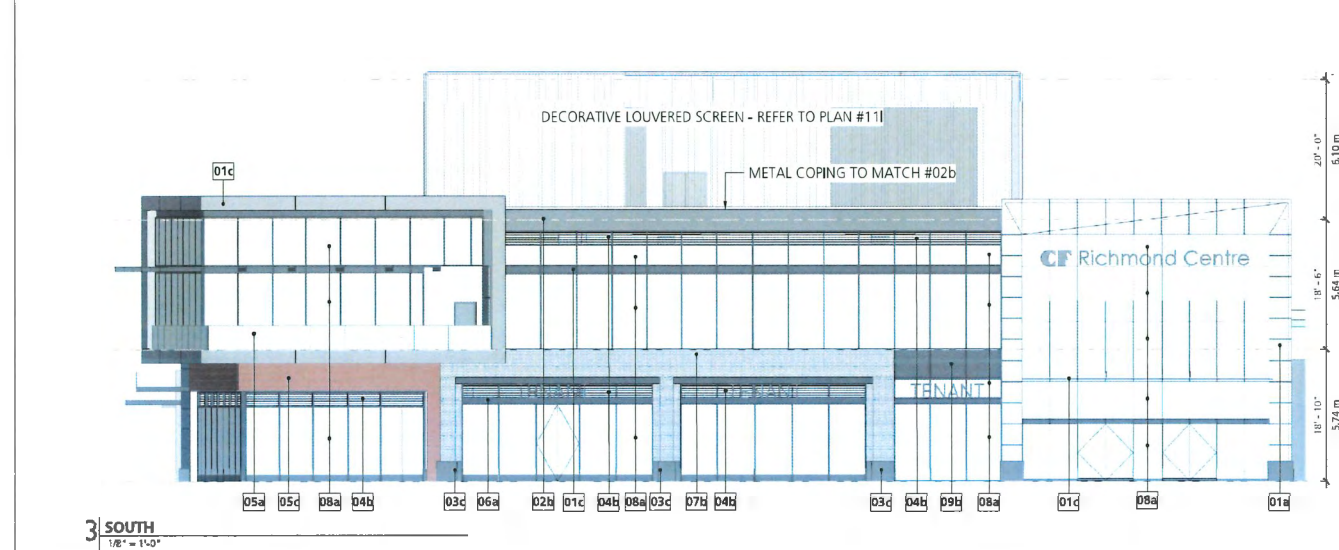
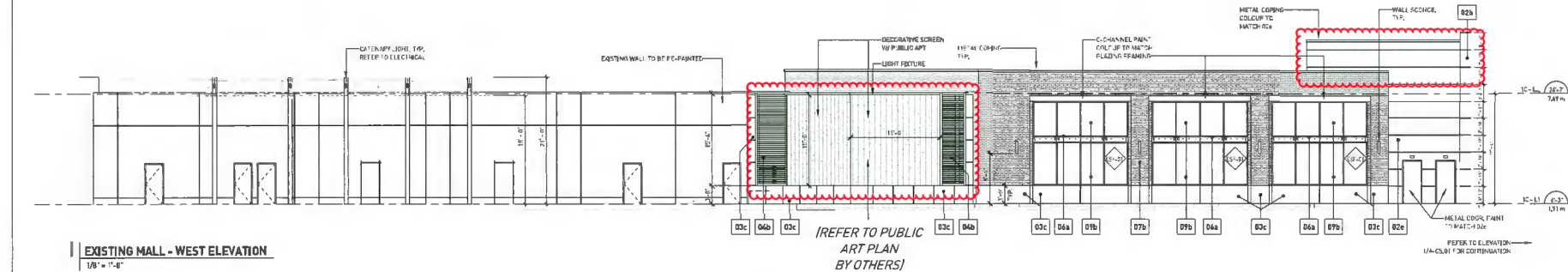
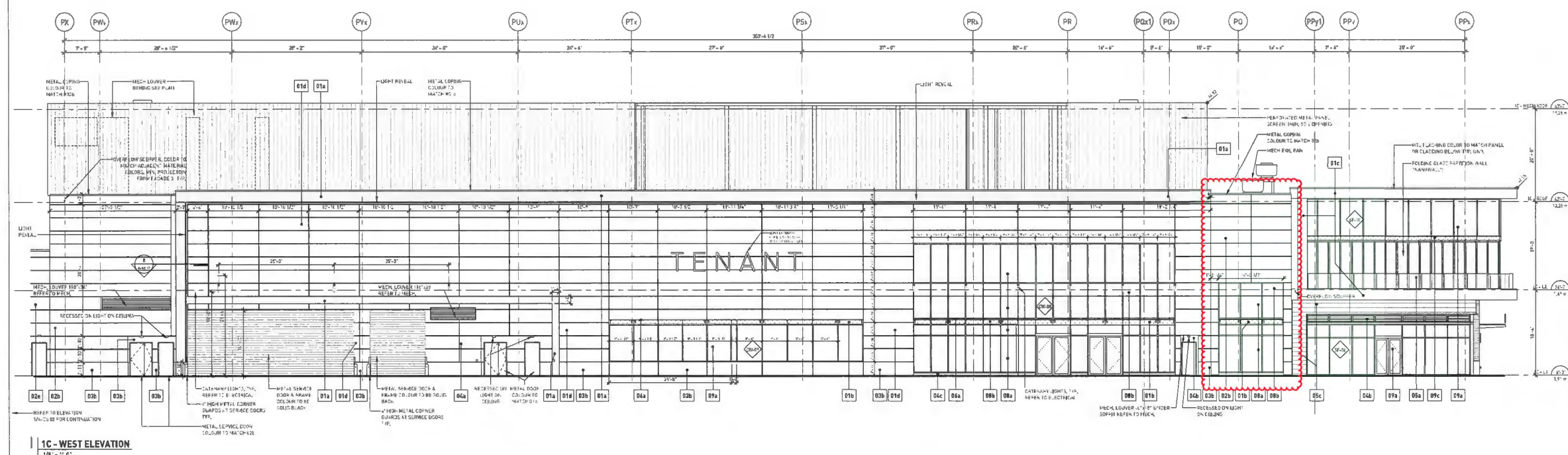
RICHMOND CENTRE PHASE 1

PHASE 1

1C - ELEVATIONS

DATE: 06/2019 3:30 P.M.
DRAWN BY: MJP
CHECKED BY: CJP
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686

A-C.7.01



NO.	DESCRIPTION	COLOUR
01a	Composite Metal Panels	White
01b	Composite Metal Panels	Charcoal
01c	Composite Metal Panels	Charcoal
01d	Composite Metal Panels	Black
01e	Composite Metal Panels	Black
01f	Composite Metal Panels	Black
01g	Composite Metal Panels	Black
01h	Composite Metal Panels	Black
01i	Composite Metal Panels	Black
01j	Composite Metal Panels	Black
01k	Composite Metal Panels	Black
01l	Composite Metal Panels	Black
01m	Composite Metal Panels	Black
01n	Composite Metal Panels	Black
01o	Composite Metal Panels	Black
01p	Composite Metal Panels	Black
01q	Composite Metal Panels	Black
01r	Composite Metal Panels	Black
01s	Composite Metal Panels	Black
01t	Composite Metal Panels	Black
01u	Composite Metal Panels	Black
01v	Composite Metal Panels	Black
01w	Composite Metal Panels	Black
01x	Composite Metal Panels	Black
01y	Composite Metal Panels	Black
01z	Composite Metal Panels	Black



CF Richmond Centre

Retail Tenant Storefronts Design Guidelines

Note:
At any point where a design guideline may
conflict with BC Building Code, BC Building Code
will take precedent

February 2024



CF Richmond Centre

CONTENTS

Overview

A: Base Building Condition

Permanent Storefront Facade Treatments - Design Guidelines

- B: Mullion System
- C: Glazing System
- D: Solid Panel System
- E: Door/Entry Design
- F: Nano System/Operable Windows
- G: Canopy
- H: Exterior Lighting
- I: Client Signage
- J: Large Storefronts
- K: Examples
- L: Adjacency Criteria

M: Interim Construction Hoarding - Design Guidelines

Unauthorized use, reproduction, or distribution of this document is prohibited. All rights reserved. This document is the property of CF Richmond Centre and is to be used for the project only. It is not to be used for any other project without the written consent of CF Richmond Centre. All rights reserved. This document is the property of CF Richmond Centre and is to be used for the project only. It is not to be used for any other project without the written consent of CF Richmond Centre. All rights reserved.

DP 17-768248
AUG 26, 2024
PLAN # 9c-01



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-06-06	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

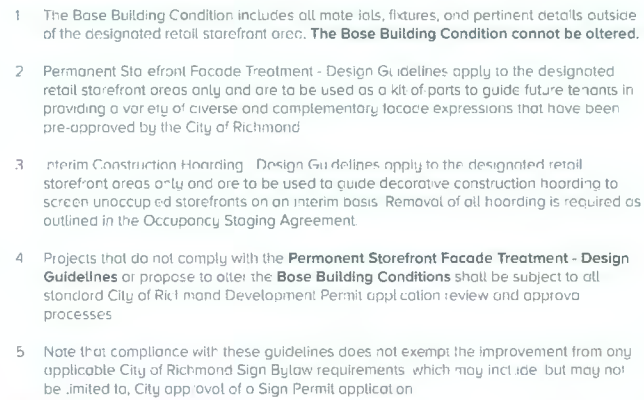
RICHMOND CENTRE
PHASE 1

STOREFRONT GUIDELINES

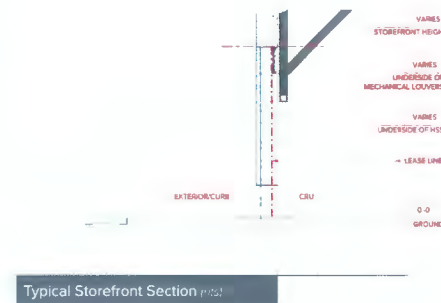
DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.01

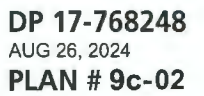
22-023787. To guide the design of decorative structure for the City of Richmond Development Permit No. DP 17 768248. DP



The Base Building Condition includes all materials, fixtures, and pertinent details outside of the designated retail storefront area. The Base Building Condition cannot be altered.



