



Development Permit Panel

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

**Wednesday, December 11, 2019
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on November 26, 2019.*



1. DEVELOPMENT PERMIT 17-791045
(REDMS No. 6288179)

APPLICANT: BOLD Properties (Cooney) Limited Partnership

PROPERTY LOCATION: 6333 Cooney Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 83 dwelling units at 6333 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".



2. DEVELOPMENT PERMIT 18-797785
(REDMS No. 6342646)

APPLICANT: by Sian Group Investments Inc.

PROPERTY LOCATION: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road) on a site zoned "Medium Density Town Housing (ZT82) – Williams Road".



3. DEVELOPMENT PERMIT 18-818671

(REDMS No. 5856972)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of two industrial buildings on the consolidated parcel including 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909 on a site zoned "Industrial Retail (IR1)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) Increase the maximum height for buildings from 12.0 m to 16.15 m; and*
 - (b) Reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.*



4. GENERAL COMPLIANCE – REQUEST BY GBL ARCHITECTS FOR A GENERAL COMPLIANCE RULING AT 6340 NO. 3 ROAD

(File Ref. No.: DP 18-822743) (REDMS No. 6337388)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6340 No. 3 Road

ITEM

Director's Recommendations

That the attached plans to apply a public art element to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, to change the glazing on the second floor west and south elevations of the office building facing No. 3 Road and Cook Road, and include painted design elements on the east elevation of the parkade podium wall facing the lane/pedestrian mews be considered to be in General Compliance with Development Permit (DP 18-822743).



5. **New Business**

6. **Date of Next Meeting: January 15, 2020 (Tentative)**

ADJOURNMENT



**Development Permit Panel
Tuesday, November 26, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Peter Russell, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Milton Chan, Acting Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 14, 2019 be adopted.

CARRIED

**1. DEVELOPMENT VARIANCE 19-863864
(REDMS No. 6256436)**

APPLICANT: Tuung Dih Chu

PROPERTY LOCATION: 8460 Steveston Highway

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.

Applicant’s Comments

Michelle Wu, Manager, Lavender Rich Farm, accompanied by Tuung Dih Chu, applicant, with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the subject Development Variance application, highlighting the following:

Development Permit Panel Tuesday, November 26, 2019

- the existing lavender farm has been in operation since 2017 and the applicant intends to construct a roadside stand building with an indoor floor area of 93 square meters in the “Roadside Stand (CR)” zoned portion of the split-zoned subject property;
- the proposed siting of the roadside stand building will allow the roadside stand to be located closer to Steveston Highway and not impact the existing farm operation in the “Agriculture (AG1)” zoned portion of the subject property;
- a significant amount of natural wood materials will be used for the proposed roadside stand building;
- there is an existing barn structure in the subject property currently used for storage and processing of lavender products;
- gravel material is proposed for surface treatment of the outdoor parking area;
- the existing driveway in the middle of the site will provide vehicle access to the roadside stand building;
- the existing farm access along the west property line will be maintained to provide access only to the farm;
- a three-meter wide planting strip along Steveston Highway will be installed to provide visual interest along the street frontage; and
- a pedestrian pathway will be constructed to provide pedestrian connection from the City sidewalk to the entrance of the roadside stand building.

In addition, Ms. Wu reviewed the elevations of the proposed roadside stand building, existing farm operations, processing method, and the high-value lavender products from the farm to be sold in the roadside stand building.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the applicant is seeking a variance to the required size of farm operation to allow the proposed roadside stand building to be constructed in the “Roadside Stand (CR)” zoned portion of the subject site, (ii) the proposed roadside stand building could be located in the “Agriculture (AG1)” zoned portion of the site without requesting any variances; however, it would reduce the area used for farm operation and reduce the visibility of the building from the street, (iii) the proposed variance is specific to the building design attached to the subject Development Variance Permit application, and (iv) any further expansion of the proposed roadside stand building will be subject to Council approval.

In reply to a query from the Panel, Mr. Craig confirmed that (i) the subject property is split-zoned, consisting of “Roadside Stand (CR)” zone and “Agriculture (AG1)” zone, (ii) for a roadside stand to be located in “Roadside Stand (CR)” zone, it must be supported by a farm operation of at least 8.0 hectares, (iii) the requested variance is required since the existing farm operation in the subject property is approximately 3.0 hectares in size, and (iv) the building design and proposed landscaping are specific to the proposal.

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Panel Discussion

In reply to queries from the Panel, Ms. Wu acknowledged that (i) the proposed materials for the building include natural logs, (ii) the proposed planting strip along the Steveston Highway frontage includes two trees and shrubs, majority of which are lavenders, and (iii) lavenders grow well in Richmond.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that (i) the proposal is well thought out and supported by the City's Food Security and Agricultural Advisory Committee (FSAAC), (ii) the siting of the roadside stand along Steveston Highway is supported as it will not impact the existing farm operation, and (iii) the site frontage is well landscaped.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.

CARRIED

2. Date of Next Meeting: December 11, 2019

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:43 p.m.

CARRIED

Development Permit Panel
Tuesday, November 26, 2019

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 November 26, 2019.

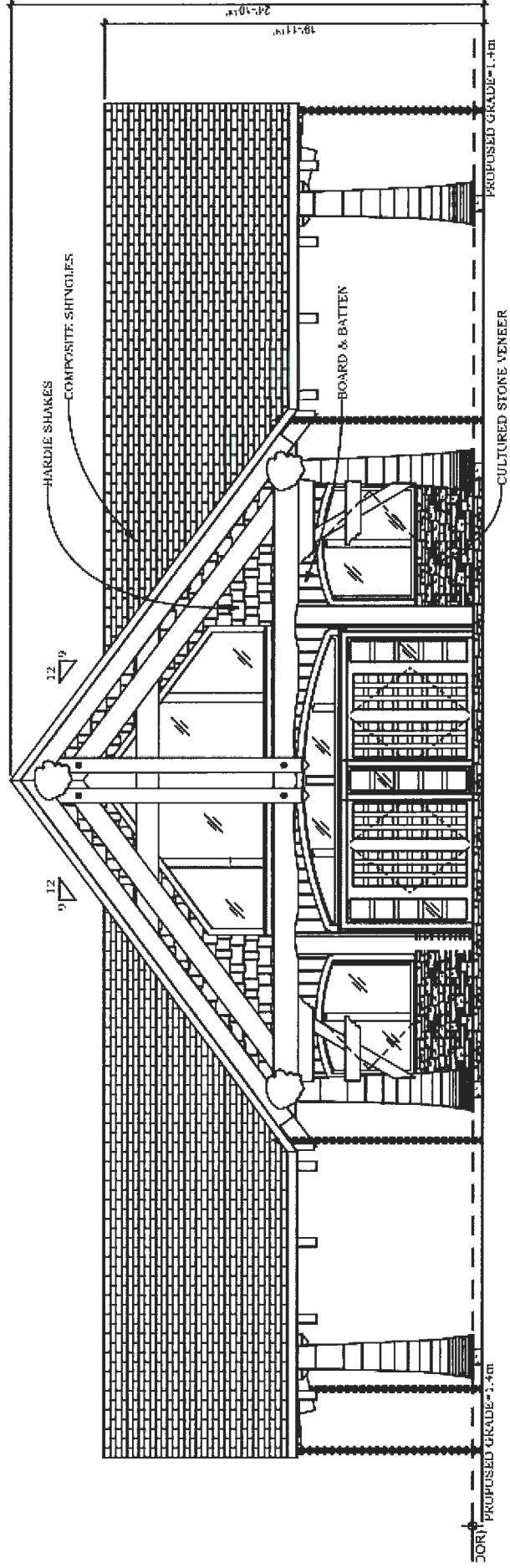
Peter Russell
Chair

Rustico Agawin
Committee Clerk

Savender Rich Farm

8460 Steveston Hwy

Proposed Roadside Stand



Lavender Field in Spring 2018



Lavender Field in Spring 2019



Lavender Field in Summer 2019



Harvesting



Air Dry in the Barn



Distill Lavender Oil



Value-added lavender products



**DR ORGANIC
LAVENDER**





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 14, 2019

From: Wayne Craig
Director, Development

File: DP 17-791045

Re: **Application by BOLD Properties (Cooney) Limited Partnership for a Development Permit at 6333 Cooney Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 83 dwelling units at 6333 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".


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

WC:sb
Att. 5

Staff Report

Origin

BOLD Properties (Cooney) Limited Partnership has applied to the City of Richmond for permission to develop a high-rise residential development at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) Brighthouse Village”. The developer’s proposal includes a total of 6,559 m² (70,597 ft²) floor area in a 14-storey tower development with approximately 83 dwelling units. The site is currently vacant.

The site is zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”. Zoning Bylaw 8500, Amendment Bylaw 8738 (RZ 09-506908) and an associated Development Permit (DP 09-506909) were approved by Council on April 10, 2012 and Building Permits issued in 2013. In 2014, the Development Permit and Building Permits expired and the Servicing Agreement (SA 11-583906) was closed. The applicant is required to enter into a new Servicing Agreement and provide a new Letter of Credit security.

Like the original Development Permit, the subject Development Permit application proposes a tower and podium, although with a lower three-storey podium, increased separation of the tower from the west property line, more contemporary architectural design, and more generous residential lobby courtyard and lane sidewalk.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north: A 14-storey residential tower that is designated under the City Centre Area Plan (CCAP) for high density high-rise mixed-use development (Urban Core T6 (45m)).
- To the east: Across Cooney Road, a three-storey townhouse development that is designated under the CCAP for low density low-rise mixed-use development (General Urban T4 (15m)).
- To the south: An older split-level house on an orphan lot designated under the CCAP for medium density mid-rise mixed use development (Urban Centre T5 (25m)). The City is reviewing a rezoning application (RZ 19-861646) from GUD GROUP to rezone 6371 Cooney Road from Low Density Townhouse (RTL1) to a Site Specific zone as per the CCAP in order to develop 14 apartment units.
- To the west: Two older four-storey wood frame apartment buildings fronting Buswell Street in an area designated under the CCAP for medium density mid-rise mixed use development (Urban Centre T5 (25m)).

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 in compliance with the “High Rise Apartment (ZHR8) Brighthouse Village” zone.

Advisory Design Panel Comments

On February 21, 2019, the Advisory Design Panel (ADP) 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 2), together with the applicant’s design response in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The Cooney Road streetscape is enhanced with two residential unit entries, the residential tower lobby and entry courtyard. The residential tower and three-storey podium massing are provided along this frontage.
- The subject development will be accessed from a new interim City lane required to be constructed along the south edge of the subject site. The original rezoning secured public Rights-of-Way along the south edge of the site for a new City lane and along the Cooney Road frontage for future road widening. These Rights-of-Way areas will be designed and constructed via Servicing Agreement as secured by legal agreement registered on Title. Due to the passage of time, change in engineering requirements, change in ownership and additional lane widening for enhanced pedestrian passage, the applicant is required to enter into a new Servicing Agreement. The lane will be widened to ultimate width through the redevelopment of the site to the south.
- The development is setback along the north and west property lines, due to utility Right-of-Ways. The setback areas provide landscape buffers to the neighbouring residential developments. Shrubs, vines and low planting are proposed in front of the three-storey parking podium, and the walls treated with a relief pattern and inset panels to provide visual interest.
- The development is accommodated within a single tower, located at the southeast corner of the site facing the new lane and Cooney Road to maximize distance from existing neighbouring residential development, and minimize overlook.

Urban Design and Site Planning

- The proposed form of development takes advantage of the site’s proximity to the Canada Line and provision of a new City lane to create a high-density urban environment that is consistent with CCAP objectives.
- The distinctive tower is articulated with stepped roofline resulting from inset penthouse level, and stacked balconies.

- The three-storey podium includes a pedestrian-oriented residential frontage which could accommodate home based business uses, contributing towards local liveability. The podium also accommodates four levels of parking, including a level underground.
- Resident-shared amenity space is provided on the podium roof, including outdoor amenity space and an indoor amenity room pavilion at the north-west corner of the podium roof.
- Service uses, parking, loading and waste management are screened from public view.

