



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, September 30, 2020  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on September 16, 2020.*



- GENERAL COMPLIANCE – REQUEST BY HAMILTON VILLAGE CARE CENTRE HOLDINGS LTD. FOR A GENERAL COMPLIANCE RULING AT 23111 GARRIPIE AVENUE (REFERRAL FROM THE SEPTEMBER 16, 2020 DEVELOPMENT PERMIT PANEL MEETING)**

(File Ref. No.: DP 20-906520 Xr: DP 17-771210) (REDMS No. 6500176)

APPLICANT: Hamilton Village Care Centre Holdings Ltd.

PROPERTY LOCATION: 23111 Garripie Avenue

### Director's Recommendations

*That the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation area be considered to be in General Compliance with the approved Development Permit (DP 17 771210).*



- DEVELOPMENT PERMIT 18-837117 (REFERRAL FROM THE JULY 29, 2020 DEVELOPMENT PERMIT PANEL MEETING)**

(REDMS No. 6524478)

APPLICANT: W. T. Leung Architects Inc.

PROPERTY LOCATION: 6333 Mah Bing Street

ITEM

**Director's Recommendations**

*That a Development Permit be issued which would:*

1. *permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned "High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).*



3. **New Business**

4. **Date of Next Meeting:     October 15, 2020**

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, September 16, 2020**

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 and Public Works

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on July 29, 2020 be adopted.*

**CARRIED**

**1. GENERAL COMPLIANCE – REQUEST BY HAMILTON VILLAGE CARE CENTRE HOLDINGS LTD. FOR A GENERAL COMPLIANCE RULING AT 23111 GARRIPIE AVENUE**

(File Ref. No.: DP 20-906520 Xr: DP 17-771210) (REDMS No. 6500176)

APPLICANT: Hamilton Village Care Centre Holdings Ltd.

PROPERTY LOCATION: 23111 Garripie Avenue

**INTENT OF PERMIT:**

To consider the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation to be in General Compliance with the approved Development Permit (DP 17 771210).

## **Development Permit Panel**

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#### **Applicant's Comments**

Travis Martin, van der Zalm + Associates, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed changes to landscaping and the Environmentally Sensitive Area (ESA) compensation area that were approved through Development Permit DP 17-771210, highlighting the following:

- a landscape wall is proposed at the northwest corner of the site to address grade changes around two existing trees which are being retained;
- the Western Red Cedar tree (#869) that was damaged during construction had to be removed and is being replaced with two new Western Red Cedar trees;
- the Pad Mounted Transformer (PMT) originally sited at the southeast corner of the site will be relocated along the Westminster Highway frontage as required by BC Hydro;
- the ESA along Garripie Avenue will be extended eastwards to compensate for the loss of ESA as a result of the relocation of the PMT;
- a planted island on the Garripie Avenue frontage will be replaced with concrete to accommodate a new crosswalk across Garripie Avenue; and
- a low fence to enclose garbage containers at the solid waste staging area on the southeast corner of the site will be removed as solid waste is stored within the building.

In reply to queries from the Panel, Mr. Martin acknowledged that (i) the Western Red Cedar tree that was removed was 30 cm. diameter in size, and (ii) the grade of the proposed location for the two replacement cedar trees and the spacing between them would enhance their survivability and potential to grow and mature.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

It was noted that the proposed planting of two smaller cedar trees as compensation for the removal of the significant cedar tree is not sufficient and a more substantial tree compensation package, which include planting of more replacement trees on-site and/or off-site, would be appropriate.



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**Panel Decision**

It was moved and seconded

*That the application be referred back to staff for the applicant to work with staff to provide a more substantial tree compensation package for the loss of a significant cedar tree on-site and be brought back for consideration at the September 30, 2020 meeting of the Development Permit Panel.*

**CARRIED**

**2. DEVELOPMENT PERMIT 18-818403**

(REDMS No. 6344932 v. 3)

APPLICANT: Konic Development Ltd.

PROPERTY LOCATION: 7151 No. 2 Road

**INTENT OF PERMIT:**

1. Permit the construction of four townhouse units at 7151 No. 2 Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and
  - (b) reduce the minimum front yard (east) setback from 6.0 m to 4.55 m.

**Applicant's Comments**

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background on the proposed development including, among others, the project's site context, site plan, floor plans, setbacks, grading plan, architectural form and character, and sustainability features, highlighting the following:

- the subject site is an orphaned lot and does not meet the required minimum lot width so the applicant is requesting a variance;
- there is a Cross Access Easement registered on Title of the existing townhouse development to the south (7321 No. 2 Road); however, a driveway to No. 2 Road is proposed for the subject site due to concerns raised by the neighbouring strata;
- an electrical room will be provided on the west side of the building;
- electric vehicle (EV) charging will be provided for each garage;
- a front yard setback variance is proposed to increase the separation between the townhouse building and the single-family dwelling to the west;

## Development Permit Panel

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- no balconies will be installed on the west and south sides of the building to provide privacy to neighbouring residential developments;
- a convertible unit with future provision for a lift is proposed;
- the project meets EnerGuide 82 rating requirements as confirmed by the project's Certified Energy Advisor;
- heat recovery ventilator (HRV) units are located facing the church parking lot to the north to address potential noise issues with neighbouring developments; and
- local, renewable and durable building materials are proposed.

Denitsa Dimitrova, PMG Landscape Architects, reviewed the proposed landscape features for the project, noting that (i) two off-site trees at the southwest corner of the site will be retained, (ii) a low aluminum transparent fence will be installed to enhance the streetscape and will be set back two feet to allow planting that will provide visual interest, (iii) a six-foot high wood fence is proposed along the north and west sides of the proposed development to provide a buffer to neighbouring developments, (iv) the existing six-foot high fence along the south side will be retained, (v) the common outdoor amenity area will be located on the west side of the subject site to provide a buffer to the single-family dwelling to the west, (vi) the proposed play equipment in the common outdoor amenity area provides various play opportunities for children, and (vii) two different colours of permeable pavers are proposed.

#### Staff Comments

Wayne Craig, Director, Development noted that (i) the two proposed variances associated with the project were identified at rezoning stage, (ii) a front yard setback variance is requested due to a road dedication being provided along No. 2 Road and to increase the building's separation to the single-family dwelling to the west, (iii) an acoustical report provided by the applicant indicates that there are no traffic noise issues as a result of the reduced front yard setback, (iv) the lot width variance is a technical variance due to the site geometry and the site being an orphaned lot, and (v) there will be a Servicing Agreement for frontage works at Building Permit stage.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) a fence along the south property line separates the subject site and the adjacent townhouse development to the south, (ii) there is limited space for landscaping along the south property line due to the proposed east-west internal drive aisle, and (iii) the side yards of two townhouse units in the adjacent townhouse development to the south abut the south property line of the subject site.

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#### **Panel Discussion**

In reply to a query from the Panel, Ms. Dimitrova noted that a slight grade change and a fence provide separation between the children's play area and the visitor parking stall.

In reply to a query from the Panel, Mr. Craig noted that (i) the City permits the concurrent review of the Building Permit and Development Permit applications, and (ii) the project meets the grandfathering provisions adopted by Council when the Step Code was introduced, which require that the Building Permit application be submitted prior to December 31, 2019 while the Development Permit application was under review.

In reply to a query from the Panel, Mr. Cheng noted that in his opinion, the project's proposed sustainability features are similar to those proposed by projects targeting Energy Step Code 3.

In reply to queries from the Panel, Mr. Cheng and Ms. Dimitrova confirmed that (i) brick cladding and a high level window are proposed for the garbage room on the building's east façade which fronts onto No. 2 Road, (ii) an evergreen hedge is proposed in front of the building's east façade, and (iii) there are opportunities to enhance the exterior cladding treatment of the garbage room consistent with the residential character of the neighbourhood, such as incorporating residential windows.

#### **Gallery Comments**

None.

#### **Correspondence**

Alex Chang, Lesperance Mendes Lawyers, on behalf of the owners, Strata Plan BCS3356 located at 7231 No. 2 Road ([Schedule 1](#))

Mr. Craig noted that Mr. Chang's concern regarding the subject development using the driveway on the adjacent site to the south is unfounded as a driveway will be provided on the proposed development that will provide direct access to No. 2 Road.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) the project's use of the driveway on the adjacent townhouse development to the south was being investigated at the rezoning stage, (ii) it was determined through the rezoning and public hearing process that the subject site would be granted its own driveway to No. 2 Road, and (iii) a Statutory Right-of-Way (SRW) will be registered over the entire internal drive aisle on the subject site to provide legal access to existing and future developments to the south should the No. 2 Road and Comstock Road intersection become signalized in the future.

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#### Panel Discussion

Staff was directed to work with the applicant to (i) enhance the architectural treatment of the garbage room on the building's east façade and incorporate additional landscaping in front of the building to improve the No. 2 Road streetscape, and (ii) ensure that the project's proposed sustainability features are retained through the Building Permit process, prior to the application moving forward for Council consideration.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of four townhouse units at 7151 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and*
  - (b) *reduce the minimum front yard (east) setback from 6.0 m to 4.55 m.*

**CARRIED**

### 3. DEVELOPMENT PERMIT 18-829141

(REDMS No. 6435610 v. 6)

APPLICANT: Townline Ventures Inc.

PROPERTY LOCATION: 5591, 5631, 5651 and 5671 No. 3 Road

#### INTENT OF PERMIT:

To permit the construction of a high-density, mixed-use development consisting of three residential towers and a mid-rise building that includes 363 residential units and 20 low-end market rental units, and an office tower over a single storey mixed-use podium with street oriented commercial, retail and community amenity uses at ground level at 5591, 5631, 5651 and 5671 No. 3 Road.

#### Applicant's Comments

Peter Odegaard, MCM Architects, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, including its site context, site plan, and form and character, highlighting the following:

- the proposed development includes spaces for office, residential, retail/commercial, and City-owned community amenity uses in the centre of the City Centre Area;

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- two of the four levels of parking are below grade, resulting in a low podium expression around the buildings;
- the existing City lane along the west side of the subject site will be widened to create a new north-south road;
- all vehicle, loading and garbage and recycling access is provided through a single parkade entrance located at the north end of the site from the new north-south road;
- the proposed linear park fronts onto the south side of the subject site along Lansdowne Road;
- the architecture of the buildings reflects their mixed-uses;
- the office tower is articulated with angled corners and edges and is sited at the prominent southeast corner of the site;
- angled balconies are proposed for the residential towers;
- the outdoor amenity spaces are located on the podium roof; and
- public art, which is a light installation, will be incorporated on the ceiling of the two pedestrian breezeways.

In reply to a query from the Panel, Mr. Odegaard noted that (i) public art is located at the two pedestrian breezeways on either side of the office tower building which can be accessed from No. 3 Road and Lansdowne Road and provide connection to the parkade, and (ii) the breezeways are publicly accessible during regular business hours.

Justin Benjamin-Taylor, Durante Kreuk Landscape Architecture, reviewed the main landscape features of the project, noting that (i) there is a 10-metre dedication along the Lansdowne Road frontage for the installation of the linear park, (ii) the outdoor amenity area on the podium has been programmed and delineated for common residential, office and private uses, (iii) the common residential outdoor amenity area includes active and passive uses including, among others, a children's play area, an outdoor pool, a quiet garden, a dog run with wash station, outdoor kitchens and dining areas, and (iv) pedestrian circulation routes are provided from the two podium exits.

In reply to queries from the Panel, Mr. Odegaard and Mr. Taylor acknowledged that (i) ballasted roofs are proposed for the four towers primarily due to height restrictions and will not be accessible, (ii) the roof lines of the project are differentiated and the residential tower roofs are sloped, (iii) the top of the tower is the roof parapet of the elevator overrun, (iv) an intensive green roof is proposed on the mid-rise building rooftop, and (v) there would be no added significant benefits for installing green roofs on the rooftops of towers as water infiltration is taken care of by the overall design of the buildings.

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#### Staff Comments

Mr. Craig noted that (i) a City-owned community amenity space is included in the proposed development that has been designed in consultation with City stakeholders, (ii) there is a significant Servicing Agreement associated with the project for the significant road improvements along Lansdowne Road, the construction of a new north-south road along the west side of the site, and improvements to No. 3 Road, (iii) the linear park will also be designed through the Servicing Agreement process, (iv) the public art installation within the breezeways was reviewed and endorsed by the Richmond Public Art Advisory Committee (RPAAC) on May 22, 2019, (v) an on-site low carbon district energy utility plant will be constructed and transferred to the Lulu Island Energy Company, and (vi) acoustical measures have been incorporated in the design of the development to address aircraft noise and the adjacency of Canada Line to the subject development.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) the linear park will be designed through a Servicing Agreement process in consultation with City staff, (ii) the City-owned community amenity space and the project's residential units front onto the new north-south road, (iii) the project meets the City's Affordable Housing Strategy requirements, (iv) the affordable housing units will be distributed among the three residential towers, and (v) the design of the bicycle lane will be part of the Servicing Agreement that will be reviewed by City's Transportation and Engineering staff.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project, noting that it is well done and the provision of two levels of below grade parking enhances the appearance of the streetscape.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a high-density, mixed-use development consisting of three residential towers and a mid-rise building that includes 363 residential units and 20 low-end market rental units, and an office tower over a single storey mixed-use podium with street oriented commercial, retail and community amenity uses at ground level at 5591, 5631, 5651 and 5671 No. 3 Road.*

**CARRIED**

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**4. DEVELOPMENT VARIANCE 20-896703**

(REDMS No. 6496446 v. 4)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 2151, 2511, 2611, 2651 No. 7 Road and PID 001-928-899

**INTENT OF PERMIT:**

1. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum front yard setback for agricultural buildings and structures from 7.5 m to 1.87 m;
  - (b) reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.58 m; and
  - (c) reduce the minimum lot area from 2.0 ha to 0.34 ha at 2651 No. 7 Road in order to resolve an encroachment issue with the existing agricultural buildings and structures along the south property line of 2611 No. 7 Road; and
2. Allow the existing agricultural buildings and structures at 2151, 2511, 2611, 2651 No. 7 Road and PID 001-928-899 on a site zoned "Agriculture (AG1)" to remain and facilitate a proposed subdivision.

**Applicant's Comments**

Brian Dagneault, Dagneault Planning Consultants Ltd., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the subject application, highlighting the following:

- the property owner is a long-time farmer in Richmond and intends to transfer the subject properties zoned "Agriculture (AG1)" to their children for farm succession planning and continuance of farming operations;
- the subject properties consist of four parcels and will be subdivided to align the property lines with existing farm operations, provide each parcel direct access to No. 7 Road, address an encroachment issue involving existing agricultural buildings and structures on-site, and facilitate the transfer of the parcels for farm succession planning;
- the proposed subdivision plan would reduce the number of parcels from four to three and require setback variances for existing agricultural buildings and structures which do not comply with the current minimum setback requirements;
- the proposed subdivision and adjustments of existing property lines would allow existing buildings on-site to remain in their current locations; and

## **Development Permit Panel**

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- the subdivision proposal includes slightly moving the south property line of 2611 No. 7 Road to the south to resolve an encroachment issue with existing buildings on the south side of the subject site.

In reply to queries from the Panel, Mr. Dagneault acknowledged that (i) the proposed subdivision will rationalize existing property lines to align with actual farm activities, (ii) under the proposed subdivision, existing Lot 3 and Lot 4 are combined into one lot and existing Lot 2 remains basically the same, (iii) moving the boundary line between Lots 3 and 4 would create a panhandle on the new lot to provide Lot 1 access to No. 7 Road, (iv) the south property line of existing Lot 4 will be slightly shifted south to capture the buildings which currently encroach into the Remainder Lot 5, and (v) the subdivision proposal will allow the existing buildings on-site to be apportioned to each of the property owner's children.

#### **Staff Comments**

Mr. Craig noted that (i) the proposed subdivision would reduce the number of parcels within the Agricultural Land Reserve (ALR) which is supported by City policy, (ii) the proposed subdivision would result in three lots with residential development potential and not create an additional lot with residential development potential, and (iii) the proposal was reviewed and supported by the Food Security and Agricultural Advisory Committee.

In reply to a query from the Panel, Mr. Craig acknowledged that although setback variances are proposed in the subject application, it will resolve an encroachment issue with existing agricultural buildings and structures on-site.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

The Panel expressed support for the application, noting that the proposed subdivision is moving in the right direction.



**Development Permit Panel**  
**Wednesday, September 16, 2020**

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**Panel Decision**

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum front yard setback for agricultural buildings and structures from 7.5 m to 1.87 m;*
  - (b) *reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.58 m; and*
  - (c) *reduce the minimum lot area from 2.0 ha to 0.34 ha at 2651 No. 7 Road in order to resolve an encroachment issue with the existing agricultural buildings and structures along the south property line of 2611 No. 7 Road; and*
2. *This would allow the existing agricultural buildings and structures at 2151, 2511, 2611, 2651 No. 7 Road and PID 001-928-899 on a site zoned "Agriculture (AG1)" to remain and facilitate a proposed subdivision.*

**CARRIED**

5. **Date of Next Meeting:**     **September 30, 2020**

6. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:02 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 16, 2020.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
September 16, 2020.

<b>To Development Permit Panel</b>	
Date:	SEPT 16, 2020
Item #	7
Re:	DP 18-818403
	7151 No 2 Road

**From:** Alex Chang <ajc@lmlaw.ca>  
**Sent:** September 16, 2020 11:42 AM  
**To:** CityClerk  
**Cc:** Courtnie Touet; Michael Chung (michaelchung@citybase.ca)  
**Subject:** File: DP 18-818403, Applicant: Konic Development Ltd., Site: 7151 No 2 Road  
**Attachments:** 20-09-16 LT City of Richmond re DP 18-818403 (00808566xDA33B).PDF

Please see the attached correspondence submitted on behalf of The Owners, Strata Plan BCS3356, concerning the above-referenced development permit application.

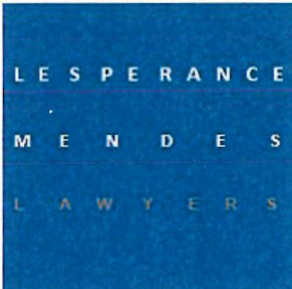
Please confirm that you received the attached correspondence and that it will be entered into today's meeting record.

Regards,

**Alex J. Chang**  
Associate

550 – 900 Howe Street

Vancouver, BC V6Z 2M4



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t 604 685 3567  
f 604 685 7505

e [ajc@lmlaw.ca](mailto:ajc@lmlaw.ca)  
w [lmlaw.ca](http://lmlaw.ca)

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L E S P E R A N C E  
M E N D E S  
L A W Y E R S

Reply to: Alex J. Chang  
Direct Line: 604-685-1255  
Email: [ajc@lmlaw.ca](mailto:ajc@lmlaw.ca)  
File: 2413-02

[WWW.LMLAW.CA](http://WWW.LMLAW.CA)

September 16, 2020

REGISTERED MAIL AND EMAIL:

[cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)

City of Richmond, City Clerk's Office  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Sirs/Madams:

**Re: File: DP 18-818403,  
Applicant: Konic Development Ltd.  
Site: 7151 No 2 Road**

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We act for The Owners, Strata Plan BCS3356 (the "Strata") located at 7231 No. 2 Road.

We write to express the concerns that our client and its owners and residents have concerning the application for the development permit for 7151 No 2 Road (the "Lands").

Our client's property is immediately adjacent to the south of the Lands. While our client and we have not seen a copy of the development application, we understand from the public notice that the proposed development is for four townhome units with access to the lands via our client's property.

This proposed development is similar to a previous development permit application (2013 638387 000 00 RZ), which we understand did not proceed. Our client has the same concerns about this application as it did to the application in 2013. Those concerns were expressed in its letter to the City dated August 16, 2013, in response to the 2013 application.

Our client consists of 26 townhomes in a close-knit family community. Many of the residents have children that play in the front yards and sometimes on the driveways. The residents use these outdoor spaces for recreation more frequently due to the COVID-19 pandemic.

Sometimes residents or guests drive at unsafe speeds in through this family community. Fortunately, the Strata is able to manage the internal safety of its driveways by enforcing its bylaws and rules regarding road safety under the *Strata Property Act*.

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Our client has significant concerns regarding the proposed development. In particular, they are concerned about the suggested right to access the lands via the Strata's property during and after construction.

### **Suggested Right to Access the Strata's Property**

Our client is concerned that as with the development applicant in 2013, the applicant in this case is of the view that the purchasers of the proposed townhomes would have an easement granting them access to the Lands via our client's property. Our client is also concerned that the developer intends to travel over the Strata's property to facilitate the construction.

Our client maintains that no such rights of access exist. We understand that the easement in question was granted when the Lands consisted of one home and that it was our client's property that was being developed. Had the intention been to grant a reciprocal right to access the Strata property to develop the Lands, those provisions could have been included in the easement.

We also understand that the easement purports to be a grant to the City of Richmond under s. 219 of the *Land Title Act*. However, s. 219 only grants rights to the City. It grants no rights to a private party like the developer. A s. 219 covenant is not enforceable to the extent that it purports to grant rights to a private party.

Our client also believes that it is unrealistic to believe that the large construction vehicles or their loads can reasonably fit within the easement area.

### **Access During Construction**

As a matter of safety and practicality, the driveway running through our client's property is not large enough to accommodate additional traffic, particularly larger construction vehicles. Any additional traffic will present a safety concern and potentially cause damage to the Strata's property. The flow of construction vehicles would also interfere with the use of the Strata's common areas by causing increased traffic, noise, and debris. As noted above, the residents and their families have a greater need for those common outdoor areas during the pandemic.

Our client is also concerned that once the construction starts, the fence dividing the two properties will be removed, which would also increase the nuisance for our client. Residents are also concerned that with the fence removed to allow the flow of traffic into the Lands, that their children or pets may also be at risk of wandering into a construction site.

Our client is understandably concerned about the above nuisances and hazards. There is simply no practical way to minimize these hazards to their property and families.

**Access After Construction**

Upon completion of construction, it would also be problematic for the purchasers of the development to access the Lands via the Strata property. These new neighbouring residents would not be a part of the Strata and, therefore, not subject to its bylaws and rules regarding the safety of the road. There would also be no mechanism that would allow the Strata to enforce its bylaws or rules against the residents of the Lands.

The neighbouring residents of the Lands would require regular vehicle access to the Strata's property to enter and leave the Lands. It would be unfair and unsafe for our clients to have one set of rules regarding the safe use of the driveway and for the residents of the Lands to have no rules apply to them at all.

Based on the foregoing, our clients ask that the City reject the development application.

Yours truly,

**LESPERANCE MENDES**

Per:



Alex J. Chang

cc. client



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<b>To:</b>	Development Permit Panel	<b>Date:</b>	September 22, 2020
<b>From:</b>	Wayne Craig Director, Development	<b>File:</b>	DP 17-771210 (via DP 20-906520)
<b>Re:</b>	<b>Application by Hamilton Village Care Centre Holdings Ltd. for a General Compliance Ruling to Development Permit (DP 17-771210) at 23111 Garripie Avenue</b>		

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A request for a General Compliance ruling, regarding changes to the landscaping design secured via Development Permit (DP 17-771210) at 23111 Garripie Avenue in Hamilton Village, was initially reviewed by the Development Permit Panel at the meeting on September 16, 2020. The application was deferred to the meeting of September 30, 2020 under the following referral motion:

*That the application be referred back to staff for the applicant to work with staff to provide a more substantial tree compensation package for the loss of a significant cedar tree on-site and be brought back for consideration at the September 30, 2020 meeting of the Development Permit Panel.*

This supplementary memo provides an update to the Development Permit Panel on the results of staff discussions with the applicant following that meeting, and information regarding the revisions made to the proposal to address the referral motion. For more information regarding development information, background, staff comments, and additional analysis, please refer to the original General Compliance staff report dated August 25, 2020 (Attachment 1).

### **Staff Comments**

In response to the Panel's referral motion, the applicant and City staff have met to discuss opportunities for additional tree compensation both on-site and in the Hamilton area. As a result of these discussions the applicant has proposed to provide a voluntary contribution of 20 trees to be directed towards the Hamilton Highway Park at 4571 Thompson Road.

#### **Response:**

- *The project Landscape Architect has identified that the on-site landscaping is substantially complete. This includes the planting of the two 3.5m (11 ft) high Western Red Cedar replacement trees that were originally proposed to offset the loss of Tree #869.*
- *The project Landscape Architect has provided staff with his professional opinion (Attachment 2) that there is no further opportunity on-site for further enhancement to the landscaping, including the provision of larger size replacement trees.*
- *The Landscape Architect has also noted that, in their opinion, the site is already properly planned and planted, and that introducing new plantings would result in overgrowth and compromise the growth of plantings already on-site.*

- *The location of the tree compensation is supported by the City's Parks department.*
- *The proposed contribution of 20 trees would be secured in the form of a \$15,000 cash contribution to the City's Tree Planting Compensation fund which is to be provided to the City prior to Council's consideration of the General Compliance ruling.*

### **Conclusion**

The applicant has presented a revised compensation package to address the comments identified by the Development Permit Panel at the meeting of September 16, 2020. Staff support the revised package presented by the applicant in this memo, and the applicant's request for a General Compliance ruling for the proposed changes to the approved development permit, as outlined in Attachment 1.

A handwritten signature in black ink, appearing to read "Wayne Craig", with a large, stylized flourish at the end.

Wayne Craig  
Director, Development

WC:rp  
Att. 2



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 25, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 17-771210  
(via DP 20-906520)

**Re:** Application by Hamilton Village Care Centre Holdings Ltd. for a General  
Compliance Ruling to Development Permit (DP 17-771210) at  
23111 Garripie Avenue

---

### Staff Recommendation

That the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation area be considered to be in General Compliance with the approved Development Permit (DP 17-771210).

Wayne Craig  
Director, Development  
(604-247-4625)

WC:rp  
Att. 4



## **Staff Report**

### **Origin**

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling regarding a minor change to the issued Development Permit (DP 17-771210) for a senior's care facility building at 23111 Garripie Avenue in Hamilton Village. The Director of Hamilton Village Care Centre Holdings Ltd. is Mary McDougal. A location map for the subject property is provided (Attachment 1).

The rezoning for the project (RZ 16-738480), to the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, was adopted by Council on January 15, 2018. Subsequently, a Development Permit (DP 17-771210) was issued on January 29, 2018. The subject site currently contains a nearly-completed senior's care facility.

The proposed modifications to the Development Permit include changes to landscaping and also the ESA compensation area that was approved via Development Permit DP 17-771210. A Servicing Agreement (SA 17-773932) for off-site works was previously approved, and the proposed changes do not necessitate any changes to that agreement.

### **Background**

Development surrounding the subject site is as follows:

- To the north, low density residential lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the east, low density residential lots zoned "Single Detached (RS1/F)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the south, a private road (Garripie Avenue, over which a Public Right-of-Passage (PROP) has been secured), across from which is located a 130-unit senior's housing building under construction (as of the date of this report). The Development Permit for that site (DP 15-716274) was issued on January 29, 2018.
- To the west, across Westminster Highway, a vacant former fire hall site is zoned "School and Institutional (SI)" and low density residential lots zoned "Single Detached (RS1/F)" which contain a single family dwelling. This area has been designated by the Hamilton Area Plan for townhouse development.

### **Staff Comments**

The proposed changes to the plans attached to this report are in general compliance with the issued Development Permit for this project (see Attachment 2 for the relevant approved drawings). In addition, the proposed changes (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone.

## **Analysis**

### ***The Removal of Tree #869:***

- A Western Red cedar tree (#869) has been removed along the Westminster Highway frontage, following unlawful excavation within the tree protection zone and the resulting destruction of its critical root system and significantly impacting its structural stability.
- The location of tree #869 is shown in a red bubble in Attachments 2 & 3, on Plan L-02 in both cases.
- Tree Preservation staff fined the owner and the offending contractor in accordance with Tree Protection Bylaw No. 8057 for the damage caused to tree #869.
- Tree #869 was subsequently authorized for removal by Tree Preservation staff, who recommended that the tree be removed immediately by the project arborist, as it was deemed to be at high risk of failure following the unlawful excavation.
- Tree #869 would be replaced by two new 3.5m (11 ft) high Western Red Cedar trees, in accordance with the City's tree compensation strategy (Attachment 3, Plan L-03B). The plantings proposed under and around the area of the new trees would use the same flora pallet (all of which are native species and included in the ESA planting list), but rearranged slightly to accommodate the new trees.

### ***The introduction of a Gabion Wall:***

- A gabion wall, which is a wall composed of rocks encased in a wire mesh, is proposed at the northwest corner of the site in order to protect two existing trees (#871 & 872) from the raised grades required on-site (which are impacted by an unanticipated finished grade along Garripie Avenue).
- Several other proposed trees, approved via DP 17-771210, are relocated slightly to accommodate the gabion wall.
- The plantings proposed around the new wall would use the same flora pallet (all of which are native species and included in the ESA planting list).

### ***The Relocation of a Pad Mounted Transformer***

- A Pad Mounted Transformer (PMT), as required by BC Hydro, has been constructed along the Westminster Highway frontage.
- At the time of Development Permit, the PMT was anticipated to be located inside the loading bay (atop the suspended slab). Following Development Permit issuance, it was relocated by BC Hydro based on requirements for it to be located along Westminster Highway and founded on soil, and the constructed location was concluded to be the least intrusive option.
- Plantings around the new PMT (but within the ESA-exclusion area noted below) would be updated to coordinate with the planting patterns and flora pallet (all of which are native species and included in the ESA planting list).

### ***Reallocation of ESA compensation area:***

- A roughly 31 m<sup>2</sup> (334 ft<sup>2</sup>) portion of the DP-approved ESA compensation area along the Westminster Highway frontage has been claimed by the above-noted PMT. As a result, the PMT and surrounding area should be excluded from the ESA compensation area.

- A 31.8 m<sup>2</sup> (342 ft<sup>2</sup>) area along the Garripie Avenue frontage at the south side of the building, contiguous with the existing approved ESA area, would be added into the ESA compensation area, in order to offset the loss noted above (Attachment 3, Plan L-05).
- Plantings in both the area around the PMT (which is proposed to be excluded from the ESA) and the proposed ESA addition area along the Garripie Avenue would be updated to coordinate with the surrounding planting patterns and flora pallet.
- A recent survey (Attachment 4) demonstrates a provision of 1,099.1 m<sup>2</sup> of ESA compensation area, which meets the minimum requirement for 1099 m<sup>2</sup>, as approved via DP 17-771210. For comparison, the previously-approved ESA is demonstrated in Attachment 2, Plan L-05).
- The applicant has confirmed that the revised compensation strategy is consistent with the DP-approved ESA compensation plan.
- City staff have reviewed the revised ESA compensation plan and support the relocation.
- An amendment to the ESA Agreement would be required in order to update it with the new survey of the ESA compensation area to describe the new ESA compensation area (Schedule A of the Agreement) and the SRW area that permits City staff to access the ESA compensation area (Schedule B of the Agreement)

#### ***Other Landscaping Changes***

- A small (7.3 m<sup>2</sup>; 79 ft<sup>2</sup>) triangular planting area on the Garripie Avenue frontage (located between the parallel parking spaces and the driveway loop) is proposed to be replaced with paved sidewalk, in order to accommodate a new crosswalk proposed across Garripie Avenue and a PROP statutory right-of-way (SRW) on the subject property.
- A screening fence for the solid waste staging area at the southeast corner of the site is proposed to be removed from the Landscape Plan set. The applicant has noted that there had been coordination issues between the architect and the landscape architect during preparation of the drawing package for DP 17-771210, resulting in the screening fence being erroneously included in the DP-approved landscape drawings. The applicant has confirmed that the solid waste is stored within the building and is staged outside in this area for a limited time only on collection days. The applicant now seeks its removal of the screening fence from the Landscape Plans.

#### ***Landscaping Security***

- A \$52,878 Letter of Credit was taken as a security for landscaping in the ESA at the time of the original Development Permit.
- In addition, a \$283,376 Letter of Credit was taken as a security for non-ESA landscaping at the time of the original development permit.
- As of the date of this report, the City of Richmond still holds both Letters of Credit in their entirety. Given the nature of the proposed changes, additional securities are not required.

August 25, 2020

DP 17-771210

### **Conclusions**

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling for proposed changes to landscaping. The proposed modifications are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Robin Pallett  
Planner 2  
(604-276-4200)

RP:blg

### Attachments:

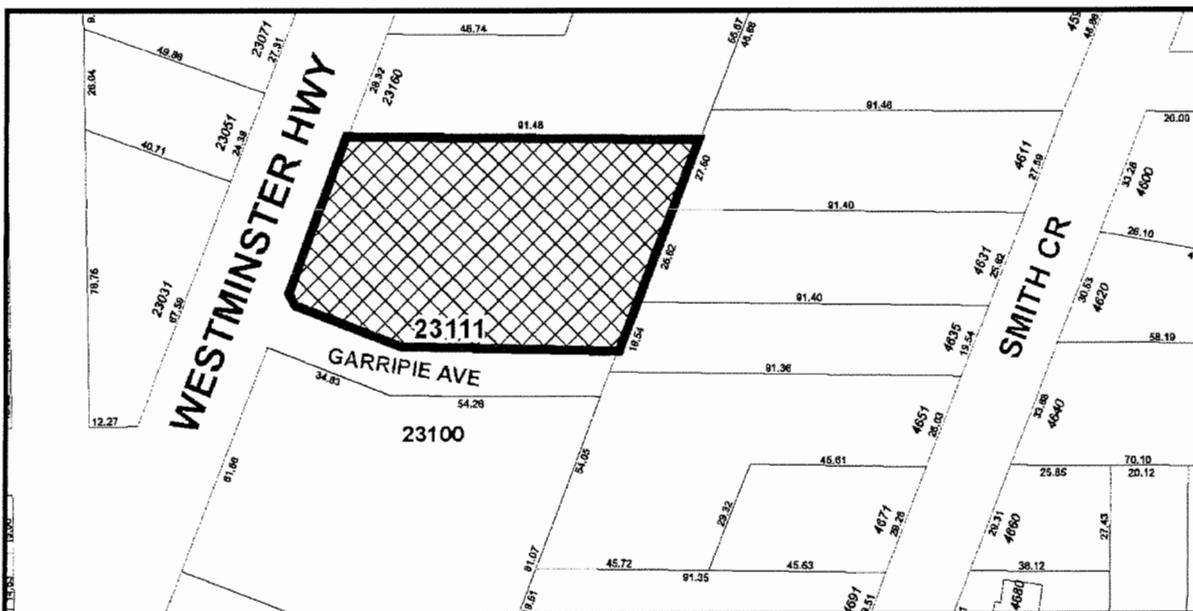
- Attachment 1: Location Map
- Attachment 2: Approved Design via DP 17-771210
- Attachment 3: Proposed Design
- Attachment 4: Survey of the proposed ESA

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

- Register an amendment to, or replacement of, the ESA covenant that is registered on the title of the subject property to replace its Schedule "A" Plan EPP75559 and Schedule "B" Plan EPP75726 with Plan EPP99756 in order to accommodate the proposed reallocation of ESA compensation area.



City of  
Richmond



DP 17-771210

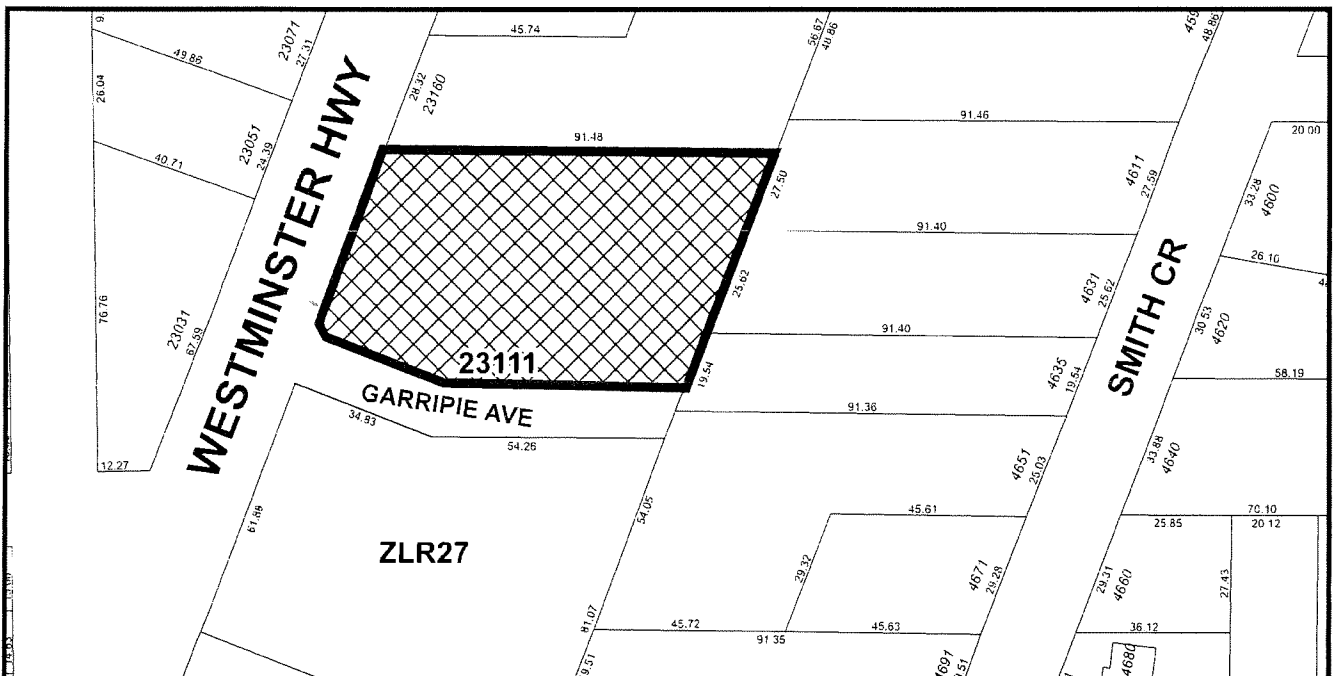
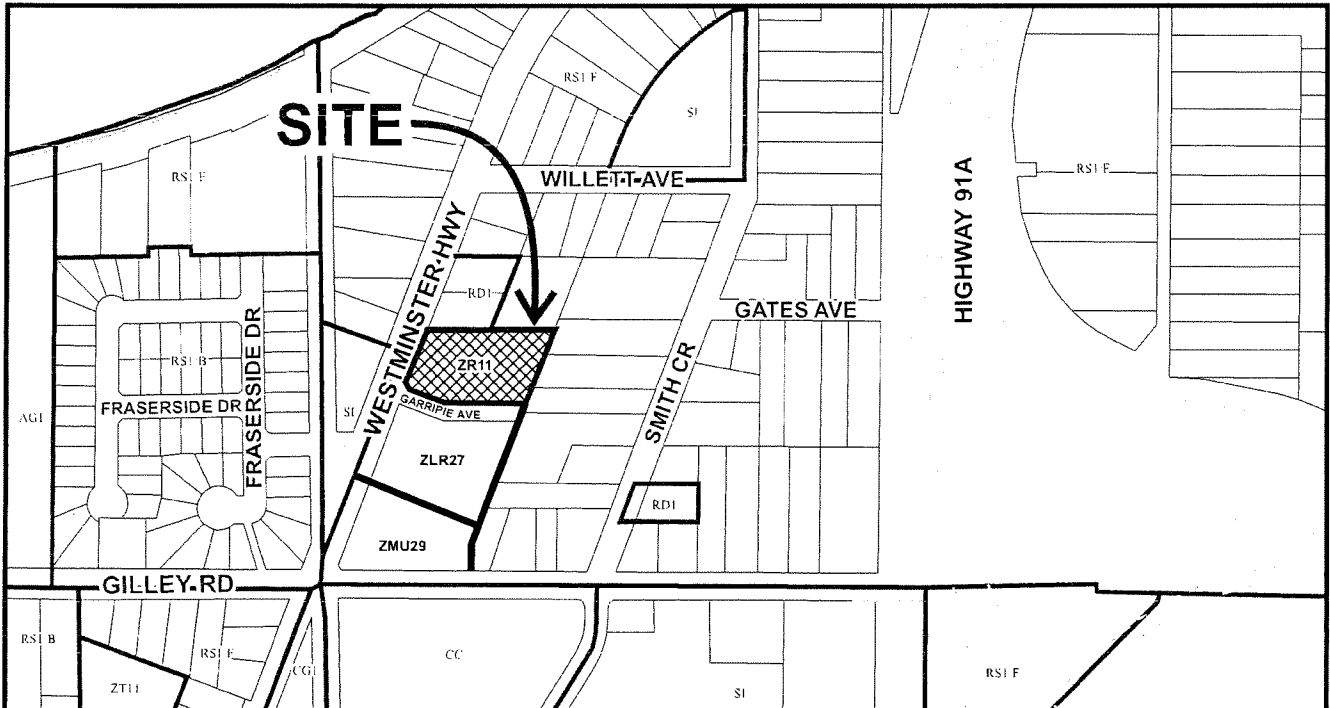
Original Date: 05/15/17

Revision Date: 07/14/20

Note: Dimensions are in METRES



# City of Richmond



DP 17-771210  
SCHEDULE "A"

Original Date: 05/15/17

Revision Date: 07/14/20

Note: Dimensions are in METRES

Attachment 2: Approved Design via DP 17-771210



**DEREK CRAWFORD ARCHITECT Inc.**  
 1000 3371 St. John's Rd. BC, V8K 2V5  
 Tel: 250-637-1100 Fax: 250-637-1101  
 Web: www.dco-arch.ca

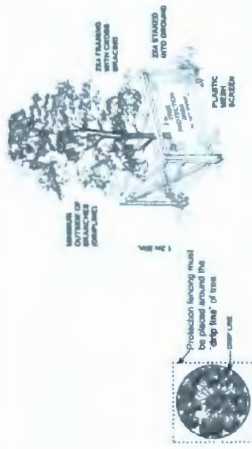
**Note:**

1. Contact Arbonst (Austin) Pelanson, 604-882-0024, [austin@vztc.ca](mailto:austin@vztc.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Auslin Pelanson, Revision 3, February 2, 2017.

KEY	REF.	DESCRIPTION
---	2 L-02	TREE PROTECTION FENCE



Tree Production Distance Table



Trees shown as 'Removed Tree' existed on site during the first arborist review and report. Tree removals were documented by the arborist and surveyor in January 2017.



1) TREE RETENTION PLAN 1,200

**2** **TREE PROTECTION - CITY OF RICHMOND**  
Scale NTS

6	July 14/17	DP Re-submission
7	May 25/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 02/17	Arborist Plan Re-submission
4	Dec 20/16	Re-zoning Re-submission
NO.	DATE	REVISION

[illegible]

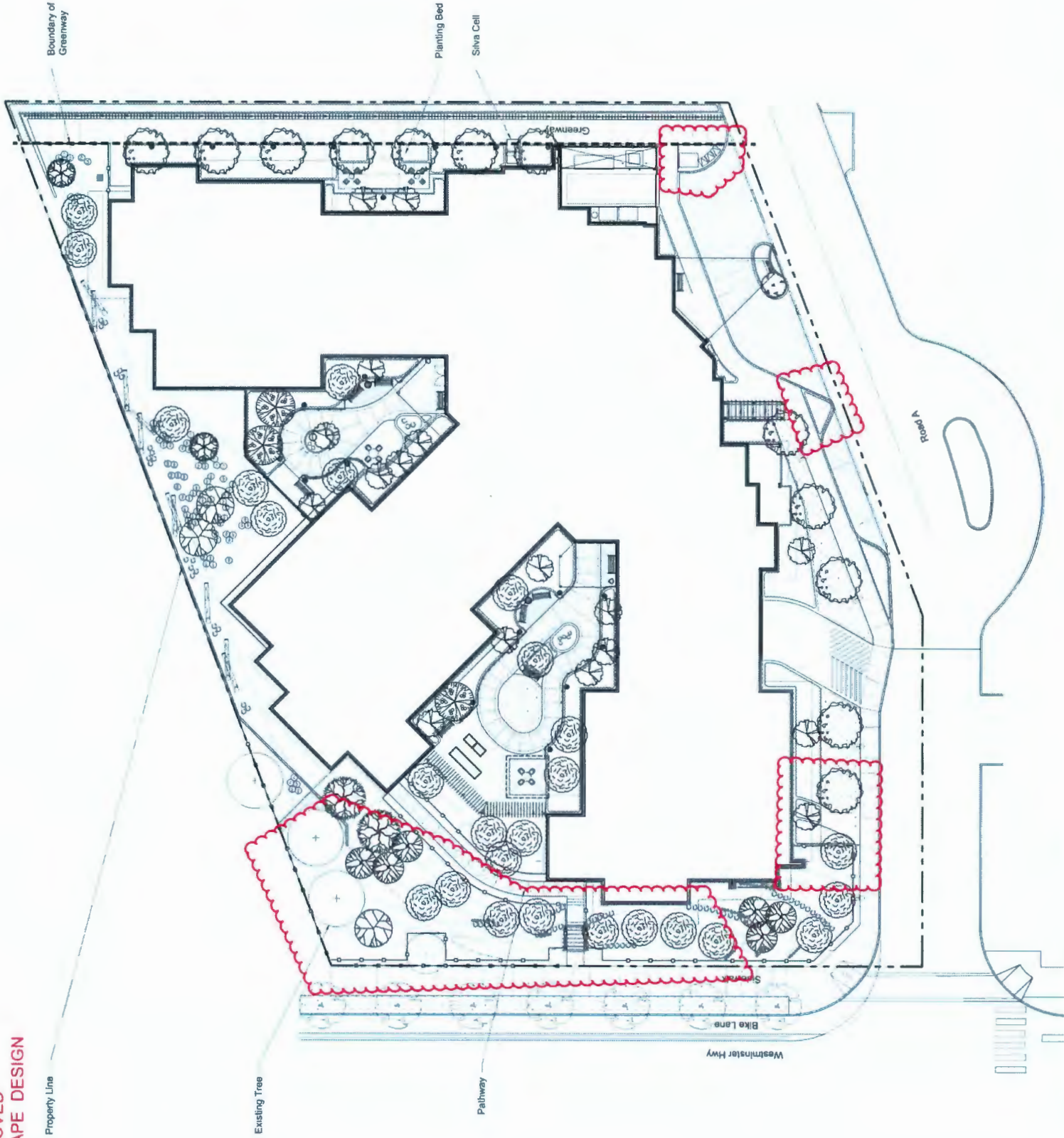
**PROJECT:**  
**HAMILTON VILLAGE - Residential Care Facility**

**DRAWING TITLE:**  
**ARBORIST PLAN**

L-02



DP APPROVED  
LANDSCAPE DESIGN



1 OVERALL SITE PLAN  
Scale: 1:200

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DATE	REVISION
1	July 14/17	DP Re-submission
2	May 25/17	DP Re-submission
3	April 24/17	DP Submission
4	Feb 02/17	Adopted Plan Resubmission
5	Dec 20/16	Revisory Resubmission

PROJECT:  
**HAMILTON VILLAGE - Residential Care**  
Facility

CLIENT:  
**TRELLIS**  
SINOPSIS SERVICES

DRAWING TITLE:  
**OVERALL TREE PLAN**

L-03B

REGULAR PLANT SCHEDULE

TREE LEGEND	COMMON NAME	QTY	SIZE	SPACING
AL	Alnus incana	1	8-10" Root Cal.	Plant in 10' x 10' grid
AP	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
AS	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
BA	Betula papyrifera	1	8-10" Root Cal.	Plant in 10' x 10' grid
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CR	Cornus rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
CU	Cornus rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
DA	Diospyros virginiana	1	8-10" Root Cal.	Plant in 10' x 10' grid
EL	Elm	1	8-10" Root Cal.	Plant in 10' x 10' grid
FR	Fraxinus americana	1	8-10" Root Cal.	Plant in 10' x 10' grid
GL	Gleditsia triacanthos	1	8-10" Root Cal.	Plant in 10' x 10' grid
HA	Hedera helix	1	8-10" Root Cal.	Plant in 10' x 10' grid
HO	Holly	1	8-10" Root Cal.	Plant in 10' x 10' grid
IR	Ilex	1	8-10" Root Cal.	Plant in 10' x 10' grid
LA	Larix laricina	1	8-10" Root Cal.	Plant in 10' x 10' grid
LI	Liriodendron tulipifera	1	8-10" Root Cal.	Plant in 10' x 10' grid
MA	Malus domestica	1	8-10" Root Cal.	Plant in 10' x 10' grid
ME	Metopium flexuosum	1	8-10" Root Cal.	Plant in 10' x 10' grid
MO	Morus nigra	1	8-10" Root Cal.	Plant in 10' x 10' grid
NU	Nyssa sylvatica	1	8-10" Root Cal.	Plant in 10' x 10' grid
PA	Parthenocissus vitacea	1	8-10" Root Cal.	Plant in 10' x 10' grid
PE	Persea caroliniana	1	8-10" Root Cal.	Plant in 10' x 10' grid
PI	Pinus strobus	1	8-10" Root Cal.	Plant in 10' x 10' grid
PO	Populus nigra	1	8-10" Root Cal.	Plant in 10' x 10' grid
PR	Prunella virginiana	1	8-10" Root Cal.	Plant in 10' x 10' grid
PT	Prunella virginiana	1	8-10" Root Cal.	Plant in 10' x 10' grid
RA	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RE	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RI	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RO	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RU	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
SA	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SC	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SE	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SH	Shrub	1	8-10" Root Cal.	Plant in 10' x 10' grid
SI	Silene	1	8-10" Root Cal.	Plant in 10' x 10' grid
SL	Slender	1	8-10" Root Cal.	Plant in 10' x 10' grid
SM	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SN	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SO	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SP	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SR	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SS	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
ST	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SV	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SW	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SY	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
TA	Taxus canadensis	1	8-10" Root Cal.	Plant in 10' x 10' grid
TE	Taxus canadensis	1	8-10" Root Cal.	Plant in 10' x 10' grid
TF	Taxus canadensis	1	8-10" Root Cal.	Plant in 10' x 10' grid
TH	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TI	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TJ	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TK	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TL	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TM	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TO	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TP	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TR	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
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TU	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TV	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TW	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TX	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TY	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
UZ	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid

ESA PLANT SCHEDULE - Westminster Frontage

TREE LEGEND	COMMON NAME	QTY	SIZE	SPACING
AL	Alnus incana	1	8-10" Root Cal.	Plant in 10' x 10' grid
AP	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
AS	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
BA	Betula papyrifera	1	8-10" Root Cal.	Plant in 10' x 10' grid
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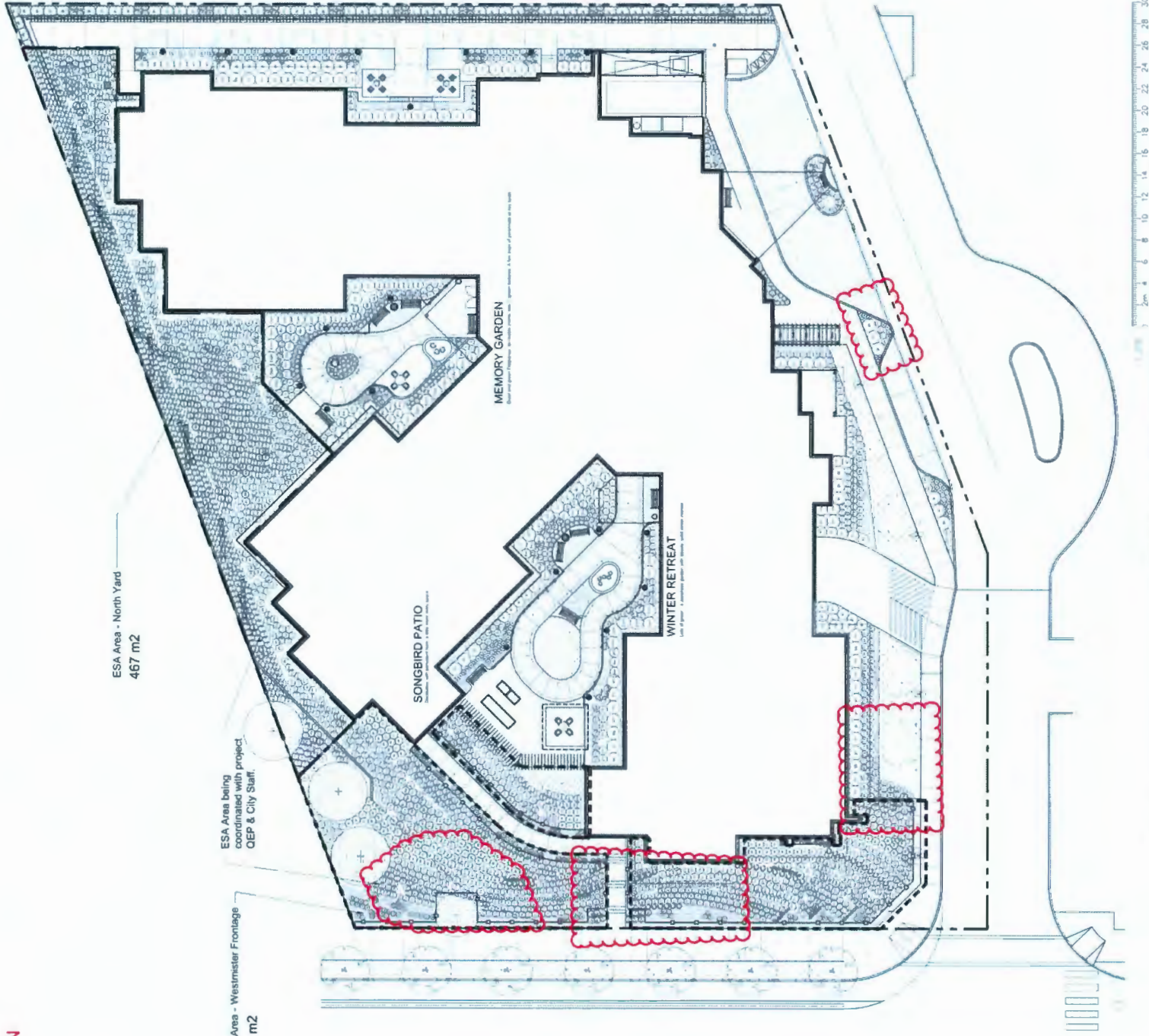
ESA PLANT SCHEDULE - North Yard

TREE LEGEND	COMMON NAME	QTY	SIZE	SPACING
AL	Alnus incana	1	8-10" Root Cal.	Plant in 10' x 10' grid
AP	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
AS	Aspen	1	8-10" Root Cal.	Plant in 10' x 10' grid
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HA	Hedera helix	1	8-10" Root Cal.	Plant in 10' x 10' grid
HO	Holly	1	8-10" Root Cal.	Plant in 10' x 10' grid
IR	Ilex	1	8-10" Root Cal.	Plant in 10' x 10' grid
LA	Larix laricina	1	8-10" Root Cal.	Plant in 10' x 10' grid
LI	Liriodendron tulipifera	1	8-10" Root Cal.	Plant in 10' x 10' grid
MA	Malus domestica	1	8-10" Root Cal.	Plant in 10' x 10' grid
ME	Metopium flexuosum	1	8-10" Root Cal.	Plant in 10' x 10' grid
MO	Morus nigra	1	8-10" Root Cal.	Plant in 10' x 10' grid
NU	Nyssa sylvatica	1	8-10" Root Cal.	Plant in 10' x 10' grid
PA	Parthenocissus vitacea	1	8-10" Root Cal.	Plant in 10' x 10' grid
PE	Persea caroliniana	1	8-10" Root Cal.	Plant in 10' x 10' grid
PI	Pinus strobus	1	8-10" Root Cal.	Plant in 10' x 10' grid
PO	Populus nigra	1	8-10" Root Cal.	Plant in 10' x 10' grid
PR	Prunella virginiana	1	8-10" Root Cal.	Plant in 10' x 10' grid
PT	Prunella virginiana	1	8-10" Root Cal.	Plant in 10' x 10' grid
RA	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RE	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RI	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RO	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
RU	Rosa rugosa	1	8-10" Root Cal.	Plant in 10' x 10' grid
SA	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SC	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SE	Saxifraga	1	8-10" Root Cal.	Plant in 10' x 10' grid
SH	Shrub	1	8-10" Root Cal.	Plant in 10' x 10' grid
SI	Silene	1	8-10" Root Cal.	Plant in 10' x 10' grid
SL	Slender	1	8-10" Root Cal.	Plant in 10' x 10' grid
SM	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SN	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SO	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SP	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SR	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SS	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
ST	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SV	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
SW	Small	1	8-10" Root Cal.	Plant in 10' x 10' grid
TX	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
TY	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid
UZ	Thorn	1	8-10" Root Cal.	Plant in 10' x 10' grid

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## REGULAR PLANT SCHEDULE

GRASSES SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING
GRASSES				
Dc	<i>Dactyloctenium aegyptium</i> 'Cordoba'	Tender Hair Grass	91	# 1 Pot 600mm O.C.
	<i>Luzula racemosa</i> 'Super Blue'	Blue Lily Turf	138	# 1 Pot 450mm O.C.
O	<i>Oxyphopogon monacanthus</i>	Green Mondo Grass	133	# 1 Pot 450mm O.C.

## SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
<b>EVERGREEN SHRUBS</b>					
A4	<i>Amelanchier alnifolia</i>	Servicetree	13	# 2 Pot	150mm O.C.
A5	<i>Amelanchier canadensis</i>	Shrubby Dogwood	13	# 2 Pot	150mm O.C.
C4	<i>Conical cornus</i>	Shrubby Dogwood	38	# 2 Pot	800mm O.C.
C5	<i>Conical cornus</i>	Shrubby Dogwood	38	# 2 Pot	800mm O.C.
P4	<i>Philadelphus lewisii</i>	Buzzard	79	# 3 Pot	1200mm O.C.
P5	<i>Philadelphus lewisii</i>	Buzzard	79	# 3 Pot	1200mm O.C.
<b>EVERGREEN SHRUBS</b>					
T4	<i>Gaultheria procumbens</i>	Wintergreen	37	# 2 Pot	800mm O.C.
R4	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R5	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R6	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R7	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R8	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R9	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R10	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R11	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R12	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R13	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R14	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R15	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R16	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R17	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R18	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R19	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R20	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R21	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R22	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R23	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R24	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R25	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R26	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R27	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R28	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R29	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R30	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R31	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R32	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R33	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R34	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R35	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R36	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R37	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R38	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R39	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R40	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R41	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R42	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R43	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R44	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R45	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R46	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R47	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R48	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R49	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R50	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R51	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R52	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.
R53	<i>Juniperus horizontalis</i>	Creeping Juniper	26	# 2 Pot	1000mm O.C.

## PERENNIALS

SYMBOL/BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPICING
<b>PERENNIALS</b>				
A <i>Asclepias tuberosa</i>	Common Yarrow	9M		140mm D C
J <i>Artemisia tridentata</i>	Japanese Aconite	1M	10cm Pot	150mm D C
A <i>Aspidistra elatior</i>	Cast Iron Plant	6M	1st 1st	150mm D C
D <i>Diandra spectabilis</i>	Bleedingheart	21	1st 1st	750mm D C
H <i>Hebe x exoniensis</i>	Leiden Stone	17	1st 1st	150mm D C
P <i>Phlox paniculata</i>	Woodland Phlox	8	1st 1st	450mm D C

## GROUNDCOVERSVINES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SH-RUBS					
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	52	# 1 Pot	450mm O.C.
	<i>Fragaria chiloensis</i>	Beach Strawberry	46	# 1 Pot	150mm O.C.

## ESA PLANT SCHEDULE - North Yard

[illegible]

## GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
<b>DECIDUOUS SHRUBS</b>					
Pm	<i>Polypodium nuntium</i>	Swirl Fern	64	# 1 Pot	750mm O.C
Pi	<i>Pteridium aquilinum</i>	Bracken Fern	57	10cm pot	750mm O.C

ESA PLANT SCHEDULE - Westminster Frontage

SHRUBS SCHEDULE					
	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE SPACING
		Sisal	Sisal	204	#1st 600mm O.C.
Ce	Ce	Gaultheria shallon		89	#1st 1000mm O.C.
Co	Co	Cornus alternifolia	Red Tieg Dogwood	140	#1st 2000mm O.C.
Ma	Ma	Mahonia aquifolium	Tall Oregon Grape	76	#1st 1000mm O.C.
Pf	Pf	Philadelphus	Northern Mock Orange	76	#1st 1000mm O.C.
Re	Re	Rosa rugosa	Double Rose	133	#1st 1000mm O.C.
Vc	Vc	Vaccinium corymbosum	Common Huckleberry	42	#1st 1500mm O.C.

## GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
<b>DECIDUOUS SHRUBS</b>					
	<i>Malvaceae</i> <i>Malvaceae</i>	Dull Oregon Grape	210	slug	600mm O.C.
	<i>Alternanthera</i> <i>Alternanthera</i>	Custom mix - West Coast sands	94m2		Contact Brian Campbell at West Coast Seeds <a href="mailto:briancc@westcoastseeds.com">briancc@westcoastseeds.com</a>

## PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
<b>PERENNIALS</b>					
A	<i>Allium corniculatum</i>	Hardy Onion	81	10cm Pot	450mm O.C.
B	<i>Sedum mitchellianum</i>	Common Varner	111	8 1/2 Pot	450mm O.C.
D	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	261	8 1/2 Pot	600mm O.C.

- [illegible]

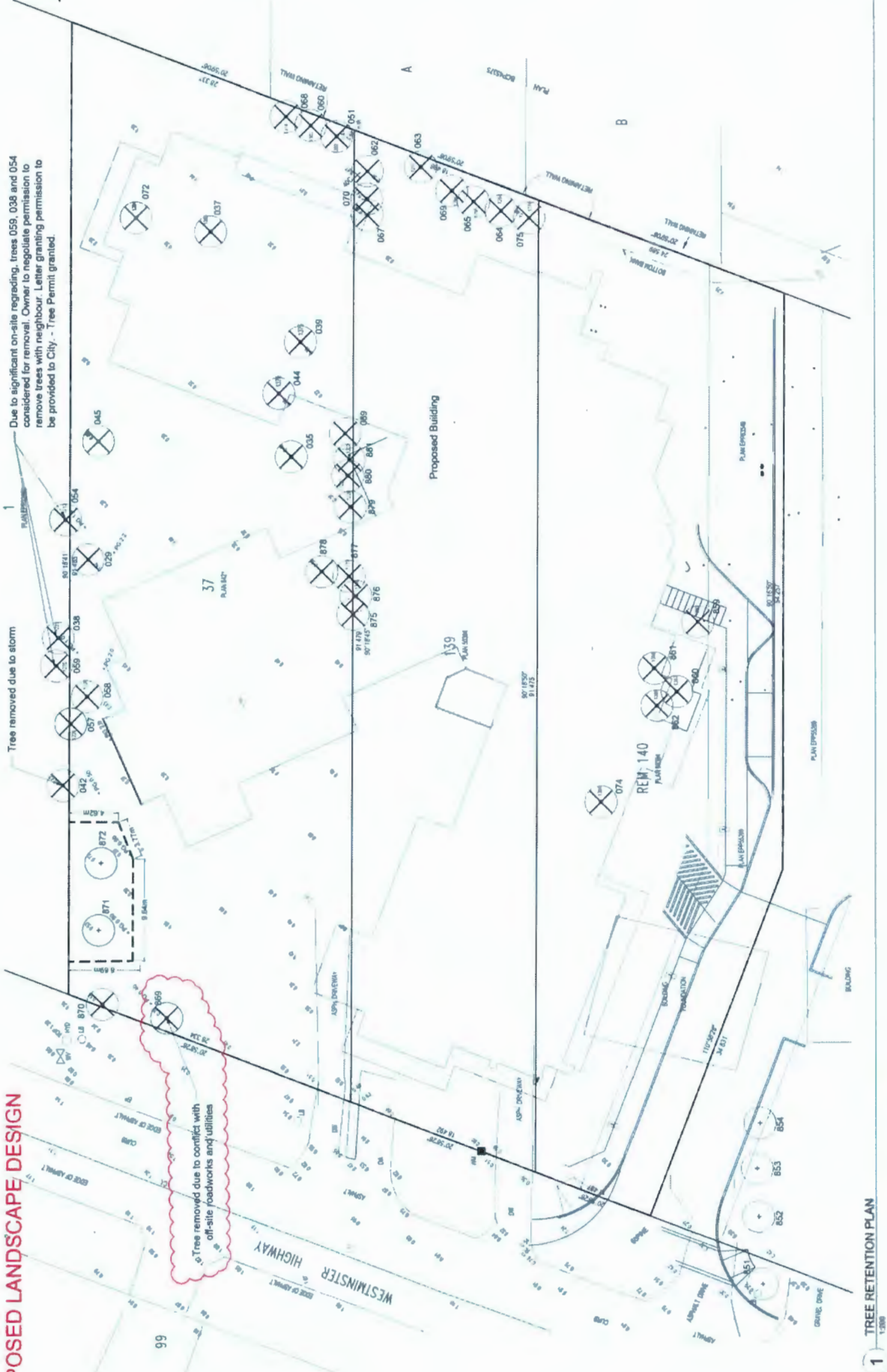
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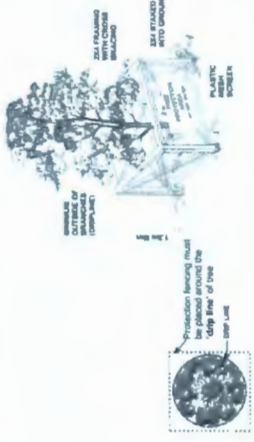
PROPOSED LANDSCAPE DESIGN

Attachment 3: Proposed changes



1 TREE RETENTION PLAN

1/2018



2 TREE PROTECTION - CITY OF RICHMOND

2/2018

KEY	REF.	DESCRIPTION
---	2	TREE PROTECTION FENCE

Note:  
1. Contact Arbolist (Austin Peterson, 604-882-0024, austin@pdx.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)  
2. Read this plan together with the arbolist report prepared by Austin Peterson, Revision 3, February 2, 2017.

NO.	DATE	REVISION
18	Jul 14/2020	Compliance Application (Rev 1)
17	Jun 16/2020	Compliance Application
16	Apr 06/20	LS483 - Main Entrance Plaza paving
15	Mar 26/20	LS482 - Entrance path on Westminster Hwy
14	Aug 07/19	For Firms

Trees shown as 'Removed Tree' existed on site during the first arbolist review and report. Tree removals were documented by the arbolist and surveyor in January 2017.

NOTES:  
1. The information on this plan was prepared by the City of Richmond and is for informational purposes only. It is not intended to be used as a basis for any legal action or as a basis for any other purpose.  
2. The information on this plan was prepared by the City of Richmond and is for informational purposes only. It is not intended to be used as a basis for any legal action or as a basis for any other purpose.

