



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, September 26, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on September 12, 2018.



1. **DEVELOPMENT PERMIT 18-822743**
(REDMS No. 5967186 v. 4)

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 6340 No. 3 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)".



2. **New Business**

3. **Date of Next Meeting: October 10, 2018**

ADJOURNMENT



**Development Permit Panel
Wednesday, September 12, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering

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 29, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-793478
(REDMS No. 5955045)

APPLICANT: TL Housing Solutions Ltd.

PROPERTY LOCATION: 4360 Garry Street

INTENT OF PERMIT:

To permit the construction of a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street and retain the existing temple on a site zoned “Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)”.

Applicant's Comments

Rodrigo Cepeda, GBL Architects, reviewed the design rationale for the proposed four-storey congregate housing facility to the south of the existing Buddhist temple, noting that the proposed quadrangle building form with an outdoor open space courtyard in the centre will enhance pedestrian circulation on the site.

In addition, Mr. Cepeda highlighted the following:

Development Permit Panel

Wednesday, September 12, 2018

- the height and massing of the east elevation of the congregate housing facility has been reduced to three storeys to provide an appropriate interface with the adjacent townhouses to the east;
- the curved wall on the west portion of the facility provides a main entrance to the building which is visible from Garry Street to the north;
- a landscaped central open space courtyard for facility residents is proposed on level 2 of the building;
- a multi-purpose open space courtyard will be provided between the congregate housing facility and the existing temple; and
- an existing landscaped area at the site's northeast corner along Garry Street will be modified to accommodate a multi-purpose outdoor space with seating and landscaping.

Rod Maruyama, Maruyama and Associates Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that (i) the level 2 open space courtyard provides small spaces for social interaction and multiple walking paths, among others, and (ii) a stepped retaining wall that contains planting areas and incorporates an accessible pathway and fencing on the south edge of the site provide an interface with the park to the south of the subject site.

In reply to queries from the Panel, Mr. Maruyama and Mr. Cepeda acknowledged that (i) the landscaped retaining wall will provide a buffer to the adjacent townhouses to the east, (ii) a gate will be installed on the south edge of the site to provide access to the park, (iii) a fire truck access is provided between the existing temple and the proposed congregate housing facility, and (iv) the proposed loading space on the west side of the proposed building is located adjacent to the kitchen and could also be utilized by residents moving into the facility.

In reply to queries from the Panel, Mr. Cepeda confirmed that (i) the height and massing of the east elevation of the congregate housing facility has been reduced in response to concerns from residents of adjacent townhouse units at rezoning, and (ii) the height reduction will result in additional hours of sunlight exposure to the adjacent townhouses to the east.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is a Servicing Agreement associated with the proposed development prior to building permit issuance which includes frontage works along Garry Street and site servicing works, (ii) two existing driveways will be closed as a result of the Servicing Agreement, (iii) the project's proposed park interface was designed in consultation with Parks staff, and (iv) the proposed congregate housing facility includes 12 barrier free housing units which are wheelchair accessible and 95 adaptable units which could be easily renovated to accommodate a future resident in a wheelchair.

Development Permit Panel

Wednesday, September 12, 2018

Gallery Comments

None.

Correspondence

Geraldine Wray, 10-4460 Garry Street (Schedule 1)

Mr. Craig noted that in her letter, Ms. Wray expressed concern regarding the proposed building's height and its implications to airflow and sunlight penetration to the adjacent townhouse unit.

In reply to a query from the Panel, Mr. Craig confirmed that Ms. Wray resides in the townhouse development adjacent to the side of the congregate housing facility where the height reduction is proposed.

Panel Discussion

The Panel expressed support for the project, noting that the project's interface with adjacent properties is appropriate.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street and retain the existing temple on a site zoned "Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)".

CARRIED

2. DEVELOPMENT PERMIT 18-829249

(REDMS No. 5920054 v. 3)

APPLICANT: BC Housing Management Commission

PROPERTY LOCATION: 7300 Elmbridge Way

Development Permit Panel

Wednesday, September 12, 2018

INTENT OF PERMIT:

1. To permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned “Downtown Commercial (CDT1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the number of required parking spaces from 56 to 8; and
 - (b) reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.

Applicant's Comments

Naomi Brunemeyer, Director of Regional Development, BC Housing, provided background information on the proposed temporary modular supportive housing project and commented on (i) the Province's Rapid Response to Homelessness initiative, (ii) the temporary nature of the proposed modular housing project, (iii) the intended client population and proposed design for the project, (iv) the City's goals of preserving and protecting existing on-site trees, maintaining the provision of an off-leash dog park at a smaller scale at the north end of the site, and responding to the project's surrounding context in terms of project design, and (v) the project's institutional partners and their respective roles.

Chad Zyla, S2 Architecture, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2), reviewed (i) the project's site context, (ii) the characteristics and existing condition of the subject site, and (iii) the proposed site lay-out and building design.

In addition, Mr. Zyla provided details regarding the construction methodology for the modular building and reviewed the building's architectural form and character, noting that the simple building form, choice of materials, and neutral colour palette respond to the existing residential buildings in the area.

Jacqueline Lowe, WSP Landscape Architecture, briefed the Panel on the main landscaping features of the project and highlighted the following:

- the proposed site plan and landscape plan was organized around the preservation of existing on-site and adjacent off-site trees, especially the street trees along Alderbridge Way and the grove of trees at the southwest corner of the subject site;
- the applicant worked with City staff to ensure that the proposed site plan and building construction methodology will not negatively impact the preservation and protection of existing trees;
- an outdoor amenity area for social and active uses is proposed on the north portion of the site and a south amenity area is proposed generally for contemplative uses; and
- tree and shrub planting, seating and visitor bicycle racks are proposed along the Alderbridge Way frontage.

Development Permit Panel

Wednesday, September 12, 2018

Panel Discussion

In reply to queries from the Panel, Ms. Lowe and Ms. Brunemeyer confirmed that (i) cedar fencing is proposed along the Alderbridge Way frontage, along the north side of the subject site facing the new City off-leash dog park, and along the west property line, (ii) chain link fencing is proposed in some portions at the back of the property, and (iii) the side doors at the north and south ends of the building will be used only for egress and will be monitored.

In response to a further query from the Panel, Kim Sommerville, Manager, Community Social Development, advised that the subject site will be returned to its original state to the City at the end of the five-year lease period by BC Housing. In addition, Mr. Craig confirmed that a landscape security will be required from the applicant as part of the Development Permit application process.

Mr. Zyla also commented that the proposed use of a triodectic foundation system for the modular housing will use a metal structural grid that unfolds underneath the building which reduces ground preparation requirements and will allow the site to be returned to its original state when the modular housing structure is removed on the site.

In reply to a query from the Panel, Mr. Zyla confirmed that heating and cooling of the proposed modular housing will not require the installation of rooftop mechanical equipment. In reply to a further query from the Panel, Mr. Zyla reviewed the floor plans for the proposed modular building, noting that common dining, amenity and office areas will be provided as well as individual amenities for residents.

Staff Comments

Mr. Craig noted that (i) the new City off-leash dog park design and reconstruction will be part of a separate process undertaken by the Parks Department, (ii) the project has been designed to comply with the City's Aircraft Noise Policy in terms of acoustical measures and thermal comfort, (iii) the project was reviewed and supported by the Advisory Design Panel, and (iv) the proposed bicycle and vehicle parking variances have been reviewed and supported by City staff based on the intended use of the building.

Gallery Comments

Timothy Osiowy, 7371 Westminster Highway, expressed support for the project and commended the applicant and the design team for a well done project. Mr. Osiowy also expressed appreciation for the proposed site lay-out and the maintenance of an off-leash dog park on the subject site which address the concerns of some people in the neighbourhood.

Correspondence

Zhengxian Fan, Elmbridge Way ([Schedule 3](#))

Development Permit Panel

Wednesday, September 12, 2018

It was noted that Zhengxian Fan's concerns regarding the management and future occupants of the proposed temporary supportive modular housing have been dealt with by Council and are outside the jurisdiction of the Panel.

Timothy Osiowy, 7371 Westminster Highway (Schedule 4)

It was noted that Mr. Osiowy's concern regarding the assurance that the proposed modular building will only be in place for five years has already been addressed earlier in the meeting by the project's proponents.

Panel Discussion

The Panel expressed support for the project, noting that the site lay-out and proposed amenities were carefully considered and well designed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the number of required parking spaces from 56 to 8; and*
 - (b) *reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.*

CARRIED

3. **Date of Next Meeting: September 26, 2018**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:25 p.m.

CARRIED

Development Permit Panel
Wednesday, September 12, 2018

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 12, 2018.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

To Development Permit Panel
Date: <u>SEPTEMBER 12, 2018</u>
Item # <u>1</u>
Re: _____

10. 4460 Garry Street,
Richmond, B.C.; V7E 2V2
August 31, 2018

David Weber.

Director, City Clerk's Office,
6911 Number Three Road,
Richmond, B.C., V6Y 2C1



Richmond Development Panel Meeting:

When Bud Sakamoto had brought this subject up several years ago, I had vigorously objected to the proposal and had given my reasons.

I had bought my Townhouse in 1986 after viewing the ideal location of the homes: the park on the south side, and a large parking to the west.

My objections remain the same: a 4 storey 107 unit congregate housing on the southern half of 4360 Garry Street, would block off the air-flow and sunlight to the homes on the west side of our homes.

In my opinion this is a most inconsiderate and thoughtless application.

Since I am unable to attend the Richmond Development Permit Panel Meeting, I am writing to voice my objections to this plan.

Yours Truly,
(Mrs.) Geraldine Gray.

/Richmond Supportive Housing: 7300

Elmbridge Way



Rendering provided by S2 Architecture.

Development Permit Panel Meeting: Richmond City Hall

September 12, 2018



BC HOUSING

/PARTNERS



/PARTNER ROLES

- City of Richmond – Provides land
- BC Housing - provides capital and operational funding
- RainCity Housing - Operates the building, supports the residents and works with partners (VCH)
- Horizon North - The Design Builder developing this project

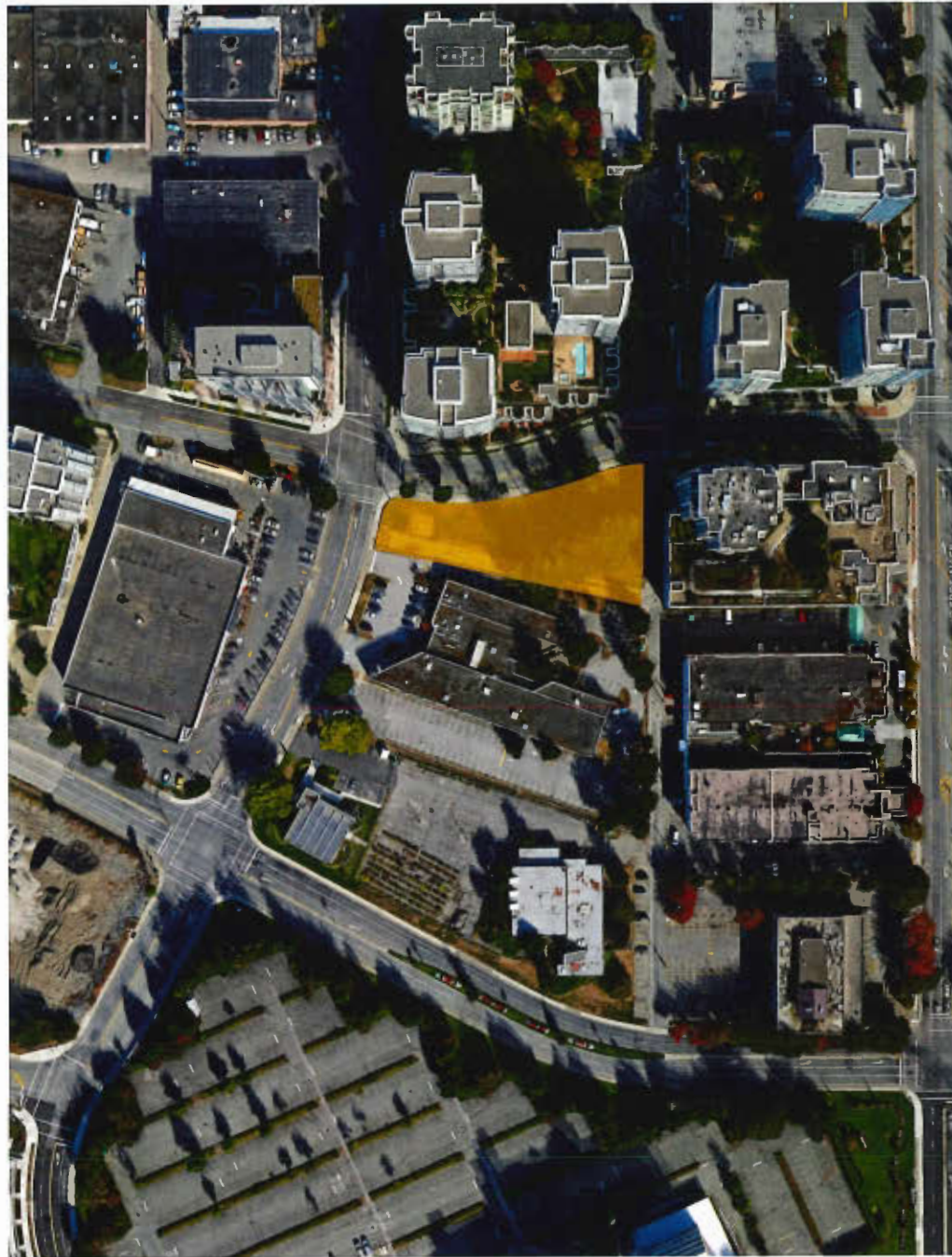


40 units of supportive housing for people experiencing homelessness proposed for 7300 Elmbridge Way



HORIZON NORTH

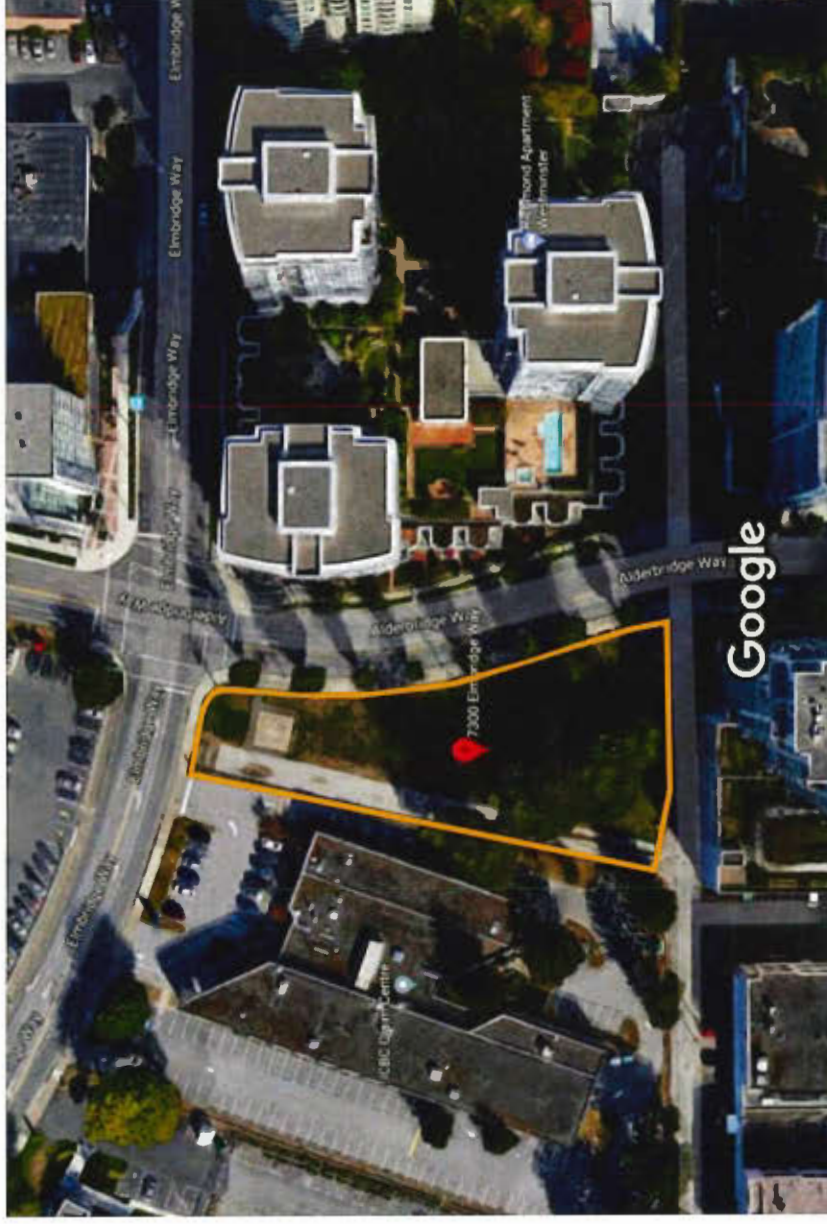
/SITE CONTEXT





HORIZON NORTH

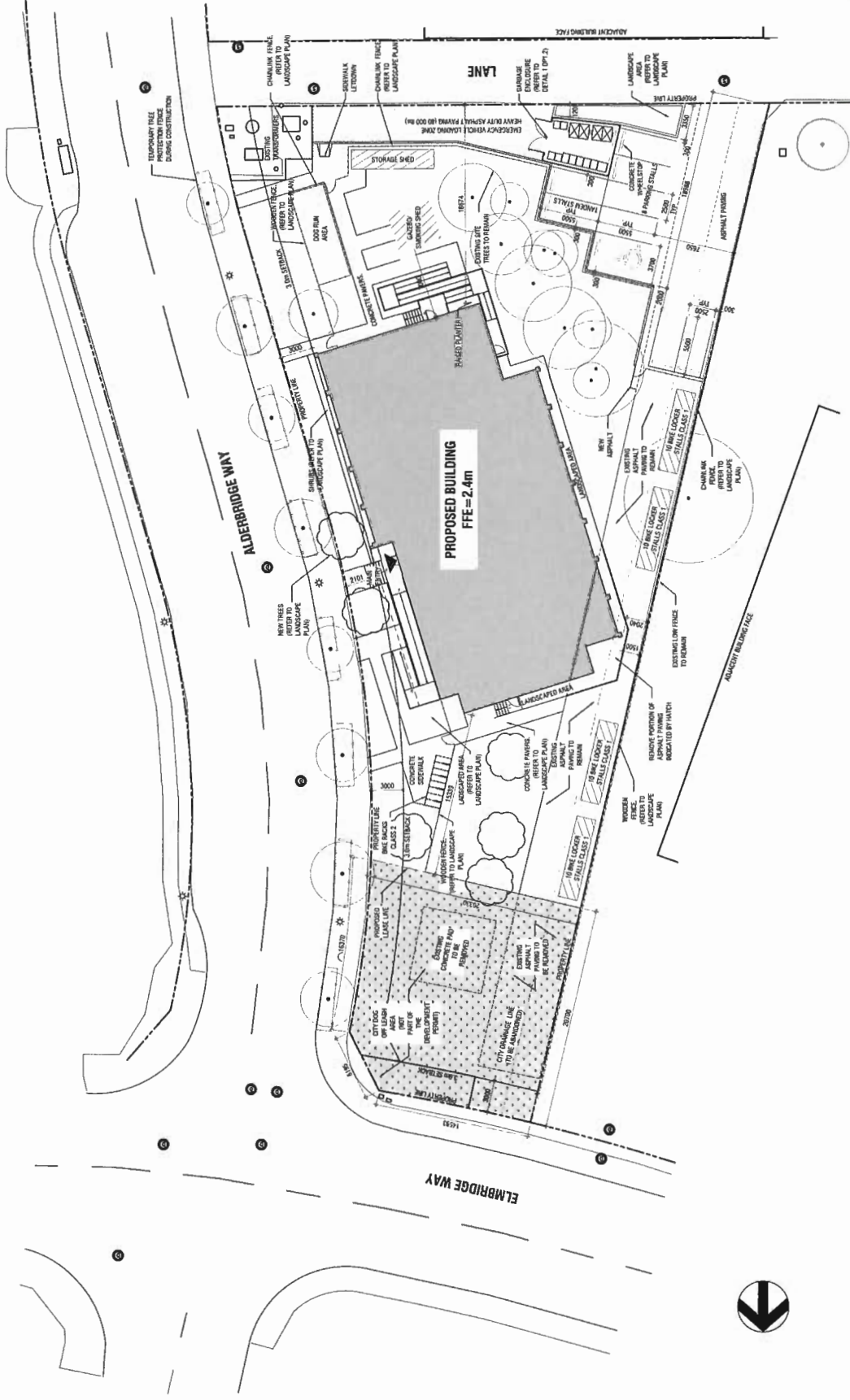
/EXISTING SITE



BC HOUSING



/SITE PLAN









HORIZON NORTH

/SOUTHWEST VIEW FROM ALDERBRIDGE



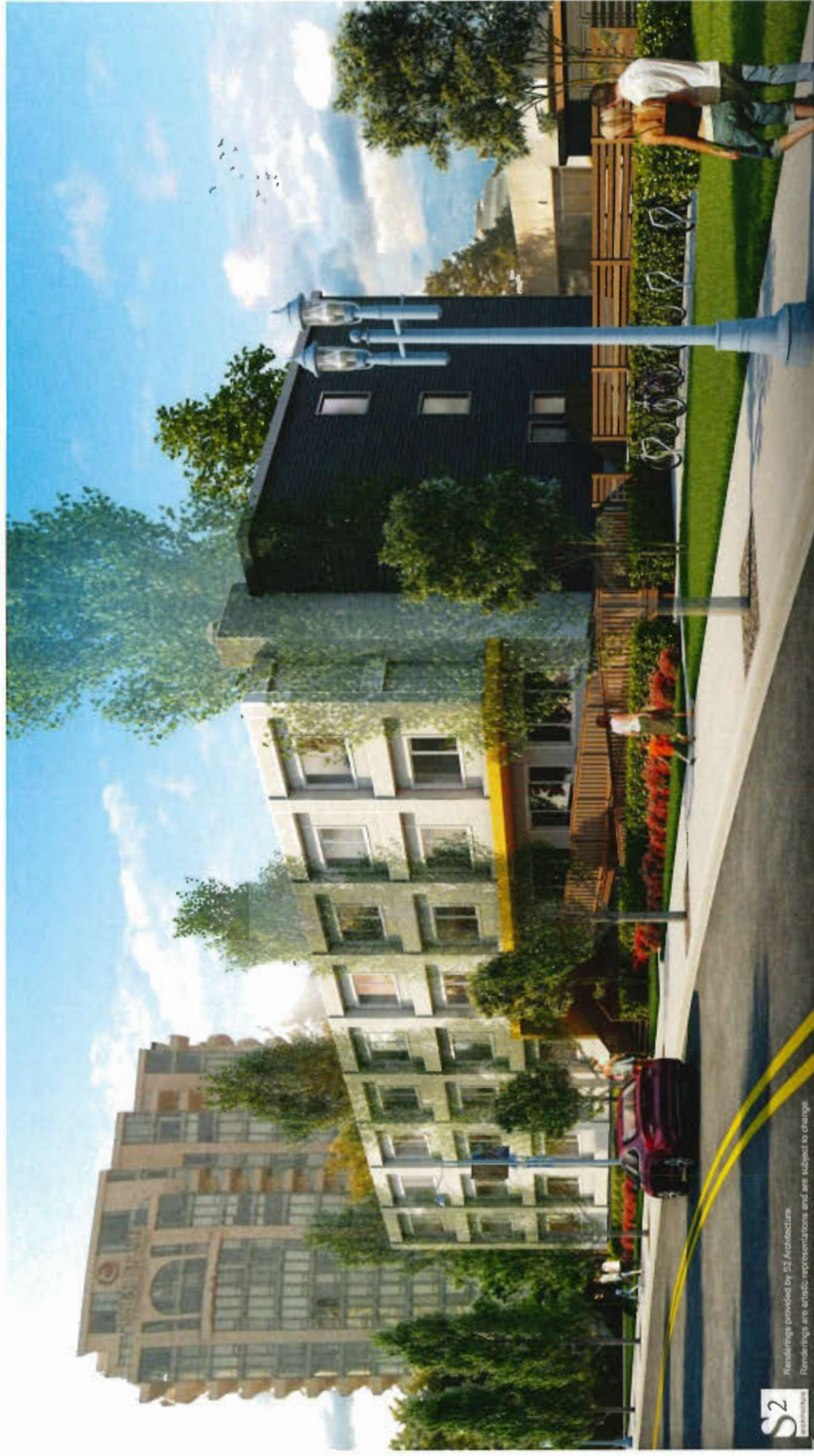
BC HOUSING





HORIZON NORTH

/NORTHEAST VIEW FROM ALDERBRIDGE



Renderings provided by S2 Architecture.
Renderings are artistic representations and are subject to change.



BC HOUSING





Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 12, 2018.

To Development Permit Panel
Date: <u>September 12, 2018</u>
Item # <u>2</u>
Re: <u>DP 18-829249</u>
<u>7300 Elmbridge Way</u>

Dear Mr. Director:

I am the resident living on Elmbridge Way, right across the location of the future homeless construction. I am a senior living alone. The reason I choose to live here is that I feel it is very safe in this neighborhood.

I am very concerned that if there is a homeless building so close to where I live, I will feel it might not be a safe place anymore. There could be drug users and people with mental problems wandering around. I will not dare to walk to my park. I might think of moving out of this neighborhood. If you can think of any other places more distant to the dense residential areas to settle them, I would appreciate it. Or if you have no other choices, can you make up a plan to make sure they behave themselves like normal people?

I know a lot of people living here have the same worries as me. I hope you could consider our opinions.

Thank you

樊政威

Resident: Zhengxian Fan

Sept. 7, 2018.



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 12, 2018.

To Development Permit Panel	
Date:	Sep. 12, 2018
Item #	2
Re:	DP 18 829249
	7300 Elmbridge Way

September 12, 2018

Richmond City Council

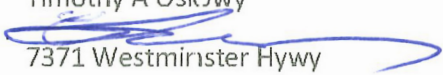
Dear City Council;

As a owner near the proposed homeless development I and others nearby want to go on record as notifying city council that this project will not be there more than five years as promised by the Honorable Mayor Brody.

It is also our understanding that this facility will be well cared for and monitored so as to be a safe place for all concerned.

Yours Truly;

Timothy A Osicwy


7371 Westminster Hwy

Richmond BC





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2018

From: Wayne Craig
Director of Development

File: DP 18-822743

Re: Application by GBL Architects Ltd. for a Development Permit at 6340 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)".

A handwritten signature in black ink, appearing to read "Wayne Craig", written over the printed name and title.

Wayne Craig
Director of Development

WC:jhd

Att. 7

Staff Report

Origin

GBL Architects Ltd., on behalf of Keltic (Brighthouse) Developments Ltd., has applied to the City of Richmond for permission to develop a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)”. Key components of the proposal include:

- A maximum floor area ratio (FAR) of 4.007 and a maximum height of 47.0 m geodetic.
- A podium and tower form of development with:
 - Four levels of parking including two below-grade levels.
 - Ground-level commercial uses.
 - A podium-level Early Childhood Development Hub (ECD Hub).
 - One office tower and three residential towers.
- Floor area including approximately:
 - 2,656 m² (28,588 ft²) of commercial space.
 - 9,906 m² (102,622 ft²) of office space.
 - 39,871 m² (429,168 ft²) of residential space.
 - 1,765 m² (19,000 ft²) of Early Childhood Development Hub (ECD Hub) space.
- Residential units including:
 - 533 market strata units.
 - 27 secured low end market rental units.
- LEED Silver equivalent design with LEED ID+C Gold certification for the ECD Hub.
- An on-site low-carbon energy plant with pre-ducting for future DEU system connectivity.

The site is being rezoned from “Land Use Contract 062” to “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” under Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 (RZ 17-773703). As considerations of rezoning, the developer will:

- Design, construct and transfer ownership of the Early Childhood Development Hub (ECD Hub) to the City.
- Design, construct and transfer ownership of the on-site low carbon energy plant to the City.
- Design and construct infrastructure improvements through a Servicing Agreement (SA) including:
 - New and upgraded City utilities.
 - Preducting for and/or undergrounding of private utility lines.
 - Relocation of all private utility equipment on site.
 - Road dedications to provide for an enhanced back-of-curb public realm on No. 3 Road.
 - Road dedications to provide for new travel lanes and an enhanced back-of-curb public realm on Cook Road.
 - Public right of passage statutory rights of way for enhanced pedestrian access along both the north and east edges of the site.
 - Provision of a kiss and ride facility adjacent to the future TransLink Bus Mall.
 - Frontage and PROP SRW improvements on all sides of the development.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. Please refer to Development Permit Conditions of Approval (**Attachment 2**) for additional DP requirements.

Site and Context

Existing Site and Development: The subject site is located in the City Centre's Brighthouse Village on the east side of No. 3 Road between Cook Road and the future Bus Mall site at the foot of the Canada Line. It is comprised of a single lot. The property was previously developed with low-scale commercial uses and surface parking. It is currently undergoing demolition and site preparation.

Surrounding Development: Development surrounding the subject site is as follows:

- To the North: Adjacent, an undeveloped City lot subject to an application (DP 11-593871) to construct a Bus Mall adjacent to the Brighthouse Canada Line Station in keeping with the City Centre Area Plan (CCAP). This application is in process and will be the subject of a separate report. To the north of the Bus Mall site, a recently-constructed mixed commercial and residential use development on a site zoned "Downtown Commercial (CDT1)" (DP 11-584010).
- To the East: Across the north-south City lane, at 6411 Buswell Street, an existing, low scale commercial and office use development. This site is part of the Bus Mall development application noted above. Adjacent to the subject site, at 8171 Cook Road, is an existing, low scale commercial and office use development.
- To the South: Across Cook Road, existing, low-scale commercial buildings with surface parking.
- To the West: Across No. 3 Road, the Richmond Centre Mall site, which is zoned "Downtown Commercial (CDT1)" and is subject to an Official Community Plan (OCP) amendment application (CP 16-752923), as well as a Development Permit application (DP 17-768248) for the first phase of mall redevelopment and new mixed use building development. This application is in process and will be the subject of a separate report.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2018. There were no concerns expressed about the proposed rezoning.

Staff Comments

The proposed scheme attached to this report satisfactorily addresses urban design, form and character and other City objectives identified as part of the review of the subject Development Permit application. In addition, the proposed scheme complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the zone "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)".

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed scheme subject to Panel comments. The applicant has addressed significant comments including:

- Enhancing the identity of the ECD Hub entrance.
- Enhancing and distinguishing the expression of the different uses at the ground level (e.g. retail units and residential and office lobbies).
- Reducing the impacts of ventilation equipment on the north-south pedestrian mews and enhancing the façade treatment along the mews at the second to fourth level.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 5, 2018 is attached for reference (**Attachment 3**). The applicant's detailed design responses are provided in '*bold italics*' immediately following each Design Panel comment.

Analysis

Urban Design

Public Realm: The proposed development contributes to urban connectivity and public open space through a combination of widened back-of-curb cross-sections, Public Right of Passage Statutory Rights of Way (PROP SRWs) and publicly-accessible building setback areas. These include:

- On No. 3 Road and Cook Road, back-of-curb cross-sections (9.0 m and 7.3 m wide respectively) with treed and planted boulevards, off-street bike lanes, buffer strips and sidewalks.
- On No. 3 Road, a deep building setback on the ground level (8.3 m and greater) that will widen the sidewalk area leading to and from Brighthouse Station.
- On Cook Road, enhanced ground level building setbacks (3.0 m and greater) that will be geared toward south-facing patio use.
- At the No. 3 Road and Cook Road intersection, an additional building setback, set diagonal to the intersection, to create a generous, public open space on one corner of the Brighthouse Village Centre.
- Mid-block on Cook Road and aligned with the eastern edge of the site, a 6.0 m north-south PROP SRW pedestrian mews, along with additional minor building setbacks, to connect Cook Road with the eastern end of the Bus Mall.
- In the north-east corner of the site, a "kiss and ride" PROP SRW area.
- Along the north property line, a 4.0 m PROP SRW, along with additional minor building setbacks, to add depth to the Bus Mall's adjacent sidewalk, provide access to the development's storefronts and residential lobbies and provide to connect No. 3 Road with the north-south pedestrian mews and "kiss and ride" area.

Design co-ordination between these areas will be important to ensuring a functional and seamless public realm experience that addresses: pedestrian loads; the need for direct and meandering pedestrian travel; transitions between public, semi-public and private site areas; integration with the Bus Mall design; enhanced hard and soft landscape materials; tree, lighting and street furniture placement; highlighting of the Brighthouse Village Centre intersection; and, the overall continuity of the public realm along both No. 3 Road and Cook Road.

Design development of the public realm plan will occur through the Servicing Agreement process. Minor adjustments of the approved Development Permit ground level landscape plan (e.g. building setback areas) may be recommended. Changes will be subject to a General Compliance application, if warranted.