1. Client to site ver all Base Building Conditions and all dimensions of storefront opening and heights. **Base Building Conditions cannot be altered.**
2. Entire area of the storefront must maintain a minimum of 40% glazing *(to be confirmed)*
3. Client to review B.C. Building Code to determine if single or double entry is required to ensure egress and exit requirements are met (ie. single vs. double door entry).
4. Storefront design (finishes, materials) cannot exceed the Lease Line unless stated otherwise. Client to refer to LOD for reference.
5. Underside of canopy cannot be lower than 10'-4". Canopy must have a minimum 6' projection from Lease Line. Canopy support will be into the existing HSS structural members as needed and approved by base building structural engineer.
Refer to canopy design options available.
6. At any point during the design and build out of the storefront, it is the client's responsibility to ensure the storefront meets all accessibility requirements and local building codes.



REVISIONS		
No.	Date	Description
	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

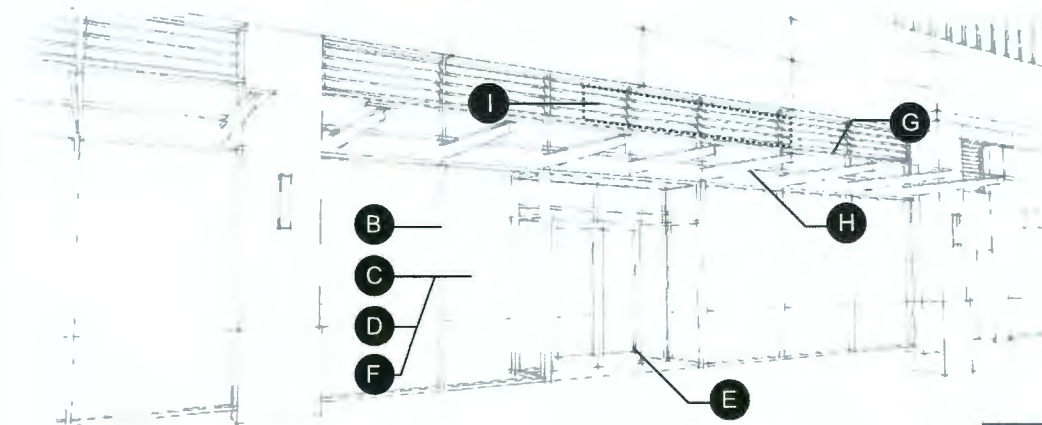
STOREFRONT GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE

IOR NUMBER 1686-87

A-9C.02



[illegible]

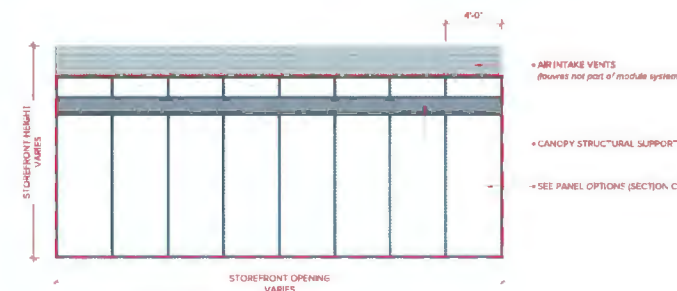
- B: Mullion System
- C: Glazing System
- D: Solid Panel System
- E: Entry Door
- F: Nano Wall / Operable Windows
- G: Canopy
- H: Exterior Lighting
- I: Client Signage

Retail Tenant Storefront Features							
Retail Tenant Storefront Features	B	C	D	E	F	G	H
• Must choose one storefront	•			•		•	
• Must choose one or more		•	•				•
• Optional					•		

CF Richmond Centre

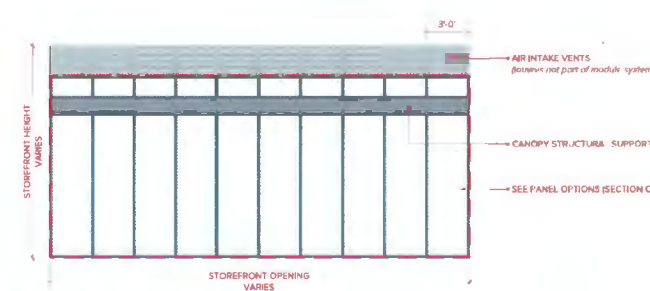
This document is for construction and subject to terms and conditions.

B.1 Curtain Wall Frame with 4 Foot Wide Panels
See section C for design finishes available



Typical Elevation (for reference only) n's

B.2 Curtain Wall Frame with 3 Foot Wide Panels
See section C for design finishes available



Typical Elevation (for reference only): 115

DP 17-768248
AUG 26, 2024
PLAN # 9c-03



Milestones		
No.	Date	Description
	2017-02-3	Development Permit Application
7	2017-08-06	311s, Development Permit
3	2018-03-29	DP Application Rev. 1; Progress for P. 1; Cing
4	2018-04-26	DP Application Rev. 1
5	2018-06-32	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3; Progress for City Review
7	2019-05-28	DP Application Rev. 3; Progress for City Review
8	2019-05-31	DP Final Submission
9	2024-08-29	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT GUIDELINES

DATE _____
DRAWN BY _____
CHECKED BY _____
SCALE _____

JOS NUI/BR 1686-87

A-9C.03

C: Glazing System

Client has the opportunity to incorporate any of the following types of glazing units into the module system offered.

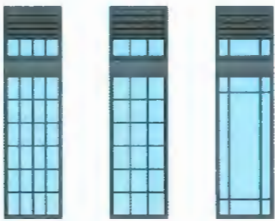
C.1

Vision Glass

Vision glass is offered as one of the options available within the module system. Client can choose to incorporate a desired pattern on the vision glass:
a) Frit Pattern
b) Muntins/Dividers (see examples below)



Typical vision glass



Typical vision glass with muntins/dividers

C.2

Spandrel Glass

Spandrel is offered as part of the design for the module system. Client to work with manufacturer to determine color.



Note: Examples of spandrel colors. Client to refer to manufacturer color guide to select color.

CF Richmond Centre



D: Solid Panel System

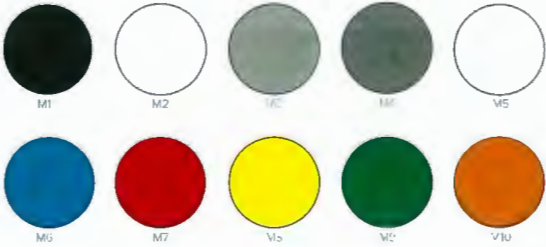
Client will work with CF Client Design and Delivery team to select a panel system and manufacturer for solid panel systems. This document is not for construction and is subject to terms and conditions.

Client has the opportunity to incorporate architectural panels identified below. Refer to manufacturer's color chart for an updated list.

D.1

Metal Panel

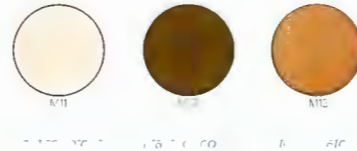
The following colors are available for ACM panels. Panels are powder coated. Available finishes are fine texture, matte, gloss, and metallic.



Client to refer to manufacturer color guide for updated colors.

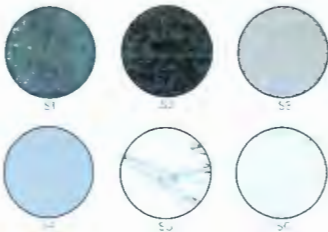
D.2

Architectural Wood Panel



D.3

Stone/Precast



Refer to manufacturer for the latest stone precast offerings.

D.4

Brick Veneer



Examples of Brick finishes for reference.

D.5

Porcelain Tile



Examples show and color reference only. Refer to manufacturer catalog for the latest product offerings.

CF Richmond Centre



gbl

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-08-23

DP 17-768248
AUG 26, 2024
PLAN # 9c-04



No.	Date	Description
1	2017-05-21	Development Form 1
2	2017-08-08	Approval
3	2018-03-29	Design Set
4	2018-04-26	D1 Approval Rev. 1
5	2018-05-02	D1 Approval Rev. 2
6	2018-05-20	D1 Approval Rev. 3
7	2019-01-26	D1 Approval Rev. 4
8	2019-05-02	D1 Approval Rev. 5
9	2024-08-26	DP Amendment

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.04

E: Door/Entry Design

Client will work with CF Client Design and Deliverables to select suitable GC manufacturer for door design.
This document is for consultation and is subject to terms and conditions.

Client has the opportunity to install either a single or double door entry.
Both single and double door entry must comply with exit code capacity upon client's review of B.C. building code.

The following conditions must be met for both types of door entry:

- Entry door(s) can be located within any of the openings of the module mullion system. Entry door(s) must be set back allowing the opening of doors to meet code requirements and door openings cannot exceed the storefront lease line. Client to work with manufacturer for detail shop drawings.
- Each door shall have a minimum dimension of 3'-0" wide by 8'-0" tall. Client can select one of the four different styles offered for their single or double door entry that make up the design of their storefront and can use the desired finishes available.

E.1

Double Doors

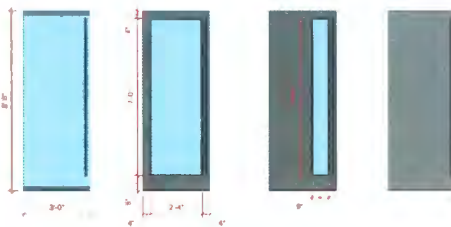
Client to work with manufacturer to develop detail shop drawings encompassing the design of the door. See single door (E.2) for design examples.



E.2

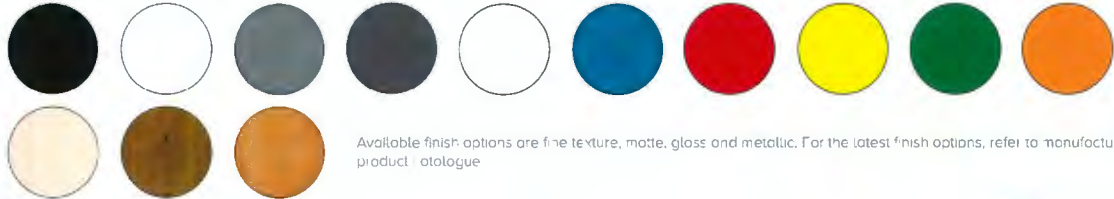
Single Door

Examples of single door design. Client to work with manufacturer to develop detail shop drawings encompassing the design of the door.