PROJECT:	HAMILTON VILLAGE - Residential Care Facility
CLIENT:	TRELLIS SENIORS SERVICES
DRAWING TITLE:	ARBORIST PLAN

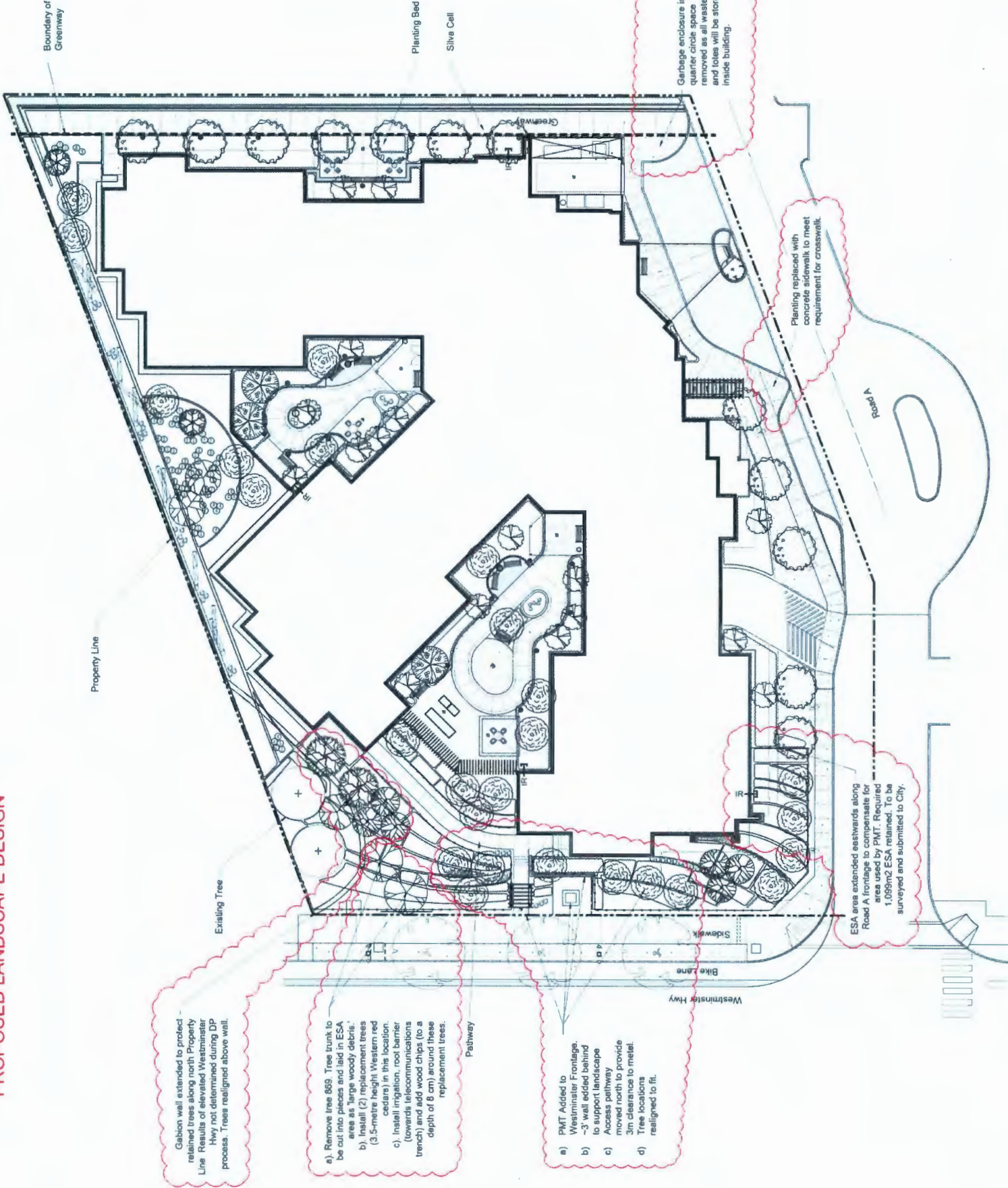
L-02

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Website: www.derekcrawford.ca



PROPOSED LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

TREE LEGEND

SYMBOL	COMMON NAME	SPACING
1	1. Red Maple	1. Red Maple
2	2. Red Maple	2. Red Maple
3	3. Red Maple	3. Red Maple
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ESA PLANT SCHEDULE - Westminster Frontage

TREE LEGEND

SYMBOL	COMMON NAME	SPACING
1	1. Red Maple	1. Red Maple
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ESA PLANT SCHEDULE - North Yard

TREE LEGEND

SYMBOL	COMMON NAME	SPACING
1	1. Red Maple	1. Red Maple
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CONSULTANT  
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E: info@dc-arch.ca W: www.dc-arch.ca

L-03B

DRAWING TITLE:  
OVERALL TREE PLAN

CLIENT: TRELLIS  
SENIORS SERVICES

PROJECT: HAMILTON VILLAGE - Residential Care Facility

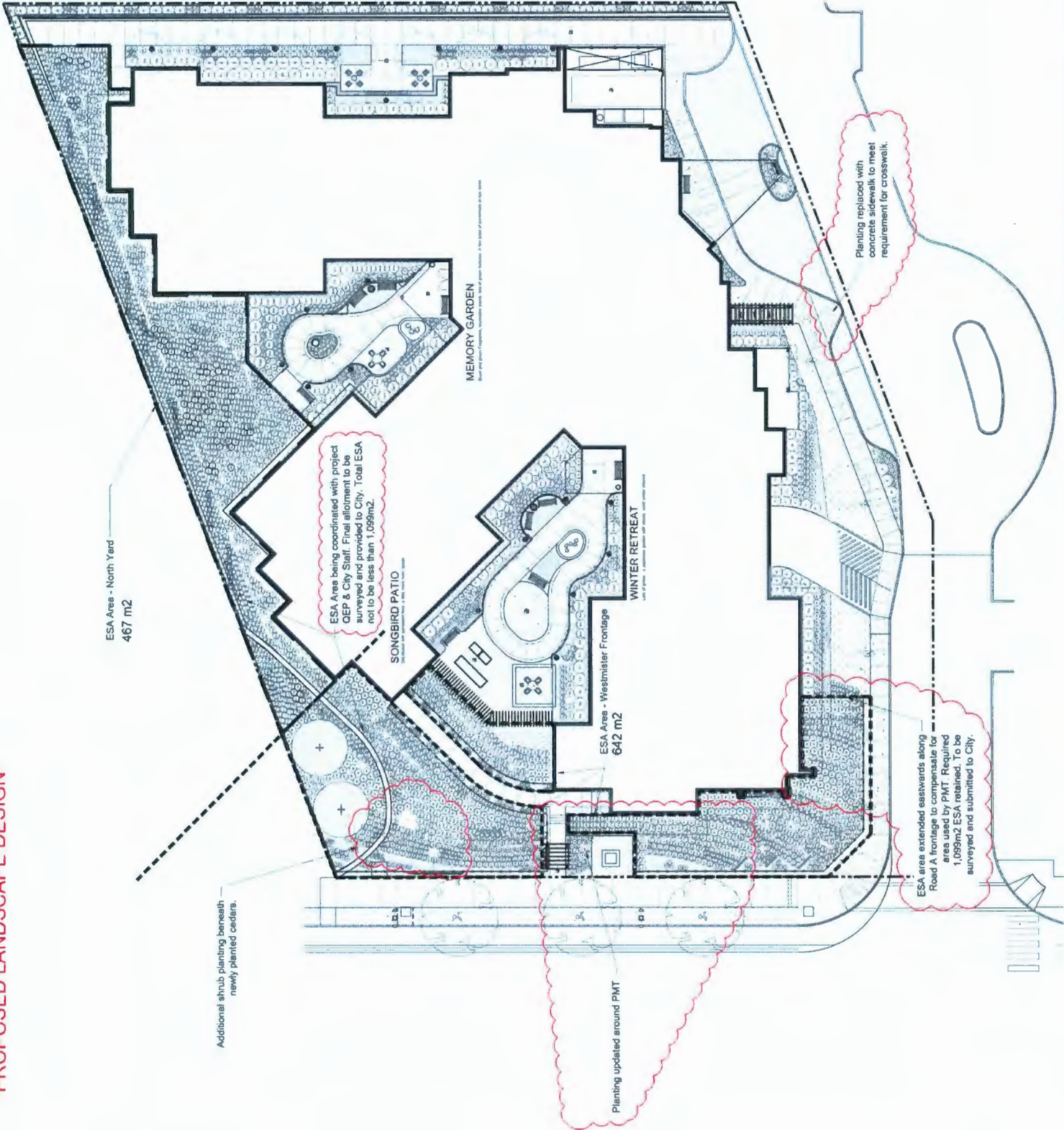
NO.	DATE	REVISION
18	Jul 14/2020	Compliance Application (Rev 1)
17	Jun 16/2020	Compliance Application
16	Apr 06/20	1.5M3 - Main Entrance Plaza paving
15	Mar 25/20	1.5M3 - Entrance path on Westminster Hwy
14	Aug 01/19	Rev 10/19

NOTES:  
1. ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED BY THE PROPERTY OWNER AND THE CONSULTANT.  
2. THE CONSULTANT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS IDENTIFIED THE EXISTING TREES AND THE PROPOSED PLANTING LOCATIONS.  
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1 OVERALL SITE PLAN  
Scale: 1:200



PROPOSED LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G	Grasses				
D	Deciduous				
E	Evergreen				
O	Ornamental				

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S	Shrubs				
D	Deciduous				
E	Evergreen				
O	Ornamental				

PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
P	Perennials				
D	Deciduous				
E	Evergreen				
O	Ornamental				

GROUNDCOVERS/VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G	Groundcovers/Vines				
D	Deciduous				
E	Evergreen				
O	Ornamental				

ESA PLANT SCHEDULE - North Yard

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S	Shrubs				
D	Deciduous				
E	Evergreen				
O	Ornamental				

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G	Groundcovers				
D	Deciduous				
E	Evergreen				
O	Ornamental				

ESA PLANT SCHEDULE - Westminster Frontage

SHRUBS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S	Shrubs				
D	Deciduous				
E	Evergreen				
O	Ornamental				

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G	Groundcovers				
D	Deciduous				
E	Evergreen				
O	Ornamental				

PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
P	Perennials				
D	Deciduous				
E	Evergreen				
O	Ornamental				

- Plants in the plant list are specified according to the Canadian Nursery Landscape Association (CNLA) standards for nursery stock and landscape plants. All plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule.
- All plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule.
- Topsoil must be supplied in the quantity and size specified in the schedule. Topsoil must be supplied in the quantity and size specified in the schedule. Topsoil must be supplied in the quantity and size specified in the schedule.
- The landscape contractor's expense.
- Topsoil depths for planting are as follows:
  - a. Soil: 150mm
  - b. Soil: 150mm
  - c. Tree pits: 1500mm with 300mm (patio root wall)
- For topsoil and tree pit depths, refer to the City of Richmond specification section 12.9.1.2.1 - Topsoil and Tree Pit.
- All landscape plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule. Plants must be supplied in the quantity and size specified in the schedule.
- For topsoil and tree pit depths, refer to the City of Richmond specification section 12.9.1.2.1 - Topsoil and Tree Pit.

NO.	DATE	REVISION
18	Jul 14/2020	Compliance Application (Rev 1)
17	Jun 16/2020	Compliance Application
16	Apr 04/20	LSHG - Main Entrance Plaza paving
15	Mar 26/20	LSHG - Entrance path on Westminster Hwy
14	Aug 07/19	For Paving

NOTES:  
1. THE LANDSCAPE DESIGN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
2. THE LANDSCAPE DESIGN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
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PROJECT:  
**HAMILTON VILLAGE - Residential Care**  
Facility

CLIENT:  
**TRELLIS**  
SENIORS SERVICES

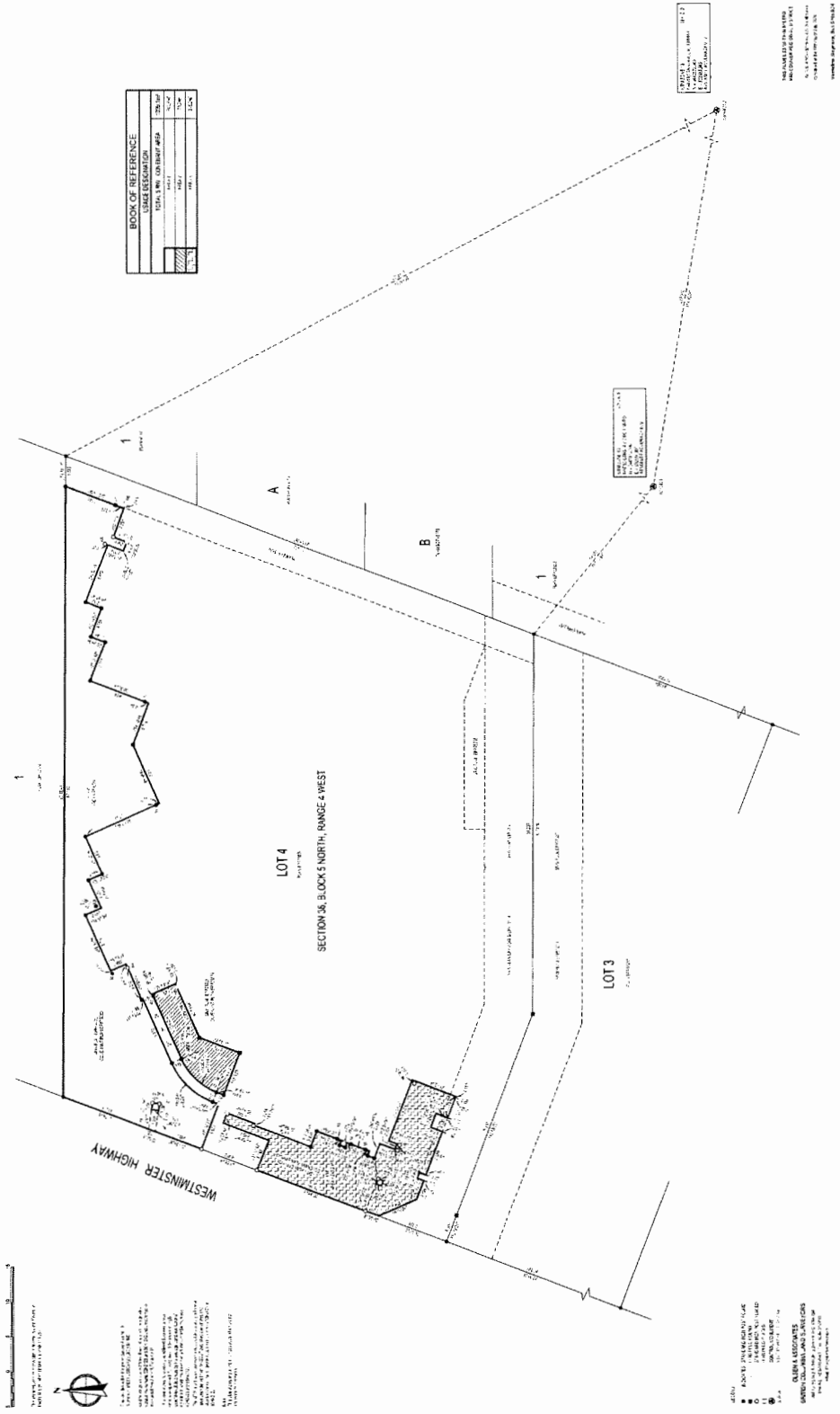
DRAWING TITLE:  
**PLANTING PLAN**

L-05

CONSULTANT  
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Email: info@v-dz.com

DEREK CRAWFORD ARCHITECT INC.  
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Tel: 604-888-8370  
Fax: 604-888-8371  
Email: info@dc-arch.ca  
Web: www.dc-arch.ca

FOR ENVIRONMENTAL PROTECTION PURPOSES  
Pursuant to Section 113 of the Land Title Act



**Pallett,Robin**

---

**From:** Travis Martin  
**Sent:** September 21, 2020 5:06 PM  
**To:** Pallett,Robin  
**Subject:** Hamilton Village - Landscape Letter for DP Panel regarding on-site planting  
**Importance:** High

Hi Robin,

As requested, please find the below email which discusses the Hamilton Village Seniors Care Centre planting. In my professional opinion, I do not recommend any further on-site planting as the site has been well planned, properly planted and requires time to mature to its full potential. If additional tree planting is mandated on the owners for compensation, I would recommend an alternate location so as to prevent compromised tree growth and/or overgrowth on this site and to protect natural lighting and sightlines for the long term care residents living at the home.

The background for my recommendation is as follows:

**Initial Design Goals and Intentions:**

Unlike architecture which produces a building that is in its best state on day one, the landscape design takes a longer view of 10, 20, and 50 years. Therefore, consideration was taken during design to provide a plan that would mature well with the site. This means allowing adequate space for trees to grow and prosper to their mature and optimal state. In addition, attention was paid to the future residents of the care home to ensure adequate natural lighting, views and connection to community. This concern was especially important for north and east facing rooms less likely to receive strong direct sunlight (i.e. Westminster Hwy facing rooms).

**Planting Design Plan:**

The result was a design plan that provided a green and robust landscape while ensuring residents would be supported by nature but not overly shaded, claustrophobic or disconnected from community. Specifically, the planting design included:

- 74 Regular sized replacement trees (6cm caliper deciduous, 3m-4m height conifers) 39 regular planted yards and 35 in the ESA yards;
- 79 Native saplings in the ESA; and
- 4,163 perennials, grasses, groundcovers and shrubs. The ESA area includes 19 native groundcover and shrub species and logs for additional habitat value.

Note that the design team worked closely with City Planning Staff and an environmental professional to develop the ESA planting design and it may be one of the first projects in Richmond to create an aesthetically pleasing high visibility ESA area.

**Planting Result:**

This robust landscape as planned and planted will mature well and would not benefit from additional on-site tree planting. There are regular manicured planting yards along the south Garripie frontage and east side yard with new Greenlink walkway. Along the north yard and west yard fronting Westminster Highway, 1,099m<sup>2</sup> of Environmentally Sensitive Area (ESA) was recreated. The ESA area includes mostly native trees and specifically native conifers, such as, the grand fir and cedar which will become exceptionally large and require space for optimal growth. These trees have been deliberately positioned in a way for maximum effect.



The landscape planting, including the additional two new 3.5m tall cedar trees, was completed in September 2020 and already looks quite lush as demonstrated in these two following photos. (Note that two newly planted cedars are shown below on the right side of the second photo.)



**Professional Comments regarding Tree Protection by the Development Team:**

In my professional opinion, the contractor/owner acted in good faith and with the full intent of protecting tree #869. The contractor worked within a confined site with limited staging and mobility during the two-year construction period which made for visibly challenging logistics. The project paid for ongoing protection costs over the course of construction along with incurring significant expansion of the on-site gabion wall to accommodate off-site grade changes determined 2-years post DP drawing development. The successful retention of the tree was nearly achieved with tree #869 being harmed only in the last two months before opening. It was not their intent to lose tree #869 after such complicated and costly efforts and the team regrets this loss.

I would be pleased to answer any further questions.

Thank you,  
Travis Martin



**To:** Development Permit Panel

**Date:** September 11, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 18-837117

**Re:** Application by W. T. Leung Architects Inc. for a Development Permit at  
6333 Mah Bing Street  
(Referral from July 29, 2020 Development Permit Panel Meeting)

---

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned "High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).

Wayne Craig  
Director, Development  
(604-247-4625)

WC:el  
Att. 12



## Staff Report

### Origin

This staff report addresses the referral from the July 29, 2020 Development Permit Panel meeting regarding the Development Permit application by W. T. Leung Architects Inc. on the behalf of 410730 BC Ltd. (with Incorporation Number BC790741 and Director, Richard J. Jackson) in trust for Park Residences Phase II Limited Partnership (with Incorporation Number BC1152482 and Director, Bill W.N. Chau) at 6333 Mah Bing Street. Specifically, the Panel made the following recommendation:

*“That DP 18-837117 be deferred to the Development Permit Panel meeting scheduled for Wednesday, September 30, 2020, at 3:30 p.m. at the Council Chambers, Richmond City Hall, for the purpose of the applicant working with staff to address the following issues:*

- 1. review the proposed truck access to allow garbage and recycling collection for 6611 Minoru Boulevard (adjacent development to the south of the subject site) and investigate opportunities for a more direct route;*
- 2. review the proposed treatment to the south wall of Tower D/E podium to improve the project’s interface with the side of the existing tower to the south; and*
- 3. ensure the attendance of the project’s Tenant Relocation Coordinator at the Panel’s September 30, 2020 meeting to provide a report on the following:*
  - (i) the project’s Tenant Relocation Plan and the Coordinator’s communication with tenants of existing rental buildings on-site (6391 and 6491 Minoru Road) regarding the Plan;*
  - (ii) the tenants’ preferences in terms of types of needed relocation assistance; and*
  - (iii) information regarding the number of tenants needing relocation assistance and proposed measures to assist in relocating the tenants.”*

In response to the Panel’s referral, this staff report:

- Provides updated information related to the alternative truck access to the adjacent development at 6611 Minoru Boulevard.
- Summarizes the revisions made to the south wall of Tower D/E podium.
- Provides additional information related to the proposed Tenant Relocation Plan.

### Development Information

Please refer to the original staff report (dated July 7, 2020) submitted to the July 29, 2020 Development Permit Panel meeting in Attachment A for information pertaining to the background, site context, development data, proposed variance, various development requirements, and aspects of the proposal that have not been revised.

### Truck Access to Adjacent Property to the South

As mentioned in the original staff report dated July 7, 2020, garbage and recycling collection vehicles currently access the Regency Park Towers property (adjacent residential development to the south at 6611 Minoru Boulevard) by driving across the southeast corner of the subject site though there is no access easement registered on title. The applicant had contacted the Strata of Regency Park Towers and proposed two options to provide truck access to the garbage and recycling collection facilities at 6611 Minoru Boulevard. One of the options involves physical changes to the Regency Park Towers property (i.e., removal of two visitor parking spaces) and the other does not. Since no agreement with the adjacent Strata Corporation regarding modifications to their property could be reached prior to the submission deadline of the original staff report in early July, 2020, the applicant offered to provide a hammerhead at the southwest corner of the subject property to allow garbage and recycling collection vehicles servicing 6611 Minoru Boulevard to turn-around (Attachment B).

In response to the Panel's referral, the applicant has met with two representatives of the Strata Council of Regency Park Towers and advised staff that the Regency Park Towers Strata Council met on August 27, 2020 and that the Strata Council voted six to one in favour of the proposal to remove the two visitor parking spaces at the northeast corner of the Regency Park Towers property to facilitate a more direct garbage and recycling truck access to service their building (Attachment C). This proposal is acceptable to Transportation and Environment Services staff.

The Regency Park Towers Strata Council will put this proposal on the agenda of their AGM this coming November, 2020 for approval and ratification by all the strata owners. A confirmation letter from the property manager of Regency Park Towers is provided as Attachment D. In the case that strata owners voted against this alternative solution, the developer will continue to provide a hammerhead at the southwest corner of the subject property to allow garbage and recycling collection vehicles servicing 6611 Minoru Boulevard to turn-around. Registration of a Statutory Right-of-Way (SRW) over the entire hammerhead area for Public Rights-of-Passage (PROP) will be required prior to Development Permit issuance.

### Revisions to the South Wall of Tower D/E Podium

In response to the Panel's referral, the applicant has made the following changes to the architectural and landscaping design:

- Reduced the number of mechanical ventilation grilles on the south wall of Tower D/E podium from seven to five.
- Introduced brick masonry and glass block appointments onto the lower two floors of the exposed parkade walls.
- Introduced new landscape planting on the set back of the second parkade roof level.
- Maintained the vine planting systems and widened the recess on the parkade ground level facade to provide additional landscaping at grade.
- Accented the wall recess with a painted concrete matching the colour of the townhouse's coloured wall panels.

The original design of the south wall of Tower D/E Podium as presented to the July 29, 2020 Development Permit Panel is provided as Attachment E. The relevant revised drawings are included in the Development Permit package and a copy of these drawings is also presented as Attachment F.

### Tenant Relocation Plan

As mentioned in the original staff report dated July 7, 2020, a Tenant Relocation Plan (Attachment G) for the existing residents at 6391 and 6491 Minoru Boulevard has been provided by the applicant as per the City's current Official Community Plan (OCP) requirements. The proposed Tenant Relocation Plan complies with the Market Rental Housing Policy in the OCP. The applicant has agreed to register a legal document on title, prior to Development Permit issuance, to ensure that the proposed tenant relocation plan will be implemented prior to any demolition construction activity occurring on-site.

In response to the Panel's referral, the tenant relocation coordinator, Rhome Property Management, conducted a written survey on tenants' relocation needs. A copy of the surveys and associated correspondences is provided as Attachment H. Due to privacy rights, only redacted copies of the completed surveys were submitted to the City for records (on file). The lawyer of the developer, Rachel Hutton, of Stikeman Elliot LLP, has submitted a statutory declaration (Attachment I) attesting that they have reviewed the tenant surveys and verifying that the completed copies of the survey and the redacted copies of the survey submitted to the City are the same, other than the redactions of personal information.

A summary report prepared by the applicant is presented as Attachment J. It is noted that 92 tenants requested assistance in relocation, in which:

- 51 tenants requested assistance in finding family-friendly housing units.
- 16 tenants requested assistance in finding accessible housing units.
- 34 tenants requested assistance in moving due to physical or mobility issues.


In response to the Panel's referral, the tenant relocation coordinator submitted a letter (Attachment K) outlining the assistance they will be offering to the tenants as part of the Tenant Relocation Plan.

### **Conclusions**

The applicant has revised the Development Permit application and provided additional information to address the concerns expressed by the Development Permit Panel at the meeting held July 29, 2020 regarding the alternative truck access to the neighbouring property to the south, the treatment to the south wall of Tower D/E podium, and tenants' needs related to the relocation.

A more direct truck access route to allow garbage and recycling collection for 6611 Minoru Boulevard has been conceptually accepted by the Strata Council of the Regency Park Towers and will be endorsed if the strata owners approve this proposal at their AGM this coming November, 2020; the revised design of the south wall of Tower D/E podium provides for upgrades to interface between the proposed and adjacent developments; and information regarding the tenants' needs in term of relocation assistance and the tenant relocation coordinator's proposal to meet these needs have been provided.

On this basis, staff recommends support for the revised Development Permit application at 6333 Mah Bing Street.



Edwin Lee  
Planner 2  
(604-276-4121)

EL:blg

- Attachment A - Original Staff Report (dated July 7, 2020) submitted to the July 29, 2020 Development Permit Panel
- Attachment B - Truck Access to 6611 Minoru Boulevard (Option 1) - Hammerhead at the Southwest Corner of 6333 Mah Bing Street (Attachment 4 to the July 7, 2020 Report)
- Attachment C - Truck Access to 6611 Minoru Boulevard (Option 2) - Removal of two Visitor Parking at the Northeast Corner of 6611 Minoru Boulevard
- Attachment D - Letter from the Property Manager of Regency Park Towers
- Attachment E - Original Design of the South Wall of Tower D/E Podium as Presented to the July 29, 2020 Development Permit Panel
- Attachment F - Revised Design of the South Wall of Tower D/E Podium
- Attachment G - Tenant Relocation Plan (Attachment 2 to the July 7, 2020 Report)
- Attachment H - Tenant Surveys and Associated Correspondences Provided by the Tenant Relocation Coordinator
- Attachment I - Statutory Declaration by Rachel Hutton of Stikeman Elliot LLP
- Attachment J - Summary Report of the Tenant Survey
- Attachment K - Letter from the Tenant Relocation Coordinator
- Attachment L - Development Permit Considerations



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** July 7, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 18-837117

**Re:** Application by W. T. Leung Architects Inc. for a Development Permit at  
6333 Mah Bing Street

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned "High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).

A handwritten signature in black ink, appearing to read 'Wayne Craig', with a large, stylized flourish at the end.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:el  
Att. 4

## Staff Report

### Origin

W. T. Leung Architects Inc. has applied to the City of Richmond for permission to develop a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 358 parking spaces at 6333 Mah Bing Street on a site zoned “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)”. Key components of the proposal include:

- Second phase of the “Park Residences” development, including three buildings (Towers C, D & E) and a greenway connection between Mah Bing Street and Minoru Park, on a site adjacent to the previously approved phase east of the subject site.
- One 15-storey building (Tower C) with five levels of parking, three of which are located within a podium above grade with townhouse and apartment units which interface with the public realm on three sides of the building.
- One 15-storey and one 9-storey building (Towers D & E) with four levels of parking, three of which are located within a podium above grade with townhouse and apartment units which interface with the public realm on all sides with the exception of the south elevation of the podium.
- A maximum floor area ratio (FAR) of 3.4 for residential uses and a maximum floor area ratio of (FAR) 0.1 for indoor amenity uses are allowed for the entire “Park Residences” development. Phase 2 utilizes the balance of the floor area allowed (approximately 27,995 m<sup>2</sup> or 91,847 ft<sup>2</sup>) to create approximately 232 dwelling units.
- Maximum height allowed is at 47.0 m geodetic.
- Step Code 2 and connection to the district energy utility (DEU) system.
- Provision of statutory rights-of-way (SRW) for a pedestrian greenway connection through the middle of site between Mah Bing Street and Minoru Park in alignment with Murdoch Avenue.

An associated Servicing Agreement (SA 08-413951) was secured through the Rezoning (RZ 04-286496, approved in 2008) for works required to service Phase 2 of the “Park Residences” development. Modification to the original Servicing Agreement (approved in February, 2012) is required to match existing conditions and reduce impacts on Minoru Park. The required modifications to Servicing Agreement (SA 08-413951) will be facilitated through a post approval revision. Modifications include rerouting of underground services to preserve trees in Minoru Park and revisions to the extent of the road and sidewalk.

### 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.

**Background**

- The site currently contains two three-storey rental apartment buildings.
- The site was initially rezoned in 2008 (RZ 04-286496), prior to adoption of the City Centre Area Plan (CCAP), for the proposed “Park Residences” development.
- The Development Permit for Phase 1 of the “Park Residences” development (DP 07-362006) was issued in 2013, which includes two high-rise buildings over a common parking structure consisting of 92 market housing units, 110 residential market rental units, and 22 affordable senior housing units.
- When the Phase 1 of the development was completed, the existing rental tenants were provided with first opportunity to relocate into the rental units in the Phase 1 development.
- The subject Development Permit application is for Phase 2 (Towers C, D, and E) of the “Park Residences” development.

Development surrounding the subject site is as follows:

To the north: Two 15-storey residential buildings linked by a mid-rise podium on a site zoned “High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)”.

To the east: Across Mah Bing Street, on the north side of Murdoch Avenue, two 15-storey residential buildings on a site zoned “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)”, which is Phase 1 (Towers A and B) of the “Park Residences” development; on the south side of Murdoch Avenue, two three-storey apartment buildings fronting Minoru Boulevard, on properties zoned “Medium Density Low Rise Apartments (RAM1)”.

To the south: Three high-rise residential buildings on a site zoned under “Land Use Contract (LUC 001)” with underlying zoning “High Rise Apartment (ZHR14) – Brighthouse Village (City Centre)”.

To the west: Minoru Park zoned “School and Institutional (SI).”

**Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site (Zoning Amendment Bylaw 8103) was held on September 6, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns regarding increased traffic in the area, especially trucks, during construction of the new building.
- Concerns regarding impact of construction of the new building on the adjacent buildings and the residents in the immediate vicinity of the development site.
- Concerns regarding preservation of the rental housing stock in the City Centre area.
- Issue of loss of views/property values was also raised by some residents.

Staff worked with the applicant to address these issues in the following ways:

- Development of the “Park Residences” project has been divided into two phases. A new road (Murdoch Avenue) was constructed prior to construction of Phase 1 to minimize traffic impacts to the area residents. A separate Traffic Management Plan for construction vehicles and construction workers will be required as part of the Building Permit submission for the subject development (i.e., Phase 2 of the “Park Residences” project).
- Adequate geotechnical analysis of the site has been undertaken and appropriate procedures will be put in place to minimize impact on neighbouring properties, and to address any possible damage to adjacent buildings which might occur as a result of construction of the new development.
- Provision of replacement rental units is included in Phase 1 of the “Park Residences” project (Tower A). Details are included in the “Housing-Rental Replacement and Affordable Housing” section in this report.
- Refinements of the massing and location of Towers C, D and E on the subject site have been exercised to maximize view corridors. It should be noted that some obstruction of existing views is to be expected from the redevelopment of this site in this higher density City Centre location.

#### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)” except for the zoning variances noted below.

#### Zoning Compliance/Variance (staff comments in **bold**)

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

- 1) Reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).

*(Staff supports the proposed variance as the subject development is the second and last phase of a larger development known as “Park Residences”. The minimum lot area under the “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)” was based on the total site area of the entire development. Upon development of Phase 1 of the “Park Residences” development, the original development site was subdivided into two lots and two new roads (Murdoch Avenue and Mah Bing Street) were created. The lot located at the northeast corner of Murdoch Avenue and Mah Bing Street contains Phase 1 of the development; and the lot located west of Mah Bing Street is created for Phase 2 of the development. This variance is required due to the phasing of the development).*



Through the applicant's Development Permit processes, the developer has satisfied the following development requirements.

#### Road Dedications

A Statutory Right-of-Way (SRW) (CA3023335, EPP28003) over Mah Bing Street located on the subject site has been secured as part of the rezoning application in 2008. This SRW area is required for the construction of Mah Bing Street; dedication of this area has been deferred due to the fact that this area is being used for surface parking, serving the existing rental buildings. An Option to Purchase the SRW is included in the SRW agreement, and this area will be transferred to the City once the existing rental buildings on site are demolished.

A 3.5 m wide SRW (CA3023366, EPP21004) has also been secured as part of the rezoning application in 2008 for future sidewalk and boulevard along the west side of Mah Bing Street. Based on the functional design provided by the applicant, the SRW is required to expand to 5.0 m wide to accommodate the proposed sidewalk and boulevard, and a 4 m x 4 m corner cut at the southeast corner of the site is required. It is recommended that the existing SRW (CA3023366, EPP21004) be discharged and a new SRW over the proposed sidewalk and boulevard on the west side of Mah Bing Street and the 4 m x 4 m corner cut, with an option to purchase, be provided by the applicant prior to Development Permit issuance. This SRW area will be transferred to the City once the Building Permit for the subject development is issued.

#### On Site Public Walkways

The western property boundary of the subject site abuts Minoru Park. A 3.0 m wide lit pedestrian walkway with a 0.28 m wide landscape strip on the development side is proposed to run the length of the western property line providing access to the adjacent townhouses and a walking path for all park users. Prior to Development Permit issuance, provision of a 3.28 m wide SRW for public access along the west property line of the site is required.

A 1.2 m wide SRW for public access along the south property line of the site is also required to provide adequate width for two-way traffic on the lane of the neighbouring site. This SRW may also be used as a pathway, and will be connected to the proposed pathway along the west property line, adjacent to Minoru Park.

#### Greenway

The development will create a major greenway connection between Mah Bing Street and Minoru Park in alignment with Murdoch Avenue; an SRW has been secured at Rezoning. The greenway configuration was originally defined by the tower footprints envisioned at Rezoning. In order to better align Tower C's façade with Towers A and B built in Phase 1 of the "Park Residences" development, and to allow for a wider view corridor between Towers C and D, the tower footprints have been modified. As a result, the SRW for the greenway is required to be revised. Staff support the proposed revision as the width and the size of the modified greenway are similar to the original configuration; except that the greenway is to be shifted approximately 3.5 m to the north.

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Existing Legal Encumbrances

There is an existing Statutory Right of Way (SRW) in favour of BC Hydro along the north property line of site (CA2817671, Plan EPP24203). The developer is required to discharge this SRW or confirm an alternative form of approval from BC Hydro prior to Building Permit issuance. The developer is responsible to coordinate with BC Hydro.

Housing-Rental Replacement and Affordable Housing

When the rezoning application (RZ 04-286496) for the parent parcel of the “Park Residences” (including both Phase 1 and Phase 2) was submitted in 2004, the City did not have a formalized rental housing replacement policy for redevelopment of sites with existing rental units. The applicant has worked cooperatively with the City to create housing options to minimize the impact on the residents. The following table summaries the existing and proposed rental housing availability on-site.

	<b>Existing</b> (6391 and 6491 Minoru Blvd.)	<b>Proposed</b> (7399 Murdoch Ave.)
<b>Senior's Affordable Housing</b>	None designated	22
<b>Market Rental</b>	128	110
<b>Total units</b>	128	132

Tower A in Phase 1 of the “Park Residences” development at 7399 Murdoch Avenue was secured for residential rental by a Housing Agreement. It contains 22 units of senior’s affordable housing for residents 65 years or older, and 110 market rental units. The existing rental buildings on-site (known as 6391 and 6491 Minoru Boulevard) were requested by the City to remain on-site during the construction of the first phase of the “Park Residences” development. At the time of redevelopment of Phase 1, the developer gave the residents at 6391 and 6491 Minoru Boulevard first option for refusal on the new rental units in Tower A when the new rental units were ready for occupancy, which provided the opportunity for those tenants that would be displaced by construction of Phase 2 to rent units in Tower A. All the new rental units in Tower A are currently occupied.

Tenant Relocation Plan

As per the City’s current OCP requirements, a Tenant Relocation Plan (Attachment 2) for the existing residents at 6391 and 6491 Minoru Boulevard has been provided by the applicant. The proposed Tenant Relocation Plan complies with the Market Rental Housing Policy in the OCP. The applicant has agreed to register a legal document on title, prior to Development Permit issuance, to ensure that the proposed tenant relocation plan will be implemented prior to any demolition construction activity occurs on-site.

View Blockage and Other Development Impacts

The subject development’s towers generally satisfy Development Permit Guidelines with respect to tower separation. Prior to Development Permit issuance, a covenant will be registered on title to the site to notify potential purchasers that future adjacent development may block views and/or have other impacts.

### Aircraft Noise

The site is designated as “Area 4 - Aircraft Noise Notification Area” where “all aircraft noise sensitive land use types may be considered.” A City’s standard residential aircraft noise covenant has been secured at Rezoning stage. An acoustic report and a mechanical report, prepared by a certified professional and satisfactory to the City, are required prior to Building Permit issuance.

### Floodplain Requirements

In accordance with the City’s Flood Management Strategy, the applicant is required to register a legal document on title referencing the minimum habitable elevation for the area, which is 2.9 m (geodetic). A Flood Indemnity Covenant has been secured at Rezoning stage.

### **Advisory Design Panel Comments**

On November 2, 2019, the Advisory Design Panel (ADP) reviewed and supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3), together with the applicant’s design response in ‘*bold italics*’.

### **Analysis**

#### *Conditions of Adjacency*

- The applicant proposes three buildings as follows:
  - Tower C (North of the Greenway): A 15-storey building with five levels of parking, three of which are located within a podium above grade and with townhouse and apartment units facing the public realm in most areas.
  - Towers D and E (South of the Greenway): 15-storey and nine-storey buildings with four levels of parking, three of which are located within a podium above grade with townhouse and apartment units facing on the public realm in most areas with the exception of the south elevation of the podium.
- The north side of the Tower C podium includes a three-storey concrete wall on the north property line that will abut a similar podium wall on the development to the north. The proposed height of the podium wall (at 10.67 m or 35.0 ft.) matches the height of the podium wall to the north. The indoor pool building on level 4 sets back approximately 1.5 m (5.0 ft.) from the north property line and the tower above level 4 sets back approximately 14.0 m (46 ft.) from the north property line.
- Tower C is designed to terrace down from west to east in order to maximize the tower spacing between the proposed Tower C and existing adjacent “Carrera” towers to the north; the proposed minimum tower separation is 38.1 m (125 ft.) to the closest adjacent tower to the north.
- The terracing design of Tower C also maximize the tower spacing between the proposed Tower C and existing adjacent Tower B of “Park Residences” (Phase 1) to the east; the proposed minimum tower separation is 38.2 m (125.3 ft.).

- The massing and orientations of the Towers C, D and E (with narrow, elongated floor plates) are designed to minimize impacts on existing buildings to the east and provide view corridors towards the park.
- Tower E is designed to be nine storey high and set back from Minoru Park in order to minimize impacts on existing adjacent buildings to the south.
- The south wall of the Tower D/E podium includes a three-storey concrete wall, clad in brick and vine planting systems, set back 1.44 m (4.7 ft.) from the south property line, and faces the side of the existing tower to the south.

#### *Architectural Form and Character*

- The proposed form of development, which combines articulated streetwall building elements and towers, generally complement with the adjacent residential and mixed-use projects developed under the City Centre Area Plan (CCAP).
- The proposed development is a continuation of the high-density residential tower project generally envisioned under the site specific zone adopted in 2008. While the density and building heights are higher than that provided under the current CCAP designation (adopted in 2009), the project has a similar density and the building height found throughout much of Brighthouse Village.
- Proposed massing, height and architectural expression of the towers, and overall character of the proposed development are generally in compliance with the applicable Design Guidelines.
- The massing of the towers is reduced by reinforcing their verticality with large glass surfaces contained by a well proportioned, full-height solid grid frame at the northern portion of Tower C and northeast corners of Tower D respectively. The other sides of the towers reduce the perception of mass with a combination of a solid grid frame and glass surfaces.
- Massing is refined further by a series of three-storey elements, grounding the tower at the Greenway and Mah Bing Street. The lighter glazed tower is recessed and appears to float above.
- Major balconies (especially south and west facing) wrap around and provide sun shade for the corner units. Window walls will be used especially higher up, to give the appearance of a light structure above, reducing the appearance of mass.
- Significant corner elements will be clad in cementitious panels. Elements closer to the ground will be clad in brick, whereas other solid elements will be painted concrete frames with punched windows.
- The scale and architectural detailing, including materials and colours of the proposed ground-oriented units, the entrance to the residential towers, and other architectural features in the lower levels help to reinforce a pedestrian scale.

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***Urban Design and Site Planning***

- The proposed buildings have been carefully sited to minimize potential impacts to views and shadows on existing and future neighbouring developments. The towers are oriented east-west and step inwards, to take advantage of the westward park views. The east-west origination leans itself towards a narrow, elongated floor plates. This orientation provides view corridors towards the park for future developments to the east of the subject site.
- While Tower C is designed to terrace down from west to east, Tower D is designed to descend from east to west in order to maximize tower spacing between Tower C and Tower D and to increase view exposure and balcony opportunities westward towards Minoru Park. Tower E, at nine storeys, is massed similarly to Tower D, but at a lower ultimate height.
- The edge conditions along Minoru Park, the proposed greenway and Mah Bing Street achieve the proper pedestrian scale and provide a gentle transition between sidewalk/public walkway and building. The relationship between public, semi-private, and private realms is well resolved and provides a high quality streetscape.
- Townhouse units line the Minoru Park frontage with a raised patios. Additional townhouse units and main entrances for Towers C and D are proposed along the greenway to provide “eyes on the street”.
- The façades of the podiums along Mah Bing Street are designed to minimize the visual impact of the parkade entrances. Street-fronting indoor amenity areas are designed to animate Mah Bing Street. Extent of glass window wall at units above grade is maximized.
- Extent of solid façade on the east elevation of the Tower C podium is minimized and is softened with brick treatment and vertical landscaping.
- Loading and waste collection will be provided within laybys off of Mah Bing Street adjacent to each of the parkade entrances
- There is a total of 358 parking spaces provided in the two podiums (311 residential and 47 visitor parking spaces; including nine accessible parking stalls). The proposed number of parking spaces is consistent with the parking requirements under the ZHR4 zone subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The TDM includes:
  - a greenway to Minoru Park through the subject site, which provides a direct and functional connection from Minoru Boulevard to Minoru Park through a combination of road (Murdoch Avenue) and private property right-of-way (ROW) on-site; and
  - an additional 50 Class 1 and 25 Class 2 bicycle parking space beyond the minimum bylaw requirements to promote alternate mode of transportation.
- Energized electric vehicle (EV) charging outlets for 100% of resident vehicle parking spaces (208V - 240V) will be provided.
- The proposal will feature 62 parking spaces in a tandem arrangement. Registration of a restrictive covenant to prohibit the conversion of the tandem garage area into habitable space, and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement, is required prior to Development Permit issuance.

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- Registration of a restrictive covenant to the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity is required prior to Development Permit issuance.
- There is a total of 412 bicycle parking spaces provided throughout the site (340 Class 1 and 72 Class 2 spaces).
- All residential bicycle parking spaces/lockers will be provided within bike storage room within the parking structure. Prior to Development Permit issuance, a restrictive covenant is required to be registered on title to ensure that:
  - Conversion of the proposed bike storage room/lockers in this development into habitable space or general storage area is prohibited.
  - The bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.
- 32 visitor bicycle parking spaces will be provided in the open area by each of the main entry of Towers C, D, and E. As there is insufficient room to provide additional bicycle racks on the exterior without impacting the proposed public greenway, the balance of the visitor bicycle parking spaces are to be provided within the parking structures: 10 spaces will be provided adjacent to the vestibule serving visitor parking for Tower C; and 30 spaces will be provided near the south end of visitor parking in Towers D and E. Prior to Development Permit issuance, a restrictive covenant is required to be registered on title to ensure that:
  - The number of visitor bicycle parking spaces per Zoning Bylaw requirements will be maintained in perpetuity.
  - Conversion of the proposed visitor bicycle parking areas in this development into habitable space or general storage area is prohibited.
- It is noted that garbage and recycling collection vehicles currently access the Minoru Towers property (adjacent residential development at 6611 Minoru Boulevard) by driving across the southeast corner of the subject site though there is no access easement registered on title. The applicant had contacted the strata of 6611 Minoru Boulevard and proposed two options to provide truck access to the garbage and recycling collection facilities at 6611 Minoru Boulevard. One of the options involves physical changes to the Minoru Towers property and the other does not. Since there is no agreement with the adjacent strata corporation regarding modifications to their property, the applicant offers to provide a hammerhead at the southwest corner of the subject property to allow garbage and recycling collection vehicles servicing 6611 Minoru Boulevard to turn-around. No physical changes to the Minoru Towers property is required. The proposed hammerhead is designed by the applicant's traffic engineers (Attachment 4) and the proposal is acceptable to Transportation and Environment Services staff. Prior to Development Permit issuance, an SRW over the entire hammerhead area for public rights-of-passage (PROP) will be required.
- The applicant has also worked with the owners of 6551 Minoru Boulevard to relocate the existing garbage and recycling bins for that residential development to a new location that would not impede traffic flow and truck movement to the Minoru Towers property south of the subject site. Correspondence related to this matter between the applicant and the property management company of 6551 Minoru Boulevard are on file.

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***Tree Management***

- The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report identifies eight bylaw-sized trees on the subject development site, all in good to fair condition, and recommends that all of them be removed since they are falling within the proposed building footprints or area of heavy construction (i.e., underground services as coordinated in Servicing Agreement or required pedestrian pathway along Minoru Park).
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 16 replacement trees are required. The applicant is proposing to plant 120 replacement trees on-site, including 70 conifer and 50 deciduous trees.
- The proposed buildings and underground parking structures have been set back sufficiently to enable retention of trees located along the adjacent Minoru Park frontage. Landscape installation within the Critical Root Zone will be coordinated with the consulting arborist.
- Prior to Development Permit issuance, the applicant is required to submit to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zones for trees located within Minoru Park. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing buildings on the subject development site, installation of tree protection fencing around adjacent trees within Minoru Park is required. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Tree preservation strategy for off-site servicing works will be reviewed as part of the Post Approval Revision to Servicing Agreement (SA 08-413951).

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

- The proposed greenway located between Towers C and D will provide a generous public open space between the two buildings, creating a new connection between Minoru Park and Mah Bing Street.
- The greenway features a plaza with Public Art, benches, planting beds with trees, and open flexible lawn areas for picnics or active play. A gateway trellis is proposed at the west end of the greenway to announce the arrival to Minoru Park.
- At the Minoru Park interface, a 3.0 m wide walkway is provided and will connect to the existing walkway established on the adjacent development to the north.
- The overall landscape concept satisfactorily enhances and softens the interface between building(s) and the public realm.
- Building lobbies and private patios with individual gates are proposed along the greenway and along the walkway adjacent to Minoru Park to animate the public realm.

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- Along Mah Bing Street, the public realm is primarily defined by a tree lined boulevard.
- The podium roofs on Level 4 are designed to be a “landscaped roof” with significant landscaping and planting areas that will help to reduce storm water flow and provide a pleasant outdoor amenity for the residents.
- Tower C has an outdoor amenity space featuring a children’s play area with a kid table and sitting poles, a play house, a spring toy and a play tower with climbing net, wood post and plastic slide. In addition, there is a patio area, a sodded lawn, an urban agriculture space, and a south-facing amenity deck which can be considered as an outdoor extension of the indoor pool area.
- Towers D and E share an outdoor space which feature a larger children’s play areas; in addition to the kid table, play house, spring toy, and play tower featured in Tower C, a single balance beam and timber steps are included in the play area. In addition, similar to the Tower C rooftop, an amenity deck adjacent to the indoor pool area is proposed.
- With the open space provided in the greenway, the proposed size of the outdoor amenity space exceeds the minimum identified under the Development Permit Guidelines.
- Proposed children’s play area (composed of the open lawn areas in the proposed greenway and the children’s play spaces on Level 4 in both towers) meets the minimum identified under the Development Permit Guidelines.
- The CCAP requires that multi-family development comprising 200 units or more provide indoor amenity space at a standard of 2 m<sup>2</sup> (21.5 ft<sup>2</sup>) per dwelling unit. The subject development exceeds the CCAP minimum and provides for 854 m<sup>2</sup> (9,201 ft<sup>2</sup>) of indoor amenity space located over three floors in the podium. Tower C features a fitness room on ground floor, an amenity room on the second floor, and a pool area on level 4. Towers D & E feature an amenity rooms on the ground floor and a pool area on level 4.
- An irrigation system is proposed to ensure continued maintenance of live landscaping on site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$1,066,863.05 in association with the Development Permit.

#### ***Public Art***

- The applicant is participating in the public art program. Contribution was secured through the Rezoning. The art piece will be approved through the standard public art approval process and is intended to be installed in the greenway connecting Mah Bing Street to Minoru Park. Registration of a public art covenant is required prior to Development Permit issuance.

#### ***Crime Prevention Through Environmental Design***

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Ground-oriented units are proposed along the greenway and Minoru Park to create animation and facilitate casual surveillance for added pedestrian’s safety. Units in Levels 2 and 3 of the podium, along Mah Bing Street, also achieve this general objective.
- Pedestrian accesses to the ground-oriented units will be raised above grade clearly denoting them as private space.



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- Vehicular accesses for visitors are gated; entry for non-residents will be controlled by residents via cell phone technology.
- Parking is on designated half levels; each half level is open visually at all ends.
- Openings are provided at all intermediate ramps to increase visual access between levels.
- Elevator lobbies are fully glazed; vestibule doors to access residential areas feature glazed opening with wired Georgian glass.

***Energy and Sustainability***

- The subject site will be required to connect to the City's District Energy Utility (DEU) via connection to energy transfer stations to be located in DEU mechanical rooms within the buildings. Registration of a legal agreement on title is required, securing the owner's commitment to connect to a DEU that provides that no Building Permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU. Prior to Building Permit Issuance, DEU mechanical room size and location, service connection routing, and building mechanical system compatibility are subject to approval of the City and the DEU provider LIEC. The owner will also be required to provide mechanical drawings and detailed energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements prior to Building Permit issuance.
- The project is subject to the Step 2 of the Energy Step Code.

***Accessible Housing***

- The proposed development includes 12 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

***Servicing Requirements***

Through Rezoning (RZ 04-286496), the developer had entered into two Servicing Agreements (e.g., SA 07-382691 and SA 08-413951) to service the two phases of the "Park Residences" development. Both Servicing Agreement designs are approved, SA07-382691 covered the recently constructed Servicing Agreement works needed to service Phase 1 (i.e., 7333 and 7399 Murdoch Avenue), while Servicing Agreement (SA 08-413951) will cover the remaining works required to service Phase 2, which is the subject of this Development Permit application.

In order to service the subject site, infrastructure works will be required within Minoru Park due to the existing gravity system. The approved servicing design for Phase 2 (i.e., SA 08-413951) was approved in February, 2012 (bonding is in place). It had been developed to minimize impact

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**ATTACHMENT A**

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on trees within Minoru Park but it is impossible to complete the infrastructure improvements without some impact on trees within the park. In order to minimize the impact on the trees and address additional servicing modifications, the approved Servicing Agreement for Phase 2 requires modification to match existing conditions. The required modifications will be facilitated through a post approval revision, in consultation with the parks department. This will be a condition to Development Permit issuance. Site servicing works are being coordinated with Parks and Engineering staff; detailed design review is ongoing. Any tree removal and replacement associated with the SA works will be determined by the Parks Services Department.

### **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.



Edwin Lee  
Planner 2  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Tenant Relocation Plan

Attachment 3: Excerpt from Advisory Design Panel Meeting Minutes (November 2, 2019)

Attachment 4: Turning Paths at 6611 Minoru Boulevard - Garbage Truck and Recycling Truck

Attachment 5: Development Permit Considerations



City of  
Richmond

## Development Application Data Sheet

Development Applications Department

**DP 18837117**

**Attachment 1**

Address: 6333 Mah Bing Street

Applicant: WT Leung Architects Inc.

Owner: 410730 BC Ltd.

Planning Area(s): City Centre

Floor Area Gross: 30,525.55 m<sup>2</sup> (328,574 ft<sup>2</sup>) Floor Area Net: 27,948.47 m<sup>2</sup> (408,474 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	9,810 m <sup>2</sup> (105,594 ft <sup>2</sup> )	Post road dedication as secured at Rezoning = 8,720 m <sup>2</sup> (93,861 ft <sup>2</sup> )
<b>Land Uses:</b>	Multi-family Residential	Multi-family Residential
<b>OCP Designation:</b>	Mixed Use	No Change
<b>Area Plan Designation</b>	City Centre Area Plan: General Urban T5 (25 m) Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use	No Change
<b>Zoning:</b>	ZHR4	No Change
<b>Number of Units:</b>	124	232

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (Residential):	3.40	3.21	none permitted
Floor Area Ratio (Amenity Space):	0.10	0.10	none permitted
Lot Coverage - Building:	Max. 90 %	67%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side Yard (north):	n/a	0.0 m	none
Setback – Side Yard (south):	n/a	1.44 m	none
Setback – Rear Yard (west):	Min. 6.0 m	6.0 m	none
Height (m):	Max. 47.0 m geodetic	47.0 m geodetic	none
Lot Size:	13,000 m <sup>2</sup> (139,930 ft <sup>2</sup> )	8,720 m <sup>2</sup> (93,861 ft <sup>2</sup> )	<b>Variance Requested</b>
Off-street Parking Spaces – Residential:	327 or 295 with TDM	311 with TDM	none
Off-street Parking Spaces – Visitor:	47	47	none
Off-street Parking Spaces – Total:	374 or 342 with TDM	358 with TDM	none



Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (358 x 2% = 8 spaces)	9	none
Tandem Parking Spaces:	Max. 100%	62	none
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (358 x Max. 50% = 179)	149	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.46 (Class 1) and 0.31 (Class 2) per unit	none
Bicycle Parking Spaces - Total:	290 (Class 1) and 47 (Class 2)	340 (Class 1) and 72 (Class 2)	none
Amenity Space – Indoor:	Min. 2 m <sup>2</sup> x 232 units = 464 m <sup>2</sup> (4,994 ft <sup>2</sup> )	835 m <sup>2</sup> (8,987 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 232 units + 10% of net site area = 2,219 m <sup>2</sup> (23,885 ft <sup>2</sup> )	3,054 m <sup>2</sup> (32,873 ft <sup>2</sup> )	none

(A) Current Site Information

<b>Site Address:</b>	6391 Minoru Blvd / 6491 Minoru Blvd (new site address 6333 Mah Bing Street)
<b>Legal Description:</b>	Lot B, Section 8, Block 4 North Range 6 West, NWD Plan EPP21002
<b>Owner Name:</b>	410730 BC Ltd (Park Residences Phase II Limited Partnership)
<b>Applicant Name:</b>	Rachel Hutton, Stikeman Elliott LLP
<b>Phone:</b>	604-631-1342
<b>E-mail:</b>	rhutton@stikeman.com
<b>Current Zoning:</b>	Richmond Bylaw 8300 Amendment Bylaw No. 8103 (per RZ004-286496 adopted Sept 08, 2008)
<b>Current Rental Type:</b> (select all that apply)	<input checked="" type="checkbox"/> Market <input type="checkbox"/> Non-market <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (please specify):

(B) Current Total Rental Units

Unit Type	Number of Current Units			Average Monthly Rent	Average Size (m <sup>2</sup> )
	Total	Occupied	Ground-Oriented*		
Studio	06	05	0	\$ 0 884.00	52.0
1 BR	67	62	0	\$ 1 054.68	72.2
2 BR	46	45	0	\$ 1 262.67	102.8
3 BR	05	05	0	\$1 433.00	124.9
3+ BR					
<b>Total</b>	<b>124</b>	<b>117</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>

(C) New Rental Units ( \*CONSTRUCTION COMPLETED - OCCUPANCY Nov 2016 )

Unit Type	New Rental Units			
	Number of Units	Ground-Oriented*	Initial Average Monthly Rent at occupancy	Average Size (m <sup>2</sup> )
Studio	28	0	\$ 0 927.78 senior ** \$ 1 115.00 market ***	46.1
1 BR	74	0	\$ 1 000.00 senior ** \$ 1 347.88 market ***	50.0
2 BR	30	0	\$ 1 882.67 market ***	70.3
3 BR				
3+ BR				
<b>Total</b>	<b>132</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

- \* Ground-oriented unit means a unit that is directly accessible from the road  
 \*\* 22 units seniors' housing was provided with rents capped at \$1 000/ month per housing agreement  
 \*\*\* 110 units market housing was provided

## (D) Tenant Relocation Plan

Tenant Relocation Plan Components	Tenant Relocation Plan	Comply with the policy?
<b>Notification:</b> <ul style="list-style-type: none"> <li>A minimum 4 months' notice to end tenancy, and otherwise as set out in the provincial <i>Residential Tenancy Act</i></li> </ul>	The <i>Residential Tenancy Act</i> will be followed as it pertains to notification and compensation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Right of First Refusal:</b> <ul style="list-style-type: none"> <li>Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates (without having to meet income thresholds)</li> </ul>	<p>132 Replacement Rental Units were constructed, completed and occupancy granted December 06, 2016  (110 market + 22 non-market seniors' affordable)  Existing Tenants were offered first refusal  Yes, 19 accepted the offer</p> <p>*NOTE: Rezoning adopted Sept. 08, 2008; initial rents were as per rates outlined in housing agreement  – rates were established at max \$1 000 / month for seniors non market as outlined in the housing agreement</p> <p><u>July 07, 2020 – updated</u>  Existing tenants received a letter offering priority viewing on Oct. 18, 2016.</p> <p>As a condition of rezoning, the owns of the existing buildings entered a legal agreement with the City of Richmond requiring demolition of these buildings within two years of occupancy (Mandatory Demolition was to occur by December 05, 2018).</p> <p>A demolition bond of \$577 500 was also posted</p> <p>The owner of these rental properties had ceased signing lease agreements beyond 2018 in anticipation of required demolition, and all new rentals are handled on a month to month basis</p> <p>Planning requested in 2018 that demolition be deferred pending revisions to rental policies</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Relocation Assistance:</b> (Only required for tenants with tenancy of 1+ years) <ul style="list-style-type: none"> <li>Accommodation must meet the tenant's needs</li> <li>Accommodation should be located in Richmond or in another location at the tenant's discretion</li> <li>Rents at the new location should not exceed CMHC average area rents for Richmond</li> </ul>	The developer will provide relocation assistance  Yes, a Tenant Relocation Coordinator will be retained to provide relocation assistance  <u>July 07, 2020 – updated</u>  The relocation coordinator will be Betty Thien, Property Manager (Rhome)  <a href="mailto:Betty.Thien@Rhomepm.com">Betty.Thien@Rhomepm.com</a> - 604-501-4413	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Compensation:</b> <i>(Only required for tenants with tenancy of 1+ years)</i> <ul style="list-style-type: none"> <li>3 months' free rent or lump sum equivalent</li> </ul>	<p>3 months free rent or lump sum equivalent will be provided</p> <p><u>July 07, 2020 – updated</u></p> <p>For those who qualify for compensation, the option will be provided for 3 months' free rent or lump sum equivalent</p> <p>Those who have resided in the building for five years or more will receive one additional month free rent or lump sum equivalent</p> <p>Those who have resided in the building for ten years or more will receive two additional months free rent or lump sum equivalent</p> <p>Ms. Betty Thien (Rhome Management) will handle all monetary issues</p> <p>All damage deposits will be returned to the tenants upon vacating, as the buildings will be demolished</p>	<p>x Yes  <input type="checkbox"/> No</p>
<b>Communication with Tenants:</b>	<p>Property management has been in communication with tenants during the development application process</p> <p><u>July 07, 2020 – updated</u></p> <p>The on-site manager in regular communication with tenants is Mr. Ivan Petrov, 604-270-6779</p> <p>The DP Sign was erected in front of the buildings, at the intersection of Murdoch and Mah Bing November 13, 2018.</p> <p>After Development Permit Approval and issuance and Demolition Permit Issuance, the applicant will conduct an Open House meeting with tenants (Covid-19 conditions permitting) and will also advise tenants in writing of relocation assistance options and compensation available</p>	<p>X Yes  <input type="checkbox"/> No</p>

Prepared by: \_\_\_\_\_ Doug Millar architect aibc \_\_\_\_\_

Date: \_\_\_\_\_ July 07, 2020 \_\_\_\_\_

Attachment 3

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

Wednesday, November 2, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. **DP 18-837117 – THREE-TOWER RESIDENTIAL DEVELOPMENT**

ARCHITECT: W.T. Leung Architects Inc.  
LANDSCAPE ARCHITECT: Durante Kreuk Landscape Architects  
PROPERTY LOCATION: 6333 Mah Bing Street

**Applicant's Presentation**

Wing Ting Leung, Arnold Wong, and Doug Millar, W.T. Leung Architects, Inc., Richard O' Connor and Jane Durante, Durante Kreuk Landscape Architects, Daniel Roberts, Kane Consulting, and Willie Perez, MCW Consultants, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

**(Applicant Responses in Bold Italics)**

*Comments from Panel members were as follows:*

- consider installing a pocket door for the ensuite washroom in the master bedroom and an outward swinging door for the second washroom (in lieu of an inward swinging door) in convertible units to enhance accessibility of residents in wheelchairs and strollers;

***WTLA: pocket doors are not typically included on our projects. There are a number of drawbacks to pocket doors in our view. These include difficulty cleaning the inside pocket space and binding that occurs after building settlement, which renders the pocket door inoperable. We will review swing doors and adjust according to the comments***



- consider installing an automatic door from the parkade to the elevator to assist people with disabilities;

***WTLA: The Building Code requires automatic door openers when the proscribed clearances on the push/pull sides of the door are not being met. We will meet the proscribed clearances OR provide automatic openers on every level of the parkade accessed by people with disabilities***

- consider incorporating aging-in-place features for some townhouse units;

***WTLA: Typical aging-in-place features (lever handles, blocking, clearances at door entries) are provided throughout this project. With respect to multi-storey townhouses, there are 10 (ten) three-storey units fronting the park. Each of these units contains its own elevator to assist with aging-in-place***

- proposed public art feature in a highly visible location benefits the project and the public realm, improves wayfinding and enhances the public character of the plaza;

***WTLA: noted***

- consider further breaking down the massing of the podium wall above the parkade entrances facing Mah Bing Street considering their visible and prominent location and the possibility that the proposed vine planting on the podium wall may take time to grow; consider further articulating the podium wall and introducing architectural elements to provide a pedestrian scale treatment to the Mah Bing Street elevation and improve the appearance of the parkade entrances;

***WTLA: The East Elevation has been revised to increase the amount of Gold Glazing at the feature above the parkade entry, and to add Terra Cotta Paneling over the parkade entrance to Towers D/E. Canopies have also been enhanced at Tower Entries.***

- appreciate the current approach to break down the massing of the south façade of Tower E; however, consider further breaking down the mass on the pedestrian level at grade through further articulation, e.g. introducing patterns or another colour for the brick material to provide visual interest to pedestrians; also ensure adequate lighting on the south edge to address potential CPTED concerns;

***WTLA: Brick material provided at south elevation between Terra Cotta at Mah Bing and Glass Panel at park. Separate Lighting Plan has been developed and lighting specs included on landscape drawing L1.9***

- appreciate the project design with open view corridors and the openness to the park; the project is well conceived and well landscaped;

***WTLA: noted***

- review the proposed lighting strategy for the greenway and consider a lighting strategy which balances addressing potential CPTED issues and avoiding light disturbance to neighbouring residences and light pollution; consider installing a greater number of low level lighting to ensure a more even distribution of lighting in the greenway;

***WTLA: Separate Lighting Plan has been developed and lighting specs included on landscape drawing L1.9***

- appreciate the applicant's comprehensive presentation and package submission which includes energy modeling results and LEED scorecard;

***WTLA: noted***

- a 50 percent glass-to-wall ratio is not apparent in the model presented by the applicant; applicant is advised to review assumptions regarding the energy and sustainability aspects of the project to ensure compliance with BC Step Code requirements;

***WTLA: The preliminary model was based on design elevations with less than 50% glass to wall ratio. The building uses a lot of spandrel glass with insulated panel behind, for ease of construction. Spandrel panels are included as wall in the wall-to-window ratios. The elevations are deceptive due to the appearance of more glazing. The spandrel glass inserted as part of the window-wall system for ease of fabrication / ease of construction. BC Step Code compliance will be demonstrated in more detail with the Building Permit submission.***

- review the proposed strategy to mitigate noise from the generator room to ensure that potential noise impacts to the adjacent tower to the south are addressed;

***WTLA: Specific mitigation measures being incorporated:***

- ***Emergency Generator – will provide a muffler to reduce sound power at point of discharge;***
- ***Parkade Exhaust Ventilation – operates “on demand” w/ variable speeds;***
- ***Rooftop Units – all rooftop equipment is screened visually and acoustically i.e.***
  - ***6333 Mah Bing (Tower ‘c’) – all equipment is behind a parapet;***
  - ***6355 -6399 Mah Bing – all equipment is behind a rooftop screen;***

***The acoustic noise mitigation properties of all above measures will be incorporated at the Building Permit stage when equipment selections and design details are complete.***

- review the design and energy requirements of the lobby vestibules as these may meet BC Step Code requirements but not provide thermal comfort;

***WTLA: There is no requirement in the BC Building Code 2018 edition for vestibules. Should the refined energy model based on developed Building permit drawings show that the project is not meeting Step 2 requirements then we will need a vestibule. Short of that there is no specific requirement mandating the application of vestibules for this project. We will revisit this issue when the detailed energy model is closer to completion, and act accordingly should vestibules not be required to meet Step Code.***

- appreciate the applicant voluntarily designing the project to achieve LEED Silver Equivalency; however, consider targeting LEED Silver Certification;

***WTLA: The project exceeds LEED Silver Equivalency. The LEED Certification process adds project costs without changing this benefit. These costs are borne ultimately by the purchaser. This is not a value-add to the project and only increases the cost of housing in general.***

- appreciate the model as it helped the Panel better understand the project;

***WTLA: noted***

- consider a consistent approach for the articulation colour and materiality of the soffits on the townhouse versus the tower levels;

***WTLA: Colour details for treatment of various soffits will be developed for construction documents, and will reflect the design approach evident on phase 1, now complete***

***WTLA JUNE 29 – soffits to match colour of concrete (BM-OV 14 – natural cream)***

- consider introducing a different treatment for the main pedestrian entrances of the buildings along the greenway, e.g. through introducing accent colours, banding or coloured canopies over the recesses, to make them more prominent;

***WTLA: Canopies have been accentuated in the drawings – see elevations for revisions***

- appreciate the proposed overall landscaping for the project; and

***WTLA: noted***

- consider introducing more landscape treatment for the three-meter wide sidewalk along the edge of the park to make it more visually interesting.