Public Art: As a consideration of rezoning, the applicant has offered to make a cash-in-lieu contribution to the City's Public Art Program. Public Art staff have proposed that part of the contribution be used to install an art work on the building façade to celebrate the Brighthouse Village Centre. The applicant is supportive of this proposal, which dovetails well with a significant building design feature proposed through the DP and located at the corner of No. 3 and Cook Roads. This design feature, as well as its potential to be adapted for Public Art purposes, is described in more detail in the Architectural Form and Character section of this report.

In order to further explore this Public Art opportunity, Public Art staff are preparing a Public Art Plan and Terms of Reference for presentation to the Public Art Advisory Committee in the fall of 2018. Should the proposal move forward, the artist and art concept selection process is expected to be completed in the winter of 2019. Once the art concept is determined and the technicalities of its implementation within the facade are fully understood, a General Compliance application will be required to modify the approved Development Permit and a general compliance report will be brought forward to the DP Panel for consideration.

Public Adjacencies: The development concept provides for street-animating commercial uses at the ground level on the No. 3 Road, Cook Road and Bus Mall frontages. These commercial uses wrap into the pedestrian mews running along the east side of the site, which is further enhanced with lighting, seating, soft landscaping and decorative façade finishing. The massing of the proposed development intersperses podium and tower forms and provides for low podium heights on the No. 3 Road and Cook Road frontages to improve scale and light conditions on these streets. All frontages are overlooked by residential uses providing for 'eyes on the street'.

Private Adjacencies: Because the proposed development has public open space on all four sides, it is well separated from existing and future development on nearby private properties. Further, the subject site towers are located to support appropriate tower separations. The applicant has provided a viability study for the property at 8171 Cook Road that demonstrates the property may be developed in accordance with the Official Community Plan (OCP). Through the provision of the pedestrian mews on the subject site, the design opportunities for the adjacent site are improved for both commercial uses at grade and residential uses above.

Grade Relationships and Flood Construction Level: To address the City's flood construction level requirements in the context of deeper building setbacks, disabled access requirements and comfortable patio seating slopes, a relaxation of the Flood Plain Designation and Protection Bylaw provisions is required along part of the Cook Road frontage. The applicant has reviewed the circumstances with Building Approvals staff, which have provided support for the proposed ground floor elevations.

Community Amenities

Early Childhood Development Hub (ECD Hub): The proposed development includes a 1,765 m² (19,000 ft²) ECD Hub facility that will house child care and child and family development services. The Hub will be designed and constructed by the developer and will be provided to the City at no cost at the completion of the project. Consistent with the considerations of rezoning, the Hub is proposed to be located on the third level of the development and has frontages on No. 3 Road, Cook Road and the podium rooftop. It is accessed by elevator and stair from its own entry lobby on No. 3 Road, as well as from various internal parkade levels (**Attachment 4**). The applicant team has been working with City Child Care and Project Management staff to develop the internal layout of the facility along with the layout and finishing of the outdoor spaces. Prior to issuance of the DP, the final indoor and outdoor designs must be accepted by staff and a preliminary construction cost estimate provided. Where relevant, details of the ECD Hub are discussed in the various report sections.

Affordable Housing: A total of 27 Low End Market Rental Housing (LEMR) units is proposed. These are clustered on Levels 3 and 4 of the north wing of the residential building, have a combined floor area of 2,013 m² (21,667 ft²) and include a range of unit types (studio to three bedroom). The LEMR units face either the Bus Mall or the podium. Those with frontage on the Bus Mall will be subject to the recommendations of an acoustic consultant with respect to noise mitigation.

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Min. Permitted Unit Area	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	15%	4
1-BR	50 m ² (535 ft ²)	\$975	\$38,250 or less	33%	9
2-BR	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	26%	7
3-BR	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	26%	7
TOTAL		N/A	N/A	100%	27

Site and Functional Planning

Site Access: Proposed pedestrian access to the site includes storefront entries on three frontages, an office lobby at the No. 3 Road and Cook Road intersection and residential lobbies on Cook Road and the Bus Mall. A separate and exclusive lobby is provided for the ECD Hub on No. 3 Road.

Vehicle and truck access is proposed to be provided from Cook Road, where there will be a new traffic signal to manage the vehicle and pedestrian movements at the crossing. A second car and truck entry will be located on the east side of the site and will be accessed via the existing City lane that runs west from Buswell Street. This lane will be realigned and widened in the future.

Fire access has been vetted by Fire and Building Approvals staff based on the preliminary code analysis provided by the applicant. Access will be provided to the office, residential and ECD Hub lobbies, as well as the commercial retail units, from the fronting streets and the Bus Mall.

Parking and Loading: The proposed bicycle, vehicle and truck spaces are consistent with the site-specific bylaw (ZMU37) provisions.

Commercial, office and ECD Hub Class 1 bicycle parking, as well as end-of-trip facilities, are provided on the grade level of the parkade. Residential bicycle parking and bike maintenance facilities are provided in the below-grade parking areas close to the residential tower vertical circulation. Class 2 bicycle spaces are distributed around the site on grade.

Vehicle parking for the ECD Hub is provided on the ground and upper levels of the parkade and is located close to ECD Hub access points. Parking for commercial, office and visitor use is provided on three parkade levels and is separated from the residential parking which is located on the two below-grade levels. Two car share spaces, secured by SRW, are provided within the parkade at the east end of the site.

Truck and waste management loading spaces are proposed to be grouped near the Cook Road access and are visually and physically separated from the parking areas of the parkade. Large size truck loading is not required for this site.

Waste Management: The waste management system includes waste management collection facilities for the office and residential uses located on the first below-grade parking level at the base of each tower. A separate waste management collection facility is provided for the ECD Hub at the base of the ECD Hub vertical circulation system. Waste management for the ground level commercial uses is provided within the parkade ground level. The proposed system includes collection from all these facilities to a central pickup point within the combined truck and waste management loading area located on the ground level in the parkade structure. The Waste Management Plan is provided in the Development Permit drawings.

District Energy Utility: The low-carbon, central energy plant provided for the development will be transferred to the City to be integrated with the overall DEU system. The equipment is located on the top of the office tower as well as in various connection, equipment and transfer rooms throughout the development. Sustainability staff have reviewed and signed off on the Development Permit drawings.

Third-party Utilities: All third party utility equipment will be located on site. A significant “neighbourhood” BC Hydro VISTA box will be located adjacent to the kiss and ride at the north east corner of the site. The applicant has undertaken a detailed design review with BC Hydro to ensure that the location, layout and access are acceptable.

Indoor Amenity Space: A total of 1,133 m² (12,196 ft²) of residential indoor amenity space is provided, which meets the CCAP objective of 2 m²/unit (22 ft²/unit). The space is divided into a number of functional areas including a fitness room, a yoga studio, a large party room, a multipurpose room, a private dining room, a small guest suite, a children’s playroom, and a business centre. Most of the indoor amenity spaces are oriented toward the residential outdoor open space on the podium roof level.

Outdoor Amenity Spaces: The proposed development includes a variety of outdoor open spaces, as outlined below, all of which meet or exceed the OCP DP Guideline area expectations. All of the spaces are located to optimize design values, such as sun access and noise reduction.

- Public open space is provided around the base of the development and is designed to support connectivity and casual gathering. The total area is 2,861.1 m² (30,796.4 ft²), which significantly exceeds the CCAP DP Guidelines expectation of 1,342 m² (14,445 ft²) (10% of the net development site area).

- An outdoor space of 725 m² (7,800 ft²) is provided for the child care component of the ECD Hub on the parkade podium. It has been located, sized and configured to meet the sun access requirements for child care. It has also been located to be sheltered from the traffic noise of No. 3 Road.
- Outdoor space of 65 m² (704 ft²) is provided for the community services component of the ECD Hub on west facing deck overlooking No. 3 Road. This will provide break out space and community gathering opportunities for users of the facility, which will include a multi-purpose room and commercial kitchen. An additional break out area of 91 m² (979 ft²) is provided on the podium side of the multi-purpose room.
- Approximately 2,440 m² (26,264 ft²) of residential common outdoor space is provided on the podium roof. Smaller common outdoor amenity spaces areas totalling 1,049 m² (11,291 ft²) are provided over the midrise portions of the residential building. The combined area of outdoor space is 3,488 m² (37,545 ft²), which slightly exceeds the OCP/CCAP outdoor open space expectations (minimum 3,360 m²/36,167 ft²). Staff note that the area would typically be greater; however, a significant portion of the podium roof is devoted to the ECD Hub open space. All open spaces are accessible from all residential units (e.g. market and LEMR) and from much of the indoor amenity space.
- The residential common open space includes two play zones (on L3 and L7) with a combined area of 720 m² (7,750 ft²). This exceeds the OCP/CCAP expectations calculated as 3 m²/unit (32 ft²/unit) to a maximum of 600 m² (6,458 ft²).

Private Outdoor Space: The applicant has provided either a patio or balcony for each residential unit, generally consistent with the expectations noted in the CCAP. The balconies range in depth from 1.5 m to 1.8 m (5 ft. to 6 ft.) and, in most cases, span the whole frontage of the unit.

Architectural Form and Character

Massing: A podium and tower form of development is proposed. As a result of the site size, configuration and frontage opportunities (in part created by the applicant), a four tower concept is possible. The four towers are located to mark each of the corners of the site and are connected on three frontages with varied height streetwall forms. The towers and streetwall forms sit on a double height commercial base.

The proposed massing and floor area allocation generally address the design objectives of the CCAP DP Guidelines. The double height retail on three sides of the development contributes positively to both the spatial scale and day and night animation of the public realm. As well, it creates a strong base for the remainder of the building. The office uses are located in a distinct tower form on the No. 3 Road and Cook Road corner, which reinforces the identity of the No. 3 Road commercial spine and marks the Brighthouse Village Centre. The residential uses are located in the remaining midrise and tower forms and are arrayed around the podium level courtyard. To provide appropriate light access for the ECD Hub spaces located on the podium level, residential floor area has been relocated from the midrise masses to the tower masses.

Articulation: The proposed development addresses the building articulation objectives of the DP Guidelines in a variety of ways.

- The office tower has a unique angled massing that distinguishes it from the more rectilinear residential midrise and tower massing. Further, the office tower has unique angled façade patterns on three sides that accentuate its angled form. The angled massing and façade language are also carried down to the street level with an angled column colonnade.
- The residential midrise and tower masses are articulated with the use of two façade styles – one with deep frame elements and the other with continuous balcony banding. These are used to break up the massing and scale impact, to create both horizontal and vertical expression and to provide differing identities to the residential towers.
- The ground level retail uses are articulated with a combination of deeper and shallower setback areas, the office tower colonnade, and the enhanced building lobby entries, which include heavy frame elements in the case of the residential lobbies and a dramatic sloped façade over the office entry.
- Articulation of the east massing/façade distinguishes the residential floor area from the parkade and service room uses that are located on the lower three levels of the development. A combination of landscaping and a decorative façade treatment will provide visual interest when viewed from within the north-south pedestrian mews. The view of the overall building face will be obscured by current and future development on adjacent sites to the east.
- The proposed towers are all of a similar height and sit slightly below 47.0 m geodetic. This accommodates the elevator overruns on the residential towers and the screened on-site, low carbon energy plant equipment which is located on the office tower. Because of the variations in tower plans and roofline detailing, adequate visual interest is provided when viewed from the street.

Character: The character of the proposed development is focussed around the CCAP Development Permit Guideline theme of “green building expression”. The office tower façades are designed with sun shading devices that are located, sized and oriented to optimize solar heat gain reduction. This results in different designs on each façade and adds significant dynamism to the building. The residential buildings address solar heat gain by inseting the outer walls to provide for shading via either a deep frame façade system or a continuous balcony façade system. These two systems are used and interlocked in various ways to ensure both a cohesive character and visual interest across the development.

Materials and Colour: Storefront, window wall and curtain wall glazing are all used and each is provided with its own framing and/or colour detailing to achieve specific design objectives. The proposed ground level commercial frontages combine clear glazing and dark grey framing to draw attention to the commercial uses and to establish a ‘heavier’ base for the building. The upper office and residential facades have a more subtle and refined material and colour palate that is intended to diminish the scale impact of the development. This palette includes glass, aluminum composite panels, architectural concrete and aluminum framing in clear, white and bronze finishes. Through relative weighting of the colours (e.g. more emphasis on white or more emphasis on bronze), the scale impact is further diminished and visual interest is provided across the development.

Special Design Features: The proposed development includes special design features intended to reinforce the development's contribution to the civic life of Richmond. The special features are provided on the building: in an area on the office tower façade where it faces the Brighthouse Village Centre; on the frontages associated with the ECD Hub; and, in an area of the façade adjacent to the north-south pedestrian mews.

Brighthouse Village Centre: As mentioned in the Urban Design section of this report, the office tower form has been sculpted to create a more generous public open space at the intersection of No. 3 Road and Cook Road. The building includes a large triangular area of curtain wall (approximately 88 m²) that is canted back from tower Levels 8 to 3 to highlight the two storey entry lobby on the ground level. This adds significant spatial interest to the public realm in addition to creating weather protection for the entry and the general public.

The applicant has also identified the canted area for a special façade treatment in order to mark and celebrate the Brighthouse Village Centre. It is proposed to be finished with uniquely coloured and patterned glass to differentiate it from the remainder of the facades. This canted area is the subject of the Public Art Plan proposal discussed in the Urban Design section of this report, which, if approved through the Public Art and General Compliance processes, would see the applicant's decorative glass treatment replaced with a commissioned art work.

ECD Hub: The ECD Hub is provided with its own identity and celebrated as a community facility through the use of coloured glass on all of its facades. The coloured glass, which will include both vision and spandrel areas, is purposely co-ordinated with the glass colours used in the façade area over the office tower entry. In addition to its placement around the third level facility, the coloured glass is proposed to be carried down to the ground level ECD Hub entry on No. 3 Road to further assist with facility identity and wayfinding. Should the Public Art proposal move forward, the ECD Hub glass design may require modification to ensure an appropriate relationship with the public art work colours and design. If so, it would be included in the General Compliance application for the public art.

North-South Pedestrian Mews: The north-south pedestrian mews is bordered on its lower levels by the development's parkade and service rooms. To enliven the pedestrian experience along the mews, the applicant is intending to install an artist-designed decorative finish. The work to develop the decorative finish is underway and, once established, will be advanced for consideration in the General Compliance report along with the proposed Public Art and ECD Hub façade changes, if applicable.

Signage: The application proposes two signage approaches: around the base of the office tower, where the storefronts and ECD Hub entry sit behind the colonnade, horizontal signage bands are provided over the entry doors, and, in the remainder of the commercial frontage, vertical signage bands are provided. A separate Sign Permit Application is required for proposed signage.

Landscape and Open Space Design

Ground Plane: As noted in the Urban Design/Public Realm section of this report, a functional and seamless public realm experience that combines back-of-curb, PROP SRW and building setback areas is important to the public experience of the city and the project. Consistent with the Rezoning Considerations, most of the landscape area around the base of the development will be subject to design development through the Servicing Agreement. This includes the north-south pedestrian mews, the east-west Bus Mall pedestrian mews, the Kiss and Ride and the TransLink SRW area on No. 3 Road.

The remaining areas of the ground plane design, which are located primarily in the building setbacks along No. 3 Road and Cook Road, are governed by the DP. In these areas, the applicant has proposed large planters adjacent to the property line. The planters include integrated bench seating, trees and shrubbery. These are intended to buffer the more direct movement of pedestrians using City sidewalks from the more meandering movement of pedestrians that are window shopping, enjoying the public seating and accessing building entries. Benches are also integrated with the angled columns of the office tower colonnade.

The proposed paving pattern at the base of the office tower is angled in order to reinforce the angled façade treatment of the tower and to draw attention to the No. 3 and Cook Road corner open space. Paving along the No. 3 and Cook Road frontages also include perpendicular pattern transition areas and smaller grain pattern areas at the building entries.

ECD Hub Open Space: The ECD Hub facility open space design has undergone detailed design development, with the input of City staff. For the Child Care open space, key design considerations included the size, configuration, sun access, programming, equipment areas, and hard and soft landscaping materials necessary to meet the needs of the users and address applicable child care standards and approvals. The ECD Hub community services area of the facility is also provided with outdoor space. It is located adjacent to the multi-purpose room, on both sides of the facility and is designed with hard surfaces to accommodate group use. Both the child care and multi-purpose outdoor areas on the podium have been provided with treed landscape buffers to both define the spaces and create visual screening for the adjacent residential open space and units. The ECD Hub outdoor space design is shown on the landscape plans.

Residential Open Space: The residential open space is distributed between the podium and two mid-rise roof top areas. The podium level space is divided into private and common areas. The private areas are separated from the common areas with a combination of water feature and landscape mounds with trees. The programme areas for the common outdoor space include a west facing patio associated with the indoor amenity space (with lounging and barbeque functions), a sod games area, a children's play area and a series of paths, boardwalks and more private trellised seating areas. An urban agriculture and farm table entertaining area is proposed over the north wing on Level 9. A contained parent and tot area is provided over the east wing on Level 9.

Tree Retention and Replacement: All thirteen bylaw-sized trees have been removed from the site. A total of 138 new trees are provided through the landscape plan, far exceeding the 2:1 replacement requirement.

Green Roof: A small, sloped, extensive, green roof area is provided over the ECD Hub multi-purpose room. In addition to its sustainability values, this area improves the outlook from the nearby offices and residential units.

Sustainability

LEED: As considerations of rezoning, the facility will target LEED Silver for the overall development and with certify as LEED Gold for the ECD Hub interiors (**Attachment 5**).

DEU: The DEU low carbon energy plant equipment is located primarily on the office tower roof and is provided with screening. A preliminary layout of the rooftop equipment is included in the DP drawings.

Livability

Accessibility: The proposed development includes 403 units with Aging-in-Place features (stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers). It also includes 157 units that are further enhanced with Basic Universal/Adaptable housing features (including all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw).

Noise Mitigation: The applicant has provided a preliminary opinion from an acoustical consultant indicating that the residential component of the development will not require redesign, although upgrades to the façade details may be required to meet acoustic requirements (**Attachment 6**). Submission of the final consultant report is a condition of DP issuance.

Crime Prevention through Environmental Design: The applicant has provided a list of CPTED features to be incorporated into the development that address Section 14.2.11 of the OCP (**Attachment 7**).

Conclusions

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

Janet Digby
Planner 3

JD: rg

Attachments:

Attachment 1	Development Application Data Sheet
Attachment 2	Development Permit Conditions of Approval
Attachment 3	Advisory Design Panel Minutes (annotated)
Attachment 4	ECD Hub Plans
Attachment 5	LEED Checklists
Attachment 6	Preliminary Acoustic Report
Attachment 7	CPTED Checklist



**City of
Richmond**

ATTACHMENT 1

Development Application Data Sheet

Development Applications Department

DP 18-822743

Address:	6340 No. 3 Road
Applicant:	GBL Architects Ltd.
Owner:	Keltic (Brighthouse) Development Ltd.
Planning Area(s):	City Centre – Brighthouse Village

DP 18-822743

	Required	Proposed
Site Area:	12,600 m ²	12,999 m ²
Net Development Site Area:	13,424.8 m ²	13,424.8 m ²
Land Uses:	Mixed Use	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	ZMU37	ZMU37
Number of Residential Units:	n/a	546

DP 18-822743

	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	Max. 4.007	4.007	n/a
Floor Area per FAR:	Max. 53,794 m ²	53,794 m ²	n/a
Non-residential Floor Area:	Min. 13,519 m ²	13,922 m ²	-
Residential Floor Area:	Max. 40,274 m ²	39,871 m ²	-
Lot Coverage:	Max. 90%	74%	-
Lot Size:	Min. 12,600 m ²	12,999 m ²	-
Lot Dimensions:	n/a	n/a	-
Setback – No. 3 Road:	Min. 4.0 m	5.5 m	-
Setback – Cook Road:	Min. 3.0 m	3.0 m	-
Setback – Interior Side Yard (north):	Min. 4.0 m	4.0 m	-
Setback – Rear Yard (east):	Min. 6.0 m	7.5 m	-
Height Dimensional (geodetic):	Max. 47.0 m	46.9 m	-
Off-Street Parking Spaces – Residential Unit:	533	561	-
Off-Street Parking Spaces – Affordable Housing Unit:	24	24	-
Off-Street Parking Spaces – Visitor:	112	112 (112 shared)	-
Off-Street Parking Spaces – Commercial:	83	83 (83 shared)	-
Off-Street Parking Spaces – Office:	135	135 (34 shared)	-
Off-Street Parking Spaces – ECD Hub Overflow:	8	8 (8 shared)	-
Off-Street Parking Spaces – ECD Hub:	41	41	-
Off-Street Parking Spaces – Car Share Spaces:	2	2	-
Off-Street Parking Spaces – Total:	818	844	-
Loading Space – ECD Hub:	1	1	-
Loading Spaces – Medium Size:	6	6	-
Bicycle Parking Spaces – Class 1:	739	742	-
Bicycle Parking Spaces – Class 2 (shared):	70	70	-



**City of
Richmond**

Development Permit Conditions of Approval
Development Applications Department

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$3,104,407.90 which includes the cost of construction and a 10% contingency amount for landscape in the ground level setback areas, the podium and rooftop areas, including the ECD Hub areas.
2. Provision of an acoustic report and recommendations by a professional acoustic consultant with respect to sound mitigation measures required as a consideration of rezoning as well as for the commercial and residential uses adjacent to the Bus Mall.
3. Provision of a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services.
4. Receipt of a Letter of Credit in the amount of \$42,240 to secure the owner's commitment to provide transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).
5. Completion of the ECD Hub facility design to the satisfaction of the City, per the rezoning consideration, and provision of a preliminary construction cost estimate, verified by an independent quantity surveyor that is acceptable to the City, for facility proper, ancillary facilities and outdoor space.
6. Revision of the Transportation Impact Analysis to reflect the final DP statistics and other revisions resulting from design development of the transportation aspects of the proposal.

**Annotated Excerpt of the Minutes
Advisory Design Panel Meeting**

**Wednesday, July 18th – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Comments from the Panel were as follows:

commend the applicant for integrating public art into the project;

RESPONSE: Noted;

appreciate the proposed widened sidewalk which accommodates a three-meter wide landscaped boulevard along the No. 3 Road frontage; provides variation to the City's streetscape and enhances the overall pedestrian experience;

RESPONSE: Noted;

support the overall landscaping for the project;

RESPONSE: Noted;

appreciate the use of black mullions to differentiate the ground level retail units from the office and residential units on the upper levels; consider further differentiation for the ground level retail units, e.g. installing a different material for the soffits; also consider further differentiating the retail spaces at the southeast and northwest corners, e.g. through installing canopies and introducing different colours and lighting;

RESPONSE: The design team further developed the design of the residential frames on ground level and the treatment of the residential lobbies. The residential lobbies are enhanced through the extrusion of the residential angled frame element. This, together with the use of the white angled frame panels will give the lobby a greater residential character. Integrated lighting is proposed for the residential lobbies in order to achieve a unique language and differentiate them from the retail. Vertical residential signage will help to demarcate the location of the residential lobbies.

appreciate the overall architecture of the building which is different from other developments in Richmond; helps differentiate the character of the area;

RESPONSE: Noted;

massing of the towers could still be further visually broken to help reduce their scale, e.g. introducing variations in materials and colours for privacy screening;

RESPONSE: After developing the design of a further broken massing, we found that the simplicity of the overall project language is compromised. The approach is to have two clear residential languages (frames vs white/glazed language) and introducing variations makes a difficult reading of the massing;

consider further differentiating the residential entries, e.g. in terms of colour and scale, to delineate them from retail/commercial spaces;

RESPONSE: Refer to above note – the residential frames and lobbies have been accentuated;

support the proposed locations for public art in the project; also consider incorporating public art along No. 3 Road; a series of public art features along No. 3 Road would help the terminus of TransLink Canada Line and enhance the character of the street as a public space;

RESPONSE: Noted;

the project's design team could coordinate with the City's Public Art Planner to investigate opportunities for (i) integrating large scale, bold artwork at high level on the building façade facing No. 3 Road, and (ii) integrating public art along the coloured glazed panels in the ECD Hub;

RESPONSE: The design team will be coordinating closely with City's Public Art Planner for locations and/or types of public art for project building and site. The intent is for the major piece of public art to be located on Tower 4 facing the intersection of Cook and No. 3 Road. This public art will be approximately 5 stories high and 900 SF in area;

in general, consider not only enhancing the pedestrian experience in incorporating public art in the project but also providing a visually prominent public art presence in a key/central location in the City to help differentiate it from other areas;

RESPONSE: refer to above response;

appreciate the applicant's presentation of the project and its potential to enhance the area;

RESPONSE: Noted;

the proposed ECD Hub will add success to the project;

RESPONSE: Noted;

consider embellishing the courtyard through further landscaping to enhance the visual experience from the ground level, e.g. incorporating landscaping steps almost reaching the ground;

RESPONSE: Incorporating access to the podium/courtyard from grade will involve significant re-design and create possible security concerns considering the area best suited for this type of step is where the ECDH outdoor space is;

the viewing deck along No. 3 Road should express the richness of the courtyard;

RESPONSE: The west viewing deck to incorporate landscape elements which are visible from No. 3 Road;

the more urban edge of the plaza space along No. 3 Road are more successful; the proposed three-meter wide boulevard along No. 3 Road could be reduced to increase the plaza space;

RESPONSE: Noted – refer to ADP comment #2;

applicant is advised to review the proposed locations for staging events around the plaza area as one of them is located in close proximity to the building doors at the main corner;

RESPONSE: This comment was about parking intake and exhaust locations. The exhaust of the parkade is proposed along the pedestrian mews wall, in order to avoid any impact to the landscape on the ground. The fresh air intake openings are proposed under the benches along the No. 3 Road boulevard, minimizing the impact in the public realm;

consider a more significant and identifiable entrance to the ECD Hub on No. 3 Road; also consider shifting the proposed ECD Hub entrance and vestibule farther to the north;

RESPONSE: The ECDH lobby will be moved further north to separate and demarcate it from the office tower entrance. The ECDH entrance is reflected through a frame that follows the

angled column arcade under the office building. This appears as a unique and remarkable element in the project. The use of the colored glass serves to relate the entrance to the 2nd level ECDH skin achieving a consistency for the program. The importance of this lobby has been enhanced through the integration of coloured signage in the inside faces of the entrance frame that will be easily visible and identifiable from No. 3 Road. We replaced the closed staircase with feature open stairs that will achieve a lighter and more prominent lobby space for the ECDH;

ensure that the residential corridor areas have adequate access to natural light, particularly in the long internal corridors in the podium level to enhance the livability of residential units;

RESPONSE: *Because of the layouts of the corridors and units, providing natural light in the corridors is very difficult. To address this issue, lighting, colours, materiality, and interior design features will be carefully considered to increase comfort and livability for the resident;*

overall, appreciate the strong scheme for the project;

RESPONSE: *Noted;*

appreciate the inclusion of a significant number of Basic Universal Housing (BUH) and Low-End Market Rental units in the project;

RESPONSE: *Noted;*

consider providing ensuite access from bedrooms into washrooms for BUH units; also consider reducing the size of hanging closets;

RESPONSE: *Noted;*

dens are a nice feature in some BUH units; however, consider replacing inward-swinging with outward-swinging doors for more efficient use of floor space; also consider installing pocket or barn doors;

RESPONSE: *Provided – additional LEMR BUH units were added (up from 14 of 27 to 22 of 27);*

some bedrooms in the BUH units require residents to go through the living room or dining room to access the washrooms; consider a more direct access to the washrooms from bedrooms to address the needs of people with mobility issues;

RESPONSE: *Provided;*

ensure the smoothness of the surface paving treatment of the walkways on the podium level to enhance the pedestrian experience of people using strollers and mobility equipment; look at the design of the separation of slab;

RESPONSE: *Design team will ensure thresholds between spaces are minimized as well as material choices for the ground to enhance pedestrian experience for all people*

the site's four "frontages", each having a different character and feel to it, is an encouraging feature of the site; allows pedestrians to experience the building in different ways; location of planters and benches along No. 3 Road enhances the pedestrian experience;

RESPONSE: *Noted;*

review the proposed location of some mechanical rooms in the east side of the building which is adjacent to the pedestrian mews, e.g. the generator room, to mitigate the acoustic and air quality along the pedestrian mews;

RESPONSE: *Service rooms are re-arranged to achieve a more localized louvered area (reduced in scale) on the lane parking entrance;*

investigate opportunities for switching the three-lane parkade exit on Cook Road and the two-lane parkade exit on the pedestrian mews; if not possible, consider design development of the driveway to the parkade entry/exit off Cook Road to provide continuity of pedestrian circulation along the Cook Road sidewalk in order to enhance pedestrian experience and safety, e.g. installing an island;

RESPONSE: *although switching parking entrance conditions is not feasible, additional measures will be added to increase safety and public experiences in front of parking entrances on both Cook Road and Pedestrian Mews:*

Coloured and textured pavement

Green pavement parking will be provided for proposed bike path crossing and will increase driver awareness and visibility of crossing pedestrians and bicyclist.

Textured pavement could be provided for pedestrian crosswalk to increase driver awareness of crosswalk.

Pedestrian Crossing Ahead Warning Sign

Can provide WC-2 (Pedestrian Crossing Ahead Sign) in advance of the crosswalk (north leg) warning drivers of the pedestrian crossing ahead.

No Right-Turn on Red

Add signage restricting right-turn on red from the access (southbound and westbound right-turns to minimize vehicles conflicting with pedestrian crossings across the access).

Advance Yield to Pedestrian Line (Pavement Markings)

Provide pavement marking in advance of the pedestrian crossing at the access leg (north leg) of the access to improve driver awareness of the crossing and yield compliance.

consider design development of the building façade fronting the future TransLink Bus Mall to differentiate it from other facades of the building; review the provision of weather protection along the north side of the building;

RESPONSE: *The canopy along the Bus Mall was extended to 10'-0" deep in order to provide a greater weather protection. We further developed the retail storefronts, adding a rhythm to the retail frontage. Refer to sheet A3.04_Nothing Elevation of the Architectural plan set;*

appreciate the strong design of the building, particularly the office tower; commend the applicant for tying in the main building with the other buildings in the subject development; details provided by the applicant were helpful in the Panel's review of the project;

RESPONSE: *Provided;*

applicant needs to carefully consider the design and materials for the fences in the building to ensure long-term maintenance by the strata;

RESPONSE: *Maintenance will be considered during the design development stages;*

applicant has successfully integrated public art into the building façade; applicant is encouraged to continue with the public art process;

RESPONSE: *Understood – will work closely with the City of Richmond Public Art Board moving forward to craft design brief, select artist, and work with artist for the project. Refer to previous comment regarding Public Art;*

appreciate the treatment of the southwest corner of the building which addresses a prominent corner;

RESPONSE: Noted;

consider an HVAC for a potential restaurant space below the residential towers to control odours and avoid complaints from residents;

RESPONSE: Retail CRU's containing a commercial kitchen (with grease laden vapours) will be required to be equipped with an ecologizer in the ceiling plenum. The mechanical louvers over the retail canopies will be used for the HVAC intake/exhaust.

appreciate the clean design of the residential towers; like the differentiation between the vertical elements; large and small balconies enhance the architecture of the residential towers;

RESPONSE: Noted;

applicant and City staff are advised that the project needs to be done in phases as doing it all at once would be difficult to achieve;

RESPONSE: The intention with the ownership group and pre-construction manager is that entire project will be in one phase;

consider softening the parkade entries to make them more pedestrian-friendly; concerned with the lack of alignment of the parkade in the east side which is expected to experience a substantial amount of vehicular traffic;

RESPONSE: Refer to previous comment regarding the safety concerns for parking entrances.

investigate opportunities for signage in the ECD Hub that is thoughtfully done and integrated into the architecture of the building;

RESPONSE: Refer to previous comment about ECDH entrance;

provision of large stroller parking space as well as large elevators in the lobby are a necessity in the ECD Hub;

RESPONSE: The ECDH elevator is designed as an oversized elevator with an interior cabin of 5'-6"x7'-6". The ECDH stroller parking areas at L2 comply with the specifications of the Brighthouse Village ECDH technical requirements;

the ECD Hub outdoor area is well-programmed; investigate opportunities for incorporating a large contiguous grassed area;

RESPONSE: Natural grass areas are challenging to maintain in an on-slab daycare setting due to high level of daily use. For the purpose of unstructured play, we incorporated areas of artificial turf and resilient surface instead;

the pedestrian mews is a key element of the project; consider design development as it currently appears as a beautified alley rather than a mews; applicant could return the retail a bit more on the southeast corner; investigate opportunities for integrating some of the mechanical equipment into the double height space on ground level to soften the pedestrian mews and make it more pedestrian-friendly;

RESPONSE: The pedestrian mews has been softened through the removal of the louvers at L2/L3. This creates a large amount of wall area where colourful panels can be utilized to activate and lighten the pedestrian mews. The retail on the corner has been improved by creating a full-double height space by relocating several service rooms on L2;

look at the venting of garbage enclosure inside the parkade; and

RESPONSE: The venting for the garbage rooms are included in the plans – Refer to A2.03;

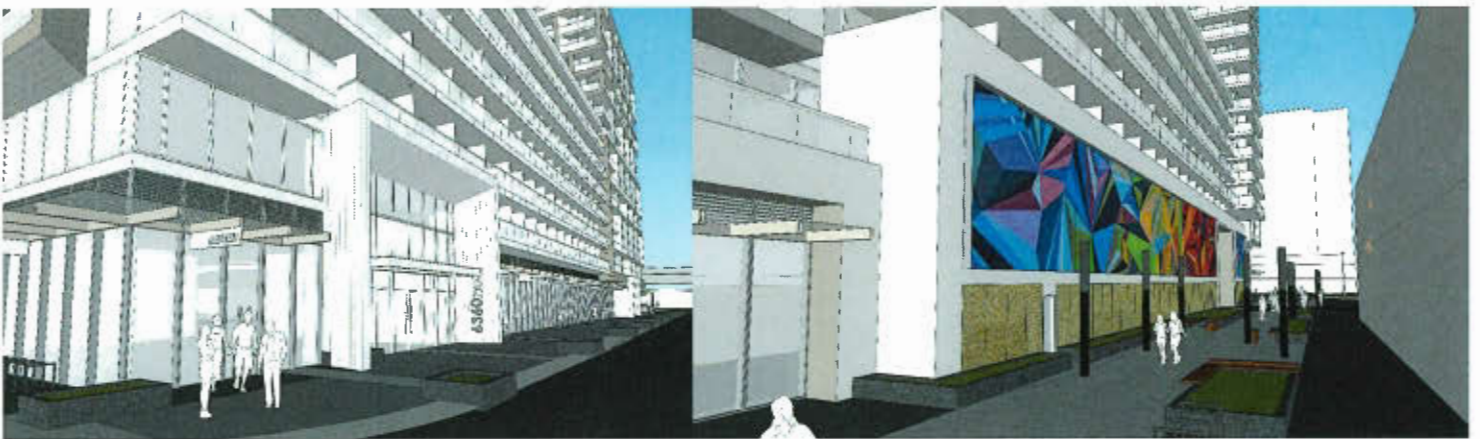
consider introducing gating between the multiple uses of the building at different hours due to the complex and intense use of the site.