Client is able to have either a 3-dimensional decal or graphic applied element inside the glazing. Subject to LL approval.

Examples of finishes for solid portion of single or double door:



Available finish options are fine texture, matte, glass and metallic. For the latest finish options, refer to manufacturer's product catalogue.

CF Richmond Centre



F: Nano System/Operable Windows (at client's cost)

Client will work with CF Client Design and Deliverables to select suitable GC and manufacturer for detail shop drawings.
This document is for consultation and is subject to terms and conditions.

In select locations and depending on interior fit-out, client has the opportunity to install a nano system (at client's cost) instead of using all or a portion of the module mullion system.

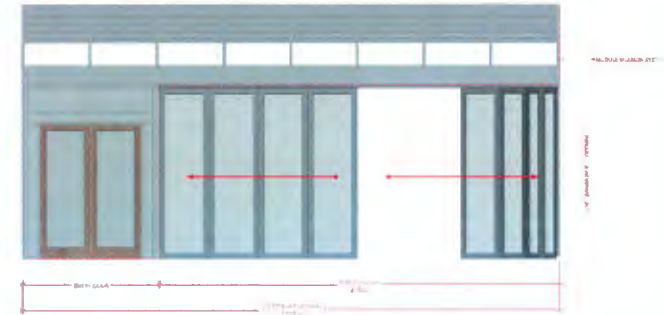
NOTE:

Client must still have either a single or double door entry as per B.C. building code exit requirements.

F.1

Nano Wall System

If desired, client can opt for a portion of their storefront to include a nano wall system, provided the terms outlined in Section A.4 are met. Client to work with manufacturer to develop detail shop drawings. Design of the nano panels should adhere to section C when determining finishes.



Typical Elevation (for reference only) nts

F.2

Operable Windows

If desired, client can opt for a portion of their storefront to include operable windows, provided it meets section A.4.



Typical Elevation (for reference only) nts

CF Richmond Centre



gbl

REGISTERED ARCHITECT
1100-1100-1100-1100
1100-1100-1100-1100
1100-1100-1100-1100
NOTES

DP 17-768248
AUG 26, 2024
PLAN # 9c-05



REVISIONS		
No.	Date	Description
1	2017-02-27	Development Permit Application
2	2017-08-08	Site Design Set
3	2018-07-25	DP Approval Set
4	2018-08-26	Progress for Planning
5	2018-08-26	DP Approval Set
6	2018-08-26	DP Approval Set
7	2018-08-26	Progress for City Review
8	2018-08-26	DP Approval Set
9	2018-08-26	Progress for City Review
10	2018-08-26	DP Approval Set
11	2018-08-26	DP Approval Set
12	2018-08-26	DP Approval Set
13	2018-08-26	DP Approval Set
14	2018-08-26	DP Approval Set
15	2018-08-26	DP Approval Set
16	2018-08-26	DP Approval Set
17	2018-08-26	DP Approval Set
18	2018-08-26	DP Approval Set
19	2018-08-26	DP Approval Set
20	2018-08-26	DP Approval Set

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
100% N/A/B/C/R 1686-87

A-9C.05

G: Canopy

Client work with CF Client Design and Delivery team to select canopy GC and manufacturer for detail shop drawings. This document is for consultation only and is subject to change and is not for construction.

Dimensions:

- Canopies and awnings cannot exceed the width of the storefront opening and must extend a minimum of 6 feet past the storefront lease line. The underside must maintain a minimum height of 10'-4" from AFF.



Typical Elevation (for reference only)

Refer to manufacturer's product guide for the latest finishes.

Finishes below are standard finishes offered. Custom colors may be available at an upcharge.



G.1 Glass Canopy with Frit Pattern



Glass canopy with exposed outriggers.

G.2 Metal Panel



Solid metal canopy

G.3 Fabric Awning



Fabric awning with metal structure

CF Richmond Centre



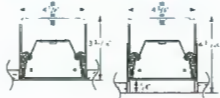
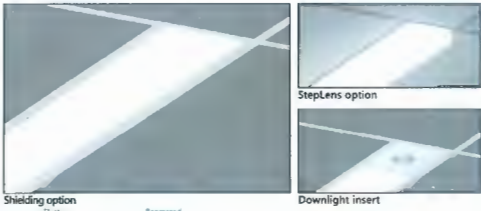
H: Exterior Lighting

Client work with CF Client Design and Delivery team to select exterior lighting GC and manufacturer for detail shop drawings. This document is for consultation only and is subject to change and is not for construction.

Client is able to use the pre-selected lighting fixtures within the canopy or storefront facade (if permitted). Client must coordinate electrical with architectural and shop drawings. Refer to manufacturer cut sheets for product details and safety.

H.1 Integrated Linear Lighting

This fixture to be used on solid surfaces and flush mounted to canopy. Client to work with canopy manufacturer for detail shop drawings and locations. Fixtures and cut sheets.



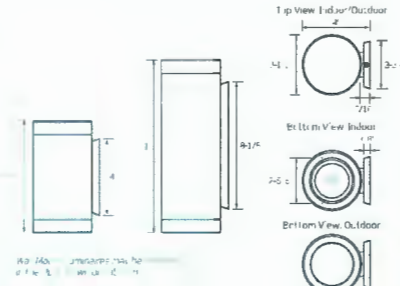
PRODUCT ID	NOM. LUMENS/FT	CRI	COLOR TEMP. (choose one)	SHIELDING	LENGTH
BBRLED Recessed LED	400 400 lm/ft - Minimum 1000 1000 lm/ft - max for GZ, NW, WW, ASD*	80 80 CRI 90 90 CRI*	27 2700 K 30 3000 K 35 3500 K 40 4000 K 830 3000 K - BIOS* 835 3500 K - BIOS* 840 4000 K - BIOS*	TW2750 2700-5000 K - Tunable White TW2765 2700-6500 K - Tunable White BTW3527 3500-2700 K - Tunable BIOS BTW4027 4000-2700 K - Tunable BIOS 0.56 0.5" GoLens 1.5M 1.5" StepLens lum. end cap* 1.5P 1.5" StepLens opaque end cap* UB Ultra blank lens** ASO asymmetric, flush only BW batwing, flush only NW narrow, flush only GZ graze, flush only WW wallwash, flush only	2 2' 3 3' 4 4' 5 5' 6 6' 8 8' 12 12' S(L) system run

H.2 Integrated Can Fixture Lighting

Can fixture can be mounted to the canopy or on storefront facade (if permits). See cut sheet for mounting details and electrical. Client to work with GC and manufacturer for placement and coordination of electrical.



	CY351/CY3T1	CY352/CY3T2	CY353/CY3T3
WATTAGE	10W	14W	20W
LUMEN OUTPUT	1100lm	1400lm	1800lm
COLOR TEMPERATURE	2700K / 3000K / 3500K / 4000K		
CRI	83 (80min) / 90+		
BEAM	12" Spot / 28" Medium / 39" Flood / 65" Wide Flood / Wall Wash		
LUMINAIRE HEIGHT	6-12 inches (Short) / 13 inches (Tall)		
FINISHES	Matte Black / Satin Bronze / Matte White / Matte Silver / Custom Colors Available		
DRIVER INPUT WATTAGE	10W	14W	20W
DRIVER INPUT VOLTAGE	120V - 277V Dimming, 50/60Hz		



CF Richmond Centre



gbl

NOTES

DP 17-768248
AUG 26, 2024
PLAN # 9c-06



No.	Date	Description
1	2017-03-09	Dissemination Form
2	2017-08-08	Application
3	2018-03-29	2018-Design Set
4	2018-08-26	2018-Design Set
5	2018-08-30	2018-Design Set
6	2018-09-20	2018-Design Set
7	2018-09-26	2018-Design Set
8	2018-09-26	2018-Design Set
9	2018-09-26	2018-Design Set

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE
CHECKED BY
SCALE

103 NUM/203 1686-87

A-9C.06

I: Client Signage

Client will work with CF Client Design and Delivery team in collaboration with GC and manufacturer for detailed drawings. This document is not for construction and is subject to terms and conditions.

G1 and G2 are approved locations for client's main signage location. Client has the opportunity to install a blade sign (see G3 for specifications). No part of the signage can exceed the client's overall storefront width. Maximum height of signage is limited to the underside of the air intake metal louvers (no signage zone).

Compliance with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements which may include, but may not be limited to, City approval of a Sign Permit application.

I.1

Above Canopy (on face of panels)

Client to provide location to manufacturer to ensure adequate blocking and electrical for signage.



I.2

Above Canopy (away from panels)

Signage mounted on top of canopy with required support as needed. Client to provide location to ensure electrical requirement is available at time of install.



I.3

Blade Sign

A blade sign is allowed to be suspended from canopy. Client to provide location to ensure electrical requirement is available at time of install. A minimum height clearance of 8'-6" must be maintained from underside of blade sign to ground level.



Illustrations shown are for reference only.

CF Richmond Centre



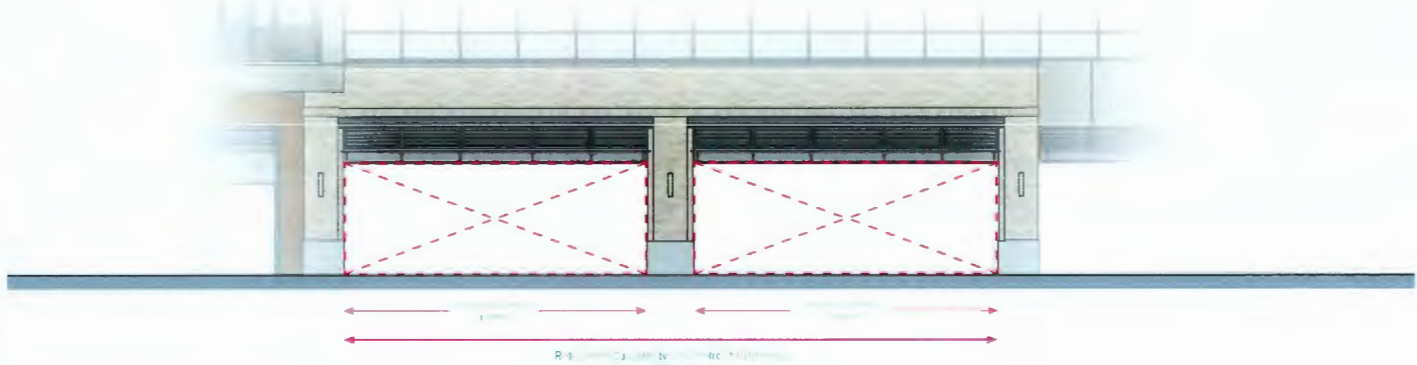
J: Large Storefront

Client will work with CF Client Design and Delivery team in collaboration with GC and manufacturer for detailed drawings. This document is not for construction and is subject to terms and conditions.