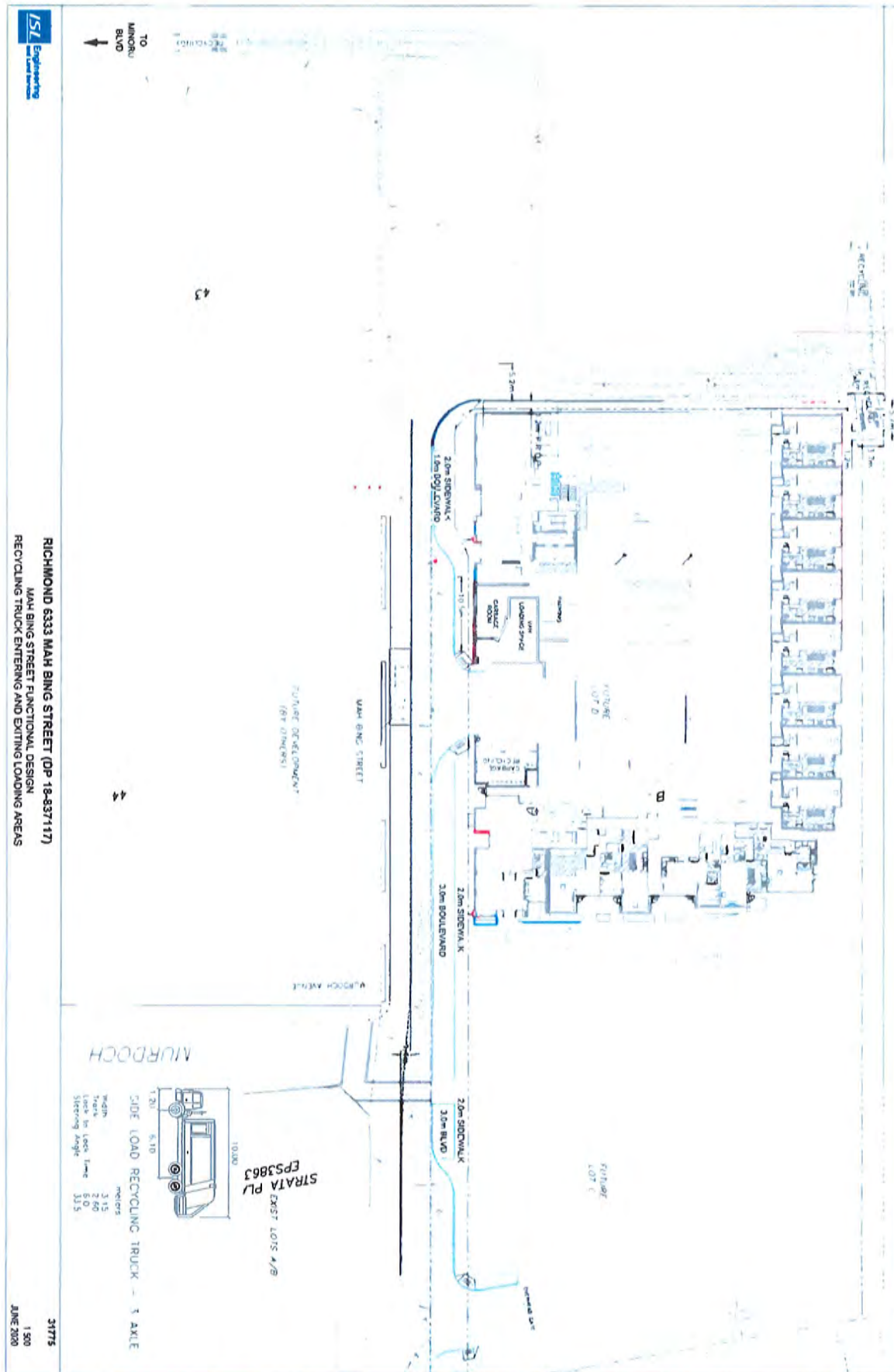
***WTLA: Changes of paving added to the landscape plans; the front entrances to the buildings changed to special paving. Refer to landscape plans***

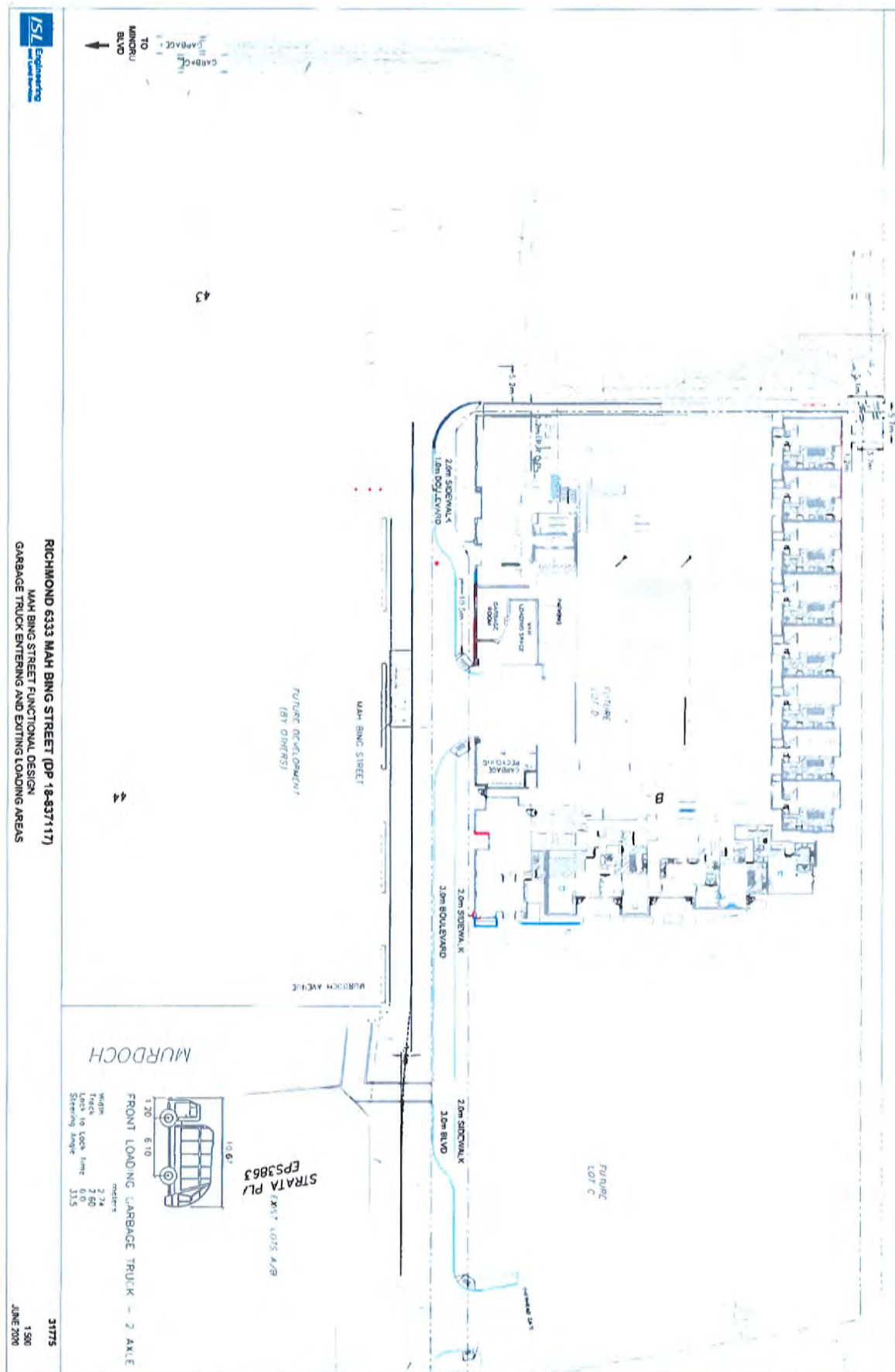
**Panel Decision**

It was moved and seconded

*That DP 18-837117 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**









City of  
Richmond

## Development Permit Considerations

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

**Address:** 6333 Mah Bing Street

**File No.:** DP 18-837117

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

1. Discharge of Statutory Right of Way CA3023366 (Plan EPP21004) for "Utilities and Sidewalk - Lot B".
2. Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed sidewalk and boulevard areas along Mah Bing Street and the proposed 4.0 m x 4.0 m corner cut at the southeast corner of the site for utilities and sidewalk. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Languages should be included in the document that the entire SRW area shall be transferred to the City after the Building Permit for the development (DP 18-837117) has been issued, and prior to Final Inspection of the Building Permit (i.e., occupancy) is granted.
3. Granting of a 3.28 m wide statutory right-of-way along the entire west property line of the site for the purposes of a public walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
4. Granting of a 1.2 m wide statutory right-of-way along the entire south property line of the site to provide adequate width for two way traffic on neighbour's lane. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
5. Replace Plan EPP21005 attached to Statutory Right of Way CA3023344 to reflect the new alignment of the public greenway.
6. Registration of a legal agreement(s) regarding the developer's commitment to the proposed Tenant Relocation Plan. Languages should be included in the document to confirm adherence to the Tenant Relocation Plan prior to any demolition construction activity on site.
7. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed hammerhead area at the southwest corner of the site to facilitate truck turnaround capability between the subject site and the property to the south at 6611 Minoru Boulevard. Any works essential for truck turnaround within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works.

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9. Registration of a legal agreement on title ensuring that:
  - a) where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit ; and
  - b) conversion of tandem parking area into habitable space is prohibited.
10. Registration of a legal agreement on title ensuring that:
  - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
11. Registration of a legal agreement on title ensuring that:
  - a) conversion of any of the bicycle parking areas within the parking structure into habitable space or general storage area is prohibited; and
  - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
12. Registration of a legal agreement on title ensuring that:
  - a) the number of visitor bicycle parking (Class 2) stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor bicycle parking (Class 2) stalls to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) the required visitor bicycle parking (Class 2) stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
  - c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
    - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
    - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building;
    - iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
14. Registration of a Public Art Covenant on title for the implementation of the City approved Public Art Plan.
15. Receipt of a Letter of Credit for landscaping in the amount of \$ 1,066,863.05 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

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16. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within or in close proximity to the tree protection zones for trees located within Minoru Park. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
17. Approval of a Post Approval Revision to SA 08-413951. An updated Letter of Credit or cash security for the value of the revised Service Agreement works, as determined by the City, will be required as part of the Post Approval Revision to SA 08-413951. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 344 L/s of water available at a 20 psi residual at the Mah Bing street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At the developer's cost, the Developer is required to:
  - Update the water works design as per approved SA08-413951 to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 200mm diameter watermain at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Provide new hydrants to meet the 75m standard spacing required as per City standard.
  - Install new water service connection off of the proposed 300 mm PVC water main along the Mah Bing frontage. Meter to be located onsite (i.e. in a mechanical room).

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
  - Update the storm sewer design as per approved SA08-413951 to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 600mm diameter storm sewer at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Revise the alignment of the proposed box culvert (as per SA08-413951) in the proposed greenway to match the latest greenway concept and revise the proposed box culvert alignment in the park to minimize required tree removal. Parks and Engineering staff will provide directions on this prior to revising SA08-413951.

Sanitary Sewer Works:

- At the Developer's cost the Developer is required to:
  - Update the sanitary sewer design (as per approved SA08-413951) to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 250mm diameter sanitary sewer at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Revise the alignments of the proposed sanitary main and forcemain in the proposed greenway (as per approved SA08-413951) to match the latest greenway concept.
  - Provide an updated tree survey within the affected portion of Minoru Park and determine an alignment for the proposed box culvert, forcemain and sanitary main that will require the least tree removal. Parks and Engineering staff will provide input on this prior to revising SA08-413951.
  - Revise the alignment of the proposed sanitary main (as per approved SA08-413951) from the west property line to an alignment through the Minoru Park.
  - Confirm whether the existing sanitary main (coming from the property to the north that is 7368 Gollner Avenue) is live. If it is live, the developer is required to relocate that existing sanitary main prior to any site preparation works.
- At Developer's cost, the City is to:
  - Cut and cap, at main, all existing service connections to the development site and remove inspection chambers.
  - Perform all tie-ins to existing City infrastructure.

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Frontage Improvements:

- The Developer is required to:
  - Provide other frontage improvements as per Transportation's requirements, provided separately. Changes to the road width, sidewalks, boulevards, etc) Improvements shall be built to the ultimate condition wherever possible.
  - Coordinate with BC Hydro, Telus and other private communication service providers to pre-duct for future hydro, telephone and cable utilities along the Mah Bing Street frontages.
  - Coordinate with BC Hydro, the removal or relocation within the proposed development of the existing PMT that fronts the proposed Tower C (i.e., proposed building north of the proposed greenway) at the east side of Mah Bing Street.
  - Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite, as described below.
  - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the DP architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - Vista – Approximately 8.8 x 6.5 m, confirm SRW dimensions with BC Hydro
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - Revise the street lighting design as per SA08-413951 to update to current City Center standards.

General Items:

- The Developer is required to:
  - Provide an updated tree survey, arborist report and QEP report to confirm whether the existing trees and RMA in Minoru Park will be affected by the developer's proposed sanitary line construction.
  - Provide, within the post approval revision to the servicing agreement or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per the geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other

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activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- Conduct pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.

**Notes:**

- For City review, the developer shall submit the cost estimate from the winning contractor for the works covered under the approved post approval revision to SA08-413951, which will be the basis of the updated security bond. If the winning contractor's estimate is not available, a signed and sealed Engineer's estimate would be acceptable subject to a 150% bonding percentage.
- Prior to start of any site preparations works (e.g., preload, soil densifications, etc.), the developer is required to:
  - Complete the post approval revision to SA08-413951 and extend first the proposed sanitary main, forcemain and box culvert through the proposed greenway and tie-in to the existing sanitary main, forcemain and canal inside Minoru Park.
  - Confirm whether the existing sanitary main at the north end of Mah Bing Street (coming from the property to the north that is 7368 Gollner Avenue) is live. If it is live, the developer is required to relocate that existing sanitary main prior to any site preparation works.
  - Remove or relocate the existing PMT at the west side of Mah Bing Street fronting the proposed tower C (i.e., proposed building north of the proposed greenway).

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

1. Provide written confirmation and supporting documents to demonstrate that the proposed Tenant Relocation Plan has been implemented.
2. Installation of appropriate tree protection fencing adjacent trees within Minoru Park prior to any construction activities, including building demolition, occurring on-site.

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

1. Dedicate the SRW area (Plan EPP28003, CA3023335) on the subject site (i.e., Mah Bing Street secured as part of the rezoning application RZ 04-286496) to the City once the existing rental buildings on site are demolished.
2. Discharge of existing Statutory Right of Way (SRW) (CA2817671, Plan EPP24203) or confirm an alternative form of approval from BC Hydro to facilitate the proposed development.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Prior to Final Inspection of Building Permit (i.e., Occupancy), the developer must complete the following requirements:**

1. Transfer of the SRW area over the proposed sidewalk and boulevard areas along Mah Bing Street and the proposed 4.0 m x 4.0 m corner cut at the southeast corner of the site, secured as part of the Development Permit application DP 18-837117 to the City.

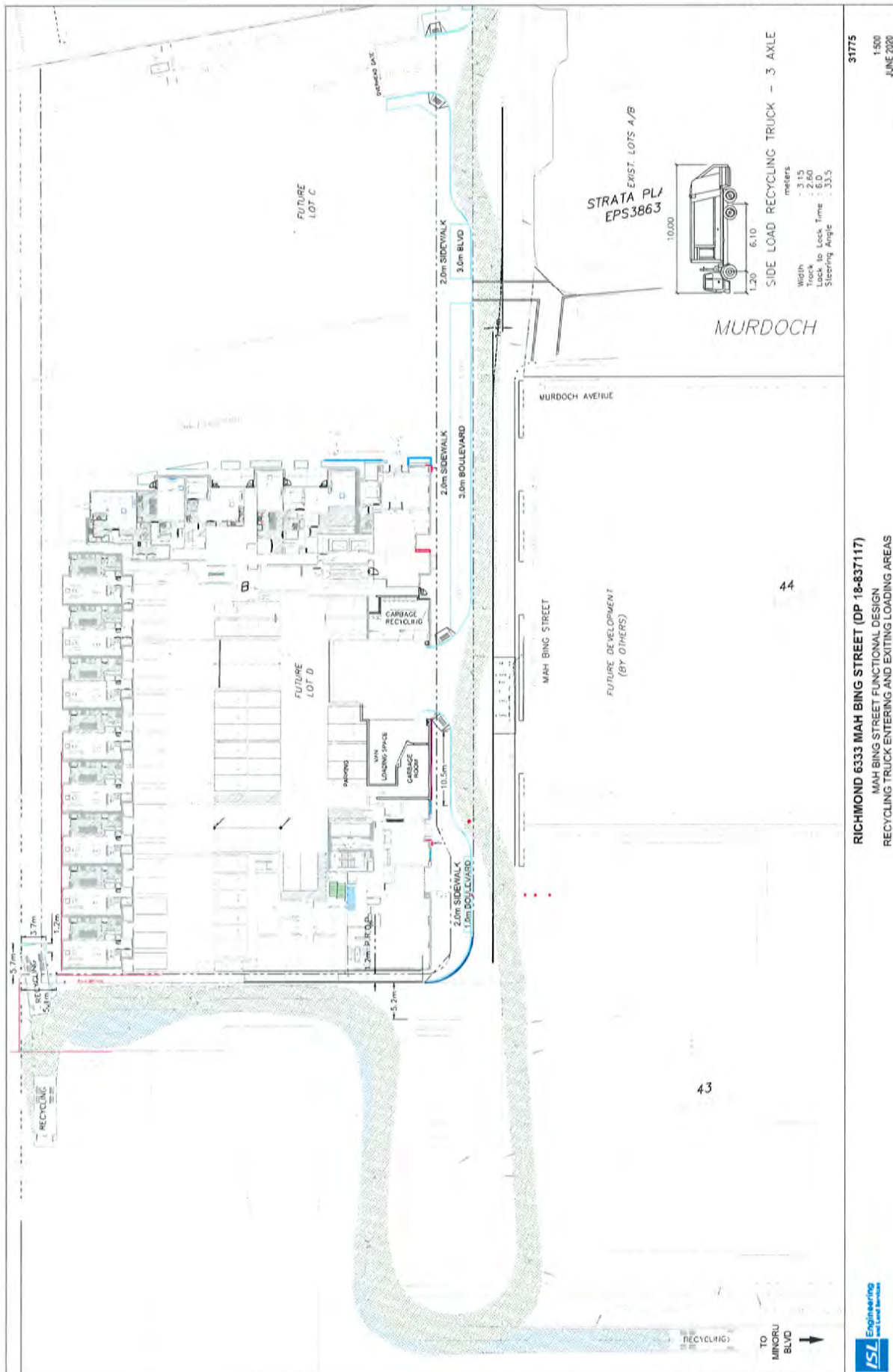
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**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

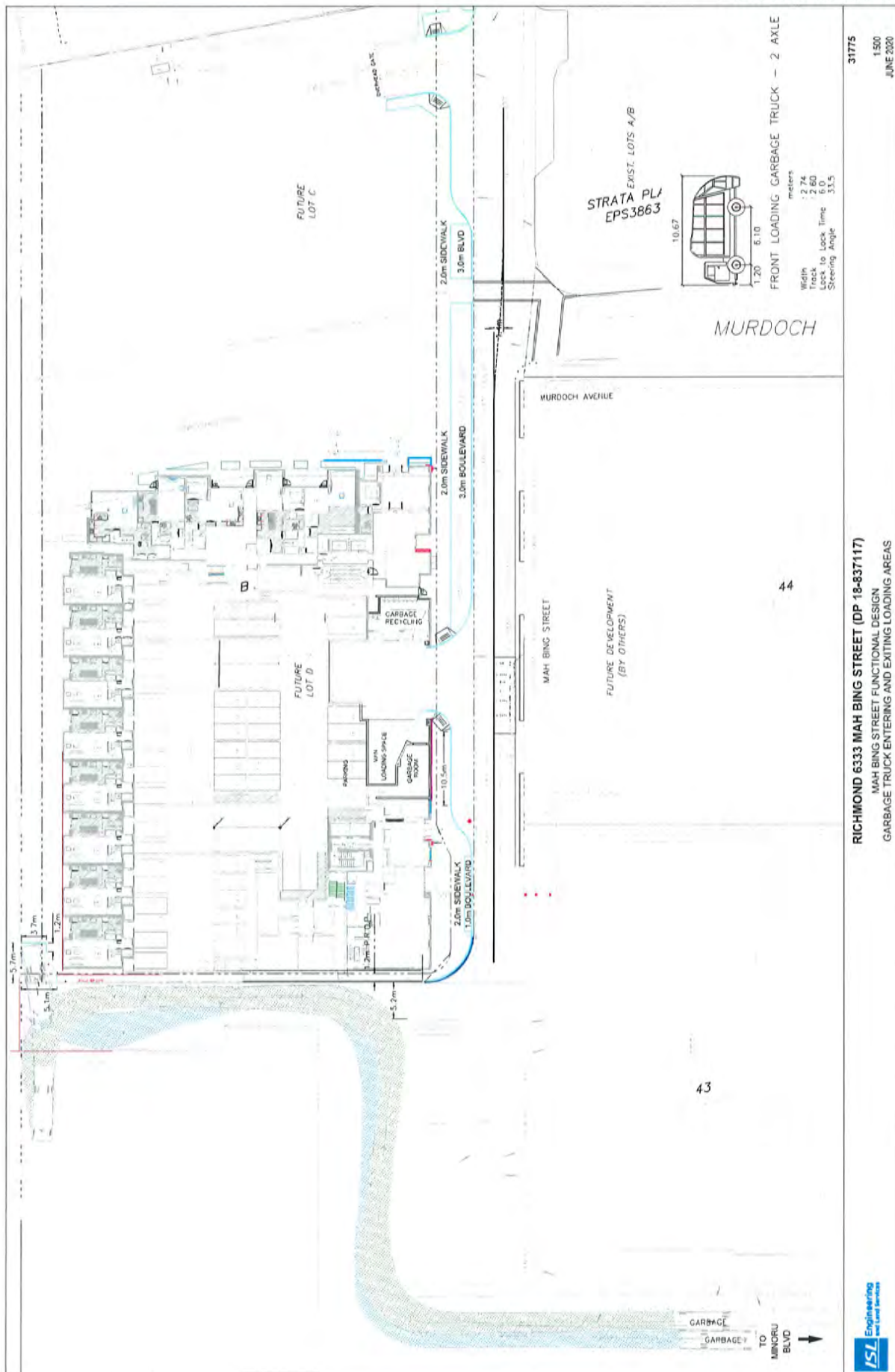
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Signed\_\_\_\_\_  
Date

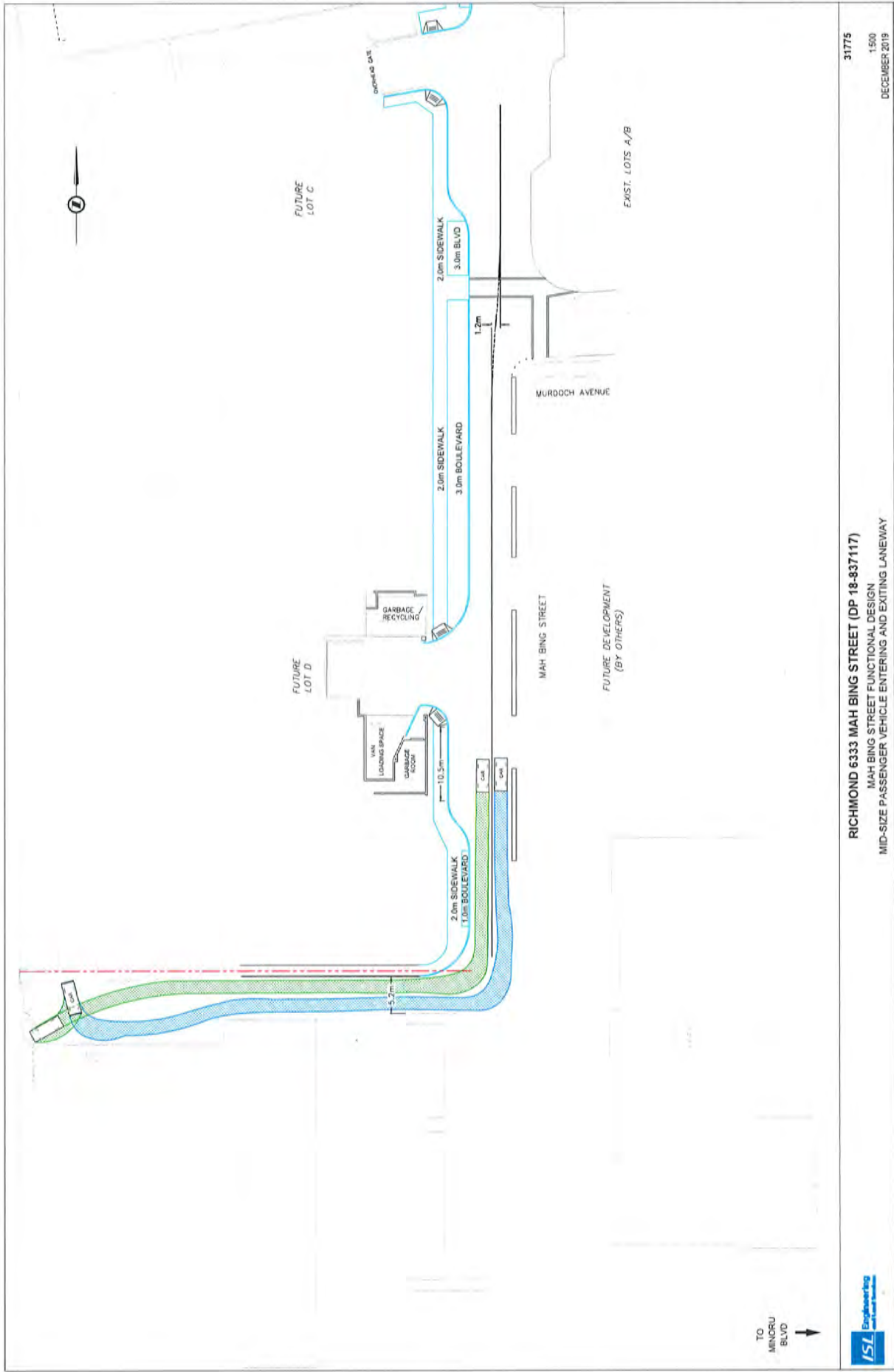
## ATTACHMENT B





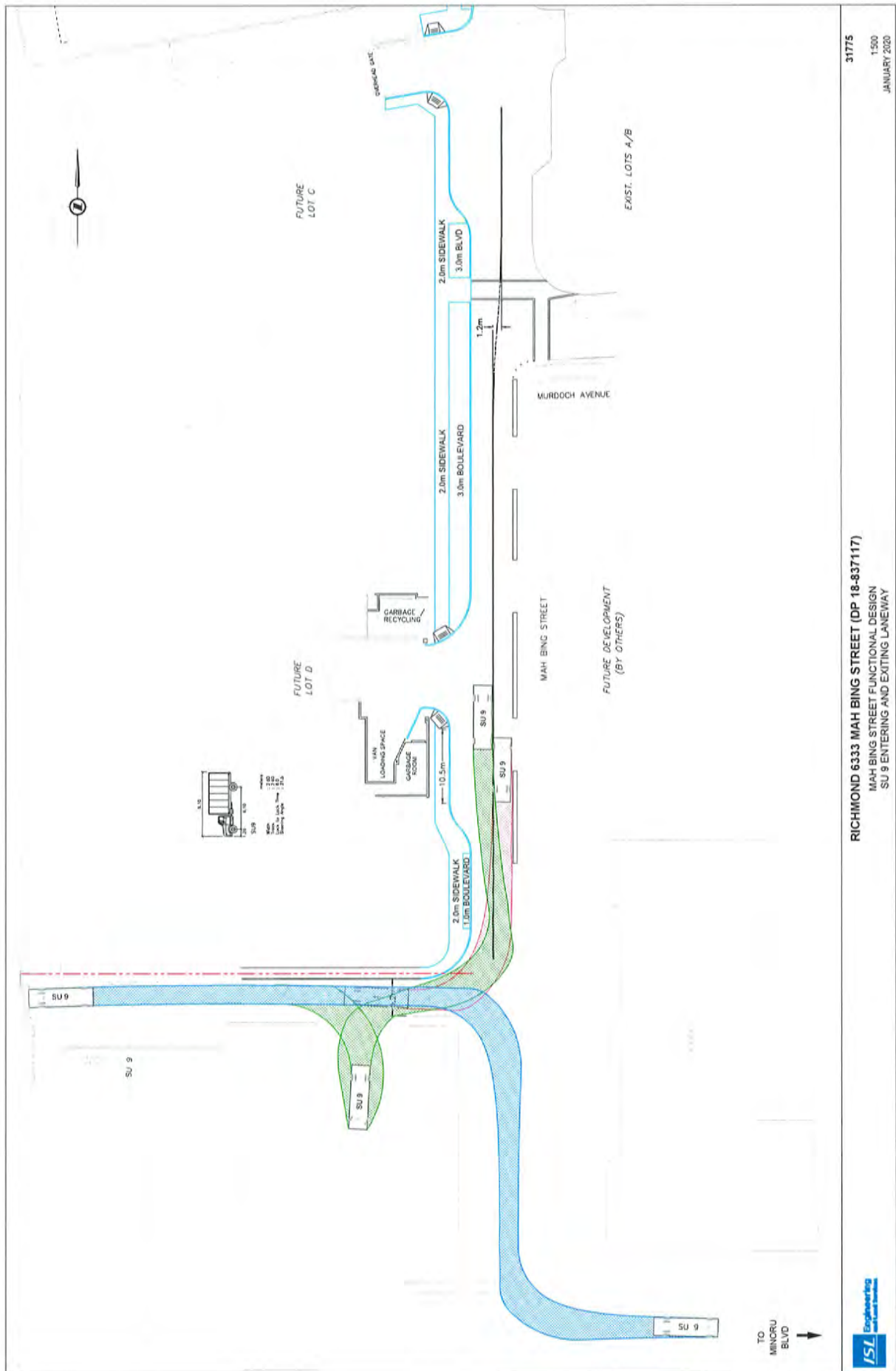
## ATTACHMENT B





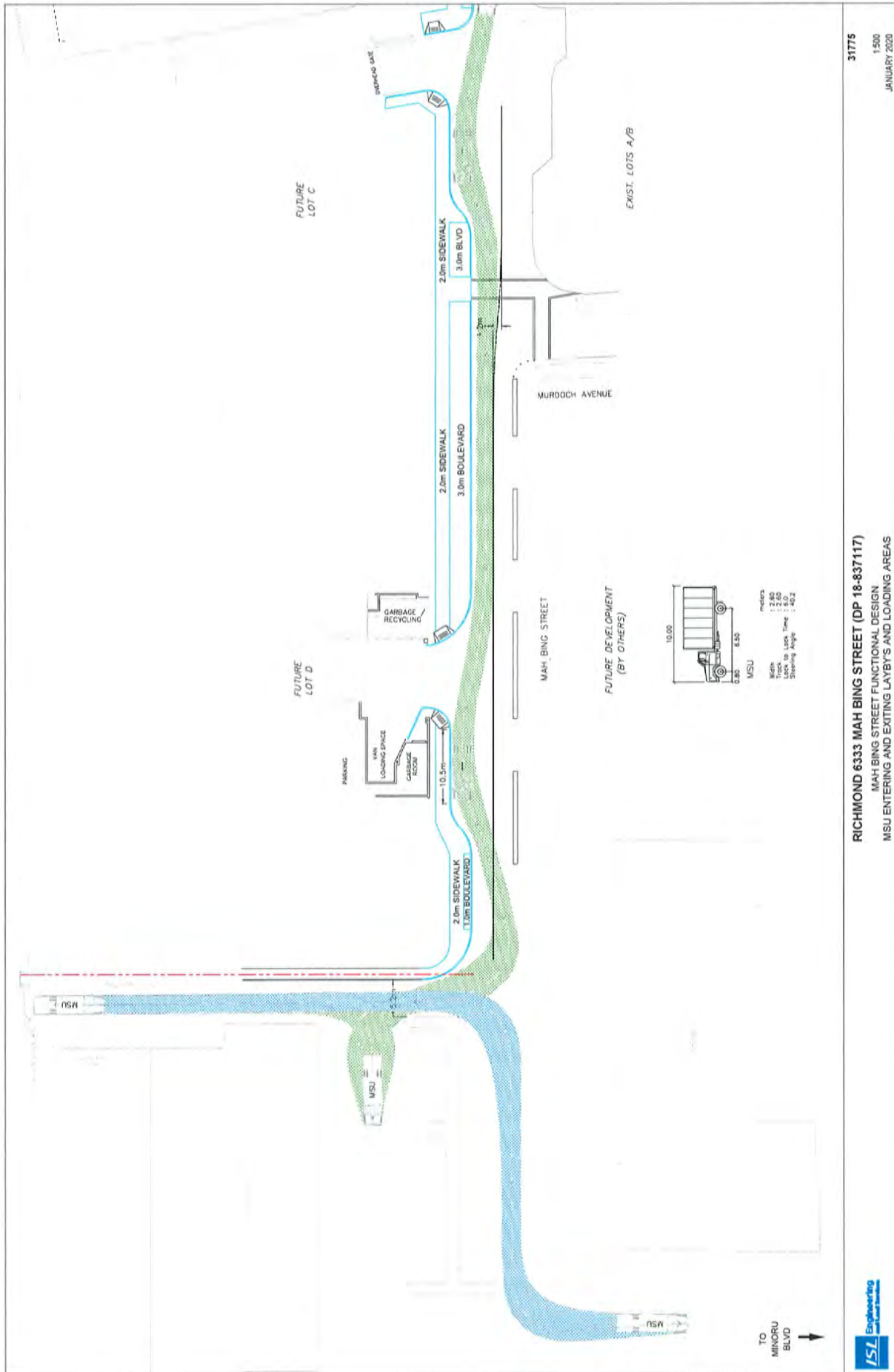
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DECEMBER 2019

**RICHMOND 6333 MAH BING STREET (DP 18-837117)**  
MAH BING STREET FUNCTIONAL DESIGN  
MID-SIZE PASSENGER VEHICLE ENTERING AND EXITING LANEWAY









# Tribe Community Mgmt With ♥

September 8, 2020

**Wing Leung**

W.T. Leung Architects Inc.  
300 - 973 West Broadway  
Vancouver, BC V5Z 1K3

Dear Wing Leung,

**Re: The Owners, Strata Plan NW 2677 – Regency Park Towers  
6611 Minoru Blvd, Richmond BC  
Communicated Offer (April 28, 2020) – 6333-6399 Mah Bing Street, Richmond**

---

We are writing to you on behalf of and at the direction of the Strata Council, The Owners, Strata Plan NW2677 – Regency Park Towers.

Further to our phone discussion and email (dated August 13, 2020), the Strata Council met on August 27, 2020 to discuss and review your communicated offer (dated April 28, 2020), which is also enclosed with this letter. After discussion, Council approved to proceed further on your communicated offer with the understanding that a follow up meeting take place to clarify on some of the proposed items on your communicated offer.

We have been informed by Council that a follow up meeting did take place in person on September 1, 2020 between yourself and two Council members (Peter Demchuk and Michael Richard) and confirmation that the proposed items on your communicated offer have been clarified. It is also understood by the parties that an agreement based on your communicated offer will be presented for further consideration.

Council will recommend approval to remove the two visitor parking stalls in question and present a ¾ Vote Resolution on an agreement based on your communicated offer at the upcoming Annual General Meeting in November 2020 (date to be confirmed and subject to change pending COVID-19 considerations) for approval and ratification by the Owners, Strata Plan NW2677 – Regency Park Towers.

Should you have further questions on this matter, please feel free to contact me directly.

Sincerely,

**Tribe Management Inc.**

Agents for NW2677 – Regency Park Towers



Andrew Chen  
Community Manager  
Direct: 604-343-2601 Ext. 756  
Email: [Andrew.Chen@tribemgmt.com](mailto:Andrew.Chen@tribemgmt.com)

## ATTACHMENT D

6611 Minoru Boulevard and 6333 - 6399 Mah Bing Street, Richmond, BC

Wing Leung <wing@wtleungarch.com>

Tue 2020-04-28 3:16 PM

To: Andrew Chen <Andrew.Chen@tribemgmt.com>

Cc: Doug Millar <doug@wtleungarch.com>

Hi Andrew,

Further to our telephone conversation this morning and our recent discussions these past few weeks, I am writing to briefly summarize as follows:

With a view to promoting good neighborly relationships between our clients Park Residences Limited Partnership 2 of 6333 - 6399 Mah Bing Street and your clients at 6611 Minoru Boulevard, I have suggested, on a without prejudice basis, that our client offer to compensate your clients with the sum of \$30,000.00 where your clients would agree to relocate the two visitor parking stalls that are currently located along the common property line thereby re-opening the east west drive aisle along our common property line.

This would facilitate an easier access route for the garbage and recycling trucks for their access when providing services to your clients' garbage and recycling facilities which are currently located inside the parking garage.

In return, our client would receive an encroachment agreement for a construction crane swing which our client would also reciprocate, giving your client a similar encroachment agreement should your client wishes to redevelop in the future. This crane swing agreement is for the provision of the weather waning of the crane and the crane would not be carrying any load over your clients' property at any time during construction.

Our client would also benefit by not having to provide the hammerhead turnaround as per the sketch which we presented to you, Mr John Evans and Mr Zhang of the Strata Council on March 1, 2020. This would provide for a better front yard design for the townhouse unit located on the south west corner of our proposed development.

For your information, Dr. Fong, the owner of the apartment building at 6551 Minoru Boulevard, has also agreed to relocate the garbage and recycling bins on his property which currently backs onto your clients' two visitor parking stalls at no cost to our clients.

As per our conversation, you would be conducting a video conference meeting with the Strata Council members of 6611 Minoru Boulevard this Thursday April 30 and I look forward to hearing from you on our proposal.

Regards,

Wing

W.T. Leung Architects Inc.

300 - 973 West Broadway,

Vancouver, BC V5Z 1K3

Canada

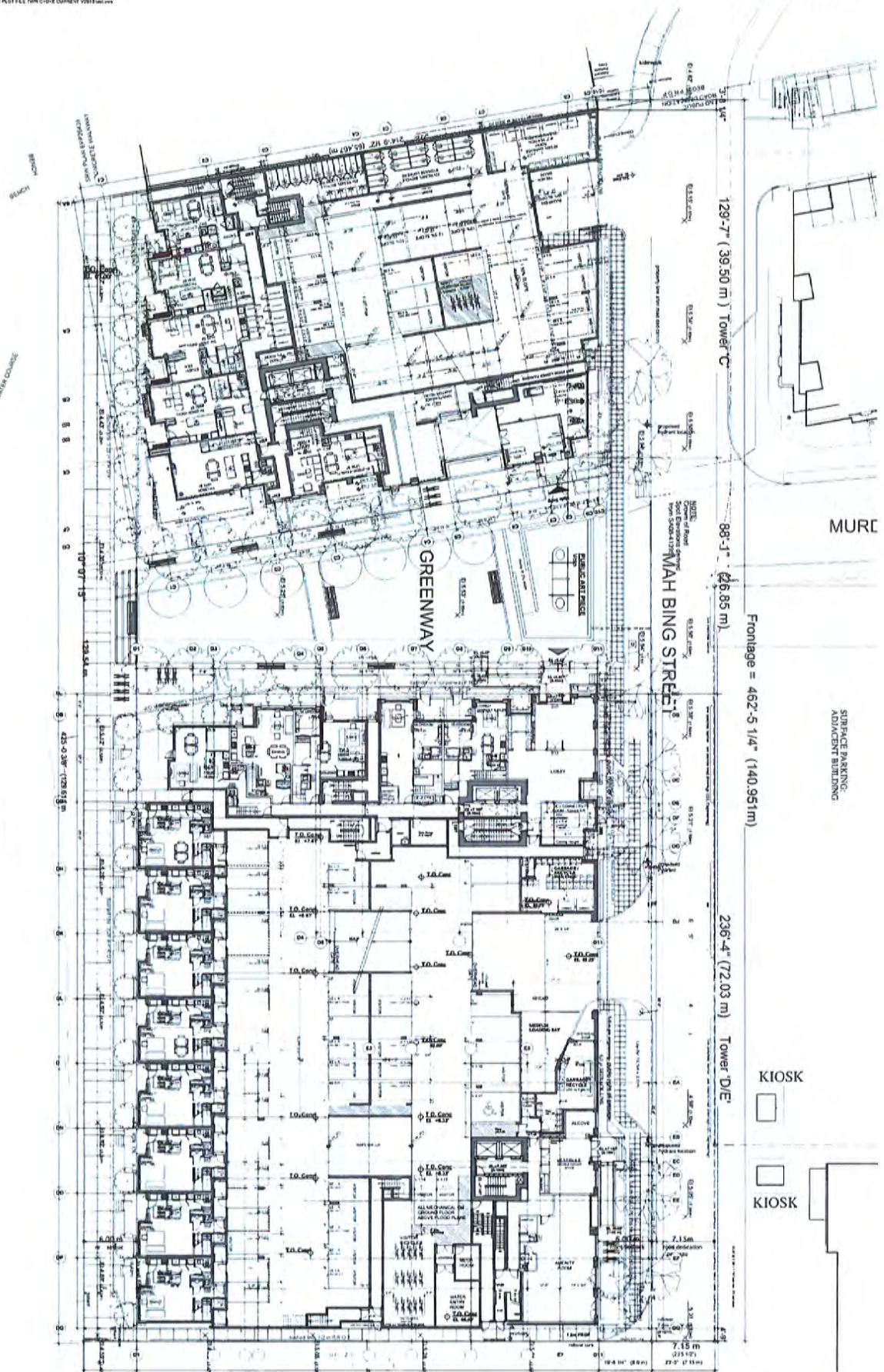
Tel: (604) 736 9711

Fax: (604) 736 7991



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MURC

SURFACE PARKING  
ADJACENT BUILDING

KIOSK

KIOSK

W. T. LEUNG  
ARCHITECTS  
INC.

Scale: 1/8" = 1'-0" (1:96)  
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Drawing Date: 07/02/07  
Drawing Title: TWR C-DIE CURRENT VISION



- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. SECTION
- 4. ELEVATION
- 5. PAVING PLAN
- 6. LANDSCAPE PLAN
- 7. UTILITY PLAN
- 8. SIGNAGE PLAN
- 9. FURNITURE PLAN
- 10. LIGHTING PLAN
- 11. IRRIGATION PLAN
- 12. DRAINAGE PLAN
- 13. CONSTRUCTION PLAN
- 14. FINISHES PLAN
- 15. MATERIALS PLAN
- 16. SPECIFICATIONS
- 17. NOTES
- 18. LEGEND
- 19. INDEX
- 20. APPENDIX



PLAN # 10 JUL 07 2020  
DP 18-837117

### A-2.03

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Robert C. O'Connell  
Bryce Schneiderman, Ph.D.  
Troyman C. O'Brien

[illegible]

10. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

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Suite 300 477 West Broadway,  
Vancouver, British Columbia • Canada V1Z  
Telephone 604 254-8711, Facsimile 604 254-  
2542

**Resid<sup>TM</sup> Developme  
Park Residences P  
Tower C+D+E**  
6113 - 6139 Main Bldg Street  
Richmond, BC

JRM no.	02-03
Station	DMVK
Date	August 23, 2018
Wad	5/16" x 1/4"
C-10000	WTL

All findings are based on the data and images of the C-10000  
 and are not intended to be used for any other purpose.  
 © 2018 JRM. All rights reserved.

(continued on next page)



- MATERIAL LIST**
- 1 TERRAZZO CORTA PANEL, Mosaic Quartzite (regular repeat pattern)
  - 2 TERRAZZO CORTA PANEL, Mosaic Quartzite (accent repeat pattern)
  - 3 CONCRETE ON ELASTOMERIC PAINT FINISH (BM OC-14 Neutral Cream)
  - 4 DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (random wall)
  - 5 BIOPARTICLED GLAZED PANEL, - ACCENT COLOR BM 2155-20 Cold Moss
  - 6 GLASS GUARDRAIL
  - 7 VERTICAL LANDSCAPING (see landscape drawings)
  - 8 PERFORATED METAL SCREEN (mechanical no-draw units)
  - 9 GRANITE PANEL, various colors (random TBO)
  - 10 BRICK MASONRY - Impervious Gray
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- Mechanical Notes**
- A FLUID COOLERS AND AIR HANDLING UNITS
  - B FLUID COOLERS AND AIR HANDLING UNITS
  - C EMERGENCY GENERATOR ROOM
  - D PASSENGER EXHAUST VENTILATION
  - E PASSIVE VENTILATION

COURTYARD NORTH ELEVATION TOWER E

LANE SOUTH ELEVATION TOWER E

JUL 07 2020 PLAN #29 DP 18-837117

A-3.05

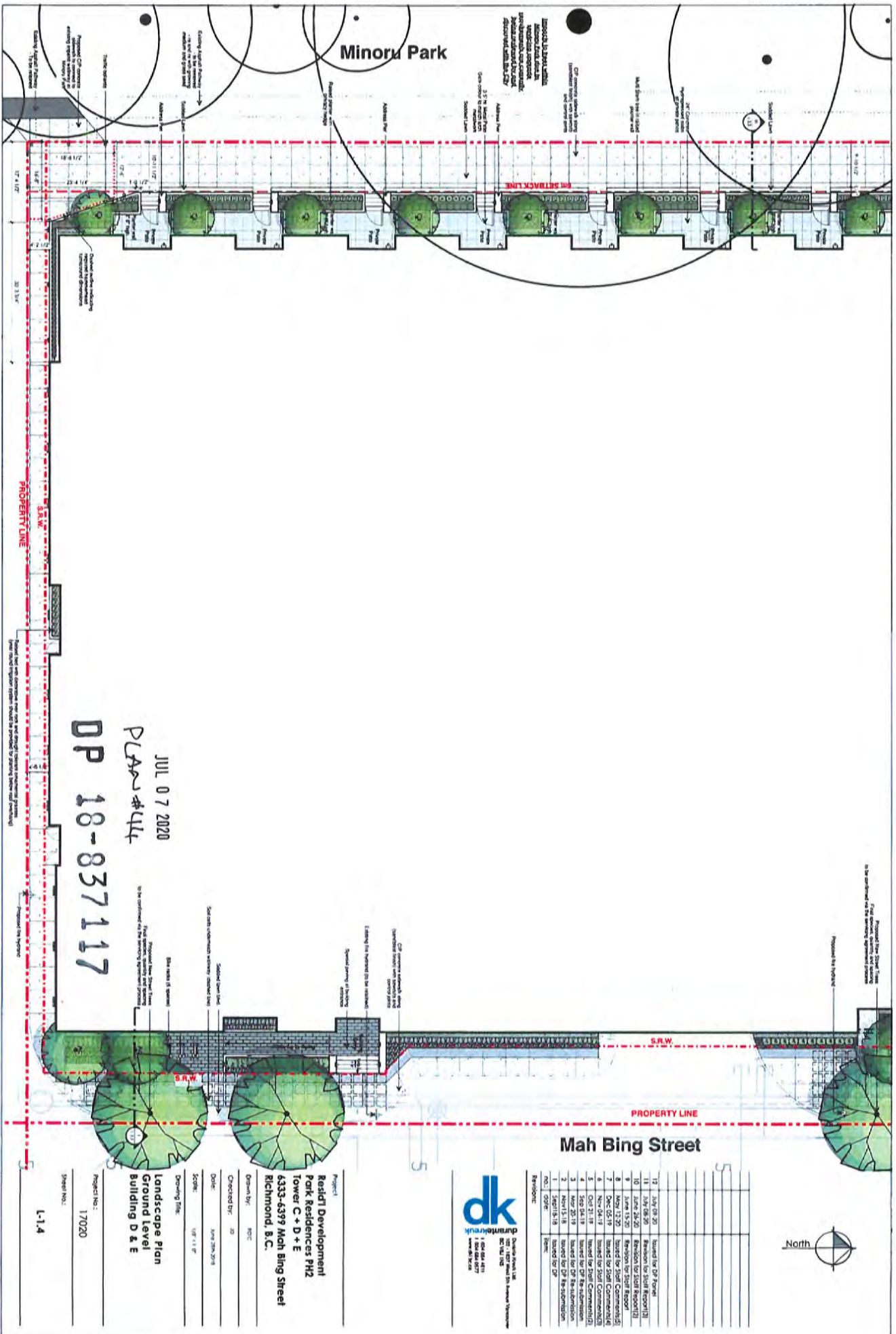
**Courtyard Elev. TV NORTH TWR C SOUTH TWR I**

Resid'l Developm  
Park Residences P  
Tower C+D+E  
6333 - 1239 Main Street  
Richmond, BC

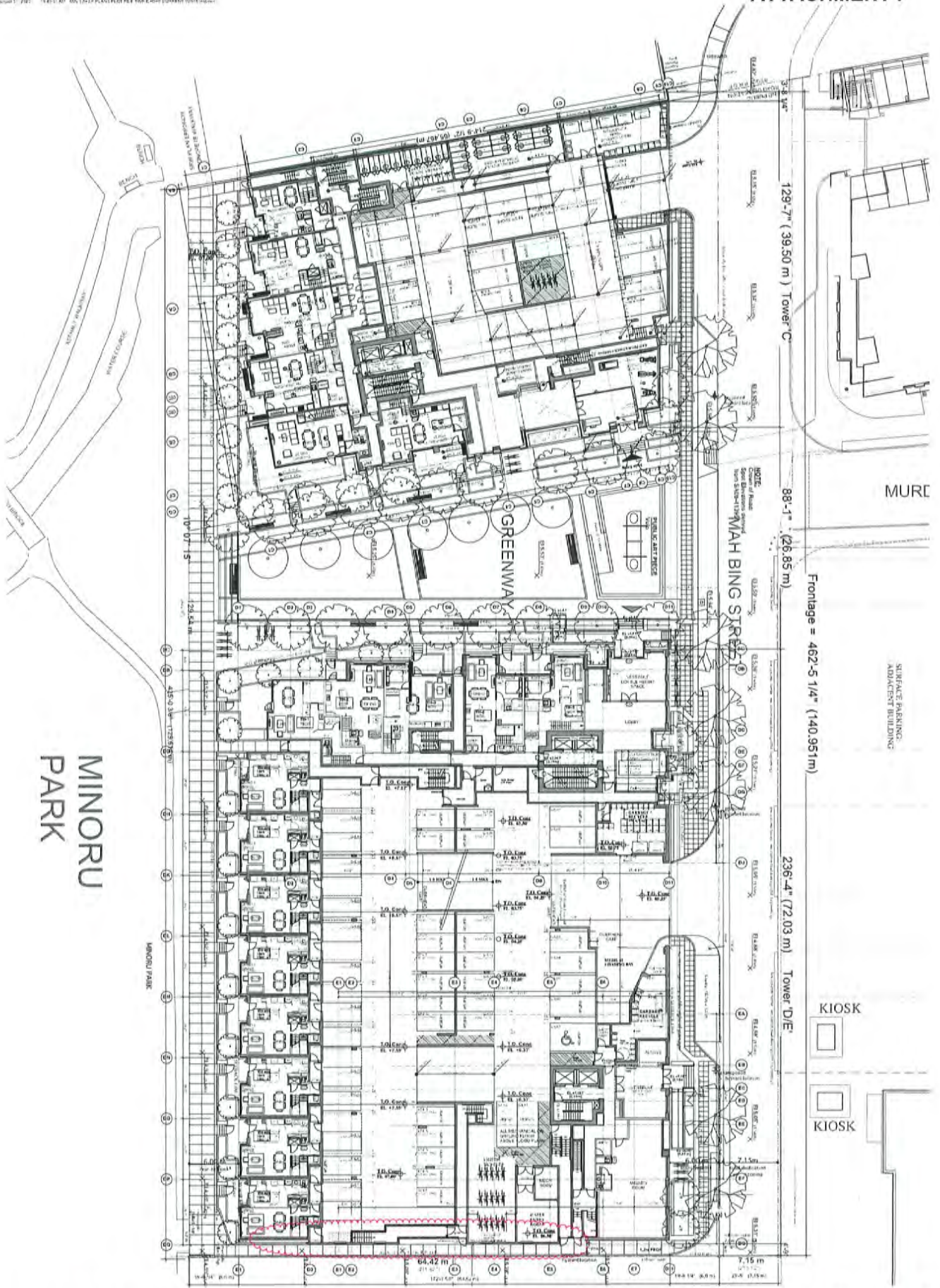
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W.T. LEUN ARCHITECT INC.









MURC

SURFACE PARKING  
ADJACENT BUILDING

KIOSK

KIOSK

W. T. LEUNG  
ARCHITECTS  
INC.

Scale: 1/8" = 1'-0" (1:24)  
North Arrow: Indicated by the arrow pointing towards the top of the page.



- 1. All dimensions are in feet and inches.
- 2. All dimensions are rounded to the nearest 1/4 inch.
- 3. All dimensions are based on the finished floor level.
- 4. All dimensions are based on the centerline of the building.
- 5. All dimensions are based on the centerline of the street.
- 6. All dimensions are based on the centerline of the river.
- 7. All dimensions are based on the centerline of the park.
- 8. All dimensions are based on the centerline of the adjacent building.
- 9. All dimensions are based on the centerline of the surface parking area.
- 10. All dimensions are based on the centerline of the kiosk.
- 11. All dimensions are based on the centerline of the public art piece.
- 12. All dimensions are based on the centerline of the stairs.
- 13. All dimensions are based on the centerline of the elevators.
- 14. All dimensions are based on the centerline of the corridors.
- 15. All dimensions are based on the centerline of the rooms.
- 16. All dimensions are based on the centerline of the balconies.
- 17. All dimensions are based on the centerline of the terraces.
- 18. All dimensions are based on the centerline of the courtyards.
- 19. All dimensions are based on the centerline of the gardens.
- 20. All dimensions are based on the centerline of the playground.

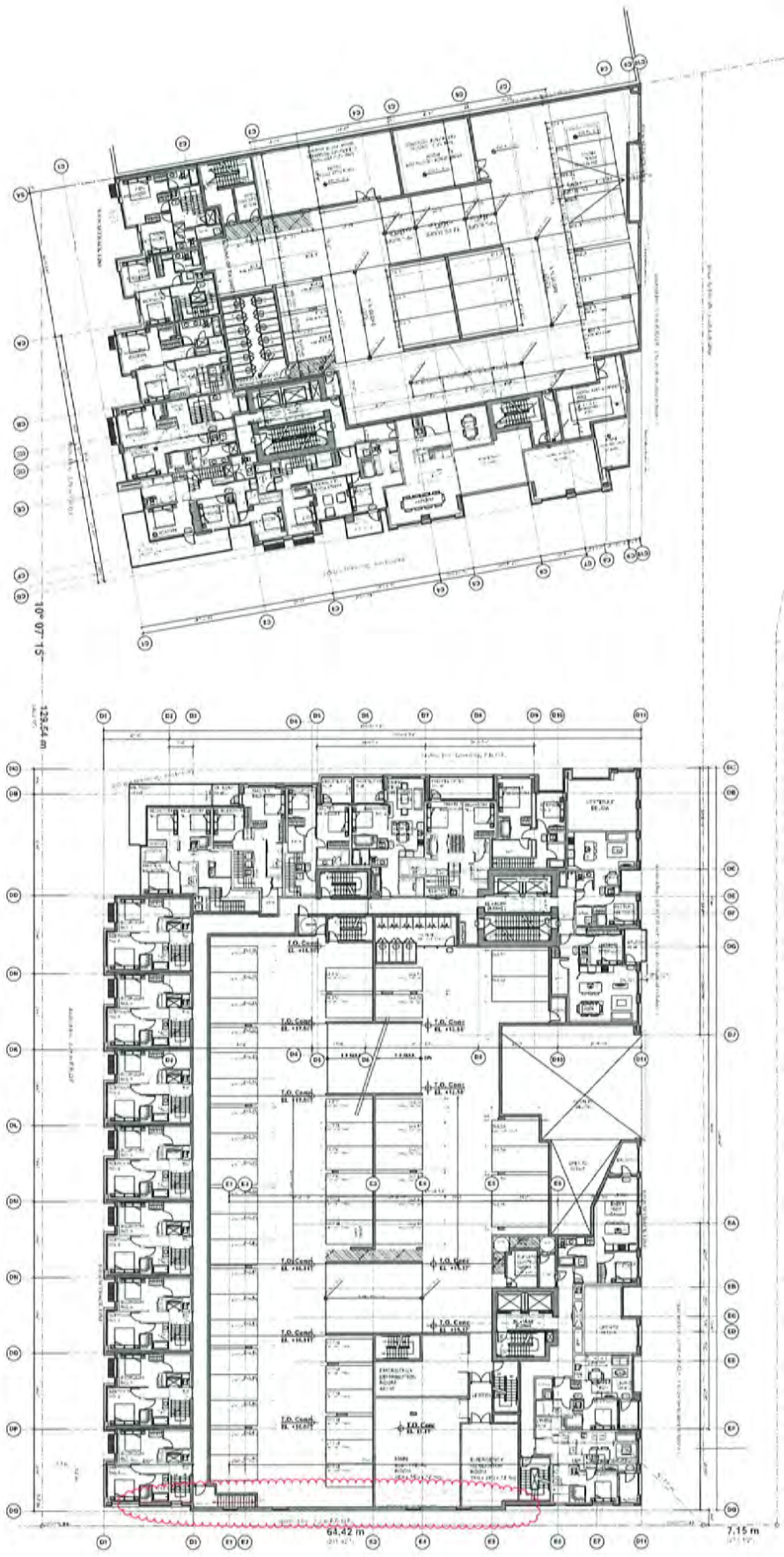
Residential Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6339 Main Street  
Richmond, BC

Floor Plan L-1

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Drawn	DRM/K
Date	August 23, 2018
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Scale	1/8" = 1'-0"
Project	WTL
Sheet	A-2.02

A-2.02





**W. T. LEUNG**  
ARCHITECTS  
INC.



**NOTES:**

1. See Section 1.0 for general notes.
2. See Section 2.0 for general notes.
3. See Section 3.0 for general notes.
4. See Section 4.0 for general notes.
5. See Section 5.0 for general notes.
6. See Section 6.0 for general notes.
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23. See Section 23.0 for general notes.
24. See Section 24.0 for general notes.
25. See Section 25.0 for general notes.

**Residential Development**  
**Park Residences PH2**  
**Tower C-D+E**  
4323 - 4329 Main Street  
Richmond, BC

**Floor Plan L-2**

DATE: 02-03  
PROJECT: DMV  
REV: August 23, 2018  
SCALE: 1/8" = 1'-0"  
DRAWN BY: WTL  
CHECKED BY: WTL  
APPROVED BY: WTL



*Sgt. Maj.*, 471 West Broadway,  
Newport Beach, California • Canada: 670-181  
Tel./Phone and 714-971-1111 Fax: 714-971-1111

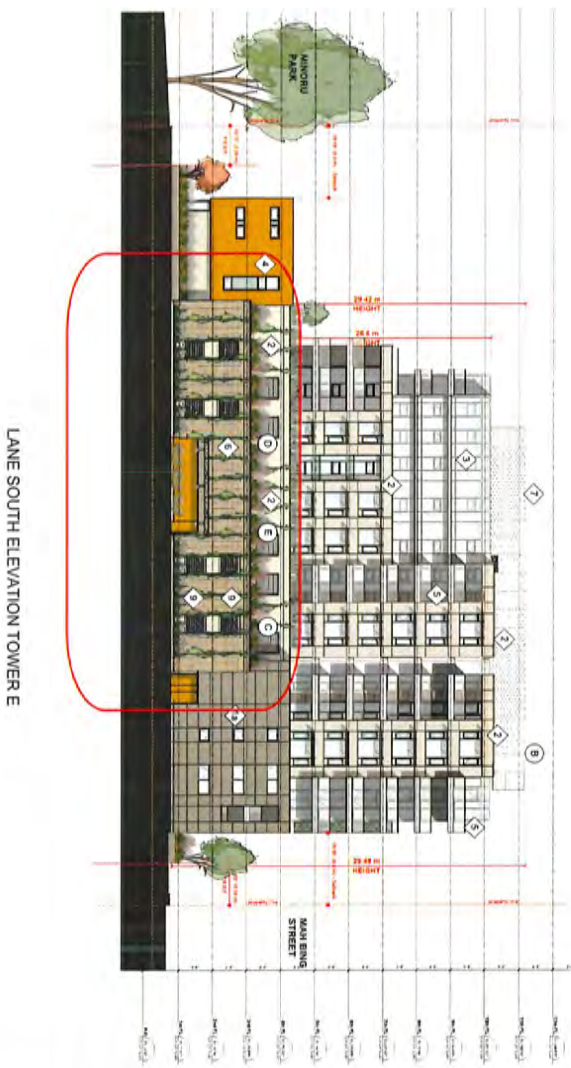
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Tower C+D+E  
6333 - 6339 Main Street  
Richmond, BC

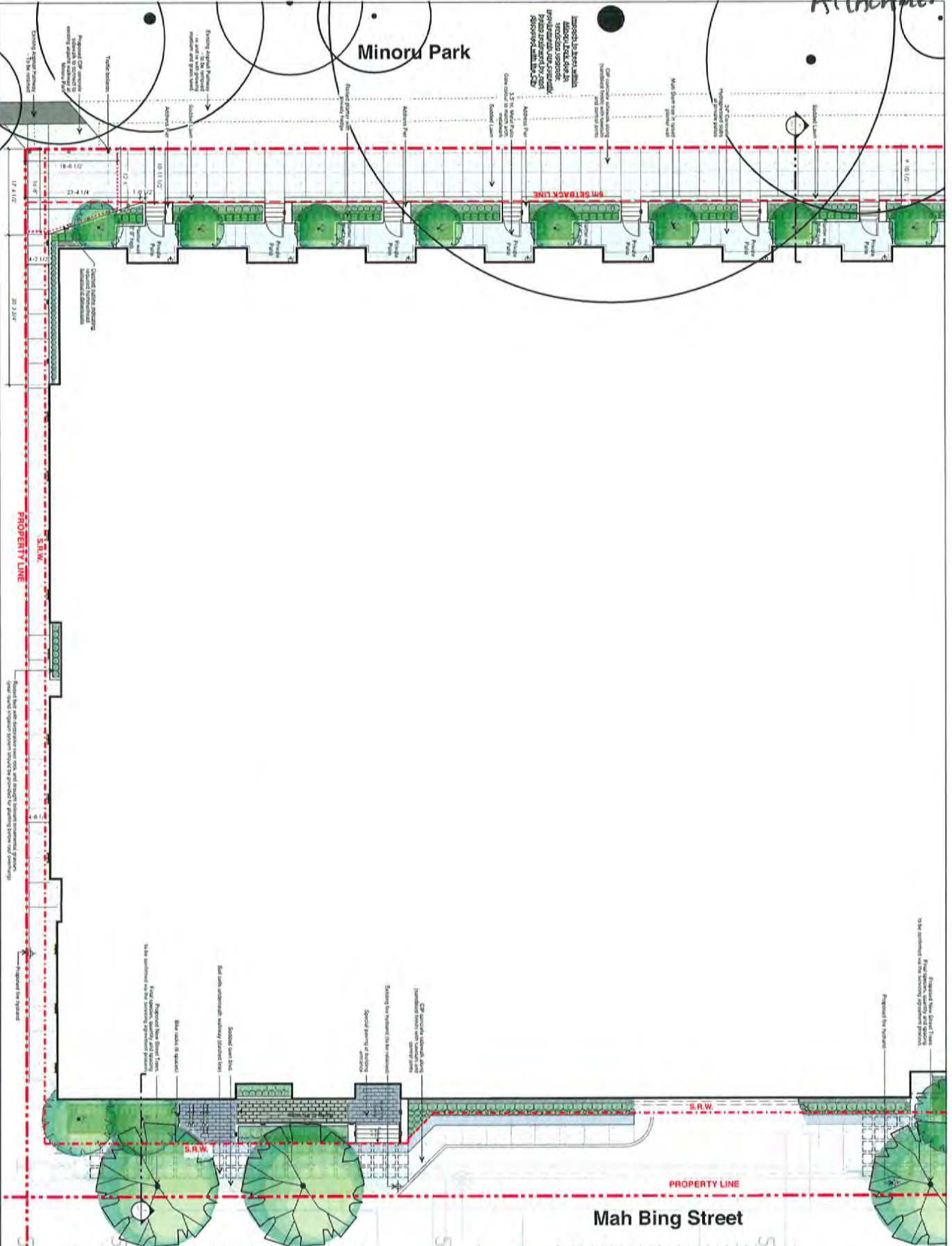
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Keywords:	DM-VK
Issue:	August 23, 2018
Page:	1/16 = 5-9 <sup>th</sup>
City/State:	WTL



- MATERIAL LIST**
- 1. TERRAZZO PANEL, Mosaic Quarry (regular layout pattern)
  - 2. CONCRETE ON ELASTOMERIC PLANT FINISH (BM OC-14 Natural Cream)
  - 3. DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
  - 4. BLENDED GLAZED PANEL - ACCENT COLOUR BM 27-55-20 Gold Mine
  - 5. GLASS QUADRANT
  - 6. VERTICAL LAMINATION (see landscape drawings)
  - 7. PERFORATED METAL SCREEN (mechanical cooling unit)
  - 8. SPANDREL PANEL, various colours (loaden TB0)
  - 9. BRICK MASONRY - Impressed Grey

- MECHANICAL NOTES**
- A. FLUID COOLERS AND AIR HANDLING UNITS  
Mechanical equipment required to be incorporated at 5th floor where no-paint details and specifications complete
  - B. FLUID COOLERS AND AIR HANDLING UNITS  
Mechanical equipment required to be incorporated at 5th floor where no-paint details and specifications complete
  - C. EMERGENCY GENERATOR ROOM  
Mechanical equipment required to be incorporated at 5th floor where no-paint details and specifications complete
  - D. PARADE EXHAUST VENTILATION  
Mechanical equipment required to be incorporated at 5th floor where no-paint details and specifications complete
  - E. PASSIVE VENTILATION  
Mechanical equipment required to be incorporated at 5th floor where no-paint details and specifications complete







Site plan showing property boundaries, setbacks, and proposed structures. The plan includes a 'NEW PROPERTY LINE (after road dedication)' and a '6m SETBACK LINE'. Key features include a 'Proposed Sub-station' and 'Proposed Structures'.