RESPONSE: *The use of multiple gates in the parkade will reduce the overall effectiveness of the public parking and will result in a less flexible parking utilization (the non-residential parking is to be shared).*

Panel Decision

** Please note that as a quorum was not present, these notes do not constitute a record of decisions made by the Advisory Design Panel, rather a record of the discussions held.*

CARRIED





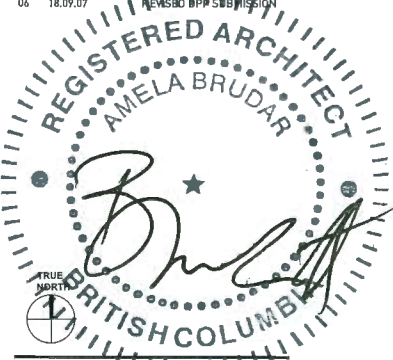
GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 736 1156 F 604 731 5277
GBLARCHITECTS.COM

DISCLAIMER: THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF GBL ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

NO.	DESCRIPTION
-----	-------------

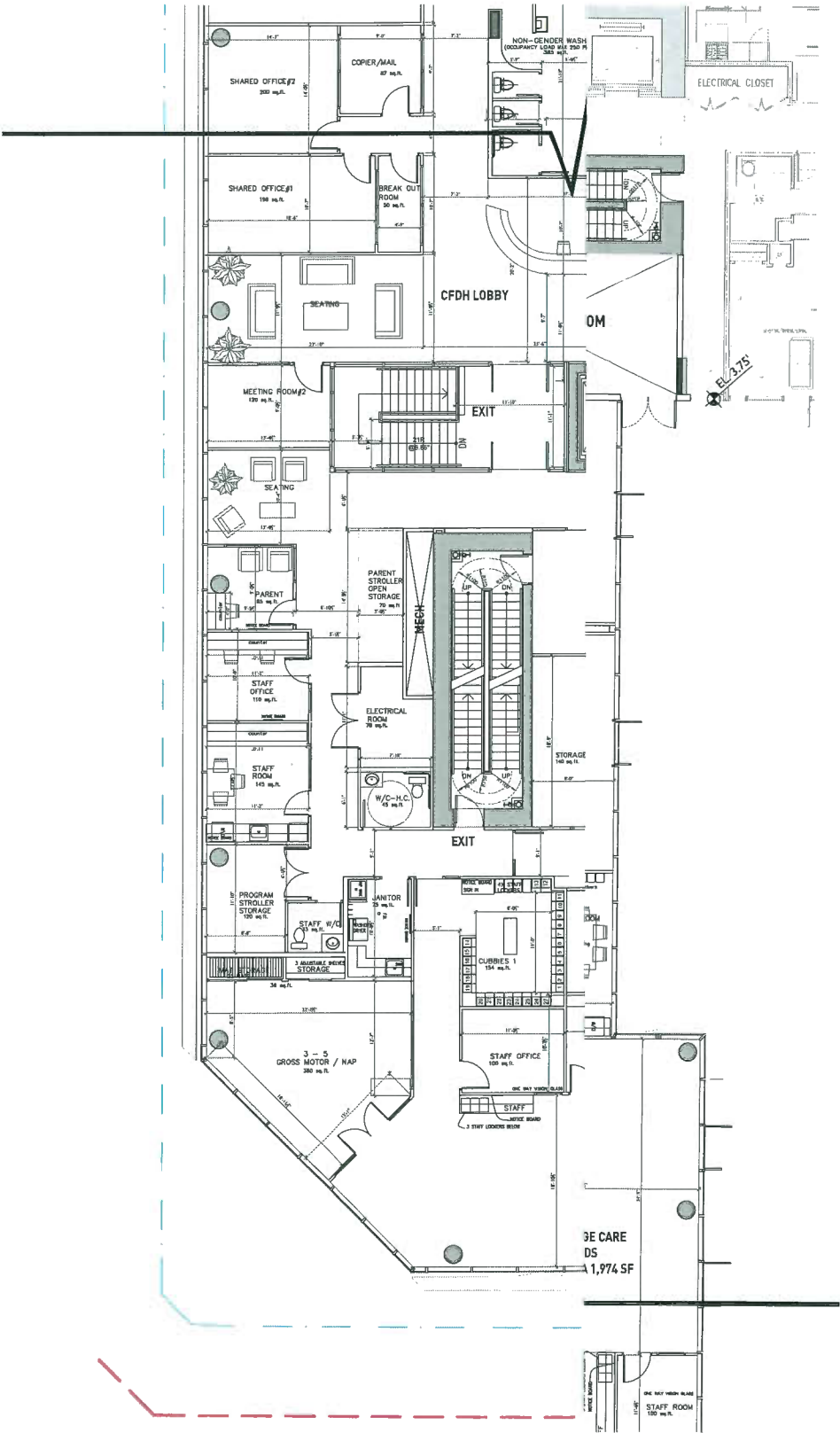
REVISIONS		
NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP
06	18.09.07	REVISED APP SUBMISSION

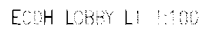


6340 NO 3 RD
RICHMOND, BC

MIXED-USE
L3 DETAILED PLANS
ECDH

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	1:200
JOB NUMBER	1646





ASK-180904-2



July 22, 2018

Planning and Development Services
City of Richmond

Re: 6340 No. 3 Road– Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed residential development at 6340 No. 3 Road. The project has been registered with the Canada Green Building Council's LEED v4 for Core and Shell rating system under the number 19735. To demonstrate its environmental performance and will target a sufficient number of credits to be equal to Silver level LEED certification strategy. The following list, along with a preliminary LEED Checklist, highlights the prominent sustainable features which will meet the intent of 51 points, which is above the minimum threshold for LEED Silver certification. Beyond these targets, several other strategies are potentially available including the LEED Gold certification of the Early Childhood Development Hub (ECDH) under the LEED for Commercial Interiors rating system

This development will demonstrate environmentally responsible building construction through the following:

Location and Transportation

The project is located on a previously developed infill site, avoiding sensitive habitats and taking advantage of existing infrastructure and surrounding amenities which promote a walkable community. The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance of No. 3 Road. This location provides optimum connectivity to pedestrian, bicycle and public transit options. The connection to No. 3 Road offers immediate connection to over 6 different bus lines and the Richmond-Brighouse Skytrain station within 800m of the site. This encourages building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along these transit corridors combined with secured storage for bicycles and bicycle networks accessible along No. 3 Road, Garden City Road, and Buswell Street affords a distinct advantage for carless commuters.

Sustainable Sites

Landscaping on the roof and ground surfaces will utilize a selection of vegetation to be native and adaptive vegetation best suited to the long term durability and aesthetic of the project. A combination of vegetation and accessible space will offer occupants a positive outdoor space to encourage time outside of the built environment. The development's hardscapes and green spaces will be considerate of urban heat island effect and support the project's larger irrigation and water use reduction targets.

An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction. Best practices will be implemented during construction to optimize air quality for site workers and the surrounding area, and provide a clean and healthy building for future residents.

Water Use Efficiency

The project's management of rainwater runoff will be done in such a fashion as to minimize where feasible the volume of stormwater released to the City of Richmond's stormwater system. The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 40% reduction in the use of potable water through selection of plumbing fixtures. Secondly, given the scale of the plantings proposed the project irrigation demand will be a major focus. The project has established a target of reducing irrigation demand for potable water by 50% for the irrigation of the project's landscaping. This will be done using combination of water efficient planting selections, water efficient irrigation systems, and demand based irrigation control systems.

Finally, the project will aim to increase accountability for water consumption by metering major water end uses. In this way, water intensive building operations can be better monitored and maintained to ensure ongoing water reductions. The combined indoor

and outdoor water use strategies support an integrated approach to reduce demand on the City of Richmond's water services, while limiting the waste of potable treated water supplies.

Energy Performance

The project will be designed to satisfy the LEED minimum energy efficiency of a 3% reduction in energy cost relative to an ASHRAE 90.1- 2010 baseline. High performance systems will be considered throughout design to ensure the project's energy performance is met.

To maximize the envelope efficiency of the building, moderate window to wall ratios will be utilized to manage solar heat gains through the exterior glazing while retaining energy to maintain thermal comfort. Windows will likely be double-glazed to optimize energy retention and will consider a variety of solar heat gain coefficients to best maximize solar gains. The opaque wall systems for the building will be specified to support the window assemblies in their performance and be well insulated to eliminate energy transfer between the interior and exterior spaces.

In addition to a high efficiency envelope, the development will further reduce energy and carbon emissions through high efficiency HVAC design. Of the mechanical systems under consideration, the building is likely to utilize a four-pipe hydronic system with fan coils to provide specific thermal controllability to each zone.

To meet the City of Richmond's requirements for central plant efficiency (that plants use a minimum of 70% renewable energy), the project has elected to use a combination of heat pumps to meet the base heating and cooling load for the building. For the base heating and cooling load, the project will utilize Air Source Heat Pumps (ASHP) which utilizes the electricity to move and increase heating energy through the refrigerant cycle. In the context of the goal for 70% of the central plant to utilize renewable energy, this system utilizes low carbon electricity sourced from renewable hydroelectricity which meets the criteria for renewable energy. For domestic hot water, waste heat rejected from the building's ASHPs will be captured and upgraded to domestic hot water temperatures using a Water to Water Heat Pump (WSHP) which functions in the same way as an ASHP to use renewable electricity to generate domestic hot water for the building. Finally where heat pump technology is no longer viable for the heating of the building or its domestic hot water, high efficiency natural gas using condensing boilers will be used.

In addition to high performance system design, the project's mechanical, electrical, and envelope systems will be commissioned, ensuring the ongoing performance and energy management of the entire development through to building operations.

Building Materials

Through the use of a building lifecycle impact analysis and innovative material product disclosures the project will aim to demonstrate building lifecycle impact reductions in overall Co2 emissions, depletion of non-renewable energy resources, eutrophication and other global impact categories. Materials will be selected to provide industry regulated ingredient declarations, and identify the environmental impacts associated with each material. Where feasible, materials will be selected from organizations with 3rd party materials reporting through initiatives like the Global Reporting Initiative (GRI), OECD, and U.N. Global Impact. Materials with bio-based materials, FSC certified wood content, reused materials, and recycled content will be of priority.

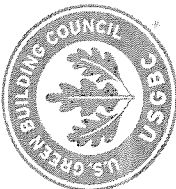
Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Recycled content and regionally sourced materials will be preferred through the selection process, focusing on steel, concrete and glass components, reducing the impact of extracting of virgin resources. These materials retain their high value in the recycling chain and so once the service life of the proposed building comes to an end, re-use and integration into new building materials is a viable option. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

Indoor Environment

Ventilation air will be delivered to each space by means of rooftop air handling units and in suite fancoils. Outdoor air ventilation will be implemented and adhere to ASHRAE 62.1-2010 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Indoor pollutants will be further managed by utilizing building entryway systems and MERV 13 filtration where feasible to minimize the introduction of exterior contaminants into the indoors space.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation. The selection of low emitting materials will also include the project's insulation in addition of the traditional scope of paints, sealants, flooring and formaldehyde free woods.

Given the unique shape of the floorplate, the opportunities for daylight autonomy and views access will be maximized. To improve the indoor environment for occupants, the design team will be considerate of daylighting design strategies and encourage to



6340 No. 3 Road: Equivalency Checklist

LEED v4 BD+C: CORE + SHELL

Date Issued by Integral Group: May 30th, 2018

USGBC Project No.: 19735

2018-05-30

Advanced	51	12	37	30
Typical				
Low				
High				
Opt				

Project Total				
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points				

Negative Process

Pc1	Integrative Process	Possible Points
-----	---------------------	-----------------

Location + Transportation

L1c1	L1c2	L1c3	L1c4	L1c5	L1c6	L1c7	L1c8	Possible Points
------	------	------	------	------	------	------	------	-----------------

L1c1	LEED for Neighborhood Development Location							
L1c2	Sensitive Land Protection	2						
L1c3	High Priority Site	3						
L1c4	Surrounding Density and Diverse Uses	4	2					
L1c5	Access to Quality Transit	6						
L1c6	Bicycle Facilities	1						
L1c7	Reduced Parking Footprint	1						
L1c8	Green Vehicles	1						

Sustainable Sites

SSp1	SSp2	SSp3	SSp4	SSp5	SSp6	SSp7	Possible Points
------	------	------	------	------	------	------	-----------------

SSp1	Construction Activity Pollution Prevention						
SSp2	Site Assessment	1					
SSp3	Site Development: Protect or Restore Habitat	1	1				
SSp4	Open Space	1					
SSp5	Rainwater Management	3					
SSp6	Heat Island Reduction	1	1				
SSp7	Light Pollution Reduction	1					
	Tenant Design and Construction Guidelines	1					

Water Efficiency

WEp1	WEp2	WEp3	WEp4	WEp5	WEp6	Possible Points
------	------	------	------	------	------	-----------------

WEp1	Outdoor Water Use Reduction: 30%					
WEp2	Indoor Water Use Reduction: 20%	1				
WEp3	Building-Level Water Metering	1				
WEp4	Outdoor Water Use Reduction	4	1			
WEp5	Indoor Water Use Reduction	4	1			
WEp6	Cooling Tower Water Use	1				
	Water Metering	1				

Energy + Atmosphere

EAp1	EAp2	EAp3	EAp4	EAp5	EAp6	EAp7	Possible Points
------	------	------	------	------	------	------	-----------------

EAp1	Fundamental Commissioning and Verification						
EAp2	Minimum Energy Performance	1					
EAp3	Building-Level Energy Metering	1					
EAp4	Fundamental Refrigerant Management	1					
EAp5	Enhanced Commissioning	5					
EAp6	Optimize Energy Performance	18					
EAp7	Advanced Energy Metering	1					
	Demand Response	2					
	Renewable Energy Production	3					
	Enhanced Refrigerant Management	1					
	Green Power and Carbon Offsets	2					

Materials + Resources

MRp1	MRp2	MRp3	MRp4	MRp5	Possible Points
------	------	------	------	------	-----------------

MRp1	Storage & Collection of Recyclables				
MRp2	Construction and Demolition Waste Management Planning	1			
MRp3	Building Life-Cycle Impact Reduction	3			
MRp4	Building Product Disclosure & Optimization: Environmental Product Declarations	1	1		
MRp5	Building Product Disclosure & Optimization: Sourcing of Raw Materials	1	1		
	Building Product Disclosure & Optimization: Material Ingredients	1	1		
	Construction & Demolition Waste Management	2			

Indoor Environmental Quality

IEOp1	IEOp2	IEOp3	IEOp4	IEOp5	IEOp6	IEOp7	IEOp8	Possible Points
-------	-------	-------	-------	-------	-------	-------	-------	-----------------

IEOp1	Minimum IAQ Performance							
IEOp2	Environmental Tobacco Smoke (ETS) Control	1						
IEOp3	Enhanced Air Quality Strategies	1						
IEOp4	Low-Emitting Materials	2	1					
IEOp5	Construction IAQ Management Plan	1						
IEOp6	Daylight	1						
IEOp7	Quality Views	1						
IEOp8	Quality Views	1						

Innovation + Design Process

IDc1.1	IDc1.2	IDc1.3	IDc1.4	IDc1.5	IDc2	Possible Points
--------	--------	--------	--------	--------	------	-----------------

IDc1.1	Innovation: Occupant Comfort Survey	1				
IDc1.2	Innovation: Purchasing Plan - Lamps	1				
IDc1.3	Innovation: LEED O+M Starter Kit	1				
IDc1.4	Exemplary Performance: Access to Quality Transit	1				
IDc1.5	Exemplary Performance: Construction Waste Management	1				
IDc2	LEED TM Accredited Professional	1				

Regional Priority Credits

RPc1.1	RPc1.2	RPc1.3	RPc1.4	Possible Points
--------	--------	--------	--------	-----------------

RPc1.1	Regional Priority: Indoor Water Use Reduction (4 pts)			
RPc1.2	Regional Priority: Enhanced Commissioning (5 pts)	1		
RPc1.3	Regional Priority: Building Life-Cycle Impact Reduction (3 pts)	1		
RPc1.4	Regional Priority: Outdoor Water Use Reduction (2 pts)	1		

implement them where feasible. The project will also aim to demonstrate reasonable visual access to the outdoors from over 75% of the regularly occupied floor space.

Conclusion

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond and the goal of LEED Silver level equivalency. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for tenants. A Rezoning LEED checklist is included with the application for review.

May 24, 2018

Planning and Development Services
City of Richmond

Re: ECDH – Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed ECDH fit out of the 6340 No. 3 Road. The project will be registered with the Canada Green Building Council's LEED v4 rating system for Interior Design and Construction (ID+C) rating system and will utilize a 60+ point strategy to be equal to a Gold level of design. The following list, along with a LEED checklist, highlights prominent sustainable features which will achieve a preliminary 60 points.

The development will support a Gold level of performance for the ECDH through the following strategies.

Sustainable Sites

The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance (50 m) of No. 3 Road and the good variety of amenities at the Richmond Center. This location also provides optimum connectivity to pedestrian, bicycle and public transit options. The No. 3 Road roads offer access to the Canada line, 301, and 340 encouraging building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along transit corridors combined with secured storage for bicycles and electric vehicle charging within the proposed building affords a distinct advantage for carless commuters.

Water Use Efficiency

The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 35% reduction in the use of potable water through selection of plumbing fixtures.

The fixture flows proposed for the targeted 35% reduction include the following:

- 4.2/ 3 LPF Dual Flush Water Closet
- 1.3 LPM Lavatory (Non-metering)
- 5.7 LPM Kitchen Faucet
- 5.7 LPM Shower

Energy Performance

The project's goal is to satisfy as many of the prescriptive energy performance criteria as possible. This will be done through a combined effort by both the design team and the daycare provider to identify and implement the necessary measures. At an early stage of design the following measures are proposed to save energy in the ECDH space.

HVAC Systems and Zoning- The space will be designed to identify and provide thermal comfort control to each anticipated thermal zone in the space. This will ensure the thermal comfort can be met for each space type without having to waste energy also conditions other spaces which may not need the same space conditioning.

Interior Lighting Power- The space will be designed to utilize lighting which can demonstrate a minimum reduction of 25% from the ASHRAE 90.1-2010 baseline values.

Interior Lighting Controls- The space will include daylight responsive controls at the perimeter to reduce electrical lighting power when the daylighting is sufficient for the space. The lighting controls will also be fitted with occupancy sensors to ensure spaces not in use will have the lighting turned off to avoid energy waste.

Equipment and Appliances- The spaces appliances (fridges, dishwashers, etc.) and applicable IT equipment (computers, printers, AV equipment, etc.) will be selected to be EnergyStar certified to ensure they are the most energy efficient equipment available on the market.

In addition to high performance system design, the development will introduce an energy metering scheme for the space to be used in the performance based commissioning of the space to make sure all systems are operation according the performance assumptions targeted for the project.

Building Materials

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Recycled content and regionally sourced materials will be preferred through the selection process, focusing on steel, concrete and glass components, reducing the impact of extracting of virgin resources. These materials retain their high value in the recycling chain and so once the service life of the proposed building comes to an end, re-use and integration into new building materials is a viable option. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

To reduce the impacts of the materials used in the fit out of the ECDH, products with Environmental Product Declarations will be used to help disclose and inform the selection of the most environmentally products possible. This will extend beyond the construction of the space and include the selection of the furniture and fittings in the space. The fit out will also be encouraged to consider flexibility and adaptive design to minimize the increased use of materials should the space undergo renovation years after occupancy.

Indoor Environment

Outdoor air ventilation will be implemented, adhering to ASHRAE 62.1-2007 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Airflow supplied to the space will be monitored to ensure ongoing compliance with the ASHRAE 62.1 -2010 ventilation requirements. In densely occupied spaces CO2 monitoring will be provided to alert occupants when CO2 concentrations become too high.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.

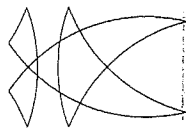
Lighting design and views will be optimized in the proposed fit-out of the space.

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond's sustainability requirements for the ECDH space. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for occupants. A LEED checklist is included with the application for review.



LEED v4 for ID+C: Commercial Interiors
6340 No. 3 Road ECDH- Preliminary LEED Checklist

Y ? N		Credit		Integrative Process		2		2018-05-24	
12	6	18	18	Location and Transportation		18		Indoor Environmental Quality	
				LEED for Neighborhood Development Location		18		Prereq	
4	4			Surrounding Density and Diverse Uses		8		Prereq	
7				Access to Quality Transit		7		Credit	
1				Bicycle Facilities		1		Credit	
	2			Reduced Parking Footprint		2		Credit	
6	2	4	12	Water Efficiency		12		1	
Y				Indoor Water Use Reduction		Required		1	
6	2	4	12	Indoor Water Use Reduction		12		Credit	
17	8	12	38	Energy and Atmosphere		38		2	
Y				Fundamental Commissioning and Verification		Required		2	
Y				Minimum Energy Performance		Required		2	
Y				Fundamental Refrigerant Management		Required		2	
5			5	Enhanced Commissioning		5		Credit	
10	5	9	25	Optimize Energy Performance		25		Credit	
1	1		2	Advanced Energy Metering		2		Credit	
		3	3	Renewable Energy Production		3		Credit	
1			1	Enhanced Refrigerant Management		1		Credit	
	2		2	Green Power and Carbon Offsets		2		Credit	
7	6	0	13	Materials and Resources		13		3	
Y				Storage and Collection of Recyclables		Required		1	
Y				Construction and Demolition Waste Management Planning		Required		4	
1			1	Long-Term Commitment		1		Credit	
1	3		4	Interiors Life-Cycle Impact Reduction		4		Credit	
1	1		2	Building Product Disclosure and Optimization - Environmental Product Declarations		2		Credit	
1	1		2	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2		Credit	
1	1		2	Building Product Disclosure and Optimization - Material Ingredients		2		Credit	
2			2	Construction and Demolition Waste Management		2		Credit	
8	7	1		Indoor Environmental Quality		17		6	
Y				Minimum Indoor Air Quality Performance		Required		6	
Y				Environmental Tobacco Smoke Control		Required		5	
1	1		1	Enhanced Indoor Air Quality Strategies		2		Credit	
2	1		3	Low-Emitting Materials		3		Credit	
1			1	Construction Indoor Air Quality Management Plan		1		Credit	
2			2	Indoor Air Quality Assessment		2		Credit	
		1	1	Thermal Comfort		1		Credit	
1	1		2	Interior Lighting		2		Credit	
	3		3	Daylight		3		Credit	
1			1	Quality Views		1		Credit	
	1		2	Acoustic Performance		2		Credit	
6	0	0	6	Innovation		6		3	
5			5	Innovation		5		Credit	
1			1	LEED Accredited Professional		1		Credit	
3	1	0	4	Regional Priority		4		3	
1			1	Indoor Water Use Reduction (6 points)		1		Credit	
1			1	Enhanced Commissioning (5 points)		1		Credit	
1			1	Optimized Energy Use (10 points)		1		Credit	
	1		1	Surrounding Density and Diverse Uses (5 points)		1		Credit	
61	30	35	TOTALS	Possible Points: 110		110		Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+	



Brown Strachan Associates
Consulting Engineers in Acoustics

Project: 368.171

July 30, 2018

GBL Architects
139 East 8th Avenue
Vancouver, BC V5T 1R8

Attention: Mr. Imanol Lopez-Ortega

Dear Mr. Lopez-Ortega:

Re: 6340 No. 3 Road, Richmond

Further to your email of 25 July 2018 and a review of the project drawings, we confirm that the residential component of the proposed mixed-use development at 6340 No. 3 Road can be designed to satisfy the City of Richmond design requirements for exterior noise, without changes to the architectural design.

The City's design requirements for exterior noise are specified in the Official Community Plan (OCP), e.g. Sections 3.6.3 Noise Management and 14.4.7 Acoustics (appended). Where our evaluation indicates acoustical facade upgrades are necessary to satisfy the OCP design criteria, recommended upgrades will be limited to facade details only.

We are in the process of collecting aircraft, traffic, SkyTrain & bus mall data for our acoustical report, which is normally completed on receipt of the development permit prior-to conditions.

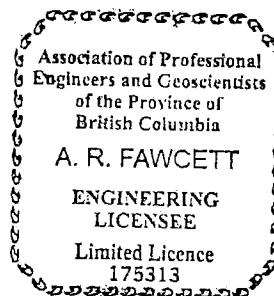
Please call if you have any questions.

Yours very truly,

BROWN STRACHAN ASSOCIATES

Andrew R. Fawcett, Eng.L., ASCT.

Encl. ARF/sb/18Jul/GBL2.let



CPTED CHECKLIST

CPTED for Parking Facilities

	CPTED REQUIREMENT	PROPOSER RESPONSE
A	Pedestrian routes within and to/from parking facilities must be clearly delineated, logical in terms of directness, and easy to remember.	YES
B	Pay particular attention to the design and operation of parking facilities, both surface and multi-level, to ensure their convenient and safe use. For example, locate parking control personnel within visual range of the entire parking areas, wherever possible.	YES – although parking to be automated (no parking control personnel).
C	Design exits and interior spaces within parking structures to ensure maximum visibility within the parking areas. Avoid hidden spaces or alcoves.	YES – well lit and light colours to be utilized to maximize visibility within the parking areas.
D	Use glassed stairwells, elevators, and “open” ramping systems to enhance visibility and aesthetics.	Although glassed stairs and elevators will not be utilized, glazed sidelites at lobbies and vestibules will be provided to enhance visibility, security and aesthetics.
E	Provide adequate lighting to enhance security. Avoid “dark distant corners” in parking areas. Pedestrian entrances to buildings and designated pedestrian routes should be highlighted with additional secondary lighting fixtures.	YES
F	Consider using electronic security devices and monitoring systems as a supplement to natural surveillance opportunities to increase safety in parking structures and parking areas.	YES
G	Walls and ceilings of parking structures should be painted white to enhance or reflect light.	YES – light colours to be used in parking structure.
H	Secure residential parking separate from public parking.	YES – residential parking is physically secured from public parking via security gate (residential on P4 and partial P3 while non-residential is located on P1, P2 and partial P3).
I	Do not locate employee parking in remote areas of parking lots, behind blank walls, or within service or loading areas.	YES
J	Gate tenant parking apart from that for visitors and consider incorporating gates on visitor parking areas.	YES – residential parking gated from remainder of parking pool. Residential

		visitor parking shared with commercial/office/ECDH parking.
K	Do not allow free access to adjacent buildings without direct monitoring.	YES
L	Public and private parking spaces should be designated.	YES – all ECDH parking stalls will be clearly designated. Residential visitor, office, and retail stalls to be shared (but delineated as shared stalls for particular use).
M	Pedestrian and vehicular access gates should be mechanically or manually controlled, or be within effective visual range of security/parking personnel.	YES
N	Elevators should be close to the main entrance with the entire interior of the elevator in view when the doors are open. Glass doors for elevators are preferable.	YES – Elevators will be close to each parking access point – where possible by building code, side lites will be utilized to enhance visibility, security and aesthetics.
O	Ground floors should be designed to be open for visibility, but secured to prohibit access by wire mesh or stretch cable.	YES
P	Access should be limited to no more than two designated, monitored entrances.	YES

Natural Access Control

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Design features that guide people to and from a space by creating real or perceived barriers (e.g., separate lobbies and circulation between residential and non-residential uses).	YES
B	Create safe routes for pedestrians and create clearly-defined pedestrian entries and separate vehicle access from pedestrian access.	YES
C	Minimize the number of formal access points where possible.	YES
D	Define edges and corners with low landscaping, low curbing, low permeable fencing, columns, paving stones or decorative paving treatment, and elevation changes.	YES – however, based on the requirements from Translink (with respect to the Busmall design), the entry and lobby of Tower 2 will be less visible because of PMT and fencing. The design team will work to reduce this barrier as much as possible to increase sightlines and overall safety.

E	Place orientation and directional signage at public access points.	YES
F	Design portions of the building to act as a form of access control.	YES
G	Provide separate lobbies and circulation between residential and non-residential uses.	Residential uses are physically separated from the rest of the building functions.
H	Semi-private open spaces should be situated and designed to maximize resident access, surveillance and enjoyment.	YES
I	Walkways should be direct, follow natural pathways and avoid blind corners.	YES
J	Illuminate walkways and access points to open spaces.	YES

Natural Surveillance

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Provide "surveillance" opportunities that allow people to easily view what is happening around them during the course of everyday activities.	YES
B	Make all exterior public or semi-public spaces visible and defensible, so that residents can control their own surroundings.	YES
C	Cluster residential units, shared tenant facilities, and semi-private areas to encourage neighbour-to-neighbour surveillance without impairing necessary privacy.	YES
D	Design landscapes and circulation routes to allow clear, unobstructed views of surrounding areas, (e.g., make elevator lobbies clearly visible and easily accessible from the public street).	YES
E	Eliminate entrapment spots, and incorporate barriers that permit visual access without loss of privacy, (e.g., glazing in lobby doors and stair-wells).	YES
F	Encourage "eyes on the street" with windows, front doors, and activity generators (e.g., playgrounds and seating).	Residential outdoor space on L3 and L9 monitored by adjacent residential units.
G	Group common facilities or areas so that each facility or area will be automatically monitored by the constant presence of users of other facilities or areas.	The residential amenity room on L3 can be monitored from the interior by interior glazing and also monitored

		from the exterior via glazing and glass doors. All residential public outdoor space immediately adjacent to units and will be constantly latently monitored.
H	Ensure that windows and doors remain visible from the street and are not hidden by vegetation.	YES
I	Design buildings to allow for passive observation of outdoor amenity areas, pedestrian or vehicle access points to provide "eyes on the street".	YES - Refer to point "F".
J	Ensure a strong orientation between buildings and the street (e.g., porches, bay windows, stoops).	YES - Retail and lobbies face all streets.
K	Ensure that windows and door remain visible from the street and are not hidden by vegetation.	YES - Retail and lobbies on the ground level face the street, while residential balconies and units above face street.
L	Utilize a variety of glazing to project a sense of surveillance.	YES
M	Consider pedestrian or bike friendly design to activate space and add to passive surveillance.	YES - Class-2 bicycle racks ring the perimeter of the project. Commercial Class-1 bicycle room is located near major car entrance, increasing views/sights to increase security and reduce privacy.
N	Illuminate spaces with low-level lighting that provides light and security for semi-private space, but does not produce glare into the adjacent residential buildings.	YES
O	Provide opportunities for passive surveillance (seating, arrangement of windows and viewing decks) that permit observation of children at play.	YES - children's play area in centre of L3 outdoor amenity space.
P	Carefully select the types and location of planting to maintain visibility and surveillance and minimize opportunities for intruders to hide.	YES - refer to landscape drawings.
Q	Use low ground covers and shrubs less than 0.9 m (3 ft.) in height and prune trees limbs to a height of 3 m (9.84 ft.).	YES - refer to landscape drawings.
R	Allow user to view entrances, exits, pathways and the immediately surrounding areas.	YES
S	Ensure lighting does not produce shadows close to pathways and entries or exits.	YES

T	Ensure windows and doors remain visible from the street and are not hidden by vegetation.	YES
U	Ensure unimpeded sightlines, particularly along pedestrian pathways and at building entrances to prevent concealment; apply the 2-2-8 rule to ensure a clear line of sight (i.e., 0.61 m (2 ft.) or from any entry/window or pedestrian access point, 0.61 m (2 ft.) or maximum landscaping/fence/ screening height).	YES

Territoriality (Defensible Space)

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Distinguish public and semi-public spaces from private spaces and design symbolic barriers through building siting, design and landscape such as changes in paving, vegetation, grade or through architectural features (e.g., low wall, bollards, raised planters, rather than continuous solid fences or walls).	YES
B	Personalize impersonal space such as streets, surface parking and open spaces through the use of place-making techniques through the use of signage, colour, hard and soft landscaping, grading, fencing, artwork, lighting, community boards and gardens, landmark, pedestrian and bike paths, fountains, seating, and playground that encourage people to congregate.	YES – refer to landscape drawings. Pedestrian mews to utilize landscaping, seating, pedestrian path and colourful facades to animate space and encourage congregation of persons.
C	Light open spaces, pedestrian and vehicular circulation routes, parking lots, and building entries to provide security, safety, and convenient access without producing glare into adjacent properties and sensitive uses: • lighting should be located and designed to ensure that all areas are well lit. Avoid glare and reduce shadows; • apply suitable lighting to project ownership and control; • lighting along pedestrian pathways should be at a scale appropriate for pedestrians while providing optimum visibility; • illuminate entry points, and set light levels to provide for a comfortable transition between neighbouring locations; • provide vandal-resistant light fixtures that are easy to maintain and operate.	YES – refer to landscape drawings.