Parking and Access

- The proposal includes 101 parking spaces within the parkade in compliance with Zoning Bylaw 8500.
- Parking, loading and waste management are accessed from the new City lane required to be constructed along the south edge of the subject development site. The proposed development will provide additional public Rights-of-Way (0.35 m width) along the north edge of the City lane Right-of-Way (ROW) to accommodate a wider sidewalk along the lane for enhanced pedestrian passage, ultimately to the future bus mall and Brighthouse Canada Line Station when the properties to the west redevelop in the future. The interim 7.85 m lane width will be widened to ultimate 9.35 m lane width through the redevelopment of the site to the south.
- One medium (SU9) on-site loading space is provided adjacent to the new lane. The use of the loading space will be shared with the adjacent site to the south at 6371 Cooney Road and the applicant will provide a public Right-of-Way over the loading space for the shared use.
- Most of the utility Right-of-Way along the west property line is also covered by public Right-of-Way. The proposed development will provide Public Rights of Passage (PROP) over the remainder of the utility Right-of-Way along the west property line to accommodate potential future lane network construction.

Architectural Form and Character

- The proposed development contributes towards a modern architectural expression including:
 - Maximizing active transparent residential uses on the ground floor.
 - Three storey podium incorporates repeated vertical design treatment to break down the horizontal massing.
 - A distinct tower along the site's Cooney Road frontage, stepped back from the street-fronting podium and articulated with inset and projecting balconies, cladding incorporating strong graphic patterning in white, grey and black, together providing rhythm, variety and visual interest.
- Quality materials (e.g. cementitious panel, spandrel panels, aluminum frames, and glass guardrails) contribute towards a distinct identity and urban environment.
- A strong white-grey-black colour palette that, when used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development's public open space contributions are provided through public Rights-of-Way secured through the original rezoning and proposed additional public Right-of-Way to accommodate a wider sidewalk lane.

- 552 m² (5,942 ft²) of residential outdoor amenity space is provided, based on the OCP standard of 6 m² (65 ft²) per dwelling unit, comprising a consolidated, irrigated landscaped, multi-use, outdoor space at the podium roof level (co-located with required indoor residential amenity space), designed to provide for children's play, strolling, socializing, relaxing, and outdoor dining.
- Additional landscaping is provided at the residential lobby entrance, green roof on the indoor amenity pavilion, and landscape buffers along the north and west property lines.
- All landscaped areas will be irrigated and drought tolerant plants are incorporated in green roof and vegetated outdoor areas to reduce reliance on irrigation.
- Private outdoor patios and balconies are provided for all dwelling units in the tower.
- Prior to forwarding the subject application to Council, the applicant is required to provide to the City a Letter of Credit for landscaping in the amount of \$305,277.00, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Shared Indoor Amenity Space

- The OCP requires that multi-family development comprising 40 units or more provide at least 100 m² (1,076 ft²) of indoor amenity space. The subject development meets the OCP minimum and provides for attractive indoor amenity space located adjacent to the outdoor amenity space in the form of a 108 m² (1,161 ft²) enclosed pavilion at the podium roof level.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.

Casual surveillance is provided through minimizing blind corners, a prominent residential lobby entrance, locating visitor parking uses on the ground floor of the parkade, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, street-oriented residential entries and lighting in all *pedestrian* areas.

- Territoriality is identified through landscape treatment.
- Target hardening security features are provided at all pedestrian and parking entrances.

Accessible Housing

- The proposed development includes 20 two-bedroom adaptable units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to comply with the BC Building Code requirements for adaptable housing.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - 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.

Sustainability Measures

- The project will achieve the City standard of LEED "Silver" equivalent as per the attached LEED checklist (Attachment 3).
- District Energy Utility (DEU) compatible building and mechanical system designed to facilitate a future connection to a City utility. The applicant will be required to register a

legal agreement on Title securing the owner's commitment to connect to a District Energy Utility (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. The developer will also be required to provide mechanical drawings and energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.

- Energized electric vehicle (EV) charging outlets for 100% of resident vehicle parking spaces (208V – 240V) and 10% of Class 1 secure bicycle storage spaces (120V).

Tree Management

- There are six trees (tag# 86, 87, 88, 89, 90, 91) located within the lane public Right-of-Way along the south edge of the subject development site as shown on the proposed tree management plan (DP Plan 40). These trees are in fair to poor condition and are in conflict with the required City lane construction.
- There are seven trees located on neighbouring property as follows:
 - Five trees (tag# OS2, OS3, OS4, OS5, and OS7) located on the neighbouring property to the south (6371 Cooney Road) will need to be removed to facilitate the required lane construction. The City has received a rezoning application for 6371 Cooney Road (RZ 19-861646) and the applicant has received written permission from the neighbouring property owner for the removal of these trees (Attachment 4). The applicant is required to obtain a tree removal permit for these trees.
 - Two trees (tag# OS1 and OS6) located on neighbouring property will not be impacted by the proposed development and are required to be protected. Installation of appropriate tree protection fencing is required as part of the development prior to any construction activities, including building demolition, occurring on-site. The applicant is also required to enter into a contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees, monitor the trees and submit a post-construction assessment report to the City for review.
- There are a total of 19 new trees included in the Development Permit plans.

Affordable Housing

- The ZHR8 zone does not require the provision of built affordable housing units and voluntary cash contributions were provided through previous rezoning applications regarding the subject development site. In response to the need for affordable housing in the City, the applicant will be providing a voluntary contribution in the amount of \$100,000 towards the City's Affordable Housing Strategy (i.e. \$100,000 in addition previous contributions of \$30,545.00 via RZ 03-238768 and \$251,611.00 via RZ 09-506808).

City Centre Development

- The applicant will be providing a voluntary contribution in the amount of \$2,144.77 towards future City community planning studies, as set out in the City Centre Area Plan (i.e. \$19,779.77 at 2019 rate of \$0.28 per buildable square foot, less \$17,635 previously contributed via RZ 09-506808).
- Registration of a legal agreement on Title is required, ensuring that future owners are aware that the development is subject to potential impacts due to other development that may be approved within the City Centre.

Public Art

- The applicant will be providing a voluntary contribution in the amount of \$17,919.95 towards the City's Public Art Program (i.e. \$60,242.95 at 2019 rate of \$0.87 per residential square foot, less \$42,323 previously contributed via RZ 09-506808).

Servicing Agreement

- The applicant is generally required to design and construct the new City lane, Cooney Road frontage beatification, and sanitary sewer improvements. Further details are included in the attached Development Permit considerations (Attachment 5).

Discharges

The following legal agreements are obsolete and will be discharged from Title:

- SRW City utilities (1961 charge 300009C), which is now obsolete as all active City engineering utilities on/near the site are contained within other subsequent SRWs.
- Aircraft noise sensitive development covenant (2005 charge BX288986), which is now obsolete as a replacement covenant with SRW is also registered on Title (2012 charges BB4039857 and BB4039858).
- Servicing Agreement covenant (2012 charge BB4039865), which is now obsolete. Prior to discharge, the new Servicing Agreement and new Letter of Credit are required.
- Building Code equivalency covenant (2013 charge CA3162692), which is now obsolete as the proposed building design has changed.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Brighthouse Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw. The project will enhance the Brighthouse Village urban community through its articulated form, pedestrian-oriented streetscape, adaptable housing, landscaping, widened lane public Right-of-Way, and sustainable development measures, including making provision for future connection to a City District Energy Utility system. The proposed development will also enhance the community through contributions towards Affordable Housing, community planning and Public Art, together with the developer's concurrent construction of off-site improvements secured through the original rezoning and updated through the subject Development Permit and Servicing Agreement applications. The applicant has agreed to complete DP considerations (Attachment 5). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (February 21, 2019)

Attachment 3: LEED Checklist

Attachment 4: Letter of permission for tree removal from owner of 6371 Cooney Road

Attachment 5: Development Permit Considerations



DP 17-791045

Attachment 1

Address: 6333 Cooney Road
 Applicant: BOLD Properties (Cooney) Limited Partnership Owner: BOLD Properties (Cooney) Nominee Inc., Inc. No. BC1120735
 Planning Area(s): City Centre (Brighthouse Village)

	Existing	Proposed	
Site Area	2,458 m ²	No Change	
Land Uses	Vacant	Multi-Family Residential	
OCP Designation	Mixed-Use	Complies	
Zoning	High Rise Apartment (ZHR8) - Brighthouse Village	Complies	
Number of Units	None	83 dwelling units, including: <ul style="list-style-type: none"> • 1 studio, 15 1-bedroom, 64 2-bedroom & 3 3-bedroom units • 81% family friendly units (2 & 3 bedroom) • 20 adaptable units 	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 2.67	2.67	None permitted
Lot Coverage	Max. 70%	70%	None
Setback – Cooney Road	Min. 3 m	3 m	None
Setback – North Side Yard	Min. 2.7 m	2.7 m	None
Setback – South Side Yard	Min. 7.5 m	8.19 m	None
Setback – Rear Yard	Min. 1.5 m	1.5 m	None
Height	Max. 41 m	41 m	None
Lot Size	N/A	61 m lot width 39.6 Min. lot depth 2,458 m ² lot area	None
Parking Spaces	100 total spaces, including: 83 resident spaces 17 visitor spaces	101 total spaces, including: 84 resident spaces 17 visitor spaces	None
Parking – Accessible Spaces	2%	3.6% (3 spaces)	None
Parking – Small Car Spaces	Max. 50%	49% (49 spaces)	None
Parking – Tandem Spaces	Permitted	None	None
Off-Street Loading	1 medium truck (SU-9) space	1 medium truck (SU-9) space	None
Bicycle Storage	104 class 1 secure bike spaces 17 class 2 bike rack spaces	105 class 1 secure bike spaces 17 class 2 bike rack spaces	None
EV (Energized) Charging for Cars	100% Resident parking spaces	100% Resident parking spaces	None
Amenity Space – Indoor	Min. 100 m ² (1,076 ft ²)	108 m ² (1,161 ft ²)	None
Amenity Space – Outdoor	Min. 498 m ² (5,360 ft ²)	552 m ² (5,942 ft ²)	None

**Excerpt from the Minutes from
Advisory Design Panel Meeting
February 21, 2019**

DP 17-791045 – CITY CENTRE MIXED USE DEVELOPMENT

ARCHITECT: Norr Architects Planners.
LANDSCAPE ARCHITECT: Connect Landscape Architecture
PROPERTY LOCATION: 6333 Cooney Road

Applicant's Presentation

Simon Ho, Norr Architects Planners, and David Stoyko, Connect Landscape Architecture, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- extending the live-work units across the blank façade would be positive to energize the streetscape – **Improved. Additional dwelling unit added, increasing unit street frontage and reducing blank façade.**
- the tower design concept is strong; the podium is not as conceptually strong; language of the live-work units and the podium blank façade along Cooney Road need to be either unified or set these apart more from the rest of the development to provide a clear relationship; the roof form is an important component to achieve this – **Improved as noted above and design further refined, including podium and roof forms.**
- consider installing extensive green roof treatments for the lower roofs to improve views from the upper levels of the development and surrounding existing and future developments – **Improved. Extensive green roof treatment added to indoor amenity roof.**
- appreciate the proposed tower roofline treatment; support the angling of the roofline; however, the applicant could introduce a bolder approach subject to the height restrictions – **Improved and incorporated on all four elevations.**
- consider locating three-bedroom units close to the outdoor amenity area on Level 4 to provide a more direct adjacency for families with children to the amenity area – **Considered. Access for all units is provided through interior corridor from the elevator and stair lobby.**
- appreciate the proposed canopies on the indoor amenity space; consider providing weather protection from the indoor amenity space to the tower – **Considered. Maintaining an open outdoor amenity area is sought instead of visually splitting the amenity area into two separate areas.**
- appreciate the design of the bicycle racks – **Noted.**
- consider increasing the depth and area of balconies which have limited depths and sizes – **Considered.**
- appreciate the project's proposed mechanical systems and sustainability features – **Noted.**
- note that a vestibule is not provided at the main pedestrian entrance to the building – **Incorporated.**
- review the size of water entry room, which appears too small and may need to be increased – **Size of mechanical rooms on 1st and 2nd floors reviewed and confirmed by project Engineer.**
- the proposed location of the air cooled chiller plant at the southwest corner of the podium roof may not be appropriate due to potential noise issues to adjacent residential units in the subject development and neighbouring properties – **Reviewed by project Engineer, air-cooled chiller plant located on central spine area of tower roof, and equipment will be located on vibration isolators to mitigate any vibration and noise that could be produced.**
- a gas meter enclosure is not provided in the plans; location should be determined at this stage of the project as it affects the planning and design of other service rooms – **Incorporated.**
- review the location of the proposed generator room as it is under residential floor area and has potential noise, vibration and ceiling space plumbing issues; also look at the spacing requirement for louvers – **Reviewed. All**

adjacent residential units will incorporate acoustical enhancements to floor, wall and ceiling assemblies. Louvers spacing meets requirements.