NEW PROPERTY LINE (after road dedication)



11	Aug 21-22	Re: Student Gov. (P) for the Commons
12	Aug 29-30	Invited to Staff Comm (J)
13	Aug 31-30	Invited to Staff Comm (J)
14	Sept 5-6	Invited to Staff Comm (J)
15	Sept 12-13	Invited to Staff Comm (J)
16	Sept 19-20	Invited to Staff Comm (J)
17	Sept 26-27	Invited to Staff Comm (J)
18	Sept 28-29	Invited to Staff Comm (J)
19	Sept 30-31	Invited to Staff Comm (J)
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21	Oct 3-4	Invited to Staff Comm (J)
22	Oct 5-6	Invited to Staff Comm (J)
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35	Oct 31-Nov 1	Invited to Staff Comm (J)
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50	Nov 30-Dec 1	Invited to Staff Comm (J)
51	Dec 2-3	Invited to Staff Comm (J)
52	Dec 4-5	Invited to Staff Comm (J)
53	Dec 6-7	Invited to Staff Comm (J)
54	Dec 8-9	Invited to Staff Comm (J)
55	Dec 10-11	Invited to Staff Comm (J)
56	Dec 12-13	Invited to Staff Comm (J)
57	Dec 14-15	Invited to Staff Comm (J)
58	Dec 16-17	Invited to Staff Comm (J)
59	Dec 18-19	Invited to Staff Comm (J)
60	Dec 20-21	Invited to Staff Comm (J)
61	Dec 22-23	Invited to Staff Comm (J)
62	Dec 24-25	Invited to Staff Comm (J)
63	Dec 26-27	Invited to Staff Comm (J)
64	Dec 28-29	Invited to Staff Comm (J)
65	Dec 30-Jan 1	Invited to Staff Comm (J)
66	Jan 2-3	Invited to Staff Comm (J)
67	Jan 4-5	Invited to Staff Comm (J)
68	Jan 6-7	Invited to Staff Comm (J)
69	Jan 8-9	Invited to Staff Comm (J)
70	Jan 10-11	Invited to Staff Comm (J)
71	Jan 12-13	Invited to Staff Comm (J)
72	Jan 14-15	Invited to Staff Comm (J)
73	Jan 16-17	Invited to Staff Comm (J)
74	Jan 18-19	Invited to Staff Comm (J)
75	Jan 20-21	Invited to Staff Comm (J)
76	Jan 22-23	Invited to Staff Comm (J)
77	Jan 24-25	Invited to Staff Comm (J)
78	Jan 26-27	Invited to Staff Comm (J)
79	Jan 28-29	Invited to Staff Comm (J)
80	Jan 30-Feb 1	Invited to Staff Comm (J)
81	Feb 2-3	Invited to Staff Comm (J)
82	Feb 4-5	Invited to Staff Comm (J)
83	Feb 6-7	Invited to Staff Comm (J)
84	Feb 8-9	Invited to Staff Comm (J)
85	Feb 10-11	Invited to Staff Comm (J)
86	Feb 12-13	Invited to Staff Comm (J)
87	Feb 14-15	Invited to Staff Comm (J)
88	Feb 16-17	Invited to Staff Comm (J)
89	Feb 18-19	Invited to Staff Comm (J)
90	Feb 20-21	Invited to Staff Comm (J)
91	Feb 22-23	Invited to Staff Comm (J)
92	Feb 24-25	Invited to Staff Comm (J)
93	Feb 26-27	Invited to Staff Comm (J)
94	Feb 28-Mar 1	Invited to Staff Comm (J)
95	Mar 2-3	Invited to Staff Comm (J)
96	Mar 4-5	Invited to Staff Comm (J)
97	Mar 6-7	Invited to Staff Comm (J)
98	Mar 8-9	Invited to Staff Comm (J)
99	Mar 10-11	Invited to Staff Comm (J)
100	Mar 12-13	Invited to Staff Comm (J)
101	Mar 14-15	Invited to Staff Comm (J)
102	Mar 16-17	Invited to Staff Comm (J)
103	Mar 18-19	Invited to Staff Comm (J)
104	Mar 20-21	Invited to Staff Comm (J)
105	Mar 22-23	Invited to Staff Comm (J)
106	Mar 24-25	Invited to Staff Comm (J)
107	Mar 26-27	Invited to Staff Comm (J)
108	Mar 28-29	Invited to Staff Comm (J)
109	Mar 30-Apr 1	Invited to Staff Comm (J)
110	Apr 2-3	Invited to Staff Comm (J)
111	Apr 4-5	Invited to



• Datasheet Request List  
 502 - 1637 800rd 500 Avenue Winnipeg  
 BC W6J 1N5  
 T 604 694 4677  
 F 604 694 0577  
 telex: 044 242 424

**Project**  
**Resid'l Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Moh Bing Street**  
**Richmond, B.C.**

Drawn by:	#0C
Checked by:	#0

Date: June 2009/2010

Score	1M = 10
-------	---------

**P**

**Landscape Plan  
level 2  
Building E**

Project No.: 17020

Sheet No.:

L-1.8-A

**(A) Current Site Information**

<b>Site Address:</b>	6391 Minoru Blvd / 6491 Minoru Blvd (new site address 6333 Mah Bing Street)
<b>Legal Description:</b>	Lot B, Section 8, Block 4 North Range 6 West, NWD Plan EPP21002
<b>Owner Name:</b>	410730 BC Ltd (Park Residences Phase II Limited Partnership)
<b>Applicant Name:</b>	Rachel Hutton, Stikeman Elliott LLP
<b>Phone:</b>	604-631-1342
<b>E-mail:</b>	rhutton@stikeman.com
<b>Current Zoning:</b>	Richmond Bylaw 8300 Amendment Bylaw No. 8103 (per RZ004-286496 adopted Sept 08, 2008)
<b>Current Rental Type:</b> (select all that apply)	<input checked="" type="checkbox"/> Market <input type="checkbox"/> Non-market <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (please specify):

**(B) Current Total Rental Units**

Unit Type	Number of Current Units			Average Monthly Rent	Average Size (m <sup>2</sup> )
	Total	Occupied	Ground-Oriented*		
Studio	06	05	0	\$ 0 884.00	52.0
1 BR	67	62	0	\$ 1 054.68	72.2
2 BR	46	45	0	\$ 1 262.67	102.8
3 BR	05	05	0	\$1 433.00	124.9
3+ BR					
<b>Total</b>	<b>124</b>	<b>117</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>

**(C) New Rental Units ( \*CONSTRUCTION COMPLETED - OCCUPANCY Nov 2016 )**

Unit Type	New Rental Units			
	Number of Units	Ground-Oriented*	Initial Average Monthly Rent at occupancy	Average Size (m <sup>2</sup> )
Studio	28	0	\$ 0 927.78 senior ** \$ 1 115.00 market ***	46.1
1 BR	74	0	\$ 1 000.00 senior ** \$ 1 347.88 market ***	50.0
2 BR	30	0	\$ 1 882.67 market ***	70.3
3 BR				
3+ BR				
<b>Total</b>	<b>132</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

\* Ground-oriented unit means a unit that is directly accessible from the road

\*\* 22 units seniors' housing was provided with rents capped at \$1 000/ month per housing agreement

\*\*\* 110 units market housing was provided



## (D) Tenant Relocation Plan

<b>Tenant Relocation Plan Components</b>	<b>Tenant Relocation Plan</b>	<b>Comply with the policy?</b>
<b>Notification:</b> <ul style="list-style-type: none"> <li>A minimum 4 months' notice to end tenancy, and otherwise as set out in the provincial <i>Residential Tenancy Act</i></li> </ul>	<p>The <i>Residential Tenancy Act</i> will be followed as it pertains to notification and compensation</p>	<p>x Yes  <input type="checkbox"/> No</p>
<b>Right of First Refusal:</b> <ul style="list-style-type: none"> <li>Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates (without having to meet income thresholds)</li> </ul>	<p>132 Replacement Rental Units were constructed, completed and occupancy granted December 06, 2016          (110 market + 22 non-market seniors' affordable)          Existing Tenants were offered first refusal          Yes, 19 accepted the offer</p> <p>*NOTE: Rezoning adopted Sept. 08, 2008; initial rents were as per rates outlined in housing agreement          – rates were established at max \$1 000 / month for seniors non market as outlined in the housing agreement</p> <p><u>July 07, 2020 – updated</u>          Existing tenants received a letter offering priority viewing on Oct. 18, 2016.</p> <p>As a condition of rezoning, the owns of the existing buildings entered a legal agreement with the City of Richmond requiring demolition of these buildings within two years of occupancy (Mandatory Demolition was to occur by December 05, 2018).</p> <p>A demolition bond of \$577 500 was also posted</p> <p>The owner of these rental properties had ceased signing lease agreements beyond 2018 in anticipation of required demolition, and all new rentals are handled on a month to month basis</p> <p>Planning requested in 2018 that demolition be deferred pending revisions to rental policies</p>	<p>x Yes  <input type="checkbox"/> No</p>
<b>Relocation Assistance:</b> (Only required for tenants with tenancy of 1+ years) <ul style="list-style-type: none"> <li>Accommodation must meet the tenant's needs</li> <li>Accommodation should be located in Richmond or in another location at the tenant's discretion</li> <li>Rents at the new location should not exceed CMHC average area rents for Richmond</li> </ul>	<p>The developer will provide relocation assistance</p> <p>Yes, a Tenant Relocation Coordinator will be retained to provide relocation assistance</p> <p><u>July 07, 2020 – updated</u></p> <p>The relocation coordinator will be Betty Thien, Property Manager (Rhome)</p> <p><u>Betty.Thien@Rhomepm.com</u> - 604-501-4413</p>	<p>x Yes  <input type="checkbox"/> No</p>

<p><b>Compensation:</b>  <i>(Only required for tenants with tenancy of 1+ years)</i></p> <ul style="list-style-type: none"> <li>• 3 months' free rent or lump sum equivalent</li> </ul>	<p>3 months free rent or lump sum equivalent will be provided</p> <p><u>July 07, 2020 – updated</u></p> <p>For those who qualify for compensation, the option will be provided for 3 months' free rent or lump sum equivalent</p> <p>Those who have resided in the building for five years or more will receive one additional month free rent or lump sum equivalent</p> <p>Those who have resided in the building for ten years or more will receive two additional months free rent or lump sum equivalent</p> <p>Ms. Betty Thien (Rhome Management) will handle all monetary issues</p> <p>All damage deposits will be returned to the tenants upon vacating, as the buildings will be demolished</p>	<p>x Yes  <input type="checkbox"/> No</p>
<p><b>Communication with Tenants:</b></p>	<p>Property management has been in communication with tenants during the development application process</p> <p><u>July 07, 2020 – updated</u></p> <p>The on-site manager in regular communication with tenants is Mr. Ivan Petrov, 604-270-6779</p> <p>The DP Sign was erected in front of the buildings, at the intersection of Murdoch and Mah Bing November 13, 2018.</p> <p>After Development Permit Approval and issuance and Demolition Permit Issuance, the applicant will conduct an Open House meeting with tenants (Covid-19 conditions permitting) and will also advise tenants in writing of relocation assistance options and compensation available</p>	<p>X Yes  <input type="checkbox"/> No</p>

Prepared by: \_\_\_\_\_ Doug Millar architect aibc \_\_\_\_\_

Date: \_\_\_\_\_ July 07, 2020 \_\_\_\_\_

**RESIDENT SURVEY FOR TENANT RELOCATION PLAN  
6391 MINORU BLVD**

---

Dear Resident,

Further to our letter to you dated July 24, 2020 notifying you of the proposed redevelopment of the site and outlining the Tenant Relocation Plan, below is a brief survey that we ask you to complete so we have the best information as to your relocation needs. A copy of our July 24 letter and the Tenant Relocation Plan are attached for your reference.

Please fill in the below information and return the survey **by Friday, August 21, 2020 or earlier** to:

- the drop box on the main floor (by the laundry room) of the building; OR
- email it to Ivan Petrov, the Site Manager, at [minoru.office@telus.net](mailto:minoru.office@telus.net),

This information will be compiled to ensure residents receive the relocation assistance particular to their needs. Please note that only one survey for each unit will be accepted.

***Note: The following questions are included to assist in identifying appropriate relocation supports. You are not required to provide this information.***

Unit# \_\_\_\_\_ 6391 Minoru Blvd      Start of Tenancy/Move in date: \_\_\_\_\_

Tenant(s) Name

Tenants(s) Age

#1 \_\_\_\_\_

#2 \_\_\_\_\_

Phone number

Email address

#1 \_\_\_\_\_

#2 \_\_\_\_\_

1. Do you need assistance finding alternate accommodation?      Yes ☐ No ☐

2. Do you need an accessible unit\*?      Yes ☐ No ☐

*\*An accessible unit has a building entrance ramp, minimum door widths of 860 mm to accommodate wheelchairs, and lever-operated handles.*

3. Do you need help with moving due to mobility or physical challenges?      Yes ☐ No ☐

4. Do you have dependents in your household (e.g. children under the age of 19 or individuals such as an elderly parent who you are the primary caregiver of)?  
Yes ☐ No ☐

If yes, please specify how many dependents: \_\_\_\_\_

5. What is your budget? (We will try to provide a list of possible alternate accommodations that may be available at or below CMHC average rents for the area, unless otherwise requested)

6. Number of bedrooms preferred: \_\_\_\_\_
7. Neighborhood preferred: \_\_\_\_\_
8. Are there other factors that we should know about that would affect your move or alternate accommodation?

SIGNATURE: \_\_\_\_\_

DATE: August\_\_\_\_\_, 2020

**RESIDENT SURVEY FOR TENANT RELOCATION PLAN  
6491 MINORU BLVD**

---

Dear Resident,

Further to our letter to you dated July 24, 2020 notifying you of the proposed redevelopment of the site and outlining the Tenant Relocation Plan, below is a brief survey that we ask you to complete so we have the best information as to your relocation needs. A copy of our July 24 letter and the Tenant Relocation Plan are attached for your reference.

Please fill in the below information and return the survey **by Friday, August 21, 2020 or earlier** to:

- the drop box on the main floor (by the laundry room) of the building; OR
- email it to Ivan Petrov, the Site Manager, at [minoru.office@telus.net](mailto:minoru.office@telus.net).

This information will be compiled to ensure residents receive the relocation assistance particular to their needs. Please note that only one survey for each unit will be accepted.

***Note: The following questions are included to assist in identifying appropriate relocation supports. You are not required to provide this information.***

Unit# \_\_\_\_\_ 6491 Minoru Blvd      Start of Tenancy/Move in date: \_\_\_\_\_

Tenant(s) Name      Tenants(s) Age

#1 \_\_\_\_\_

#2 \_\_\_\_\_

Phone number      Email address

#1 \_\_\_\_\_

#2 \_\_\_\_\_

1. Do you need assistance finding alternate accommodation?      Yes ☐ No ☐

2. Do you need an accessible unit\*?      Yes ☐ No ☐

*\*An accessible unit has a building entrance ramp, minimum door widths of 860 mm to accommodate wheelchairs, and lever-operated handles.*

3. Do you need help with moving due to mobility or physical challenges?      Yes ☐ No ☐

4. Do you have dependents in your household (e.g. children under the age of 19 or individuals such as an elderly parent who you are the primary caregiver of)?

Yes ☐ No ☐

If yes, please specify how many dependents: \_\_\_\_\_

5. What is your budget? (We will try to provide a list of possible alternate accommodations that may be available at or below CMHC average rents for the area, unless otherwise requested)

6. Number of bedrooms preferred: \_\_\_\_\_
7. Neighborhood preferred: \_\_\_\_\_
8. Are there other factors that we should know about that would affect your move or alternate accommodation?

SIGNATURE: \_\_\_\_\_

DATE: August\_\_\_\_\_, 2020



**[RHOME MANAGEMENT LETTERHEAD]**

July 24, 2020

**[Name of Tenant/unit]  
6391 / 6491 Minoru Blvd  
Richmond, BC V6Y 1Y4**

**Proposed Redevelopment of 6391/6491 Minoru Blvd**

We write to notify you that the owner of the property is proposing to redevelop the site and the City of Richmond Development Permit Panel will evaluate the development for approval on **Wednesday, July 29, 2020 at 3:30 pm.**

If approved by the Development Permit Panel, the developer, Park Residences Phase II Limited Partnership, would intend to proceed with the development process thereafter.

The Developer anticipates that notice to vacate will be given no sooner than early 2021, with a minimum of 4 months notice.

The developer is committed to providing the following assistance to all Tenants. These items are detailed in the attached proposed Tenant Relocation Plan. This Plan has been provided to the City of Richmond.

- Minimum four months notice to vacate
- 3 months free rent or lump sum equivalent will be provided for each tenancy of 1+ years
  - Tenants who have resided in the building for 5+ years will receive one additional month free rent or lump sum equivalent
  - Those who have resided in the building for 10+ years will receive two further additional months free rent or lump sum equivalent
- Relocation assistance will be provided
- Rhome Management has been engaged by the developer as Tenant Relocation Coordinator
- Following DP Board approval, Tenants will be kept informed of next steps and relocation timing/compensation details, including by way of Open House
- All damage deposits will be refunded in full

If you have any questions, please contact Betty Thien or Ivan Petrov. Their contact information is in the attached Tenant Relocation Plan.

Yours truly,

**Rhome Management**

**Betty Thien, Property Manager**

**(A) Current Site Information**

<b>Site Address:</b>	6391 Minoru Blvd / 6491 Minoru Blvd (new site address 6333 Mah Bing Street)
<b>Legal Description:</b>	Lot B, Section 8, Block 4 North Range 6 West, NWD Plan EPP21002
<b>Owner Name:</b>	410730 BC Ltd (Park Residences Phase II Limited Partnership)
<b>Applicant Name:</b>	Rachel Hutton, Stikeman Elliott LLP
<b>Phone:</b>	604-631-1342
<b>E-mail:</b>	rhutton@stikeman.com
<b>Current Zoning:</b>	Richmond Bylaw 8300 Amendment Bylaw No. 8103 (per RZ004-286496 adopted Sept 08, 2008)
<b>Current Rental Type:</b> (select all that apply)	<input checked="" type="checkbox"/> X Market <input type="checkbox"/> Non-market <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (please specify):

**(B) Current Total Rental Units**

Unit Type	Number of Current Units			Average Monthly Rent	Average Size (m <sup>2</sup> )
	Total	Occupied	Ground-Oriented*		
Studio	06	05	0	\$ 0 884.00	52.0
1 BR	67	62	0	\$ 1 054.68	72.2
2 BR	46	45	0	\$ 1 262.67	102.8
3 BR	05	05	0	\$1 433.00	124.9
3+ BR					
<b>Total</b>	<b>124</b>	<b>117</b>	<b>0</b>	n/a	n/a

**(C) New Rental Units ( \*CONSTRUCTION COMPLETED - OCCUPANCY Nov 2016 )**

Unit Type	New Rental Units			
	Number of Units	Ground-Oriented*	Initial Average Monthly Rent at occupancy	Average Size (m <sup>2</sup> )
Studio	28	0	\$ 0 927.78 senior ** \$ 1 115.00 market ***	46.1
1 BR	74	0	\$ 1 000.00 senior ** \$ 1 347.88 market ***	50.0
2 BR	30	0	\$ 1 882.67 market ***	70.3
3 BR				
3+ BR				
<b>Total</b>	<b>132</b>	n/a	n/a	n/a

\* Ground-oriented unit means a unit that is directly accessible from the road

\*\* 22 units seniors' housing was provided with rents capped at \$1 000/ month per housing agreement

\*\*\* 110 units market housing was provided

## (D) Tenant Relocation Plan

Tenant Relocation Plan Components	Tenant Relocation Plan	Comply with the policy?
<b>Notification:</b> <ul style="list-style-type: none"> <li>A minimum 4 months' notice to end tenancy, and otherwise as set out in the provincial <i>Residential Tenancy Act</i></li> </ul>	The <i>Residential Tenancy Act</i> will be followed as it pertains to notification and compensation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Right of First Refusal:</b> <ul style="list-style-type: none"> <li>Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates (without having to meet income thresholds)</li> </ul>	<p>132 Replacement Rental Units were constructed, completed and occupancy granted December 06, 2016  (110 market + 22 non-market seniors' affordable)  Existing Tenants were offered first refusal  Yes, 19 accepted the offer</p> <p>*NOTE: Rezoning adopted Sept. 08, 2008; initial rents were as per rates outlined in housing agreement  – rates were established at max \$1 000 / month for seniors non market as outlined in the housing agreement</p> <p><u>July 07, 2020 – updated</u>  Existing tenants received a letter offering priority viewing on Oct. 18, 2016.</p> <p>As a condition of rezoning, the owns of the existing buildings entered a legal agreement with the City of Richmond requiring demolition of these buildings within two years of occupancy (Mandatory Demolition was to occur by December 05, 2018).</p> <p>A demolition bond of \$577 500 was also posted</p> <p>The owner of these rental properties had ceased signing lease agreements beyond 2018 in anticipation of required demolition, and all new rentals are handled on a month to month basis</p> <p>Planning requested in 2018 that demolition be deferred pending revisions to rental policies</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Relocation Assistance:</b> (Only required for tenants with tenancy of 1+ years) <ul style="list-style-type: none"> <li>Accommodation must meet the tenant's needs</li> <li>Accommodation should be located in Richmond or in another location at the tenant's discretion</li> <li>Rents at the new location should not exceed CMHC average area rents for Richmond</li> </ul>	<p>The developer will provide relocation assistance</p> <p>Yes, a Tenant Relocation Coordinator will be retained to provide relocation assistance</p> <p><u>July 07, 2020 – updated</u></p> <p>The relocation coordinator will be Betty Thien, Property Manager (Rhome)</p> <p><a href="mailto:Betty.Thien@Rhomepm.com">Betty.Thien@Rhomepm.com</a> - 604-501-4413</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<p><b>Compensation:</b>  <i>(Only required for tenants with tenancy of 1+ years)</i></p> <ul style="list-style-type: none"> <li>• 3 months' free rent or lump sum equivalent</li> </ul>	<p>3 months free rent or lump sum equivalent will be provided</p> <p><u>July 07, 2020 – updated</u></p> <p>For those who qualify for compensation, the option will be provided for 3 months' free rent or lump sum equivalent</p> <p>Those who have resided in the building for five years or more will receive one additional month free rent or lump sum equivalent</p> <p>Those who have resided in the building for ten years or more will receive two additional months free rent or lump sum equivalent</p> <p>Ms. Betty Thien (Rhome Management) will handle all monetary issues</p> <p>All damage deposits will be returned to the tenants upon vacating, as the buildings will be demolished</p>	<p>x Yes  <input type="checkbox"/> No</p>
<p><b>Communication with Tenants:</b></p>	<p>Property management has been in communication with tenants during the development application process</p> <p><u>July 07, 2020 – updated</u></p> <p>The on-site manager in regular communication with tenants is Mr. Ivan Petrov, 604-270-6779</p> <p>The DP Sign was erected in front of the buildings, at the intersection of Murdoch and Mah Bing November 13, 2018.</p> <p>After Development Permit Approval and issuance and Demolition Permit Issuance, the applicant will conduct an Open House meeting with tenants (Covid-19 conditions permitting) and will also advise tenants in writing of relocation assistance options and compensation available</p>	<p>X Yes  <input type="checkbox"/> No</p>

Prepared by: \_\_\_\_\_ Doug Millar architect aibe \_\_\_\_\_

Date: \_\_\_\_\_ July 07, 2020 \_\_\_\_\_

[RHOME MANAGEMENT LETTERHEAD]

August 14, 2020

6391 Minoru Blvd  
Richmond, BC V6Y 1Y4

**REMINDER – Please Complete and Submit Resident Survey for Tenant Relocation Plan**

Dear Resident of 6391 Minoru Blvd,

We delivered a Resident Survey for Tenant Relocation Plan on August 6, 2020, and we remind you to complete the survey and return it to us so we have information as to your relocation needs. A copy of the survey is attached.

Please fill in the information requested in the survey and return it as soon as possible and no later than Friday, August 21, 2020 to:

1. the drop box on the main floor (by the laundry room) of the building; OR
2. email it to Ivan Petrov, the Site Manager, at [minoru.office@telus.net](mailto:minoru.office@telus.net).

As a reminder, this information will be compiled to assist residents with the relocation assistance particular to their needs. Please note that only one survey for each unit will be accepted.

if you have already returned the survey, please do not re-submit it.

Yours truly,

**Rhome Management**

**Betty Thien, Property Manager**

[RHOME MANAGEMENT LETTERHEAD]

August 14, 2020

6491 Minoru Blvd  
Richmond, BC V6Y 1Y4

**REMINDER – Please Complete and Submit Resident Survey for Tenant Relocation Plan**

Dear Resident of 6491 Minoru Blvd,

We delivered a Resident Survey for Tenant Relocation Plan on August 6, 2020, and we remind you to complete the survey and return it to us so we have information as to your relocation needs. A copy of the survey is attached.

Please fill in the information requested in the survey and return it as soon as possible and no later than Friday, August 21, 2020 to:

1. the drop box on the main floor (by the laundry room) of the building; OR
2. email it to Ivan Petrov, the Site Manager, at [minoru.office@telus.net](mailto:minoru.office@telus.net).

As a reminder, this information will be compiled to assist residents with the relocation assistance particular to their needs. Please note that only one survey for each unit will be accepted.

if you have already returned the survey, please do not re-submit it.

Yours truly,

Rhome Management

Betty Thien, Property Manager



STATUTORY DECLARATION

IN THE MATTER OF 6391 & 6491 MINORU BOULEVARD, RICHMOND, BC

I, **RACHEL VICTORIA HUTTON**, of Suite 1700, 666 Burrard Street, Vancouver, British Columbia, DO SOLEMNLY DECLARE THAT to the best of my information and belief:

1. I am a partner of the law firm Stikeman Elliott LLP.
2. I am the solicitor for Park Residences Phase II Limited Partnership (the "**Developer**"), the applicant in respect of development permit application number DP 18-837117 (the "**DP Application**") with the City of Richmond (the "**City**").
3. The DP Application contemplates the demolition of the existing rental buildings at 6391 & 6491 Minoru Boulevard, Richmond, BC (the "**Rental Buildings**") and the construction of a new development at that site.
4. In connection with the DP Application, the Developer conducted a written survey of the tenants of the Rental Buildings (the "**Tenants**") between approximately August 6, 2020 and August 21, 2020.
5. Rhome Property Management, a division of Associa British Columbia, Inc. ("**Associa**") was engaged by the Developer to assist in distributing the surveys and receiving the completed surveys from the Tenants, including delivering reminders to the Tenants on August 14, 2020.
6. On August 25, 2020, I received copies of the completed surveys which had been received by Associa from the Tenants (the "**Completed Surveys**").
7. On September 4, 2020, I printed the Completed Surveys and personally redacted all personal information on the Completed Surveys, true copies of which are attached as Exhibit "A" hereto (the "**Redacted Surveys**").
8. The Redacted Surveys have not been altered, added to or amended in any way from the Completed Surveys received, other than the above-referenced redactions.
9. Wing T. Leung also received the Completed Surveys from Associa and redacted all personal information. Mr. Leung prepared a summary of the information within the Completed Surveys and delivered that report (the "**Report**"), together with the Completed Surveys that he redacted, to Edwin Lee and Wayne Craig at the City on September 1, 2020.
10. I personally compared the attached Redacted Surveys with the surveys Wing T. Leung redacted and provided to the City as the basis for his Report, and I confirm that both sets of surveys, including their respective redactions, are the same, other than any additional redactions of personal information I deemed advisable.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Declared before me at the City of Vancouver,  
in the Province of British Columbia,  
September 4, 2020

A Commissioner for Taking Affidavits in British Columbia

**ALAN G. STACHOWIAK**  
BARRISTER & SOLICITOR  
**STIKEMAN ELLIOTT LLP**  
SUITE 1700 PARK PLACE 666 BURRARD STREET  
VANCOUVER, BRITISH COLUMBIA, CANADA  
V6C 2X8 (604) 631-1300

112177798 v2

RACHEL VICTORIA HUTTON

## W. T. LEUNG ARCHITECTS INC.

Ste. 300 – 973 West Broadway, Vancouver, British Columbia, V5Z 1K3 Telephone 604-736-9711/Facsimile 604-73607991

September 2<sup>nd</sup>, 2020

Mr. Edwin Lee,  
City of Richmond,  
Planning Department  
6911 No. 3 Road,  
Richmond, British Columbia  
V6Y 1C1

Dear Mr. Lee:

Re: 6333 Mah Bing Street, Richmond, B. C. – Tenant Relocation Plan  
Current Existing Building's addresses are 6391 and 6491 Minoru Boulevard,  
Richmond, British Columbia

The Property Manager and Tenant Relocation Co-ordinator from Rhome, sent out a Survey Questionnaire on August 6<sup>th</sup>, 2020, and a Reminder Notice on August 14<sup>th</sup>, 2020, asking all tenants to fill out and return by August 21<sup>st</sup>, 2020, for compilation. Please find, attached, copies of the two letters that were sent out by Rhome, for your information.

In light of the responses below, we are of the view that the Relocation Survey's purpose was fulfilled in a meaningful way, such that the Developer can take steps to accommodate the reasonable expectations and requirements of the Tenants.

As the completed Surveys from the tenants contain personal information, we are advised by our client's lawyers, Stikeman Elliott, that the tenant's privacy rights could be violated if the completed Surveys were disclosed to the City, especially as the personal information could be subject to a "Freedom of Information" request. Accordingly we are providing the City with redacted copies of the completed Surveys, as our client is accountable for the tenants' privacy rights.

Please find attached copies of the Survey with the personal information of the respondents redacted. We confirm that these are true copies of the completed Surveys that were received, that no Surveys have been omitted and that none of the Surveys have been altered, (other than to redact personal information).

The following is a summary of our findings:

- 98 Surveys were received out of a total of 128 units in the two buildings, a high response rate.
- 92 Tenants requested assistance in helping find alternate accommodations.  
This is an expected request rate.
- 16 Tenants have asked for accessible units. There are currently no accessible units in the two existing buildings, so this is a request for an amenity that is not currently in place.
- 34 Tenants would like some help in moving, due to physical or mobility issues.

Page – Two

Tenant Relocation Plan

6333 Mah Bing Street, Tenant Relocation Plan  
6391 and 6491 Minoru Boulevard., Richmond, B. C.

- 32 Tenants have dependents living with them and of these 28 have asked for family units. We note that overall 51 tenants have asked for family units, (larger than 1 bedroom units), regardless of whether they have dependents living with them or not. This is another example of a request for an increase in an amenity that is not currently available to many of the tenants making this request.

The tenants' budget range, indicated, is quite wide but, of note, is that most tenants are realistic in their expectations and have indicated rent budgets which exceeded, (in some cases, substantially exceeded), what they are currently paying at the existing buildings.

- 83 tenants indicated the budget range that they are comfortable with;
- 15 tenants did not indicate a budget;
- Of those who responded, 6 tenants indicated a budget range which is lower than the current rental rate that they are paying in the existing buildings.

Some respondents have indicated that they would like to live near the Richmond City Centre and near public transit. 96 have indicated that they would like to stay in Richmond with 2 indicating that they would like to move to Vancouver.

We note the following with respect to these responses, with respect to the fact that all tenants have been aware, since 2018, that the buildings would be redeveloped and that all tenancies have been on a month to month rental basis since 2018, due to the Demolition Bond in place and registered on title, as required by the City.

- 39 respondents have been living in the existing buildings for less than 2 years – all these tenants would have been aware when moving into the building that it would be redeveloped and demolished.
- 22 respondents have been living in the existing buildings for between 2 to 5 years.
- 16 respondents have been living in the existing buildings for between 5 to 10 years.
- 13 respondents have been living in the existing buildings for over 10 years.
- 8 respondents did not indicate how long they have been living in the existing buildings.

Please let me know if you require further information on this issue.

Regards,

W T. LEUNG ARCHITECTS INC.

Mr. Wing Ting Leung

WTL/gn

c.c. – Mr. Wayne Craig – Director of Development







13468 - 77<sup>th</sup> Avenue, Surrey  
British Columbia, Canada V3W 6Y3  
Phone (604) 591-6060

September 3, 2020

To the City of Richmond

**RE: 6391 & 6491 Minoru Boulevard, Richmond, BC**

Please be advised that Rhome Property Management is a division of Associa British Columbia, Inc. We have been providing strata and rental management services for over 30 years in the Lower Mainland.

We have been engaged by the developer, Park Residences Phase II Limited Partnership, to assist them with tenant relocation matters. We have the following general experience and perform property management and related services, including assisting owner-developers with tenant relocation matters.

At this time, we manage over 1500 rental units and over 560 strata communities. We have experience in assisting owner developers with tenant relocation matters similar to common practice in the industry. The following are some of the services we provide in assisting tenants to find new rental property:

- a. advising tenants of current or upcoming vacancies in buildings that we manage;
- b. assisting tenants by providing listings and links to social media websites, both showcasing units available for rent
- c. assisting tenants by referring them to other governmental agencies who will provide assistance particular to their needs.
- d. assisting tenants by providing a list of moving companies which they can contact for their individual moving arrangement.
- e. administering monetary compensation to tenants as outlined in the Tenant Relocation Plan, upon each qualified tenant's preference (i.e. their choice of compensation in terms of either free rent or lump sum payments, or a combination of both, all pursuant to the Tenant Relocation Plan).

Timing is a critical factor in finding new tenancies. We understand that the tenants of the Minoru buildings will not need to vacate for at least six months. As the actual timing is still to be determined, we cannot provide information at this time as to what vacancies will be available in the future. It is each tenant's responsibility to decide on their future accommodation and moving companies based on their budget and preference. However, we will provide assistance to the tenants with the information available at the time they will need to vacate. Arrangements as to any applicable monetary compensation will also be made in due course, at the appropriate time.

Yours truly,

Associa British Columbia, Inc.-Rhome Property Management



Katie Khoo

Senior Vice-President, Rental Division

Direct Line: 604-501-4417

Email: [katie.khoo@associa.ca](mailto:katie.khoo@associa.ca)





## Development Permit Considerations

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

**Address:** 6333 Mah Bing Street

**File No.:** DP 18-837117

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

1. Discharge of Statutory Right of Way CA3023366 (Plan EPP21004) for "Utilities and Sidewalk - Lot B".
2. Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed sidewalk and boulevard areas along Mah Bing Street and the proposed 4.0 m x 4.0 m corner cut at the southeast corner of the site for utilities and sidewalk. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Languages should be included in the document that the entire SRW area shall be transferred to the City after the Building Permit for the development (DP 18-837117) has been issued, and prior to Final Inspection of the Building Permit (i.e., occupancy) is granted.
3. Granting of a 3.28 m wide statutory right-of-way along the entire west property line of the site for the purposes of a public walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
4. Granting of a 1.2 m wide statutory right-of-way along the entire south property line of the site to provide adequate width for two way traffic on neighbour's lane. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
5. Replace Plan EPP21005 attached to Statutory Right of Way CA3023344 to reflect the new alignment of the public greenway.
6. Registration of a legal agreement(s) regarding the developer's commitment to the proposed Tenant Relocation Plan. Languages should be included in the document to confirm adherence to the Tenant Relocation Plan prior to any demolition construction activity on site.
7. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed hammerhead area at the southwest corner of the site to facilitate truck turnaround capability between the subject site and the property to the south at 6611 Minoru Boulevard. Any works essential for truck turnaround within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works.

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9. Registration of a legal agreement on title ensuring that:
  - a) where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit ; and
  - b) conversion of tandem parking area into habitable space is prohibited.
10. Registration of a legal agreement on title ensuring that:
  - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
11. Registration of a legal agreement on title ensuring that:
  - a) conversion of any of the bicycle parking areas within the parking structure into habitable space or general storage area is prohibited; and
  - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
12. Registration of a legal agreement on title ensuring that:
  - a) the number of visitor bicycle parking (Class 2) stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor bicycle parking (Class 2) stalls to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) the required visitor bicycle parking (Class 2) stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
  - c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
    - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
    - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building;
    - iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
14. Registration of a Public Art Covenant on title for the implementation of the City approved Public Art Plan.
15. Receipt of a Letter of Credit for landscaping in the amount of \$ 1,066,863.05 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

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**ATTACHMENT L**

16. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within or in close proximity to the tree protection zones for trees located within Minoru Park. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
17. Approval of a Post Approval Revision to SA 08-413951. An updated Letter of Credit or cash security for the value of the revised Service Agreement works, as determined by the City, will be required as part of the Post Approval Revision to SA 08-413951. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 344 L/s of water available at a 20 psi residual at the Mah Bing street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At the developer's cost, the Developer is required to:
  - Update the water works design as per approved SA08-413951 to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 200mm diameter watermain at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Provide new hydrants to meet the 75m standard spacing required as per City standard.
  - Install new water service connection off of the proposed 300 mm PVC water main along the Mah Bing frontage. Meter to be located onsite (i.e. in a mechanical room).

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
  - Update the storm sewer design as per approved SA08-413951 to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 600mm diameter storm sewer at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Revise the alignment of the proposed box culvert (as per SA08-413951) in the proposed greenway to match the latest greenway concept and revise the proposed box culvert alignment in the park to minimize required tree removal. Parks and Engineering staff will provide directions on this prior to revising SA08-413951.

Sanitary Sewer Works:

- At the Developer's cost the Developer is required to:
  - Update the sanitary sewer design (as per approved SA08-413951) to reflect the actual invert elevations at the tie-in points.
  - Install the proposed 250mm diameter sanitary sewer at the frontage of Tower D & E (i.e., southern portion of Mah Bing Street) as per SA08-413951.
  - Revise the alignments of the proposed sanitary main and forcemain in the proposed greenway (as per approved SA08-413951) to match the latest greenway concept.
  - Provide an updated tree survey within the affected portion of Minoru Park and determine an alignment for the proposed box culvert, forcemain and sanitary main that will require the least tree removal. Parks and Engineering staff will provide input on this prior to revising SA08-413951.
  - Revise the alignment of the proposed sanitary main (as per approved SA08-413951) from the west property line to an alignment through the Minoru Park.
  - Confirm whether the existing sanitary main (coming from the property to the north that is 7368 Gollner Avenue) is live. If it is live, the developer is required to relocate that existing sanitary main prior to any site preparation works.
- At Developer's cost, the City is to:
  - Cut and cap, at main, all existing service connections to the development site and remove inspection chambers.
  - Perform all tie-ins to existing City infrastructure.

Frontage Improvements:

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- The Developer is required to:
  - Provide other frontage improvements as per Transportation's requirements, provided separately. Changes to the road width, sidewalks, boulevards, etc) Improvements shall be built to the ultimate condition wherever possible.
  - Coordinate with BC Hydro, Telus and other private communication service providers to pre-duct for future hydro, telephone and cable utilities along the Mah Bing Street frontages.
  - Coordinate with BC Hydro, the removal or relocation within the proposed development of the existing PMT that fronts the proposed Tower C (i.e., proposed building north of the proposed greenway) at the east side of Mah Bing Street.
  - Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite, as described below.
  - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the DP architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - Vista – Approximately 8.8 x 6.5 m, confirm SRW dimensions with BC Hydro
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - Revise the street lighting design as per SA08-413951 to update to current City Center standards.

General Items:

- The Developer is required to:
  - Provide an updated tree survey, arborist report and QEP report to confirm whether the existing trees and RMA in Minoru Park will be affected by the developer's proposed sanitary line construction.
  - Provide, within the post approval revision to the servicing agreement or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per the geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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- Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- Conduct pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.

Notes:

- For City review, the developer shall submit the cost estimate from the winning contractor for the works covered under the approved post approval revision to SA08-413951, which will be the basis of the updated security bond. If the winning contractor's estimate is not available, a signed and sealed Engineer's estimate would be acceptable subject to a 150% bonding percentage.
- Prior to start of any site preparations works (e.g., preload, soil densifications, etc.), the developer is required to:
  - Complete the post approval revision to SA08-413951 and extend first the proposed sanitary main, forcemain and box culvert through the proposed greenway and tie-in to the existing sanitary main, forcemain and canal inside Minoru Park.
  - Confirm whether the existing sanitary main at the north end of Mah Bing Street (coming from the property to the north that is 7368 Gollner Avenue) is live. If it is live, the developer is required to relocate that existing sanitary main prior to any site preparation works.
  - Remove or relocate the existing PMT at the west side of Mah Bing Street fronting the proposed tower C (i.e., proposed building north of the proposed greenway).

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

1. Provide written confirmation and supporting documents to demonstrate that the proposed Tenant Relocation Plan has been implemented.
2. Installation of appropriate tree protection fencing adjacent trees within Minoru Park prior to any construction activities, including building demolition, occurring on-site.

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

1. Dedicate the SRW area (Plan EPP28003, CA3023335) on the subject site (i.e., Mah Bing Street secured as part of the rezoning application RZ 04-286496) to the City once the existing rental buildings on site are demolished.
2. Discharge of existing Statutory Right of Way (SRW) (CA2817671, Plan EPP24203) or confirm an alternative form of approval from BC Hydro to facilitate the proposed development.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Prior to Final Inspection of Building Permit (i.e., Occupancy), the developer must complete the following requirements:**

1. Transfer of the SRW area over the proposed sidewalk and boulevard areas along Mah Bing Street and the proposed 4.0 m x 4.0 m corner cut at the southeast corner of the site, secured as part of the Development Permit application DP 18-837117 to the City.

**Note:**

- \* This requires a separate application.

Initial: \_\_\_\_\_



**ATTACHMENT L**

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

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

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

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

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Signed

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Date



No. DP 18-837717

To the Holder: W. T. LEUNG ARCHITECTS INC.  
Property Address: 6333 MAH BING STREET  
Address: C/O 973 W. BROADWAY STREET, UNIT 300  
VANCOUVER, BC V5Z 1K3

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #74 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,066,863.05 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 18-837717**

To the Holder:                               W. T. LEUNG ARCHITECTS INC.

Property Address:                       6333 MAH BING STREET

Address:                                       C/O 973 W. BROADWAY STREET, UNIT 300  
VANCOUVER, BC V5Z 1K3

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

This Permit is not a Building Permit.

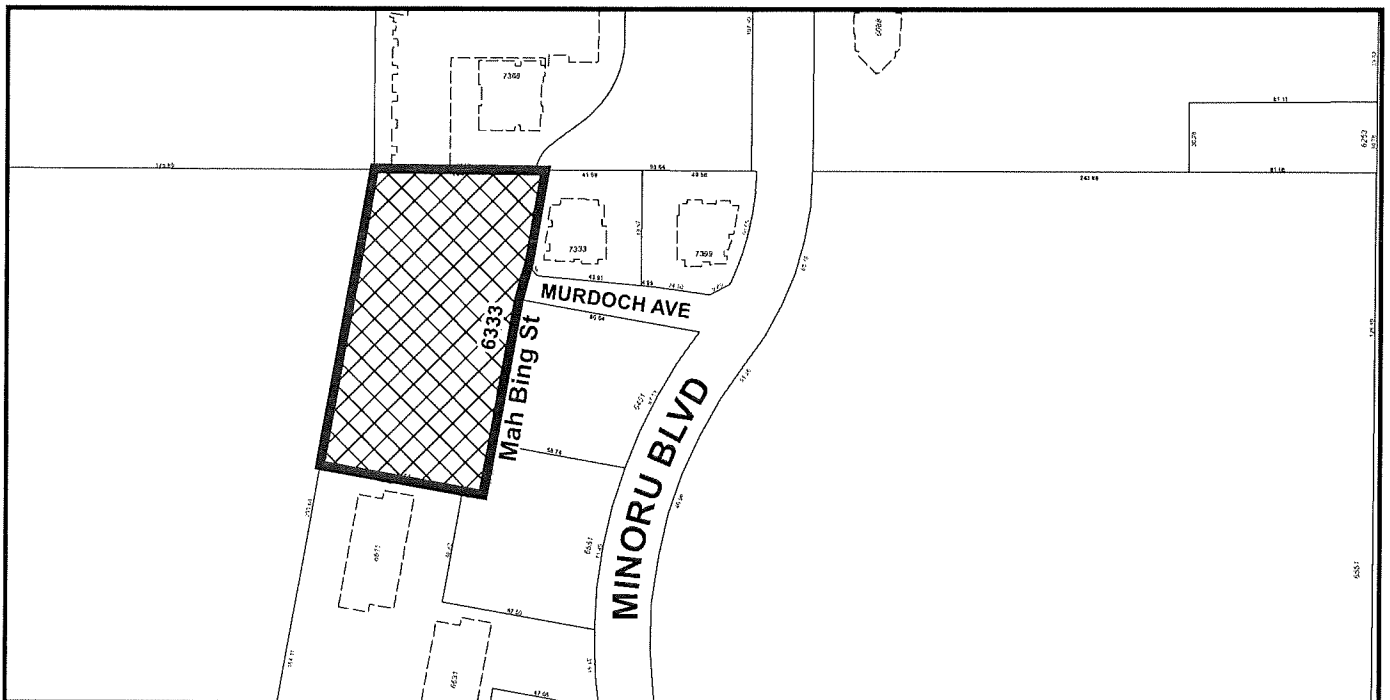
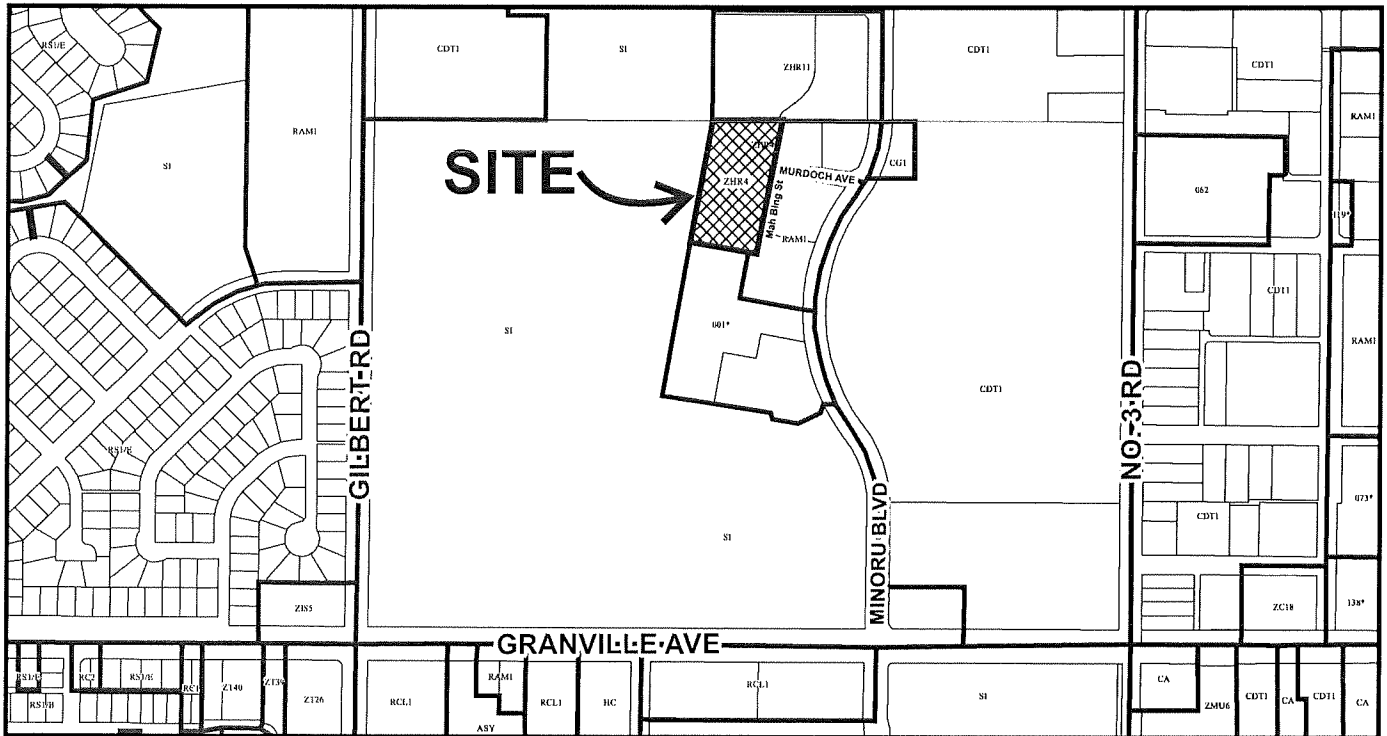
AUTHORIZING RESOLUTION NO.                               ISSUED BY THE COUNCIL THE  
DAY OF                               ,                               .

DELIVERED THIS                       DAY OF                               ,                               .

\_\_\_\_\_  
MAYOR



# City of Richmond



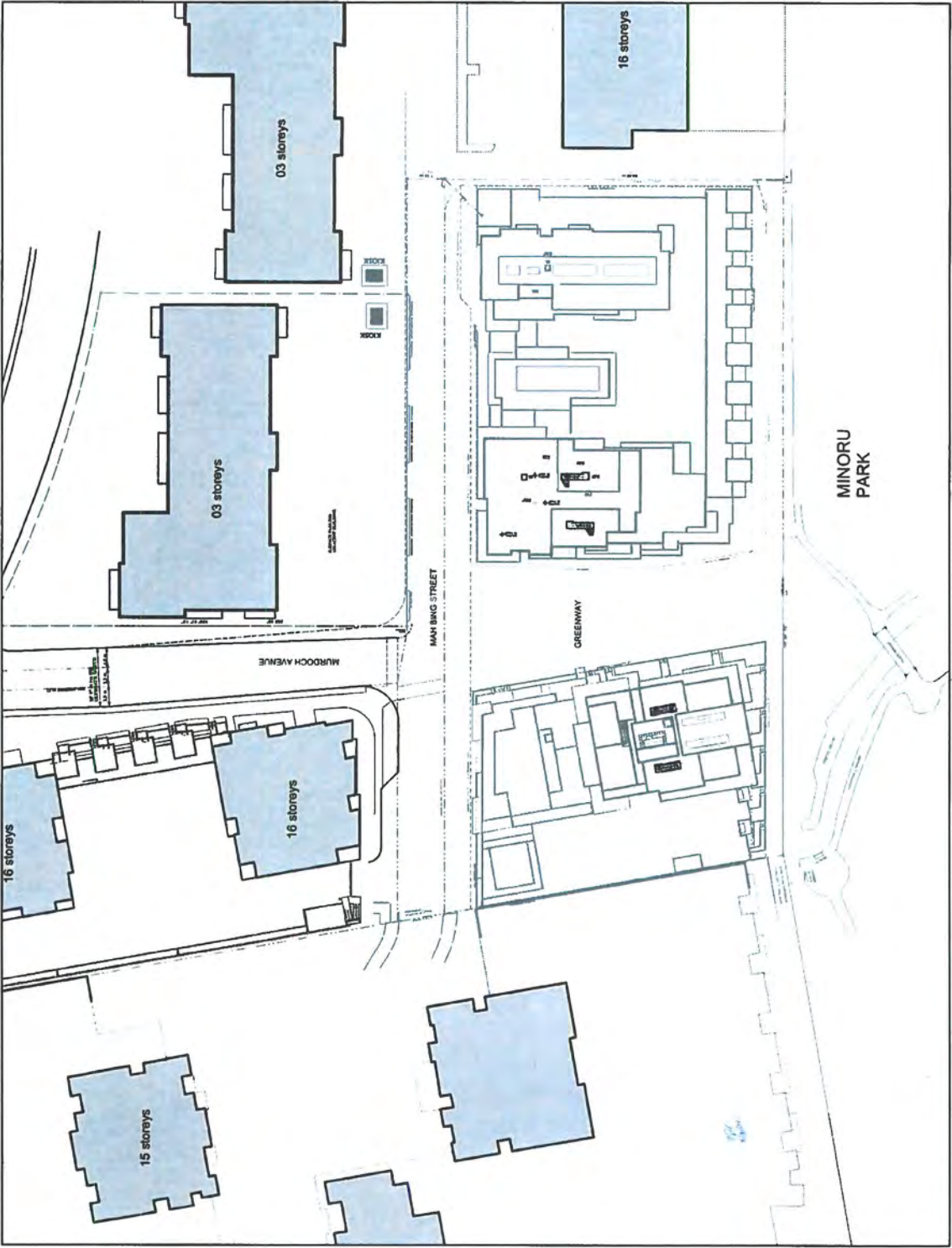
DP 18-837117  
SCHEDULE "A"

Original Date: 09/27/18

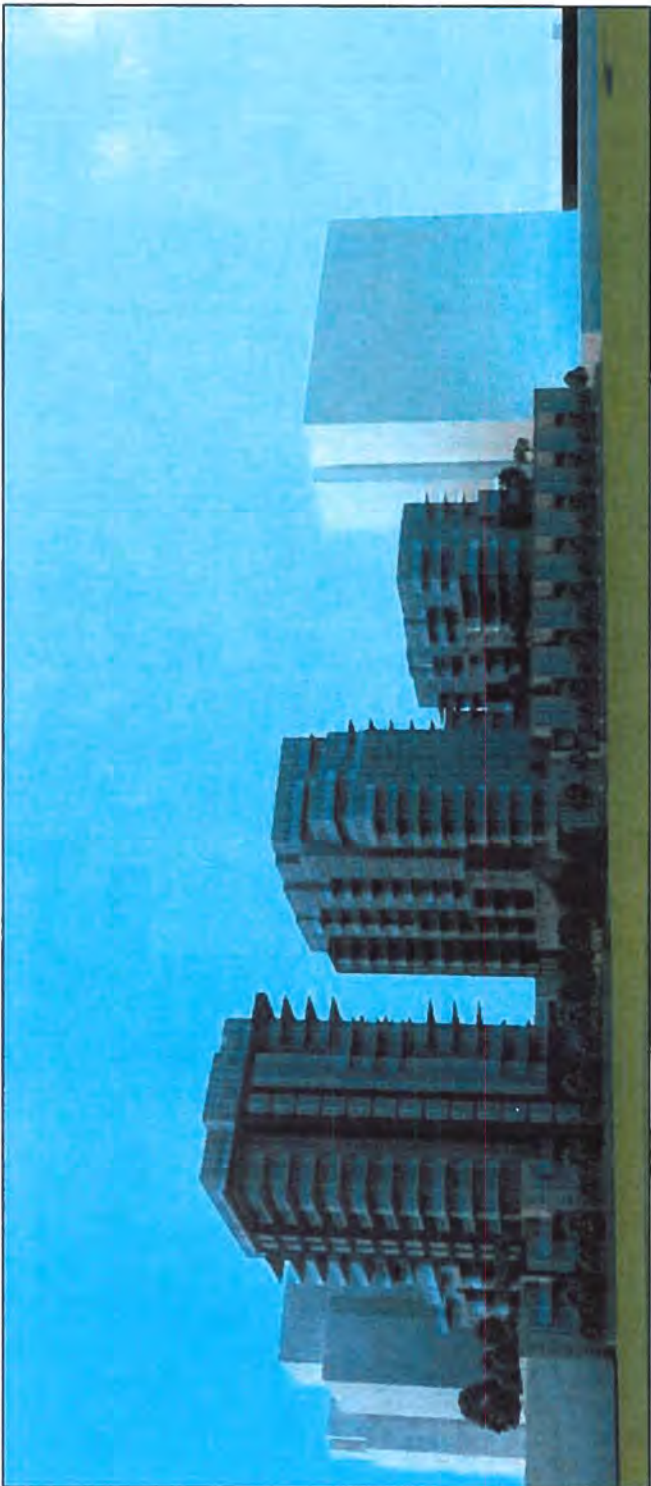
Revision Date:

Note: Dimensions are in METRES





1 SITE / CONTEXT PLAN SEE ALSO SHEET A2.16 ROOF PLANS FOR ADDITIONAL SITE INFORMATION



PROJECT DATA	
Owner Address	6333 6335 6399 Mah Bing Road, Richmond, BC
Legal Description	Lot B, Section 8, Block 4 North, Range 9 West, New Westminster District Plan EPP21002
Zoning	Existing: Richmond Zoning & Development By-Law 5300 (Amendment Bylaw No. 8103 (R2004-284596 - adopted Sept. 08, 2008)) Proposed: Richmond Zoning & Development By-Law 5300 (Amendment Bylaw No. 8103 (R2004-284596 - adopted Sept. 08, 2008))
Use	Existing: Residential Proposed: Multi-Family Residential
Lot Size	187,175.00 SF 142,108.00 SF
Density (Floor Area Ratio)	Proposed: 3.40 Base +0.10 Amenity Bonus Proposed: 3.40 Base +0.10 Amenity Bonus Allowable: 100% Maximum Proposed: 67.7%
Lot Coverage	Proposed: 67.7%

AREA SUMMARY				
	Gross Area (SF)	Exclusions (SF)	Exclusions (SF) Mech/ Stair	DSU Exclusions (SF) 10.78 SF/Unit
Tower C Residential	130,028.50 SF	3,656.30 SF	5,979.10 SF	639.78 SF
Tower D Residential	144,331.80 SF	4,107.20 SF	6,623.30 SF	1,182.08 SF
Tower E Residential	52,401.10 SF	1,200.50 SF	2,488.10 SF	494.96 SF
Total Building Area	327,199.20 SF	9,064.00 SF	15,290.50 SF	2,496.32 SF
Total Residential Area	185,712.00 SF	5,237.00 SF	7,770.00 SF	0.00 SF
PH1 (TWR A + TWR B)	118,181.64 SF	489.52 SF	721.83 SF	10.00 SF
PH2 Residential Area	629,871.20 SF	14,231.00 SF	20,985.50 SF	2,496.32 SF
PH1 + PH2	48,574.73 SF	1,322.08 SF	2,142.32 SF	221.91 SF
TOTAL FAR	3.68 Gross	0.10 Gross		3.40 Net

RESIDENTIAL UNIT SUMMARY				
	TOWER C	TOWER D	TOWER E	TOTAL PER TOWER
Tower C	6	35	35	76
Tower D	13	65	21	100
Tower E	0	19	85	104
TOTAL UNITS	19	119	141	379
	(4.8%)	(30.4%)	(36.7%)	(100.0%)

PARKING ANALYSIS				
	Required/Allowed	w/ TDR (+10%)	180R	Proposed
Car Parking Residential				
Section 7.9.1 Zone 2	(250) Units @ 1.2 per Dwelling Unit	278	-	311
Section 7.9.1 Zone 2	1.2 Vehicle per Dwelling Unit - (Proposed) up	2 (max.)	-	9
Small Car Stalls (max. 50%)	179 (max.)	-	-	149
Vanpool Stalls (max. 50%)	154 (max.)	-	-	62
Total Stalls (Residential)	335	-	-	359

AREA BREAKDOWN*				
	TOWER C Residential	TOWER D Residential	TOWER E Residential	TOTAL PER TOWER
Tower C	9,367.80 SF	13,621.80 SF	3,656.30 SF	26,645.90 SF
Tower D	9,407.20 SF	12,103.50 SF	3,333.00 SF	24,843.70 SF
Tower E	9,232.50 SF	12,688.00 SF	7,530.10 SF	29,450.60 SF
4th Floor	13,024.10 SF	9,817.10 SF	7,283.50 SF	30,124.70 SF
5th Floor	11,399.20 SF	8,617.10 SF	7,283.50 SF	27,300.80 SF
6th Floor	11,399.20 SF	8,617.10 SF	7,283.50 SF	27,300.80 SF
7th Floor	10,000.00 SF	8,438.00 SF	6,408.70 SF	24,846.70 SF
8th Floor	10,000.00 SF	8,438.00 SF	6,408.70 SF	24,846.70 SF
9th Floor	10,000.00 SF	8,438.00 SF	6,408.70 SF	24,846.70 SF
10th Floor	9,507.80 SF	8,063.00 SF	6,000.00 SF	23,570.80 SF
11th Floor	6,507.80 SF	8,668.10 SF	0.00 SF	15,175.90 SF
12th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
13th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
14th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
15th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
16th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
17th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
18th Floor	6,507.80 SF	7,142.50 SF	0.00 SF	13,650.30 SF
Gross Floor Area	130,426.50 SF	144,331.80 SF	52,401.10 SF	327,159.40 SF
	(12,117.00 SF)	(13,408.86 SF)	(4,869.23 SF)	

Gross Residential Area	327,199.20 SF	(30,392.09 SF)
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ARCHITECTURAL DRAWING LIST	
A-1.01	Project Data, Site Plan
A-1.02	Site Plan, Section, Park Elevation
A-1.03	Shadow Analysis
A-1.04	Accessibility Diagram
A-1.05	Accessibility Diagram
A-1.06	Accessibility Diagram
A-1.07	Accessibility Diagram
A-1.08	Accessibility Diagram
A-1.09	Accessibility Diagram
A-2.01	Ground / Parking P1 Plan
A-2.02	Ground / Parking P2 Plan
A-2.03	Ground / Parking P3 Plan
A-2.04	Ground / Parking P4 Plan
A-2.05	Ground / Parking P5 Plan
A-2.06	Ground / Parking P6 Plan
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A-5.16	Ground / Parking P316 Plan
A-5.17	Ground / Parking P3



REVISION	
1	09/10/15 Issued for Development Permit
2	02/20/16 Revised for Development Permit
3	05/20/16 Revised for S.D. Comments
4	09/01/16 Revised for S.D. Comments (2)
5	11/01/17 Revised for S.D. Comments (3)
6	07/09/20 Issued for DP Approval

STREETSCAPE - MURDOCH AVENUE



PROJECT  
Resid'l Development  
Park Residences PH :  
Tower C+D+E  
6333 - 6339 Mah Bing Road  
Richmond, BC

STREETSCAPE  
Park Elevation

JOB NO	02-03
DRAWN	DM/VK
DATE	August 23, 2018
SCALE	1/16"

CHECKED WTL  
I, the undersigned, being a duly Licensed Architect in the Province of British Columbia, do hereby certify that I am the author of the foregoing drawings and that I am a duly Licensed Architect in the Province of British Columbia.