D	Semi-private open spaces should be clearly defined from public spaces for the exclusive use of building/complex occupants through the use of changes in grade, low walls or fences, planting, or siting within the confines of the buildings.	Full height privacy screens delineate extents of continuous balconies throughout the residential portion of the project.
E	Provide landscaping, terracing, screening, low-level hedges, and/or garden walls between private ground-oriented outdoor spaces and the public realm.	YES – refer to landscape
F	Where a residential front yard provides a unit's only private open space, ensure that this space is usable/practical while also enhancing the streetscape. Changes in grade/terracing should be used in combination with hedges, trees, shrubs, open lattice screens, and low fences to provide an area of privacy near the unit while still providing an open, inviting public edge.	Public and private areas are separated through the use of landscaping, water features, pavement treatments and/or elevation changes.
G	Provide signage that is clearly visible, easy to read and simple to understand.	YES

Maintenance

	CPTED REQUIREMENT	PROPOSER RESPONSE
A	Ensure the continued use of space for its intended purpose and ensure landscaping is maintained (not overgrown) and lighting is operable.	YES
B	To ensure safety and security, provide sightlines through any cluster of tall growing vegetation by selective and judicious pruning of shrubs or multi-stemmed trees and by keeping all other understorey to a maximum of 1.2 m (3.9 ft.) in height.	YES – refer to landscape drawings.
C	Ensure city bylaws regarding nuisance, graffiti removal or unsightly premises are adhered to.	YES



City of Richmond

Development Permit

No. DP 18-822743

To the Holder: Thomas Lee, Architect AIBC
Property Address: 6340 No. 3 Road
Address: 139 E 8th Avenue, Vancouver, BC V5T 1R8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #48 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$3,104,407.90 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 18-822743

To the Holder: Thomas Lee, Architect AIBC

Property Address: 6340 No. 3 Road

Address: 139 E 8th Avenue, Vancouver, BC V5T 1R8

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

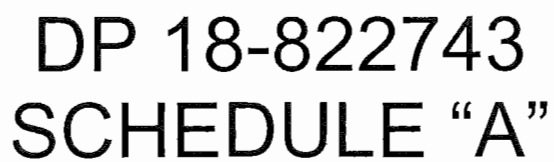
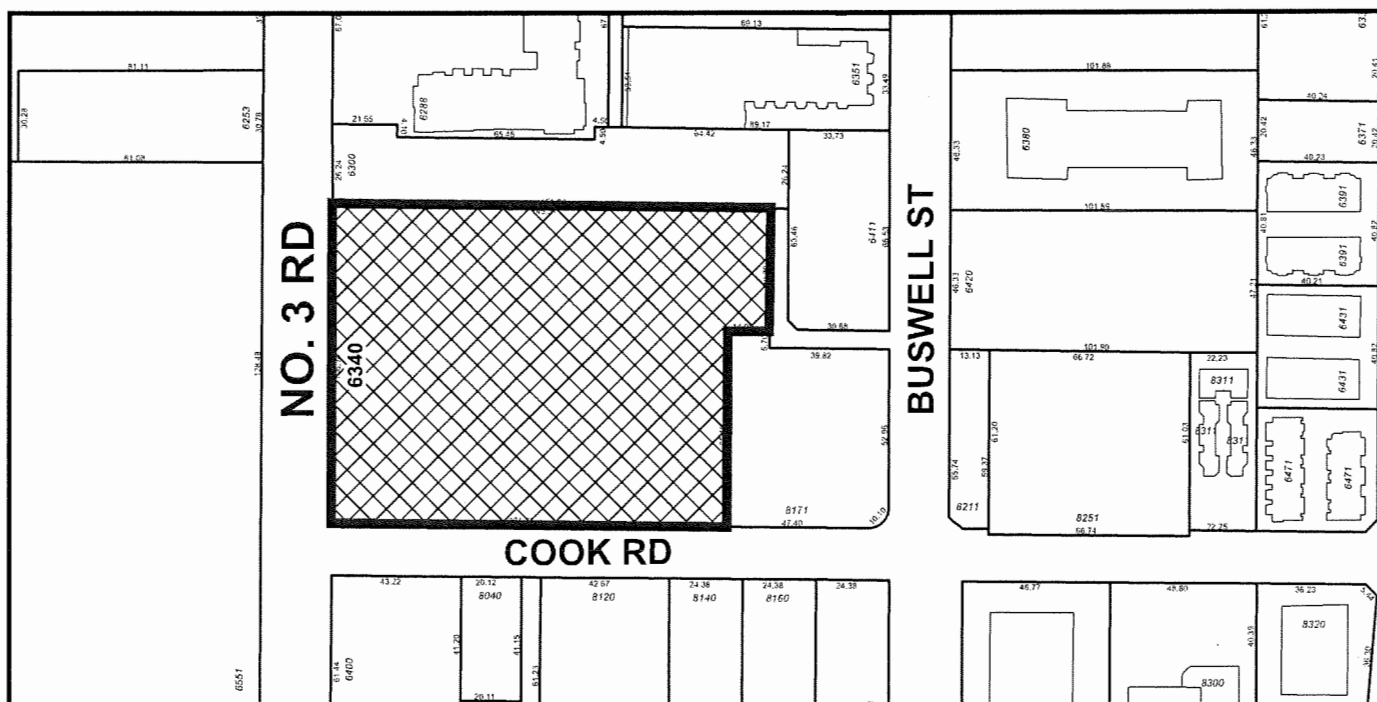
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

FOR REFERENCE ONLY.



GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1B8
TEL: 604.254.1154 FAX: 604.251.5275
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	
NO.	DATE
01	18.05.31
02	18.06.20
03	18.07.25
04	18.08.10
05	18.08.24

REMARKS
ISSUED FOR DP
REVISION ISSUED FOR DP
DPP DRAFT
ISSUED FOR COORDINATION
ISSUED FOR DPP



CONTEXT KEY PLAN
NTS

1
A0.03

CORNER OF COOK AND NO.3 ROAD LOOKING NORTH
NTS



2
A0.03

LOOKING NORTH ALONG PEDESTRIAN MEWS
NTS



3
A0.03

LOOKING SOUTHEAST ALONG NO.3 ROAD
NTS

6340 NO 3 RD
RICHMOND, BC

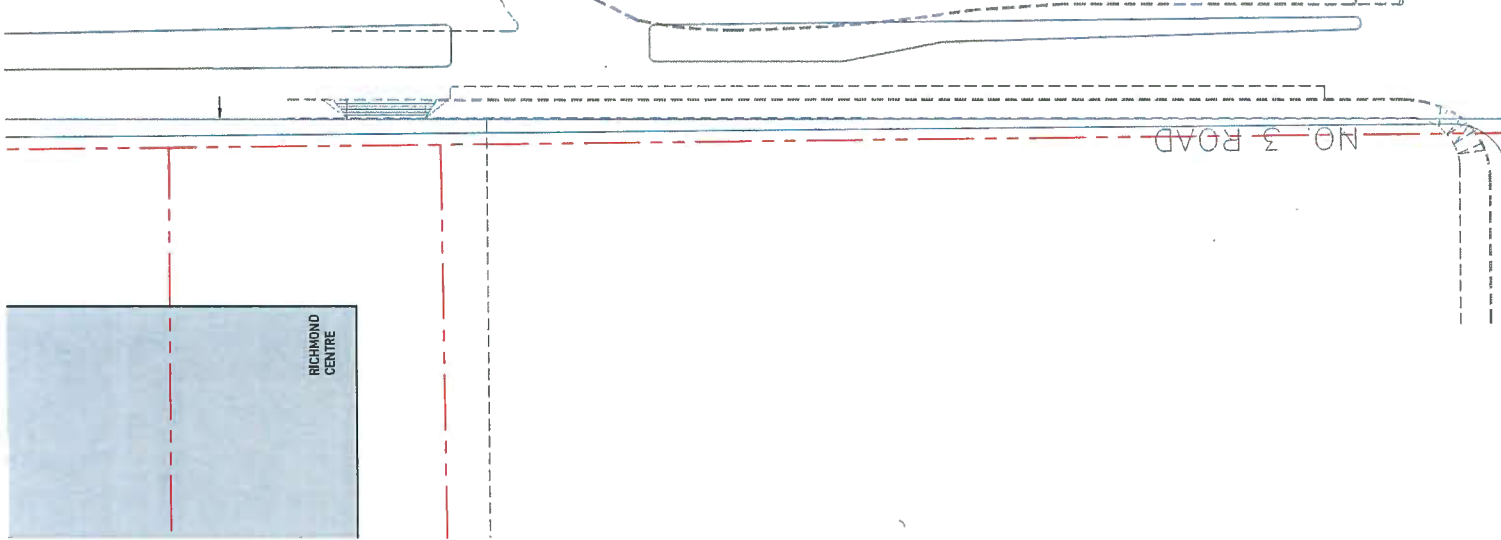
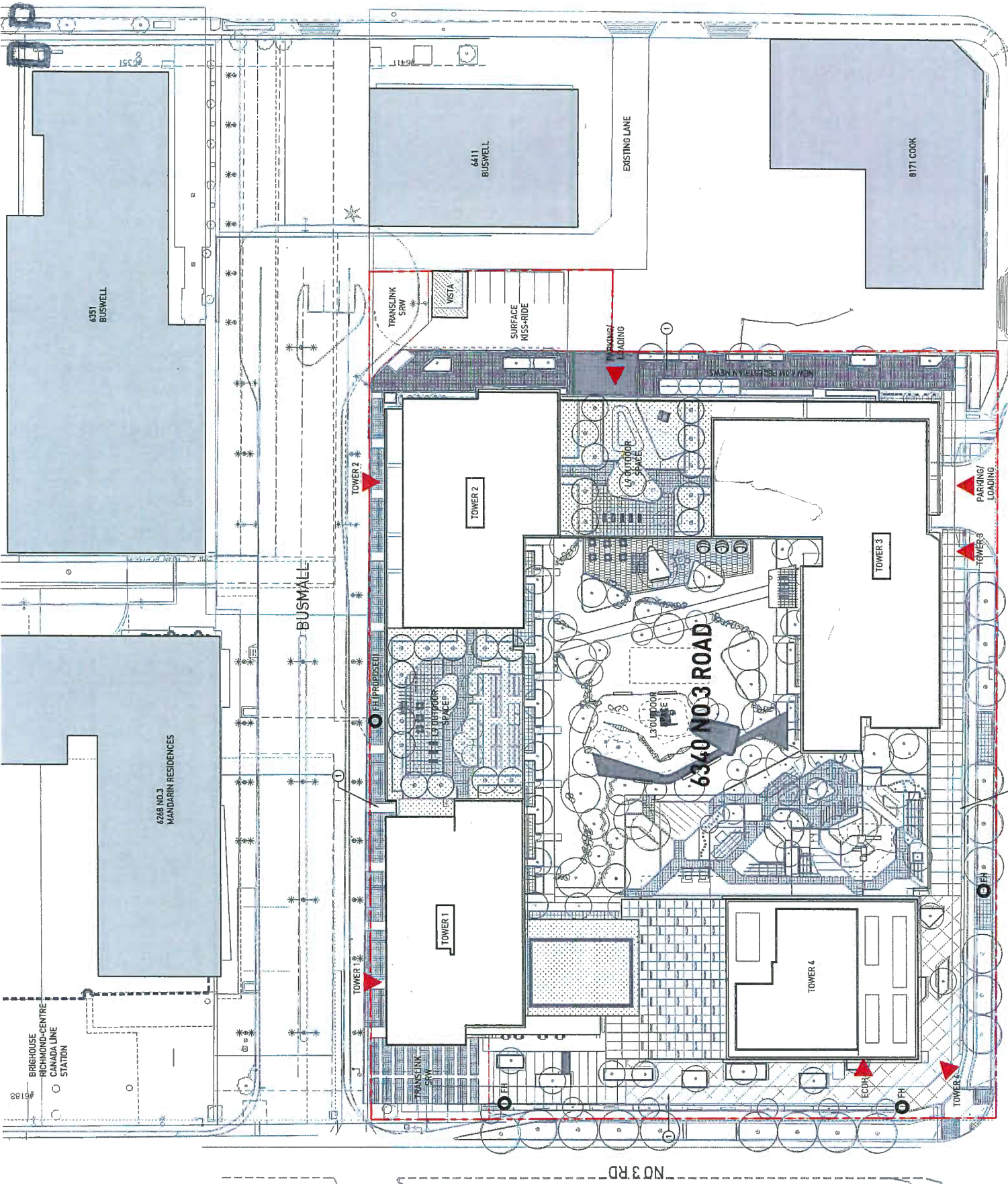
MIXED-USE
PERSPECTIVES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
-
NTS
1646

#1
18-822743
gbl

DP



GBL ARCHITECTS
159 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.2777
WWW.GBLARCHITECTS.COM

NOTES
1. SOME CLIENTS MAY BE REQUIRED THROUGH
COORDINATION WITH THE SERVICE AGREEMENT
(S.A.) FOR FUTURE WORK.

REVISIONS	NO.	DATE	REMARKS
1	01	18.05.31	ISSUED FOR DP
2	02	18.06.20	REVISION ISSUED FOR DP
3	03	18.07.25	DPP DRAFT
4	04	18.08.10	ISSUED FOR COORDINATION
5	05	18.08.24	ISSUED FOR DPP
6	06	18.09.07	REVISED DPP SUBMISSION

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
SITE PLAN
DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER
TCL
1:400
1646
A1.02

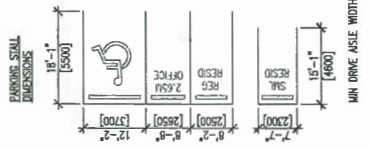
GBL ARCHITECTS
139 EAST 8TH AVENUE
ANN ARBOR, MI 48106
734.774.1154 F 734.771.5277
GBLARCHITECTS.COM

THIS DOCUMENT IS THE PROPERTY OF GBL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GBL ARCHITECTS.

PLOT INFO:

NOTES

NO DESCRIPTION



REVISIONS

NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR PPP
06	18.07.07	REVISED DPP SUBMISSION



6340 MORRIS RD
RICHMOND, BC

MIXED-USE

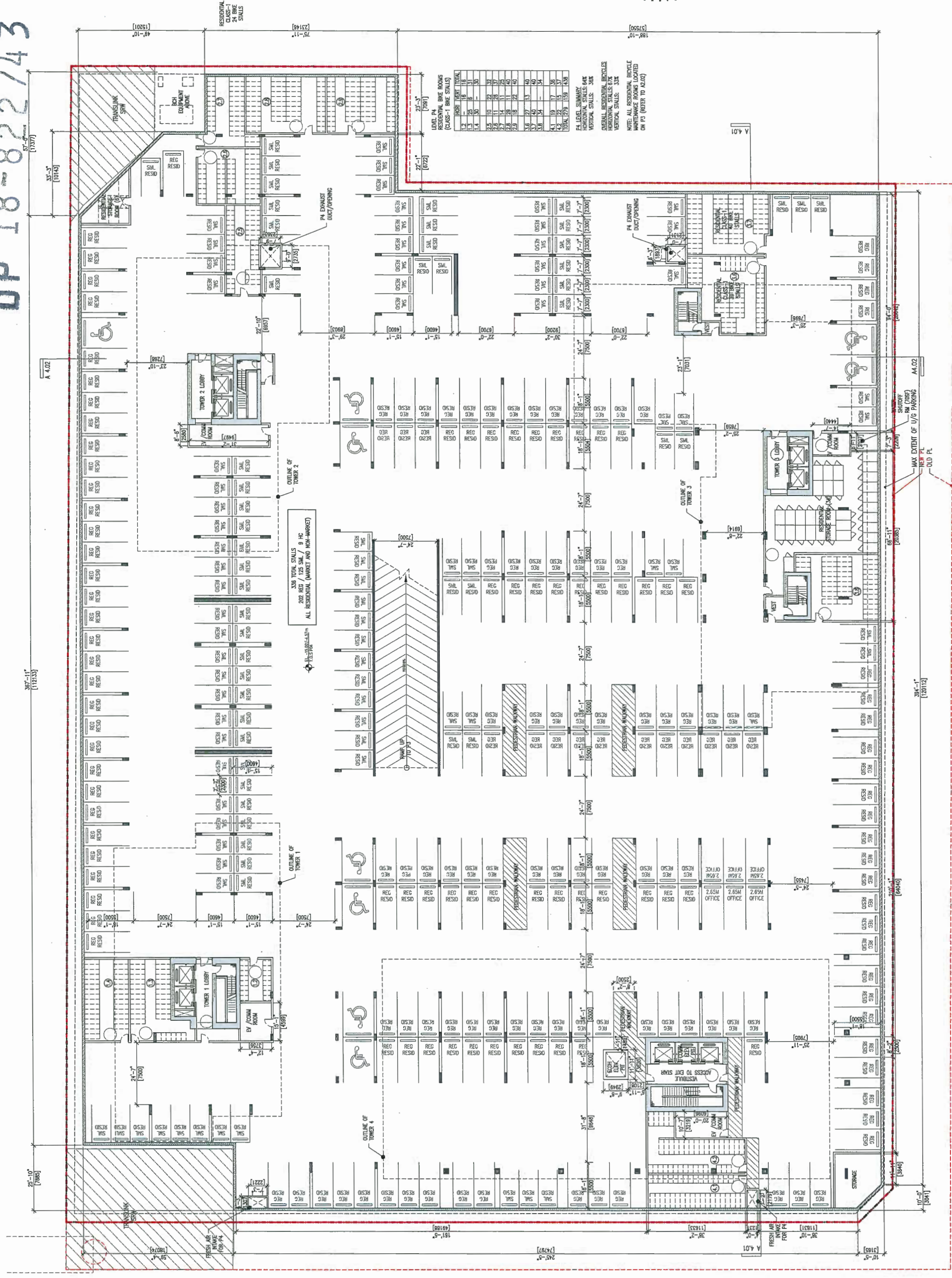
P4

PARKING PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:300
1646

A2.01



PA LEVEL SUMMARY

STALL TYPE	STALLS	AREA
STANDARD	156	1,368
ACCESSIBLE	16	144
VAN	16	144
TOTAL	188	1,656

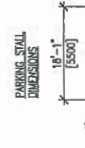
OVERALL RESIDENTIAL BICYCLE RACKING STALLS: 67
OVERALL RESIDENTIAL BICYCLE RACKING STALLS: 342

NOTE: ALL RESIDENTIAL BICYCLE MAINTENANCE ROOMS LOCATED ON P3 (REFER TO ALLOC)

133 TOTAL STALLS
202 REG / 125 SM / 8 HC
ALL RESIDENTIAL (MARKET AND NON-MARKET)

GBL ARCHITECTS
129 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.3177
WWW.GBLARCHITECTS.COM
PLOT INFO:

NOTES
NO. DESCRIPTION



PARKING STALL DIMENSIONS

MIN. OFFICE DRIVE AISLE WIDTH: 7'00" MIN. RESIDENTIAL DRIVE AISLE WIDTH: 6'00"

REVISIONS	NO.	DATE	REMARKS
01	18.05.31		ISSUED FOR DP
02	18.06.20		REVISION ISSUED FOR DP
03	18.07.25		DPF DRAFT
04	18.08.10		ISSUED FOR COORDINATION
05	18.08.24		REVISION UPON SUBMISSION
06	18.09.04		REVISION UPON SUBMISSION



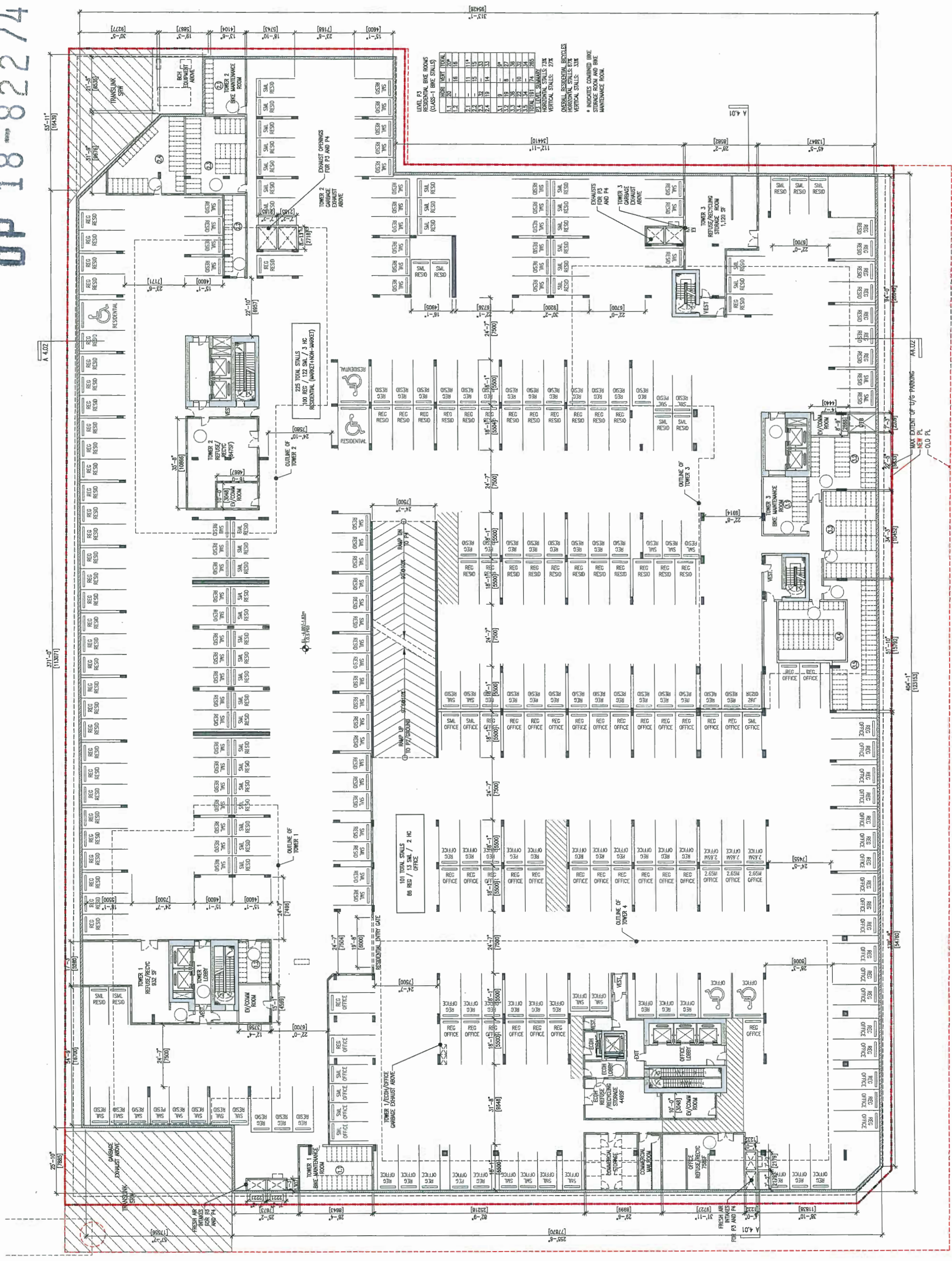
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

P3
PARKING PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646



DP 18-822743

NO	DESCRIPTION
NOTES	

MIN DRIVE AISLE WIDTH: 7500MM

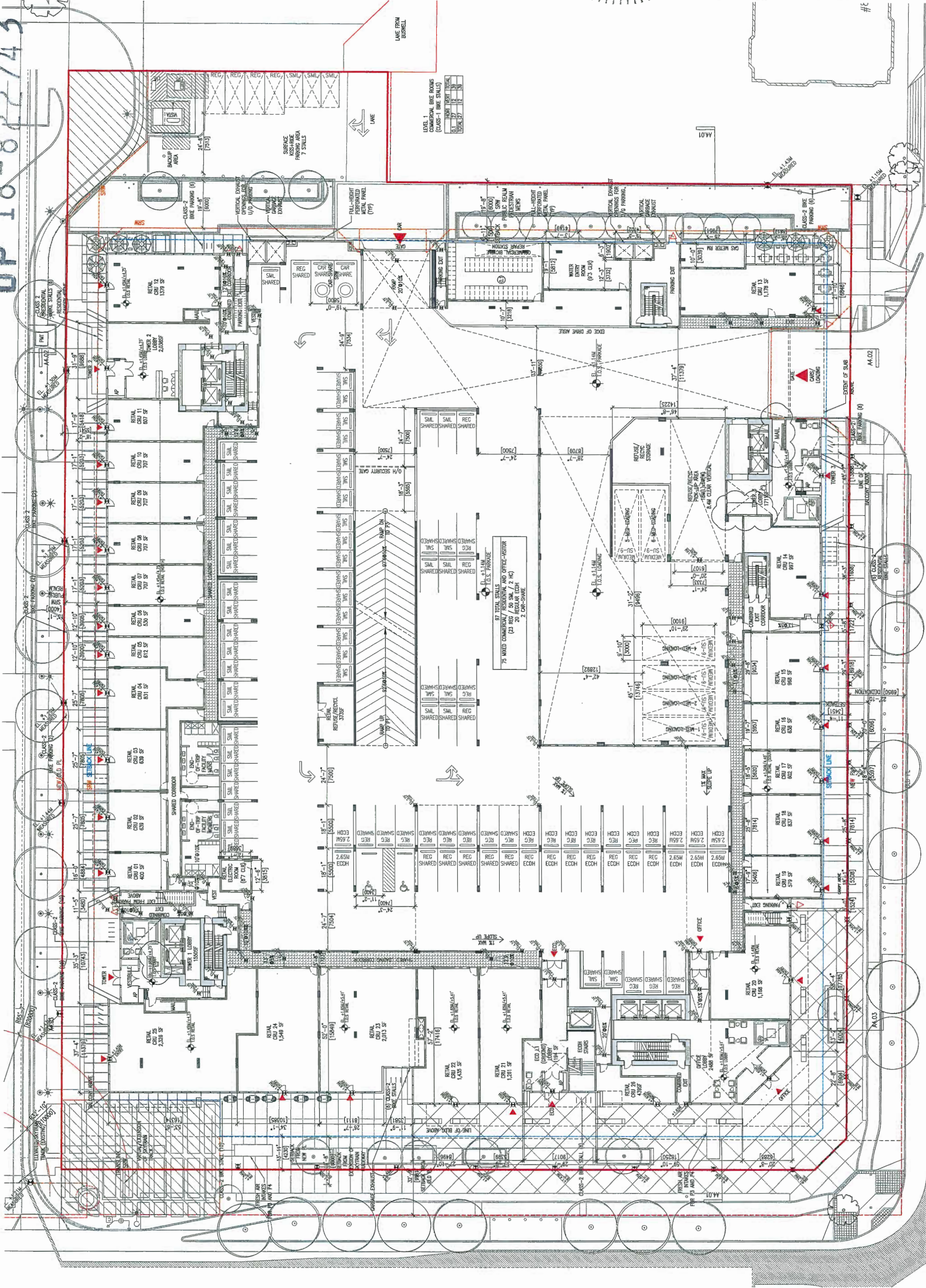
06 18.09.07 REVISED OPP SUBMISSION



LEVEL 1 PLAN
P2 PARKING PLAN

3#

A2.03

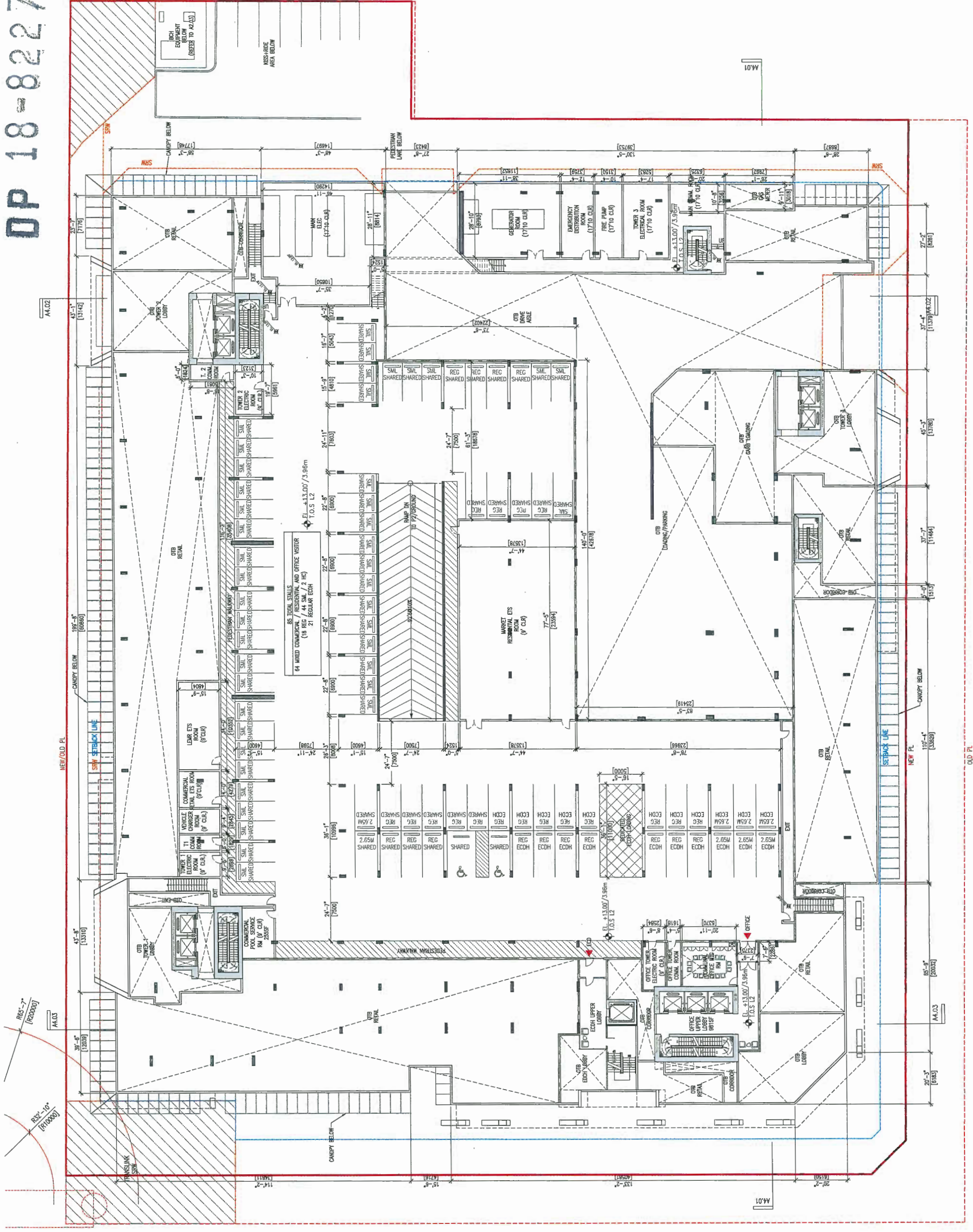


09 18 8 2743

NOTES	NO	DESCRIPTION
-------	----	-------------

DATE _____
DRAWN BY _____
CHECKED BY _____
SCALE 1:200
JOB NUMBER 1646

A2.04



G&L ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER, CANADA V6T 1B8
T 604.726.1155 F 604.731.5279
G&LARCHITECTS.COM
PROFESSIONAL DESIGNER AND ARCHITECT
REGISTERED UNDER THE BC PROFESSIONAL ARCHITECTS ACT
PLOT INFO:

NO	DESCRIPTION

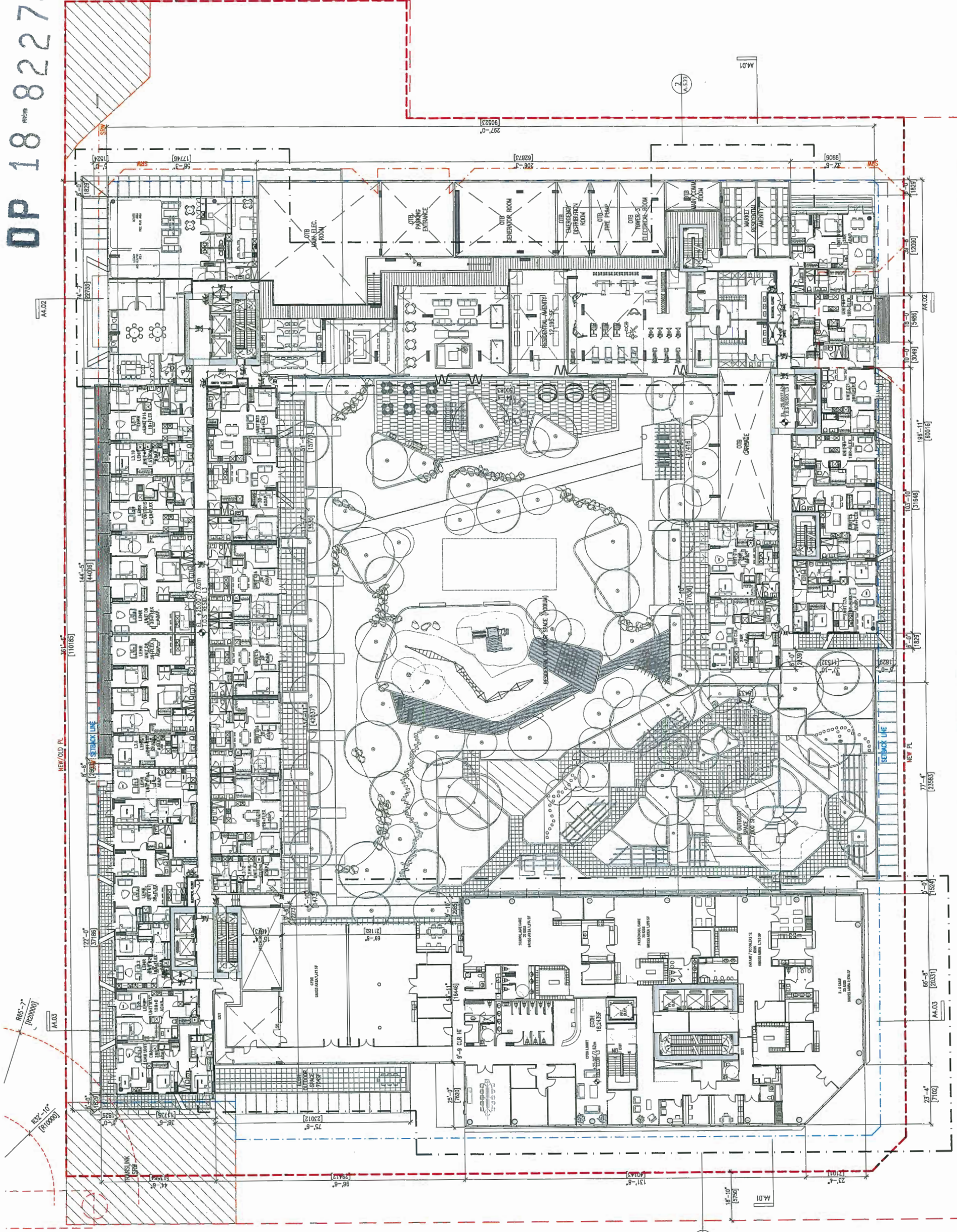
NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP
06	18.09.07	ISSUED FOR PERMITS



6340 NO 3 RD
RICHMOND, BC

MIXED-USE
L3 RESIDENTIAL PLAN
L3 OFFICE PLAN

DATE	TCL
DRAWN BY	1:200
CHECKED BY	1646
SCALE	
JOB NUMBER	



G&L ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER CANADA V6T 1B8
T 604 734 1156 F 604 731 8279
G&LARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE
NORTH

6340 NO 3 RD
RICHMOND, BC

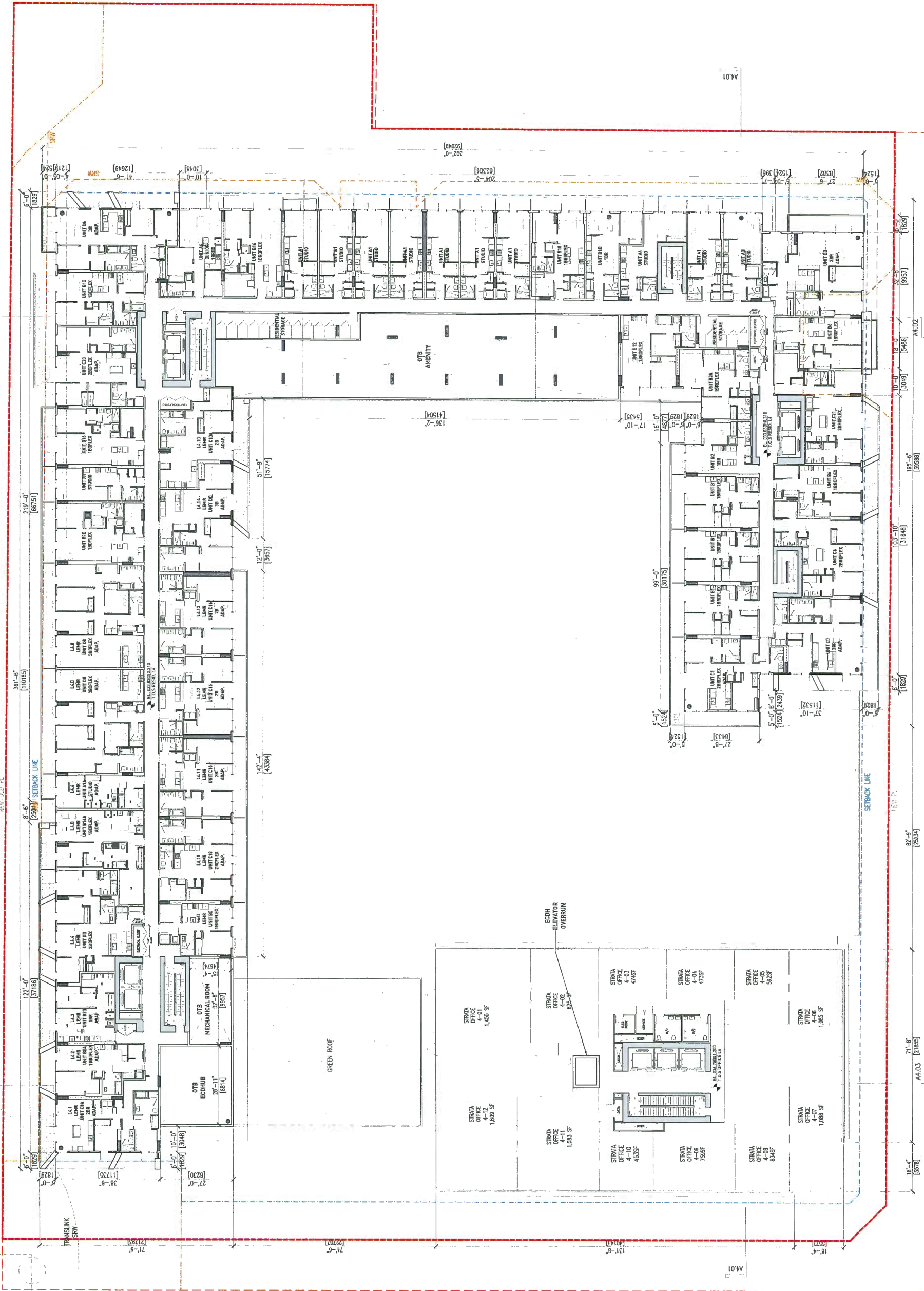
MIXED-USE

L4 RESIDENTIAL PLAN
L4 OFFICE PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646

A2.06



GEL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER CANADA V6H 1R8
T 604 724 1154 F 604 731 5279
GELARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.04.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE
NORTH

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L5 RESIDENTIAL PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646

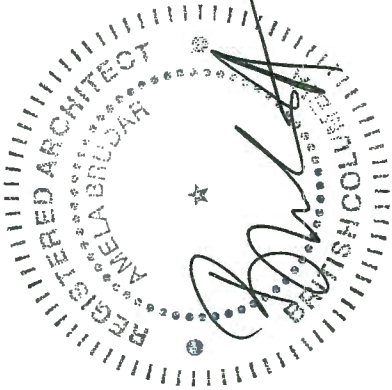
OP 18-822743

gbf^{#A}

GBL ARCHITECTS
1000 BROADVIEW AVE
VANCOUVER, CANADA V6T 1R8
T: 604.734.1156 F: 604.731.8279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NR DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.04.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH
↑

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L6 RESIDENTIAL
L5 OFFICE

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

A2.08

OP 18-822743

AA.02

gbj #10

GBL ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER CANADA V6T 1R8
T 604.736.1156 F 604.731.5279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPF DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH
↑

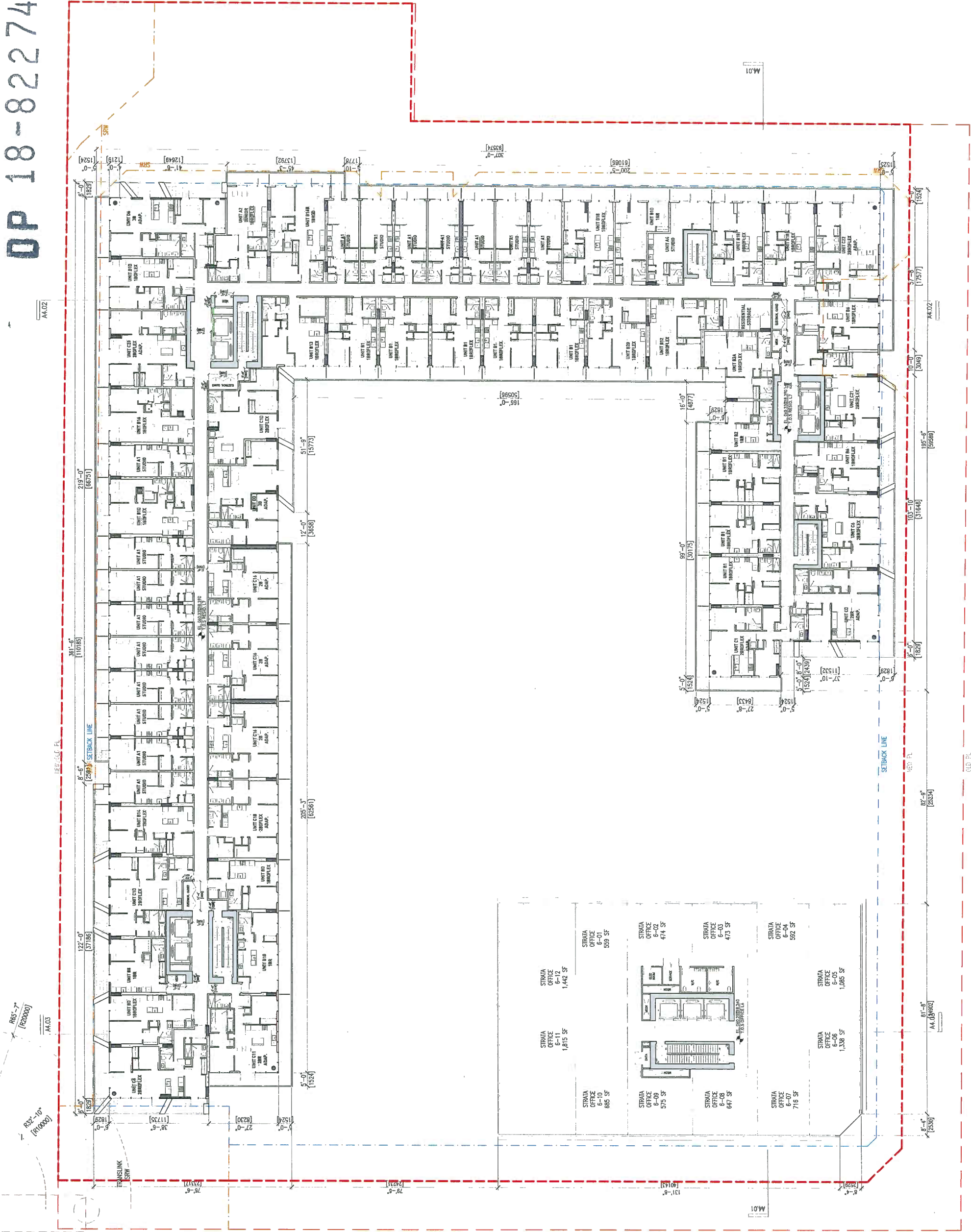
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L7 RESIDENTIAL PLAN
L6 OFFICE PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

A2.09



GBL ARCHITECTS
1111 S. KENNEDY BLVD.
VANCOUVER, CANADA V6T 1R8
T 604.734.1154 F 604.731.5279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE
NORTH
↑

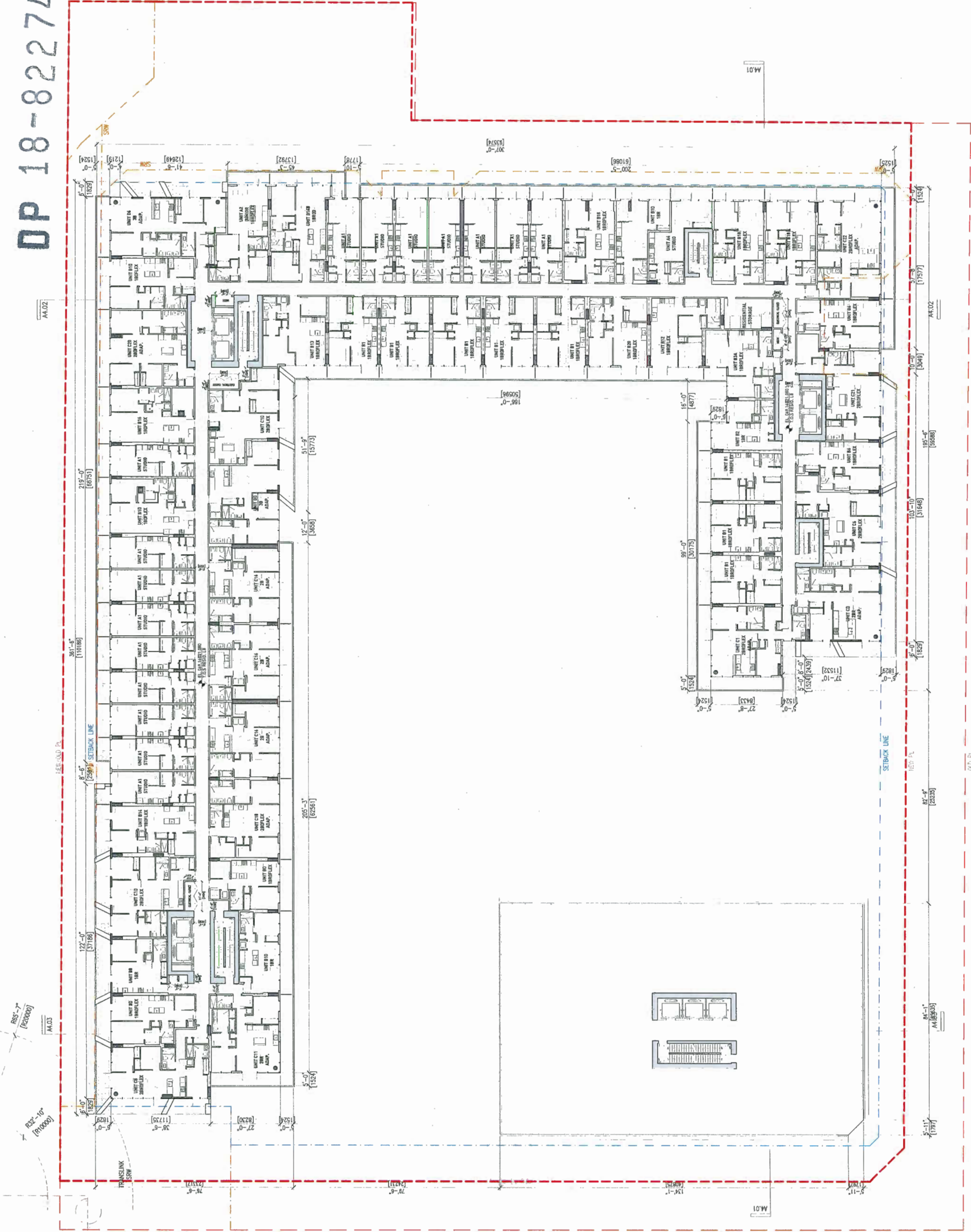
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L8 RESIDENTIAL PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

A2.10



GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA V6I 1R8
T: 604 731 1154 F: 604 731 5279
GBLARCHITECTS.COM

PLOT INFO.

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.09.24	ISSUED FOR DPP



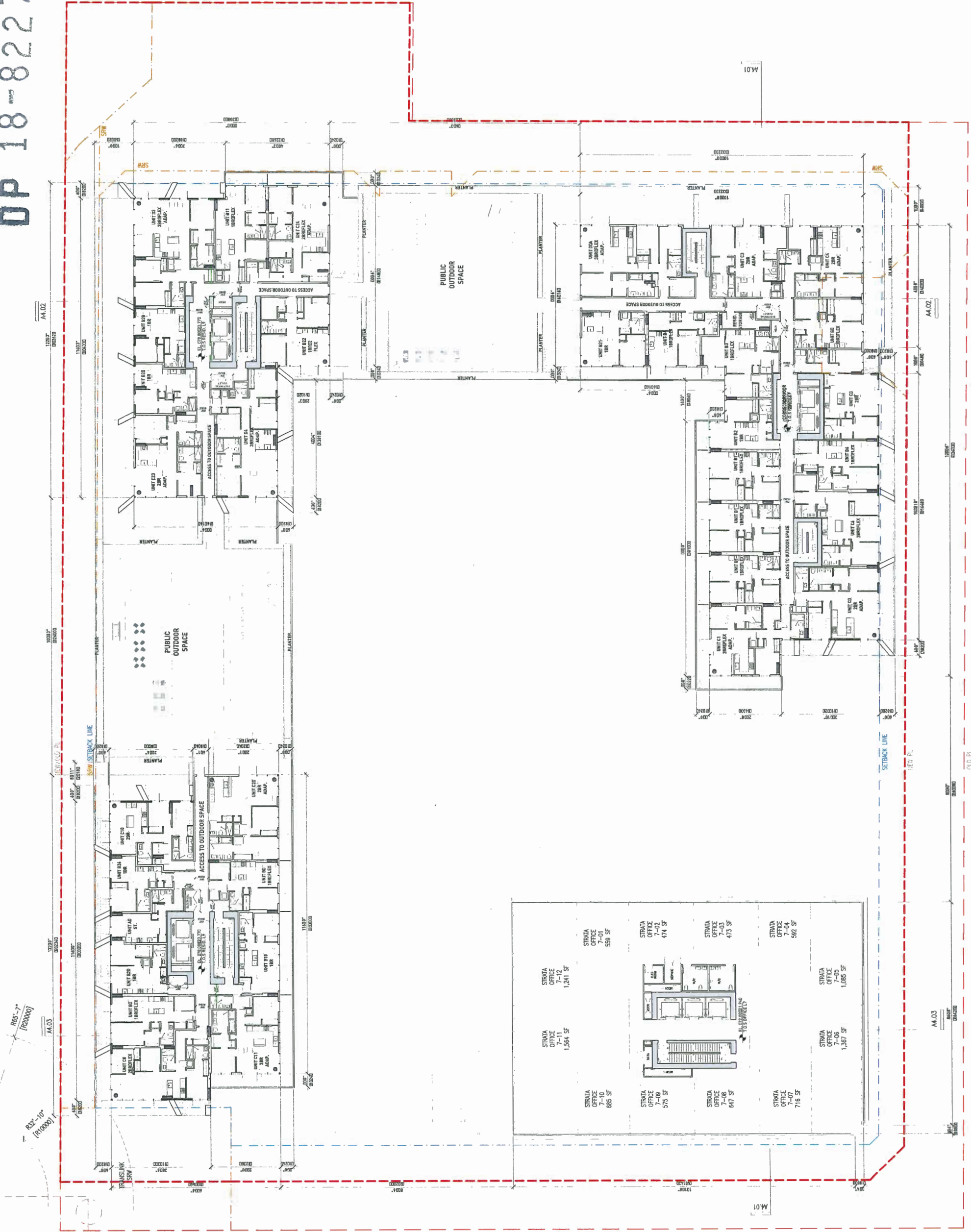
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L9 RESIDENTIAL PLAN
L7 OFFICE PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

A2.11



GBL ARCHITECTS
105 EAST MAIN STREET
VANCOUVER CANADA V6T 1R8
T 604.734.1158 F 604.731.8279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP	
02	18.06.20	REVISION ISSUED FOR DP	
03	18.07.25	DPP DRAFT	
04	18.08.10	ISSUED FOR COORDINATION	
05	18.08.24	ISSUED FOR DPP	

TRUE
NORTH

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L10 RESIDENTIAL PLAN
L8 OFFICE PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646

GBJ ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER, CANADA V6T 1B8
T 604 726 1158 F 604 721 5279
GBJARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	
NO.	DATE
01	18.05.31
02	18.06.20
03	18.07.25
04	18.08.10
05	18.08.24

REMARKS	
01	ISSUED FOR DP
02	REVISION ISSUED FOR DP
03	DPP DRAFT
04	ISSUED FOR COORDINATION
05	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L11 RESIDENTIAL PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

OP 18-822743

gbj#18

GBL ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER CANADA V6T 1R8
T 604 734 1156 F 604 731 8279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L12 RESIDENTIAL PLAN
L9 OFFICE PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646

A2.14

GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER CANADA V6T 1R8
TEL: 604.681.1577
GBLARCHITECTS.COM

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

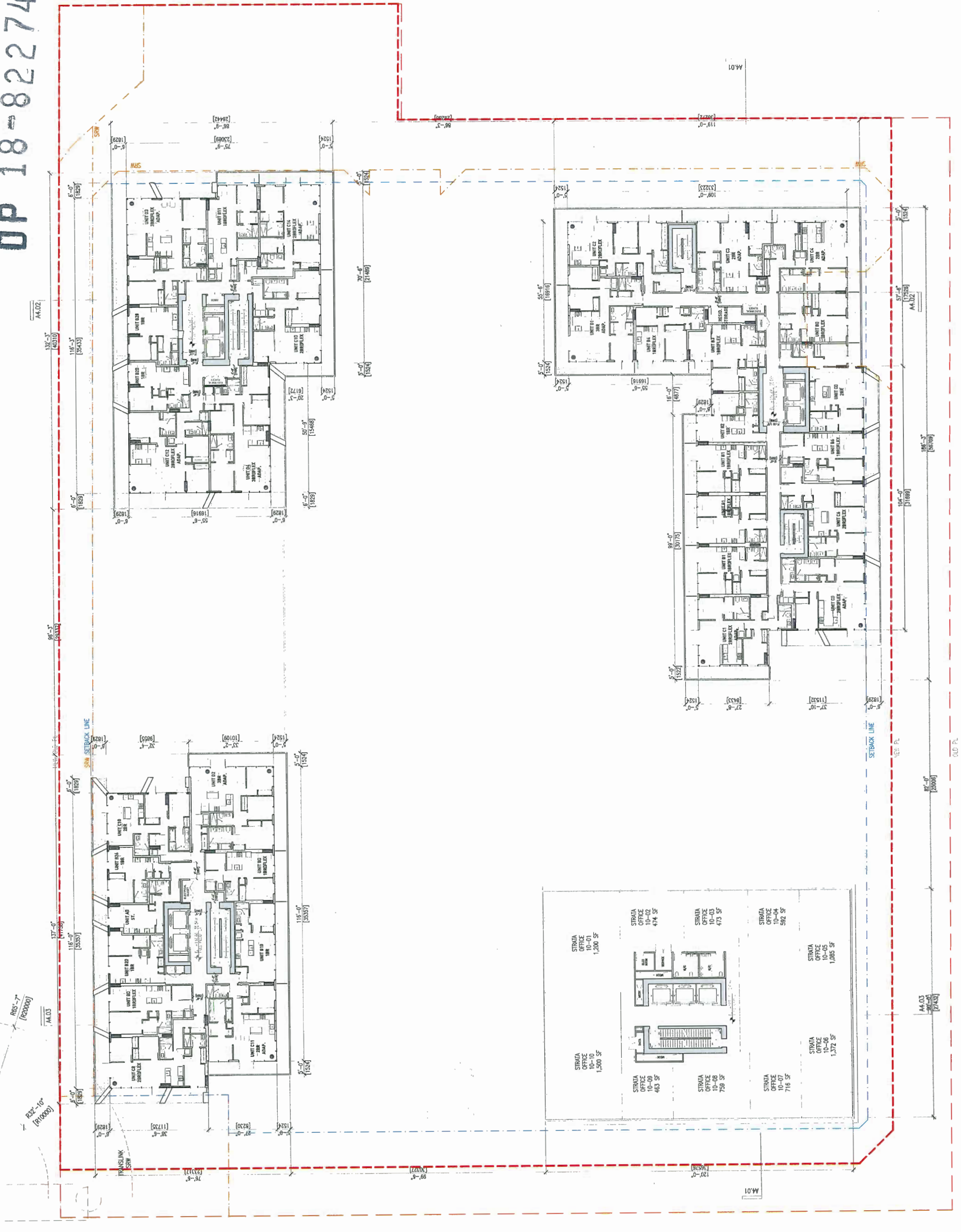


6340 NO 3 RD
RICHMOND, BC

MIXED-USE
L13 RESIDENTIAL PLAN
L10 OFFICE PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646



DP 18-822743

gb1

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER CANADA V6H 1R8
T 604 734 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH
↑

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L14 RESIDENTIAL PLAN
L11 OFFICE PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

A2.16

G&L ARCHITECTS
137 EAST 4TH AVENUE
VANCOUVER, BC V6C 1A1
TEL: 604.253.1151 F: 604.733.5279
G&LARCHITECTS.COM

PLOT INFO.

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L15 RESIDENTIAL PLAN
L12 OFFICE PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	1:200
SCALE	
JOB NUMBER	1646

GBL ARCHITECTS
1500 WESTERN AVENUE
VANCOUVER, CANADA V6T 1R8
T: 604.734.1156 F: 604.731.5279
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE
NORTH

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

ROOF LEVEL

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:200
1646

DP 18-822743



GBJ ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.1111 FAX: 604.681.1179
WWW.GBJARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

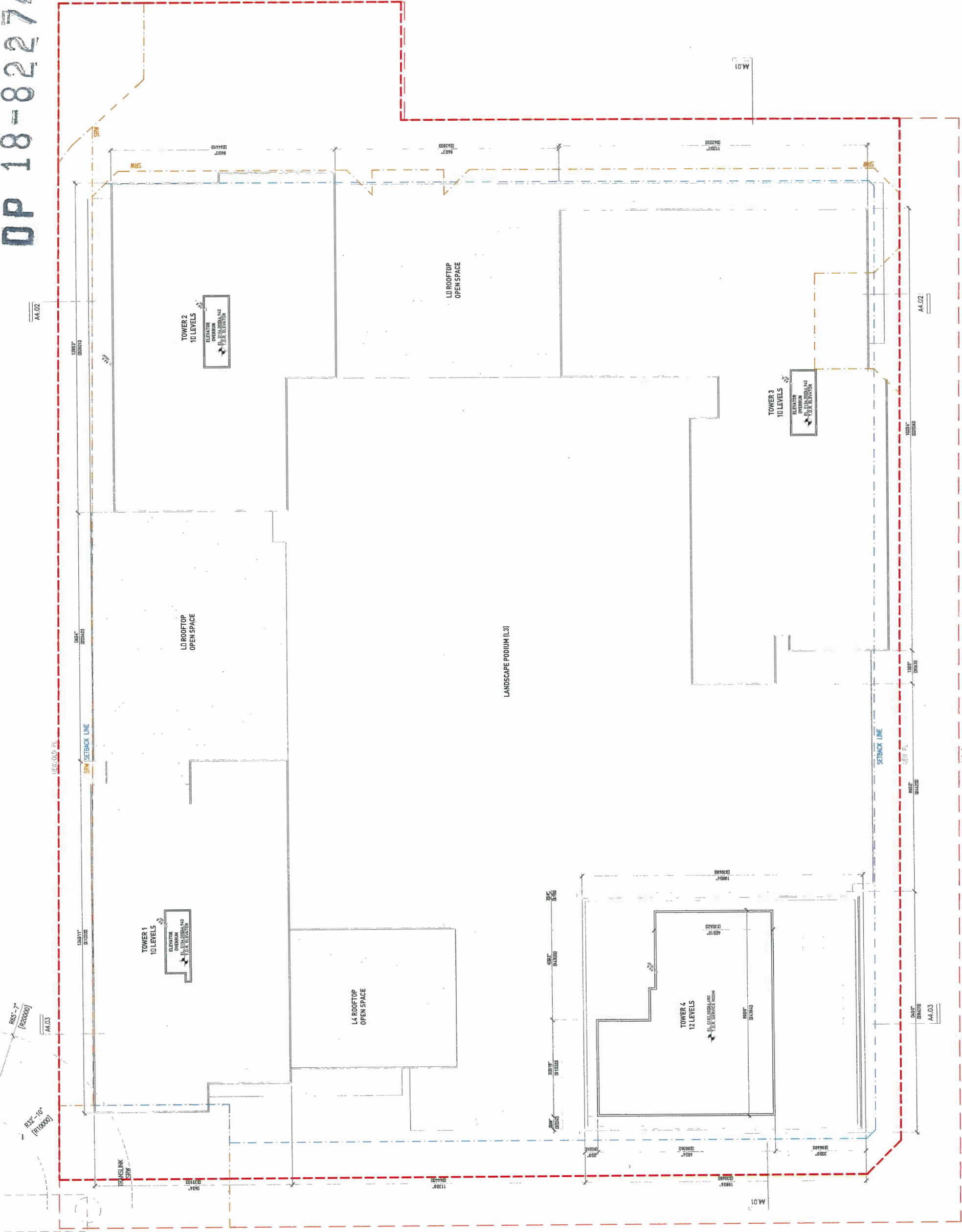
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

ROOF PLAN

DATE	TCL
DRAWN BY	1:200
CHECKED BY	1646
SCALE	
JOB NUMBER	

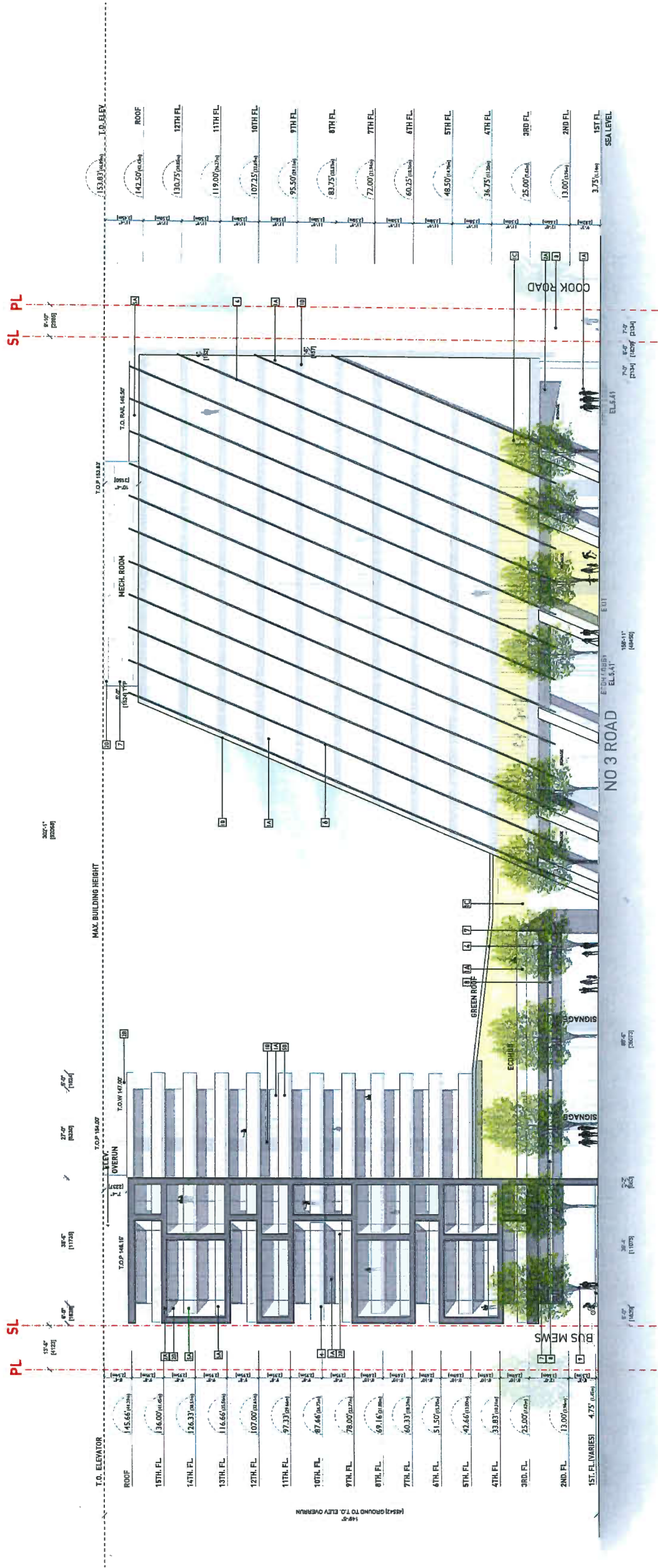
A2.19



MATERIALS

#	DESCRIPTION	COLOR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIES
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
- GLAZING TO BE WINDOWWALL
- OFFICE TOWER GLAZING TO BE CURTAINWALL
- GROUND FLOOR RETAIL TO BE STOREFRONT CW/ INTEGRATED LOUVERS.