- applicant needs to address parking ventilation at this stage of the project as there are no louvers provided in the plans; provision of shafts in the parkade may only be possible if one parking stall is removed – ***Incorporated.***
- consider installing a canopy over the recessed entrances to the live-work unit along Cooney Road; will enhance the character and improve the weather protection for the live-work unit entries – ***Incorporated.***
- appreciate the shift in the geometry of the paving near the tower entrance; also appreciate the lantern expression at the southeast corner of the building; all tower faces have a nice proportion to the articulation of the balconies except for the one corner at the tower entry; consider design development of the entry canopy to the tower, which could relate to the skewed geometry of the paving to provide a more dynamic character to the tower expression – ***Incorporated. Entry canopy geometry mimics landscape paving geometry and corner glazing pattern improved to emphasize corner and entry expression.***
- appreciate the model which expresses well the design intent of the building – ***Noted.***
- appreciate the articulation on the podium – ***Noted.***
- difficult to comment as the package provided by the applicant is incomplete – ***Noted.***
- consider punctuating the landscaping on the north side of the building with higher shrubs or small trees – ***Considered. The area is a PROP and utility SRW area, in which tree planting is not permitted.***
- consider adding more soft landscaping on the outdoor amenity area on Level 4; the applicant could install planters on the edge with trailing plants to meet the vines that will be growing up from the ground level; additional shrub planting is also needed to better define and provide separation between various areas on the outdoor amenity area – ***Improved. Design intent and functionality of the outdoor amenity area was reviewed and planting area was intensified adjacent to play lawn.***
- appreciate the applicant contributing to the City’s Public Art Fund; however, the applicant is encouraged to incorporate public art into the project as it improves the public realm – ***Considered.***
- setbacks along the building façade on Cooney Road help break down the massing; however, consider pushing it more – ***Considered.***
- consider using an intentional pattern for the accents on the residential podium façade along Cooney Road – ***Improved. Design further refined.***
- consider using different materials for the base and upper levels of the residential podium to provide a more pedestrian-oriented scale and character; will help articulate the base as a more public area due to the location of the live-work unit – ***Considered. Design further refined, but additional materials were not incorporated as façade design and materiality is currently fairly complex.***
- consider opening up the area near the entrance to the live-work unit to emphasize that it is a work area; consider introducing a different paving to differentiate the space as a work area rather than a sidewalk/pedestrian area – ***Considered.***
- consider using a different language for the architecture of the live-work unit through the use of different materials on the front facade – ***Improved. Design further refined, additional glazing and canopy provided.***
- ensure that an appropriate space will be provided for installation of signage for the live-work unit – ***Incorporated.***
- consider integrating more the District Energy Utility (DEU) room into the building façade; a different colour could be used to make these elements more of a feature – ***Improved. Panel configuration and grille pattern revised for further integration.***
- appreciate the random pattern on the north and west façades as it helps visually break down the massing and provides an appropriate interface with adjacent residential developments – ***Noted.***
- consider a more prominent tower entry on the ground floor to emphasize it as an entrance – ***Incorporated. Entry glazing expanded and canopy enlarged.***
- appreciate the provision for bicycle storage; consider allocating a storage space for a hand bicycle – ***Considered.***

- accessible parking spaces are proposed adjacent to the ramp; consider relocating or installing safety features – *Improved by relocating spaces.*
- appreciate the provision of two-bedroom and three-bedroom accessible units; also consider providing one-bedroom accessible units – *Considered. The one-bedroom unit compact size does not accommodate the required clearances.*
- appreciate the open kitchen concept; would be useful to a person using a mobility device – *Noted.*
- clarify whether steps are proposed in the children’s play area which could pose accessibility issues – *Improved. A ramp provides access to the children’s play structure area.*

Panel Decision

It was moved and seconded

That DP 17-791045 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
Opposed: Charan Sethi



Sustainability v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name: 6333 Cooney Road

Date: Feb 19th, 2019



KANE CONSULTING

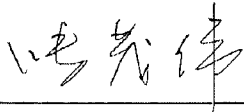
Y	?	N	Credit	Integrative Process	2
2	0	0	0		
14 0 1 Location and Transportation 15 Required					
Y				Floodplain Avoidance	
PERFORMANCE PATH					
0	0	15	Credit	LEED for Neighborhood Development Location	
PRESCRIPTIVE PATH					
7	0	1	Credit	Site Selection	8
3	0	0	Credit	Compact Development	3
2	0	0	Credit	Community Resources	2
2	0	0	Credit	Access to Transit	2
0 2 5 Sustainable Sites 7 Required					
Y				Construction Activity Pollution Prevention	
Y				No Invasive Plants	
0	1	1	Credit	Heat Island Reduction	2
0	0	3	Credit	Rainwater Management	3
0	1	1	Credit	Non-Toxic Pest Control	2
6 3 3 Water Efficiency 12 Required					
Y				Water Metering	
PERFORMANCE PATH					
0	0	2	Credit	Total Water Use	12
PRESCRIPTIVE PATH					
3	2	1	Credit	Indoor Water Use	6
3	1	0	Credit	Outdoor Water Use	4
16 9 12 Energy and Atmosphere 37 Required					
Y				Minimum Energy Performance	
Y				Energy Metering	
Y				Education of the Homeowner, Tenant or Building Manager	
16	9	5	Credit	Annual Energy Use	30
0	0	5	Credit	Efficient Hot Water Distribution	5
0	0	2	Credit	Advanced Utility Tracking	2
4 1 4 Materials and Resources 9 Required					
Y				Certified Tropical Wood	
Y				Durability Management	
1	0	0	Credit	Durability Management Verification	1
1	0.5	3.5	Credit	Environmentally Preferable Products	5
2	0.5	0.5	Credit	Construction Waste Management	3

6.5	7.5	4	Indoor Environmental Quality	18
Y			Ventilation	Required
Y			Combustion Venting	Required
Y			Garage Pollutant Protection	Required
Y			Radon-Resistant Construction	Required
Y			Air Filling	Required
Y			Environmental Tobacco Smoke	Required
Y			Compartmentalization	Required
1	2	0	Enhanced Ventilation	3
0.5	0	1.5	Contaminant Control	2
1	2	0	Balancing of Heating and Cooling Distribution Systems	3
0	3	0	Enhanced Compartmentalization	3
2	0	0	Enhanced Combustion Venting	2
1	0	0	Enhanced Garage Pollutant Protection	1
1	0.5	1.5	Low Emitting Products	3
0	0	1	No Environmental Tobacco Smoke	1
4 1 1 Innovation 6 Required				
Y			Preliminary Railing	
3	1	1	Innovation	5
1	0	0	LEED AP Homes	1
4 0 0 Regional Priority 4				
1	0	0	Credit	Regional Priority: Community Resources
1	0	0	Credit	Regional Priority: Compact Development
1	0	0	Credit	Regional Priority: Annual Energy Usage
1	0	0	Credit	Regional Priority: Durability management verification
56.5 23.5 30 TOTALS Possible Points: 110				
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

Dear City of Richmond,

My name is Mao Wei Zhang and I am a director of the company (1111407 B.C. LTD.) that owns 6371 Cooney Road in Richmond. Following a conversation with Bold Properties in regards to their development at 6333 Cooney Road, I give permission for Bold Properties to remove the trees on 6371 Cooney Road at the time of construction as per the City's Staff Comments Letter dated November 9, 2018 stating "5 trees (tag# OS2, OS3, OS4, OS5, and OS7) located on neighbouring property will be severely impacted by the construction of the proposed access driveway on the development site. These trees are in poor condition but require written approval from the neighbouring property owner prior to removal."

Thanks for your cooperation and please contact me if you have more questions.



Mao Wei Zhang

1111407 B.C. LTD.

ycgimw@gmail.com

778 999 9516



Development Permit Considerations

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

Address: 6333 Cooney Road

File: DP 17-791045

Prior to forwarding this Development Permit application to Council for approval, the owner must complete the following requirements:

1. (***Voluntary Contributions***) City acceptance of the Owner's voluntarily contributions in the following amounts:
 - a) \$2,144.77 towards future City community planning studies, as set out in the City Centre Area Plan (i.e. \$19,779.77 at 2019 rate of \$0.28 per buildable square foot, less \$17,635 previously contributed via RZ 09-506808).
 - b) \$17,919.95 towards the City's Public Art Program (i.e. \$60,242.95 at 2019 rate of \$0.87 per residential square foot, less \$42,323 previously contributed via RZ 09-506808).
 - c) \$100,000 towards the City's Affordable Housing Strategy (Owner's offer in addition previous contributions of \$30,545.00 via RZ 03-238768 and \$251,611.00 via RZ 09-506808).
2. (***Landscape Security***) Submission of a Letter of Credit for landscaping in the amount of \$305,277 as specified on the landscape cost estimate provided and sealed by the project Landscape Architect (including materials, installation and 10% contingency).
3. (***Side Lane Enhanced Sidewalk Statutory Right of Way***) Granting approximately 15.4 m² (165.8 ft²) 0.35m wide statutory Right-of-Way for the purposes of Public Rights of Passage and utilities to accommodate an enhanced 1.85m wide sidewalk in the new lane along the south edge of the site and 2m x 2m corner cut at the southwest corner of the site. The works are to be built by the owner and maintained by the owner with the exception of City infrastructure, which is to be maintained by the City. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications and good engineering practice with the objective to optimize public safety.
4. (***Future Rear Lane Statutory Right of Way***) Granting approximately 17.5 m² (188.4 ft²) 1.5m wide statutory Right-of-Way for the purposes of Public Rights of Passage and utilities to accommodate future potential rear lane extension from north boundary of existing SRW plan BCP50328 to south boundary of existing SRW plan BCP20901 along the south edge of the site. The works are to be built by the owner and maintained by the owner with the exception of City infrastructure, which is to be maintained by the City. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications and good engineering practice with the objective to optimize public safety.
5. (***Shared Loading Bay Statutory Right of Way***) Granting of an approximately 56.1 m² (603.9 ft²) statutory Right-of-Way for the purposes of Public Rights of Passage for the shared use at all times of the loading bay with the proposed development and future development on the neighbouring property at 6371 Cooney Road. Any gates are to remain open from 7am to 7pm 7 days a week, and may only be secured if means are provided for the neighbouring property at 6371 Cooney Road to access the loading bay at all other times. The works are to be built by the owner and are to be maintained by the owner. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

6. (**Discharges**) Discharge the following obsolete charges from title:
 - a) SRW City utilities (1961 charge 300009C), which is now obsolete as all active City engineering utilities on/near the site are contained within other subsequent SRWs.
 - b) Aircraft noise sensitive development covenant (2005 charge BX288986), which is now obsolete as a replacement covenant with SRW is also registered on title (2012 charges BB4039857 and BB4039858).
 - c) Servicing agreement covenant (2012 charge BB4039865), which is now obsolete due to the passage of time. Prior to discharge, as noted below, a new servicing agreement and new letter of credit are required.
 - d) Building code equivalency covenant (2013 charge CA3162692), which is now obsolete as the proposed building design has changed.
7. (**City Centre Impacts**) 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. (**District Energy Utility**) 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:
 - i. the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;
 - ii. if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
 - iii. the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
 - iv. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
 - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - 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; and
 - iv. 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.