STREETSCAPE - MAH BING ROAD



PLAN #2

JUL 07 2020 DP 18-837117 A-1.02



1	09/19/16	Issued for Development Permit
2	05/09/18	Revised for Development Permit
3	01/09/18	Revised per Staff Comments
4	10/11/18	Revised per Staff Comments (1)
5	09/12/20	Revised per Staff Comments (2)
6	03/09/20	Issued for DP Fund

- REVISIONS LIST:
1. 09/19/16
  2. 05/09/18
  3. 01/09/18
  4. 10/11/18
  5. 09/12/20
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PROJECT  
Resid'l Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

SHADOW  
ANALYSIS  
TWR C+D+E

JOB NO	02-03
DRAWN	DMWK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DRAWN BY	WTL

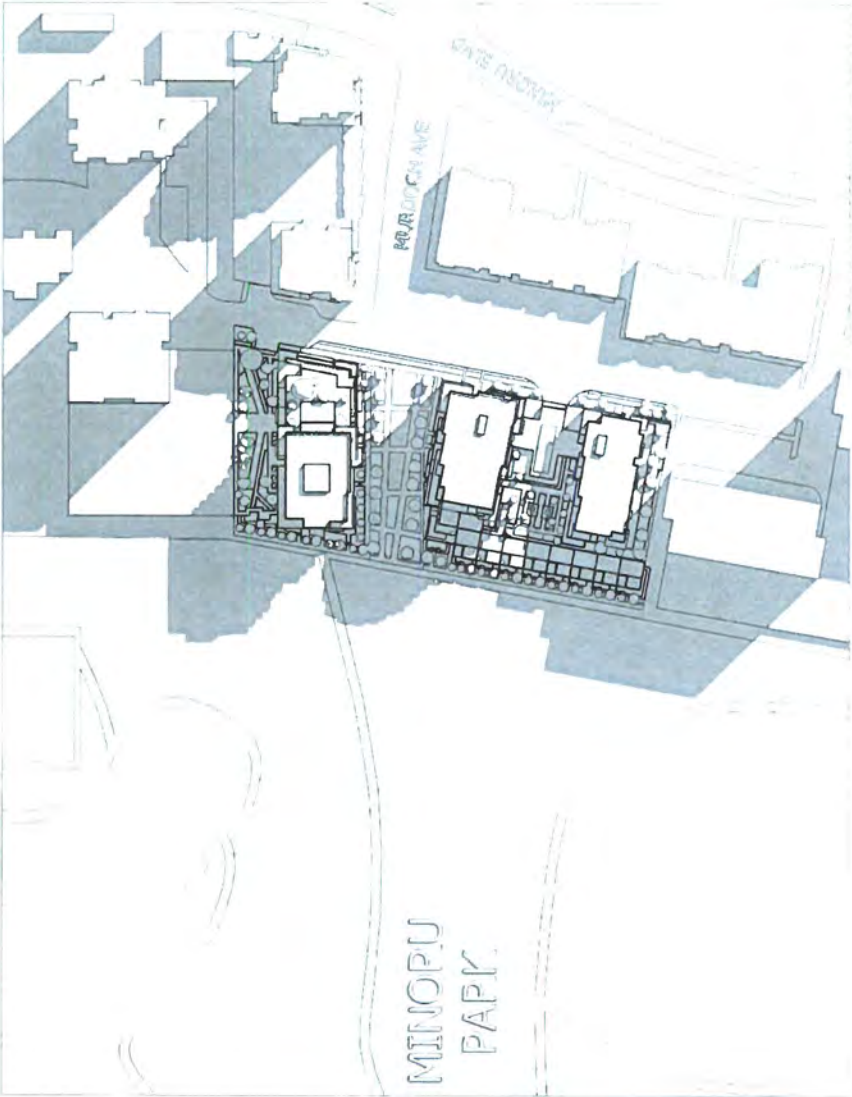
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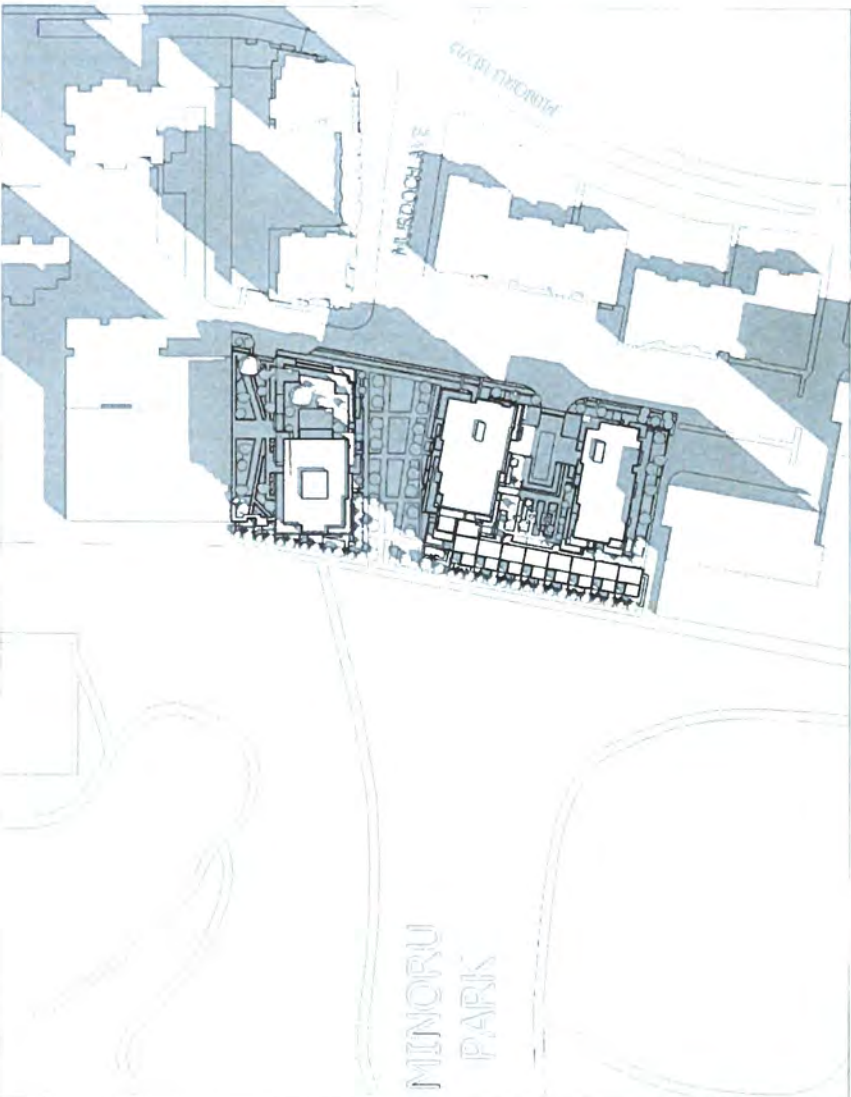
MARCH 21 / SEPTEMBER 21 @ 12NOON



MARCH 21 / SEPTEMBER 21 @ 4PM



MARCH 21 / SEPTEMBER 21 @ 10AM



MARCH 21 / SEPTEMBER 21 @ 2PM

PLAN # 3  
JUL 07 2020  
DP 18-837117









LEGEND	
1	Unit for Development Phase
2	Unit for Development Phase
3	Unit for Development Phase
4	Unit for Development Phase
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100	Unit for Development Phase

REVISIONS	
1	Initial Design
2	Revised Design
3	Final Design
4	Construction Documents
5	Construction Documents
6	Construction Documents
7	Construction Documents
8	Construction Documents
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10	Construction Documents
11	Construction Documents
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99	Construction Documents
100	Construction Documents

Resid'l Development  
Park Residences PH2  
Tower C+D+E  
8333 - 8339 Main Street  
Richmond, BC

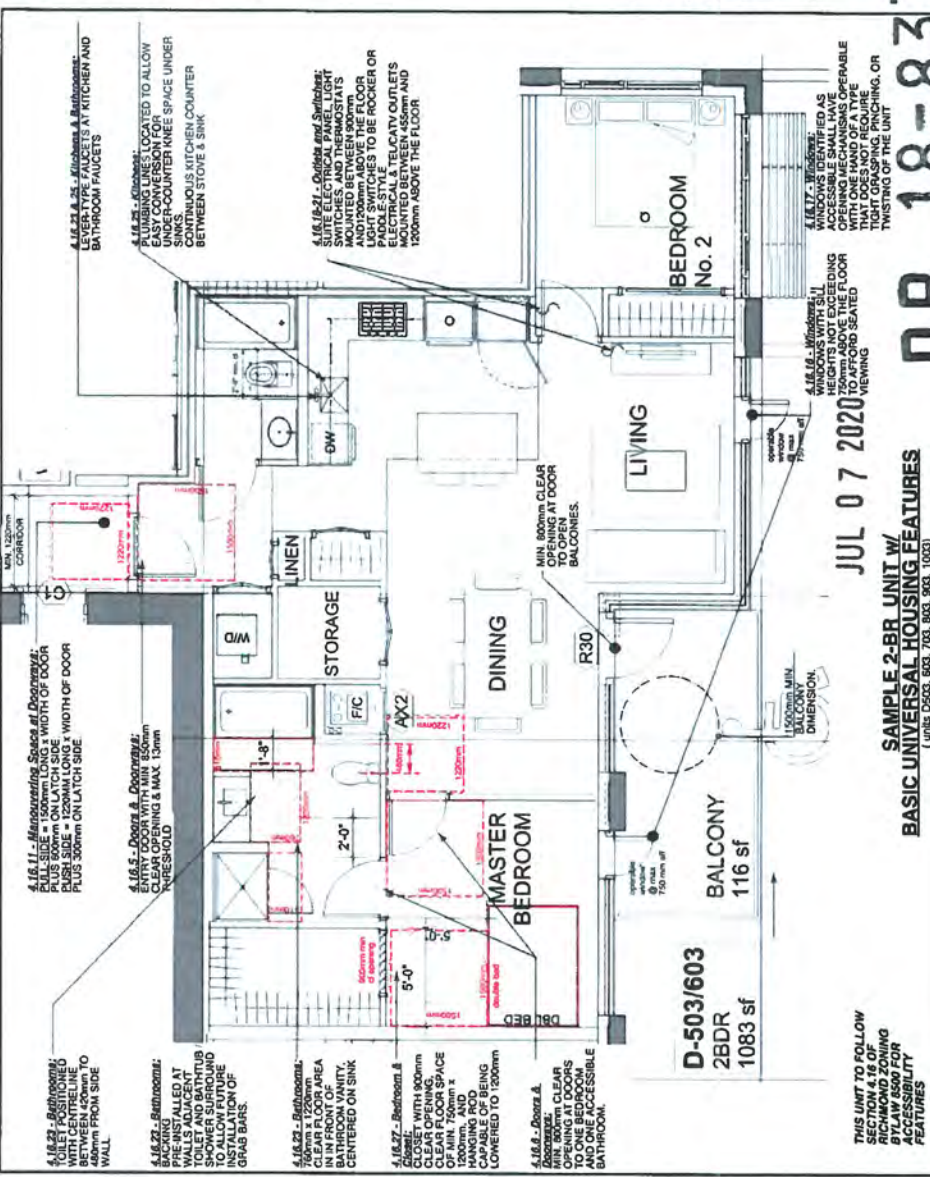
ACCESSIBILITY  
DIAGRAM  
TWR C+D+E

DATE	02-03
DESIGNER	DMV/K
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

PLAN #15  
A-1.06  
7117



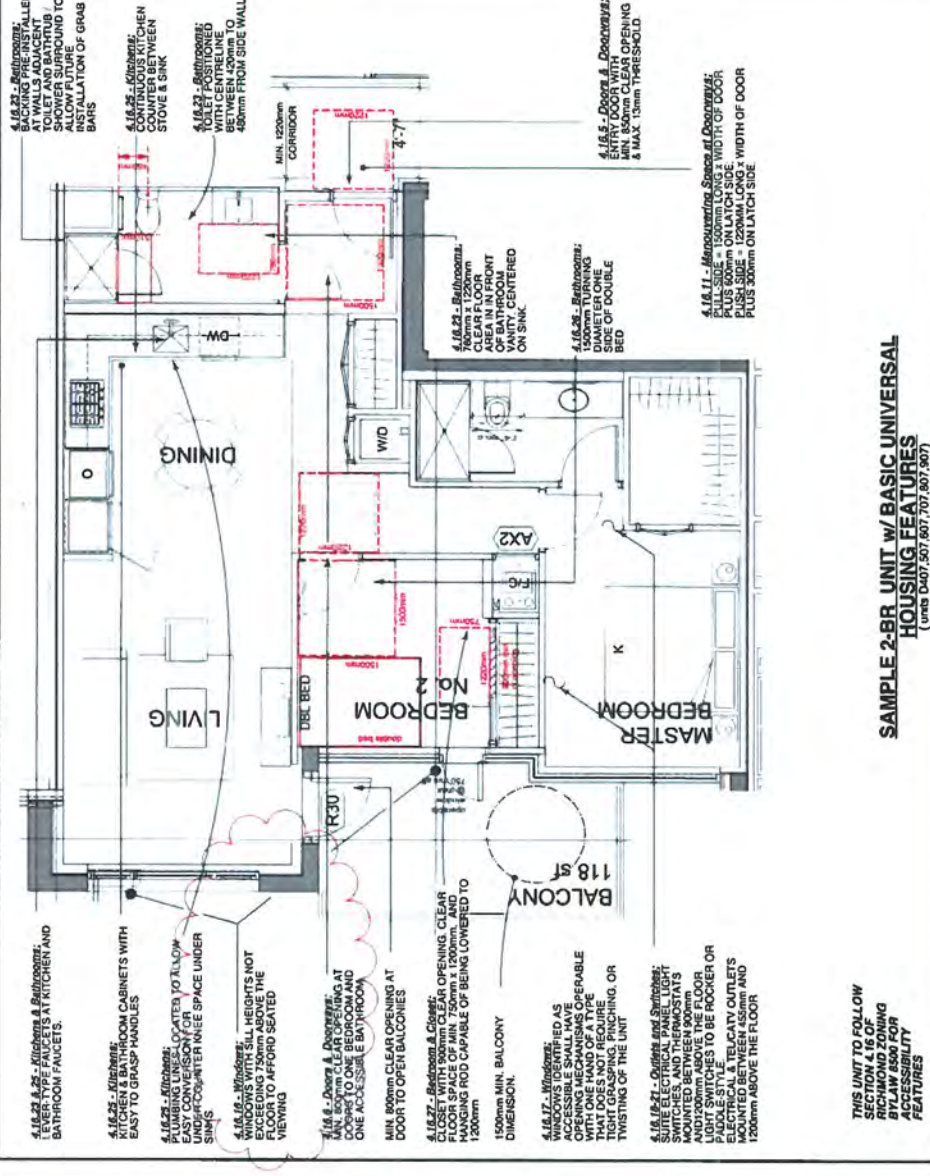
ACCESSIBILITY ROUTE ON TYPICAL TOWER FLOORS



SAMPLE 2-BR UNIT W/  
BASIC UNIVERSAL HOUSING FEATURES  
(Units D503, 603, 703, 803, 903, 1003)



ACCESSIBILITY ROUTE ON 4th FLOOR (AMENITIES & ROOF GARDEN)



SAMPLE 2-BR UNIT W/ BASIC UNIVERSAL  
HOUSING FEATURES  
(Units D407, 507, 607, 707, 807, 907)





- REVISIONS
- |   |          |                                |
|---|----------|--------------------------------|
| 1 | 08/18/18 | Issued for Development Permit  |
| 2 | 03/29/19 | Revised for Development Permit |
| 3 | 05/09/19 | Revised for Development Permit |
| 4 | 10/21/19 | Revised for Development Permit |
| 5 | 11/05/19 | Revised for Development Permit |
| 6 | 09/12/20 | Revised for Development Permit |
| 7 | 09/12/20 | Revised for Development Permit |
| 8 | 02/22/21 | Revised for Development Permit |
| 9 | 02/22/21 | Revised for Development Permit |

- REVISIONS
- |   |          |                                |
|---|----------|--------------------------------|
| 1 | 08/18/18 | Issued for Development Permit  |
| 2 | 03/29/19 | Revised for Development Permit |
| 3 | 05/09/19 | Revised for Development Permit |
| 4 | 10/21/19 | Revised for Development Permit |
| 5 | 11/05/19 | Revised for Development Permit |
| 6 | 09/12/20 | Revised for Development Permit |
| 7 | 09/12/20 | Revised for Development Permit |
| 8 | 02/22/21 | Revised for Development Permit |
| 9 | 02/22/21 | Revised for Development Permit |

PROJECT  
Resid'l Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

WASTE  
MANAGEMENT PLA  
TWR C+D+E

NO	02-03
DATE	DM/YK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DRAWN	WTL

A-1.07



MINORU  
PARK

PLAN #6  
JUL 07 2020  
DP 18-837117



[illegible]

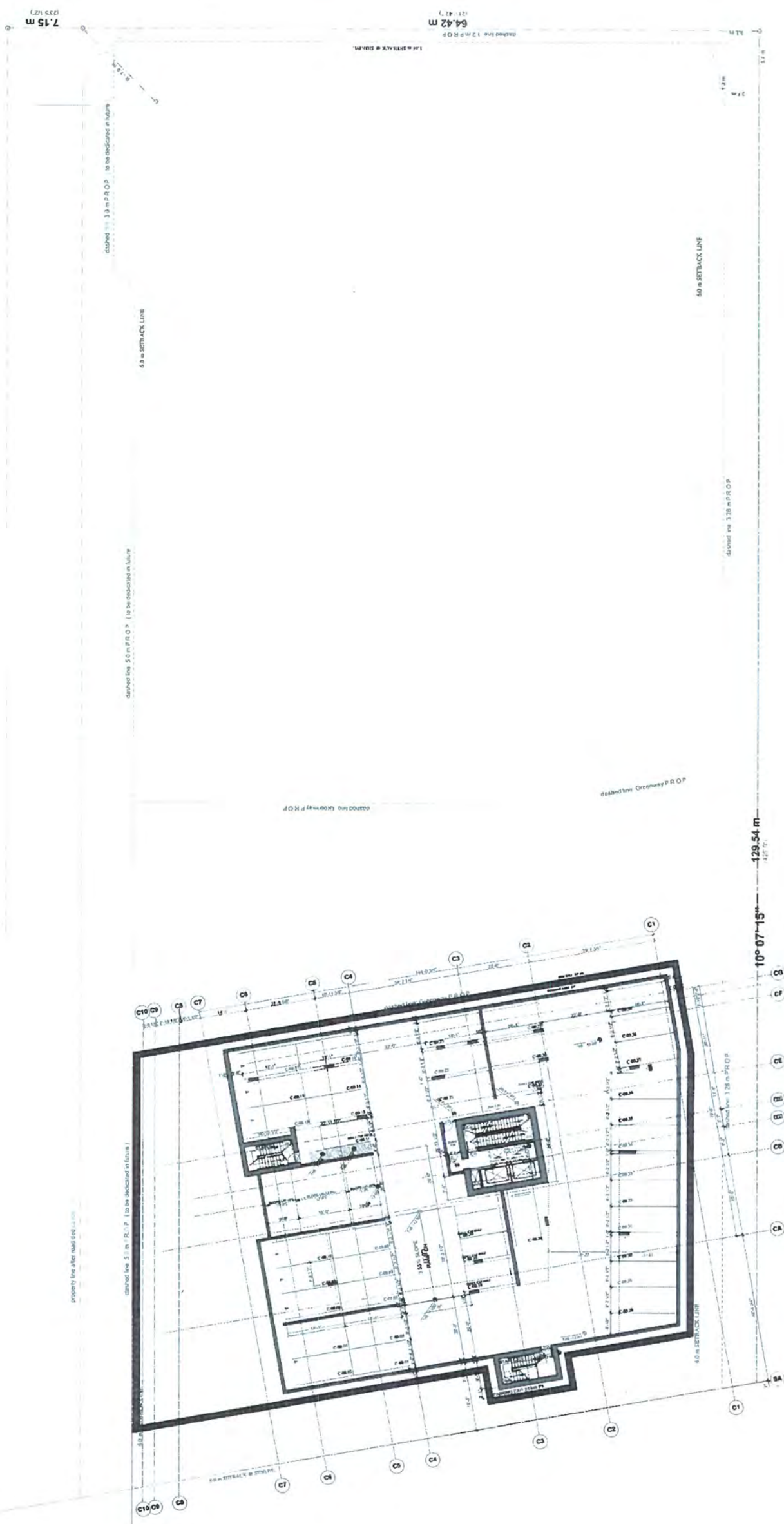
**Resid'I Development  
Park Residences PH2  
Tower C+D+E**

6333 - 6399 Mah Bling Street  
Richmond, BC

### Floor Plan PL-1

JOB NO	02-03
SUB-NO	DMVK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DESIGNED BY	WTL
CHECKED BY	
DATE	

**A-2.00**



PLAN 2 #7 JUL 07 2020 DP 18-837117





- REVISIONS
- |    |          |                                |
|----|----------|--------------------------------|
| 1  | 09/19/12 | Issued for Development Permit  |
| 2  | 03/29/13 | Revised for Development Permit |
| 3  | 06/09/13 | Revised for Staff Comments     |
| 4  | 10/21/13 | Revised for Staff Comments (7) |
| 5  | 11/04/13 | Revised for Staff Comments (7) |
| 6  | 11/08/13 | Issued for ADP                 |
| 7  | 03/12/20 | Revised for Staff Comments (1) |
| 8  | 03/12/20 | Revised for Staff Comments (1) |
| 9  | 03/12/20 | Revised for Staff Comments (1) |
| 10 | 03/12/20 | Revised for Staff Comments (1) |
| 11 | 03/12/20 | Revised for Staff Comments (1) |
| 12 | 03/12/20 | Revised for Staff Comments (1) |
| 13 | 03/12/20 | Revised for Staff Comments (1) |

PROJECT

Resid'1 Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 4.0 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 5.0 5.1 5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 6.0 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 7.0 7.1 7.2 7.3 7.4 7.5 7.6 7.7 7.8 7.9 8.0 8.1 8.2 8.3 8.4 8.5 8.6 8.7 8.8 8.9 9.0 9.1 9.2 9.3 9.4 9.5 9.6 9.7 9.8 9.9 10.0 10.1 10.2 10.3 10.4 10.5 10.6 10.7 10.8 10.9 11.0 11.1 11.2 11.3 11.4 11.5 11.6 11.7 11.8 11.9 12.0 12.1 12.2 12.3 12.4 12.5 12.6 12.7 12.8 12.9 13.0 13.1 13.2 13.3 13.4 13.5 13.6 13.7 13.8 13.9 14.0 14.1 14.2 14.3 14.4 14.5 14.6 14.7 14.8 14.9 15.0 15.1 15.2 15.3 15.4 15.5 15.6 15.7 15.8 15.9 16.0 16.1 16.2 16.3 16.4 16.5 16.6 16.7 16.8 16.9 17.0 17.1 17.2 17.3 17.4 17.5 17.6 17.7 17.8 17.9 18.0 18.1 18.2 18.3 18.4 18.5 18.6 18.7 18.8 18.9 19.0 19.1 19.2 19.3 19.4 19.5 19.6 19.7 19.8 19.9 20.0 20.1 20.2 20.3 20.4 20.5 20.6 20.7 20.8 20.9 21.0 21.1 21.2 21.3 21.4 21.5 21.6 21.7 21.8 21.9 22.0 22.1 22.2 22.3 22.4 22.5 22.6 22.7 22.8 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119.0 119.1 119.2 119.3 119.4 119.5 119.6 119.7 119.8 119.9 120.0 120.1 120.2 120.3 120.4 120.5 120.6 120.7 120.8 120.9 121.0 121.1 121.2 121.3 121.4 121.5 121.6 121.7 121.8 121.9 122.0 122.1 122.2 122.3 122.4 122.5 122.6 122.7 122.8 122.9 123.0 123.1 123.2 123.3 123.4 123.5 123.6 123.7 123.8 123.9 124.0 124.1 124.2 124.3 124.4 124.5 124.6 124.7 124.8 124.9 125.0 125.1 125.2 125.3 125.4 125.5 125.6 125.7 125.8 125.9 126.0 126.1 126.2 126.3 126.4 126.5 126.6 126.7 126.8 126.9 127.0 127.1 127.2 127.3 127.4 127.5 127.6 127.7 127.8 127.9 128.0 128.1 128.2 128.3 128.4 128.5 128.6 128.7 128.8 128.9 129.0 129.1 129.2 129.3 129.4 129.5 129.6 129.7 129.8 129.9 130.0 130.1 130.2 130.3 130.4 130.5 130.6 130.7 130.8 130.9 131.0 131.1 131.2 131.3 131.4 131.5 131.6 131.7 131.8 131.9 132.0 132.1 132.2 132.3 132.4 132.5 132.6 132.7 132.8 132.9 133.0 133.1 133.2 133.3 133.4 133.5 133.6 133.7 133.8 133.9 134.0 134.1 134.2 134.3 134.4 134.5 134.6 134.7 134.8 134.9 135.0 135.1 135.2 135.3 135.4 135.5 135.6 135.7 135.8 135.9 136.0 136.1 136.2 136.3 136.4 136.5 136.6 136.7 136.8 136.9 137.0 137.1 137.2 137.3 137.4 137.5 137.6 137.7 137.8 137.9 138.0 138.1 138.2 138.3 138.4 138.5 138.6 138.7 138.8 138.9 139.0 139.1 139.2 139.3 139.4 139.5 139.6 139.7 139.8 139.9 140.0 140.1 140.2 140.3 140.4 140.5 140.6 140.7 140.8 140.9 141.0 141.1 141.2 141.3 141.4 141.5 141.6 141.7 141.8 141.9 142.0 142.1 142.2 142.3 142.4 142.5 142.6 142.7 142.8 142.9 143.0 143.1 143.2 143.3 143.4 143.5 143.6 143.7 143.8 143.9 144.0 144.1 144.2 144.3 144.4 144.5 144.6 144.7 144.8 144.9 145.0 145.1 145.2 145.3 145.4 145.5 145.6 145.7 145.8 145.9 146.0 146.1 146.2 146.3 146.4 146.5 146.6 146.7 146.8 146.9 147.0 147.1 147.2 147.3 147.4 147.5 147.6 147.7 147.8 147.9 148.0 148.1 148.2 148.3 148.4 148.5 148.6 148.7 148.8 148.9 149.0 149.1 149.2 149.3 149.4 149.5 149.6 149.7 149.8 149.9 150.0 150.1 150.2 150.3 150.4 150.5 150.6 150.7 150.8 150.9 151.0 151.1 151.2 151.3 151.4 151.5 151.6 151.7 151.8 151.9 152.0 152.1 152.2 152.3 152.4 152.5 152.6 152.7 152.8 152.9 153.0 153.1 153.2 153.3 153.4 153.5 153.6 153.7 153.8 153.9 154.0 154.1 154.2 154.3 154.4 154.5 154.6 154.7 154.8 154.9 155.0 155.1 155.2 155.3 155.4 155.5 155.6 155.7 155.8 155.9 156.0 156.1 156.2 156.3 156.4 156.5 156.6 156.7 156.8 156.9 157.0 157.1 157.2 157.3 157.4 157.5 157.6 157.7 157.8 157.9 158.0 158.1 158.2 158.3 158.4 158.5 158.6 158.7 158.8 158.9 159.0 159.1 159.2 159.3 159.4 159.5 159.6 159.7 159.8 159.9 160.0 160.1 160.2 160.3 160.4 160.5 160.6 160.7 160.8 160.9 161.0 161.1 161.2 161.3 161.4 161.5 161.6 161.7 161.8 161.9 162.0 162.1 162.2 162.3 162.4 162.5 162.6 162.7 162.8 162.9 163.0 163.1 163.2 163.3 163.4 163.5 163.6 163.7 163.8 163.9 164.0 164.1 164.2 164.3 164.4 164.5 164.6 164.7 164.8 164.9 165.0 165.1 165.2 165.3 165.4 165.5 165.6 165.7 165.8 165.9 166.0 166.1 166.2 166.3 166.4 166.5 166.6 166.7 166.8 166.9 167.0 167.1 167.2 167.3 167.4 167.5 167.6 167.7 167.8 167.9 168.0 168.1 168.2 168.3 168.4 168.5 168.6 168.7 168.8 168.9 169.0 169.1 169.2 169.3 169.4 169.5 169.6 169.7 169.8 169.9 170.0 170.1 170.2 170.3 170.4 170.5 170.6 170.7 170.8 170.9 171.0 171.1 171.2 171.3 171.4 171.5 171.6 171.7 171.8 171.9 172.0 172.1 172.2 172.3 172.4 172.5 172.6 172.7 172.8 172.9 173.0 173.1 173.2 173.3 173.4 173.5 173.6 173.7 173.8 173.9 174.0 174.1 174.2 174.3 174.4 174.5 174.6 174.7 174.8 174.9 175.0 175.1 175.2 175.3 175.4 175.5 175.6 175.7 175.8 175.9 176.0 176.1 176.2 176.3 176.4 176.5 176.6 176.7 176.8 176.9 177.0 177.1 177.2 177.3 177.4 177.5 177.6 177.7 177.8 177.9 178.0 178.1 178.2 178.3 178.4 178.5 178.6 178.7 178.8 178.9 179.0 179.1 179.2 179.3 179.4 179.5 179.6 179.7 179.8 179.9 180.0 180.1 180.2 180.3 180.4 180.5 180.6 180.7 180.8 180.9 181.0 181.1 181.2 181.3 181.4 181.5 181.6 181.7 181.8 181.9 182.0 182.1 182.2 182.3 182.4 182.5 182.6 182.7 182.8 182.9 183.0 183.1 183.2 183.3 183.4 183.5 183.6 183.7 183.8 183.9 184.0 184.1 184.2 184.3 184.4 184.5 184.6 184.7 184.8 184.9 185.0 185.1 185.2 185.3 185.4 185.5 185.6 185.7 185.8 185.9 186.0 186.1 186.2 186.3 186.4 186.5 186.6 186.7 186.8 186.9 187.0 187.1 187.2 187.3 187.4 187.5 187.6 187.7 187.8 187.9 188.0 188.1 188.2 188.3 188.4 188.5 188.6 188.7 188.8 188.9 189.0 189.1 189.2 189.3 189.4 189.5 189.6 189.7 189.8 189.9 190.0 190.1 190.2 190.3 190.4 190.5 190.6 190.7 190.8 190.9 191.0 191.1 191.2 191.3 191.4 191.5 191.6 191.7 191.8 191.9 192.0 192.1 192.2 192.3 192.4 192.5 192.6 192.7 192.8 192.9 193.0 193.1 193.2 193.3 193.4 193.5 193.6 193.7 193.8 193.9 194.0 194.1 194.2 194.3 194.4 194.5 194.6 194.7 194.8 194.9 195.0 195.1 195.2 195.3 195.4 195.5 195.6 195.7 195.8 195.9 196.0 196.1 196.2 196.3 196.4 196.5 196.6 196.7 196.8 196.9 197.0 197.1 197.2 197.3 197.4 197.5 197.6 197.7 197.8 197.9 198.0 198.1 198.2 198.3 198.4 198.5 198.6 198.7 198.8 198.9 199.0 199.1 199.2 199.3 199.4 199.5 199.6 199.7 199.8 199.9 200.0 200.1 200.2 200.3 200.4 200.5 200.6 200.7 200.8 200.9 201.0 201.1 201.2 201.3 201.4 201.5 201.6 201.7 201.8 201.9 202.0 202.1 202.2 202.3 202.4 202.5 202.6 202.7 202.8 202.9 203.0 203.1 203.2 203.3 203.4 203.5 203.6 203.7 203.8 203.9 204.0 204.1 204.2 204.3 204.4 204.5 204.6 204.7 204.8 204.9 205.0 205.1 205.2 205.3 205.4 205.5 205.6 205.7 205.8 205.9 206.0 206.1 206.2 206.3 206.4 206.5 206.6 206.7 206.8 206.9 207.0 207.1 207.2 207.3 207.4 207.5 207.6 207.7 207.8 207.9 208.0 208.1 208.2 208.3 208.4 208.5 208.6 208.7 208.8 208.9 209.0 209.1 209.2 209.3 209.4 209.5 209.6 209.7 209.8 209.9 210.0 210.1 210.2 210.3 210.4 210.5 210.6 210.7 210.8 210.9 211.0 211.1 211.2 211.3 211.4 211.5 211.6 211.7 211.8 211.9 212.0 212.1 212.2 212.3 212.4 212.5 212.6 212.7 212.













REVISIONS	
1	Issued for Development Permit
2	Revised for Development Permit
3	Revised for Staff Comments
4	Revised for Staff Comments (2)
5	Revised for Staff Comments (3)
6	Issued for ADP
7	Revised for Staff Comments (5)
8	Revised for Staff Report
9	Revised for June 24 comments
10	Issued for DP Permit
11	Revised per DP Permit comments

- REFERENCE NOTES:
1. Zoning Bylaw 6500 (amended November 18, 2008) (R2004) applies to the site.
  2. BC Building Act, Section 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
  3. BC Building Act, Section 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
  4. All other applicable laws, regulations, codes, standards, and guidelines.
  5. All other applicable laws, regulations, codes, standards, and guidelines.
  6. All other applicable laws, regulations, codes, standards, and guidelines.
  7. All other applicable laws, regulations, codes, standards, and guidelines.
  8. All other applicable laws, regulations, codes, standards, and guidelines.
  9. All other applicable laws, regulations, codes, standards, and guidelines.
  10. All other applicable laws, regulations, codes, standards, and guidelines.
  11. All other applicable laws, regulations, codes, standards, and guidelines.

PROJECT

Resid' Development  
Park Residences PH2  
Tower C+D+E

6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-3  
Courtyard

JOB NO.	02-03
DRAWN	DMWK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

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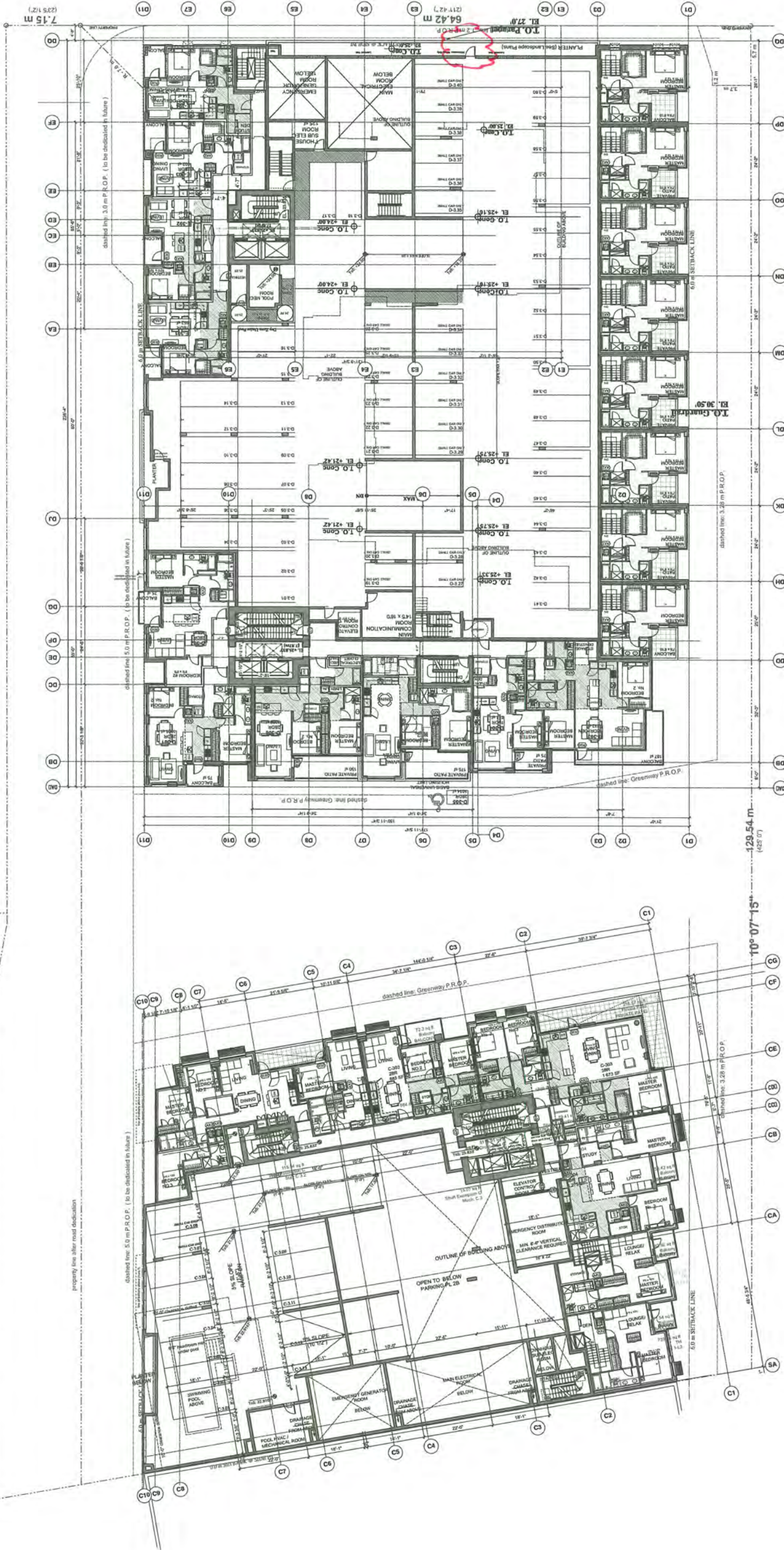
DRAWING NO.:

A-2.04

DP 18-837117

PLAN # 11

SEP 11 2020







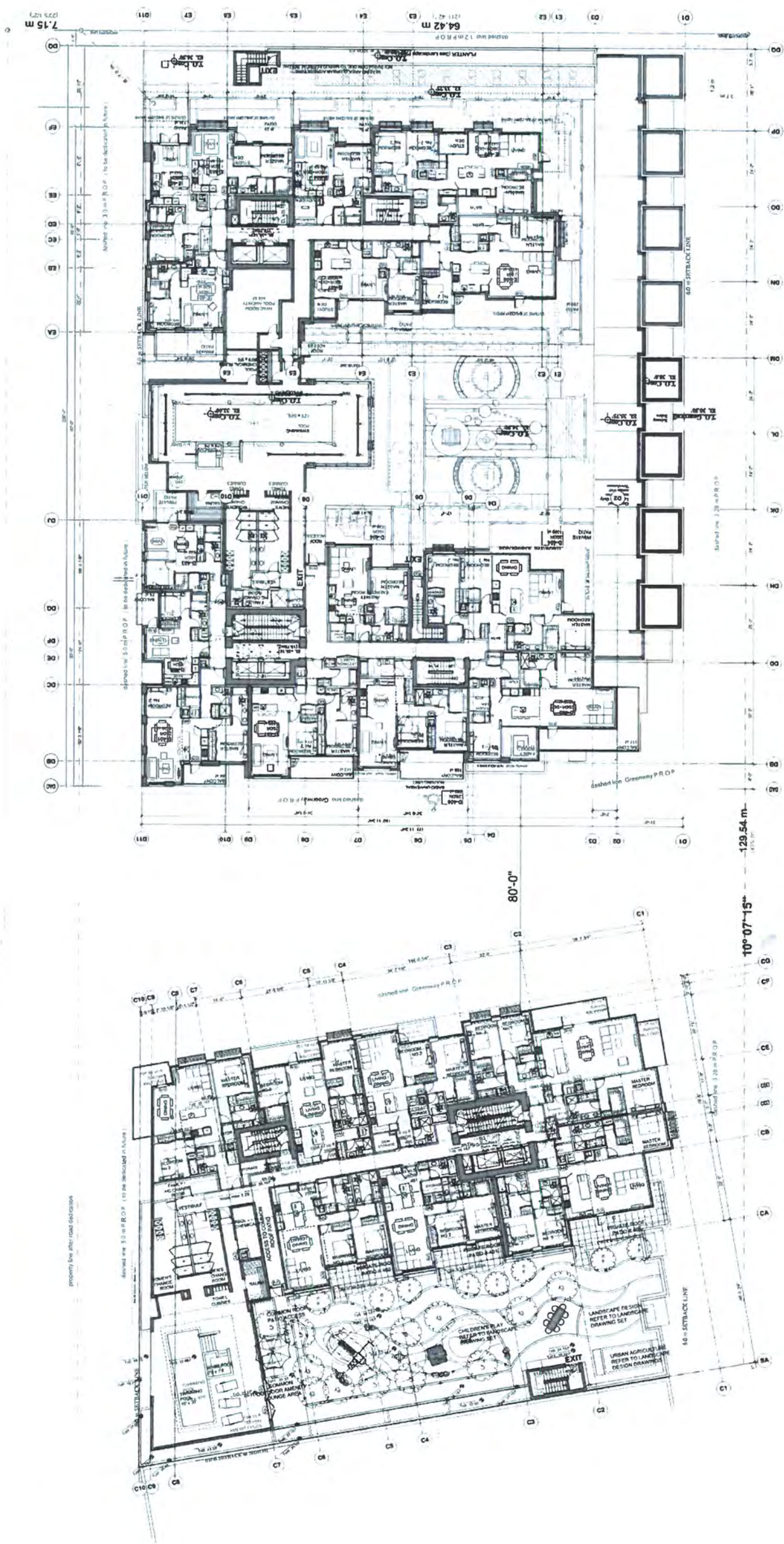
- REVISIONS
- |   |          |                                |
|---|----------|--------------------------------|
| 1 | 09/18/16 | Issued for Development Permit  |
| 2 | 03/29/18 | Revised for Development Permit |
| 3 | 09/29/18 | Revised for Development Permit |
| 4 | 10/11/18 | Revised for Development Permit |
| 5 | 11/04/18 | Revised for Development Permit |
| 6 | 11/04/18 | Revised for Development Permit |
| 7 | 02/12/20 | Revised for Development Permit |
| 8 | 02/12/20 | Revised for Development Permit |
| 9 | 02/12/20 | Revised for Development Permit |

PROJECT  
Resid' Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-4  
Courtyard FL

DATE	02-03
DRAWN	DM/VK
CHECKED	WTL
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
PROJECT	Resid' Development Park Residences PH2 Tower C+D+E 6333 - 6399 Mah Bing Street Richmond, BC

A-2.05



DP 18-837117  
PLAN #12  
JUL 07 2020



PLA2 #13

DP 18-837117

129.54 m

## Floor Plan L-ε

**Resid'1 Developme  
Park Residences P  
Tower C+D+E**

6333 - 6399 Mah Bling Street  
Richmond, BC

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PROJECT

REFERENCE LIST	
1	Adams, R. W. 2002. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 34: 1-10.
2	Adams, R. W. 2003. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 35: 1-10.
3	Adams, R. W. 2004. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 36: 1-10.
4	Adams, R. W. 2005. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 37: 1-10.
5	Adams, R. W. 2006. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 38: 1-10.
6	Adams, R. W. 2007. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 39: 1-10.
7	Adams, R. W. 2008. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 40: 1-10.
8	Adams, R. W. 2009. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 41: 1-10.
9	Adams, R. W. 2010. <i>Worldwide Invasive Plant Species: A Review of the Literature</i> . <i>Journal of Invasive Biology and Management</i> 42: 1-10.

ISSUE/REVISION	
1	Issued for Developmental Permit
2	Revised for Developmental Permit
3	Revised per Staff Comments
4	Revised per Staff Comments
5	Revised per Staff Comments
6	Issued for ACP
7	Revised per Staff Comments
8	Revised for Staff Comments
9	Issued for CIP Permit



**W. T. LEUNG**  
**ARCHITECT**  
**INC.**

Suite 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V5Z  
Telephone 604 736-9711, Facsimile 604 736-





- REVISIONS**
- | NO. | DATE       | DESCRIPTION                    |
|-----|------------|--------------------------------|
| 1   | 2018-07-14 | Issued for Development Permit  |
| 2   | 2018-07-14 | Revised for Development Permit |
| 3   | 2018-07-14 | Revised for Development Permit |
| 4   | 2018-07-14 | Revised for Development Permit |
| 5   | 2018-07-14 | Revised for Development Permit |
| 6   | 2018-07-14 | Revised for Development Permit |
| 7   | 2018-07-14 | Revised for Development Permit |
| 8   | 2018-07-14 | Revised for Development Permit |
| 9   | 2018-07-14 | Revised for Development Permit |
| 10  | 2018-07-14 | Revised for Development Permit |

**NOTES**

1. All dimensions are in metric units unless otherwise specified.
2. All areas are in square meters unless otherwise specified.
3. All heights are in meters unless otherwise specified.
4. All materials are to be of a quality and finish as specified in the schedule of materials.
5. All construction is to be in accordance with the current British Columbia Building Code.
6. All structural elements are to be designed and constructed in accordance with the current British Columbia Building Code.
7. All mechanical, electrical, and plumbing systems are to be installed in accordance with the current British Columbia Building Code.
8. All fire protection systems are to be installed in accordance with the current British Columbia Building Code.
9. All safety systems are to be installed in accordance with the current British Columbia Building Code.
10. All other systems are to be installed in accordance with the current British Columbia Building Code.

**PROJECT**

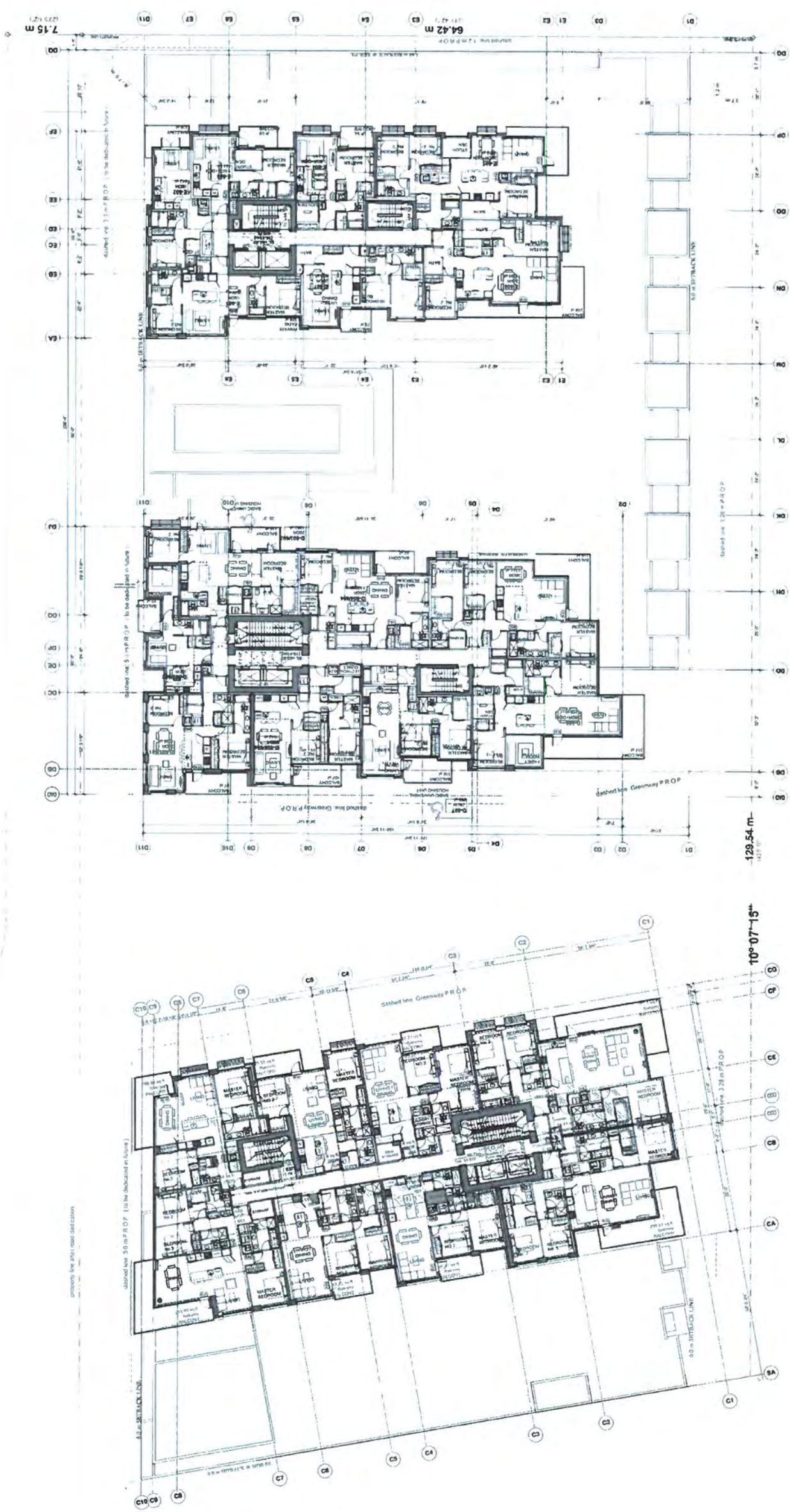
**Resid'l Development  
Park Residences PH2  
Tower C+D+E**

6333 - 6399 Mah Bing Street  
Richmond, BC

**Floor Plan L-6**

JOB NO.	02-03
DESIGN	DMVK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DRAWN BY	WTL
CHECKED BY	WTL
DATE	August 23, 2018
PROJECT NO.	18-037117

A-2.07



PLAN #14 JUL 07 2020  
DP 18-037117





REVISIONS	
1	08/16/18 Issued for Development Permit
2	02/09/19 Approved for Development Permit
3	03/08/19 Approved for Final Comments
4	10/21/19 Approved for Final Comments (1)
5	11/06/19 Approved for Final Comments (2)
6	11/06/19 Revised for ADP
7	05/12/20 Approved for Final Comments (3)
8	08/19/20 Approved for Final Comments (4)
9	01/08/20 Approved for Final Comments (5)

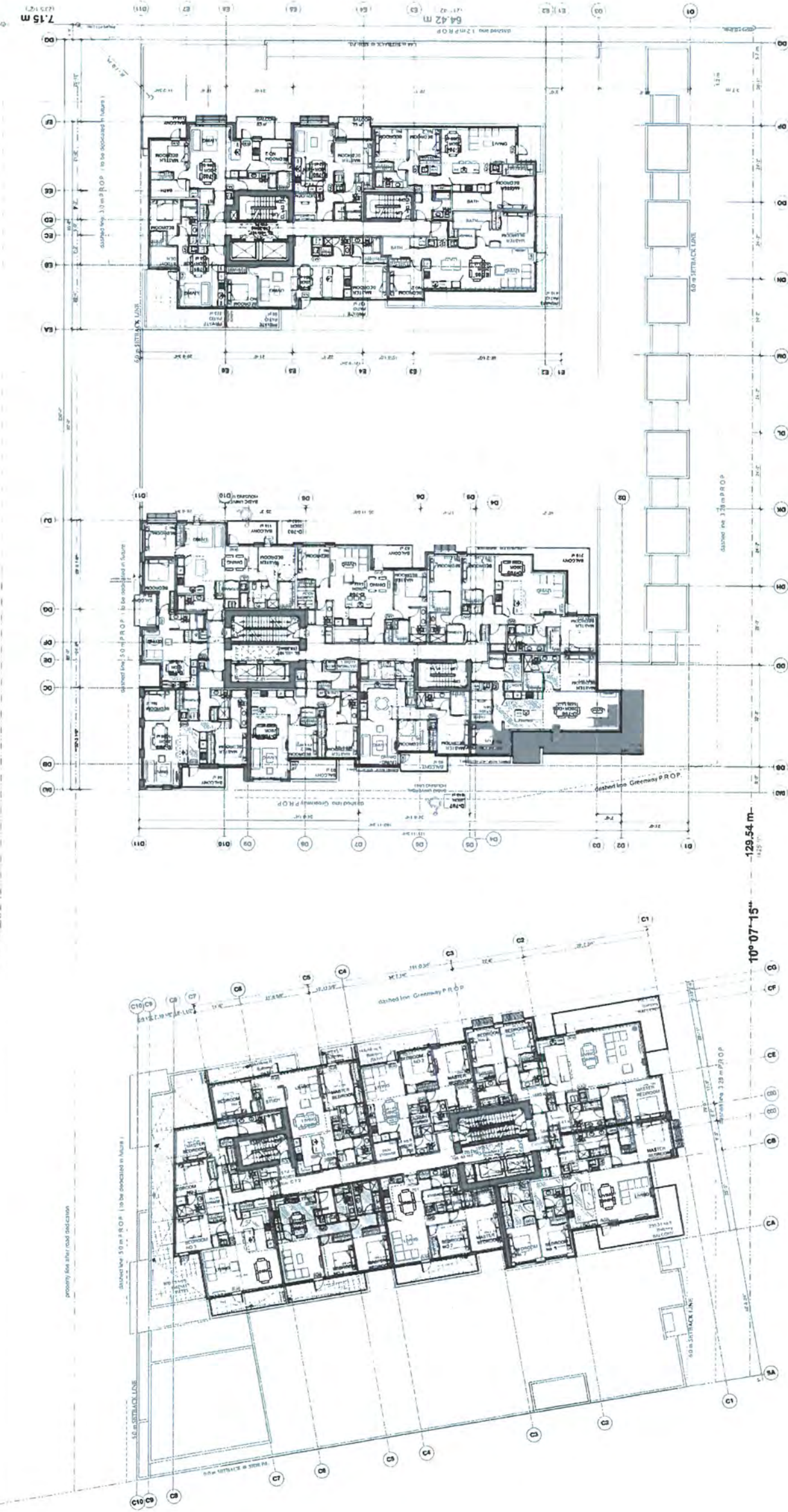
PROJECT  
Resid'l Developm  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-7

DATE	02-03
DESIGN	DM/VK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DESIGNED	WTL

A-2.08

PLAN #15 JUL 07 2020  
DP 18-837117







- REVISIONS
- |    |          |                                |
|----|----------|--------------------------------|
| 1. | 09/19/18 | Issued for Development Permit  |
| 2. | 03/01/19 | Revised for Development Permit |
| 3. | 09/09/19 | Revised for Development Permit |
| 4. | 07/11/19 | Revised for Development Permit |
| 5. | 11/14/19 | Revised for Development Permit |
| 6. | 02/14/20 | Revised for Development Permit |
| 7. | 09/15/20 | Revised for Development Permit |
| 8. | 07/09/20 | Revised for Development Permit |

- REVISIONS
- |    |          |                                |
|----|----------|--------------------------------|
| 1. | 09/19/18 | Issued for Development Permit  |
| 2. | 03/01/19 | Revised for Development Permit |
| 3. | 09/09/19 | Revised for Development Permit |
| 4. | 07/11/19 | Revised for Development Permit |
| 5. | 11/14/19 | Revised for Development Permit |
| 6. | 02/14/20 | Revised for Development Permit |
| 7. | 09/15/20 | Revised for Development Permit |
| 8. | 07/09/20 | Revised for Development Permit |

PROJECT

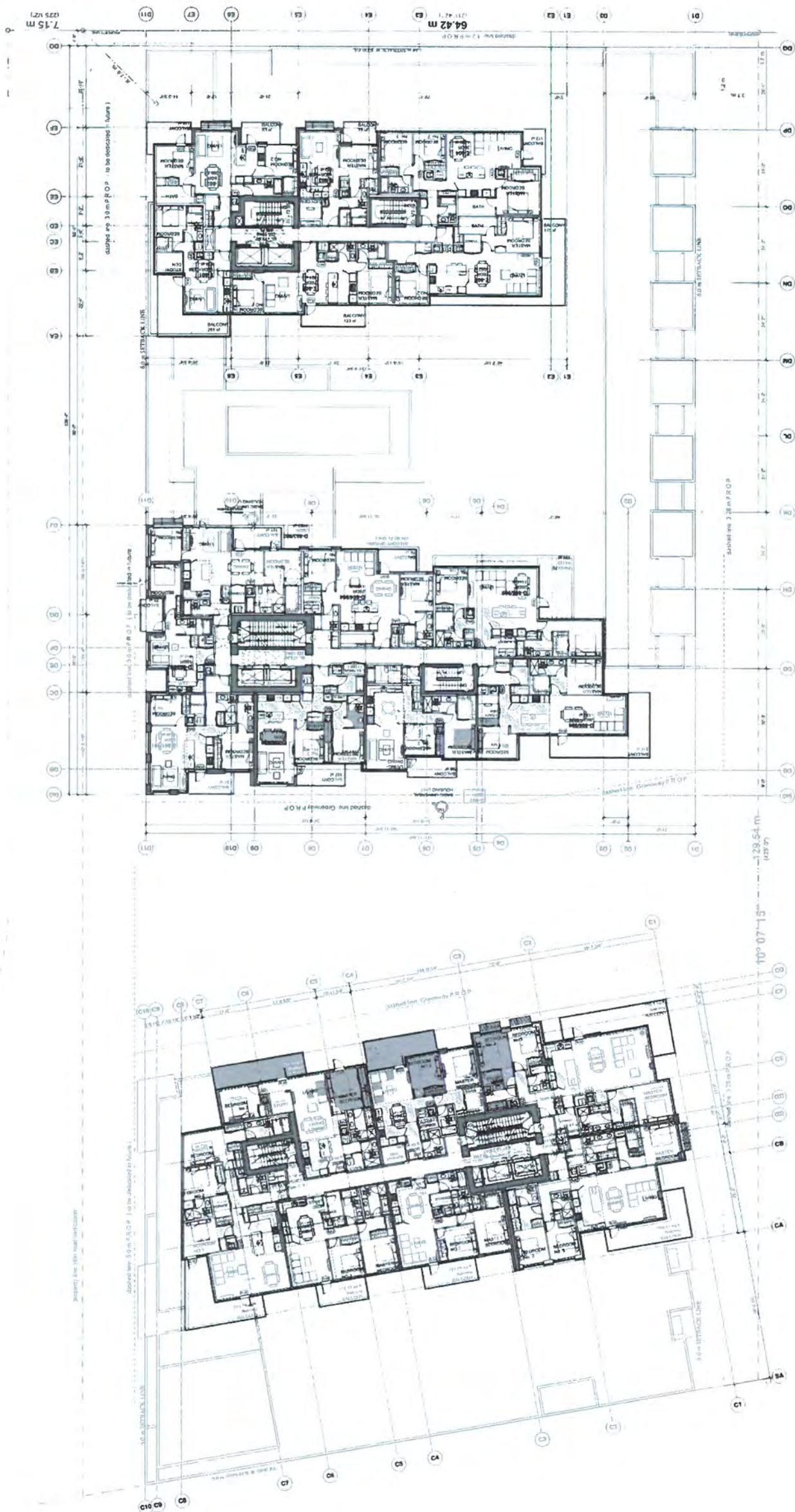
**Resid'l Development  
Park Residences PH2  
Tower C-D+E**

6333 - 6399 Main Bing Street  
Richmond, BC

Floor Plan L-8

DATE	02-03
DESIGNER	DMYK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
PROJECT	WTL

A-2.09



PLAN #16  
JUL 07 2020  
DP 18-837117





REVISION	
1	09/19/18 Issued for Development Permit
2	09/27/18 Re-submitted for Development Permit
3	09/29/18 Re-submitted for Development Permit
4	10/21/18 Re-submitted for Development Permit
5	11/04/18 Re-submitted for Development Permit
6	11/08/18 Re-submitted for Development Permit
7	09/12/20 Re-submitted for Development Permit
8	09/12/20 Re-submitted for Development Permit
9	07/02/20 Issued for Development Permit

- REFERENCE NOTES:
1. 2018 BC Building Code (BCBC) 2018
  2. 2018 BC Building Code (BCBC) 2018
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PROJECT  
**Resid'l Development  
Park Residences PH2  
Tower C+D+E**  
6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-9

DATE	02-03
DESIGN	DMYK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

A-2.10

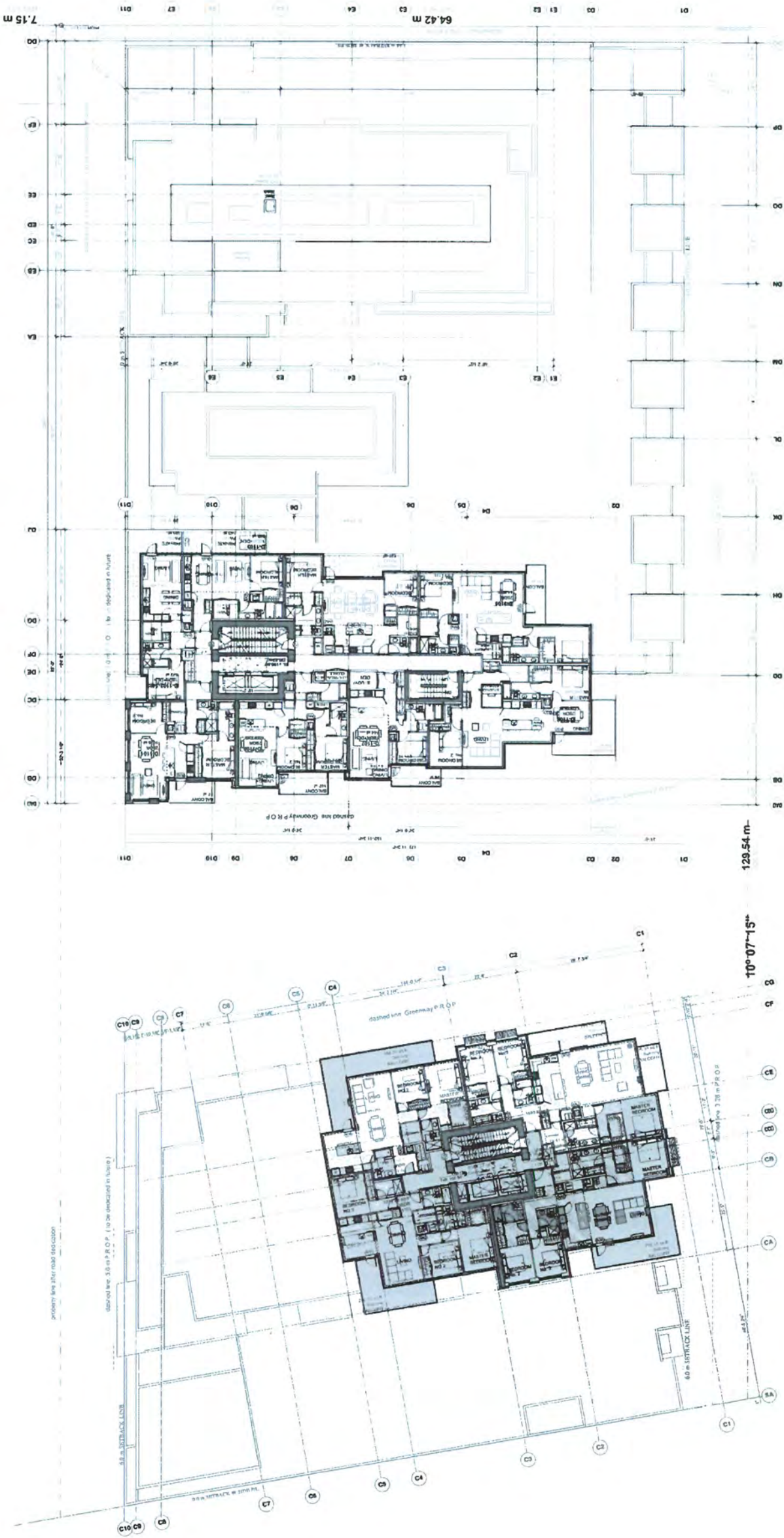


PLAN #17 JUL 07 2020  
DP 18-837117









Resid'l Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-11

Rev	02-03
By	DM/VK
Date	August 23, 2018
Scale	1/16" = 1'-0"
Drawn	WTL

A-2.12

PLAN #19 JUL 07 2020  
DP 18-837117









- REVISIONS
- |   |          |                               |
|---|----------|-------------------------------|
| 1 | 02/19/18 | Issued for Development Permit |
| 2 | 03/29/18 | Issued for Development Permit |
| 3 | 03/29/18 | Revised per Staff Comments    |
| 4 | 12/21/18 | Revised per Staff Comments    |
| 5 | 11/14/19 | Revised per Staff Comments    |
| 6 | 03/15/20 | Revised per Staff Comments    |
| 7 | 03/15/20 | Revised per Staff Comments    |
| 8 | 07/07/20 | Issued for D.P. Permit        |

- REFERENCE NOTES
1. Building Code of Canada (B.C.C.)
  2. British Columbia Building Code (B.C.B.C.)
  3. Vancouver City Code (V.C.C.)
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PROJECT

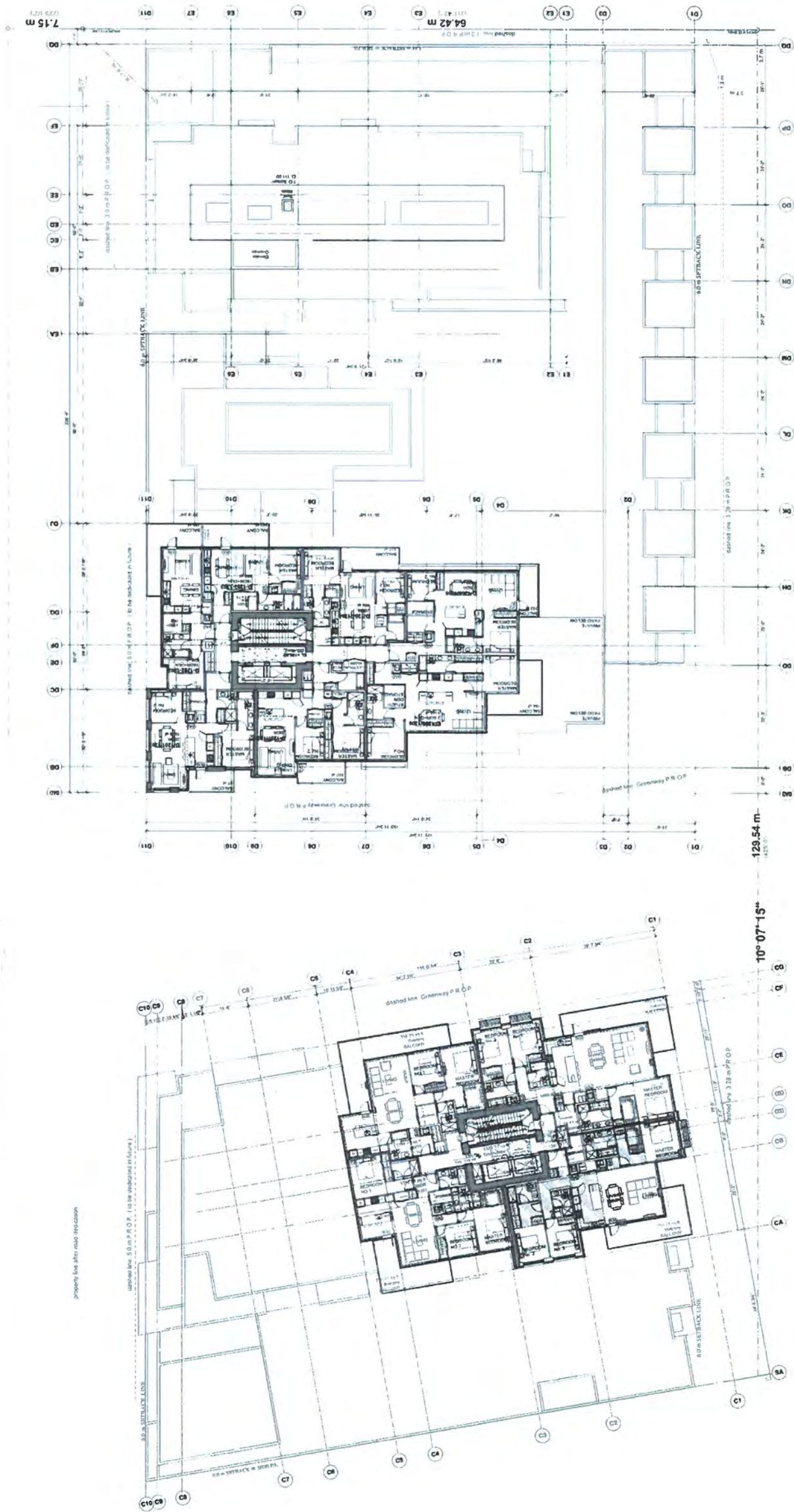
Resid'l Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Floor Plan L-13

JOB NO	02-43
DATE	08/07/18
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
DRAWN BY	WTL
CHECKED BY	WTL
DATE	08/07/18

A-2.14

PLAN #21 JUL 07 2020  
DP 18-837117







1. 02/16/14 Issued for Development Permit  
2. 02/27/14 Re-submitted for Development Permit  
3. 04/09/14 Re-submitted for Development Permit  
4. 07/21/14 Re-submitted for Development Permit  
5. 11/05/14 Issued for ADP  
6. 09/17/2000 Re-submitted for Development Permit  
7. 02/05/2000 Re-submitted for Development Permit

1. 02/16/14 Issued for Development Permit  
2. 02/27/14 Re-submitted for Development Permit  
3. 04/09/14 Re-submitted for Development Permit  
4. 07/21/14 Re-submitted for Development Permit  
5. 11/05/14 Issued for ADP  
6. 09/17/2000 Re-submitted for Development Permit  
7. 02/05/2000 Re-submitted for Development Permit

PROJECT

Resid'l Development  
Park Residences PH2  
Tower C+D+E

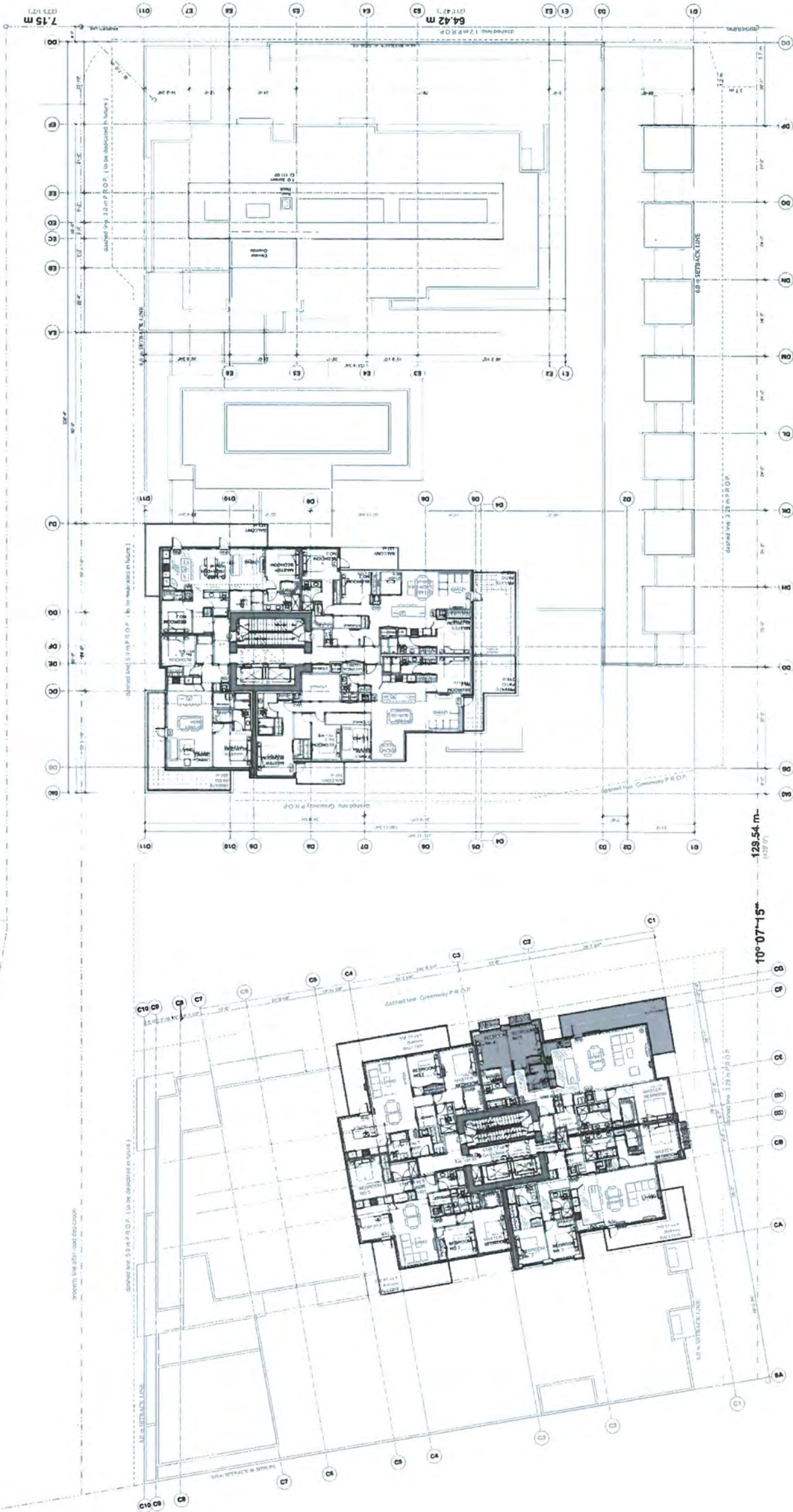
6333 - 6399 Main Street  
Richmond, BC

Floor Plan L-14

DATE	02-03
DRAWN	DM/VK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
PROJECT	WTL

A-2.15

PLAN 22 JUL 07 2020  
DP 18-837117







REVISION	DATE	DESCRIPTION
1	2018.08.23	Issued for Development Permit
2	2018.08.23	Revised for Development Permit
3	2018.08.23	Revised for Development Permit
4	2018.08.23	Revised for Development Permit
5	2018.08.23	Revised for Development Permit
6	2018.08.23	Revised for Development Permit
7	2018.08.23	Revised for Development Permit
8	2018.08.23	Revised for Development Permit
9	2018.08.23	Revised for Development Permit
10	2018.08.23	Revised for Development Permit

1.1. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.2. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.3. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.4. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.5. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.6. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.7. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.8. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.9. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

1.10. The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

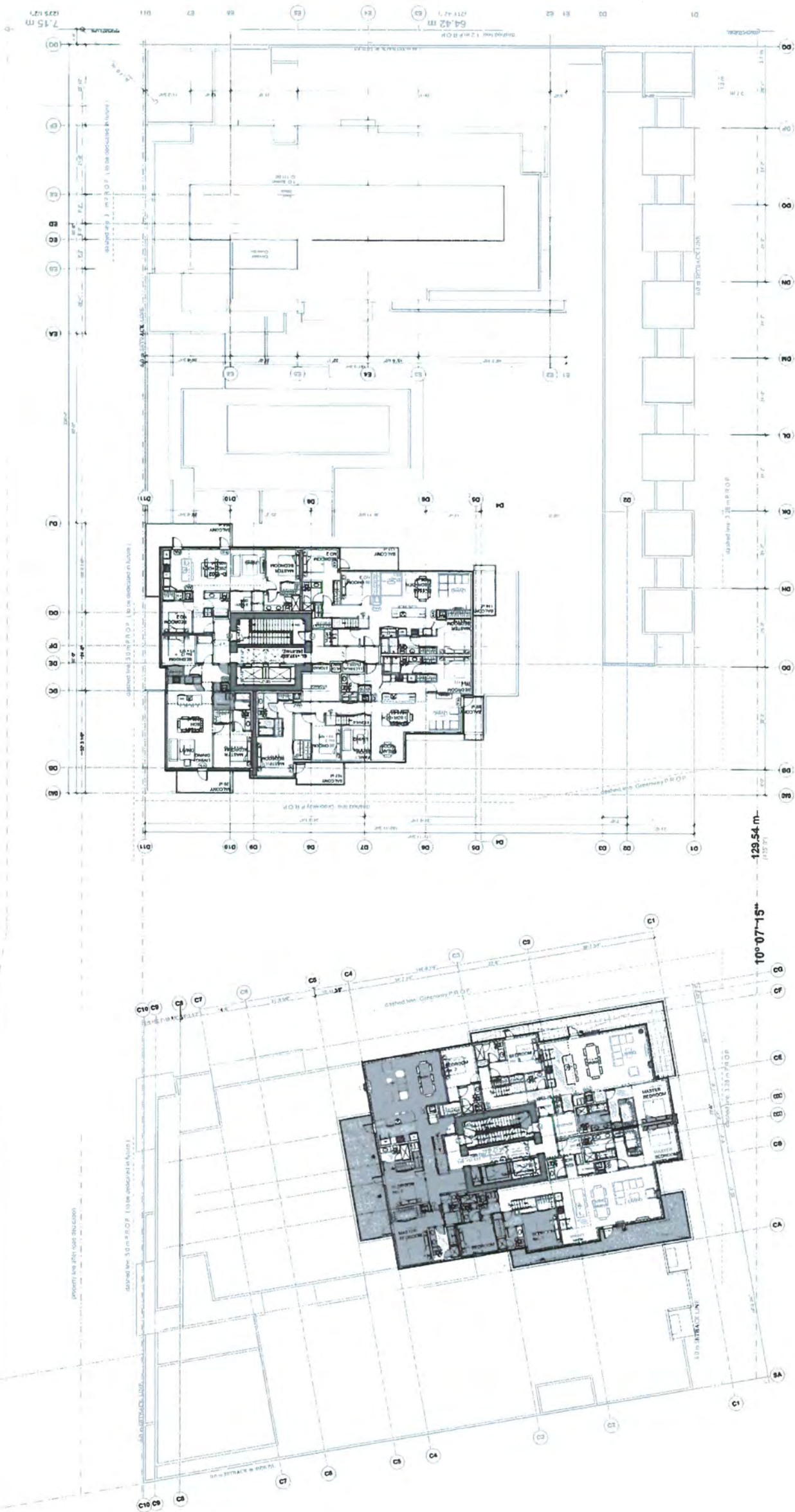
Resid'l Development  
Park Residences PH2  
Tower C+D+E  
6333 - 6399 Main Street  
Richmond, BC

Floor Plan L-15

DATE	02-03
DESIGNER	DM/VK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
PROJECT	WTL
DESIGNER	DM/VK

A-2.16

PLAN #23 JUL 07 2020  
DP 18-837117









- MATERIAL LIST
- 1a TERRA COTTA PANEL Moulding Quarzgrey (regular layout pattern)
  - 1b TERRA COTTA PANEL Moulding Quarzgrey (accent layout pattern)
  - 2 CONCRETE OW ELASTOMERIC PAINT FINISH (BM OC-14 Natural Cream)
  - 3 DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
  - 4 BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
  - 5 GLASS GUARDRAIL
  - 6 VERTICAL LANDSCAPING (see landscape drawings)
  - 7 PERFORATED METAL SCREEN (mechanical rooftop units)
  - 8 SPANDREL PANEL various colours (location TBD)
    - 8a BM 2155-70 Wedding Veil
    - 8b BM HC-148 Wedgewood Gray
    - 8c BM HC-149 Wedgewood Blue
    - 8d BM HC-13 Concord Ivory
    - 8e BM 2013-50 Sandblast
    - 8f BM CC-440 Blue Heron
  - 9 BRICK MASONRY - Imperial Gray

- MECHANICAL NOTES
- A FLUID COOLERS AND AIR HANDLING UNITS  
acoustic noise mitigation measures to be incorporated at RP stage  
when equipment details and specifications complete
  - B FLUID COOLERS AND AIR HANDLING UNITS  
concealed behind metal screen w/ acoustic properties  
acoustic noise mitigation measures to be incorporated at RP stage  
when equipment details and specifications complete
  - C EMERGENCY GENERATOR ROOM  
generator equipped with engine muffler to reduce sound  
at point of discharge
  - D PARKADE EXHAUST VENTILATION  
mechanical exhaust fans with variable speed drives  
ventilation system operates "on demand"  
fan speeds match gas concentrations with particulate
  - E PASSIVE VENTILATION  
passive ventilation at service rooms

REVISION	
1	09/18/18 Issued for Development Permit
2	02/05/19 Reissued for Development Permit
3	09/09/19 Reissued per Staff Comments
4	09/11/19 Reissued per Staff Comments
5	11/04/19 Reissued per Staff Comments C
6	11/09/19 Issued for ADP



PROJECT  
Resid'l Developme  
Park Residences P  
Tower C+D+E  
6333 - 6399 Mah Bing Road  
Richmond, BC

Elevation Wes  
Park Elevator

JOB NO.	02-03
DRAWN	DM/ YK
DATE	August 23, 2018
SCALE	1/16"
DRAWN BY	WTL
Copyright Reserved. This plan and design is the property of W. T. Leun Architects Inc. and cannot be used without written permission.	
DRAWING NO.	