NO.	DATE	REMARKS
01	18.03.21	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

WEST ELEVATION

DATE	IL
DRAWN BY	TOL
CHECKED BY	1:200
SCALE	1646
JOB NUMBER	

GSL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 726 1156 F 604 731 5279
GSLARCHITECTS.COM

PLOT INFO.

NOTES

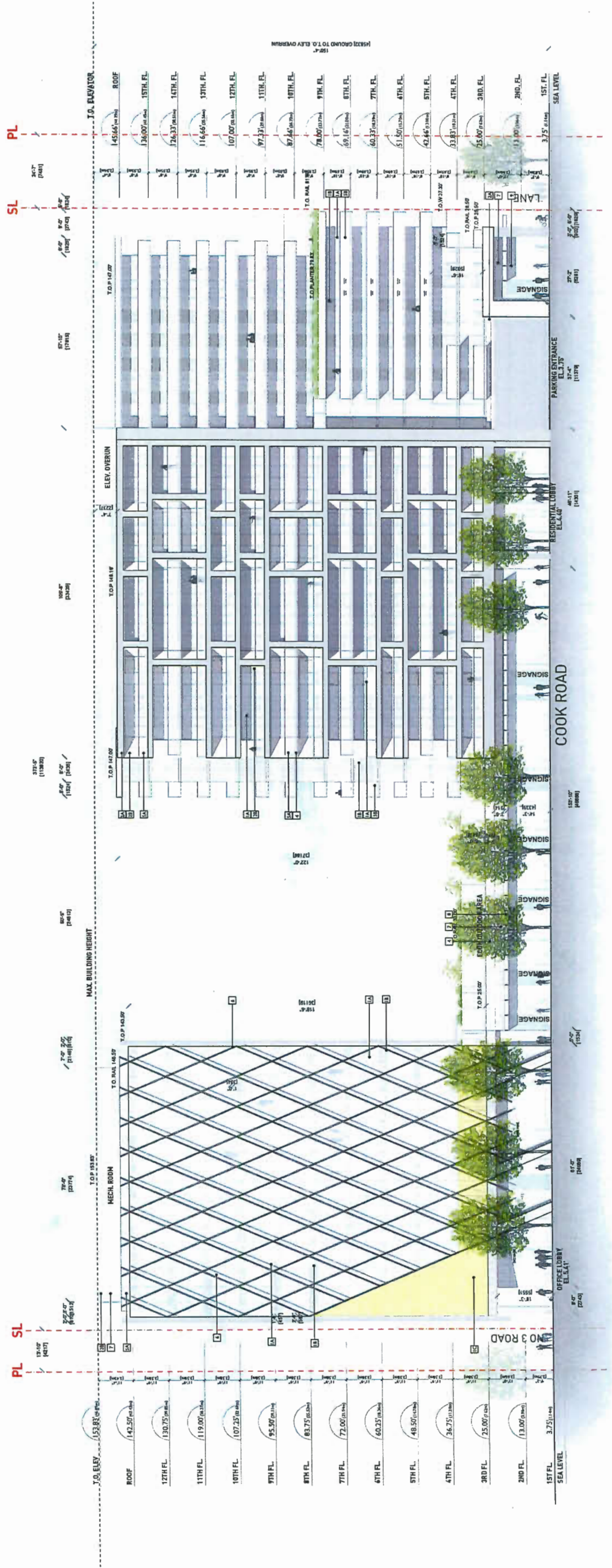
NO - DISCONTINUATION

MATERIALS

#	DESCRIPTION	COLOR
1A	CLEAR GLAZING.	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	NATURAL
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:

- RESIDENTIAL GLAZING TO BE WINDOW WALL
- OFFICE TOWER GLAZING TO BE CURTAIN WALL
- GROUND FLOOR RETAIL TO BE STOREFRONT C/W INTEGRATED LOUNTERS.



REVISIONS		REMARKS
NO.	DATE	
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.23	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

SOUTH ELEVATION

DATE	IL	1646
DRAWN BY	TCL	
CHECKED BY	1-200	
SCALE		
JOB NUMBER		

A3.02

GSL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, BC V6C 1S4
TEL: 604.271.3779
GSLARCHITECTS.COM

DATE: 18.03.25
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1:200
JOB NUMBER: 16446

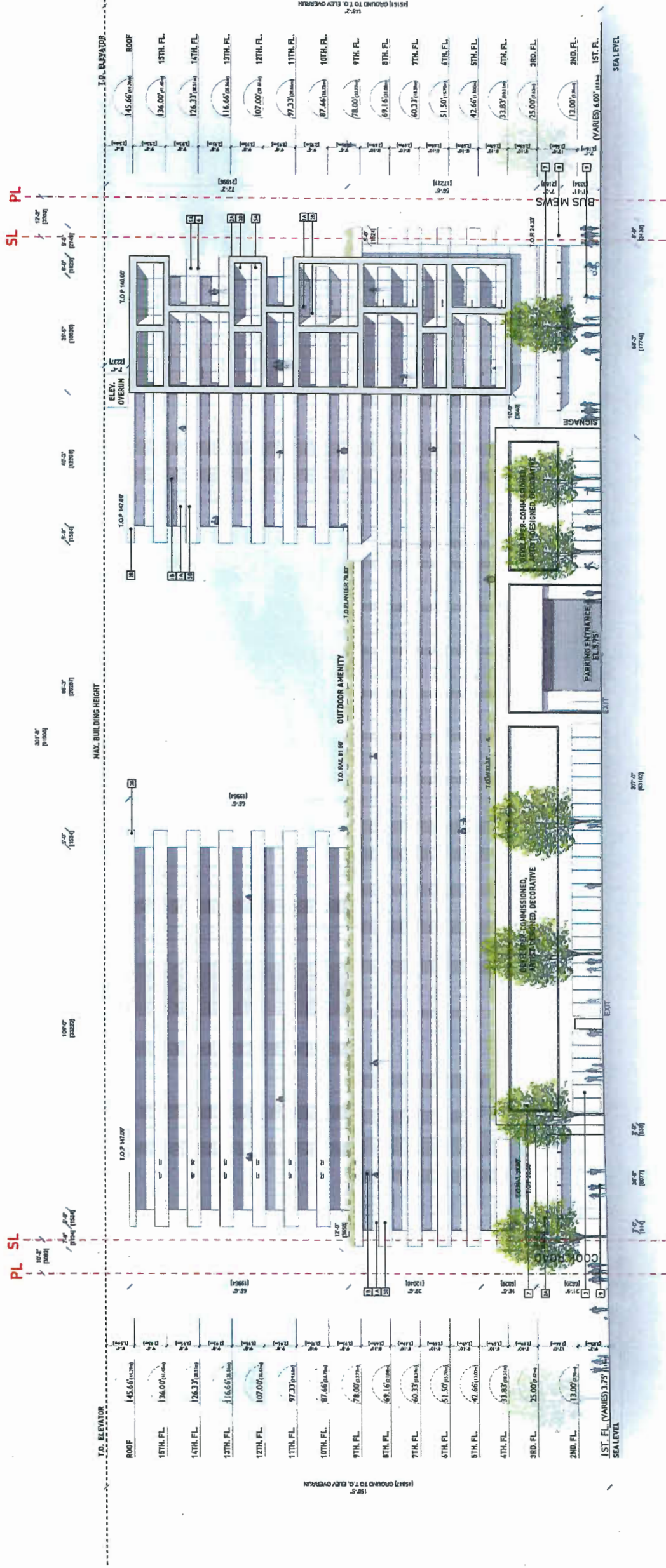
NOTES
NO

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIES
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	BRONZE
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	BRONZE
8	GLAZED CANOPY	BRONZE
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
RESIDENTIAL GLAZING TO DC WINDOWWALL
OFFICE GLAZING TO DC WINDOWWALL
GROUND FLOOR RETAIL TO BE STOREFRONT WITH INTEGRATED LOUVERS.

DP 18-822743



REVISIONS	NO.	DATE	REMARKS
	01	18.03.31	ISSUED FOR DP
	02	18.04.20	REVISION ISSUED FOR OP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

EAST ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

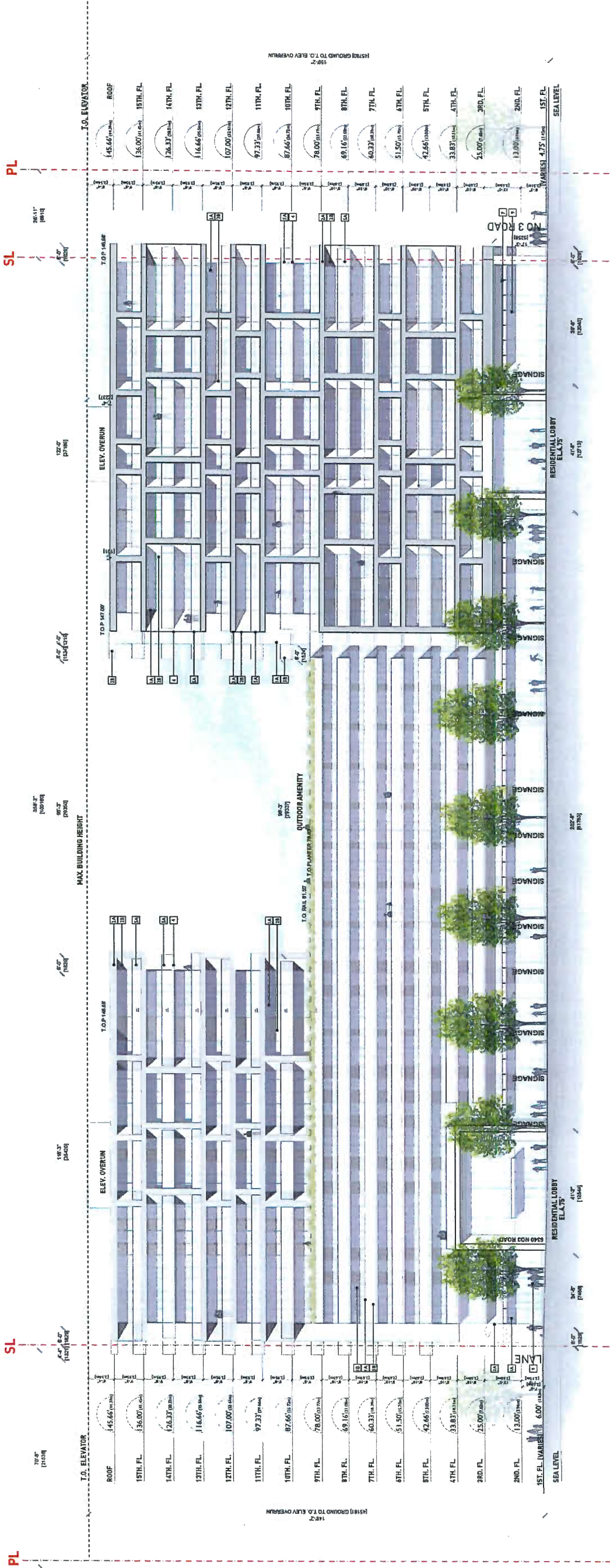
IL
TCL
1:200
16446

A3.03

MATERIALS

#	DESCRIPTION	COLOR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOR-ED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

- GLAZING NOTES:
- RESIDENTIAL GLAZING TO DE WINDOW WALL
 - OFFICE TOWER GLAZING TO DE CURTAIN WALL
 - GROUND FLOOR RETAIL TO BE STOREFRONT CMW INTEGRATED LOUVERS.



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

NORTH ELEVATION

DATE	IL
DRAWN BY	TCL
CHECKED BY	1:200
SCALE	1646
JOB NUMBER	

A3.04

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:

- RESIDENTIAL GLAZING TO BE WINDOWWALL
- OFFICE TOWER GLAZING TO BE CURTAINWALL
- GROUND FLOOR RETAIL TO BE STOREFRONT C/W INTEGRATED LOUVERS.

DP 18-822743

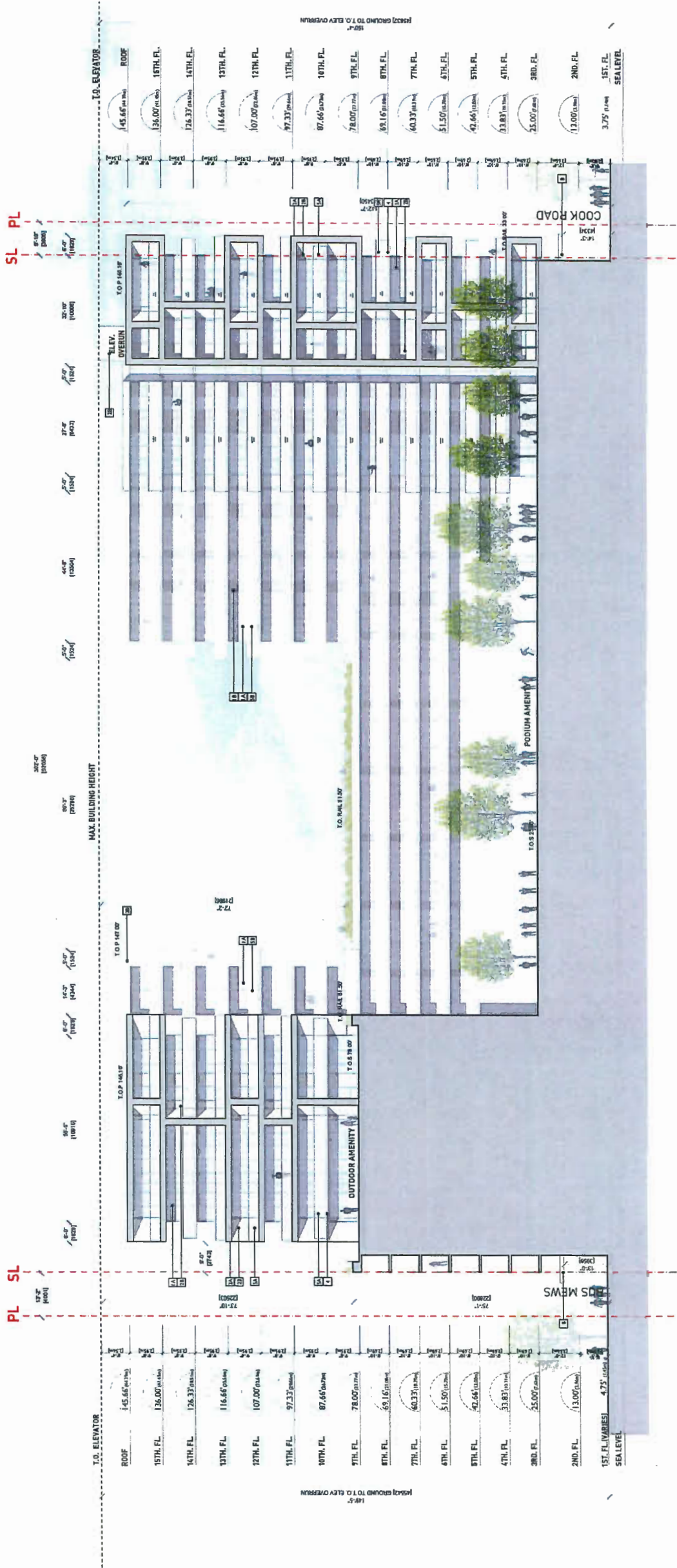
gbl

GBL ARCHITECTS
31 EAST 8TH AVENUE
VANCOUVER, BC V6T 1B6
TEL: 604.724.1156 FAX: 604.721.5275
GBLARCHITECTS.COM

PLOTTED

NOTES

NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR WEST ELEVATION

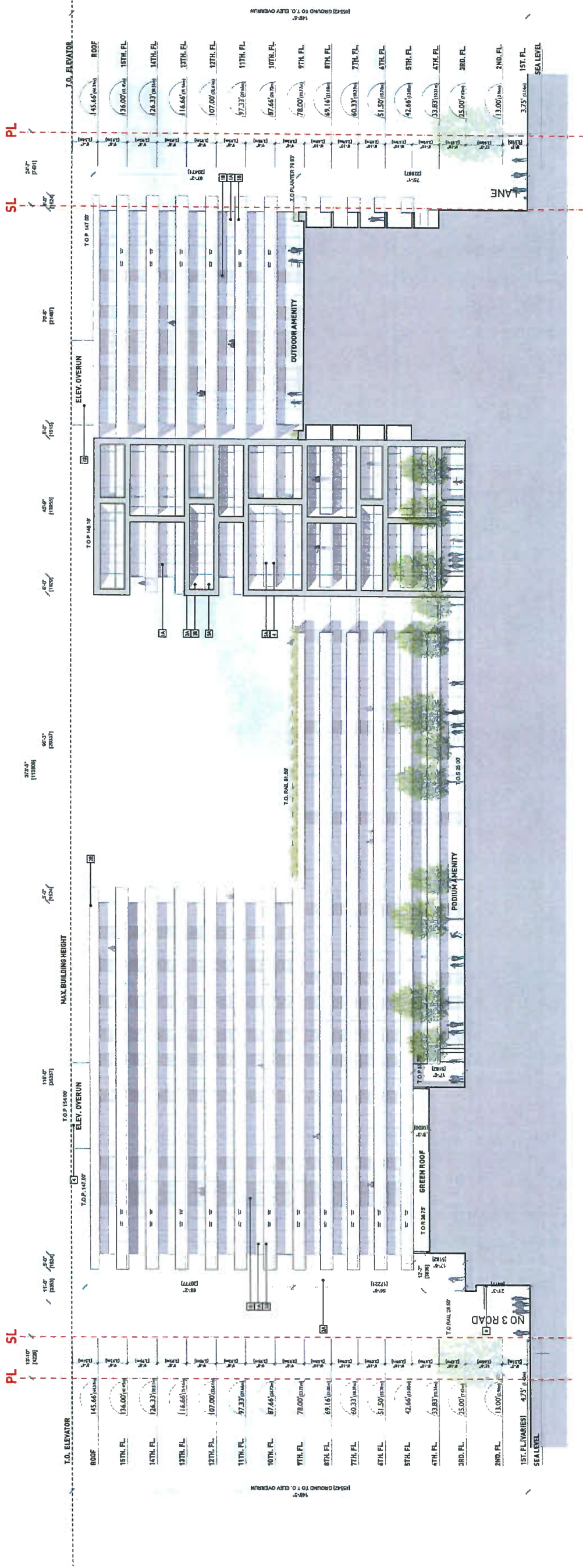
DATE	IL
DRAWN BY	TCL
CHECKED BY	1:200
SCALE	1646
JOB NUMBER	

A3.05

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
RESIDENTIAL GLAZING TO BE WINDOWWALL
OFFICE UPPER GLAZING TO BE WINDOWWALL
GROUND FLOOR RETAIL TO BE STOREFRONT CMW INTEGRATED LOUVERS.



NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	Issued for DP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR SOUTH ELEVATION

DATE	IL
DRAWN BY	TCL
CHECKED BY	1:200
SCALE	1646
JOB NUMBER	

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIABLE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

- GLAZING NOTES:
- RESIDENTIAL GLAZING TO BE WINDOW WALL
 - COMMERCIAL GLAZING TO BE CURTAIN WALL
 - GROUND FLOOR RETAIL TO BE STOREFRONT WITH INTEGRATED LOUVERS.

OP 18-822743

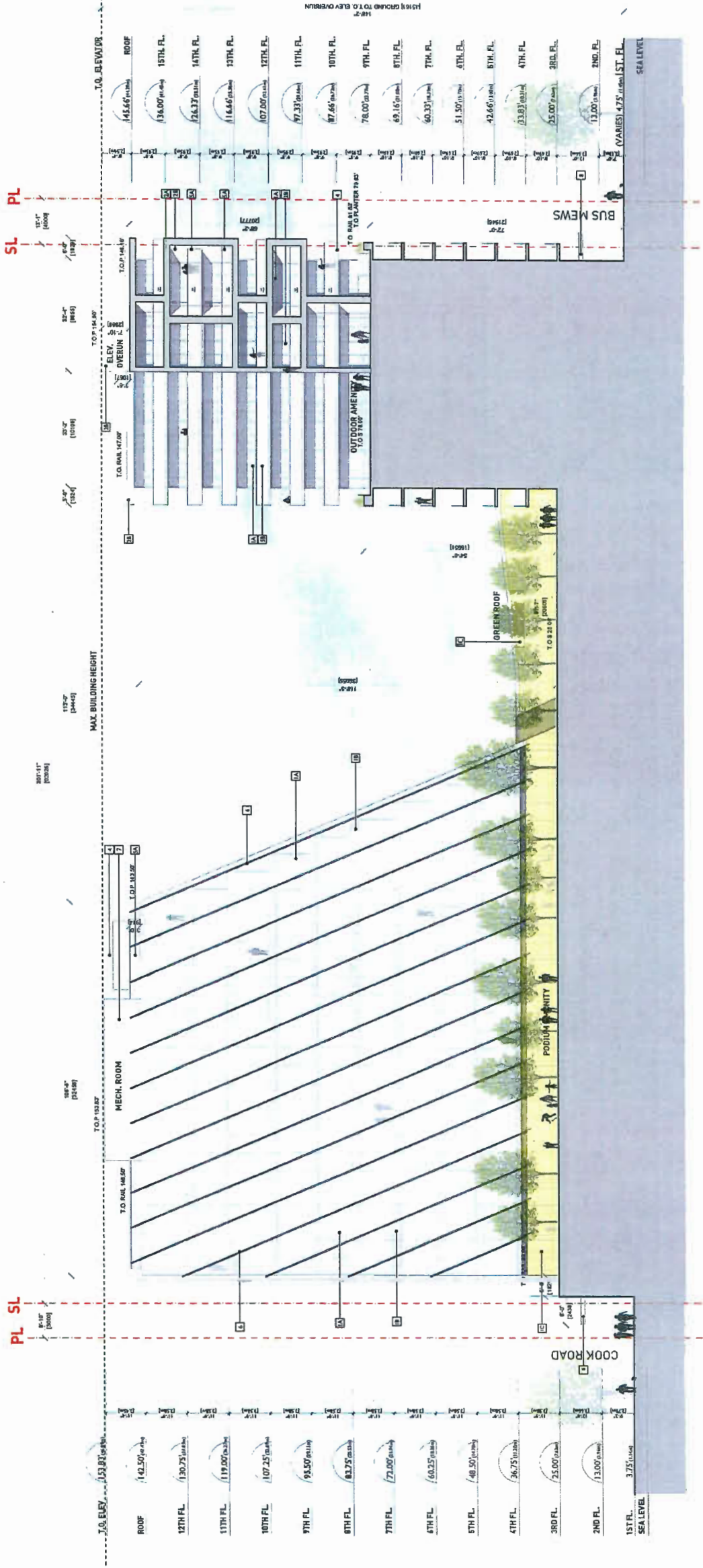
GEL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, BC V6C 1A5
TEL: 604.271.1151 FAX: 604.271.1271
GELARCHITECTS.COM

PLOT INFO.

NOTES
DATE: 18.05.21
BY: GEL ARCHITECTS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIABLE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

- GLAZING NOTES:
- RESIDENTIAL GLAZING TO BE WINDOW WALL
 - COMMERCIAL GLAZING TO BE CURTAIN WALL
 - GROUND FLOOR RETAIL TO BE STOREFRONT WITH INTEGRATED LOUVERS.



REVISIONS	NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP	
02	18.04.20	REVISION ISSUED FOR DP	
03	18.07.25	DPF DRAFT	
04	18.08.10	ISSUED FOR COORDINATION	
05	18.08.24	ISSUED FOR DP	



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR EAST ELEVATION

DATE	IL
DRAWN BY	TCL
CHECKED BY	13.000
SCALE	1646
JOB NUMBER	

A3.07

OP 18-82743

#	DESCRIPTION	COLOR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLORLED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	-
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

539 CM
SECTION

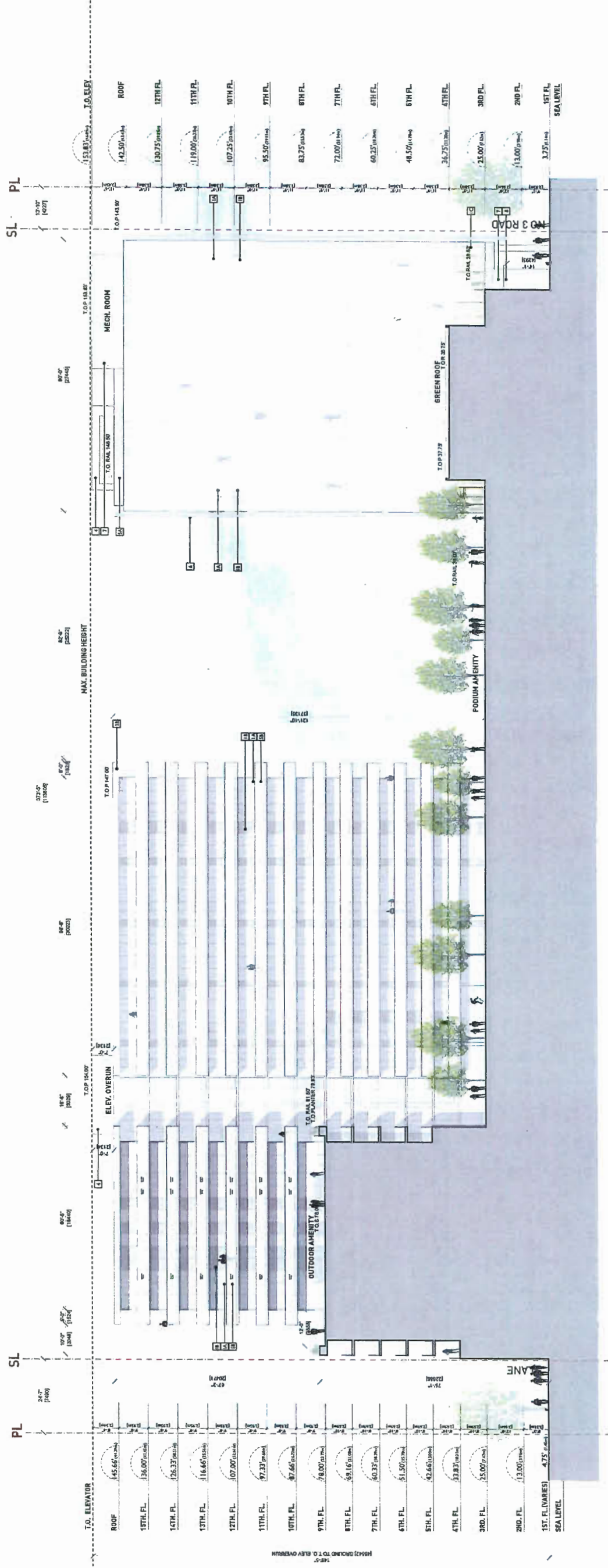
REVISIONS		REMARKS
NO.	DATE	
01	18.05.31	ISSUED FOR DIP
02	18.06.20	REVISION ISSUED FOR DIP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



INTERIOR NORTH ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A3.08



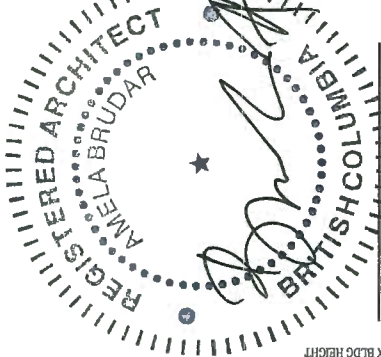
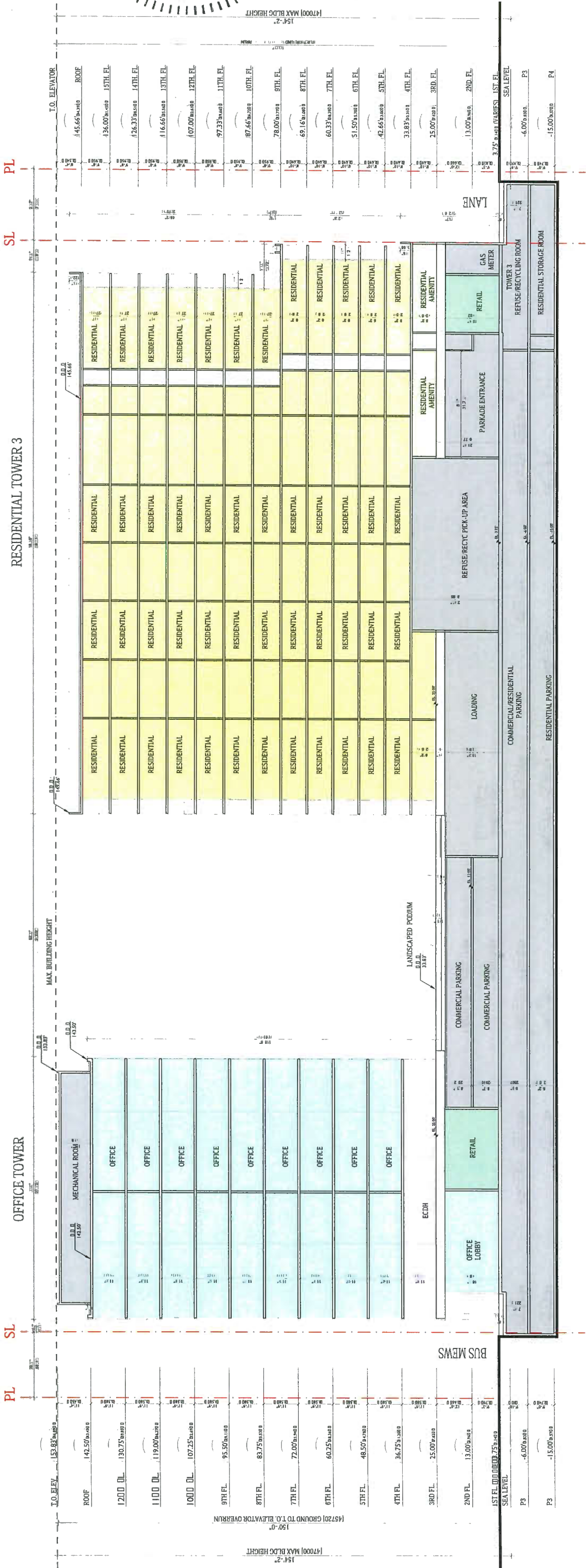
DP 18-822743



GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1S8
778.770.7375
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

SECTION 1

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

IL
TCL
1:200
1646

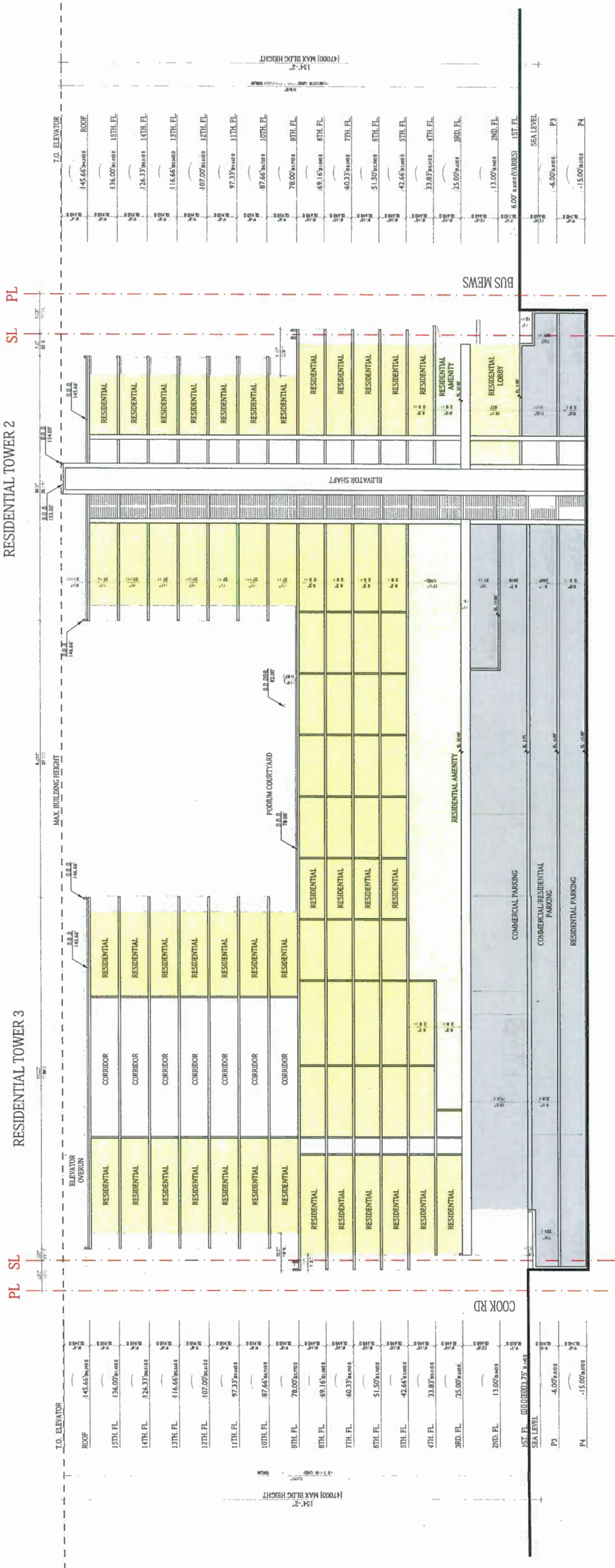
A4.01

5340 NO 3 RD
RICHMOND, BC

MIXED-USE

SECTION 2

DATE
DRAWN BY
CHECKED BY
SCALE
IL
TCL
1:200
1646
JOB NUMBER



G&L ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER, CANADA V6T 1R8
T 604.734.1154 F 604.731.5279
G&LARCHITECTS.COM