9. (**Existing Tree Management**) The owner shall protect adjacent neighbouring trees, including:
- a) (**Arborist Supervision**) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of all trees to be protected. 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.
 - b) (**Tree Removal Permit**) 5 trees (tag# OS2, OS3, OS4, OS5, and OS7) located on neighbouring property will be severely impacted by the construction of the proposed access driveway on the development site. These trees are in poor condition. The neighbouring property owner has provided written approval and a tree removal permit is required to be obtained prior to removal.
 - c) (**Tree Protection**) 2 trees (tag# OS1 and OS6) located on neighbouring property to be protected require installation of appropriate tree protection fencing as part of the development prior to any construction activities, including building demolition, occurring on-site.
10. (**Servicing Agreement**) Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 10.I Road works:
- a) Road Functional Design Works: Submission of a functional design (road works, interim and ultimate lane works), prepared to the satisfaction of the City, is required. Design to accommodate: Cooney Road frontage improvements and new lane. Works also include street lighting, traffic signage, boulevard landscaping, and street trees. The functional design is to indicate clearly all existing and proposed SRW PROPS, and include the frontage improvements listed below. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.
 - b) Cooney Road Frontage Improvements: Works to include, from east to west behind existing curb and gutter, grass boulevard (Min. 1.5 m) with street trees and new 2 m wide concrete sidewalk. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site. Sidewalk alignment with smooth transitions to north and south to be detailed on required road functional plan for City review in order to confirm interim frontage cross section. All existing driveways along the Cooney Road frontage are to be closed permanently. The Owner is responsible for the removal of the existing driveway let-downs and the replacement with sidewalk, boulevard and barrier curb and gutter to match frontage improvements. There are existing utility poles and junction boxes that will need to be relocated at the owner's cost.
 - c) New Lane: Interim lane to City Centre standard with additional sidewalk width. Works to include, from north to south, 1.85 m wide concrete sidewalk with street lighting located to maintain a 1.5 m width of sidewalk free and clear of obstruction, roll-over curb and remaining 6 m to be roadway driving surface approved by the City. Through the Servicing Agreement, decorative pavement treatment may be required to create a more pedestrian friendly environment in the lane.
- 10.II Water Works:
- a) Using the OCP Model, there is 659.0 L/s of water available at a 20 psi residual at Cooney Road. Based on the proposed development, site requires a minimum fire flow of 220 L/s.
 - b) At the Owner's cost, the Owner is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - iii. Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.

Initial:

iv. Provide a Right-of-Way for water meter. Exact Right-of-Way dimensions to be finalized during the servicing agreement process.

c) At Owner's cost, the City is to:

- i. Cut, cap, and remove the existing water service connections servicing 6333 Cooney Road.
- ii. Install a new water service connection, complete with meter and meter box, to serve the proposed development.

10.III Storm Sewer Works:

a) At the Owner's cost, the Owner is required to:

- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- ii. Ensure trees are not placed on top of the storm sewer main and, follow offset and alignment similar to the existing trees at the Cooney frontage of the property to the north.

b) At Owner's cost, the City is to:

- i. Cut, cap, and remove the existing storm service connections and inspection chambers servicing the subject site.
- ii. Install a new storm service connection and type III inspection chamber. If required, the Owner shall provide a statutory Right-of-Way for the inspection chamber at their cost.
- iii. Complete all tie-ins for the potential works to existing City infrastructure, to be determined by the pipe sizing calculations at the servicing agreement stage.

10.IV Sanitary Sewer Works:

a) At the Owner's cost, the Owner is required to:

- i. Install new sanitary sewer along Cook Road from existing manhole SMH58685 at the intersection of Cook Road and Buswell Street to a new manhole at the intersection of Cook Road and Cooney Road (approximately 165 m of 300 mm PVC sanitary sewer).
- ii. Remove, or abandon and cut and cap, as per MMCD existing sanitary sewer between SMH57073 and SMH57072 in the SRW located along the south property line of 6333 Cooney Road (approximately 52 m of 300 mm PVC sanitary sewer).
- iii. Remove existing and install new sanitary sewer from manhole SMH57091 to SMH57073 along the west property line of 6333 Cooney Road (approximately 53 m of 200 mm PVC sanitary sewer).
- iv. Remove manhole SMH57093 located just south of the northwest corner of 6333 Cooney Road.
- v. Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase. If the existing sanitary line is impacted during site preparation or construction of the proposed development then the owner shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the owner's costs, after completion of the site preparation and/or building construction works.
- vi. Ensure no soil fill or building encroaches into the existing sanitary right of way along the west property line.
- vii. Owner/Developer of the subject site has agreed to provide an engineering solution certified by a structural engineer stipulating that the footing and foundation design of the parkade will permit excavation to the bottom of the adjacent sanitary line without undermining the parkade structure. The purpose is to facilitate the removal of the existing sanitary sewer along west side and the installation of the new sanitary sewer.

b) Subject to available funding through the Development Coordinated Works budget, the city will provide funding for the construction of the following works. The owner is required to:

- i. Install new sanitary sewer along Cooney Road from existing manhole SMH57072 to the new manhole (as noted above) at the intersection of Cook Road and Cooney Road (approximately 160 m of 300 mm PVC sanitary sewer). The developer is required to include the design of City funded sanitary main into the servicing agreement design.

- ii. Prior to commencing City funded sanitary main work on the Cooney Road frontage the developer must provide the City with a minimum 1 year notice of their intended start date, along with a cost estimate for the works to be reviewed by and approved by City staff.
- c) At Owner's cost, the City is to:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut, cap, and remove the existing sanitary service connection and inspection chamber servicing the subject site.
 - iii. Install a new service connection off of the existing 300mm PVC sanitary sewer on Cooney Road, complete with inspection chamber. If required, the Owner shall provide a statutory Right-of-Way for the inspection chamber at their cost.

10.V Frontage Improvement Works:

- a) At the Owner's cost, the Owner is required to:
 - i. Coordinate with BC Hydro, Telus and other private communication service providers:
 - 1. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 2. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 3. To underground overhead service lines.
 - 4. To 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 architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

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

- ii. Review street lighting levels along all road and lane frontages, and upgrade as required. Refer to drawings L12.3, complete with banner and without pedestrian light, flowerpot holder, and receptacle. The street light pole shall be painted RAL 5007 with a gloss, smooth-finish.

10.VI General Items:

- a) At the Owner's cost, the Owner is required to:
 - i. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the entire development site and provide mitigation recommendations.
 - ii. Provide a video inspection report of the existing rear-yard sanitary sewers and storm sewer along the Cooney Road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the owner's cost.

Initial:

- iii. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for review.
- iv. 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 owner 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 construction water, the owner will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
- v. Not encroach into City Rights-of-Way with any proposed trees, retaining walls, or other non-removable structures.
- vi. Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The owner's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 1. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 2. Pipe sizes, material and slopes.
 3. Location of manholes and fire hydrants.
 4. Road grades, high points and low points.
 5. Alignment of ultimate and interim curbs.
 6. Proposed street lights design.
- vii. 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.

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

1. (**Legal Agreements**) Confirmation of compliance with existing and Development Permit legal agreements.
2. (**Accessibility and Sustainability**) Incorporation of special features in Building Permit (BP) plans as determined via the Development Permit process.
3. (**Aircraft Noise Sensitive Development**) Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a. Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b. Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

Initial:

4. (**Construction Parking and Traffic Management Plan**) Submission of a Construction Parking and Traffic Management Plan* to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (<http://www.richmond.ca/services/ttp/special.htm>).
5. (**Latecomer works**) If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. (**Construction Hoarding**) Obtain a Building Permit* (BP) for any construction hoarding associated with the proposed development. 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 further information on the Building Permit, please contact the Building Approvals Department at 604-276-4285.*

Note:

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

[signed copy on file]

Signed

Date

Initial:



No. DP 17-791045

To the Holder: BOLD PROPERTIES (COONEY) LIMITED PARTNERSHIP
Property Address: 6333 COONEY ROAD
Address: C/O TOMMY HE, BOLD PROPERTIES
668 WEST HASTINGS STREET, UNIT 600
VANCOUVER, BC V6B 1P1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #40 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$305,277.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-791045

To the Holder: BOLD PROPERTIES (COONEY) LIMITED PARTNERSHIP
Property Address: 6333 COONEY ROAD
Address: C/O TOMMY HE, BOLD PROPERTIES
668 WEST HASTINGS STREET, UNIT 600
VANCOUVER, BC V6B 1P1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

Notes:

- 20 Adaptable units provided and required to comply with BC Building Code adaptable unit standards.
- Aging in place features provided in all units (level-style door handles and faucets, LED strip task lighting below washroom vanity mirrors, grab bar blocking at toilets, showers and bathtubs)
- Indoor Amenity space to be provided for the shared use of all residents on level 4.
- Building required to demonstrate LEED silver equivalent standard.
- District Energy Utility requirements as per legal agreement.
- Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
- Widened sidewalk SRW to be provided along north edge of lane SRW as per legal agreement.
- Servicing Agreement required. Off-site and SRW works to be provided via separate required Servicing Agreement for City lane and frontage improvements as per legal agreement.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