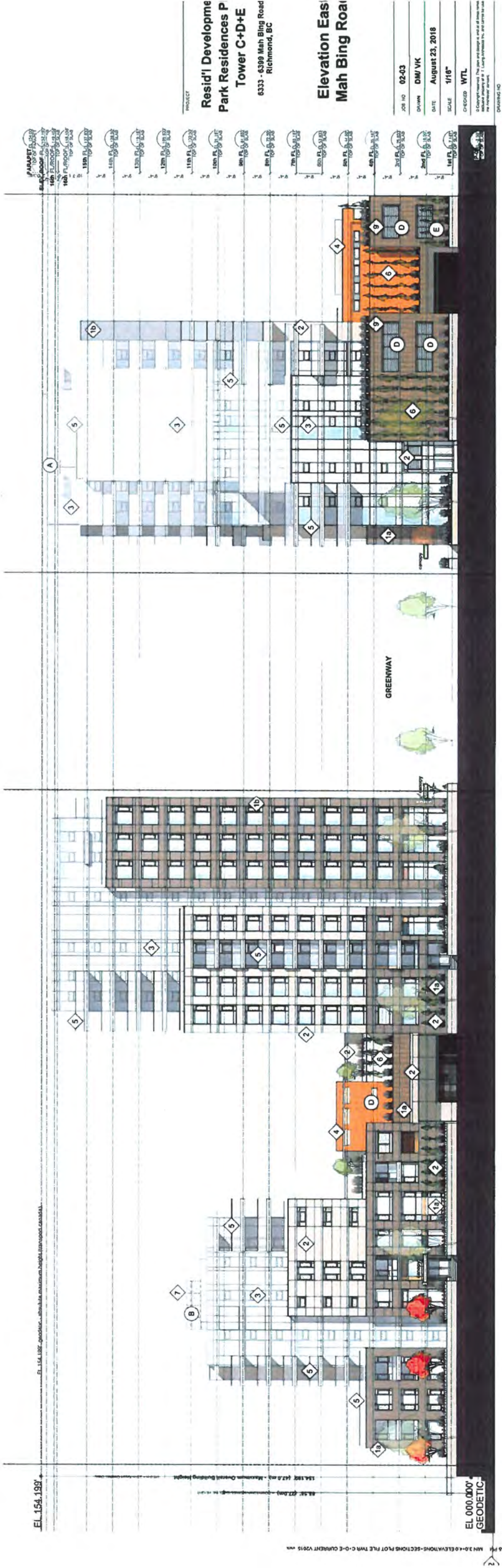
JUL 07 2020 PLAN #25 DP 18-837117

A-3.01



- MATERIAL LIST**
- 1a TERRA COTTA PANEL Wooding Quarzgray (regular layout pattern)
  - 1b TERRA COTTA PANEL Wooding Quarzgray (accent layout pattern)
  - 2 CONCRETE ON ELASTOMERIC PAINT FINISH (BM OC-14 Natural Cream)
  - 3 DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
  - 4 BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
  - 5 GLASS GUARDRAIL
  - 6 VERTICAL LANDSCAPING (see landscape drawings)
  - 7 PERFORATED METAL SCREEN (mechanical rooftop units)
  - 8 SPANDREL PANEL various colours (location TBD)
    - 8a BM 2125-70 Wedding Veil
    - 8b BM HC-146 Wedgewood Gray
    - 8c BM HC-115 Emerald Blue
    - 8d BM HC-12 Concord Ivory
    - 8e BM 2013-50 Sandblast
    - 8f BM CC-840 Blue Horizon
  - 9 BRICK MASONRY - Imperial Gray

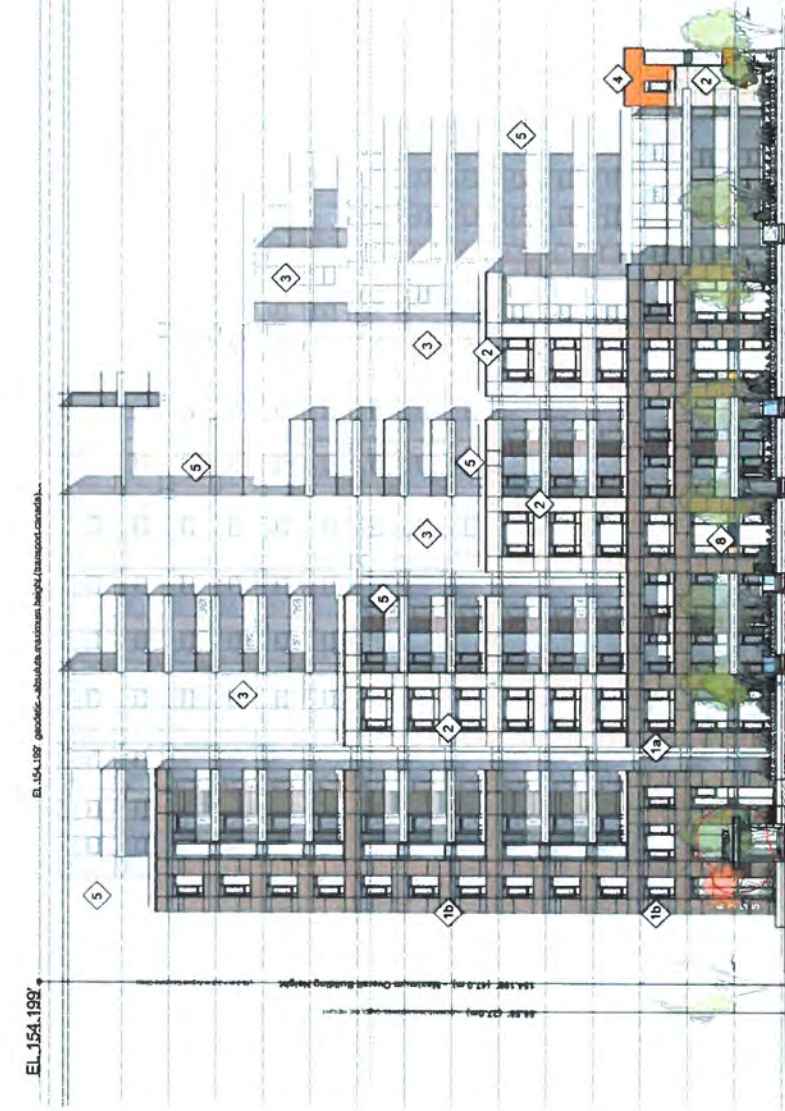
- MECHANICAL NOTES**
- A FLUID COOLERS AND AIR HANDLING UNITS
    - cooled noise mitigation measures to be incorporated at BP stage
    - when equipment details and specifications complete
  - B FLUID COOLERS AND AIR HANDLING UNITS
    - cooled noise mitigation measures to be incorporated at BP stage
    - when equipment details and specifications complete
  - C EMERGENCY GENERATOR ROOM
    - generator equipped with engine muffler to reduce sound
    - at point of discharge
  - D PARKADE EXHAUST VENTILATION
    - parkade fans w/ Variable Frequency Drives
    - ventilation system operates 'on demand'
    - fan speeds match gas concentrations w/in parkade
  - E PASSIVE VENTILATION
    - passive ventilation at service rooms





- MATERIAL LIST**
- 13 TERRA COTTA PANEL, Moodring Quartzgrey (regular layout pattern)
  - 10 TERRA COTTA PANEL, Moodring Quartzgrey (accent layout pattern)
  - 2 CONCRETE c/w ELASTOMERIC PAINT FINISH (BM CC-14 Natural Cream)
  - 3 DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
  - 4 BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
  - 5 GLASS GUARDRAIL
  - 6 VERTICAL LANDSCAPING (see landscape drawings)
  - 7 PERFORATED METAL SCREEN (mechanical rooftop units)
  - 8 SPANDREL PANEL various colours (location TBD)
    - 8a BM 2155-20 Wedding Veil
    - 8b BM HC-148 Westwood Gray
    - 8c BM HC-159 Phlegburg Blue
    - 8d BM 2013-50 Sandblast
    - 8f BM CC-840 Blue Horizon
  - 9 BRICK MASONRY - Imperial Gray

- MECHANICAL NOTES**
- A FLUID COOLERS AND AIR HANDLING UNITS  
coils located behind parapet  
measures to be incorporated at BP stage  
when equipment details and specifications complete
  - B FLUID COOLERS AND AIR HANDLING UNITS  
coils located behind metal screen w/ acoustic properties  
acoustic noise mitigation measures to be incorporated at BP stage  
when equipment details and specifications complete
  - C EMERGENCY GENERATOR ROOM  
generator equipped with engine muffler to reduce sound  
at point of discharge
  - D PARKADE EXHAUST VENTILATION  
parade area w/ Variable Frequency Drives  
exhaust fans to be located on roof  
fan speeds match gas concentrations with parade
  - E PASSIVE VENTILATION  
passive ventilation at service rooms



GREENWAY NORTH ELEVATION TOWER D



GREENWAY SOUTH ELEVATION TOWER C

REVISIONS	
1	08/15/18 Issued for Development Permit
2	02/20/19 Revised for Development Permit
3	05/09/19 Revised per Staff Comments
4	10/21/19 Revised per Staff Comments
5	11/04/19 Revised per Staff Comments
6	11/09/19 Revised per ADP
7	01/11/20 Revised per Staff Comments

PROJECT  
Resid'l Developme  
Park Residences P  
Tower C+D+E  
6333 - 6399 Mah Bing Road  
Richmond, BC

Greenway Elevati  
SOUTH TWR C  
NORTH TWR I

JOB NO	02-03
DRAWN	DM/ YK
DATE	August 23, 2018
SCALE	1/16"

CHECKED WTL  
DESIGNED WTL  
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MATERIAL LIST

- 10 TERRA COTTA PANEL Moulding Quartzgrey (regular layout pattern)
- 10 TERRA COTTA PANEL Moulding Quartzgrey (accent layout pattern)
- 2 CONCRETE c/w ELASTOMERIC PAINT FINISH (BM OC-14 Natural Cream)
- 3 DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
- 4 BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
- 5 GLASS GUARDRAIL
- 6 VERTICAL LANDSCAPING (see landscape drawings)
- 7 PERFORATED METAL SCREEN (mechanical rooftop units)
- 8 SPANDREL PANEL various colours (location TBD)
  - 8a BM 2125-70 Weeding Veil
  - 8b BM MC-145 Wedgewood Gray
  - 8c BM MC-145 Wedgewood Blue
  - 8d BM MC-170 Cobalt Gray
  - 8e BM 2013-50 Sandblast
  - 8f BM CC-640 Blue Heron
- 9 BRICK MASONRY - Imperial Gray

MECHANICAL NOTES

- A FLUID COOLERS AND AIR HANDLING UNITS  
fluid coolers and air handling units shall be installed in accordance with the manufacturer's instructions and specifications. Acoustic noise mitigation measures to be incorporated at RP stage when equipment details and specifications complete.
- B FLUID COOLERS AND AIR HANDLING UNITS  
condensed behind metal screen w/ acoustic properties  
acoustic noise mitigation measures to be incorporated at RP stage when equipment details and specifications complete.
- C EMERGENCY GENERATOR ROOM  
generator equipped with engine muffler to reduce sound at point of discharge
- D PARADE EXHAUST VENTILATION  
parade exhaust ventilation system shall be installed in accordance with the manufacturer's instructions and specifications. Fan speeds match gas concentrations with parade.
- E PASSIVE VENTILATION  
passive ventilation at service rooms



COURTYARD SOUTH ELEVATION TOWER D

COURTYARD NORTH ELEVATION TOWER C

DP 18-837117

A-3.04

JUL 07 2020

PROJECT  
Resid'l Developme  
Park Residences PI  
Tower C+D+E  
6333 - 6399 Mnh Blng Road  
Richmond, BC

Courtyard Elevati  
NORTH TWR C  
SOUTH TWR D

POS NO	02-03
DATE	DM/ VK
DATE	August 23, 2018
SCALE	1/16"
CHECKED	WTL

PLAN #28

PLAN #29

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MATERIAL LIST

- 1a

TERRA COTTA PANEL Moulding Quarzgrey (regular layout pattern)
- 1b

TERRA COTTA PANEL Moulding Quarzgrey (accent layout pattern)
- 2

CONCRETE c/w ELASTOMERIC PAINT FINISH (BM OC-14 Natural Cream)
- 3

DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
- 4

BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
- 5

GLASS GUARDRAIL
- 6

VERTICAL LANDSCAPING (see landscape drawings)
- 7

PERFORATED METAL SCREEN (mechanical rooftop units)
- 8

SPANDREL PANEL various colours (location TBD)  
8a BM 2125-20 Wedding Veil  
8b BM HC-146 Wedgewood Gray  
8c BM HC-199 Philadelphia Blue  
8d BM CC-840 Blue Heron  
8e BM CC-840 Blue Heron  
8f BM CC-840 Blue Heron
- 9

BRICK MASONRY - Imperial Gray

MECHANICAL NOTES

- A

FLUID COOLERS AND AIR HANDLING UNITS  
acoustic noise mitigation measures to be incorporated at BP stage  
when equipment details and specifications complete
- B

FLUID COOLERS AND AIR HANDLING UNITS  
concealed behind metal screen w/ acoustic properties  
acoustic noise mitigation measures to be incorporated at BP stage  
when equipment details and specifications complete
- C

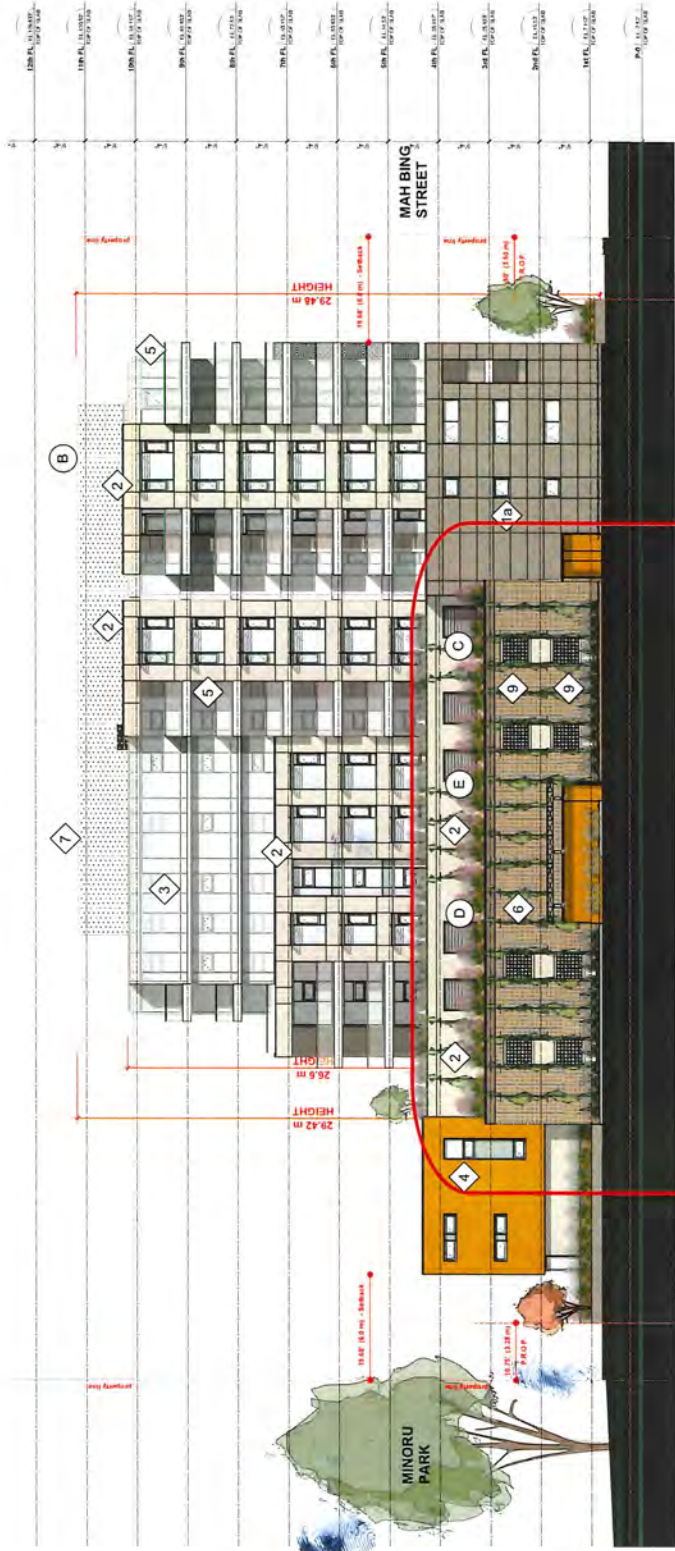
EMERGENCY GENERATOR ROOM  
generator equipped with engine muffler to reduce sound  
at point of discharge
- D

PARKADE EXHAUST VENTILATION  
parkade fans w/ Variable Frequency Drives  
ventilation system operates 'on demand'  
fan speeds match gas concentrations w/in parkade
- E

PASSIVE VENTILATION  
passive ventilation at service rooms



COURTYARD NORTH ELEVATION TOWER E



LANE SOUTH ELEVATION TOWER E

DP 18-837117

PLAN#28

SEP 11 2020

A-3.05

PROJECT

Resid'l Development  
Park Residences PH 2  
Tower C+D+E

6333 - 6399 Mah Bing Road  
Richmond, BC

Courtyard Elev. TWR E  
NORTH TWR C  
SOUTH TWR D

JOB NO. 02-03

DRAWN DM/ VK

DATE August 23, 2018

SCALE 1/16"

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DRAWING NO.





PAINTED CONCRETE BUILDING

PAINTED CONCRETE  
BM OC 14 NATURAL CREAM

GLASS SPANDREL PANEL  
GLASS TOWER PORTION

BM 2125-70 WEDDING VEIL

GLAZED PANEL  
BACK PAINTED GLASS  
BM 2155-20 Gold Mine

TERRA COTTA  
MOEDING ALPHATON  
COLOUR QUARTZ GREY

GLASS SPANDREL PANEL

SANDEBLAST  
BM 2103-50

BLUE HERON  
BM 832

PHILIPSBURG  
BLUE  
BM HC-159

CONCORD  
IVORY  
BM HC-12

WEDGEWOOD  
GREY  
BM HC-145

MATERIAL LIST

- 1) TERRA COTTA PANEL Moeding Quartzgrey (regular layout pattern)
- 1b) TERRA COTTA PANEL Moeding Quartzgrey (accent layout pattern)
- 2) CONCRETE c/w ELASTOMERIC PAINT FINISH (BM OC-14 Natural Cream)
- 3) DOUBLE GLAZED WINDOW IN PREFINISHED ALUMINUM FRAME (window wall)
- 4) BACKPAINTED GLAZED PANEL - ACCENT COLOUR BM 2155-20 Gold Mine
- 5) GLASS GUARDRAIL
- 6) VERTICAL LANDSCAPING (see landscape drawings)
- 7) PERFORATED METAL SCREEN (mechanical rooftop units)
- 8) SPANDREL PANEL various colours (location TBD)
  - 8a) BM 2125-70 Wedding Veil
  - 8b) BM HC-145 Wedgewood Gray
  - 8c) BM HC-12 Sandblast Blue
  - 8d) BM HC-12 Concord Ivory
  - 8e) BM 2013-50 Sandblast
  - 8f) BM OC-140 Blue Heron

PROJECT

**Resid'i Developme  
Park Residences Pl  
Tower C-D+E**

6333 - 6399 Mah Bing Road  
Richmond, BC

**MATERIAL BOAI  
EQUITONE TE6  
PHASE 2**

JOB NO.	02-03
DRAWN	DM, VK
DATE	AUGUST 31, 2018
SCALE	
CHECKED	WTL
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DRAWING NO.	

**W. T. LEUN  
ARCHITECT  
INC.**

Suite 300, 971 West Broadway,  
Vancouver, British Columbia • Canada V5Z  
Telephone 604.736.9711 • Fax 604.736.7767

SCALE 1/8"=1'-0"

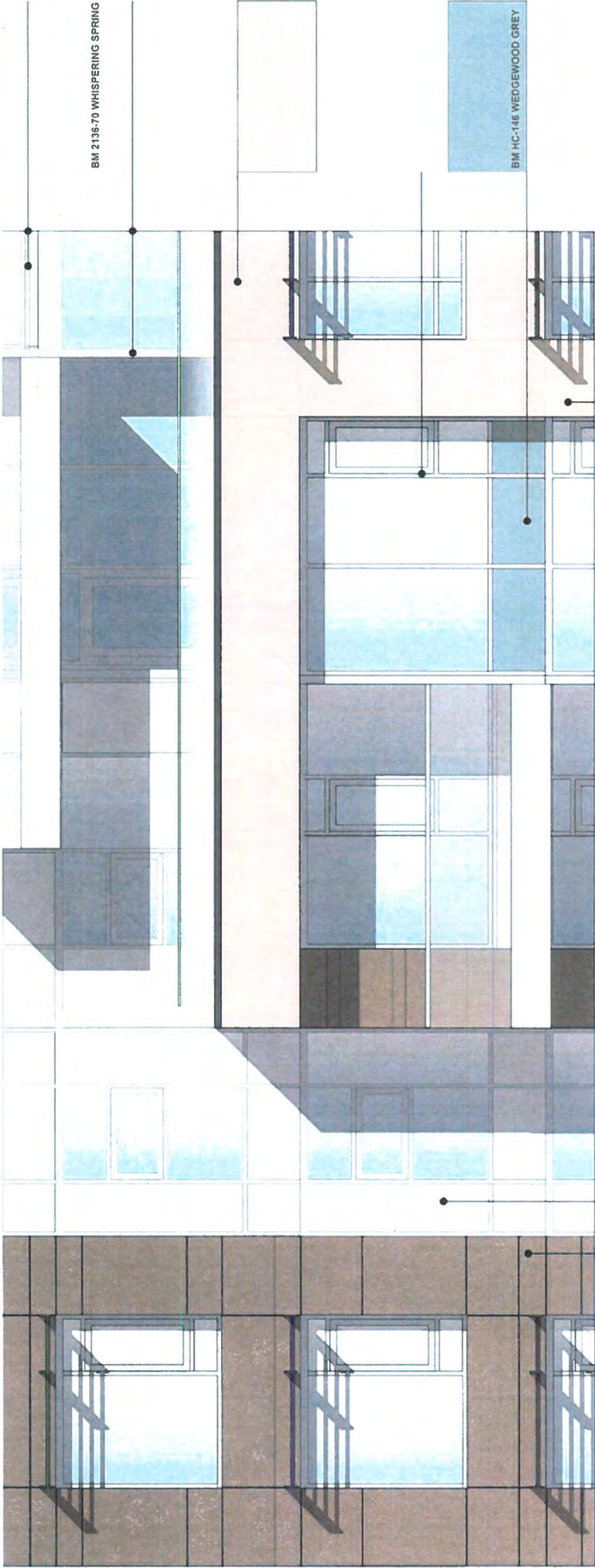
DP 18-837117

PLAN #30

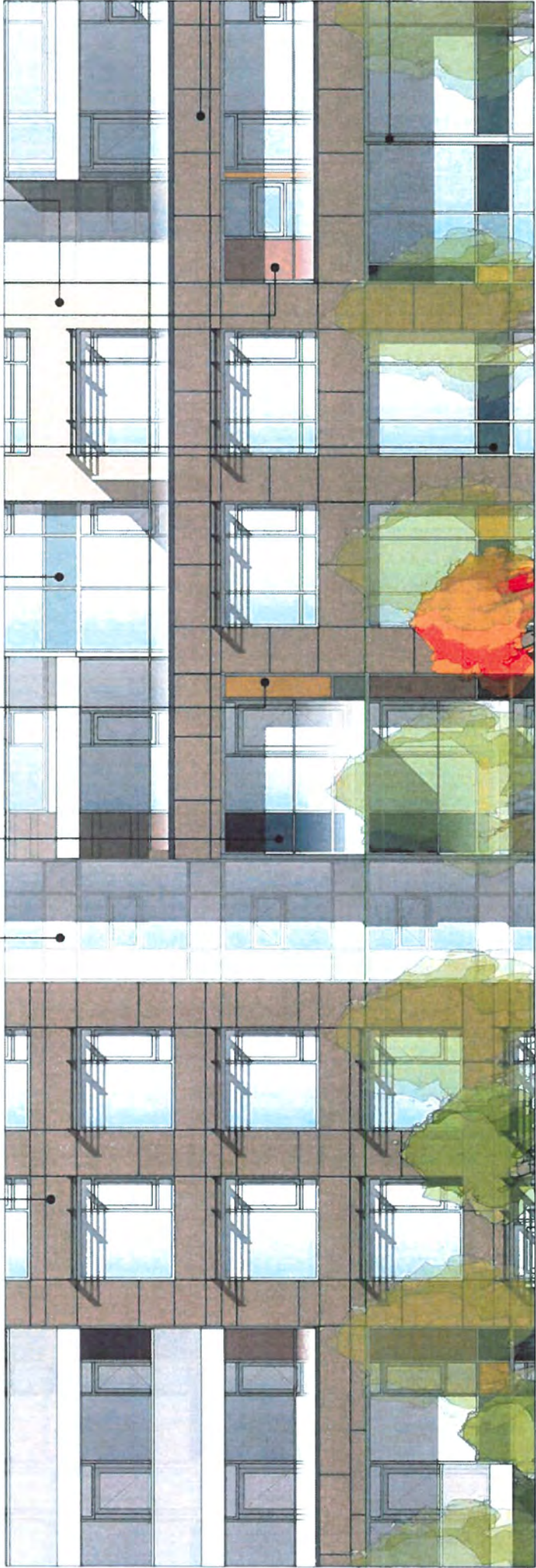
JUL 07 2020

A-x.x8





- TERRA COTTA  
MOEDING ALPHATON  
QUARTZ GREY
- BM 2125-70 WEDDING VEIL
- BLUE HERON  
BM 832
- CONCORD  
V-GRT  
BM HC-12
- WEDGEWOOD  
GREY  
BM HC-146
- PHILIPSBURG  
BLUE  
BM HC-159
- SANDBLAST  
BM 2103-50
- PAINTED CONCRETE  
BM OC 14 NATURAL CREAM

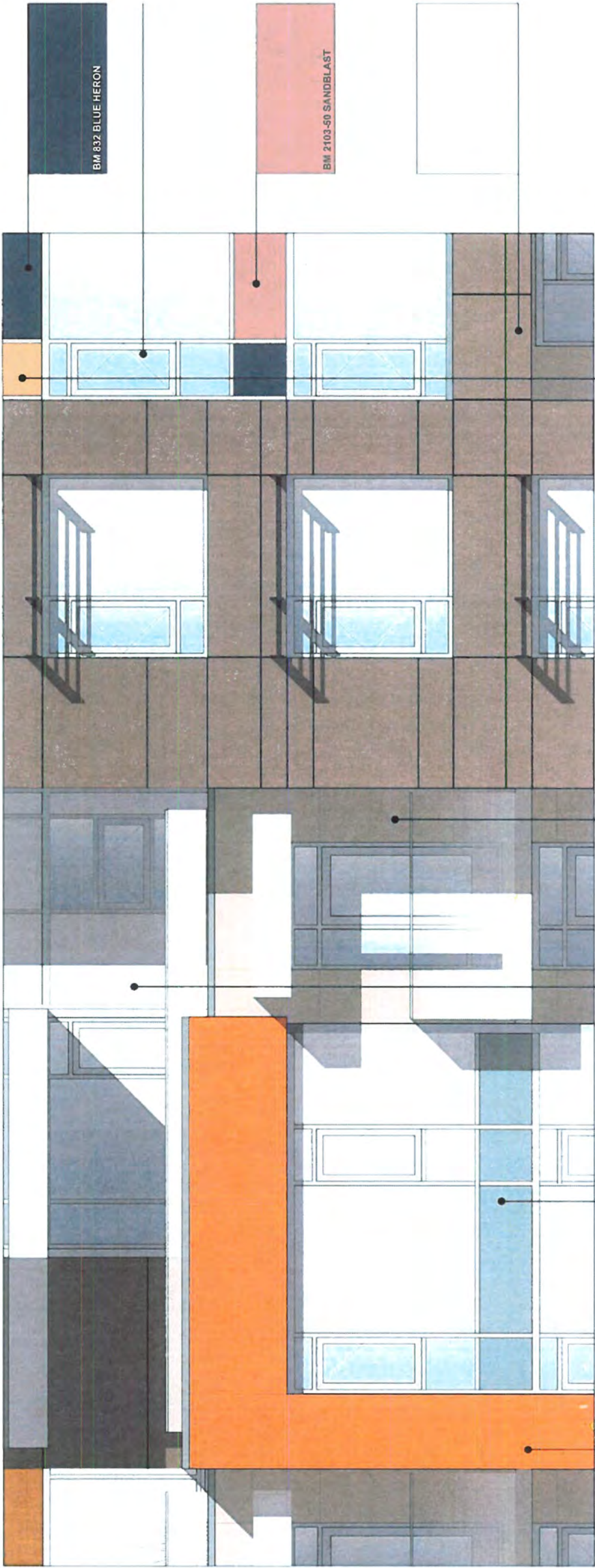


JUL 07 2020

PLAN #31

DP 18-83711  
A-x.x9





BM 832 BLUE HERON

BM 2103-50 SANDBLAST

GLAZED PANEL  
BACK PAINTED GLASS  
BM 2155-20 65x111 M.M.

BM HC-146 WEDGEWOOD GREY

BM 2125-70  
WEDDING VEIL

PAINTED CONCRETE  
BM OC 14 NATURAL CREAM

PHILIPSBURG  
BLUE  
BM HC-159

CONCORD  
WOOD  
BM HC-19



JUL 07 2020

PLAN #32

DP 18-837117

PROJECT  
Resid'l Developme  
Park Residences P  
Tower C+D+E  
6333 - 6399 Math Bling Road  
Richmond, BC

MATERIAL DETA  
QUARTZGRAI  
PHASE 2

JOB NO.	02-03
DRAWN	DM, YK
DATE	AUGUST 31, 2018
SCALE	NTS
DRAWN BY	WTL
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13048-001-01-001			
1	09/18/18	Issued for Development Permit	
2	03/22/19	Revised for Development Permit	
3	05/09/19	Revised for Staff Comments	
4	10/21/19	Revised for Staff Comments (1)	
5	11/01/19	Revised for Staff Comments (2)	
6	11/05/19	Issued for ADP	
7	01/29/20	Issued for DP Permit	

- REVISIONS LIST
1. 09/18/18: Initial Submission, 1:1 Scale
  2. 03/22/19: Revised for Development Permit, 1:1 Scale
  3. 05/09/19: Revised for Staff Comments, 1:1 Scale
  4. 10/21/19: Revised for Staff Comments (1), 1:1 Scale
  5. 11/01/19: Revised for Staff Comments (2), 1:1 Scale
  6. 11/05/19: Issued for ADP, 1:1 Scale
  7. 01/29/20: Issued for DP Permit, 1:1 Scale
- REVISIONS LIST
1. 09/18/18: Initial Submission, 1:1 Scale
  2. 03/22/19: Revised for Development Permit, 1:1 Scale
  3. 05/09/19: Revised for Staff Comments, 1:1 Scale
  4. 10/21/19: Revised for Staff Comments (1), 1:1 Scale
  5. 11/01/19: Revised for Staff Comments (2), 1:1 Scale
  6. 11/05/19: Issued for ADP, 1:1 Scale
  7. 01/29/20: Issued for DP Permit, 1:1 Scale

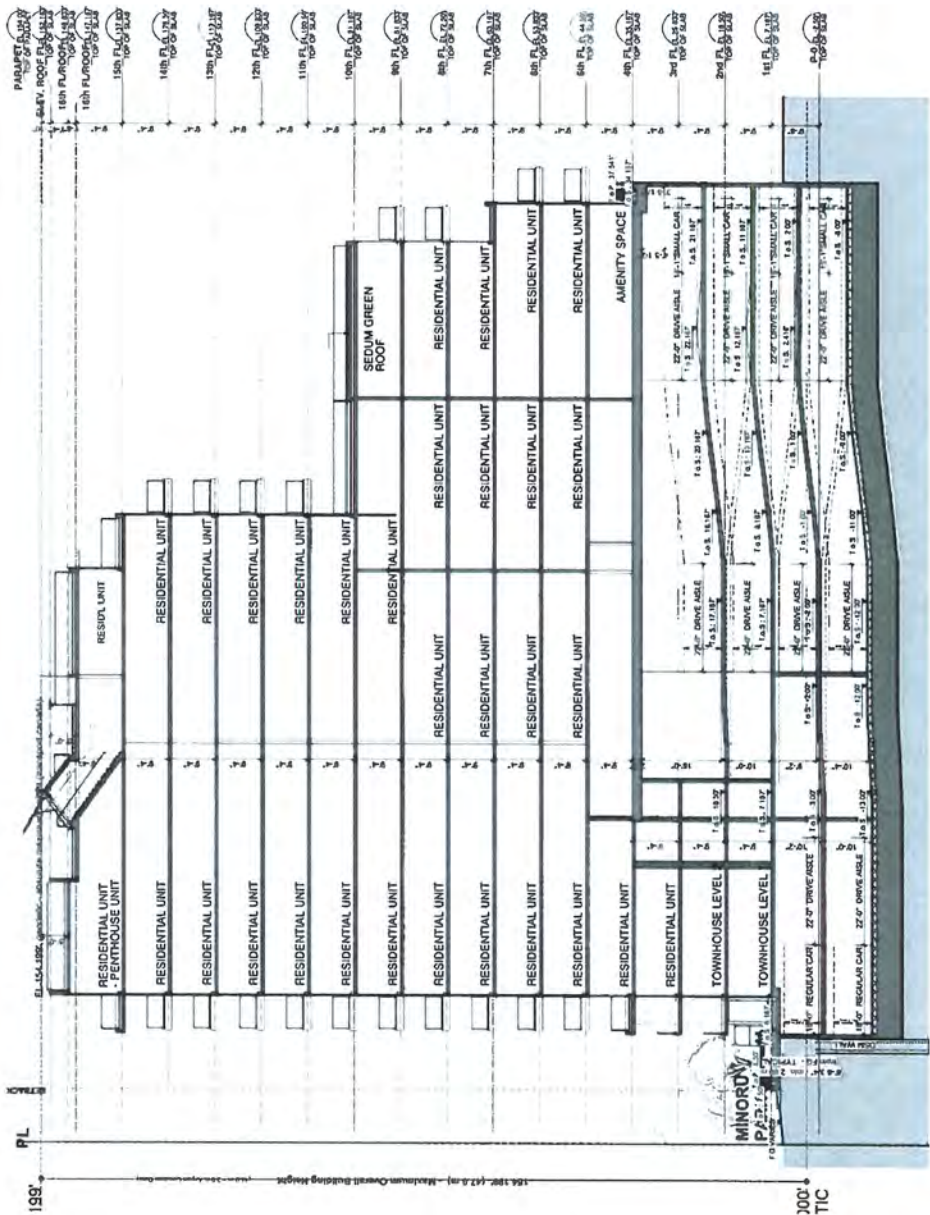
Resid'l Developments  
Park Residences PH :  
Tower C+D+E  
6333 - 6399 Mah Bing Road  
Richmond, BC

Sections  
TWR C+D+E

DATE	02-03
DESIGN	DM, VK
DATE	AUGUST 31, 2018
SCALE	WTL
DATE	08/03/20

A-4.01

PLAN #33 JUL 07 2020  
DP 18-837117



CROSS SECTION 2-2 TOWER C  
ACCESS HATCH PH ROOF PATIOS







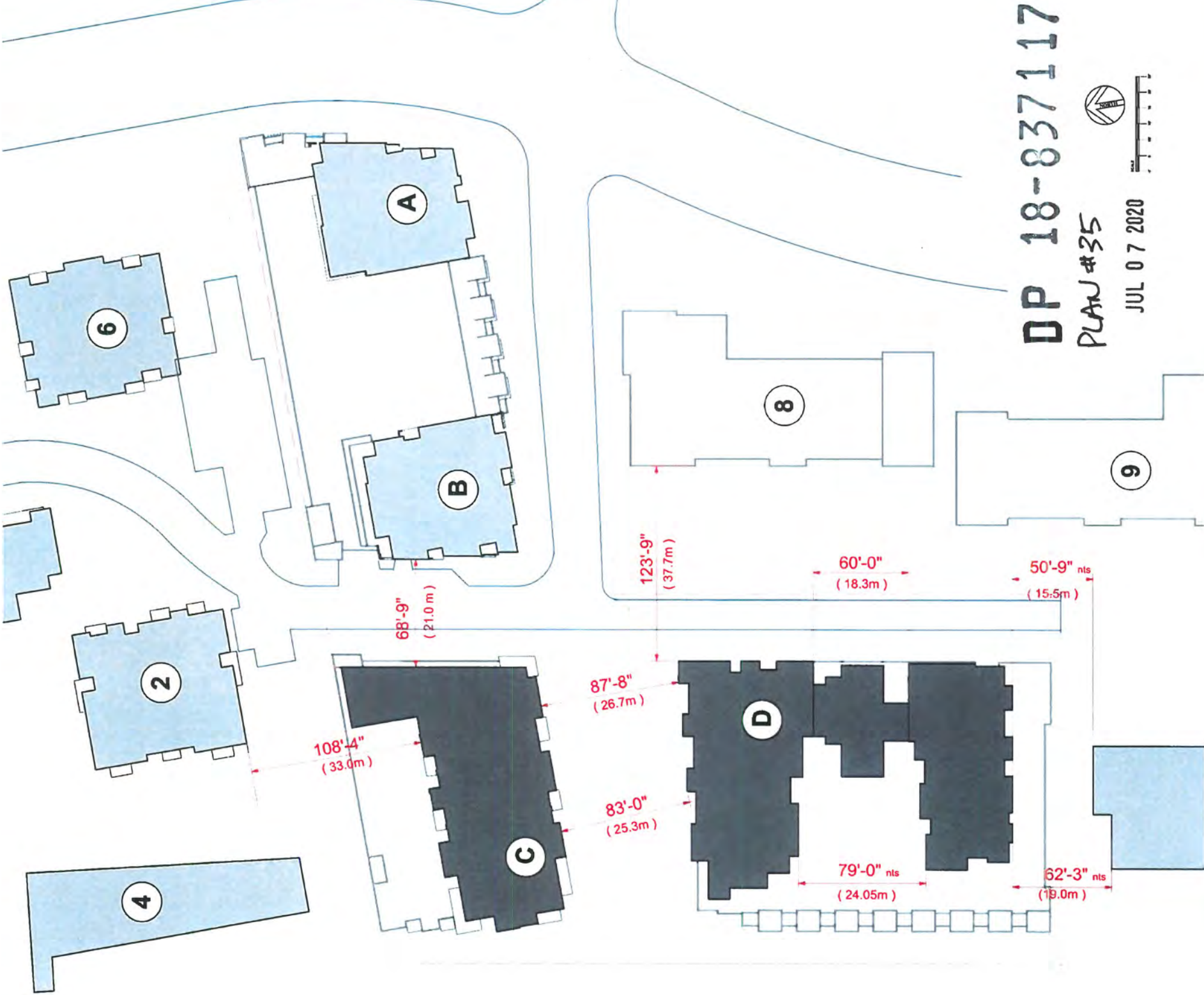
LEGEND	
1	Residential City Centre
2	Residential City Centre
3	Residential City Centre
4	Residential City Centre
5	Residential City Centre

PROJECT  
Resid'i! Developmen  
Park Residences PH  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Context Plan  
Floor 04

JOB NO.	02-03
OWNER	DMWK
DATE	August 23, 2016
SCALE	1/16" = 1'-0"
CREATED	WTL

A 5.04



DP 18-837117

PLAN #35

JUL 07 2020

#	NAME	FL PLATE
---	------	----------

1	Carrera Tower	8 519 sf
2	Carrera Tower	8 519 sf
3	Carrera Mid-Rise	16 395 sf
4	Carrera Amenity	4 360 sf
5	Kiwanis Tower	7 800 sf
6	Kiwanis Tower	7 800 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* adjacent footprint sizes approximate based on available information

A	7399 Murdoch	6 660 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	13 219 sf
D	6355 Mah Bing	12 623 sf
E	6399 Mah Bing	7 577 sf

Floor Level 04

T.O. Slab - EI 35.17' (8.55m above ground plane)



REVISIONS	
1	08/11/19 Revised for City Review
2	09/02/19 Re-submitted per Staff Comments
3	10/21/19 Re-submitted per Staff Comments (2)
4	01/08/20 Re-submitted per Staff Comments
5	07/09/20 Revised for DP Final

PROJECT  
Resid'l Development  
Park Residences PH:  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

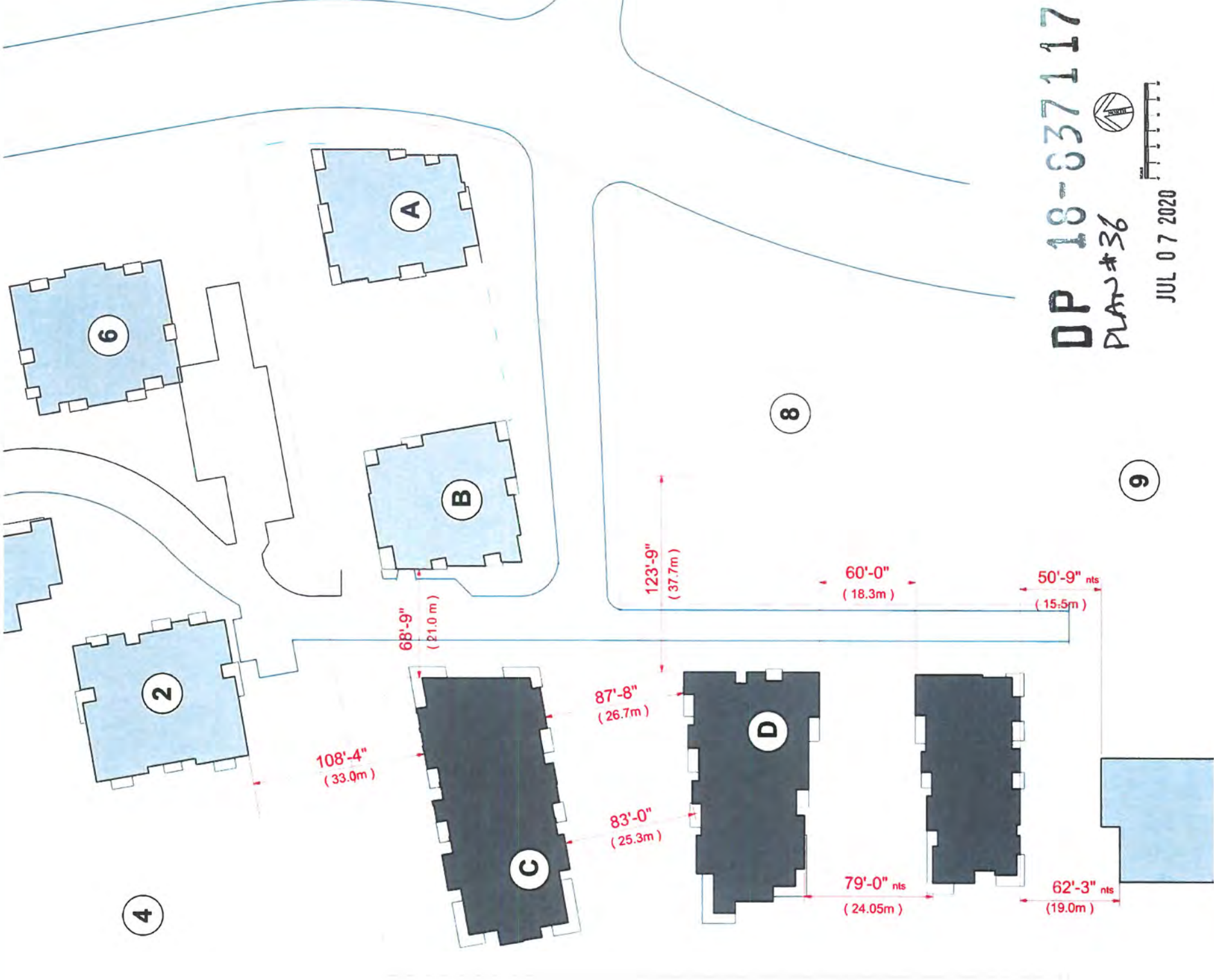
Context Plan  
Floor 06

JOB NO	02-03
DRAWN	DMVK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

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DATE: 02/07/2020

A 5.05



DP 18-037117  
Plan #36

JUL 07 2020

#	NAME	FL PLATE
---	------	----------

1	Carrera Tower	8 519 sf
2	Carrera Tower	8 519 sf
3	Carrera Mid-Rise	16 395 sf
4	Carrera Amenity	0 000 sf
5	Kiwanis Tower	7 800 sf
6	Kiwanis Tower	7 800 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* adjacent floorplate sizes approximate based on available information

A	7399 Murdoch	6 660 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	11 610 sf
D	6355 Mah Bing	9 737 sf
E	6399 Mah Bing	7 204 sf

Floor Level	06
T.O. Slab - EI	53.83' (16.25m above ground plane)

#	NAME	FL PLATE
---	------	----------

1	Carrera Tower	8 519 sf
2	Carrera Tower	8 519 sf
3	Carrera Mid-Rise	16 395 sf
4	Carrera Amenity	0 000 sf
5	Kiwanis Tower	7 800 sf
6	Kiwanis Tower	7 800 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* ADJACENT PROPERTIES

\* adjacent floorplate sizes approximate based on available information

A	7399 Murdoch	6 660 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	10 157 sf
D	6355 Mah Bing	9 290 sf
E	6399 Mah Bing	6 280 sf

SUBJECT SITE

1	5/21/19	Issued for City Review
2	8/6/2019	Revised per Staff Comments
3	10/21/19	Revised per Staff Comments (2)
4	8/19/20	Revised per Staff Comments
5	8/19/20	Issued for CP Panel

PROJECT  
Resid'l Development  
Park Residences PH:  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

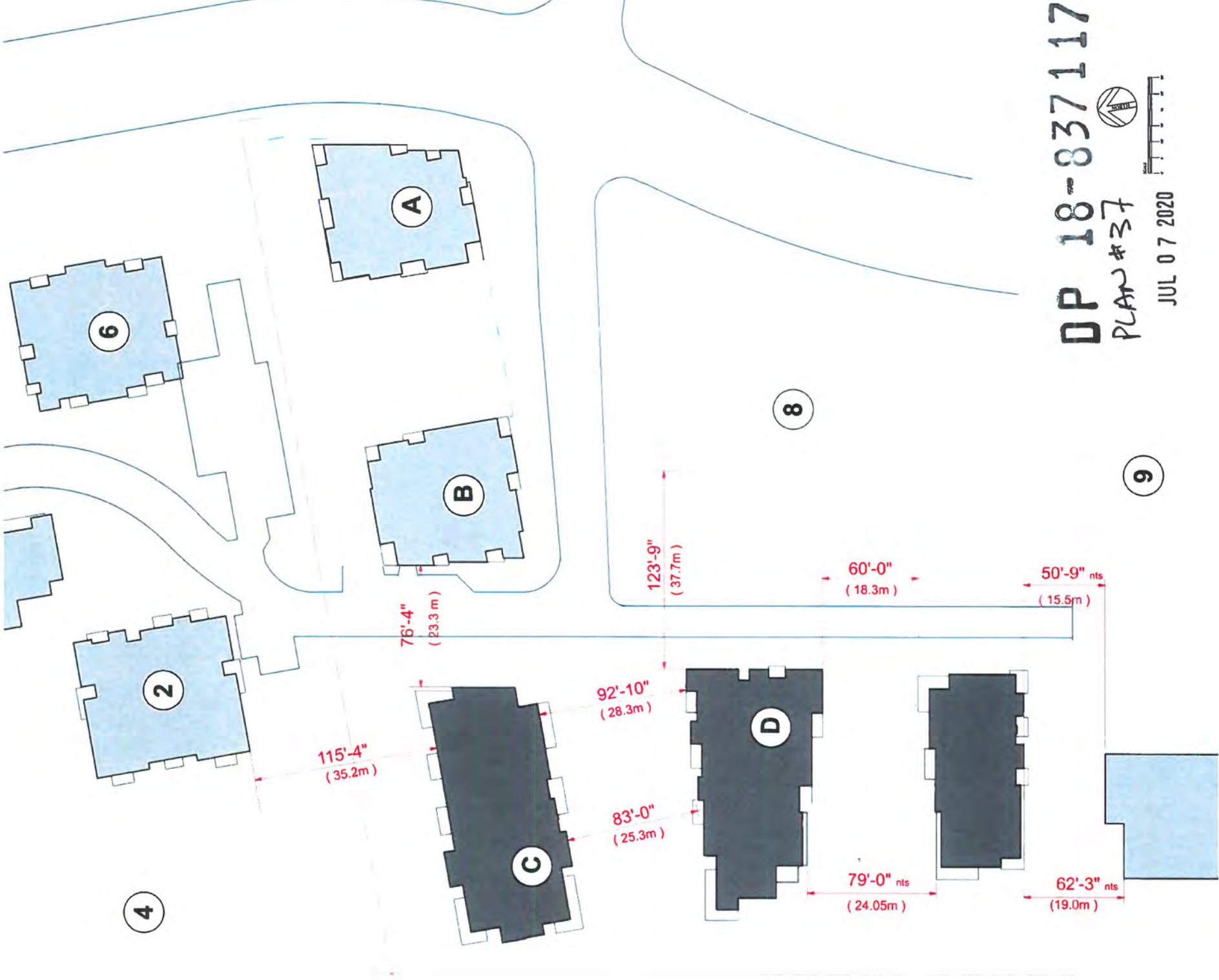
Context Plan  
Floor 08

JOB NO.	02-03
DESIGN	DMVK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

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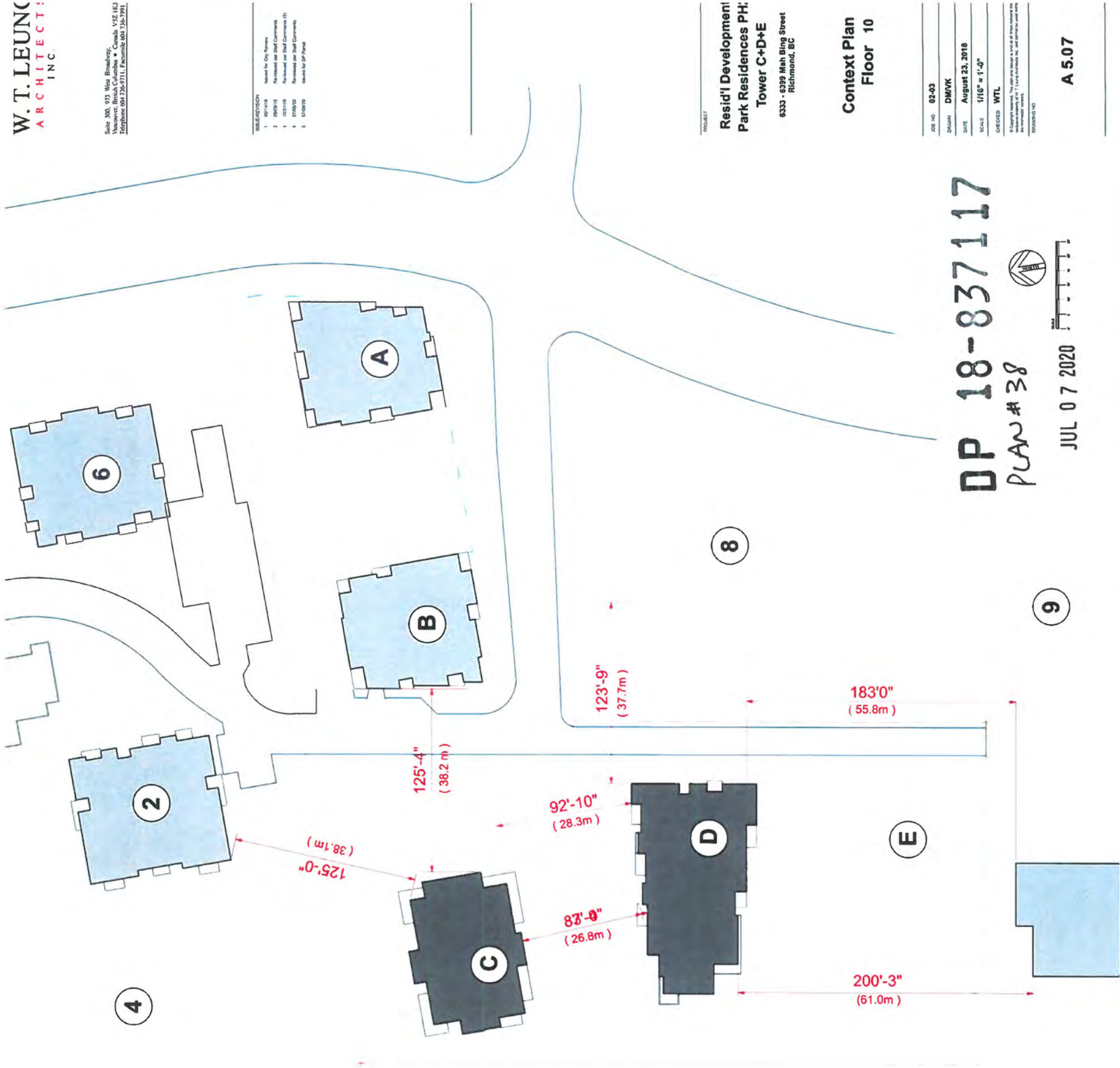
A 5.06



DP 18-837117  
PLAN #37  
JUL 07 2020  
A 5.06



1525.6.02.03.001	Issued for City Review
1. 05/11/19	Reviewed and Approved
2. 05/09/19	Reviewed and Approved
3. 03/11/18	Reviewed and Approved
4. 01/09/18	Reviewed and Approved
5. 01/09/18	Issued for City Review



DP 18-837117

PLAN # 38



JUL 07 2020

A 5.07

#	NAME	FL PLATE
---	------	----------

1	Carrera Tower	8 519 sf
2	Carrera Tower	8 519 sf
3	Carrera Mid-Rise	0 000 sf
4	Carrera Amenity	0 000 sf
5	Kiwanis Tower	7 800 sf
6	Kiwanis Tower	7 800 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* adjacent floorplate sizes approximate based on available information

A	7399 Murdoch	6 660 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	6 668 sf
D	6355 Mah Bing	9 125 sf
E	6399 Mah Bing	6 193 sf

PROJECT  
Resid'l Development  
Park Residences PH:  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Context Plan  
Floor 10

JOB NO.	02-03
DRAWN	DMVK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWN BY: DMVK	

Floor Level 10

T.O. Slab - El 91.67' (25.49m above ground plane)



REVISION	
1	09/14/19 Revised for City Review
2	09/29/19 Re-submitted for Staff Comments
3	10/21/19 Re-submitted for Staff Comments (2)
4	07/09/20 Re-submitted for Staff Comments
5	07/09/20 Revised for DP Permit



#	NAME	FL PLATE
---	------	----------

1	Carrera Tower	8 519 sf
2	Carrera Tower	8 519 sf
3	Carrera Mid-Rise	0 000 sf
4	Carrera Amenity	0 000 sf
5	Kiwanis Tower	7 800 sf
6	Kiwanis Tower	7 800 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* adjacent floorplate sizes approximate based on available information

A	7399 Murdoch	6 660 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	6 668 sf
D	6355 Mah Bing	7 176 sf
E	6399 Mah Bing	0 000 sf

Floor Level	12
T.O. Slab - El	109.83' (33.2m above ground level)

PROJECT  
Resid'l Development  
Park Residences PH;  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Context Plan  
Floor 12

JOB NO.	02-03
DESIGN	DMWK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWN BY: WTL	

DP 18-837117

PLAN # 39



JUL 07 2020

A 5.08

#	NAME	FL PLATE
---	------	----------

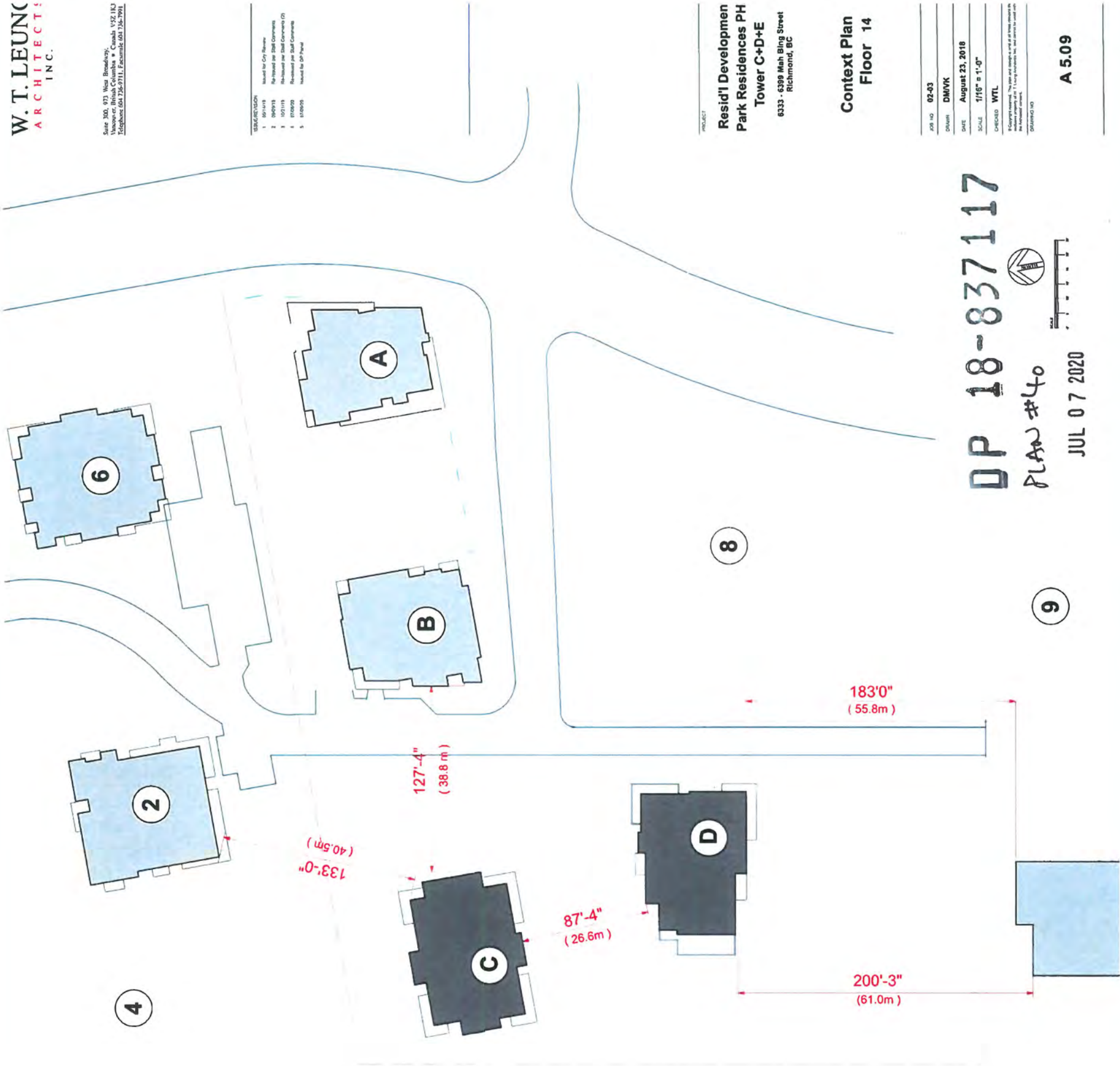
1	Carrera Tower	8 275 sf
2	Carrera Tower	8 275 sf
3	Carrera Mid-Rise	0 000 sf
4	Carrera Amenity	0 000 sf
5	Kiwanis Tower	7 600 sf
6	Kiwanis Tower	7 600 sf
7	Minoru Gardens	12 610 sf
8	Low Rise	0 000 sf
9	Low Rise	0 000 sf

\* ADJACENT PROPERTIES

\* adjacent floorplate sizes approximate based on available information

A	7399 Murdoch	5 540 sf
B	7333 Murdoch	6 865 sf
C	6333 Mah Bing	6 668 sf
D	6355 Mah Bing	6 294 sf
E	6399 Mah Bing	0 000 sf

SUBJECT SITE



PROJECT  
Resid'l Developmen  
Park Residences PH  
Tower C+D+E  
6333 - 6399 Mah Bing Street  
Richmond, BC

Context Plan  
Floor 14

JOB NO	02-03
DRAWN	DMNRK
DATE	August 23, 2018
SCALE	1/16" = 1'-0"
CHECKED	WTL

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DP 18-837117

Plan #40

JUL 07 2020

14

Floor Level

T.O. Slab - El

128.50 (21.25m above ground level)

A 5.09







[illegible]

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**kp**

Durante Kreuk Ltd.  
102 - 1037 West 5th Avenue Vancouver  
BC V6J 1N5  
1-604-684-4811  
1-604-684-0577  
www.dkl.ca

**Project:**  
**Resid'II Development**  
**- Park Residences PH2**  
**- Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	ROC
Checked by:	JD
Date:	June 28th 2018
Scale:	1/8" = 1' 0"
Drawing Title:	

Landscape Plan  
Ground Level  
Building C  
PLAN # 42

Project No.: 17029UL 07 2020

Sheet No.: 37<sup>1.2</sup>17





NO.	DATE	REVISIONS
12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report(1)
10	June 26-20	Revision for Staff Report(2)
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comments(1)
7	Dec 05-19	Issued for Staff Comments(4)
6	Nov 04-19	Issued for Staff Comments(3)
5	Oct 21-19	Issued for DP Re-submission
4	Sep 04-19	Issued for DP Re-submission
3	Mar 20-19	Issued for DP Re-submission
2	Nov 15-18	Issued for DP Re-submission
1	Sep 18-18	Issued for DP
		Item:

**durante kreuk**  
 1 604 684 4811  
 1 604 684 0577  
 www.dk.bc.ca

**Project:**  
 Resid'l Developments  
 Park Residences PH2  
 Tower C + D + E  
 6333-6399 Mah Bing Street  
 Richmond, B.C.