Units that occupy two or more storefront openings or that is 65'-0" or more are considered large storefronts. The composition of large storefronts is varied, but per storefront opening will incorporate at least two complementary, coordinated design expressions to contribute to the visual interest and streetscape animation.

Storefront frontages greater than 100'-0" are encouraged to have more than one entrance or an alternative (e.g. seasonal) access.

For an extensive storefront that exceeds 150 linear feet, more than 1 point of entry or operable glazing will be required to create a design intent with an animated facade. Tenants with an extensive storefront will be required by BC Building Code to have more than 1 means of egress.



Illustrations shown are for reference only.

CF Richmond Centre



gbl

133 EAST 8TH AVENUE
VANCOUVER, BC V6C 1A4
TEL: 604.731.1344
FAX: 604.731.3479
NOTES:

DP 17-768248
AUG 26, 2024
PLAN # 9c-07



REVISIONS		
No.	Date	Description
	2017-03-31	Development Permit Application
	2017-08-08	30% Design Set
	2018-03-29	DP Application Rev. 1 Progress for Pricing
	2018-04-06	DP Application Rev. 2
	2018-08-02	DP Application Rev. 3
	2019-03-20	DP Application Rev. 4 Progress for City Review
	2019-04-26	DP Application Rev. 5 Progress for City Review
	2019-05-03	DP Panel Submission
	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

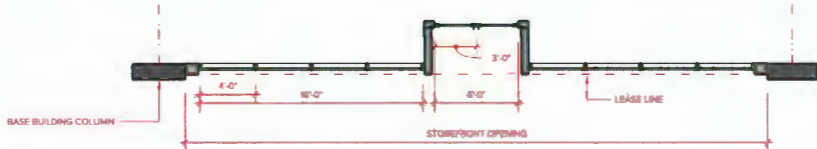
STOREFRONT
GUIDELINES

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
JOB NUMBER: 1686-87

A-9C.07

K: Example 1

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below identifies various items used according to each design criteria section for the storefront design.

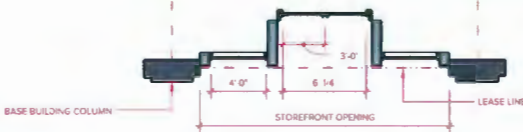
- Section B: Mullion System**
 - B1 Curtain Wall with 4 Foot Wide Panels
- Section C: Glazing System**
 - C1 Vision Glass with muntins/dividers
 - C2 Spandrel (above the canopy)
- Section D: Solid Panel System**
 - D2 Architectural Wood Panels (Mtl)
- Section E: Entry Door**
 - E1 Double Door Entry
- Section G: Canopy**
 - G2 Solid Metal Canopy
- Section H: Exterior Lighting**
 - H2 Integrated Can Fixture
- Section I: Client Signage**
 - I2 Signage above canopy (on canopy)

Note that with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements, but is limited to the City of Richmond Sign Permit application.



K: Example 2

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below identifies various items used according to each design criteria section for the storefront design.

- Section B: Mullion System**
 - B1 Curtain Wall with 4 Foot Wide Panels
- Section C: Glazing System**
 - C1 Vision Glass with muntins/dividers
 - C2 Spandrel (above the canopy)
- Section D: Solid Panel System**
 - D1 Metal Panel
- Section E: Entry Door**
 - E1 Double Door Entry
- Section G: Canopy**
 - G2 Solid Metal Canopy with tint glass
- Section H: Exterior Lighting**
 - H2 Integrated Can Fixture mounted on client facade
- Section I: Client Signage**
 - I1 Signage on metal panel

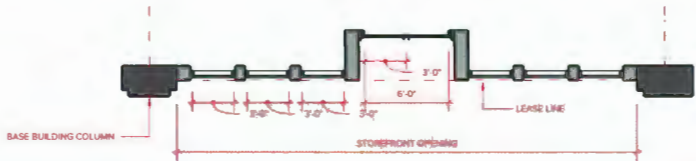
Note that with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements, but is limited to the City of Richmond Sign Permit application.



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	Progress for L. by Review
8	2019-05-03	DP Application Rev. 3
9	2024-08-26	DP Application Rev. 3

K: Example 3

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various storefronts used according to each design criteria section of the storefront design.

Section B: Mullion System

- B.2 Curtain Wall with 3 Foot Wide Panels

Section C: Glazing System

- C.1 Vision Glass

Section D: Solid Panel System

- D.1 Metal Panel
- D.4 Brick Veneer (to match base building)

Section E: Entry Door

- E.1 Double Door Entry

Section G: Canopy

- G.2 Solid Metal Canopy

Section H: Exterior Lighting

- H.2 Integrated Can Fixture

Section I: Client Signage

- I.2 Signage above canopy (on canopy)

Note that compliance with the design criteria does not exempt the applicant from any applicable City of Richmond Sign Bylaw requirements but may include but may not be limited to, City approval of Sign Permit application.



K: Example 4 (Large Storefronts)

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various storefronts used according to each design criteria section of the storefront design.

Section B: Mullion System

- B.2 Curtain Wall with 4 Foot Wide Panels

Section C: Glazing System

- C.1 Vision Glass

Section D: Solid Panel System

- D.1 Metal Panels

Section E: Entry Door

- E.1 Double Door Entry

Section G: Canopy

- G.2 Solid Metal Canopy

Section H: Exterior Lighting

- H.2 Integrated Can Fixture

Section I: Client Signage

- I.2 Signage above canopy (on canopy)

Note that compliance with the design criteria does not exempt the applicant from any applicable City of Richmond Sign Bylaw requirements but may include but may not be limited to, City approval of Sign Permit application.



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-05	Progress for Pricing
5	2018-05-02	DP Application Rev. 1
6	2019-03-20	DP Application Rev. 2
7	2019-04-26	DP Application Rev. 3
8	2019-05-02	DP Application Rev. 3
9	2024-08-26	DP Amendment General Compliance

L: Adjacency Criteria

The below example illustrates design concept for multiple storefronts utilizing the design criteria along Park Road. Client will work with the manufacturer for detailed shop drawings to achieve the final design details for the storefront.



Park Road: Building 1B South (n/s)



Park Road: Building 1B North (n/s)

Adjacency Recommendations

The Design Guidelines seek to create a wide variety of combinations for retail storefront facade options. This varied kit-of-parts approach allows for a high level of flexibility in terms of size, material, and type of storefront. The type and size of tenant, a diverse range of facade options will be available.

Landlord will review with client and its adjacency to ensure each storefront has its own unique presentation that speaks to its brand. In any case, if two adjacent storefronts are identical, Landlord will work with the Client to adjust accordingly, avoiding such a scenario.

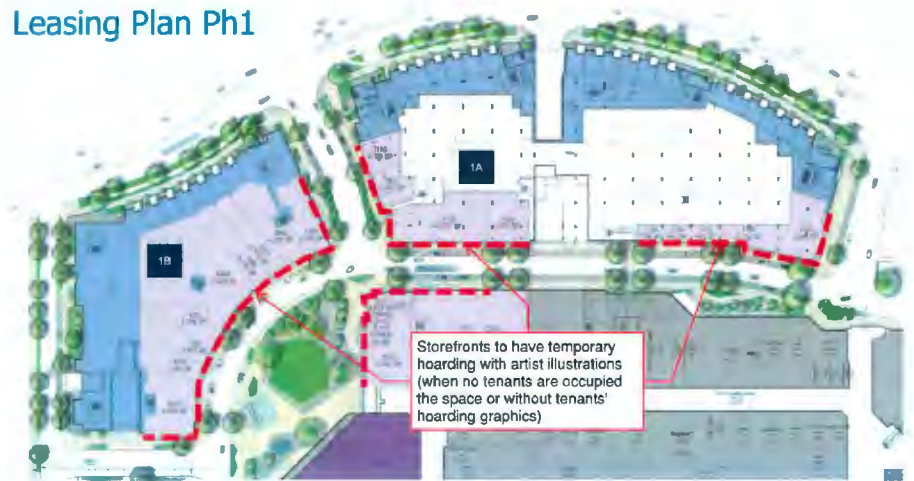
CF Richmond Centre



M: Interim Construction Hoarding - Design Guidelines

Owner will require a temporary Interim Construction Hoarding with permanent storefronts to be applied with the Interim Storefront Facade Treatment. Design Guidelines prior to being occupied to the final design phase.

Leasing Plan Ph1



Interim Construction Hoarding

Prior to tenant taking possession of the space or any lease confirmation, the interim condition of the storefront will be covered by hoarding. The hoarding will be a canvas for an artist's mural, printed and applied to the vertical surface of the hoarding.

CF Richmond Centre will commence to engage a local artist recommended by the Public Art Consultant, Ballard Fine Art when hoarding is required.