PROJECT OVERALL SITE SUMMARY		6331 & 6351 Cooney Road, Richmond, BC					
Project Civic Address		City of Richmond Planning Department (19.9) ZRRB High Rise Apartment, Bighouse Village (City Centre) Ref: Adopted Bylaw 8738, Apr. 10/12					
Project Legal Description		City of Richmond Planning Department (19.9) ZRRB High Rise Apartment, Bighouse Village (City Centre) Ref: Adopted Bylaw 8738, Apr. 10/12					
Project Zoning		City of Richmond Planning Department (19.9) ZRRB High Rise Apartment, Bighouse Village (City Centre) Ref: Adopted Bylaw 8738, Apr. 10/12					
Project Site Area		2,450 sq.ft.					
Proposed Building Height (per 19.8.7.1)		4.0 m					
Proposed Building Footprint (per 19.8.6.1)		3.0 m					
Wind Breakdown (per 19.8.6.4)		1.7 m					
North Setback (Adjacent Neighbouring Tower) (per 19.8.6.2)		2.7 m					
South Setback (Adjacent Lane Dedication) (per 19.8.6.3)		7.5 m					
PROJECT AREA STATISTICS		Permitted					
Floor Area Ratio / FAR (per 19.8.4)		2.67	6,563 sq.m				
Lot Coverage Permitted (per 19.8.5)		70% Max	1,721 sq.m				
PROJECT FLOOR AREA RATIO (FAR) BREAKDOWN							
FLOOR LEVEL		GROSS AREA		DEDUCTIONS		NET FAR	
		AREA (SM)	AREA (SF)	AREA (SM)	AREA (SF)	AREA (SM)	AREA (SF)
LEVEL 1	513.59 m ²	5,528.27 m ²	246.60 m ²	2,854.37 m ²	266.99 m ²	2,873.90 m ²	
LEVEL 2	575.68 m ²	6,196.52 m ²	396.54 m ²	4,268.29 m ²	179.14 m ²	1,928.23 m ²	
LEVEL 3	390.83 m ²	4,206.91 m ²	63.72 m ²	685.63 m ²	327.11 m ²	3,521.08 m ²	
LEVEL 4	662.89 m ²	7,458.15 m ²	63.92 m ²	867.99 m ²	628.97 m ²	6,770.16 m ²	
LEVEL 5	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 6	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 7	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 8	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 9	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 10	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 11	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 12	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 13	576.62 m ²	6,206.66 m ²	47.56 m ²	511.94 m ²	529.06 m ²	5,694.72 m ²	
LEVEL 14	442.34 m ²	4,761.26 m ²	47.40 m ²	394.94 m ²	4,251.05 m ²		
TOTAL	7,804.89 m ²	84,011.09 m ²	1,246.21 m ²	13,414.13 m ²	6,558.66 m ²	70,596.96 m ²	
UNIT TYPE SUMMARY		COUNT		TOTAL AREA (SM)		TOTAL AREA (SF)	
1 BDRM + DEN UNIT A1	69.57 m ²	1	748.97 m ²	69.57 m ²	748.97 m ²	748.97 m ²	
1 BDRM UNIT B1	447.91 m ²	2	895.82 m ²	895.82 m ²	895.82 m ²	895.82 m ²	
1 BDRM UNIT B2	48.83 m ²	1	48.83 m ²	48.83 m ²	48.83 m ²	48.83 m ²	
1 BDRM + DEN UNIT B3	52.95 m ²	9	476.59 m ²	476.59 m ²	476.59 m ²	476.59 m ²	
1 BDRM UNIT B4	87.06 m ²	2	174.12 m ²	174.12 m ²	174.12 m ²	174.12 m ²	
2 BDRM UNIT C1	78.34 m ²	1	78.34 m ²	78.34 m ²	78.34 m ²	78.34 m ²	
2 BDRM UNIT C2	64.85 m ²	1	64.85 m ²	64.85 m ²	64.85 m ²	64.85 m ²	
2 BDRM UNIT C3	75.93 m ²	10	759.34 m ²	759.34 m ²	759.34 m ²	759.34 m ²	
2 BDRM UNIT C4	75.63 m ²	10	756.34 m ²	756.34 m ²	756.34 m ²	756.34 m ²	
2 BDRM UNIT C5	75.20 m ²	9	676.82 m ²	676.82 m ²	676.82 m ²	676.82 m ²	
2 BDRM UNIT C6	71.52 m ²	10	715.20 m ²	715.20 m ²	715.20 m ²	715.20 m ²	
2 BDRM UNIT C7 ADAPTABLE	75.17 m ²	10	751.70 m ²	751.70 m ²	751.70 m ²	751.70 m ²	
2 BDRM UNIT C8	80.82 m ²	10	808.20 m ²	808.20 m ²	808.20 m ²	808.20 m ²	
2 BDRM UNIT C9	72.03 m ²	10	720.30 m ²	720.30 m ²	720.30 m ²	720.30 m ²	
2 BDRM UNIT C10 ADAPTABLE	59.90 m ²	10	599.00 m ²	599.00 m ²	599.00 m ²	599.00 m ²	
3 BDRM UNIT D1	1,007.07 m ²	1	1,007.07 m ²	1,007.07 m ²	1,007.07 m ²	1,007.07 m ²	
3 BDRM UNIT D2	1,111.97 m ²	1	1,111.97 m ²	1,111.97 m ²	1,111.97 m ²	1,111.97 m ²	
3 BDRM UNIT D3	1,016.65 m ²	1	1,016.65 m ²	1,016.65 m ²	1,016.65 m ²	1,016.65 m ²	
BACHELOR UNIT	37.17 m ²	1	37.17 m ²	37.17 m ²	37.17 m ²	37.17 m ²	
TOTAL		83	5,779.72 m ²	5,779.72 m ²	5,779.72 m ²	62,150.12 m ²	
UNIT OCCUPANCY SUMMARY		COUNT		PERCENTAGE			
1 BDRM + DEN UNIT	1	1	11%				
1 BDRM LIVING/WORK UNIT	1	1	1%				
1 BDRM UNIT	5	5	5%				
2 BDRM UNIT	44	44	53%				
2 BDRM UNIT ADAPT.	20	20	24%				
3 BDRM UNIT	3	3	4%				
BACHELOR UNIT	1	1	1%				
TOTAL	83	83	100%				
VEHICULAR PARKING REQUIREMENT - 2PMS		Required		Allowed Max.			
Residential @ Min. 1.0 Stall / Unit	83	84					
Visitor @ Min. 0.2 Stall / Unit	17	17					
Total on-site Vehicular Parking (combined)	100	101					
Barrier Free Accessible Stall @ Min. 2% Total Stalls	2	3					
Allowable Small Car Stalls @ 50% Total Stalls		50	48				
BICYCLE REQUIREMENT		Required		Allowed Max.			
1.25 Space / Unit (Class 1)	104	105					
0.2 Space / Unit (Class 2)	17	16					
Total Bicycle Parking (combined)	121	123					



DRAWING LIST

DP00-01-00	CONTEXT PLAN
DP00-02-00	CONTRACT NOTES
DP00-03-00	COONEY ROAD STREETSCAPE
DP00-04-00	COONEY ROAD STREETSCAPE
DP10-01-00	SURVEY PLAN
DP10-01-00	TRUCK ACCESS, BIKE STORAGE NOTES & PARKING NOTES
DP10-02-00	TRUCK ACCESS, BIKE STORAGE NOTES & PARKING NOTES
DP20-01-00	LEVEL 1 FLOOR PLAN
DP20-01-00	LEVEL 2 FLOOR PLAN
DP20-02-00	LEVEL 3 FLOOR PLAN
DP20-03-00	LEVEL 4 FLOOR PLAN
DP20-04-00	LEVEL 5 FLOOR PLAN
DP20-05-00	LEVEL 6 FLOOR PLAN
DP20-06-00	LEVEL 7 FLOOR PLAN
DP20-07-00	LEVEL 8 FLOOR PLAN
DP20-08-00	LEVEL 9 FLOOR PLAN
DP20-09-00	LEVEL 10 FLOOR PLAN
DP20-10-00	LEVEL 11 FLOOR PLAN
DP20-11-00	LEVEL 12 FLOOR PLAN
DP20-12-00	LEVEL 13 FLOOR PLAN
DP20-13-00	PENTHOUSE L14 FLOOR PLAN
DP20-14-00	ENLARGED PLANS - ADAPTABLE UNITS
DP20-15-00	ENLARGED PLANS - ADAPTABLE UNITS
DP20-16-00	BUILDING ELEVATIONS - EAST
DP20-17-00	BUILDING ELEVATIONS - WEST
DP20-18-00	BUILDING ELEVATIONS - SOUTH
DP20-19-00	BUILDING ELEVATIONS - NORTH
DP30-01-00	PARKADE SECTION & AMENITY ROOM ELEVATIONS
DP31-01-00	BUILDING CROSS SECTION
DP31-02-00	BUILDING CROSS SECTION
DP31-03-00	LEVEL 1 FAR OVERLAY
DP31-04-00	LEVEL 2 FAR OVERLAY
DP31-05-00	LEVEL 3 FAR OVERLAY
DP31-06-00	LEVEL 4 FAR OVERLAY
DP31-07-00	LEVEL 5 FAR OVERLAY
DP31-08-00	LEVEL 6 FAR OVERLAY
DP31-09-00	LEVEL 7 FAR OVERLAY
DP31-10-00	LEVEL 8 FAR OVERLAY
DP31-11-00	LEVEL 9 FAR OVERLAY
DP31-12-00	LEVEL 10 FAR OVERLAY
DP31-13-00	LEVEL 11 FAR OVERLAY
DP31-14-00	LEVEL 12 FAR OVERLAY
DP31-15-00	LEVEL 13 FAR OVERLAY
DP31-16-00	LEVEL 14 FAR OVERLAY
L0.0	LANDSCAPING - COVER SHEET
L1.0	LANDSCAPING - GROUND FLOOR
L1.1	LANDSCAPING - LEVEL 4
L1.2	LANDSCAPING - OPEN SPACE
L1.3	LANDSCAPING - PERMEABILITY
L1.4	LANDSCAPING - PLANT LIST
L2.0	LANDSCAPING - PLANT LIST AND MATERIALS
L2.1	LANDSCAPING - FOURTH LEVEL PLANTING PLAN
L2.2	LANDSCAPING - FOURTH LEVEL PLANTING PLAN
L3.0	LANDSCAPING - DETAILS - SOFTSCAPE
L3.1	LANDSCAPING - DETAILS - HARDSCAPE
L3.2	LANDSCAPING - DETAILS - FURNISHINGS

PROJECT TEAM

OWNER	GEOTECHNICAL ENGINEER
GOLD PROPERTIES (COONEY) LP 2750 WEST HASTINGS STREET VANCOUVER, BC V6B 1P1 T. 604.944.8641 CONTACT: TOMMY HEBRIANA MUSSATTO tommyh@bold.ca	EXP - 3001 WAYBURN DRIVE 2750 WEST HASTINGS STREET VANCOUVER, BC V6G 4N3 T. 604.874.1245 CONTACT: YOSHI TANAKA yoshi.tanaka@exp.com
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NOT FOR CONSTRUCTION

PROJECT INFORMATION

COONEY ROAD TOWER

6333 COONEY ROAD
RICHMOND, BC

CONSULTANT INFORMATION

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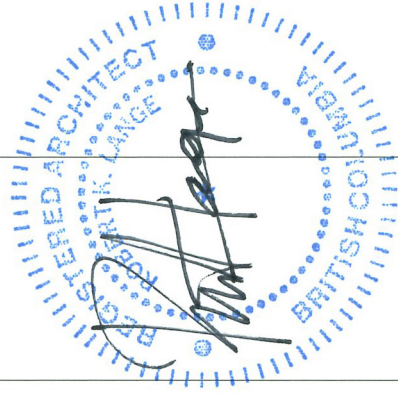


CONSULTANT INFORMATION
 D&A CONSULTANTS ARCHITECTURE
 100-1000 Columbia Street
 Vancouver, BC V6C 1A5
 TEL: 604.681.1111
 WWW: www.dandac.com

NOT FOR CONSTRUCTION

COONEY ROAD TOWER

6333 COONEY ROAD
 RICHMOND, BC



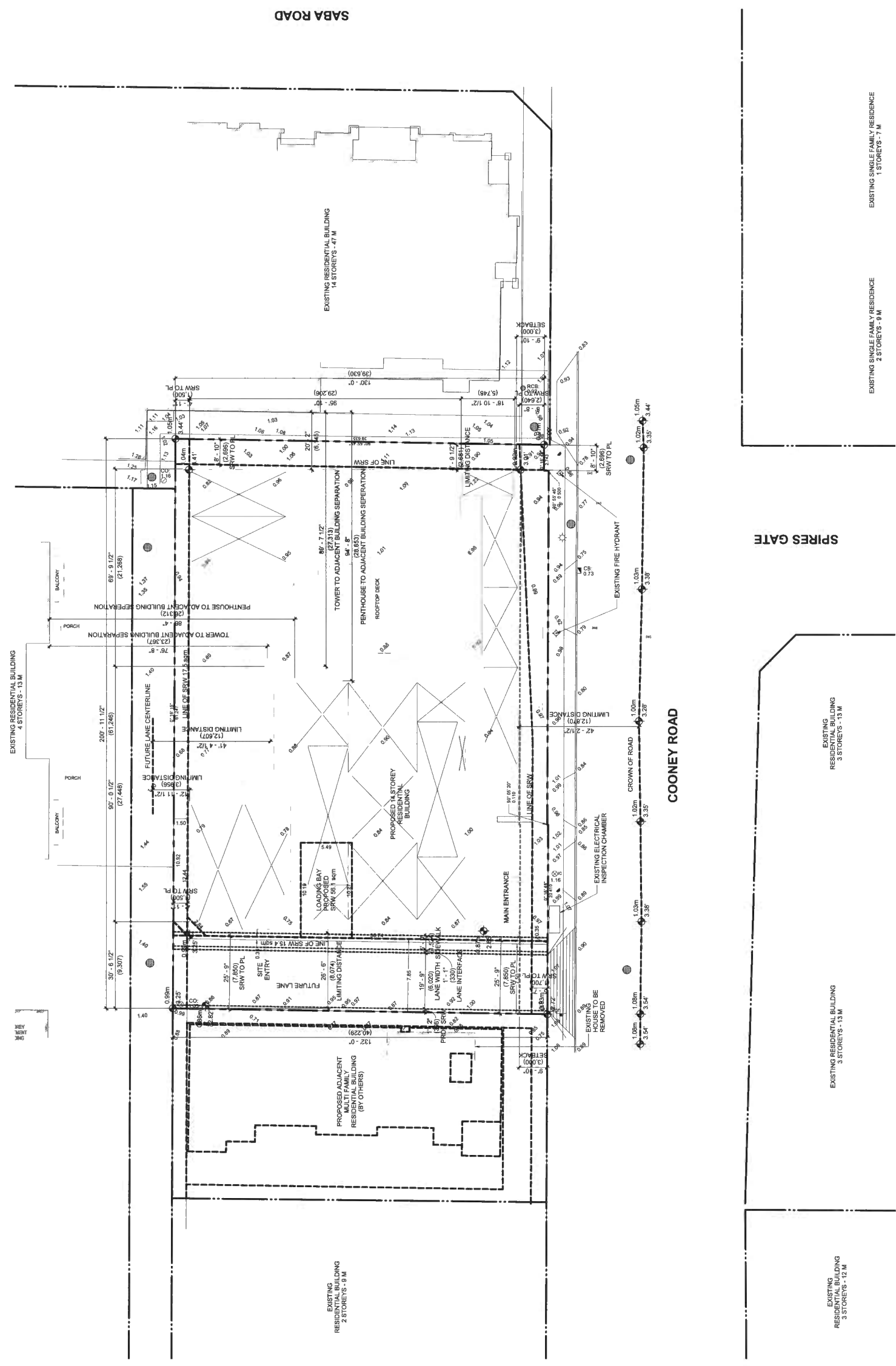
This drawing represents preliminary design. Do not scale from this drawing.
 The design is preliminary and subject to change without notice. The design is based on the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the architect.
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ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
DP APPLICATION	2018-09-28
RE-SUBMISSION	2018-02-01
DP SUBMISSION	2018-02-01
DP REVISION	2018-02-01
DP REVISION	2018-02-01
DP REVISION	2018-02-01