PLUT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

SECTION 3

DATE	IL
DRAWN BY	TCL
CHECKED BY	1:200
SCALE	1646
JOB NUMBER	

PROJECT NAME

6340 No 3 Road

CIVIC ADDRESS

6340 No 3 Road
Richmond, BC V6Y 2B3

LEGAL ADDRESS

Lot 169 Section 9 Block 4
North Range 6 NWD Plan 41547

DRAWING CONTENTS

- L0.00 Cover Sheet
- L0.01 Legends
- L0.02 Tree Management Plan
- L1.00 Rendered Plan
- L1.01 Materials Plan Level 1
- L1.02 Materials Plan Level 3
- L1.03 Materials Plan Level 9
- L1.04 Materials Plan ECDH
- L2.00 Planting Legend
- L2.01 Planting Plan Level 1
- L2.02 Planting Plan Level 3
- L2.03 Planting Plan Level 9
- L2.04 Planting List for ECDH
- L3.01 Lighting Plan Level 1
- L3.02 Lighting Plan Level 3
- L3.03 Lighting Plan Level 9
- L4.01 Sections
- L4.02 Precedent Images
- L5.01
- L5.02

DP 18-08-22 743

PWL partnership

PWL Partnership Landscape Architects Inc.
1201 West Broadway Street
Vancouver, BC V6H 2G9
T 604.684.1111
F 604.684.1113

gbl

REVISIONS AND ISSUES	
NO.	DATE
1	18-05-31
2	18-05-31
3	18-05-31
4	18-05-31



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
COVER SHEET

Scale
N/A

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtskcds.vsw
PROJECT	18-0-10
DRAWN	MT
REVIEWED	KY

LO_00

LIGHTING LEGEND	
KEY	DESCRIPTION
L1	LIGHTING TYPE: Feature Light Pole
L2	LIGHTING TYPE: Wall Light
L3	LIGHTING TYPE: Water Feature Uplight
L4	LIGHTING TYPE: Daycare Lighting

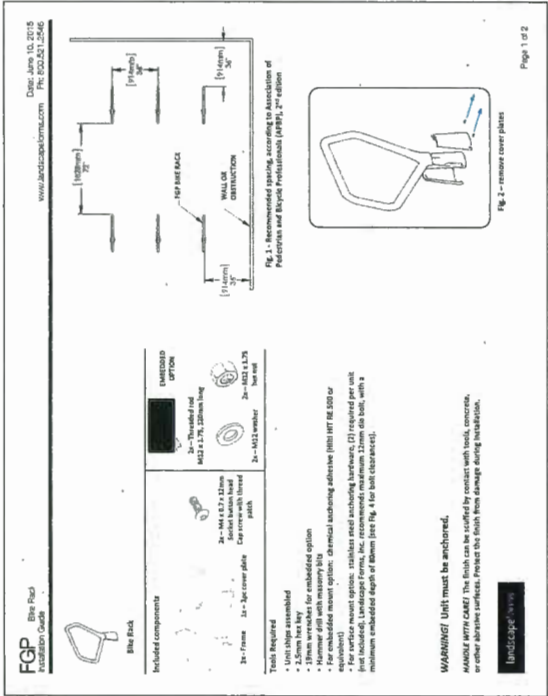
SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Bench Type 1
F2	Bench Type 2
F3	Trash Receptacle Landscape Forms Stainless Steel
F4	Bike Rack Landscape Forms FBR Stainless Steel
F5	Bench Type 3
F6	Tables and Chairs
F7	Harvest Table
F8	Outdoor BBQ
F9	Outdoor Sink
F10	Covered Loue Seat
F11	Lounge Chair
F12	Fire Bowl
F13	Boulder
F14	Play Element Type 1 Play House with Slide
F15	Play Element Type 2 Spinner
F16	Play Element Type 3 Parkour Rope Course
F17	Water Bowl Fountain
F18	Play Element Type 5 Play House
F19	Compost Bin
F20	Storage Shed Non-Combustible Material By Architect
F21	Potting Table
F22	Sun Chair
F23	Heavy Timber Playhouse with Green Roof
F24	Custom Timber Play Structure Dirks Natural Play or Habitat Custom Play Yellow Cedar
F25	Play Water Pump
F26	Timber Cruiser Rail Dirks Natural Play or Habitat Custom Play
F27	Metal Planter
F28	Powdercoated Bollard

PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP Concrete Type 1 Sandblasted with Saw Cuts
P2	CIP Concrete Type 2 Sandblasted with Saw Cuts Colour: Grey or Medium Gray
P3	Stone Sets 100 x 100 x 50mm Colour: Brentia Medium Gray
P4	Concrete Unit Paver Type 1 Bus Stop as per COR Standard
P5	Asphalt Paving
P6	Buffer TBD by City of Richmond
P7	Stone Inset Colour: Charcoal
P8	CIP Sawcut Concrete Podium Level Broom Finish with Saw Cuts
P9	Composite Decking
P10	Concrete Unit Paver Type 2 Running Bond with Soldier Course Colour: 50% Natural & 50% Charcoal
P11	Hydrapress Pavers Type 1 610 x 610 x 50mm Colour: Desert Sand
P12	Hydrapress Pavers Type 2 610 x 610 x 40mm Colour: Charcoal
P13	Hydrapress Pavers Type 3 610 x 610 x 50mm Colour: Charcoal
P14	Resilient Surface Type 1 Virgin Colour Rubber Colour: Rain
P15	Resilient Surface Type 2 Virgin Colour Rubber Colour: Aqua Blue
P16	Resilient Surface Type 3 Virgin Colour Rubber Colour: Apple Green
P17	Concrete Unit Paver Type 3 Broadway 100mm Colour: Natural
P18	HydraPressed Porcelain Paver Type 1 Artistat Series Paver Colour: Coffee Cream
P19	Artificial Turf No Recycled Rubber in Base Sand Base
P20	Daycare Stepping Stone
P21	Concrete Unit Paver Type 3 Standard Series on Sand Base Colour: Desert Sand
P22	Concrete Unit Paver Stepping Stones
P23	Concrete Unit Paver Type 2 Herringbone with Soldier Course Colour: 50% Natural & 50% Charcoal
P24	Stone Sets Stacked Bond to Match Offsite Bus Mail Colour: Granite
P25	Stone Sets Stacked Bond to Match Offsite Bus Mail Colour: Basalt
P26	Rumble Strip

HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	Concrete Planter Wall
H2	Timber Maintenance Strip
H3	Water Feature
H4	Metal Bull Rail
H5	Metal Trellis
H6	Timber Deck
H7	Urban Agriculture Planter
H8	Gate 3"
H9	Concrete Wall
H10	Daycare Gate 3"
H11	Benkers Lock Heavy Timber Trellis Daycare
H12	Concrete Curb Flush with adjacent paving

L1 LIGHT

F4 BIKE RACK



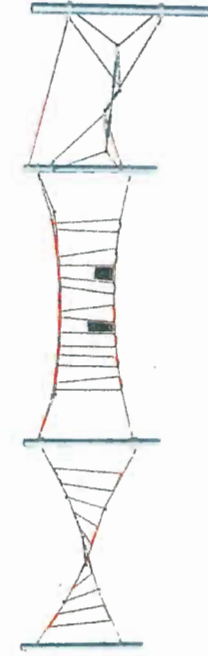
F3 TRASH RECEPTACLE



F14 PLAYHOUSE



F10 ROPE PARCOUR



DP 18-822743

PWL partnership

gbl

104-4884111

NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-5-20	REVISION ISSUED FOR DP
3	18-5-21	ISSUED FOR DP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

LEGENDS

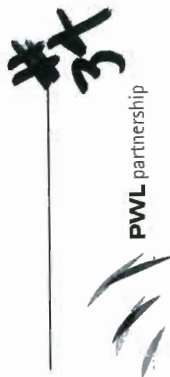
Copyright: All Rights Reserved. All information is provided as is and is not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in this document.

SCALE
N/A

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_17017.dwg
PLotted	18-5-23
DRAWN	MT
REVIEWED	KY

LO_01

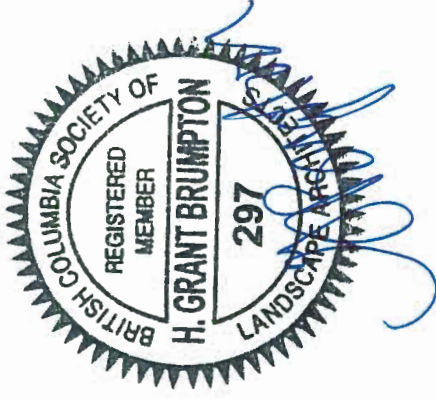
DP 18-822743



PWL Partnership
150 West Beaver Creek
Vancouver, BC Canada V6B 2G6
www.pwlpartnership.com
Tel: 604.261.1172

gbl

NO.	DATE	DESCRIPTION
1	18-8-21	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DP

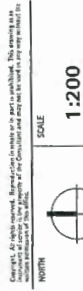


TO BE READ IN
CONJUNCTION WITH
ARBORIST TREE RETENTION
PLAN

PROJECT
6340 No. 3 Road

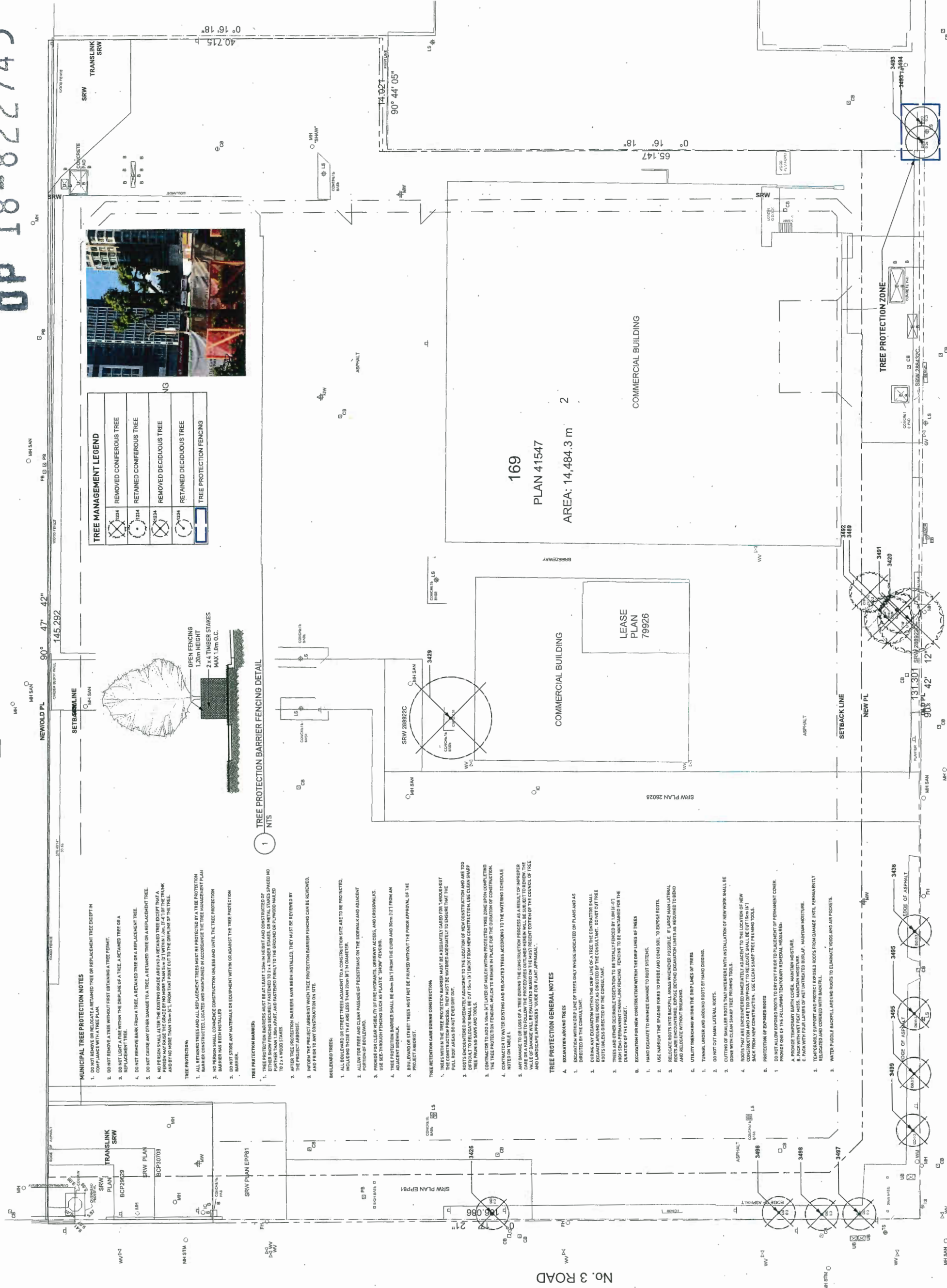
ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DEVELOPER
TREE MANAGEMENT
PLAN



PROJECT NO.	17017
DATE	27 March 2018
REV NAME	17017 Plan_011803a.vsw
NOTED	18-8-23
DRAWN	MT
INCHARGE	KY

LO_02



MUNICIPAL TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT A FIRE WITHIN THE SRW LINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING BRACE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5cm (2") WITHIN 1.0m (3') OF THE TRUNK AND BY NO MORE THAN 15cm (6") FROM THAT POINT OUT TO THE CIRCUMFERENCE OF THE TREE.

TREE PROTECTION:

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE TREE MANAGEMENT PLAN. A TREE PROTECTION BARRIER SHALL BE INSTALLED UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED.
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE PROTECTION BARRIER:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.2m IN HEIGHT AND CONSTRUCTED OF EITHER SHOWN FENCING SECURELY FASTENED TO 2x4 TIMBER STAKES OR METAL STAKES SPACED NO MORE THAN 1.0m (3') APART, AND FASTENED PERMANENTLY TO THE GROUND OR TO VERTICAL WELLS TO 2x4 WOOD STAKES.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARBORIST.
- WHEN THE PROJECT ARBORIST THINKS TREE PROTECTION BARRIER FENCING CAN BE REMOVED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

BUILDING TREES:

- ALL BUILDING OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 30cm (1") IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 60cm (24") FROM THE CURB AND 30cm (12") FROM AN ADJACENT SIDEWALK.
- BULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

TREE RETENTION CARE DURING CONSTRUCTION:

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PERIOD. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE PULL ROOT AREAS DO NOT DRY OUT.
- ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION ARE TO BE PROTECTED BY A 1.0m (3') LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETION OF CONSTRUCTION. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO ADD A 1.0m (3') LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETION OF CONSTRUCTION. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PERIOD AS A RESULT OF WORKSER VALUE OF DAMAGE WILL BE EVALUATED BASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS' GUIDE FOR PLANT APPRAISAL.

TREE PROTECTION GENERAL NOTES

- EXCAVATION AROUND TREES
1. EXCAVATION WITHIN Drip Line OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE Drip Line OF A TREE, THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.0m (3') HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
4. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE Drip Lines OF TREES
1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TIME SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BRUISING.
4. UTILITY TRENCHING WITHIN THE Drip Lines OF TREES
1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
5. PROTECTION OF EXPOSED ROOTS
1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER FLOOD BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

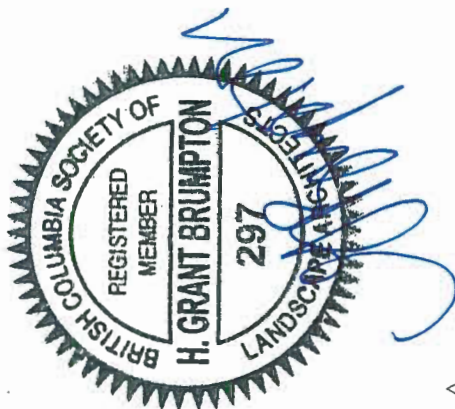
OP 18-E 22743

PWL partnership

PWL Partnership Landscape Architects Inc.
1001 West Beaver Creek
West Beaver Creek, Ontario L4B 3N2
www.pwlpartnership.com
P: 905.466.1112
F: 905.466.1113

gbl

NO.	DATE	DESCRIPTION
1	18-4-31	ISSUED FOR RP
2	18-4-30	REVISION ISSUED FOR RP
3	18-4-24	ISSUED FOR LPP
4	18-10-07	REVISED FOR SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

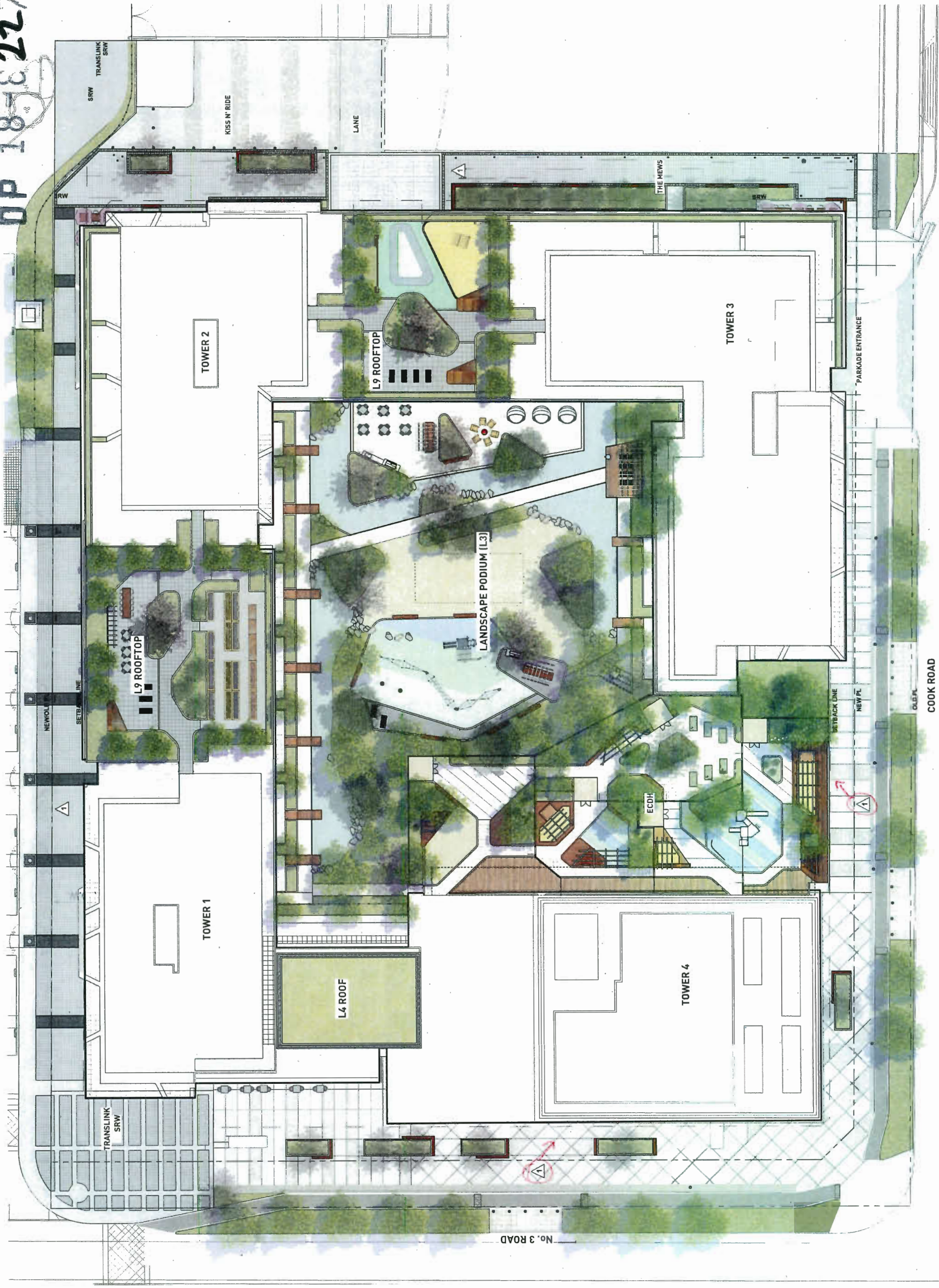
ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
RENDERED PLAN

SCALE
1" = 10'-0"

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtlakda.vsw
PLOTTED	18-9-10
DRAWN	MT
REVIEWED	KY

L1_00



DP 18-022743

BUS WALL BY OTHERS

FIRE ACCESS GATE
PMT, SEE CIVIL DRAWINGS

PWL partnership

PWL Partnership Landscape Architecture Inc.
1200 West 7th Street
Vancouver BC Canada V6E 2E2
Tel: 604.681.1112

gbl

NO.	DATE	DESCRIPTION
1	18-03-11	ISSUED FOR RF
2	18-03-30	REVISION ISSUED FOR DP
3	18-04-03	REVISION ISSUED FOR DP
4	18-09-07	REVISED PPT SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 168 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

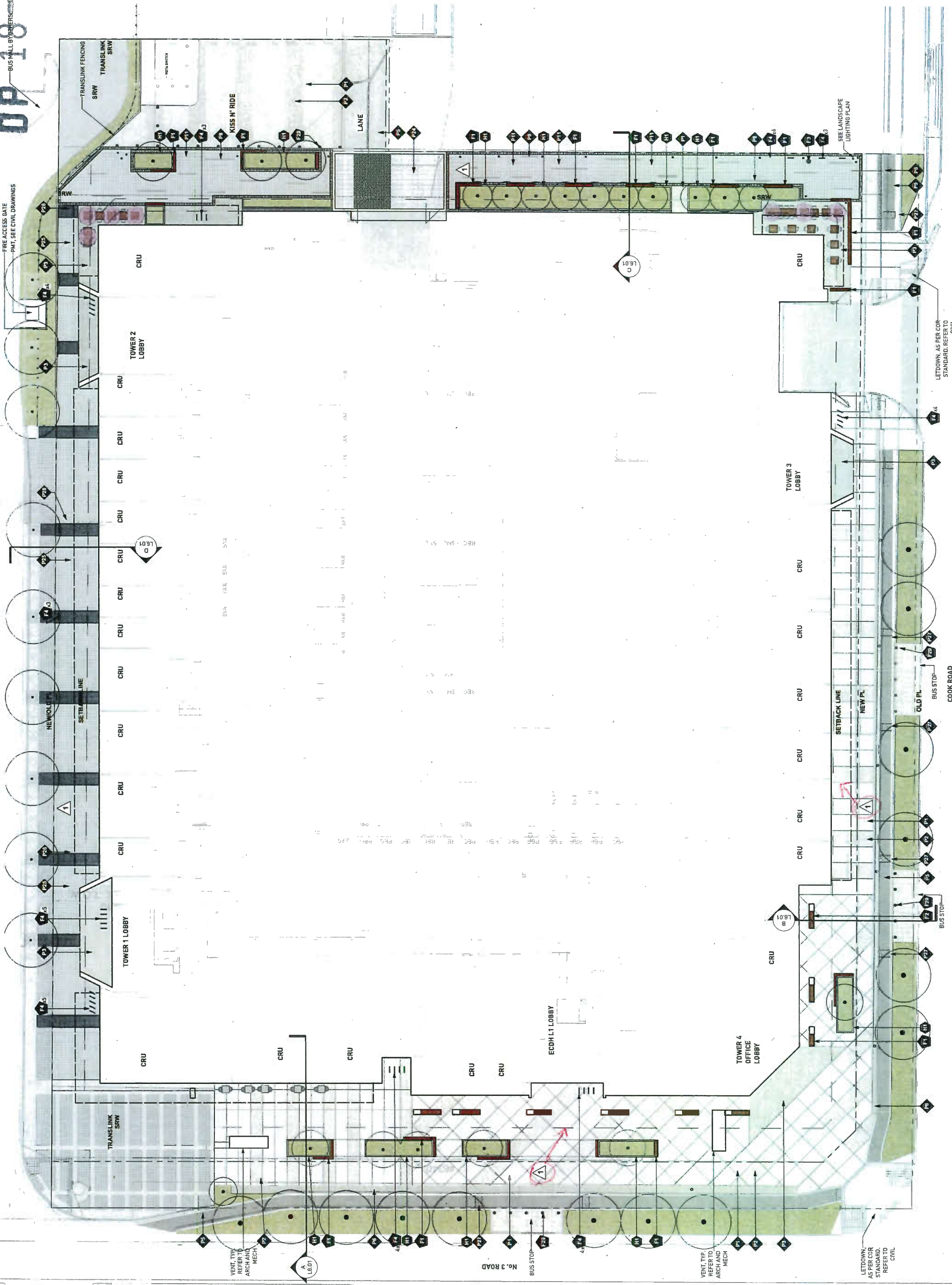
DRAWING TITLE
Materials Plan

Level 1

Scale: 1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtlakda.wdw
FOOTED	18-03-10
DRAWN	MT
REVIEWED	KY

L1_01



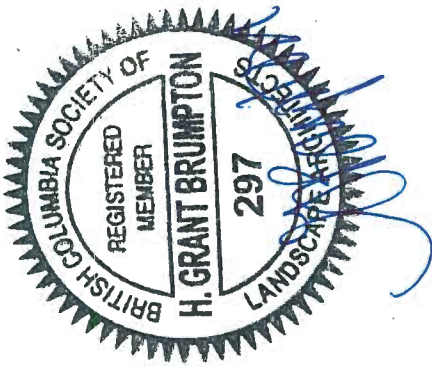
DP 18-822743



PWL Partnership Landscape Architects Inc.
100 West Beaver Creek
Richmond, BC V6Y 2B3
Tel: 604.273.1111
Fax: 604.273.1112

gbl

REVISIONS AND ISSUES	
NO.	DATE
1	18-4-31
2	18-4-30
3	18-4-30



6340 No. 3 Road

6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

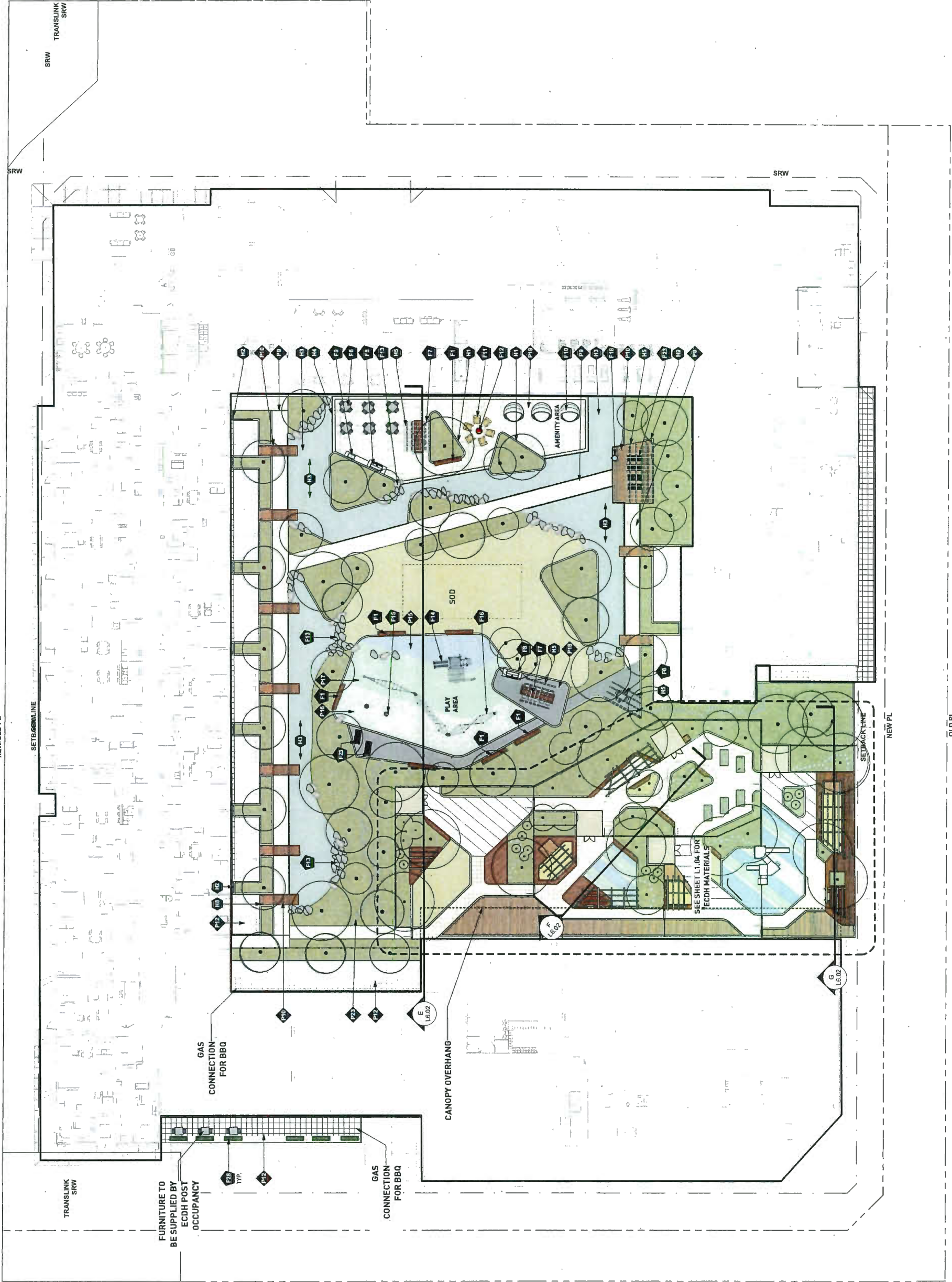
Materials Plan

Level 3

Scale 1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtlkcds.vsw
PLOTTED	18-4-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L1_02

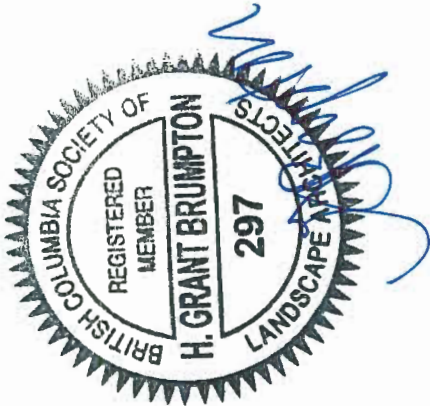




PWL Partnership
PWL Partnership Landscape Architects Inc.
100-1100 West 10th Avenue
Vancouver BC Canada V6H 2G2
www.pwlpartnership.com
P 604.684.1111
F 604.684.1112

gbl

NO.	DATE	DESCRIPTION
1	18-4-11	ISSUED FOR DP
2	18-6-20	REVISION ISSUED FOR RP
3	18-8-24	ISSUED FOR DPP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

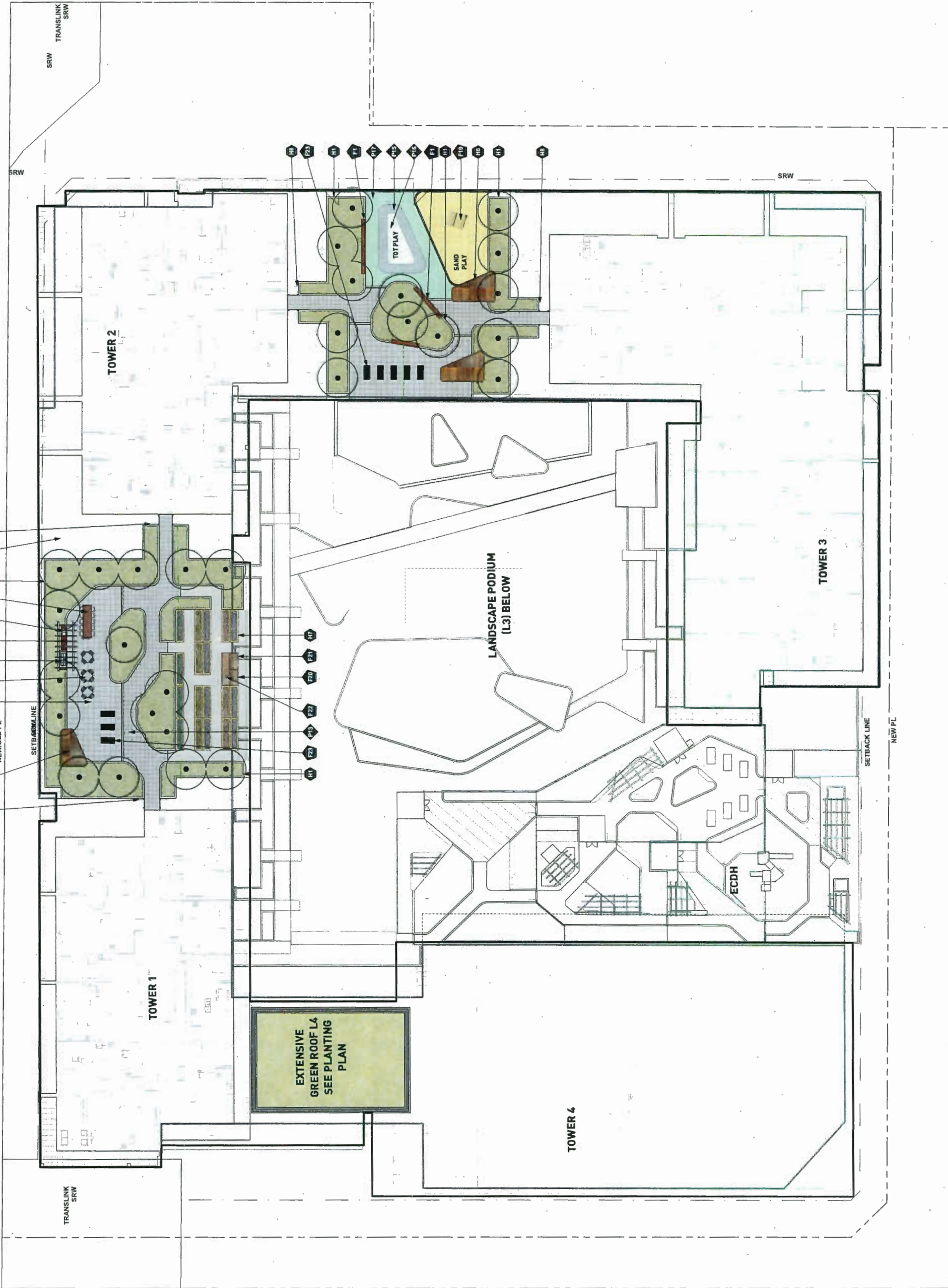
DRAWING TITLE
Materials Plan

Level 9

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
RENAME	17017 Plan_Materials Plan
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

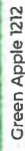
L1_03



A photograph of a wooden play structure. It features a green slide, a climbing wall with colorful handholds, and a wooden tower with a ladder. The structure is set in a grassy area with trees in the background.