CF Richmond Centre



gbl

REGISTERED ARCHITECT
2024-08-29

DP 17-768248
AUG 26, 2024
PLAN # 9c-10



REV	DATE	DESCRIPTION
1	2017-02-27	Development Permit Application
2	2017-08-08	Site Design Set
3	2018-05-29	D1: Approval Set, 1
4	2018-05-29	Progress for P. 1
5	2018-05-29	D1: Approval Set, 2
6	2018-05-29	D1: Approval Set, 3
7	2019-05-29	Progress for City Review
8	2019-05-29	D1: Approval Set, 4
9	2019-05-29	D1: Approval Set, 5
10	2024-08-29	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
JOS HUNTER 1686-87

A-9C.10

sandeepjohal.com



Full Circle, 2019. Kelowna, BC

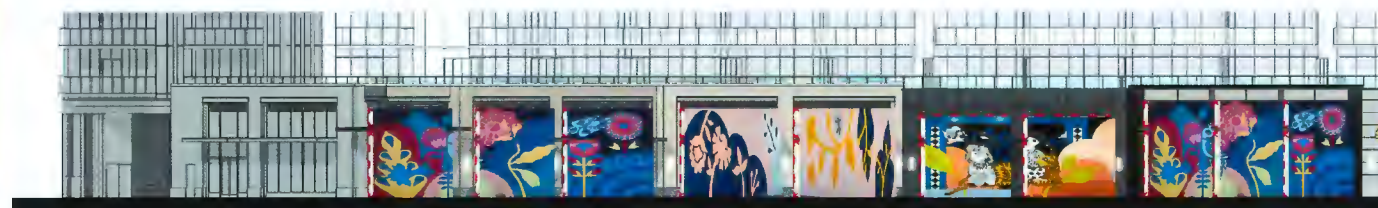


What Hope Shall We Gather, What Dreams Shall We Sow?, 2021-2022. Vancouver Art Gallery, Vancouver, BC

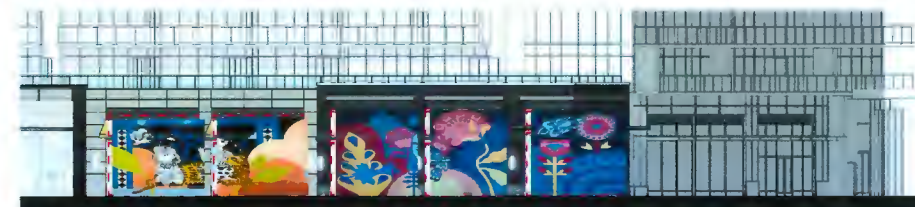


Untitled, 2021. Vancouver, BC

Owner will replace any and all related interior construction. Hardwood with pertinent care for its compliance with the relevant
Staircase Facade treatment. Design Guidelines prior to being a grid occupant for the "staircase Phase".



Park Road: Building 1B South (nls)



Park Road: Building 1B North (n/s)

When hoarding occupies an unleased unit, no advertisement, except for leasing contact will be displayed. Artist and CF to collaborate on the appropriate location, signage.

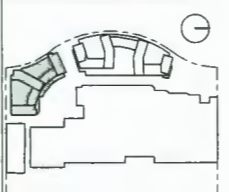
2. Hoarding graphs can include the artists' name with a brief description of the design. Location and sizing to be determined by artist and CF.

3. CF logo to be displayed at least once on either top left or top right corner of the graphic design and shall be no smaller than 1% of the height of the hoarding. Artists must adhere to CF Logo brand with final approval by landlord.

4. If a unit is leased, tenant shall be allowed to advertise their branding on their leased unit during tenant fit-out. Tenant shall allow landlord's general branding criteria.



CHANGES		
No.	Date	Description
	2017-05-31	Development Form 1 Application
2	2017-08-08	30% Design Rev. 1
3	2018-03-29	RF Application Rev. 1
		Figures for Paving
4	2018-06-30	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
		Progress for City Review
7	2019-07-26	DP Application Rev. 4
		Progress for City Review
8	2019-05-03	DP Final Submission
9	2024-08-26	DP Amendment
		General Compliance



DP 17-768248
AUG 26, 2024
PLAN # 11a-2



REVISIONS		
No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-06-06	30% Design Set
3	2018-05-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2019-05-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

PHASE 1

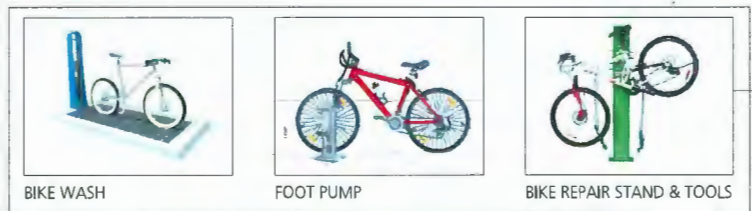
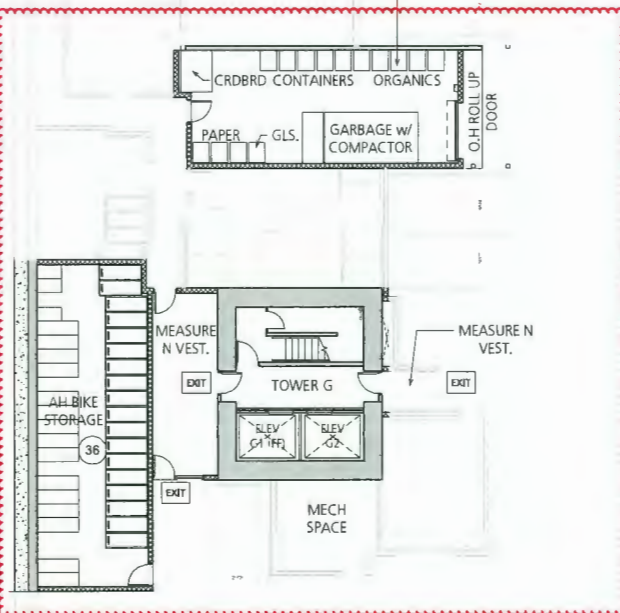
AH TOWER PLANS

DATE	5/10/2019 12:25:53 PM
DRAWN BY	B
CHECKED BY	JS
SCALE	As indicated
JOB NUMBER	1686-87

A-11A.02

AH - TOWER G (79 RESIDENTIAL UNITS)
WASTE MANAGEMENT ROOM (93 SQ.FT.):

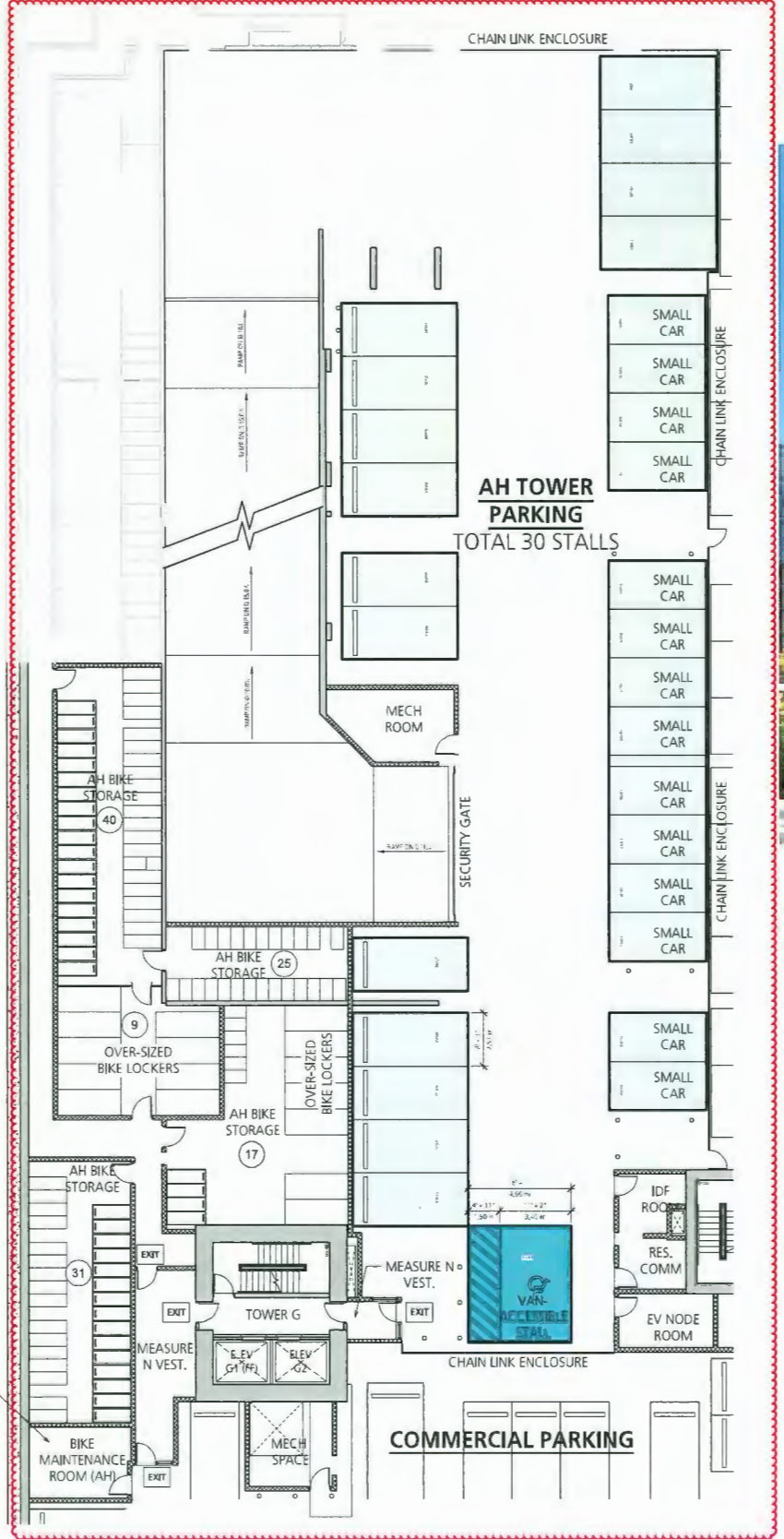
- 3 x 360L MIXED PAPER
- 4 x 360L MIXED CONTAINERS
- 2 x 360L REFUNDABLE BEV. CONTAINERS
- 1 x 240L GLASS JARS & BOTTLES
- 4 x 240L FOOD SCRAPS
- 1 x 8YD LOW-PRO GARBAGE COMPACTOR
- 1 x 4YD FRONT LOAD CARDBOARD BIN



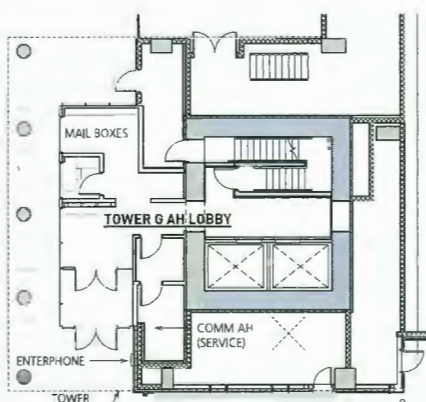
PB|AH - PB
1/8" = 1'-0"