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 DRAWN BY: JH
 CHECKED BY: SH
 PROJECT NO: 219171
 DRAWING TITLE: SITE PLAN

DP10-01-00
 DRAWING NO

DP 17-791045
 Nov 20, 2019
 Plan 2



EXISTING SINGLE FAMILY RESIDENCE
 2 STOREYS - 9 M

EXISTING RESIDENTIAL BUILDING
 3 STOREYS - 13 M

EXISTING RESIDENTIAL BUILDING
 3 STOREYS - 12 M

EXISTING SINGLE FAMILY RESIDENCE
 1 STOREYS - 7 M

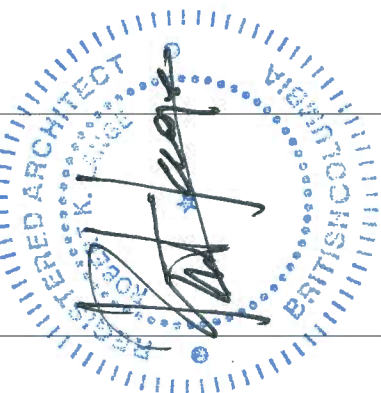
1 SITE PLAN
 DP10-01-00 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION
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 Vancouver, BC, Canada V6B 1B5
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 Fax: 604-681-1112
 www.s2architecture.com

PROJECT INFORMATION
NOT FOR CONSTRUCTION
COONEY ROAD TOWER
 6333 COONEY ROAD
 RICHMOND, BC

DATE
 2017-11-23
APPLICATION
 2016-09-28
RE-SUBMISSION
 2019-02-01
ADP SUBMISSION
 2019-10-31
DP RESUBMISSION
 2019-11-08



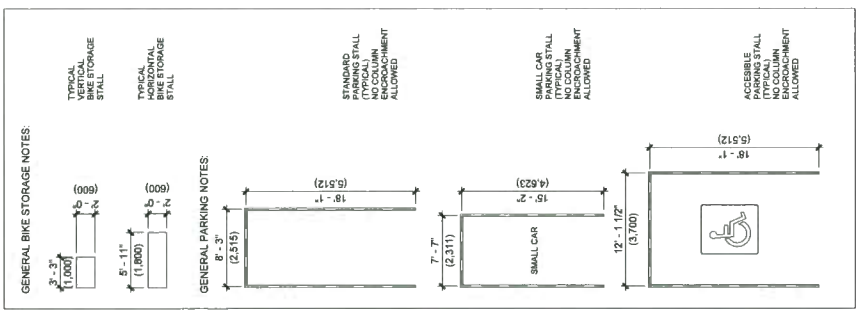
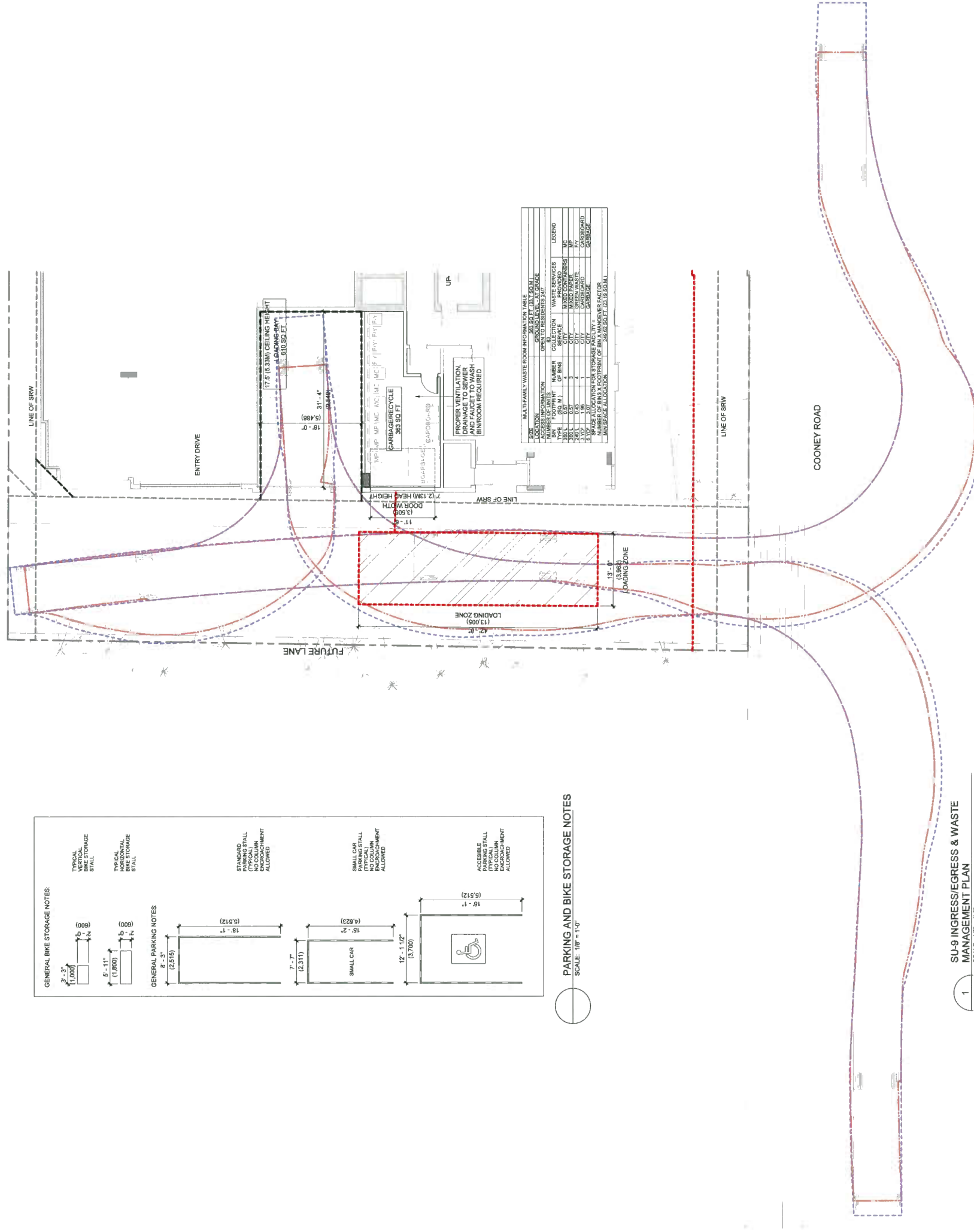
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CHECKED BY
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PROJECT NO.
 218771

DRAWING TITLE
 TRUCK ACCESS, BIKE STORAGE NOTES & PARKING NOTES

SCALE
 As Indicated
DATE
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CHECKED BY
 SK
PROJECT NO.
 218771

DRAWING NO.
 DP10-02-00

DP 17-791045
 Nov 20, 2019
 Plan 3



PARKING AND BIKE STORAGE NOTES
 SCALE: 1/8" = 1'-0"

SU-9 INGRESS/EGRESS & WASTE MANAGEMENT PLAN
 1
 DP10-02-00 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION

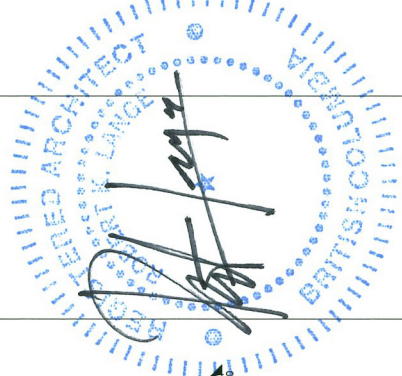
CALL: CHMEL/LANDSCAPE ARCHITECTURE
 ARCHITECTURE: CHMEL/LANDSCAPE ARCHITECTURE
 ARCHITECTURE: CHMEL/LANDSCAPE ARCHITECTURE
 ARCHITECTURE: CHMEL/LANDSCAPE ARCHITECTURE
 ARCHITECTURE: CHMEL/LANDSCAPE ARCHITECTURE

NOT FOR CONSTRUCTION

PROJECT INFORMATION

COONEY ROAD TOWER

6333 COONEY ROAD
 RICHMOND, BC



The drawings represent preliminary design. Do not build from these drawings. Verify all dimensions, elevations and details, and report any discrepancies to the architect. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any errors or omissions in the drawings.

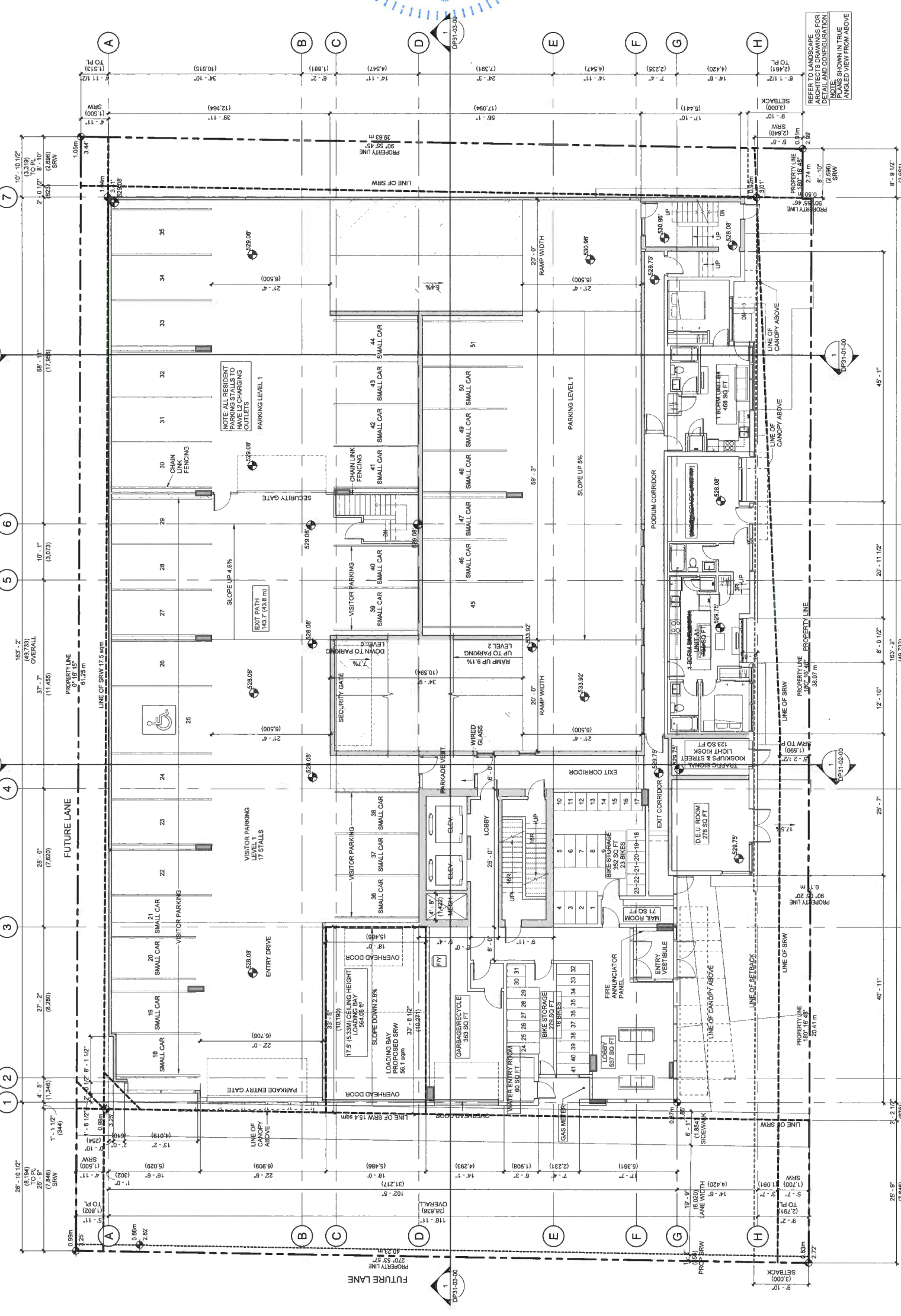
ISSUES	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-30
DP APPLICATION	2018-09-28
ADP SUBMISSION	2019-02-01
POST ADP RESPONSE	2019-05-16
DP RESUBMISSION	2019-10-31
DP RESUBMISSION	2019-11-08