**Drawn by:** KOC  
**Checked by:** JD  
**Date:** June 28th 2018  
**Scale:** 1/8" = 1' 0"  
**Drawing title:**  
 Landscape Plan  
 Ground Level  
 Building C & D

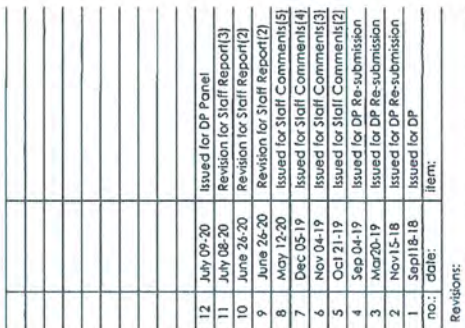
**Project No.:** 17020  
**Sheet No.:** L-1.3

PLAN #43 JUL 07 2020  
 DP 18-837117









**Project:**  
**Resid'I Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	ROC
Checked by	JD
Date:	June 28th 2018
Scale:	1/8" = 1' 0"
Drawing Title:	

**Landscape Plan  
Level 4  
Building C**

Project No.: 17020

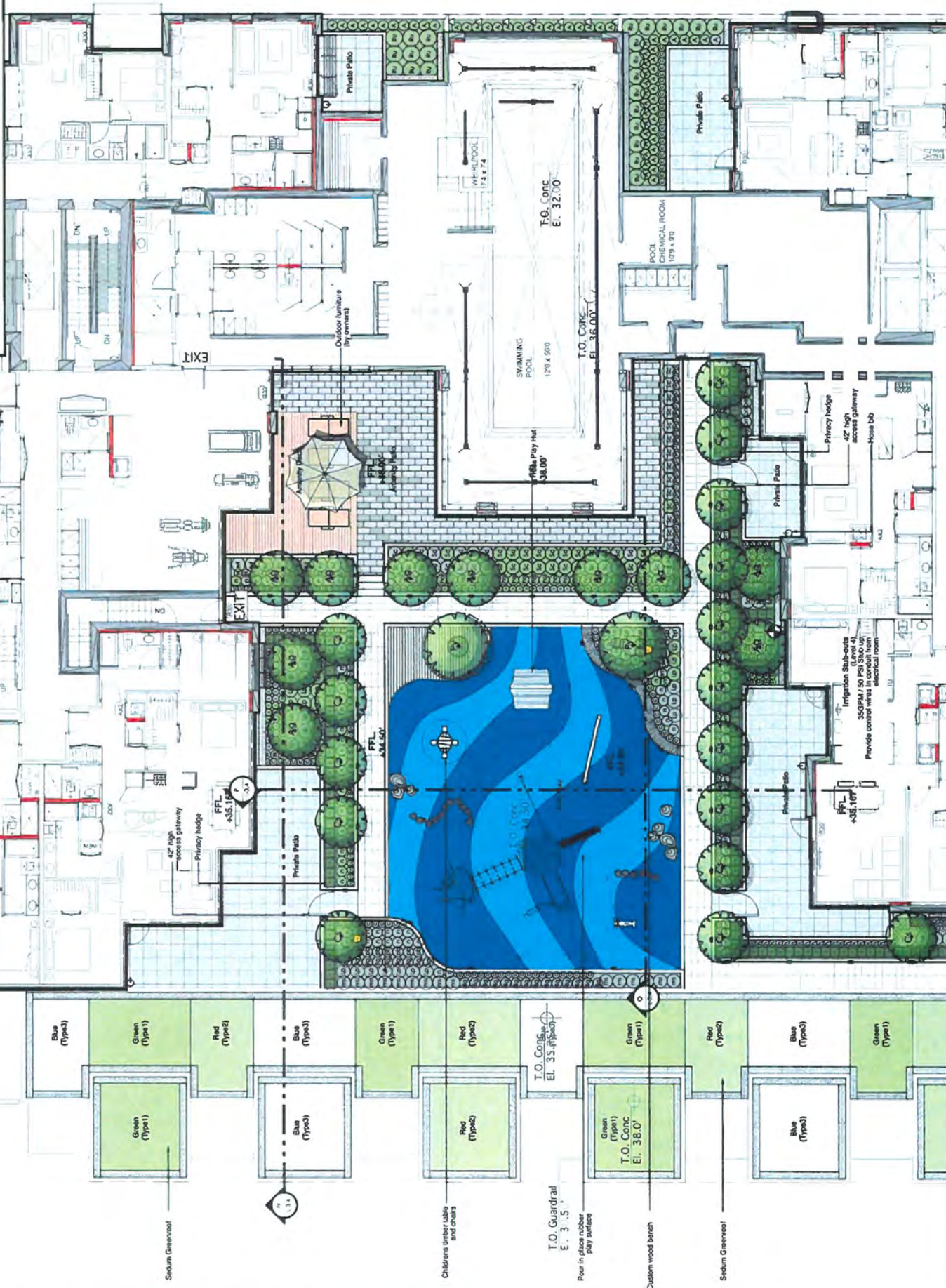
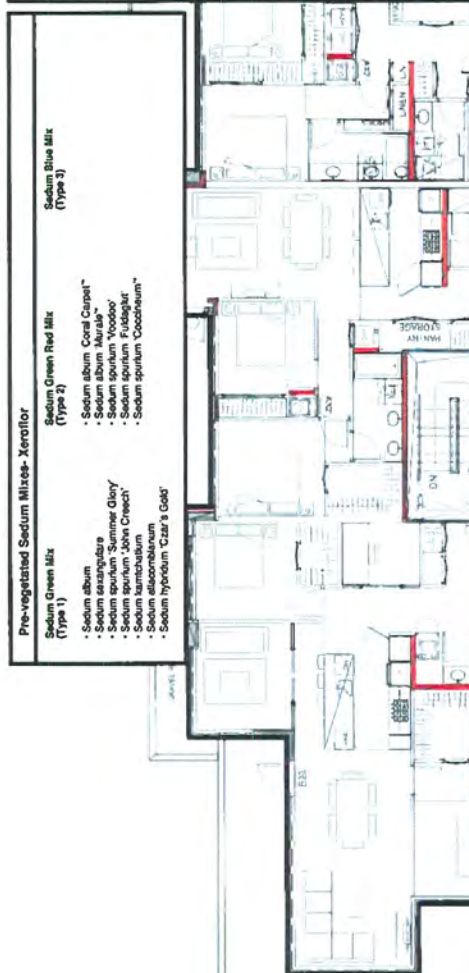
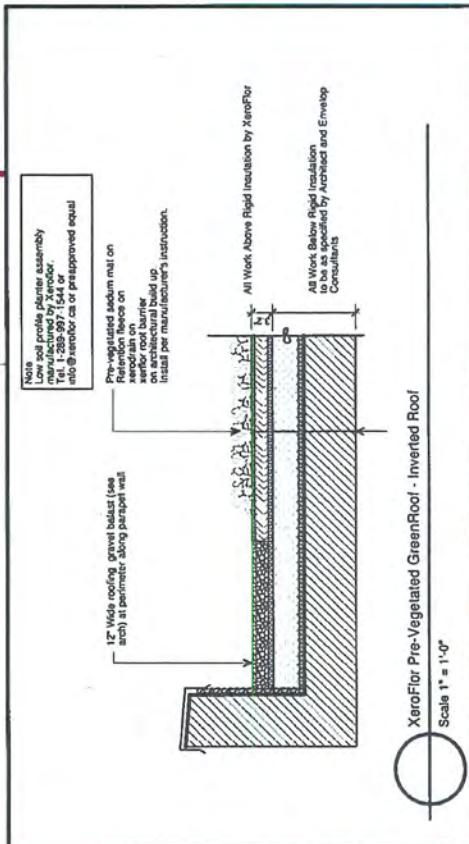
Sheet No.:

L-1.5



PLAN # 45 JUL 07 2020 DP 18-837117





NEW PROPERTY LINE (after road dedication)

[illegible]

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**Project:**  
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**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	ROC
Checked by:	JD
Date:	June 28th, 2018
Scale:	1/8" = 1' 0"
Drawing Title:	

**Landscape Plan  
Level 4  
Buildings D&E**

Project No.: 17020

JUL 07 2020

**L-1.6**















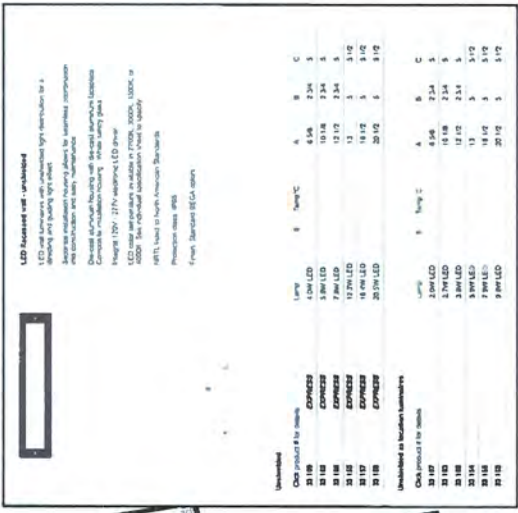
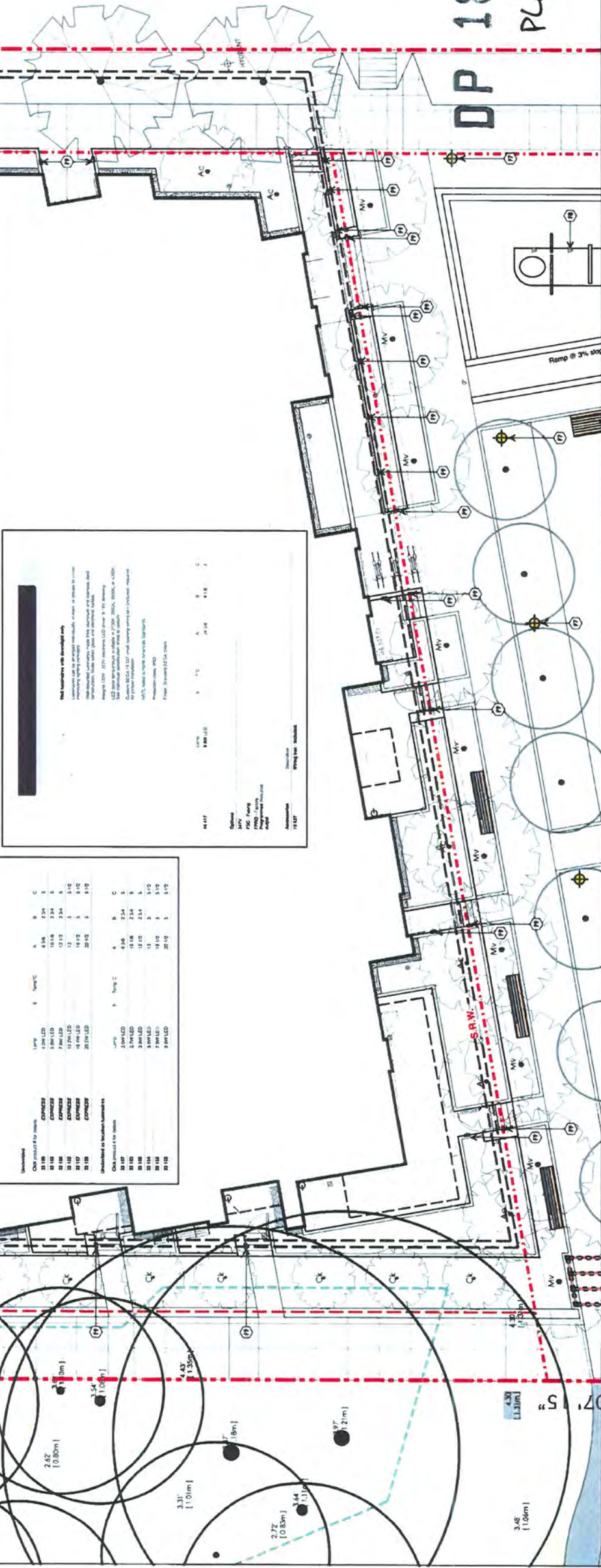
[illegible]

Figure 1 is a schematic diagram of the experimental setup for the study of the effect of the concentration of the solution on the rate of the reaction. The diagram shows a reaction vessel containing a solution of a reactant, with a stirrer and a thermometer. A gas syringe is connected to the vessel to measure the volume of gas produced. A graph shows the volume of gas produced over time, with a curve that rises and then levels off. The graph is labeled "Volume of gas produced (cm³)" on the y-axis and "Time (min)" on the x-axis. The curve starts at the origin (0,0) and rises steeply, then levels off at a constant volume of gas produced.



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**Project:**  
**Resid'I Development'**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	ROC
Checked by:	JD
Date:	June 28th 2018
Scale:	1/8" = 1' ✓
Drawing Title:	

**Landscape Lighting Plan  
Ground Level  
Building C**

Project No. 18037117

Sheet No: **PLAN #49**  
L-1.9

JUL 07 20





**durante kreuk**  
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F. 604.684.0577  
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Drawn by:	ROC
Checked by:	J0
Date:	June 28th 2013
Scale:	1/8" = 1' 0"
Drawing Title:	

Landscape Lighting Plan  
Ground Level  
Building C & D

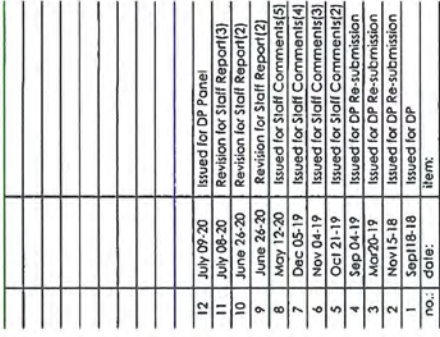
Project No.: 17020

Sheet No.: **L-1.10**





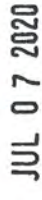




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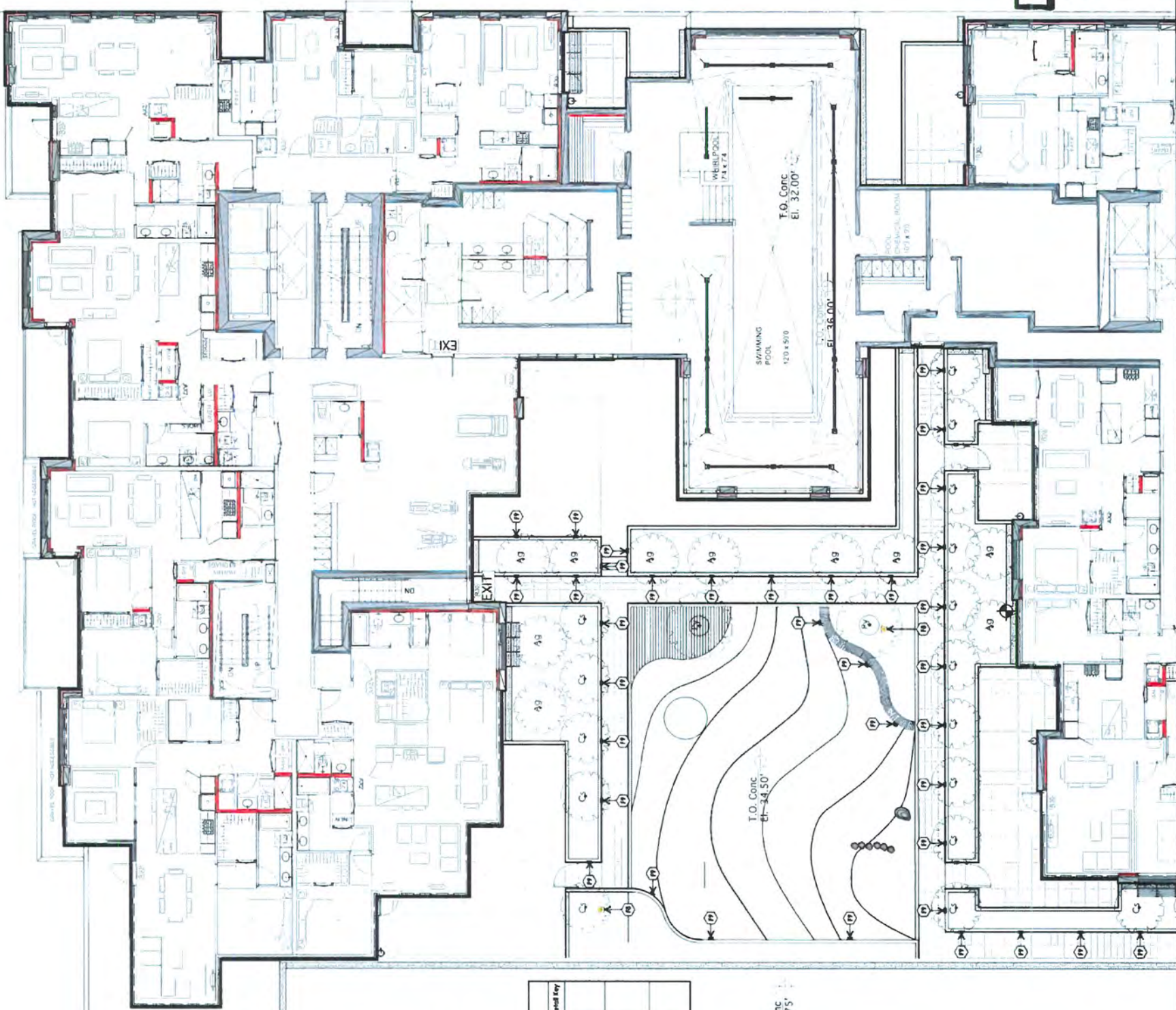
**L-1.12**



LIGHTING LEGEND		Detail Key
Graphic	Description	
	High Path (located in Greenway) MTR Column (found) Supplier: Seals	
	Uplighting (located in public art pieces) Copper and Steel Supplier: Seals In grade adjustable w/ clear glass	
	Night Wall Light (located at building entrances and farmhouse steps) On or off (dependent) Supplier: Seals (or approved equivalent)	



425.0



LIGHTING LEGEND		Detail Key
Graphic	Description	
	Light Pole (located in Greenway) Light Column (round) Support Bracket	
	Up-lighting (located in public art piece) Or approved equivalent Support Bracket (or approved equivalent) In grade adjustable w/ clear glass	
	Inset wall lights (located at building entrances and townhouse steps) Or approved equivalent Support Bracket (or approved equivalent)	

T.O. Guardrail  
El. 30.50'

T.O. Conc.  
El. 35.75'

T.O. Conc.  
El. 38.0'

NEW PROPERTY LINE (after road dedication)

DP 18-837117

Project No. 17020

PLAN #53

JUL 7 2020

L-1.13

Sheet No.:

Landscape Lighting Plan  
Level 4  
Buildings D+E

Drawing Title:

Scale: 1/8" = 1' 0"

Date: June 28th 2018

Checked by: JD

Drawn by: ROC

Richmond, B.C.

6333-6399 Mah Bing Street  
Tower C + D + E

Park Residences PH2

Project:

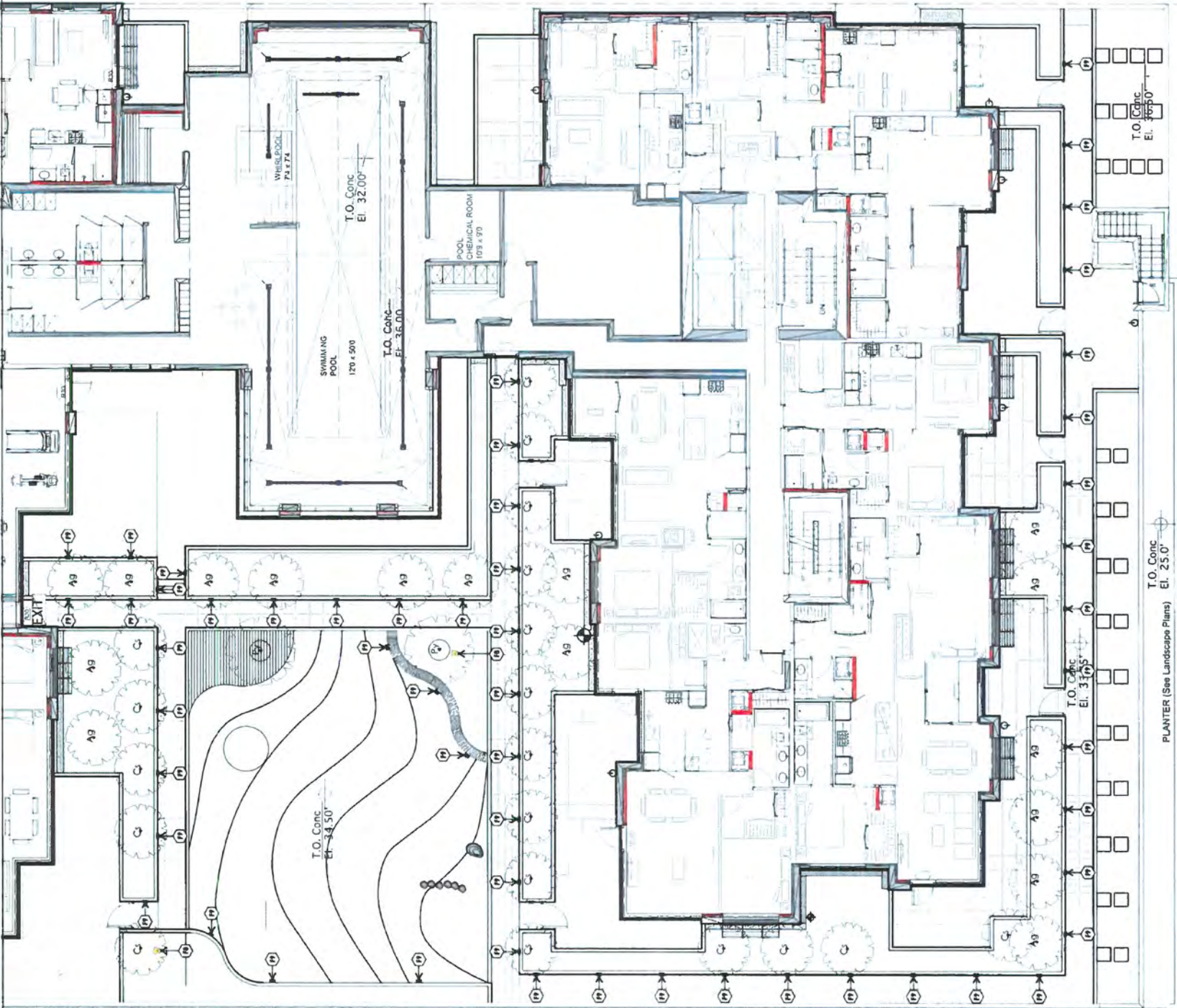


Revisions:

No.	Date:	Item:
12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report[3]
10	June 26-20	Revision for Staff Report[2]
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comments[5]
7	Dec 05-19	Issued for Staff Comments[4]
6	Nov 04-19	Issued for Staff Comments[3]
5	Oct 21-19	Issued for Staff Comments[2]
4	Sep 04-19	Issued for DP Re-submission
3	Mar20-19	Issued for DP Re-submission
2	Nov15-18	Issued for DP Re-submission
1	Sep18-18	Issued for DP



LIGHTING LEGEND	
Graphic	Description
	Light Pole (Located in Greenway) WTR Column (round) Supplier: S&S
	Up-lighting (Located in public art piece) On approved equivalent in grade adjustable w/ clear glass Supplier: S&S
	Recessed lights (located at building entrances and townhouse steps) On approved equivalent Supplier: Bega (for approved equivalent)



NEW PROPERTY LINE (after road dedication)



12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report (3)
10	June 26-20	Revision for Staff Report (2)
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comments (5)
7	Dec 05-19	Issued for Staff Comments (4)
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3	Mar 20-19	Issued for DP Re-submission
2	Nov 15-18	Issued for DP Re-submission
1	Sep 18-18	Issued for DP
no.:	date:	item:

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**Project:**  
Resid'1 Development  
Park Residences PH2  
Tower C + D + E  
4333-6399 Mah Bing Street  
Richmond, B.C.

**Drawn by:** ROC  
**Checked by:** JD  
**Date:** June 28th 2018  
**Scale:** 1/8" = 1' 0"

**Drawing Title:**  
Landscape Lighting Plan  
Level 4  
Buildings D&E

**Project No.:** 17020  
**Sheet No.:** L-1.14

JUL 07 2020

DP 18-837117  
PLAN #54

235.00'

PLANTER (See Landscape Plans)

T.O. Conc. El. 25.0'

T.O. Conc. El. 30.50'

T.O. Conc. El. 32.00'

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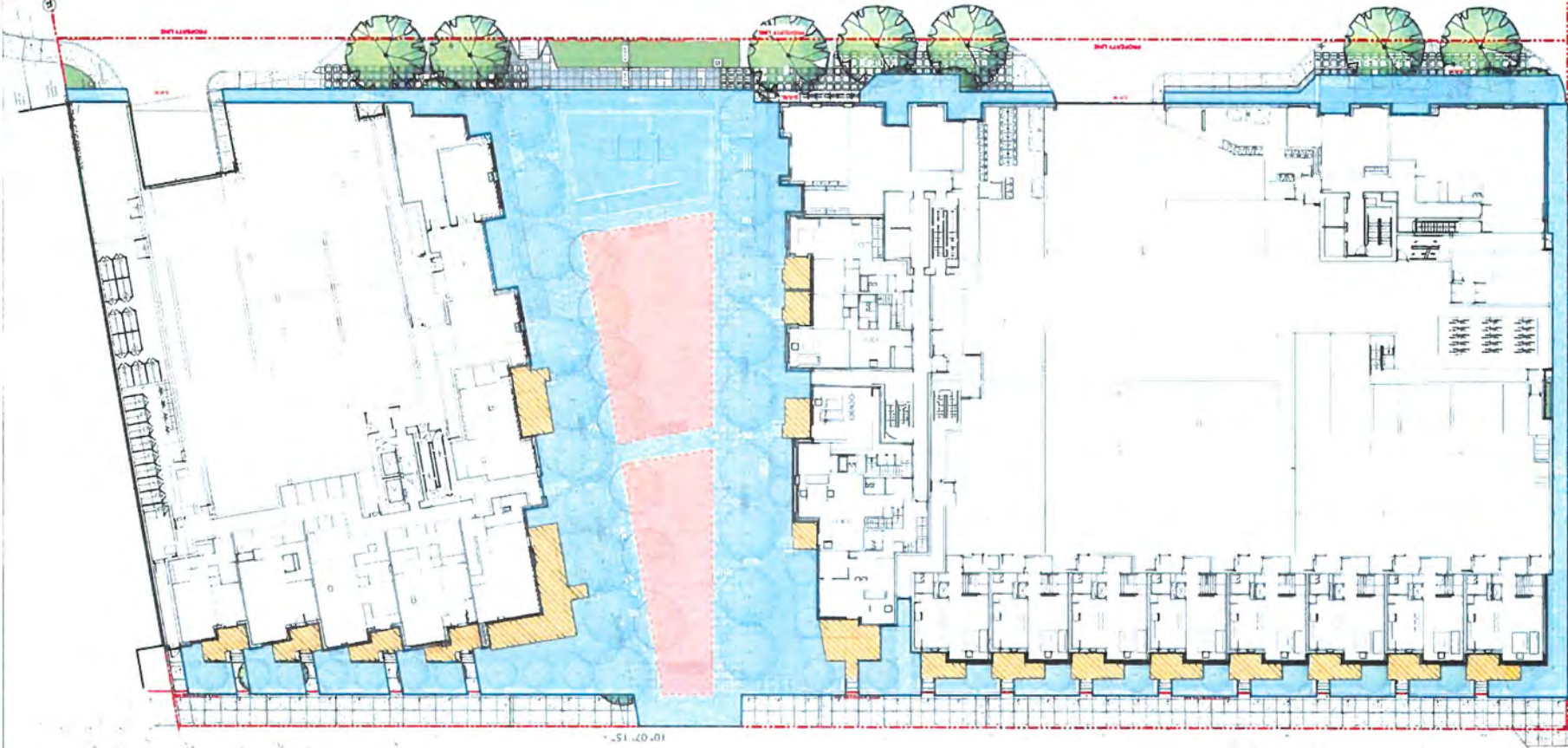
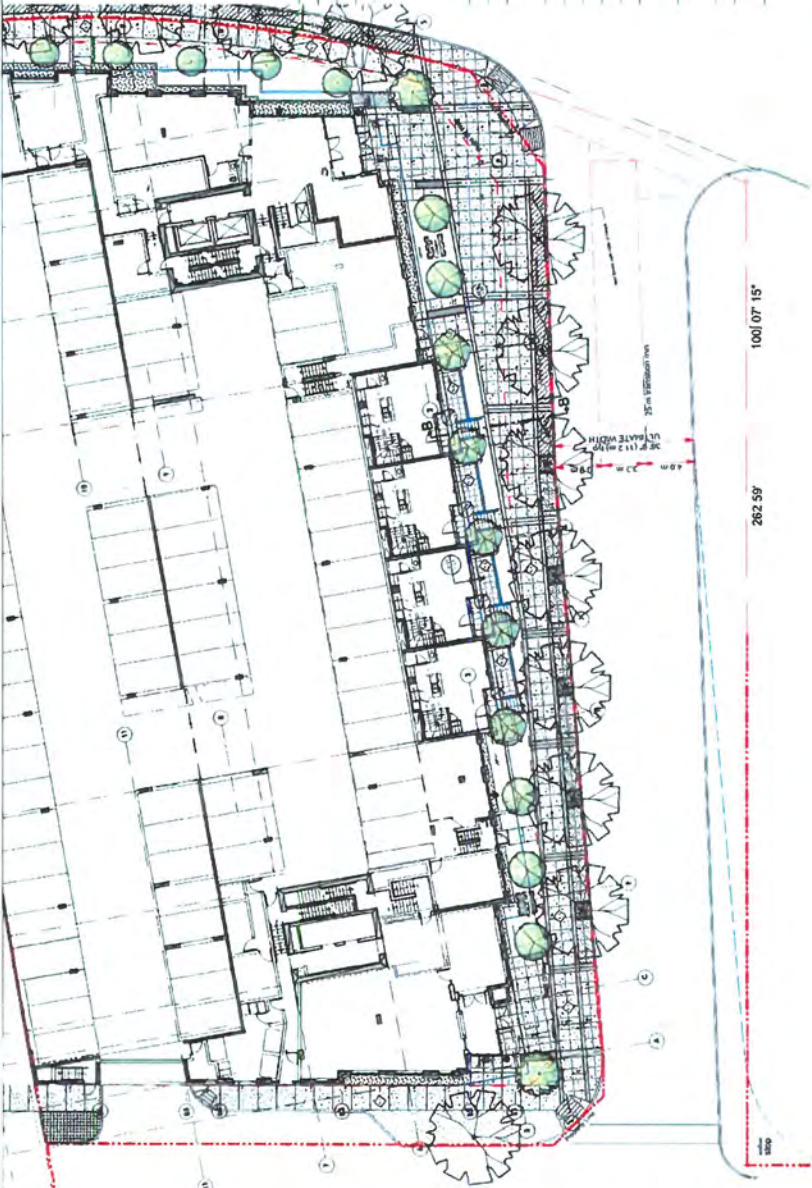
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T.O. Conc. El. 158.0'





Revisions	
no	description
1	Issued for DP
2	Issued for DP Re-Submission
3	Issued for DP Re-Submission
4	Issued for DP Re-Submission
5	Issued for DP Re-Submission
6	Issued for DP Re-Submission
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8	Issued for DP Re-Submission
9	Issued for DP Re-Submission
10	Issued for DP Re-Submission
11	Issued for DP Re-Submission
12	Issued for DP Re-Submission

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**Resid'i Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	BD-C
Checked by:	AO
Date:	June 26th 2018
Scale:	NIS
Drawing Title:	

**Landscape CCAP Amenity**  
**Calculations**  
**Ground Level**

**DP 18-837117**

17020

Sheet No.2

L-1.15

**LEGEND**

Graphic	Description
	Common Outdoor Open Space
	Private Outdoor Open Space
	Children's Play Space
	Inaccessible Green Roof
	Property Line

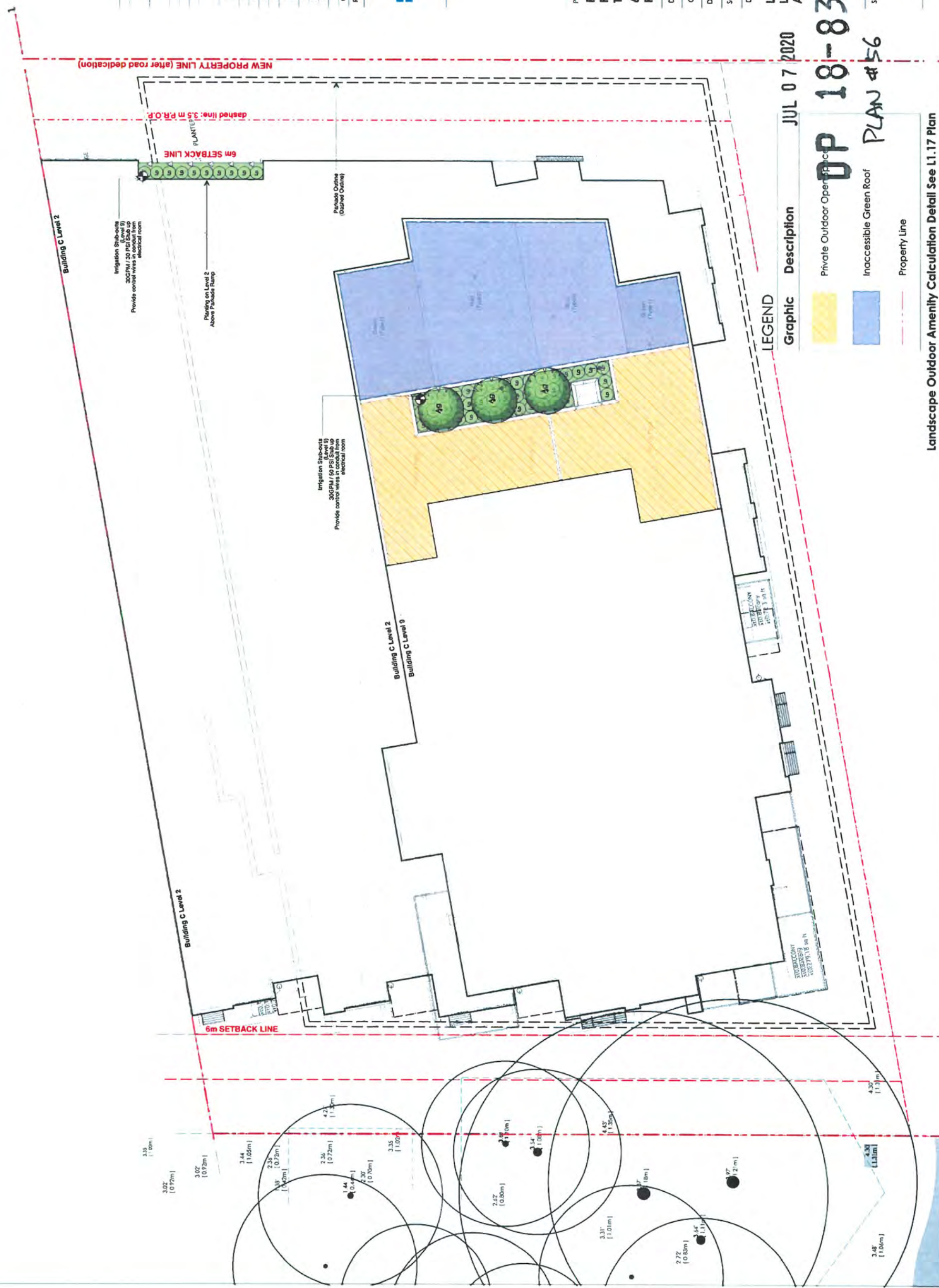
JUL 07 2020

**DP 18-837117**

**PLAN #55**

Landscape Outdoor Amenity Calculation Detail See L1.17 Plan





12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report(3)
10	June 26-20	Revision for Staff Report(2)
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comment(5)
7	Dec 05-19	Issued for Staff Comment(4)
6	Nov 04-19	Issued for Staff Comment(3)
5	Oct 21-19	Issued for Staff Comment(2)
4	Sep 04-19	Issued for DP Re-submission
3	Mar 20-19	Issued for DP Re-submission
2	Nov 15-18	Issued for DP Re-submission
1	Sep 18-18	Issued for DP
No.	date	item

Revisions:

**durantekreuk**

Durante Kreuk Ltd  
102-1027 West 5th Avenue Vancouver  
BC V6B 1N6  
1 604 584 4811  
604 584 4827  
www.durante.com

Project:  
**Resid'i Development  
Park Residences PH2  
Tower C + D + E  
6333-6399 Mah Bing Street  
Richmond, B.C.**

Drawn by: ROC  
Checked by: JD  
Date: June 26th 2019  
Scale: 1/8" = 1'-0"  
Drawing Title:  
**Landscape Plan  
Level 2 & Level 9  
Amenity Calculation**

Project No.: **17020**  
Sheet No.: **L-1.16**

**LEGEND**

Graphic	Description
	Private Outdoor Open Space
	Inaccessible Green Roof
	Property Line

**DP 18-837117**  
JUL 07 2020  
PLAN #56

**Landscape Outdoor Amenity Calculation Detail See L1.17 Plan**





SUMMARY OF OUTDOOR SPACE REQUIREMENTS

# OF UNIT IN PROPOSED DEVELOPMENT	229 (Tower C 72, Tower D+E 157)
MINIMUM OCP OPEN SPACE REQUIREMENT (6m2/ per unit)	1,398m2
MINIMUM CCAP OPEN SPACE REQUIREMENT (10% of net site Area)	871.8m2
TOTAL OUTDOOR OPEN SPACE REQUIRED	2269.8 m2
Public Outdoor Space Provided (L1)	2053.4 m2
Private Outdoor Space Provided (L4)	1001.3 m2
Total Outdoor Space Provided	3,054.3 m2

COMMON CHILDREN'S PLAY SPACE AREAS

'Public' Ground Level	379.9 m2
'Private' North Tower(C) Level 4	100.2 m2
'Private' South Towers(D&E) Level 4	217.4 m 2
Total	697.5 m2
# of Unit in Proposed Development (Tower C, D & E)	229
MINIMUM CHILDREN'S PLAY SPACE REQUIRED 3 sq. ft. per Unit (1/3 of OCP Requirement)	687 m2
TOTAL CHILDREN'S PLAY SPACE PROVIDED	697.5 m2

Total Inaccessible Green Roof Area

South Towers(D&E) Level 4	388.3 m2
North Tower(C) Level 9	154.6 m2
Total	542.9 m2
TOTAL INACCESSIBLE GREEN ROOF AREA PROVIDED	542.9 m2

LEGEND

Graphic	Description
	Common Outdoor Open Space
	Private Outdoor Open Space
	Children's Play Space
	Inaccessible Green Roof
	Property Line

JUL 07 2020  
DP 18-  
PLAN # 57

837117

17020

Sheet No.

L-1.17

Landscaping CCAP Amenity Calculations Level 4

Project  
Resid'1 Development  
Park Residences PH2  
Tower C + D + E  
6333-6399 Mah Bing Street  
Richmond, B.C.

Drawn by: RJC

Checked by: JB

Date: June 25th 2019

Scale: NTS

Drawing Title:

Durante Kreuk Ltd  
102 - 1037 West 5th Avenue Vancouver BC V6J 1A5



100-001-0011  
100-001-0012  
www.dk.bc.ca

2642.59'

NEW PROPERTY LINE (after road dedication)

6m SETBACK LINE

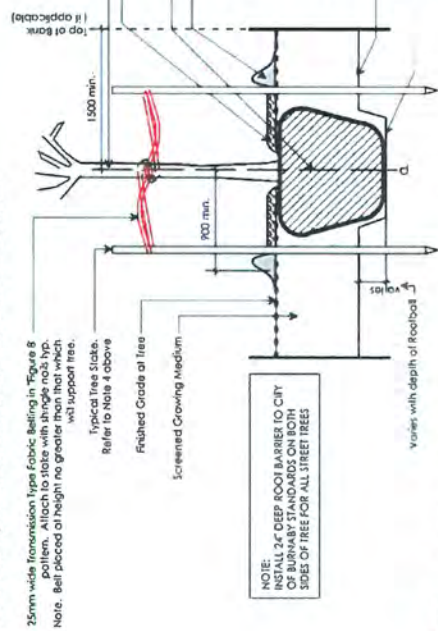
213.00'



Depth of Growing Medium Total (mm)	Variation 1		Variation 2	
	Area (sq. ft.)	Size of Surface Square	Area (sq. ft.)	Size of Surface Square
450	11.11	3.3 M x 3.3 M	3.80 M Ø	
600	8.33	2.7 M x 2.7 M	3.25 M Ø	
750	6.67	2.4 M x 2.4 M	2.90 M Ø	

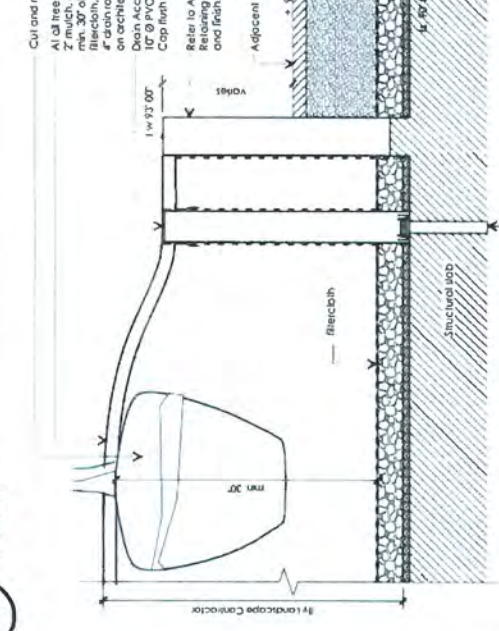
**General Notes:**

- Do not cut tree leader.
- Ensure rootball protected from sun, frost or desiccation.
- Ensure tree location does not conflict with underground services. "Cut before digging".
- All trees to be staked with 2" x 100mm x 1.2 m long. Minimum depth of stake embedment is 1m. Ensures stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centeline.
- Ensure all stakes are secured with 100mm x 100mm x 10mm metal plates.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.



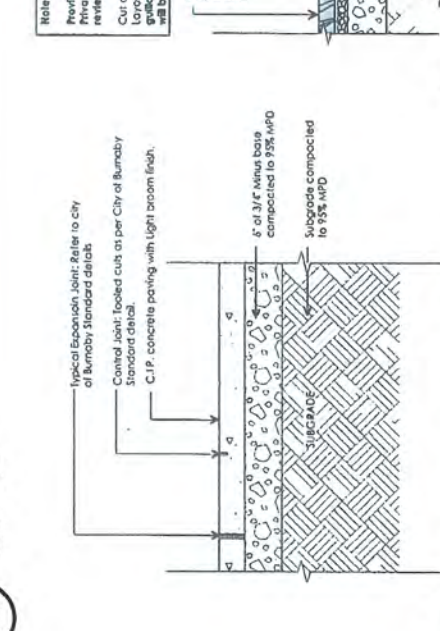
**Typical Deciduous Tree Planting on Grade**

Scale: 1" = 1'-0"



**Tree Planting on Slab**

Scale: 1" = 1'-0"

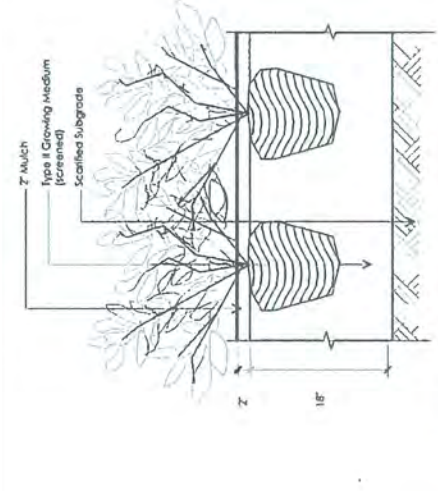


**CIP Concrete sidewalk on Grade**

Scale: 1" = 1'-0"

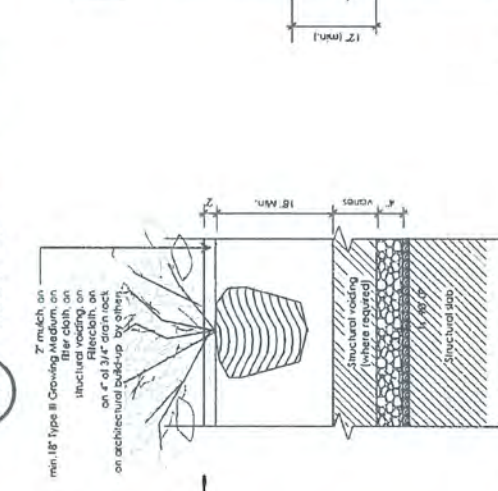
**Pedestrian pavers on Grade @ Building Entrances**

Scale: 1" = 1'-0"



**Typical Shrub Planting on Grade**

Scale: 1" = 1'-0"



**Shrub planting on slab**

Scale: 1" = 1'-0"

**Sodded Lawn on Grade / Slab**

Scale: 1" = 1'-0"

**Sodded Lawn on Grade / Slab**

Scale: 1" = 1'-0"

**Sodded Lawn on Grade / Slab**

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**Sodded Lawn on Grade / Slab**

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**Sodded Lawn on Grade / Slab**

Scale: 1" = 1'-0"

**Sodded Lawn on Grade / Slab**

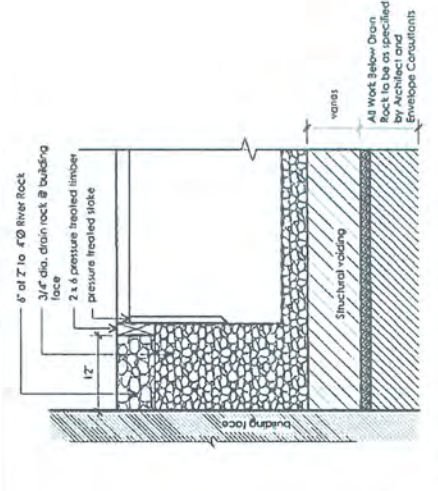
Scale: 1" = 1'-0"

**Sodded Lawn on Grade / Slab**

Scale: 1" = 1'-0"

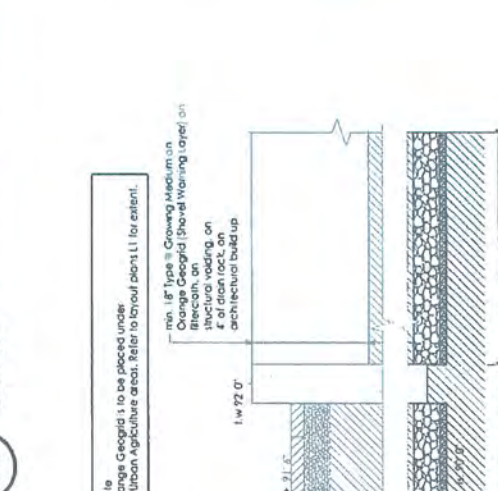
**Sodded Lawn on Grade / Slab**

Scale: 1" = 1'-0"



**Gravel Drip Strip at Building Face**

Scale: 1" = 1'-0"



**Urban Agriculture @ Level 4**

Scale: 1/2" = 1'-0"

**Urban Agriculture @ Level 4**

Scale: 1/2" = 1'-0"

**Urban Agriculture @ Level 4**

Scale: 1/2" = 1'-0"

**Urban Agriculture @ Level 4**

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**Urban Agriculture @ Level 4**

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**Urban Agriculture @ Level 4**

Scale: 1/2" = 1'-0"



Project:  
**Resid' Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by: RDC  
Checked by: J  
Date: June 28th 2018  
Scale: As Shown  
Working Title:

JUL 07 2018  
PLAN # 58  
Landscape Details

DP 18-037117

Project No.: 17020  
Sheet No.: 17020

Scale: 1" = 1'-0"

Scale: 1" = 1'-0"



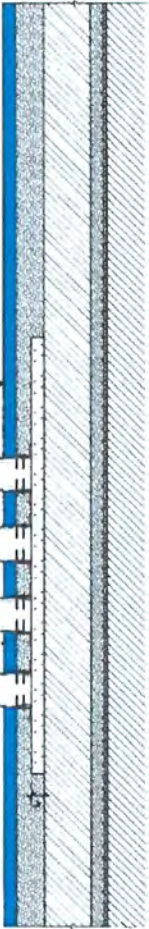




General Notes:  
1. Refer to Architectural Drawings for all structural and finishing components for all concrete work.  
2. Provide stamped engineered Shop Drawings for all structural steel, wood connections and equipment.  
3. All steel to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
4. Salvaged timber log, smooth sanded and inspected by contractor for any sharp edges, or abnormalities. Do not stain.

Poured in Place Rubber Safety Matting by Marathon Surfaces. Installed to manufacturer's specifications on a min. 4" of free draining compacted base to 15'-18" MFD (to manufacturer's specifications for free draining) and installed on structural voiding on filter cloth on architectural build up.

1" dia. Western red cedar poles spaced 4' on center. Refer to Plan for locations.



Id-01  
L-1.9  
Timber steps and Play Table and seat - Level 4 Courtyard  
Scale: 1/12" = 1'-0"

- General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing, for review by Landscape Architect.  
Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing.  
2. All natural non toxic oil wood finish, such as Bordo PRO-TECTOR, color natural life, to be used only.  
3. All wood to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
4. All wood to be sanded with the CSA Guide for Children's Playparks and Equipment.  
5. Provide Shop Drawings for review by Landscape Architect.  
6. Prior to construction ensure that CSA and CWP Licensing (all zones) are met.  
7. All timber to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
8. All equipment to be installed in accordance with the manufacturer's instructions.  
9. Carpenter: Specified zones do not include the fabrication/assembly of specified metal components.  
Play Structures:  
1. Timber to be finished smooth with no sharp edges.  
2. Play storage equipment including ladders to be constructed with no pinching hazard or any pose a hazard to user.

NRO212  
Kids Table with 4 sitting poles

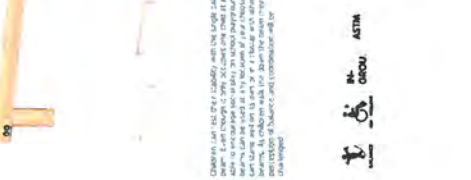


Product Line	Category	Age From	Max. Fall Height (CH)	Total Height (CH)	Safety Zone
Original: Natural <td>Recreational<td>3-5<td>10'-0"<td>11'-0"<td>11'-0"</td></td></td></td></td>	Recreational <td>3-5<td>10'-0"<td>11'-0"<td>11'-0"</td></td></td></td>	3-5 <td>10'-0"<td>11'-0"<td>11'-0"</td></td></td>	10'-0" <td>11'-0"<td>11'-0"</td></td>	11'-0" <td>11'-0"</td>	11'-0"

Product Line: Original: Natural  
Category: Recreational  
Age From: 3-5  
Max. Fall Height (CH): 10'-0"  
Total Height (CH): 11'-0"  
Safety Zone: 11'-0"

Product Line: Original: Natural  
Category: Recreational  
Age From: 3-5  
Max. Fall Height (CH): 10'-0"  
Total Height (CH): 11'-0"  
Safety Zone: 11'-0"

NRO802  
Single balance beam



Product Line	Category	Age From	Max. Fall Height (CH)	Total Height (CH)	Safety Zone
Original: Natural	Recreational	3-5	10'-0"	11'-0"	11'-0"
Product Line	Category	Age From	Max. Fall Height (CH)	Total Height (CH)	Safety Zone
Original: Natural	Recreational	3-5	10'-0"	11'-0"	11'-0"

Id-02  
L-1.3  
Kids Table and Chairs - Level 4 Courtyard  
Scale: NTS

Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing, for review by Landscape Architect.  
Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing.  
2. All natural non toxic oil wood finish, such as Bordo PRO-TECTOR, color natural life, to be used only.  
3. All wood to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
4. All wood to be sanded with the CSA Guide for Children's Playparks and Equipment.  
5. Provide Shop Drawings for review by Landscape Architect.  
6. Prior to construction ensure that CSA and CWP Licensing (all zones) are met.  
7. All timber to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
8. All equipment to be installed in accordance with the manufacturer's instructions.  
9. Carpenter: Specified zones do not include the fabrication/assembly of specified metal components.  
Play Structures:  
1. Timber to be finished smooth with no sharp edges.  
2. Play storage equipment including ladders to be constructed with no pinching hazard or any pose a hazard to user.

NRO605  
Dress-up Cottage



Product Line	Category	Age From	Max. Fall Height	Total Height	Safety Zone
Original: Natural	Recreational	3-5	10'-0"	11'-0"	11'-0"
Original: Natural	Recreational	3-5	10'-0"	11'-0"	11'-0"




The following Open Up Callings to us were given after they were asked to describe the most interesting thing they had ever done in their life. The children were given 30 seconds to think about the experience and then they were asked to share it with the class. The children were given 30 seconds to think about the experience and then they were asked to share it with the class.

1. I was once in a car accident and I was hurt very bad. I was in the hospital for a week and I was in a lot of pain. I was in the hospital for a week and I was in a lot of pain.

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NRO111  
Dolphin Springer



			
Original: Natural	Original: Natural	Original: Natural	Original: Natural
Product Line	Product Line	Product Line	Product Line
Category	Category	Category	Category
Age From	Age From	Age From	Age From
Max. Fall Height (CH)	Max. Fall Height (CH)	Max. Fall Height (CH)	Max. Fall Height (CH)
Total Height (CH)	Total Height (CH)	Total Height (CH)	Total Height (CH)
Safety Zone	Safety Zone	Safety Zone	Safety Zone

Id-02  
L-1.9  
Playhut - Level 4 Courtyard  
Scale: NTS

Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing, for review by Landscape Architect.  
Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing.  
2. All natural non toxic oil wood finish, such as Bordo PRO-TECTOR, color natural life, to be used only.  
3. All wood to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
4. All wood to be sanded with the CSA Guide for Children's Playparks and Equipment.  
5. Provide Shop Drawings for review by Landscape Architect.  
6. Prior to construction ensure that CSA and CWP Licensing (all zones) are met.  
7. All timber to be Western Red Cedar #1 grade timber, s&S, lengths to suit.  
8. All equipment to be installed in accordance with the manufacturer's instructions.  
9. Carpenter: Specified zones do not include the fabrication/assembly of specified metal components.  
Play Structures:  
1. Timber to be finished smooth with no sharp edges.  
2. Play storage equipment including ladders to be constructed with no pinching hazard or any pose a hazard to user.

Id-03  
L-1.8  
Spring Seat - Level 4 Courtyard  
Scale: NTS

Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing, for review by Landscape Architect.  
Children's Play Equipment and Structural General Notes:  
1. Provide stamped engineered Shop Drawings for all specified metal/wood connections prior to manufacturing.  
2. All natural non toxic oil wood finish, such as Bordo PRO-TECTOR, color natural life, to be used only.  
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NRO1401  
Play tower with climbing net, wood post & plastic slide



Product Line	Category	Age group	Max. fall height (CH)	Total height (CH)	Safety Zone
Original: Natural	Recreational	3-5	10'-0"	11'-0"	11'-0"

This equipment has been approved by the American Society of Safety Engineers (ASSE) for use in the following manner:

1. The equipment must be used in accordance with the manufacturer's instructions.

2. The equipment must be used in a safe manner.

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Id-03  
L-1.3  
Play Structure - Level 4 Courtyard  
Scale: NTS

Children's Play Equipment and Structural General Notes:  
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9. Carpenter: Specified zones do not include the fabrication/assembly of specified metal components.  
Play Structures:  
1. Timber to be finished smooth with no sharp edges.  
2. Play storage equipment including ladders to be constructed with no pinching hazard or any pose a hazard to user.

Id-03  
L-1.3  
Natural balance beam - Level 4 Courtyard  
Scale: NTS

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Project:  
Resid'l Development  
Park Residences PH2  
Tower C + D + E  
6333-6399 Mah Bing Street  
Richmond, B.C.