PA|AH - PA
1/8" = 1'-0"

AH TOWER
PARKING
TOTAL 30 STALLS



E/W ROAD



N/S ROAD

LOBBY G - FLOOR PLAN
1/8" = 1'-0"

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #1: Screening of Park Road Parkade / Building 1A

Opportunity:

- Public art screening above-grade parking along the east facade of Building 1A
- Artistic enhancement of the parkade facade in diverse range of approach and media including 2D or 3D texture material

Details:

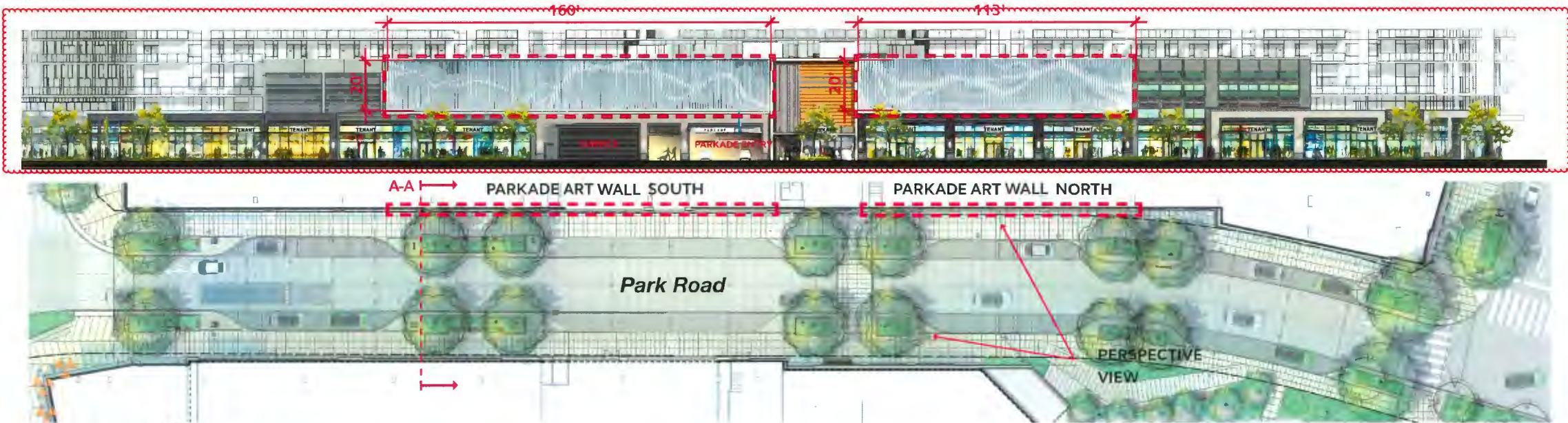
- Block 1A South measures approximately 160' x 20'
- Block 1A North measures approximately 113' x 20'

Rationale:

- Create a compelling, dynamic facade along important pedestrian-oriented retail high street.
- Park Road envisioned as active streetscape drawing people to the Central Plaza, "the community living room" with cafe/restaurants, small boutiques, green nook and public art.
- Contribute to wayfinding by drawing viewers and supporting energetic flow of movement along Park Road towards Central Plaza and Mobility Hub.
- Encourages connection throughout site, permeability, sight lines and movement for pedestrian friendly retail environment.
- High visibility and accessibility for diverse audiences.

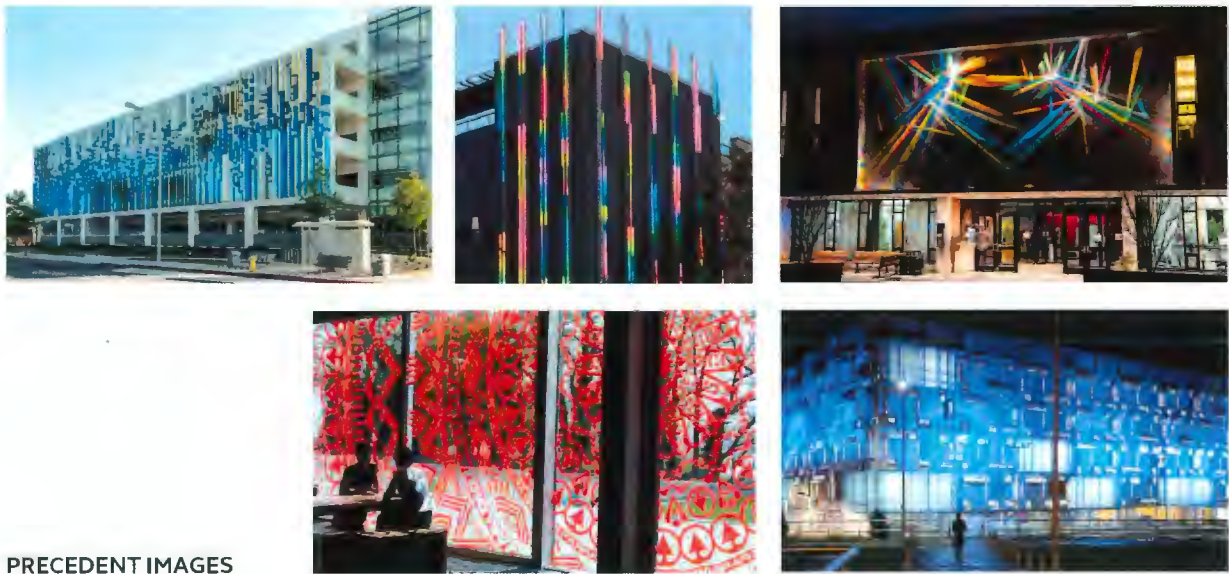


BUILDING 1A PARKADE ART ON PARK ROAD

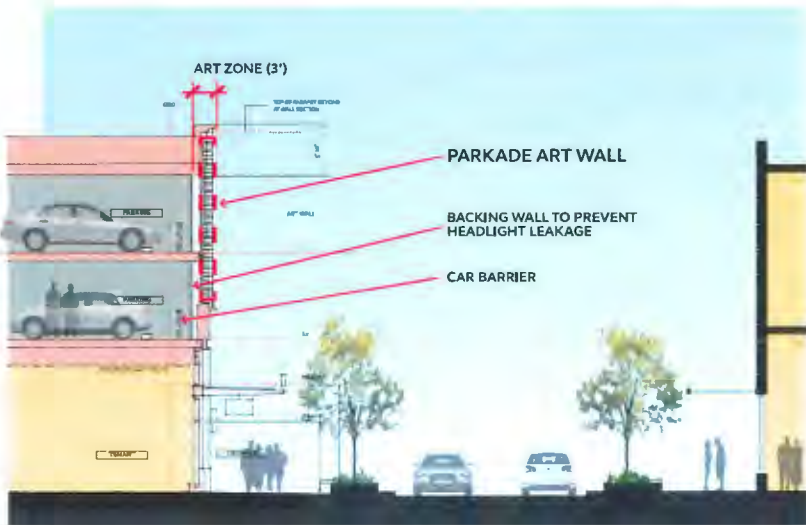


ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN



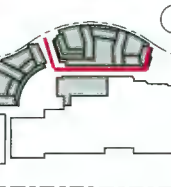
PRECEDENT IMAGES



PARK ROAD SECTION A-A

gbl

110' 25



DP 17-768248
AUG 26, 2024
PLAN #11e-2
Updated August 22, 2022

CALLISONRTKL

CallisonRTKL Inc.
4350 PPK Avenue
Suite 2000
Seattle, WA 98101-2343
Tel: 206.622.4646
Fax: 206.427.4605
Project No: 006-157294-00



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for City Review
4	2018-04-06	DP Application Rev. 1
5	2018-08-07	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
9	2024-08-26	DP Amendment General Compliance

RICHMOND
CENTRE PHASE 1

ART PLAN - BUILDING 1A
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE

JOS HUNTER

A-11E.02

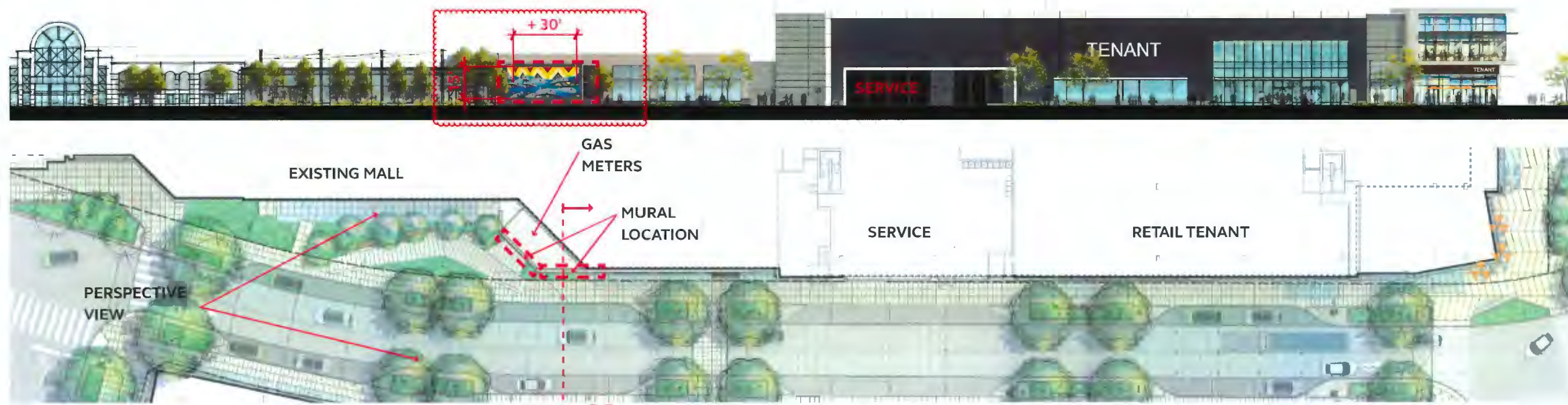
PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #2: Screening of Park Road Service Uses / Building 1C

- Opportunity:
- A mural screening private utilities along the frontage of the existing mall.
 - Permanent Mural - 2D artwork.
- Details:
- Wall measures approximately 15' height x 30' length.
 - Wrap around the mechanical enclosure structure.
- Rationale:
- High visibility and accessibility for diverse audiences
 - Animate and enliven important arterial Park Road.
 - Possess wayfinding and placemaking qualities.
 - Contribute and foster a dynamic and active public realm.
 - Enhance the pedestrian experience.
 - Support flow and movement throughout the development.
 - Leads viewers to heart of development.