SCALE: As indicated
 DATE: 11/15/2018 8:58:40 AM
 DRAWN BY: JH
 CHECKED BY: SH
 PROJECT NO.: 219111
 DRAWING TITLE: LEVEL 1 FLOOR PLAN

DWGNING NO. **DP20-01-00**

DP 17-791045
 Nov 20, 2019
 Plan 5

- OPTED PRINCIPLES**
- LIGHT COLOURED PAINTED FINISH TO WALLS, COLUMNS
 - AVOID HIDDEN CORNERS AND METALLIC CONVEY MIRRORS AS NEEDED
 - PROVIDE VISION PANELS IN DOORS LEADING TO PUBLICLY VISIBLE AREAS
 - PROVIDE GLAZING TO ELEVATOR LOBBIES
 - INSTALL HARDWIRED VIDEO SURVEILLANCE EQUIPMENT TO PARKING AREAS
 - PROVIDE ROUGH SURFACE FINISH TO RAMPS TO DETER SKATEBOARDERS



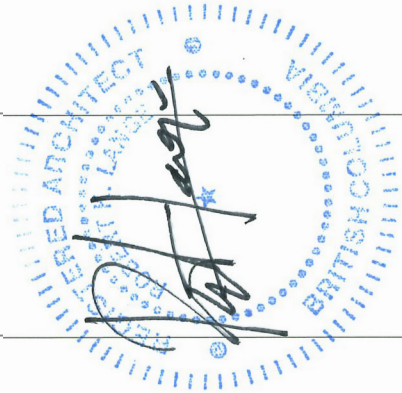
LEVEL 1/GROUND FLOOR
 SCALE: 1/8" = 1'-0"

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL AND CONFIGURATION. DETAILS SHOWN IN TRUE ANGLED VIEW FROM ABOVE.



CONSULTANT INFORMATION
 S2 ARCHITECTURE
 1100 WEST 10TH AVENUE
 VANCOUVER, BC CANADA V6H 2E9
 TEL: 604-681-1111
 WWW.S2ARCHITECTURE.COM

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 PROJECT INFORMATION
 COONEY ROAD TOWER
 6333 COONEY ROAD
 RICHMOND, BC



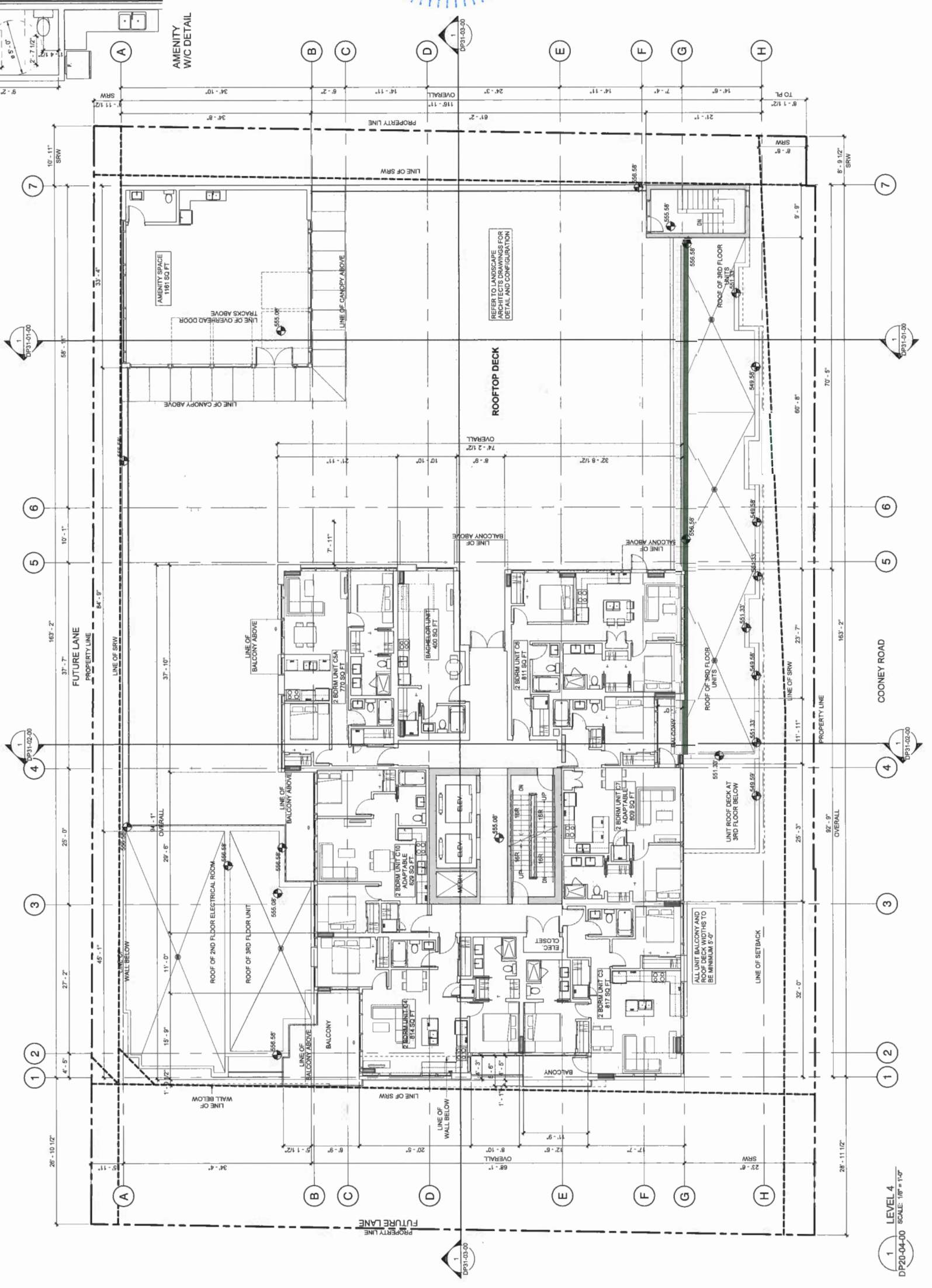
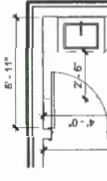
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REVISION	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-03
PERMIT	2018-09-28
POST ACP RESPONSE	2019-02-01
DP RESUBMISSION	2019-06-16
DP RESUBMISSION	2019-10-31
DP RESUBMISSION	2019-11-08

SCALE: As Indicated
 DATE: 11/14/2019 4:28:56 PM
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO.: 19171
 DRAWING TITLE: LEVEL 4 FLOOR PLAN

DRAWING NO. DP20-04-00

DP 17-791045
 Nov 20, 2019
 Plan 8



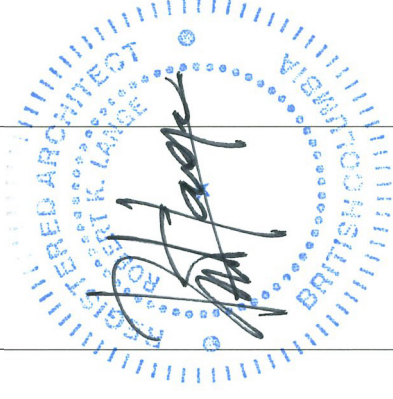
1 LEVEL 4
 DP20-04-00 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION
 C/O: CONNECT LAMARCA ARCHITECTURE
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2Y6
 TEL: 604-681-1111
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PROJECT INFORMATION
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 The Client (Developer) and the Architect shall be jointly and severally liable for the accuracy of the information provided in this drawing. The Client (Developer) shall be responsible for the accuracy of the information provided by others.

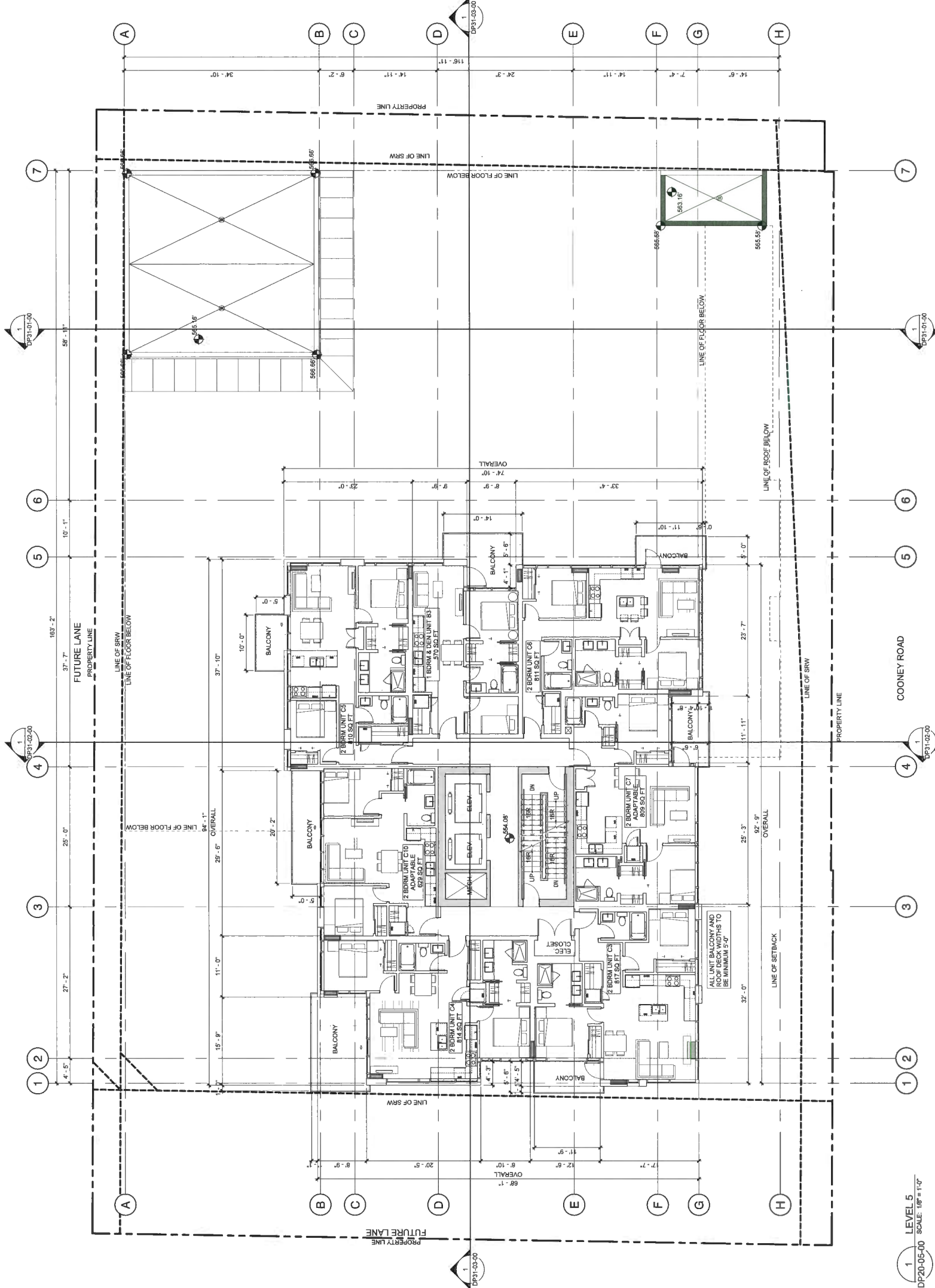
ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
DP APPLICATION	2018-09-28
ADP SUBMISSION	2018-02-01
POST ADP RESPONSE	2018-05-16
DP RESUBMISSION	2018-10-31
DP RESUBMISSION	2018-11-08