Drawn by:	BOC
Checked by:	JD
Date:	June 28th 2013
Scale:	As Shown
Drawing Title:	

Landscaping Details

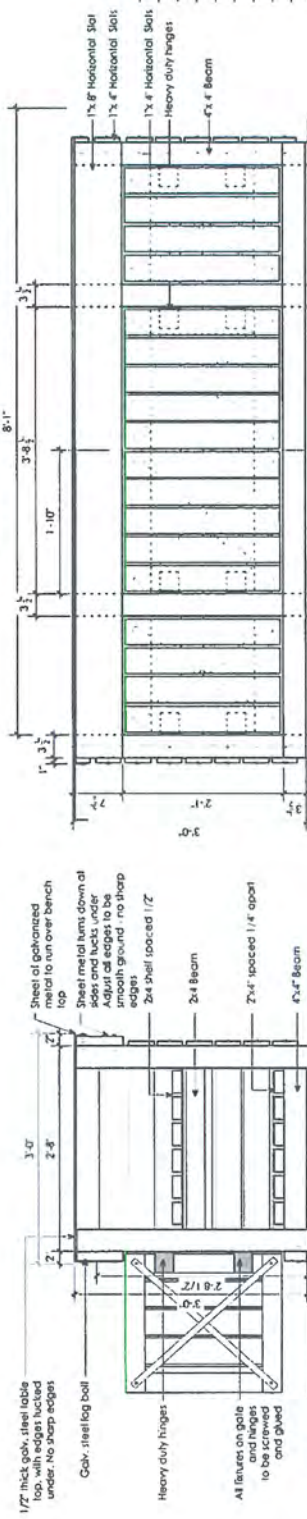
DP 18-837117

Project No.: 17020

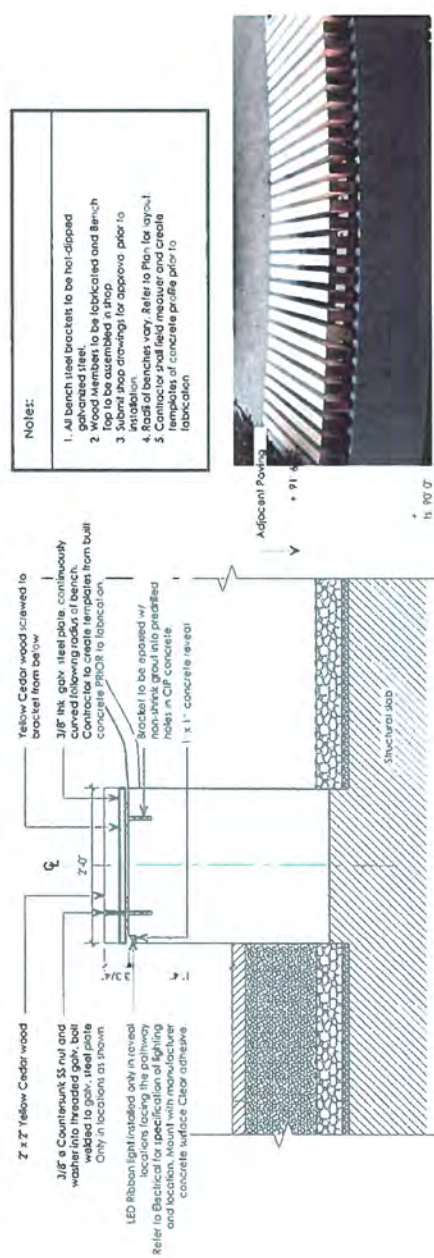
Sheet No.: L-2.3

JUL 07 2020





Id-03 Potting Table & Tool Storage- Levels 4  
L-1.6 Scale: 1" = 1'-0"



**Ld-5** Curved Wood Bench on Concrete Wall (Level 4 Buildings D&E)  
L-1.7 Scale: 1" = 1'-0"

12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report(1)
10	June 26-20	Revision for Staff Report(2)
9	June 15-20	Revision for Staff Report
8	May 05-19	Issued for Staff Comments(5)
7	Dec 02-19	Issued for Staff Comments(4)
6	Nov 19-19	Issued for Staff Comments(3)
5	Oct 31-19	Issued for Staff Comments(2)
4	Sep 04-19	Issued for DP Re-submission
3	Mar20-19	Issued for DP Re-submission
2	Nov15-18	Issued for DP Re-submission
1	Sep18-18	Issued for DP
no.	date	item:
Revisions:		

Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue Vancouver  
BC V6J 1N5  
t: 604 694 4611  
f: 604 694 0577  
www.dk.bc.ca

**Project:**  
**Resd'l Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	ROC
Checked by:	JD
Date:	June 28th, 2018
Scale:	As Shown
Drawing Title:	

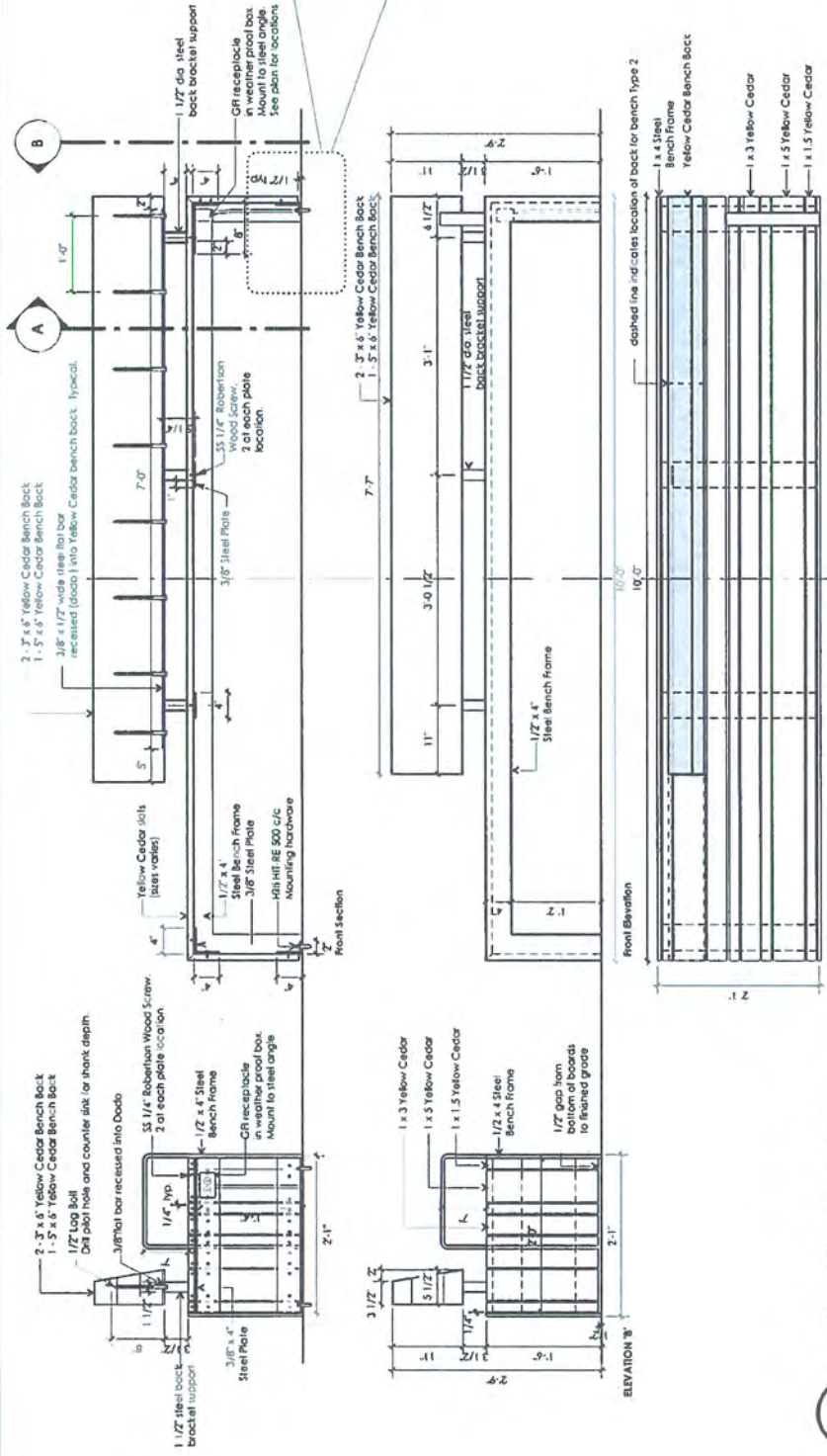
## Landscape Details

DP 18-837117  
RAW #61

JUL 07 2020

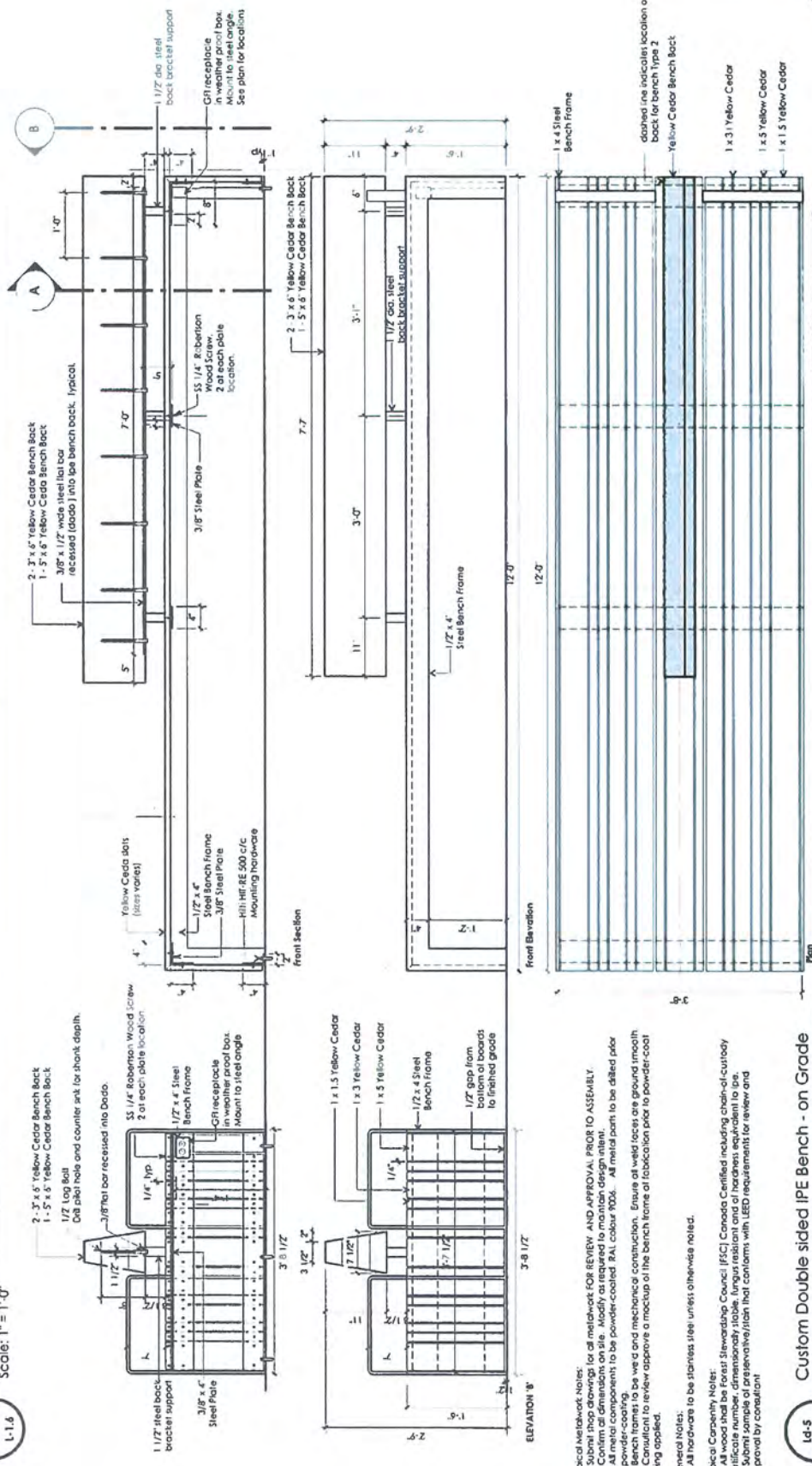
## L-2.4





Custom IPE Bench - on Grade

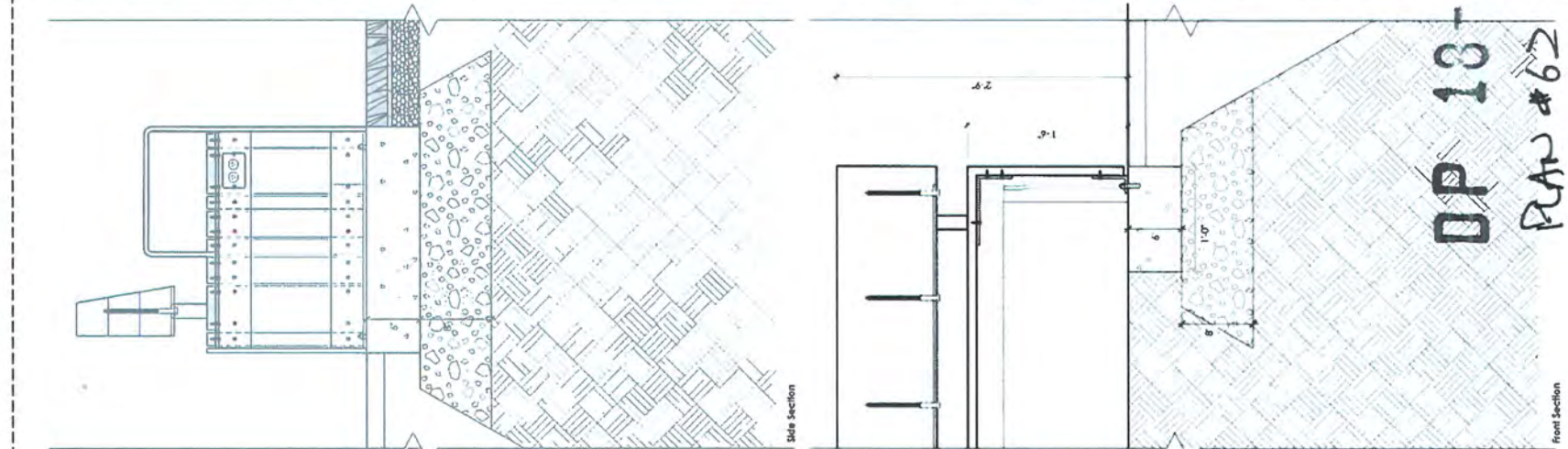
1-1.6



Custom Double sided IPE Bench - on Grade

1-1.6

- Typical Materials Notes:
1. Submit shop drawings for all materials FOR REVIEW AND APPROVAL PRIOR TO ASSEMBLY.
  2. Confirm all dimensions on site. Modify as required to maintain design intent.
  3. All metal components to be powder-coated. RAL colour 9005. All metal parts to be drilled prior to powder coating.
  4. All wood components to be kiln-dried and mechanically constructed. Ensure all wood joints are ground smooth.
  5. Consultant to review and approve a mockup of the bench frame at fabrication prior to powder-coat being applied.
- General Notes:
1. All hardware to be stainless steel unless otherwise noted.
- Typical Capacity Note:
1. Bench shall be designed to meet the requirements of the International Building Code (IBC) for public use.
  2. Submit sample of representative material that conforms with LEED requirements for review and approval by consultant.



Custom IPE Bench Footing - on Grade

Scale: 1 1/2" = 1'-0"

12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report(1)
10	June 25-20	Revision for Staff Report(2)
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comment(1)
7	Dec 05-19	Issued for Staff Comment(4)
6	Nov 04-19	Issued for Staff Comment(3)
5	Oct 21-19	Issued for Staff Comment(2)
4	Mar 20-19	Issued for DP Re-submission
3	Nov 15-18	Issued for DP Re-submission
2	Sep 18-18	Issued for DP
1	NO.: date:	Item:

Revisions:



Project:  
Resid'l Development  
Park Residences PH2  
Tower C + D + E  
6333-6399 Mah Bing Street  
Richmond, B.C.

Drawn by: ROC  
Checked by: JB  
Date: June 28th 2018  
Scale: As Shown  
Drawing Title:

Landscaping Details

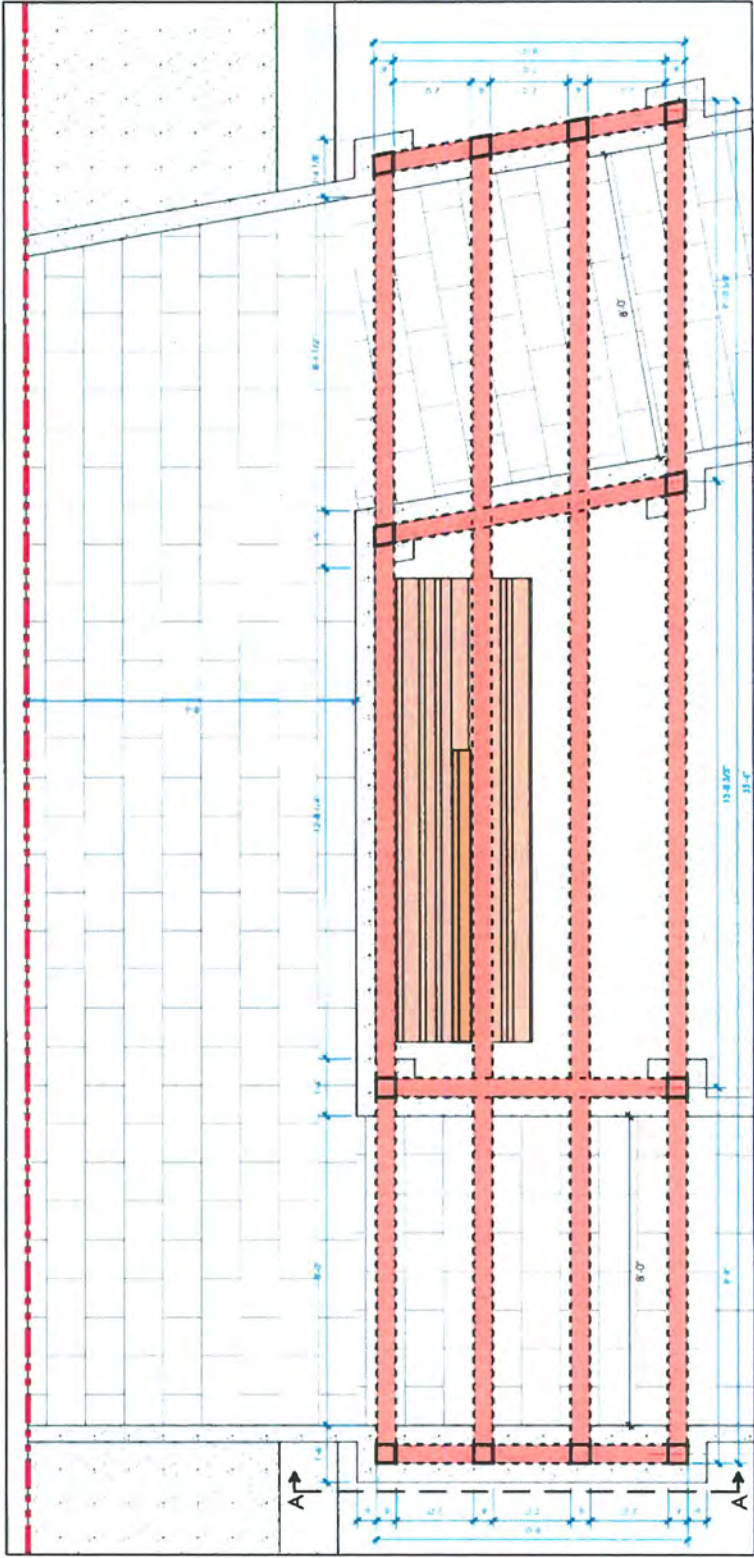
DP 13-037117

Project No.: 17020

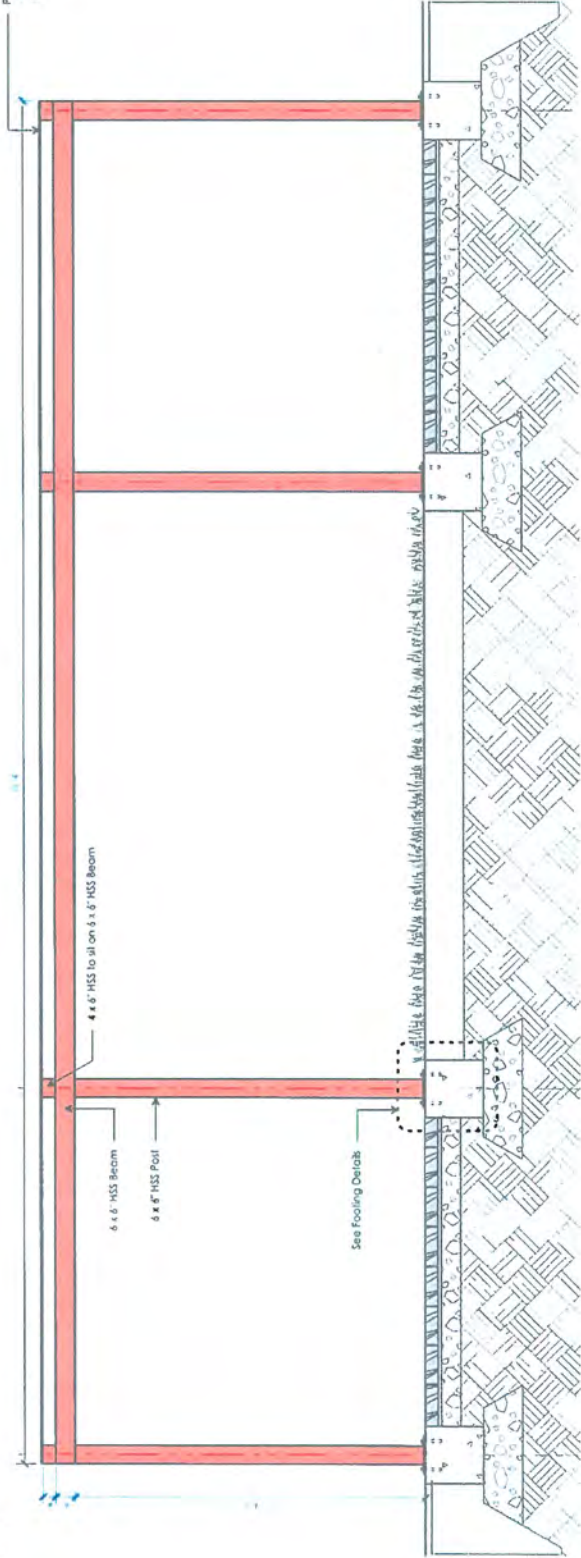
Sheet No.:

L-2.5

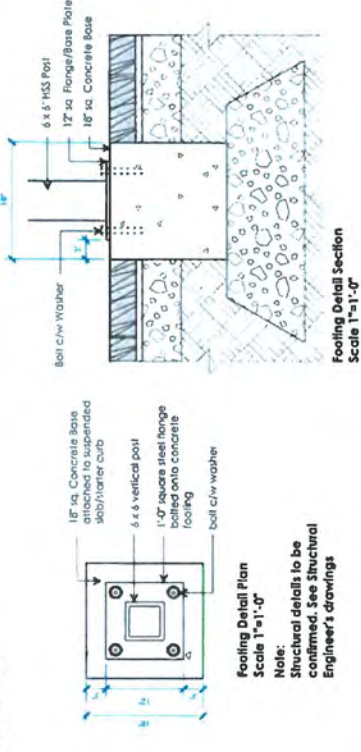




PLAN DETAIL



SOUTH ELEVATION



Footings Detail Plan

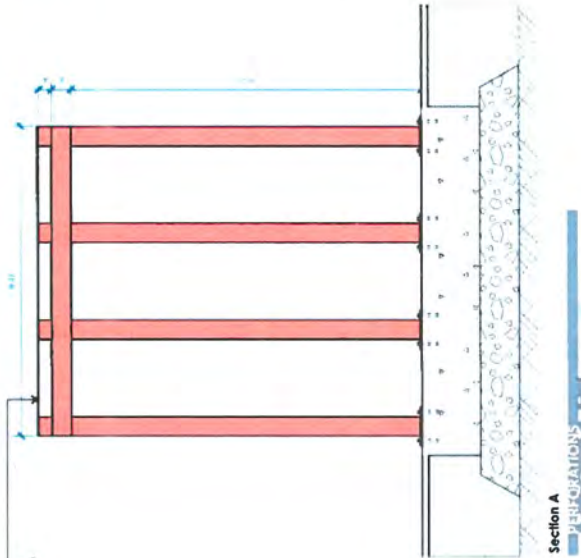
Scale 1/4"=1'-0"

Note:

Structural details to be confirmed. See Structural Engineer's drawings

Footings Detail Section

Scale 1/4"=1'-0"



Section A

PERFORATIONS

1/4"=1'-0"

1/4"=1'-0"

1/4"=1'-0"

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12	July 09-20	Issued for DP Panel
11	July 09-20	Revision for Staff Report(3)
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2	Nov 15-18	Issued for DP Re-submission
1	Sept 18-18	Issued for DP
no.	date	item

Revisions:



Project:  
**Resid'i Development  
Park Residences PH2  
Tower C + D + E**  
**6333-6399 Mah Bling Street  
Richmond, B.C.**

Drawn by: ROC  
Checked by: JO  
Date: June 28th 2018  
Scale: As Shown  
Drawing Title:

Landscape Details

**18-83711**

Project No.: 17020 **PLAN # 63**

Sheet No.: **JUL 07 2020**  
**1-2.6**











SUPPLEMENTARY SPECIFICATIONS  
AND DETAIL DRAWINGS

(To complement Master Municipal Construction Documents (MMCD) – Platinum Edition)

SCHEDULE G  
SUPPLEMENTARY SPECIFICATIONS AND DETAIL  
DRAWINGS FOR TREE PLANTING ON SIDEWALKS AND  
BOULEVARDS

The Supplementary Specifications hereunder shall apply to all tree planting work in the City of Richmond. They replace the specifications in Section 23.01.01 – Planting of Trees, Shrubs and Ground Covers in the Master Municipal Construction Documents. The Supplementary Specifications except in particular cases where specific reference is made to same under the MMCD.

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SECTION 1 - MATERIALS

1.0	Definition
1	City shall mean authorized representative of the Engineering Inspection Department
1.1	Tree Species
1	The selection of tree species shall be approved by the City. Should the alternate choice can be made. The development contractor shall not make substitutions without approval of the City.
1.2	Origin
1	All plant material shall be nursery grown stock.
2	All plant material shall comply with the B.C.S.L.A.C.S.N.T.B.C.M.T.A. Landscape Standard for container grown plants.
1.3	Tree Dimensions
1	Each tree shall have a caliper of 7cm or not be less than 3m in overall height unless otherwise approved by the City. Each tree shall have a sturdy, straight trunk. Lowest branch height on all trees shall be at 1.8m. The trunk shall be free of defects, including but not limited to, decay, frost damage, balanced branching habit with the branches growing out from the stem with reasonable symmetry. All trees shall be in wire baskets unless otherwise approved by the City. (Refer to Tables 3-1 and 3-2).
1.4	Root System
1	All trees shall be in wire baskets unless otherwise approved by the City. Container grown stock shall have sufficiently well-established root system to hold the soil together when removed from the container. In all cases the root system shall be intact and shall be protected by a root barrier or root wrap and shall be sufficiently developed to guarantee successful transplantation.

Height (m)	Caliper (cm)	Root and Medium	Ball and Container
30 cm	20	-	-
45 cm	25	-	-
60 cm	30	35	35
75 cm	35	40	40
90 cm	40	45	45
1.05 m	45	50	50
1.20 m	50	55	55
1.35 m	55	60	60
1.50 m	60	65	65
1.65 m	65	70	70
1.80 m	70	75	75
1.95 m	75	80	80
2.10 m	80	85	85
2.25 m	85	90	90
2.40 m	90	95	95
2.55 m	95	100	100
2.70 m	100	105	105
2.85 m	105	110	110
3.00 m	110	115	115
3.15 m	115	120	120
3.30 m	120	125	125
3.45 m	125	130	130
3.60 m	130	135	135
3.75 m	135	140	140
3.90 m	140	145	145
4.05 m	145	150	150
4.20 m	150	155	155
4.35 m	155	160	160
4.50 m	160	165	165
4.65 m	165	170	170
4.80 m	170	175	175
4.95 m	175	180	180
5.10 m	180	185	185
5.25 m	185	190	190
5.40 m	190	195	195
5.55 m	195	200	200
5.70 m	200	205	205
5.85 m	205	210	210
6.00 m	210	215	215
6.15 m	215	220	220
6.30 m	220	225	225
6.45 m	225	230	230
6.60 m	230	235	235
6.75 m	235	240	240
6.90 m	240	245	245
7.05 m	245	250	250
7.20 m	250	255	255
7.35 m	255	260	260
7.50 m	260	265	265
7.65 m	265	270	270
7.80 m	270	275	275
7.95 m	275	280	280
8.10 m	280	285	285
8.25 m	285	290	290
8.40 m	290	295	295
8.55 m	295	300	300
8.70 m	300	305	305
8.85 m	305	310	310
9.00 m	310	315	315
9.15 m	315	320	320
9.30 m	320	325	325
9.45 m	325	330	330
9.60 m	330	335	335
9.75 m	335	340	340
9.90 m	340	345	345
10.05 m	345	350	350
10.20 m	350	355	355
10.35 m	355	360	360
10.50 m	360	365	365
10.65 m	365	370	370
10.80 m	370	375	375
10.95 m	375	380	380
11.10 m	380	385	385
11.25 m	385	390	390
11.40 m	390	395	395
11.55 m	395	400	400
11.70 m	400	405	405
11.85 m	405	410	410
12.00 m	410	415	415
12.15 m	415	420	420
12.30 m	420	425	425
12.45 m	425	430	430
12.60 m	430	435	435
12.75 m	435	440	440
12.90 m	440	445	445
13.05 m	445	450	450
13.20 m	450	455	455
13.35 m	455	460	460
13.50 m	460	465	465
13.65 m	465	470	470
13.80 m	470	475	475
13.95 m	475	480	480
14.10 m	480	485	485
14.25 m	485	490	490
14.40 m	490	495	495
14.55 m	495	500	500
14.70 m	500	505	505
14.85 m	505	510	510
15.00 m	510	515	515
15.15 m	515	520	520
15.30 m	520	525	525
15.45 m	525	530	530
15.60 m	530	535	535
15.75 m	535	540	540
15.90 m	540	545	545
16.05 m	545	550	550
16.20 m	550	555	555
16.35 m	555	560	560
16.50 m	560	565	565
16.65 m	565	570	570
16.80 m	570	575	575
16.95 m	575	580	580
17.10 m	580	585	585
17.25 m	585	590	590
17.40 m	590	595	595
17.55 m	595	600	600
17.70 m	600	605	605
17.85 m	605	610	610
18.00 m	610	615	615
18.15 m	615	620	620
18.30 m	620	625	625
18.45 m	625	630	630
18.60 m	630	635	635
18.75 m	635	640	640
18.90 m	640	645	645
19.05 m	645	650	650
19.20 m	650	655	655
19.35 m	655	660	660
19.50 m	660	665	665
19.65 m	665	670	670
19.80 m	670	675	675
19.95 m	675	680	680
20.10 m	680	685	685
20.25 m	685	690	690
20.40 m	690	695	695
20.55 m	695	700	700
20.70 m	700	705	705
20.85 m	705	710	710
21.00 m	710	715	715
21.15 m	715	720	720
21.30 m	720	725	725
21.45 m	725	730	730
21.60 m	730	735	735
21.75 m	735	740	740
21.90 m	740	745	745
22.05 m	745	750	750
22.20 m	750	755	755
22.35 m	755	760	760
22.50 m	760	765	765
22.65 m	765	770	770
22.80 m	770	775	775
22.95 m	775	780	780
23.10 m	780	785	785
23.25 m	785	790	790
23.40 m	790	795	795
23.55 m	795	800	800
23.70 m	800	805	805
23.85 m	805	810	810
24.00 m	810	815	815
24.15 m	815	820	820
24.30 m	820	825	825
24.45 m	825	830	830
24.60 m	830	835	835
24.75 m	835	840	840
24.90 m	840	845	845
25.05 m	845	850	850
25.20 m	850	855	855
25.35 m	855	860	860
25.50 m	860	865	865
25.65 m	865	870	870
25.80 m	870	875	875
25.95 m	875	880	880
26.10 m	880	885	885
26.25 m	885	890	890
26.40 m	890	895	895
26.55 m	895	900	900
26.70 m	900	905	905
26.85 m	905	910	910
27.00 m	910	915	915
27.15 m	915	920	920
27.30 m	920	925	925
27.45 m	925	930	930
27.60 m	930	935	935
27.75 m	935	940	940
27.90 m	940	945	945
28.05 m	945	950	950
28.20 m	950	955	955
28.35 m	955	960	960
28.50 m	960	965	965
28.65 m	965	970	970
28.80 m	970	975	975
28.95 m	975	980	980
29.10 m	980	985	985
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29.70 m	1000	1005	1005
29.85 m	1005	1010	1010
30.00 m	1010	1015	1015
30.15 m	1015	1020	1020
30.30 m	1020	1025	1025
30.45 m	1025	1030	1030
30.60 m	1030	1035	1035
30.75 m	1035	1040	1040
30.90 m	1040	1045	1045
31.05 m	1045	1050	1050
31.20 m	1050	1055	1055
31.35 m	1055	1060	1060
31.50 m	1060	1065	1065
31.65 m	1065	1070	1070
31.80 m	1070	1075	1075
31.95 m	1075	1080	1080
32.10 m	1080	1085	1085
32.25 m	1085	1090	1090
32.40 m	1090	1095	1095
32.55 m	1095	1100	1100
32.70 m	1100	1105	1105
32.85 m	1105	1110	1110
33.00 m	1110	1115	1115
33.15 m	1115	1120	1120
33.30 m	1120	1125	1125
33.45 m	1125	1130	1130
33.60 m	1130	1135	1135
33.75 m	1135	1140	1140
33.90 m	1140	1145	1145
34.05 m	1145	1150	1150
34.20 m	1150	1155	1155
34.35 m	1155	1160	1160
34.50 m	1160	1165	1165
34.65 m	1165	1170	1170
34.80 m	1170	1175	1175
34.95 m	1175	1180	1180
35.10 m	1180	1185	1185
35.25 m	1185	1190	1190
35.40 m	1190	1195	1195
35.55 m	1195	1200	1200
35.70 m	1200	1205	1205
35.85 m	1205	1210	1210
36.00 m	1210	1215	1215
36.15 m	1215	1220	1220
36.30 m	1220	1225	1225
36.45 m	1225	1230	1230
36.60 m	1230	1235	1235
36.75 m	1235	1240	1240
36.90 m	1240	1245	1245
37.05 m	1245	1250	1250
37.20 m	1250	1255	1255
37.35 m	1255	1260	1260
37.50 m	1260	1265	1265
37.65 m	1265	1270	1270
37.80 m	1270	1275	1275
37.95 m	1275	1280	1280
38.10 m	1280	1285	1285
38.25 m	1285	1290	1290
38.40 m	1290	1295	1295
38.55 m	1295	1300	1300
38.70 m	1300	1305	1305
38.85 m	1305	1310	1310
39.00 m	1310	1315	1315
39.15 m	1315	1320	1320
39.30 m	1320	1325	1325
39.45 m	1325	1330	1330
39.60 m	1330	1335	1335
39.75 m	1335	1340	1340
39.90 m	1340	1345	1345
40.05 m	1345	1350	1350
40.20 m	1350	1355	1355
40.35 m	1355	1360	1360
40.50 m	1360	1365	1365
40.65 m	1365	1370	1370
40.80 m	1370	1375	1375
40.95 m	1375	1380	1380
41.10 m	1380	1385	1385
41.25 m	1385	1390	1390
41.40 m	1390	1395	1395
41.55 m	1395	1400	1400
41.70 m	1400	1405	1405
41.85 m	1405	1410	1410
42.00 m	1410	1415	1415
42.15 m	1415	1420	1420
42.30 m	1420	1425	1425
42.45 m	1425	1430	1430
42.60 m	1430	1435	1435
42.75 m	1435	1440	1440
42.90 m	1440	1445	1445
43.05 m	1445	1450	1450
43.20 m	1450	1455	1455
43.35 m	1455	1460	1460
43.50 m	1460	1465	1465
43.65 m	1465	1470	1470
43.80 m	1470	1475	1475
43.95 m	1475	1480	1480
44.10 m	1480	1485	1485
44.25 m	1485	1490	1490
44.40 m	1490	1495	1495
44.55 m	1495	1500	1500
44.70 m	1500	1505	1505
44.85 m	1505	1510	1510
45.00 m	1510	1515	1515
45.15 m	1515	1520	1520
45.30 m	1520	1525	1525
45.45 m	1525	1530	1530
45.60 m	1530	1	

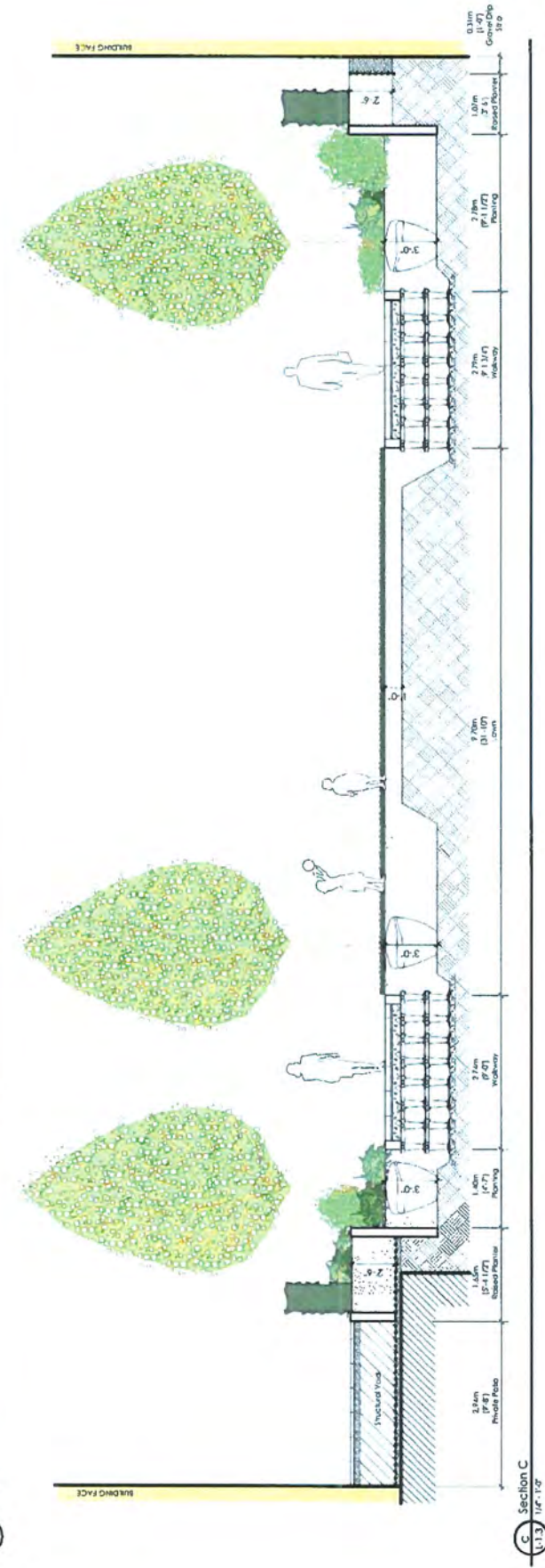
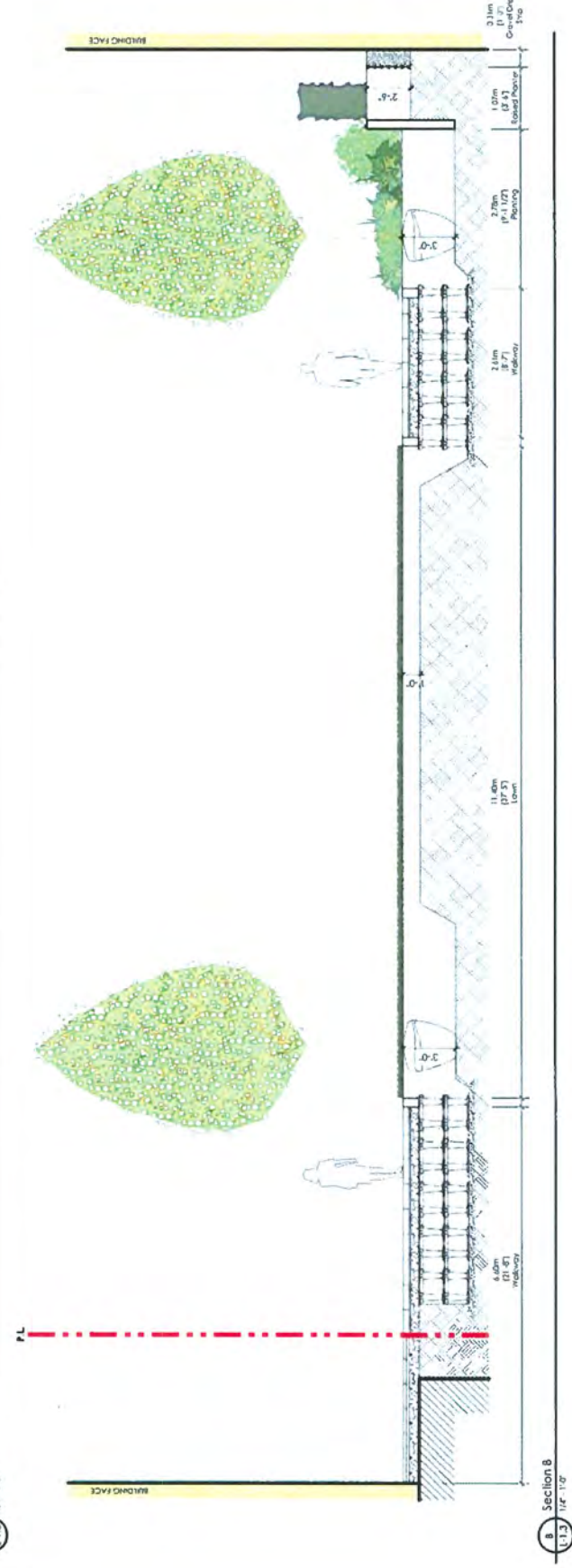
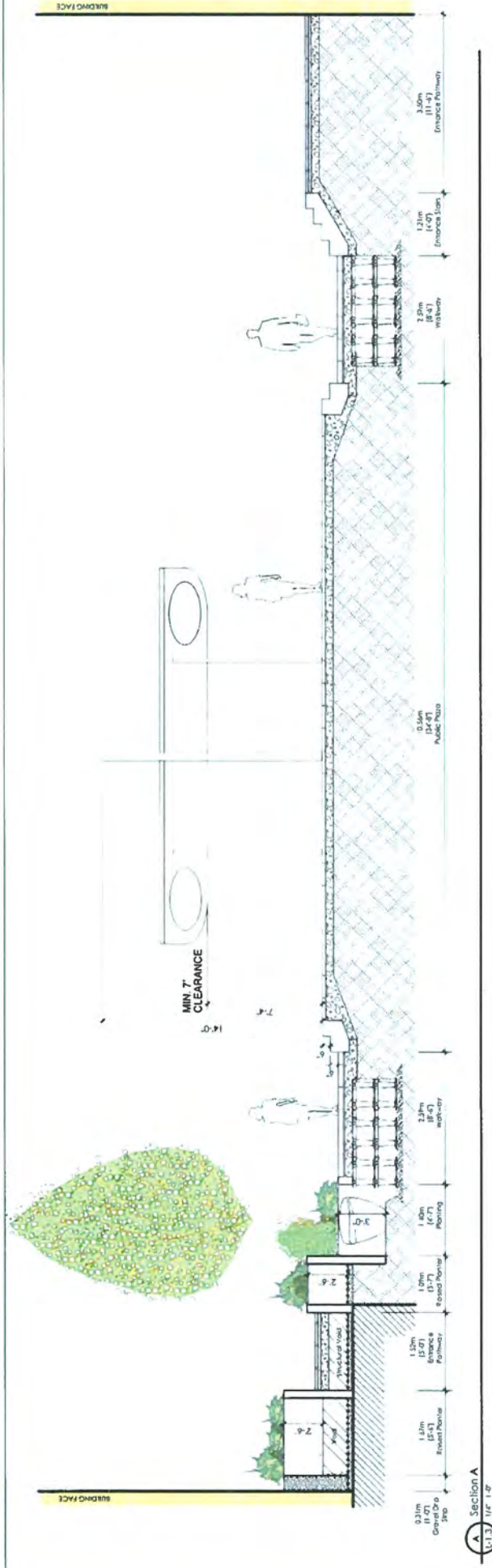










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Project:

**Resid'l Development  
Park Residences PH2  
Tower C + D + E  
6333-6399 Mah Bing Street  
Richmond, B.C.**

Drawn by: \_\_\_\_\_

ROC: \_\_\_\_\_

Checked by: \_\_\_\_\_ ID \_\_\_\_\_

Date: June 28th 2018

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

Drawing Title:

## Landscape Sections

DP 18-837117

PLAN # 69

JUL 07 2020

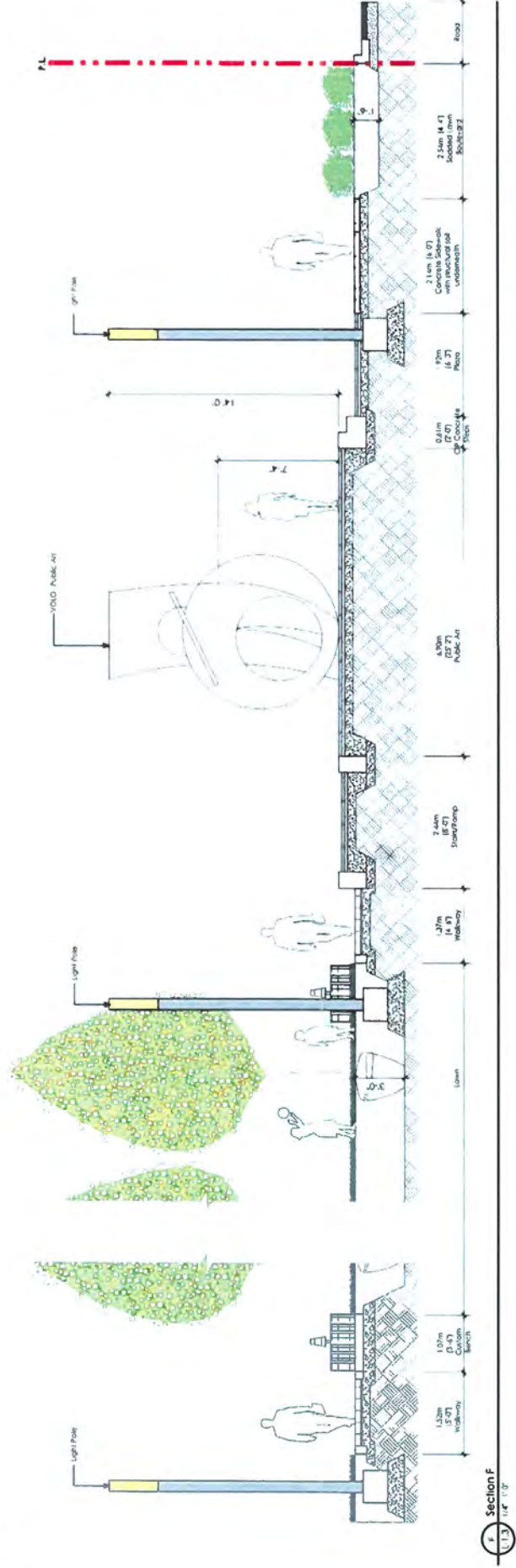
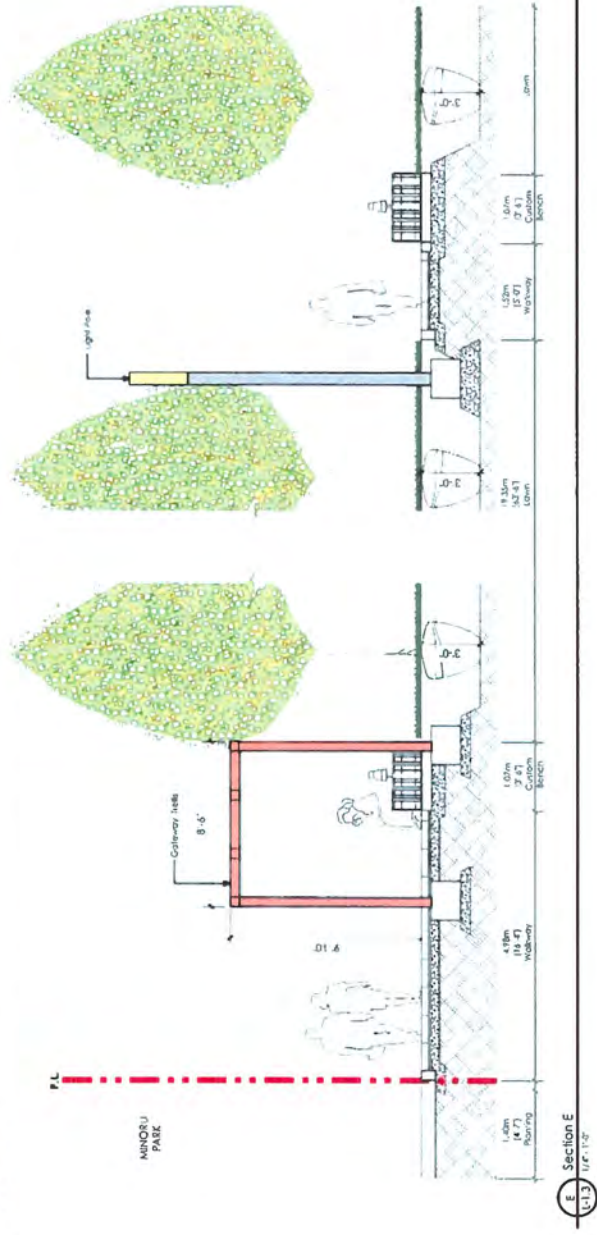
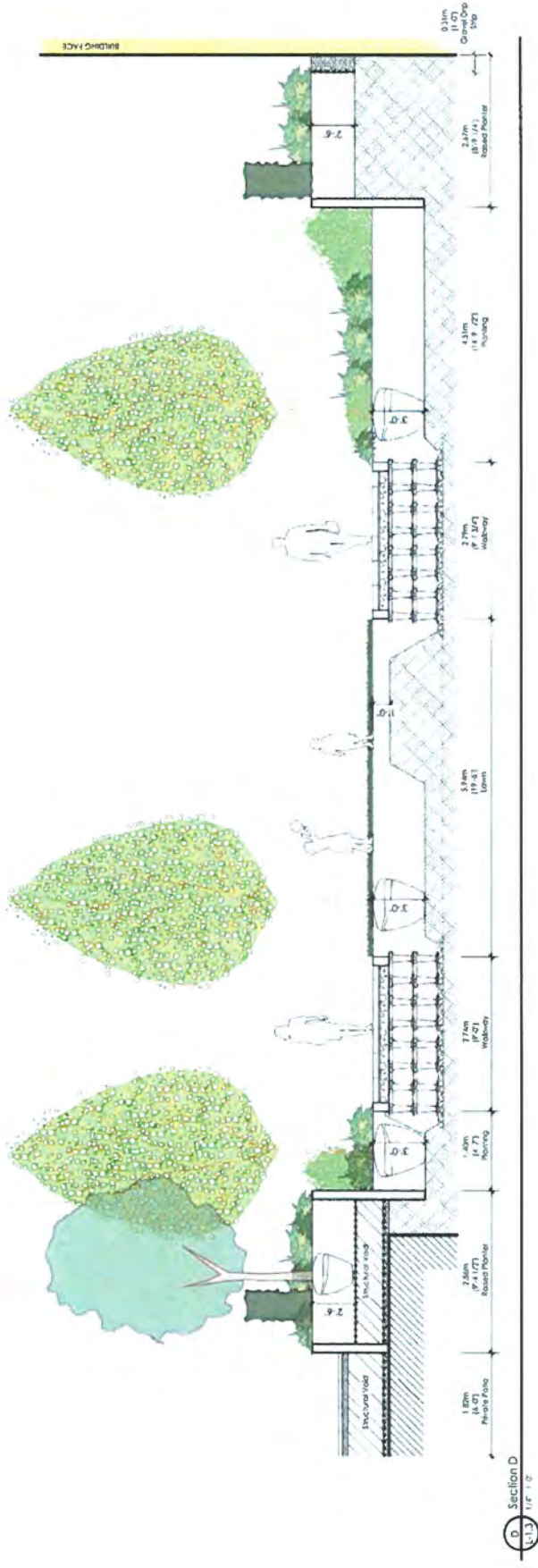
Project No.:

17020

Sheet No..

### L-3.1



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**Project:**  
**Resid'I Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

Drawn by:	RO C
Checked by:	JD
Date:	June 28th 2018
Scale:	1/8" = 1' 0"
Drawing Time:	

**Drawing Title:**

## Landscape Sections

DP 19-837117

PLAN # 70

JUL 07 2020

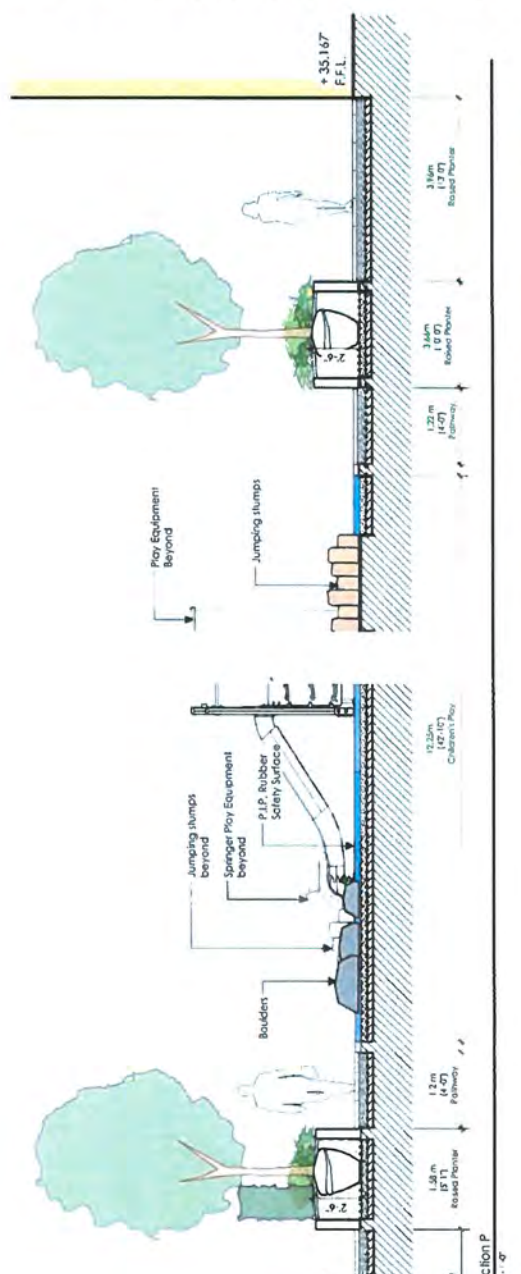
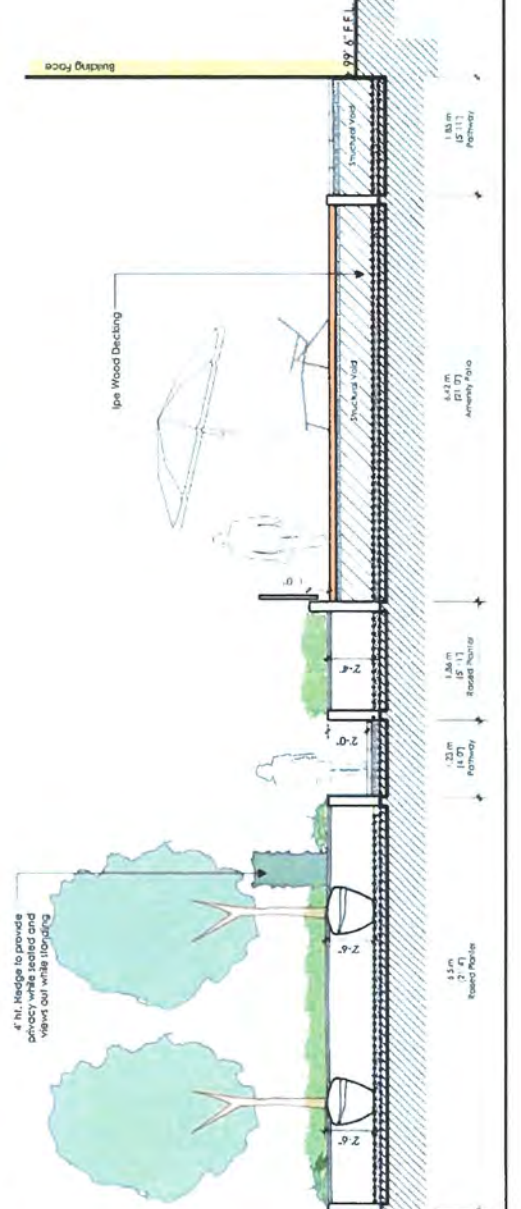
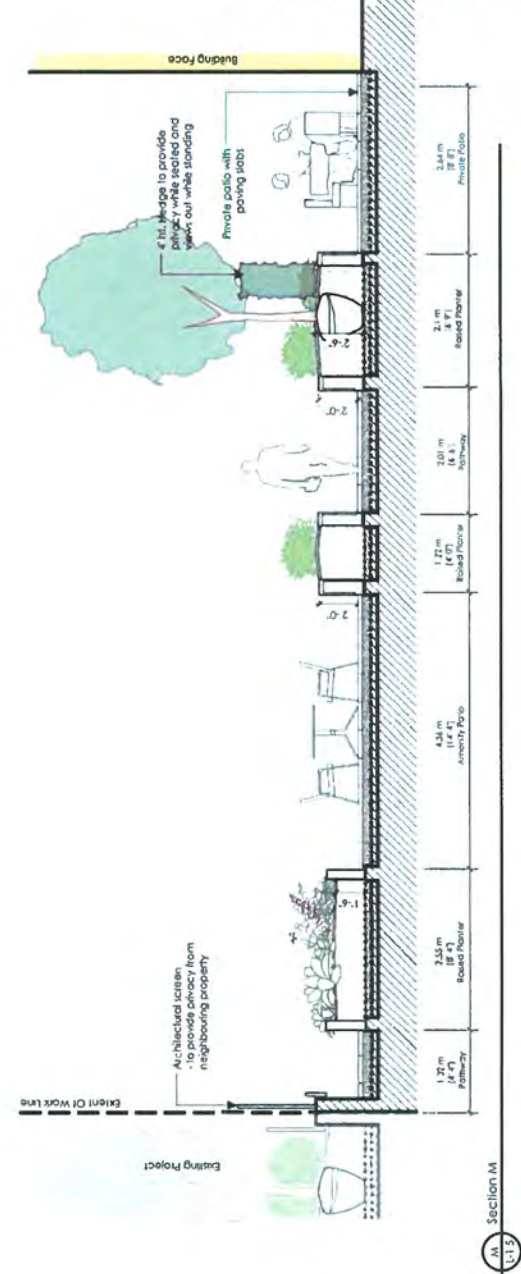
Project No.: 17020

Sheet No.: L-3.2









12	July 09-20	Issued for DP Panel
11	July 08-20	Revision for Staff Report(1)
10	June 24-20	Revision for Staff Report(2)
9	June 15-20	Revision for Staff Report
8	May 12-20	Issued for Staff Comment(5)
7	Dec 05-19	Issued for Staff Comment(4)
6	Nov 04-19	Issued for Staff Comment(3)
5	Oct 21-19	Issued for Staff Comment(2)
4	Sep 04-19	Issued for DP Re-submission
3	Mar 20-19	Issued for DP Re-submission
2	Nov 15-18	Issued for DP Re-submission
1	Sept 18-18	Issued for DP
no.		item:
Revisions:		

**durante** **kreuk**  
**kp**

**Project:**  
**Resid'II Development**  
**Park Residences PH2**  
**Tower C + D + E**  
**6333-6399 Mah Bing Street**  
**Richmond, B.C.**

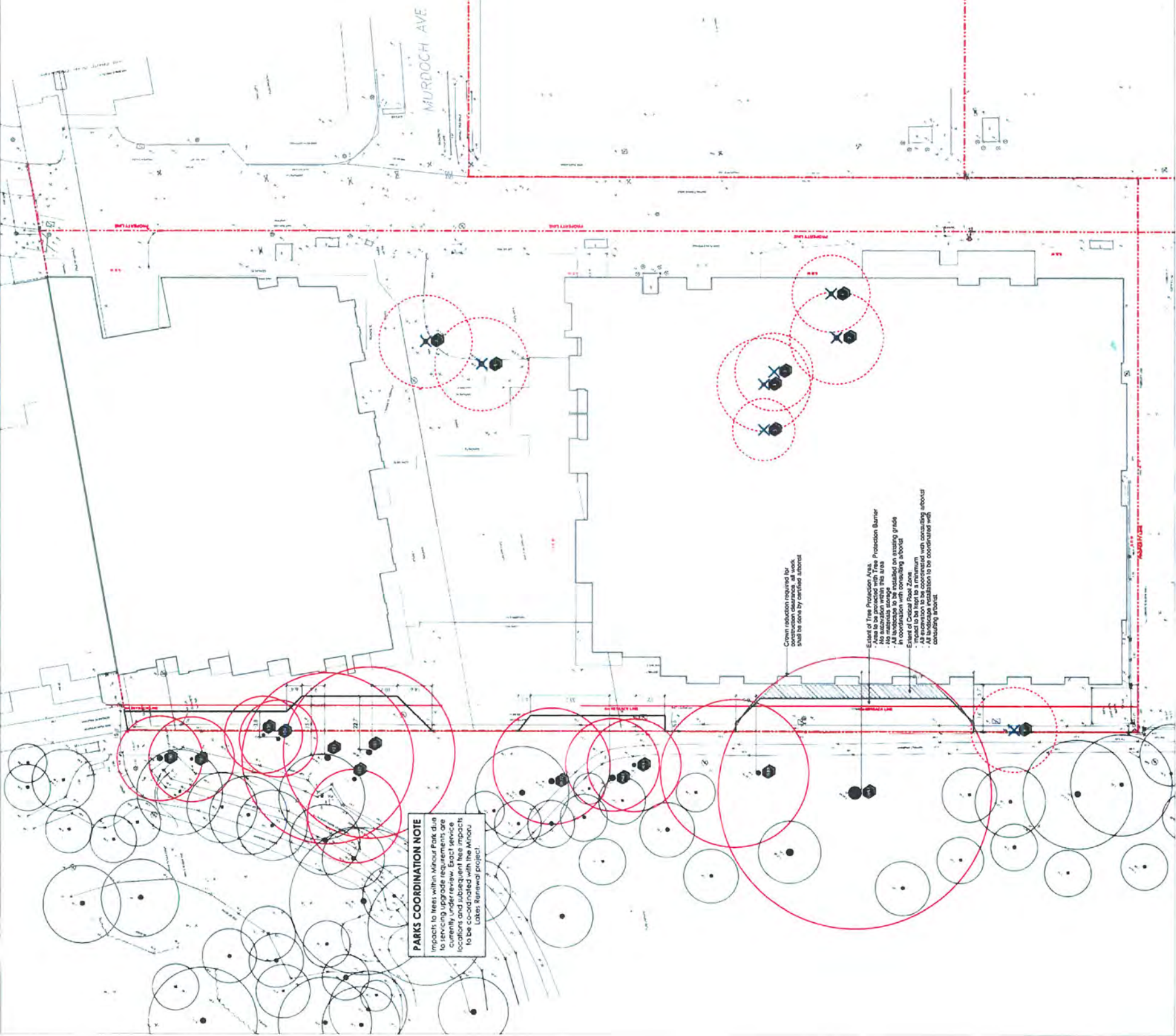
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Checked by:	JO
Date:	June 28th 2018
Scale:	1/8" = 1' 0"
Drawing Title:	

## Landscape Sections

Project No.: 17020	Sheet No.: L-3.4
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DP 18-837117  
JUL 07 2020  
PAC #72





**DRAWING KEY**

- Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
- Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
- Tree Number referred to in existing trees inventory and report for By-Law site with DBH 0.20m or larger (for any trees on city property)
- Location of Tree Protection Barrier to enclose Tree Protection Area. (Refer to Report and Detail for further information.)
- Extent of Critical Root Zone. For information on restrictions, refer to notes on this drawing and the written arborist report.

Tree No.	Species	DBH - cm	Height - m	Field Observations	Notes	
1	Acacia pycnantha (dominant species)	3	10	7	Base in excavation. Asymmetrical crown. No canopy spread. Pruned to 10m. Pruned to 10m.	•
2	Acacia pycnantha (dominant species)	4	12	14	Surrounding. Reduced age. 10m. Pruned to 10m.	•
3	Pinus sp. (10m rest cord)	26	10	6	Pruned to 10m. Pruned to 10m.	•
4	Pinus sp. (10m rest cord)	49	12	14	Pruned to 10m. Pruned to 10m.	•
5	Acacia pycnantha (dominant species)	2	31	8	Pruned to 10m. Pruned to 10m.	•
6	Acacia pycnantha (dominant species)	46	12	17	Pruned to 10m. Pruned to 10m.	•
7	Pinus sp. (10m rest cord)	40	12	13	Pruned to 10m. Pruned to 10m.	•
8	Pinus sp. (10m rest cord)	28	11	9	Pruned to 10m. Pruned to 10m.	•
9	Pinus sp. (10m rest cord)	71	22	28	Pruned to 10m. Pruned to 10m.	•
10	Pinus sp. (10m rest cord)	51	12	23	Pruned to 10m. Pruned to 10m.	•
11	Pinus sp. (10m rest cord)	76	22	28	Pruned to 10m. Pruned to 10m.	•
12	Pinus sp. (10m rest cord)	2	49	10	Pruned to 10m. Pruned to 10m.	•
13	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
14	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
15	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
16	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
17	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
18	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
19	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
20	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
21	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
22	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
23	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
24	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
25	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
26	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
27	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
28	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
29	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
30	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
31	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
32	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
33	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
34	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
35	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
36	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
37	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
38	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
39	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
40	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
41	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
42	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
43	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
44	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
45	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
46	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
47	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
48	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
49	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
50	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
51	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
52	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
53	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
54	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
55	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
56	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
57	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
58	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
59	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
60	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
61	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
62	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
63	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
64	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
65	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
66	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
67	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
68	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
69	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
70	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
71	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
72	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
73	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
74	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
75	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
76	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
77	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
78	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
79	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
80	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
81	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
82	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
83	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
84	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
85	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
86	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
87	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
88	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
89	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
90	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
91	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
92	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
93	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
94	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
95	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
96	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
97	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
98	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
99	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•
100	Pinus sp. (10m rest cord)	2	34	10	Pruned to 10m. Pruned to 10m.	•

**NOTES**

- Initial tree protection barriers to City of Richmond requirements (see detail on this sheet) and maintain throughout construction.
- Tree, tree enclosure, and tree health and stability change with time. Our recommendations to protect and retain trees are based on observations made on the date noted, and on a visual assessment of the trees using normal visual assessment procedures. Durante Kreuk Ltd. cannot guarantee that trees recommended for retention will remain whole or stable. Durante Kreuk Ltd. assumes no responsibility for tree protection unless we have been contacted to provide advice, and provided appropriate notice when work on or near the trees is to be done.
- Tree protection measures and all work on trees on City of Richmond Parks Land shall be pre-approved by City of Richmond arborist.

Observations and recommendations by Ronan Ryan, SA, Certified Arborist PH-791A  
- All Observations made November 12, 2018. Additional Observations within the Park made April 12, 2019.  
This drawing shall be read in conjunction with the Tree Report for this site, produced by Durante Kreuk Ltd. dated July 14, 2018.

PLAN #73

DP 18-837117

JUL 07 2020

17020

Sheet No.

Project No.

**Existing Trees Management Plan**

Drawing Title:

Scale:

Date:

Checked by:

Drawn by:

Richmond, B.C.

6333-6399 Mah Bing Street

Tower C + D + E

Park Residences PH2

Resid' Development



Durante Kreuk Ltd.  
1001 West 2nd Avenue Vancouver BC V6H 1A5  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.dk.ca

**PARKS COORDINATION NOTE**  
Impact to trees within Minor Park due to servicing upgrade requirements are currently under review. Road service upgrade requirements for the project to be coordinated with the Minor Parks Department.



Tree No.	Species	# of Stems	DBH-cm	Spread - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Note
ON SITE												
1	Acer palmatum (Japanese maple)	3	53	10	7	Base in raised planter. Asymmetrical crown. Suppressed by adjacent trees.				◆		
2	Thuja plicata (western red cedar)	66	12	14	Surface root(s). Reduced vigor. 90% live crown ratio.			◆		◆		
3	Prunus cerasifera (Pissard plum)	26	10	8	Suppressed by adjacent trees. Phototropic lean west. Asymmetrical crown.				◆			
4	Cedrus var. (true cedar)	49	12	14	Girdling root(s). Reduced vigor. 85% live crown ratio.			◆		◆		
5	Acer palmatum (Japanese maple)	2	31	8	Included bark. Located near building. Asymmetrical crown.				◆			
6	Thuja plicata (western red cedar)	66	12	17	Base directly adjacent to retaining wall. Reduced vigor. 95% live crown ratio.			◆		◆		
7	Thuja plicata (western red cedar)	60	12	15	Base directly adjacent to retaining wall. Corrected lean. Reduced vigor. 95% live crown ratio.			◆		◆		
8	Ulmus americana (American elm)	26	11	9	Located between parking lot and paved pathway. Cubic heaving. Ingrown chain-link fence and metal top rail.			◆		◆		
ADJACENT PARK												
101	Ulmus americana (American elm)	73	22	26	Joint crown with tree # 102 and # 103. Asymmetrical crown.			◆				◆
102	Ulmus americana (American elm)	51	12	23	Phototropic lean west. Joint crown with tree # 101 and # 103. Asymmetrical crown. Historical failure of cage scaffold limb. Woundwood development is poor.			◆				◆
103	Ulmus americana (American elm)	76	22	26	Joint crown with tree # 101 and # 102. Asymmetrical crown.			◆				◆
104	Ulmus americana (American elm)	2	49	10	9	Suppressed by adjacent trees. Joint crown with tree # 105.			◆			◆
105	Ulmus americana (American elm)	2	36	10	8	Suppressed by adjacent trees. Joint crown with tree # 104.			◆			◆
107	Acer pseudoplatanus (sycamore maple)	35	11	11	2 Co-dominant leaders at base. Joint crown with tree # 108.				◆			◆
108	Acer pseudoplatanus (sycamore maple)	4	72	9	11	Other stem(s) ø 19cm. 4 Co-dominant leaders at base. Joint crown with tree # 107.			◆			◆

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17020\_Tree Report

Tree No.	Species	# of Stems	DBH-cm	Spread - m	Height - m	Field Observations	Dead	Poor	Fair	Good	Remove	Relocate	Note
Pine #74													
0977	Pinus sylvestris (Scots pine)	74	15	20	Joint crown with tree # 0981. Asymmetrical crown. 3 Co-dominant leaders at 2m above ground. Historical pruning wound, ø ± 35cm, at 3m above ground. Woundwood development is poor. 90% live crown ratio.			◆				◆	
0981	Pinus sylvestris (Scots pine)	77	12	20	Joint crown with tree # 0983. Asymmetrical crown. 2 Co-dominant leaders at 2m above ground. Included bark. 60% live crown ratio.					◆			◆
0983	Liriodendron var. (tulip tree)	47	12	17	Girdling root(s). Joint crown with tree # 0981. Asymmetrical crown.				◆				◆
0988	Acer platanoides (Norway maple)	60	19	17	Suppressed by adjacent trees. Phototropic lean north. Asymmetrical crown. Heavy loaded north.				◆				◆
0997	Ulmus americana (American elm)	164	35	27	Girdling root(s). 3 Co-dominant leaders at 2m above ground. Included bark all the way to base. Deadwood minimal.				◆				◆
TREE NOTES													
◆	Non- bylaw trees under 0.20 DBH and dead trees listed on shaded background												
◆	Bylaw trees over 0.20 DBH are listed on a white background.												

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17020\_Tree Report

PLAN #74

DP 18-837117

JUL 07 2020