BUILDING 1C MURAL ART ON PARK ROAD

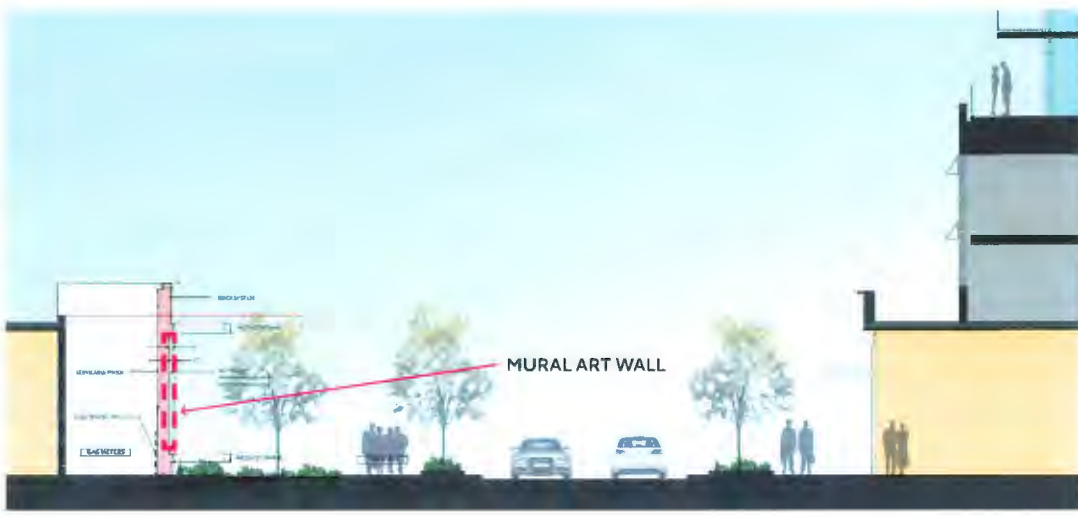


ART SIZE & PLACEMENT

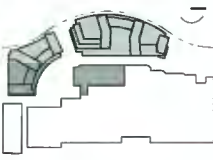
PARK ROAD EAST ELEVATION / PLAN



PRECEDENT IMAGES



PARK ROAD SECTION B-B



DP 17-768248
AUG 26, 2024
PLAN #11e-3
Updated August 22, 2022

CALLISONRTKL
CallisonRTKL Inc.
1475 Firth Avenue
Suite 2400
Burnaby, BC V5A 3B1
Tel: 604.432.4040
Fax: 604.432.4075
Project No: 008-151704-01



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-09-29	30% Appl. on Rev. 1 Progress for Pricing
4	2018-04-06	30% Appl. on Rev. 1
5	2018-08-07	30% Appl. on Rev. 2
6	2018-09-20	30% Appl. on Rev. 3 Progress for City Review
9	2024-08-26	DP Amendment General Compliance

RICHMOND
CENTRE PHASE 1

ART PLAN - BUILDING 1C
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

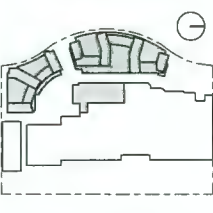
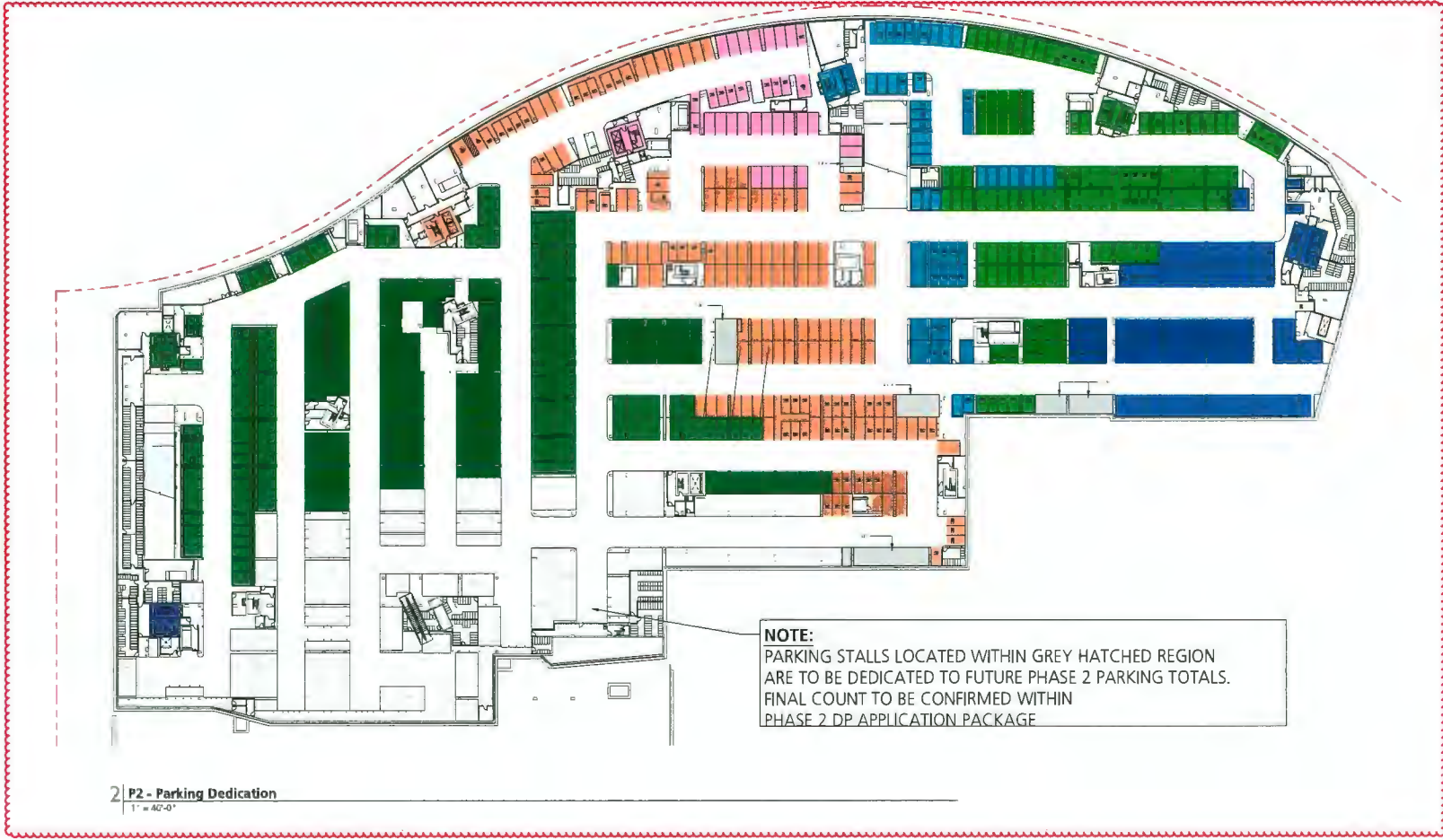
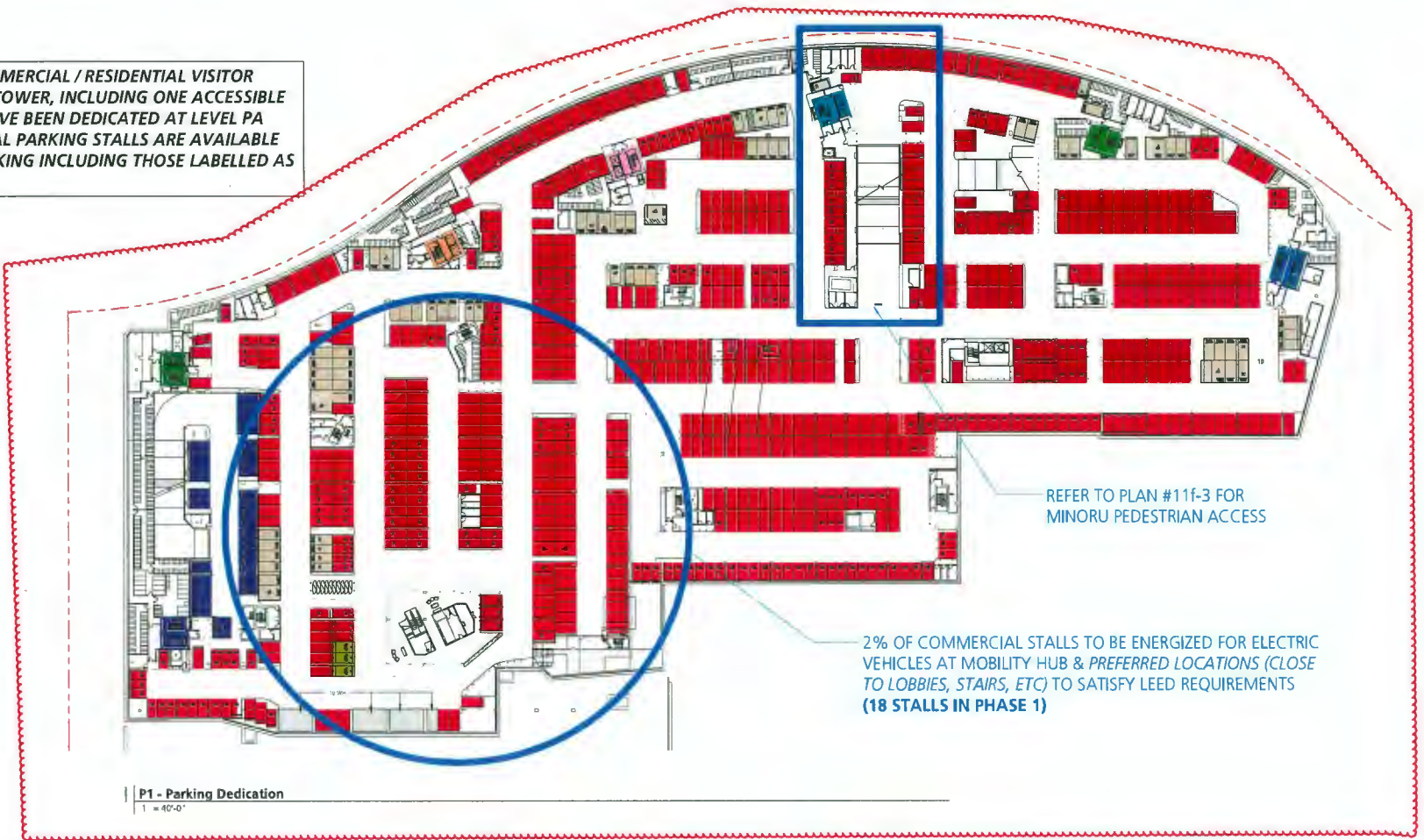
A-11E.03