14



PWL partnership

15

REVISIONS AND ISSUES	
NO.	DATE DESCRIPTION
1	18-5-21 ISSUED FOR DP
2	18-6-20 REVISION ISSUED FOR DP
3	18-8-24 ISSUED FOR DPP



6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Materials Plan
Level 3 ECDH

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mfateda.vpww
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L1_04

NEW PL

DP 18-822743

PWL partnership

PWL Partnership Landscape Architects Inc.
100 West Beaver Creek Road
Richmond, BC V6X 2B3
Tel: 604.273.1111
Fax: 604.273.1112
www.pwlpartnership.com

gbl

NO.	DATE	DESCRIPTION
1	18-5-31	ISSUED FOR DP
2	18-6-30	REVISIONS FOR DP
3	18-8-10	REVISIONS FOR DP
4	18-8-27	REVISED DP SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

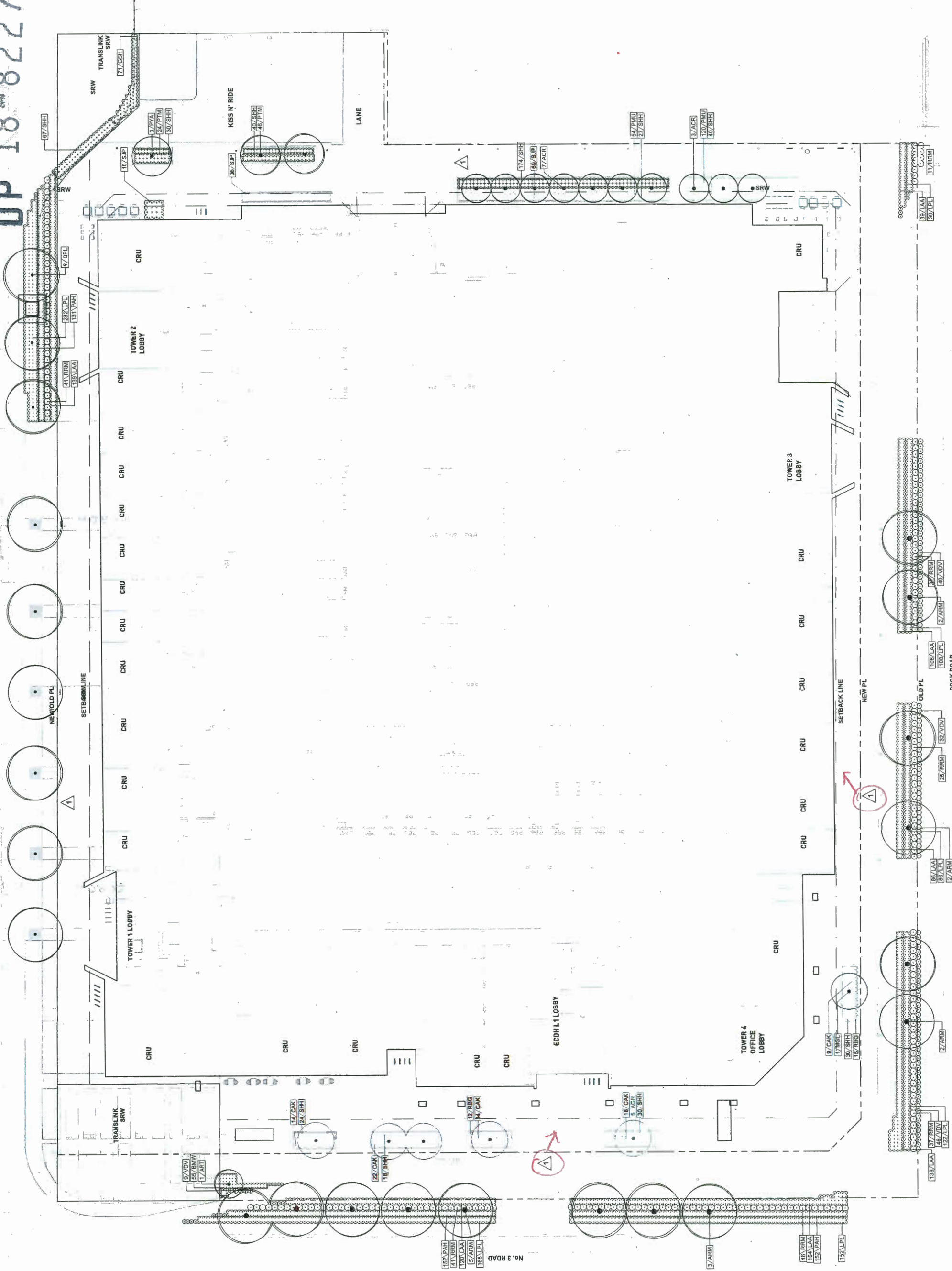
ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Planting Plan
Level 1

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
REV NAME	17017 Plan_mskcd.vnw
REVISED	18-8-10
DRAWN	MT
REVIEWED	KY

L2_01



NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NMD PLAN 41547

DRAWING TITLE
Planting Plan
Level 3

North Arrow

SCALE
1:200

PROJECT NO. 17017

DATE 27 March 2018

FILE NAME 17017 Plan_msked.vpww

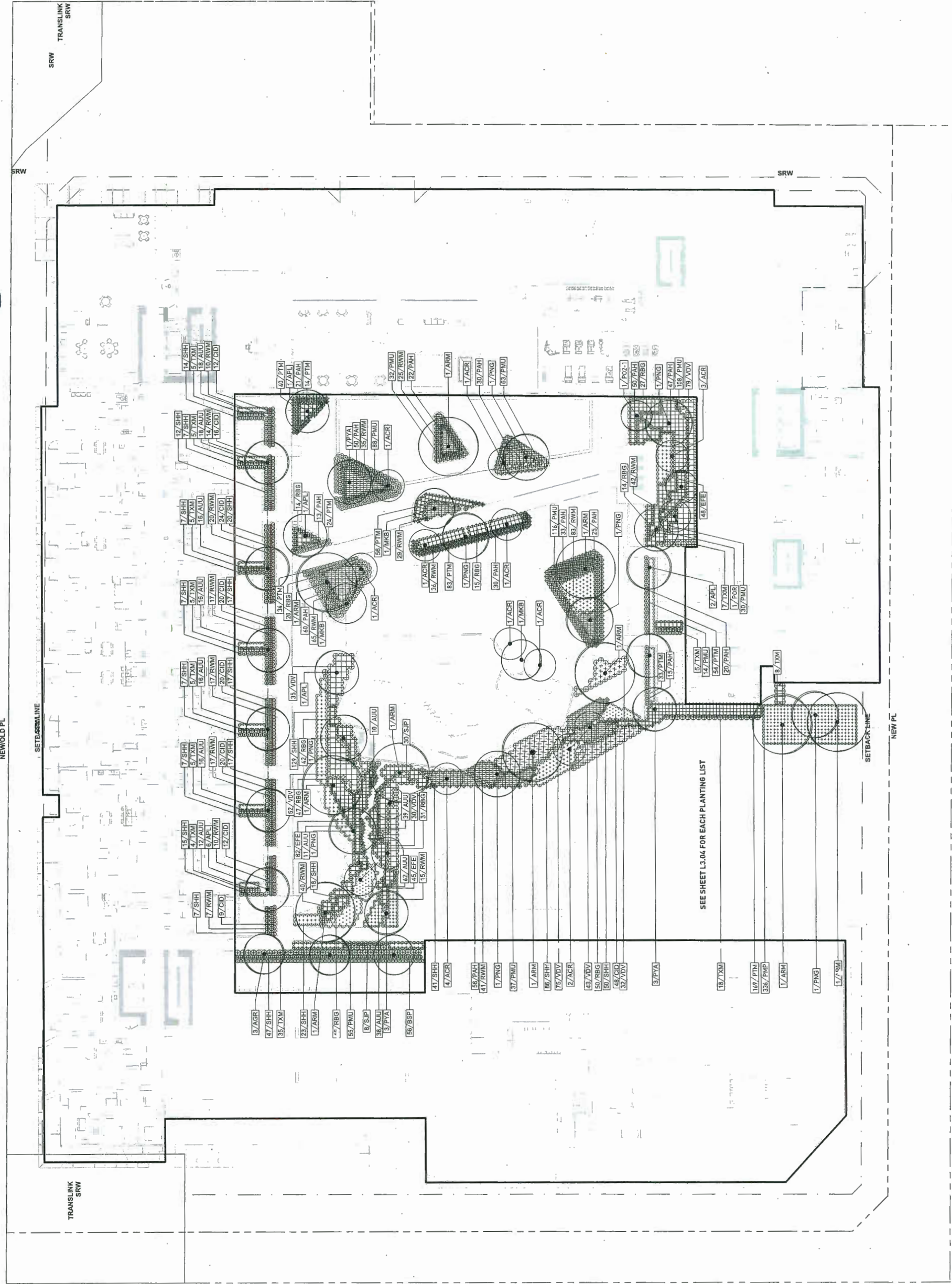
PLOTTED 18-8-23

DRAWN MT

REVIEWED KY

DRAWING

DP 18-822743



SEE SHEET L3.04 FOR EACH PLANTING LIST



PWL partnership

PRNL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2G2
www.prnlpartnership.com
T 604.688.5111
F 604.688.5112

15

REVISIONS AND ISSUES	
NO.	DATE DESCRIPTION
1	18-5-31 ISSUED FOR OP
2	18-6-20 REVISION ISSUED FOR DP
3	18-8-24 ISSUED FOR DPP

PROJECT
6340 No. 3 Road

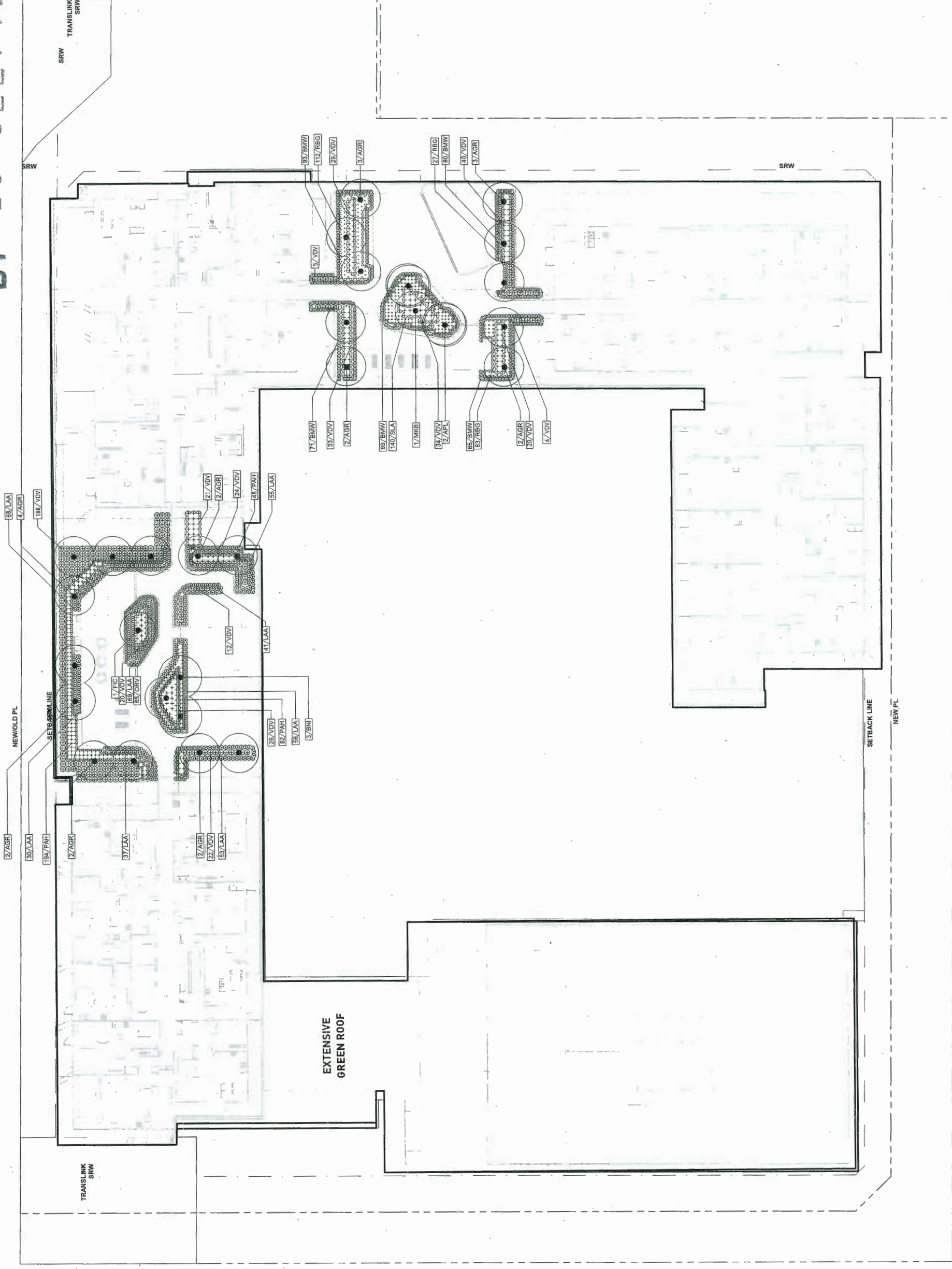
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Planting Plan
Level 9

ADDRESS	SCALE
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service in the property of the Consultant and may not be used in any way without its written permission of this office.	

PROJECT NO.	17017
DATE	27 March 2018
RILE NAME	17017 Plan_intake.d.vncow
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
SCALE	

L2_03



REPRESENTATIVE ECDH PLANT LIST

ECDH AREA REPRESENTATIVE TREES



Prunus domestica 'Blue Damsel'



Amelanchier alnifolia,
Saskatoon Serviceberry



Hamamelis mollis,
Chinese Witchhazel



Ficus carica 'Dorset King'



Malus 'Honeycrisp', Honeycrisp
Apple



Pyrus communis 'Bosc', Bosc
Pear

ECDH AGRICULTURE REPRESENTATIVE PLANTS



Ribes nigrum, Black Currant



Ribes rubrum, Red Currant



Rubus idaeus, Raspberry



Vaccinium ovatum 'Thunderbird',
Thunderbird Evergreen Huckleberry



Fragaria chiloensis,
Beach Strawberry



Lavandula officinalis, Lavender



Origanum vulgare, Oregano



Rosmarinus officinalis, Rosemary



Salvia officinalis, Garden Sage



Thymus vulgaris, Thyme



Vitis labrusca 'Concord',
Concord Grape



Vaccinium corymbosum 'Blue Crop', Blue Crop Blueberry

ECDH DAYCARE REPRESENTATIVE PLANTS



Betula nigra, River Birch



Acer griseum, Paper Bark Maple



Abutilon undulatum 'Compacta',
Strawberry Bush



Arnelanchier elliptica,
Saskatoon Berry



Picea canadensis 'Pendula',
Weeping Norway Spruce



Asarum canadense,
Bear's Breech Asarothus



Pennisetum alopecuroides
'Hemlock', Dwarf Fountain Grass



Stachys lanata, Lamb's Ear



Chimonanthus virginicus,
Fringe Tree



Rhysanthus 'Pumilio',
Dwarf Mugo Pine



Echinacea purpurea,
Purple Coneflower



Festuca ovina 'Glauca',
Blue Fescue



Alopecurus pratensis, Five Leaf Aletris



Calamagrostis 'Karl Foerster',
Karl Foerster Feather Reed Grass



Polygala maritima, Sea Pink



Chiosia lanata 'Aster Pear', Aster



Helictotrichon sempervirens,
Purple Coneflower



Spiraea heliophila, White Spiraea



Ribes sanguineum 'King Edward VII',
King Edward VII Flowering Currant



Vaccinium corymbosum 'Blue Crop', Blue Crop Blueberry



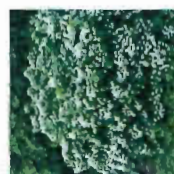
Vaccinium ovatum 'Thunderbird',
Thunderbird Evergreen Huckleberry



Echinacea purpurea,
Purple Coneflower



Helictotrichon sempervirens,
Purple Coneflower



Spiraea heliophila, White Spiraea

LEGEND

- ECDH AGRICULTURE PLANTS
- ECDH PLAY AREA PLANTS

NOTE: NO BERRIES TO BE PLANTED IN INFANT PLAY AREA

OP 18-822743

PWL partnership

PWL Partnership Landscape Architects Inc.
1201 West Beaver Creek
West Beaver Creek, Ontario L4B 1E6
www.pwlpartnership.com
P: 905.464.4112

gbl

NO.	DATE	DESCRIPTION
1	18-5-31	ISSUED FOR BP
2	18-6-20	ANNOUIN ISSUED FOR BP
3	18-6-24	ISSUED FOR UPP



6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Planting List
for ECDH
Level 3

SCALE
1:100

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtlkcdavmww
PLOTTED	18-6-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L2_04

NEW PL

RESIDENTIAL
AMENITY

SCHOOL AGE
CARE

PRE-SCHOOL

INFANT

SETBACK LINE

#6
DP 18-022743

PWL partnership

gbl



NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-6-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DP
4	18-9-07	REVISION DP SUBMISSION

NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

6340 No. 3 Road

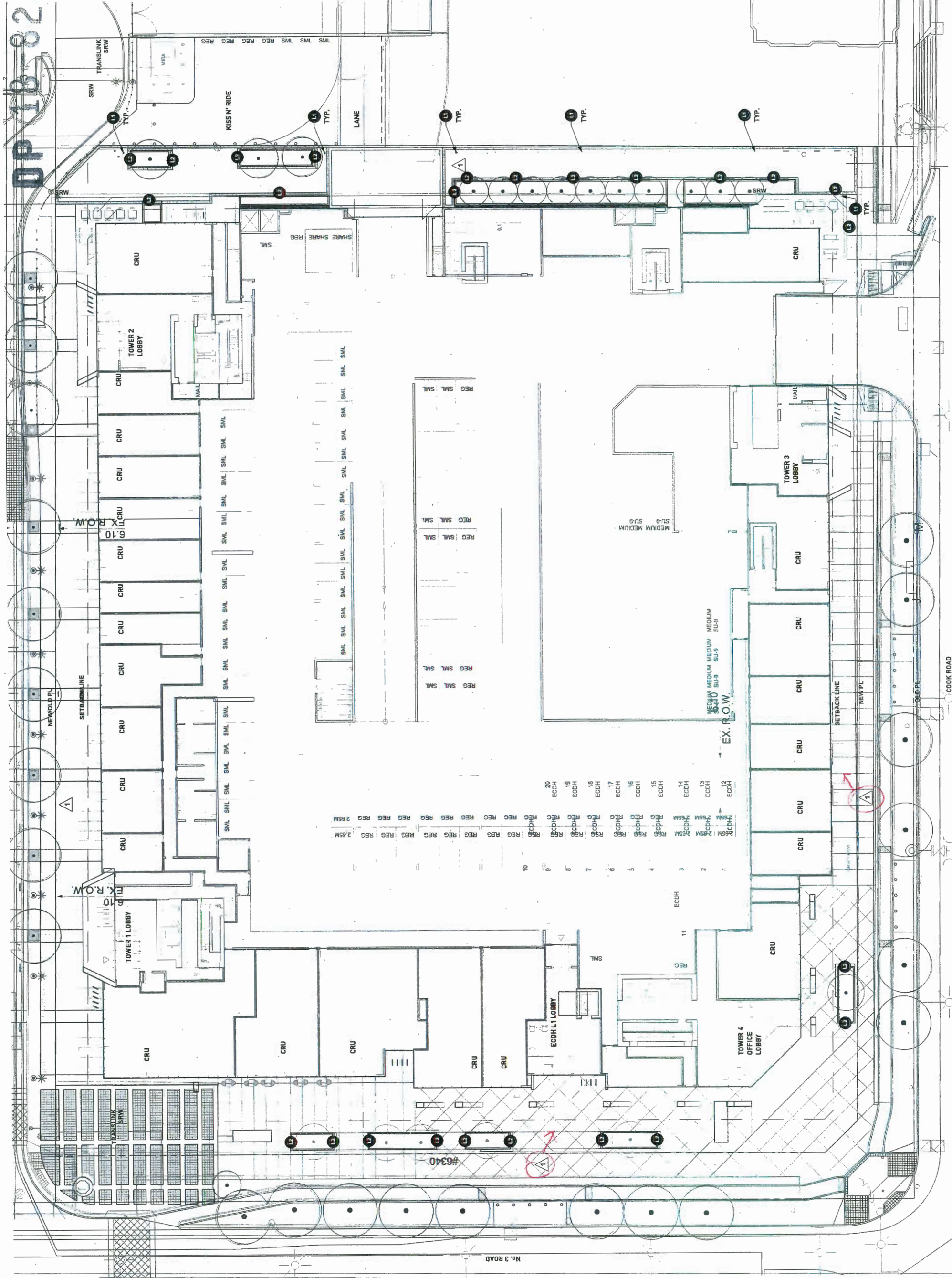
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Lighting Plan
Level 1

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_Lighting_V01.dwg
PLOTTED	18-9-10
DRAWN	MT
REVIEWED	KY

L3_01



#10

OP 18-822743

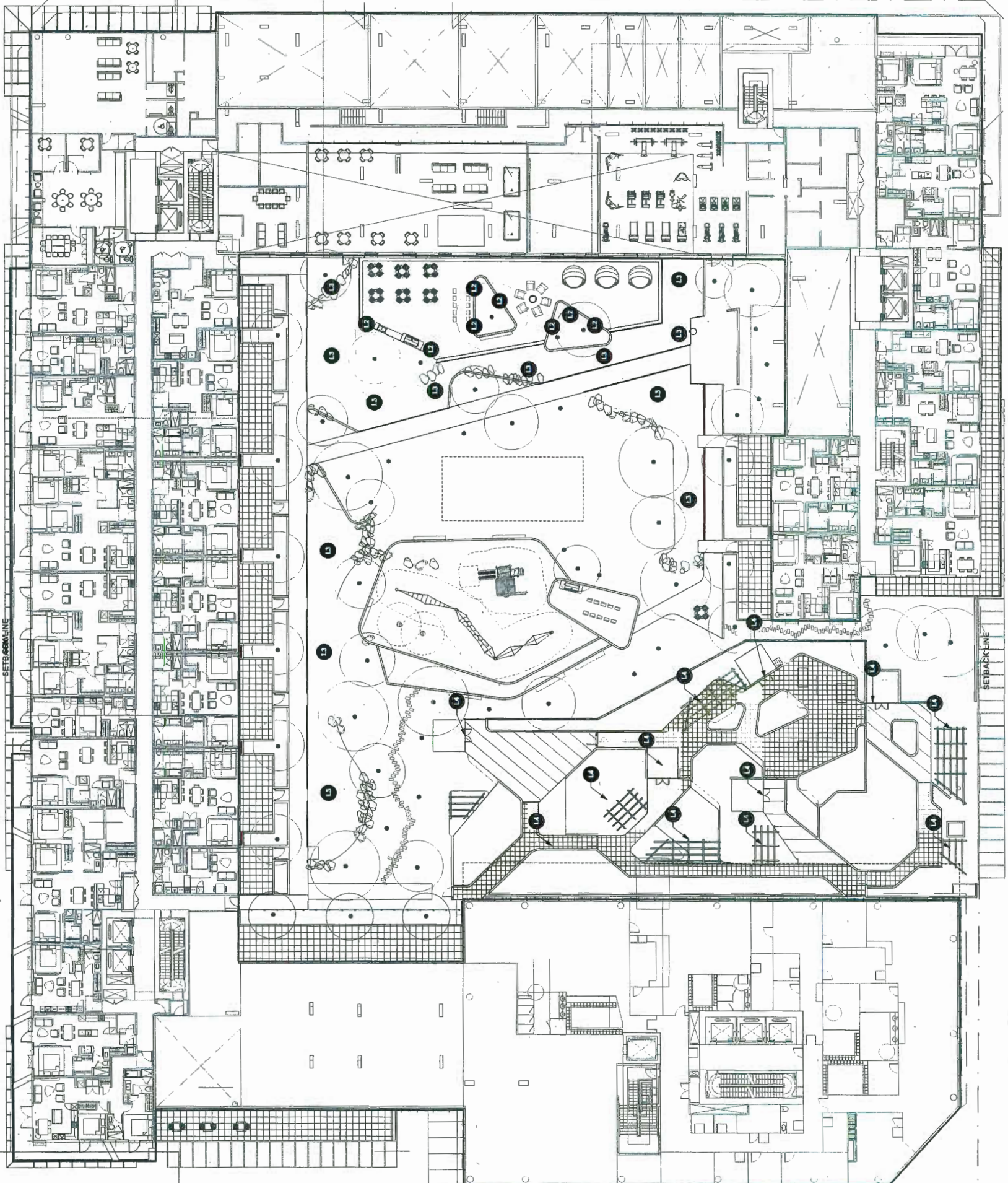
NEWOLD PL

PWL partnership

PWL Partnership Landscape Architects Inc.
1000 West 4th Avenue, Suite 200
Vancouver BC Canada V6C 3G5
www.pwlpartnership.com
7 784 444 1111
7 784 444 1112

gbl

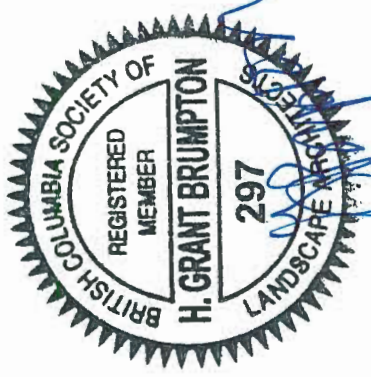
SRW TRANS LINK SRW



TRANS LINK SRW

NEW PL

OLD PL



PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Lighting Plan
Level 3

Copyright, All Rights Reserved. Reproduction in any form is prohibited. This drawing is the property of the firm and is not to be used for any other project without the written consent of the firm.



SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_Level3.dwg
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L3_02

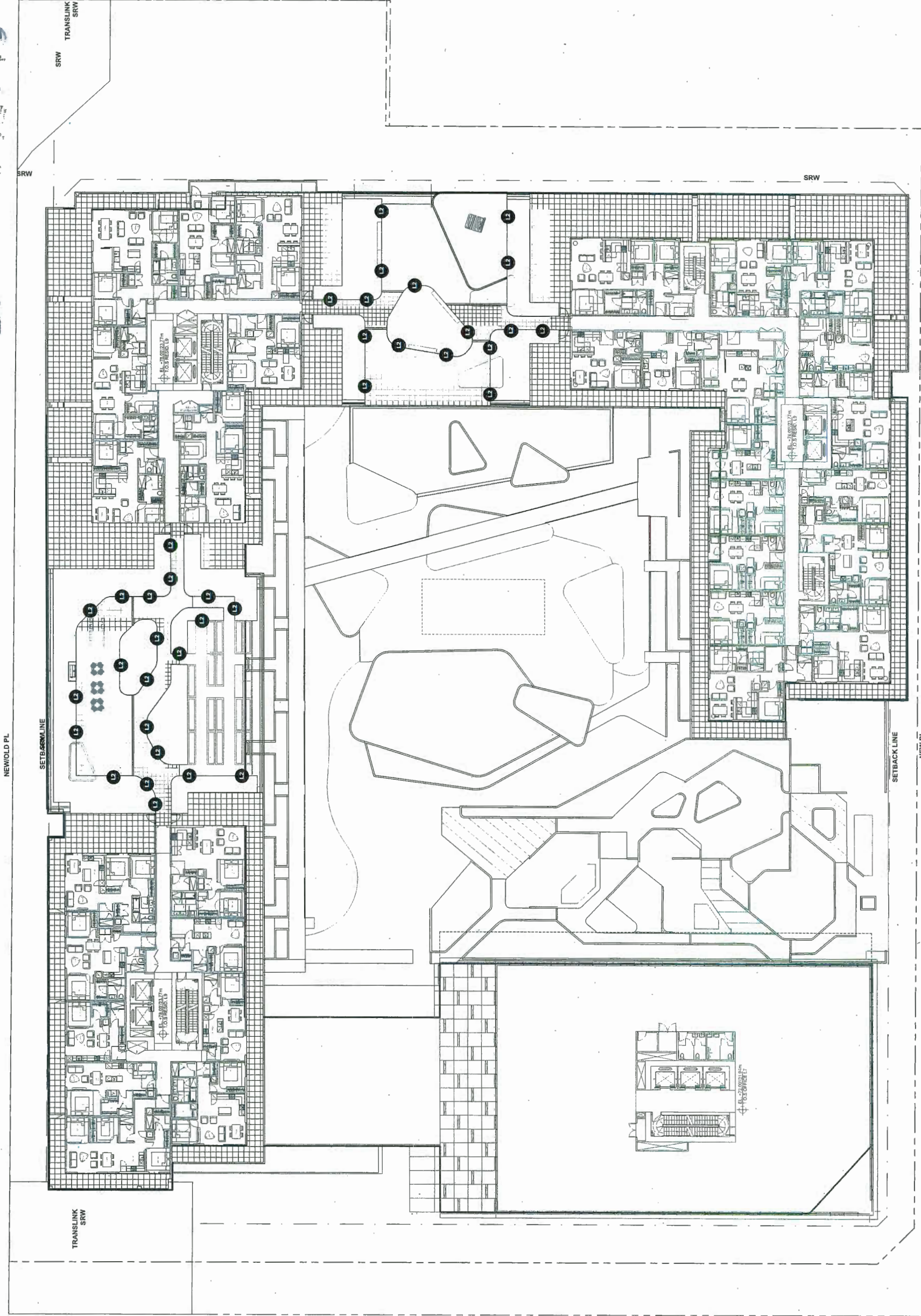
OP 18-822743

NEWOLD PL

SETBACK LINE

TRANS LINK
SRW

SRW
TRANS LINK
SRW



SETBACK LINE

NEW PL

OLD PL



PWL partnership

PWL Partnership Landscape Architects Inc.
1000 West Beaver Creek Road
Richmond BC Canada V6X 2S6
Tel: 604.273.1111
Fax: 604.273.1112

gbl

NO.	DATE	DESCRIPTION
1	18-8-21	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Lighting Plan
Level 9

SCALE
1:200

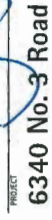
PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_plotted.dwg
PROJECT	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L3_03

PWL partnership

15

REVISIONS AND ISSUES	
NO.	DATE DESCRIPTION
1	18-5-31 ISSUED FOR DP
2	18-6-20 REVISION ISSUED FOR DP
3	18-2-24 ISSUED FOR DPP



DRAWING TITLE

NORTH **SCALE**

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Section.VWX
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	

L4.02