P2-PA PARKING DISTRIBUTION		
DEDICATION	LEVEL	COUNT
CAR SHARE	P1	3
COMMERCIAL	P1	677
SHORT TERM	P1	70
TOWER A	P2	83
TOWER B	P2	118
TOWER C	P2	50
TOWER D	P2	36
TOWER E	P2	171
TOWER F	P2	234
TOWER G	P1	30
UNASSIGNED	P2	175
TOTAL PARKING		1647

*10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM').

PB-PA PARKING DEDICATION LEGEND:	
■	CAR SHARE
■	COMMERCIAL STALL
■	TOWER A
■	TOWER B
■	TOWER C
■	TOWER D
■	TOWER E
■	TOWER F
■	TOWER G
■	SHORT TERM SHARED PARKING: RESIDENTIAL VISITOR / COMMERCIAL

PARKING COUNT - NEW PHASE 1 BY LEVEL	
LEVEL	COUNT
Affordable Housing	
P1	30
	30
Car Share	
P1	3
	3
Commercial	
L1	123
P1	747
	870
Residential	
L2	218
L3	215
P2	867
	1300
TOTAL	2203



DP 17-768248
AUG 26, 2024
PLAN # 11f-1



REVISIONS	
No.	Description
1	2017-03-31 Development Permit Application
2	2017-08-08 30% Design Set
3	2018-03-29 DP Application Rev. 1
4	2018-04-26 DP Application Rev. 2
5	2018-08-02 DP Application Rev. 3
6	2019-03-20 DP Application Rev. 4
7	2019-04-26 DP Application Rev. 5
8	2019-05-03 DP Application Rev. 6
9	2024-08-28 DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

PHASE 1
PB-PA PARKING
STALL DISTRIBUTIONS

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A-11F.01

PARKING DISTRIBUTION			
DEDICATION	LEVEL	COUNT	MIN. REQUIRED
CAR SHARE	P1	3	-
COMMERCIAL	L1	123	COMMERCIAL: 11,603m ² GLA / 100 x 3.375 = 392 STALLS REQUIRED 870 PROVIDED COMPRISING 70 STALLS FOR SHORT-TERM COMMERCIAL/VISITOR, 325 PHASE 1 STALLS & A SURPLUS OF 475 STALLS TO BE USED IN PHASE 2
COMMERCIAL	P1	677	
		800	
SHORT TERM	P1	70	
		70	
TOWER A	L2	30	TOWER A: 130 UNITS x 0.95 STALLS / UNIT = 124 STALLS REQUIRED
TOWER A	L3	28	
TOWER A	P2	83	
		141	
TOWER B	L2	53	TOWER B: 214 UNITS x 0.95 STALLS / UNIT = 204 STALLS REQUIRED
TOWER B	L3	50	
TOWER B	P2	118	
		221	
TOWER C	L2	61	TOWER C: 168 UNITS x 0.95 STALLS / UNIT = 160 STALLS REQUIRED
TOWER C	L3	60	
TOWER C	P2	50	
		171	
TOWER D	L2	74	TOWER D: 187 UNITS x 0.95 STALLS / UNIT = 178 STALLS REQUIRED
TOWER D	L3	77	
TOWER D	P2	36	
		187	
TOWER E	P2	171	TOWER E: 162 UNITS x 0.95 STALLS / UNIT = 154 STALLS REQUIRED
		171	
TOWER F	P2	234	TOWER F: 226 UNITS x 0.95 STALLS / UNIT = 215 STALLS REQUIRED
		234	
TOWER G	P1	30	TOWER G: 79 UNITS x 0.375 STALLS / UNIT = 29.6 STALLS REQUIRED
		30	
UNASSIGNED	P2	175	TO BE USED FOR PHASE 2 RESIDENTIAL
		175	
TOTAL PARKING		2203	

*10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA
(100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM'.)

L1-L3 PARKING DEDICATION LEGEND:

CAR SHARE

COMMERCIAL STALL

TOWER A

TOWER B

TOWER C

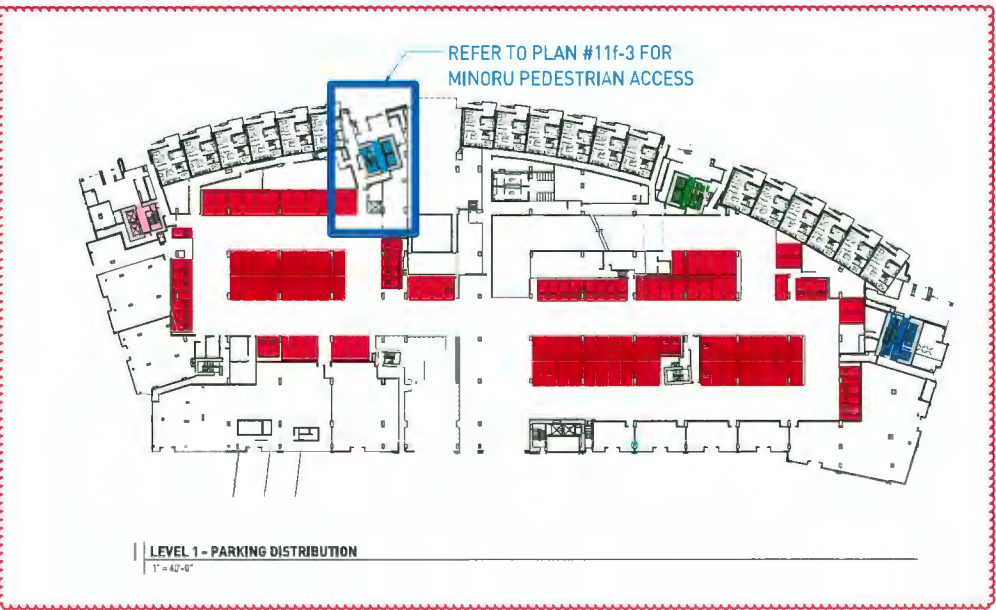
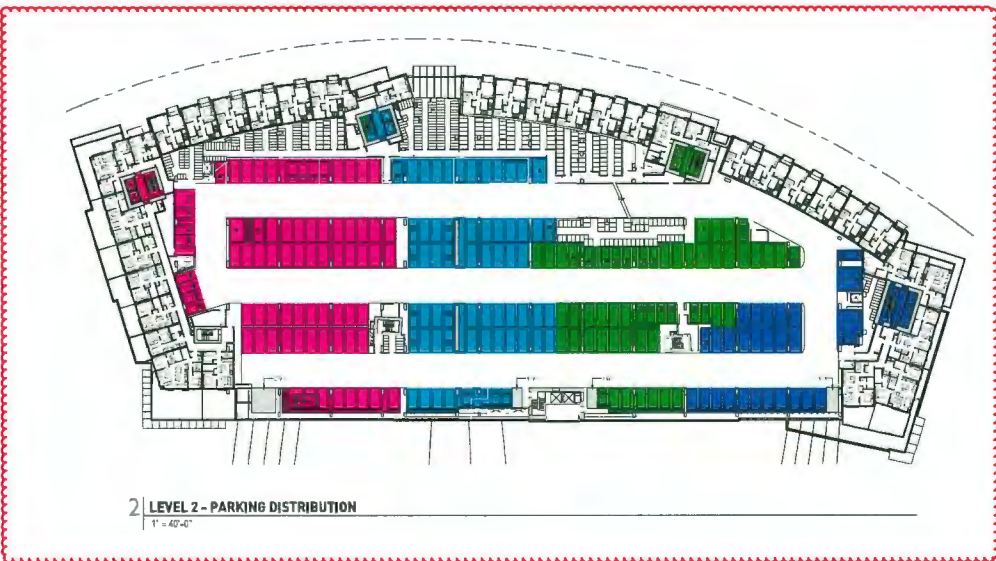
TOWER D

TOWER E

TOWER F

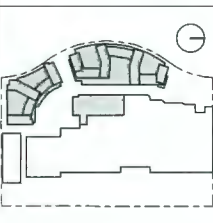
TOWER G

RESIDENTIAL LOADING



gbl

04 ARCHITECTS INC.
130 EAST 7TH AVENUE
VANCOUVER, BC CANADA V6T 1S6
TEL: 604 236 1555
FAX: 604 231 5273
NOTES



DP 17-768248
AUG 26, 2024
PLAN # 11F-2

REGISTERED ARCHITECT
JOSEPH STEVENS
BRITISH COLUMBIA
2024-09-03

REVISIONS		
No.	Date	Description
1	2017-03-31	Dev. Agreement Permit Application
2	2017-06-08	30% Design Set
3	2018-03-29	DP Application on Rev. 1 Progress for Review
4	2018-04-06	DP Application on Rev. 1
5	2018-08-02	DP Application on Rev. 2
6	2019-05-20	DP Application on Rev. 3 Progress for City Review
7	2019-04-26	DP Application on Rev. 3
8	2019-05-03	DP Final Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

PHASE 1
L1-L3 PARKING STALL
DISTRIBUTIONS

DATE	5/9/2019 3:28:15 PM
DRAWN BY	JSR
CHECKED BY	UL
SCALE	AS SHOWN
JOB NUMBER	1686

A-11F.02