SCALE: 1/8" = 1'-0"
 DATE: 11/14/2019 4:28:07 PM
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO.: 218771

DRAWING TITLE
LEVEL 5 FLOOR PLAN

DRAWING NO.
DP20-05-00

Plan 9
 DP 17-791045
 Nov 20, 2019



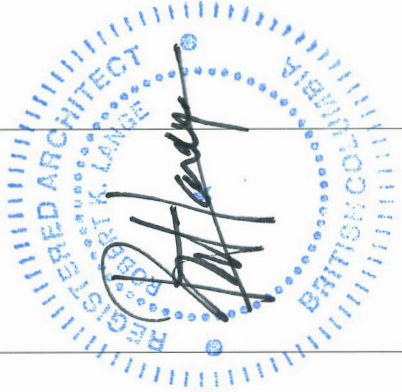
1 LEVEL 5
 DP20-05-00 SCALE: 1/8" = 1'-0"

LEVEL 6 FLOOR PLAN

PROJECT NO. 17171
CHECKED BY BH
DRAWN BY JH
DATE 11/14/2019 4:28:58 PM
SCALE 1/8" = 1'-0"

ISSUED	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-03
DP APPLICATION	2018-08-28
ADP SUBMISSION	2019-02-01
POST ADP RESPONSE	2019-05-16
DP RESUBMISSION	2019-10-31
DP RESUBMISSION	2019-11-08

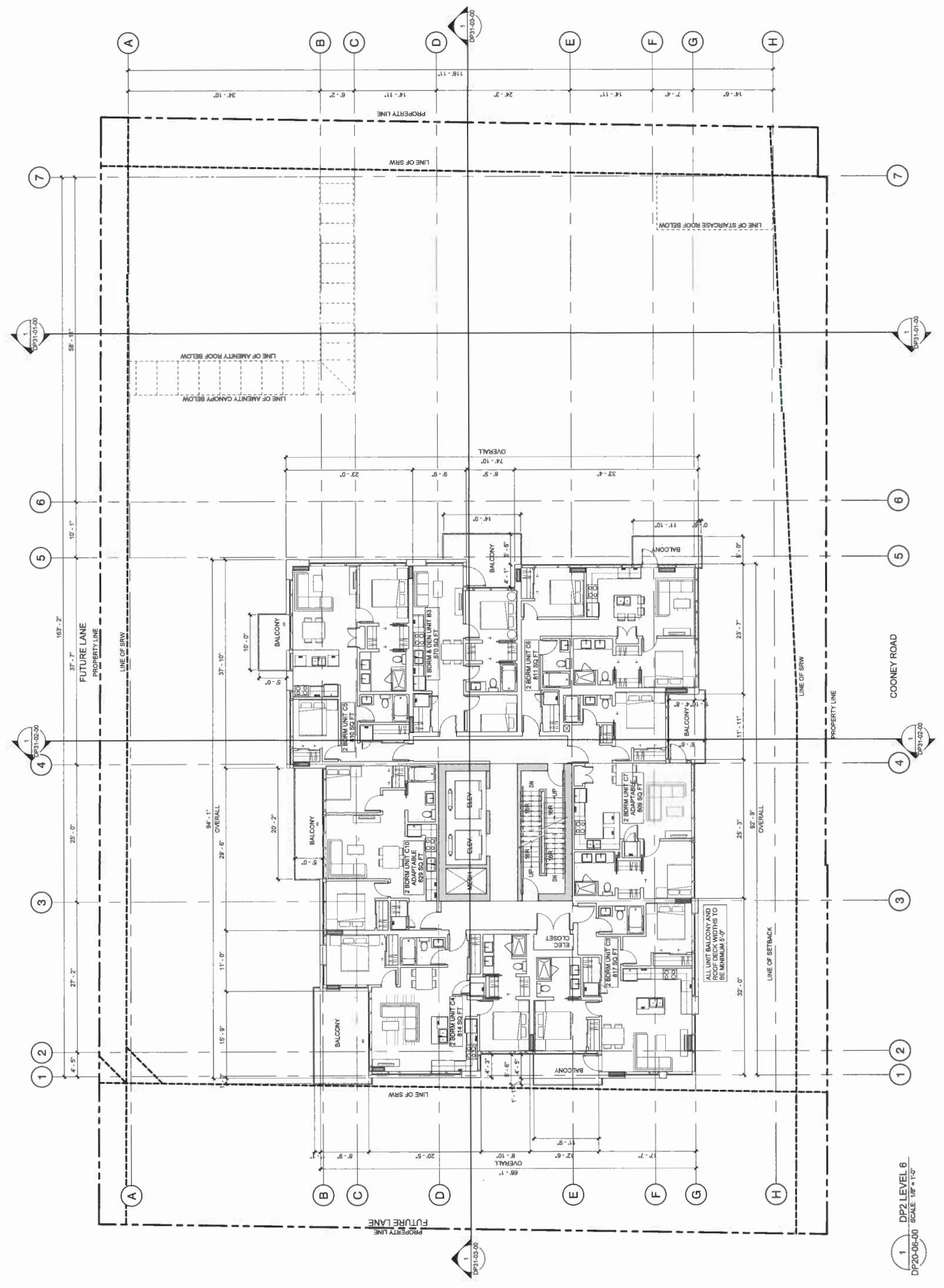
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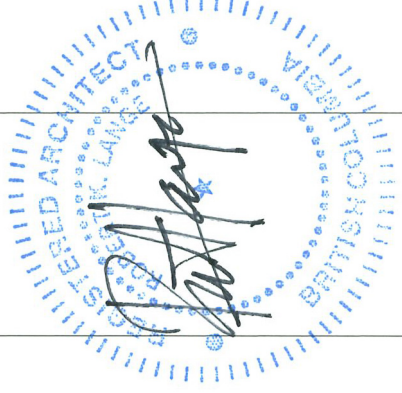
CONSULTANT INFORMATION
S2 architecture
200-1000-1000
VANCOUVER, BC V6Z 2R6
TEL: 604-271-1111
WWW.S2ARCHITECTURE.COM



1 DP2 LEVEL 6
SCALE: 1/8" = 1'-0"

ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
DP APPLICATION	2018-03-29
ADP SUBMISSION	2018-02-01
PREL ADP RESPONSE	2018-05-16
DP RESUBMISSION	2018-10-31
DP RESUBMISSION	2019-11-08

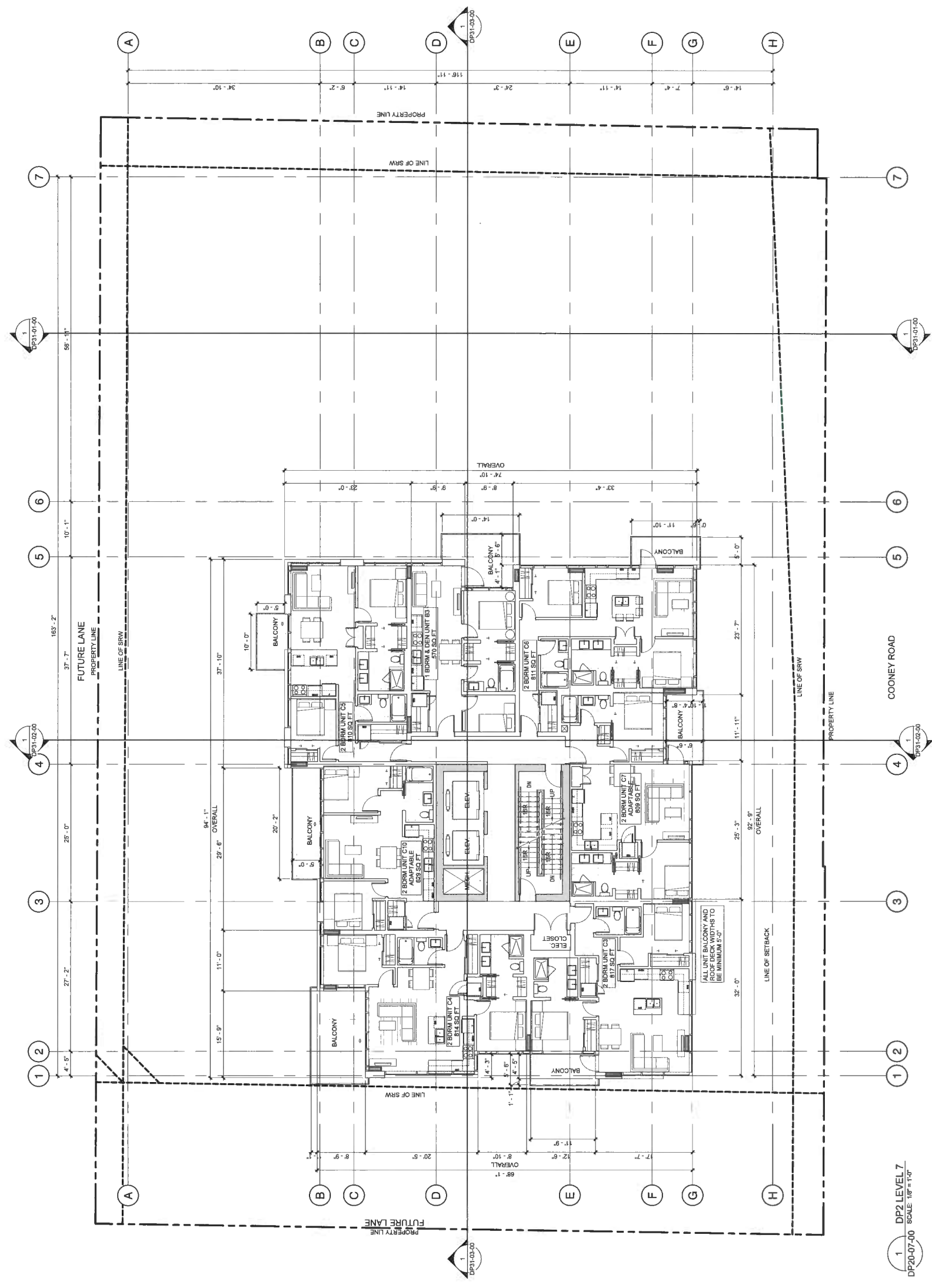
The following supplementary technical notes apply to this drawing. They are to be read in conjunction with the drawings and specifications. They shall be binding as if they were included in the drawings and specifications. They shall be read in conjunction with the drawings and specifications. They shall be binding as if they were included in the drawings and specifications.



PROJECT INFORMATION
COONEY ROAD TOWER
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RICHMOND, BC

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CONSULTANT INFORMATION
THE CONSULTANT GROUP OF COMPANIES
ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING
PLANNING & ENVIRONMENTAL DESIGN



1 DP2 LEVEL 7
SCALE 1/8" = 1'-0"

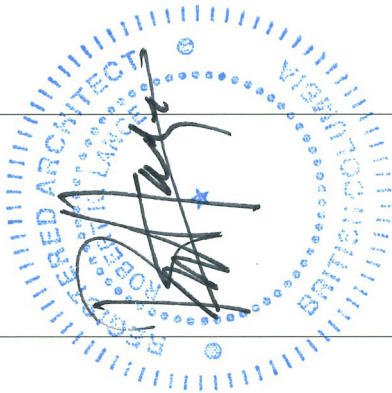


CONSULTANT INFORMATION
 CIVIL CONSULTANTS
 CONSULTING ENGINEERS
 ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL ENGINEERING
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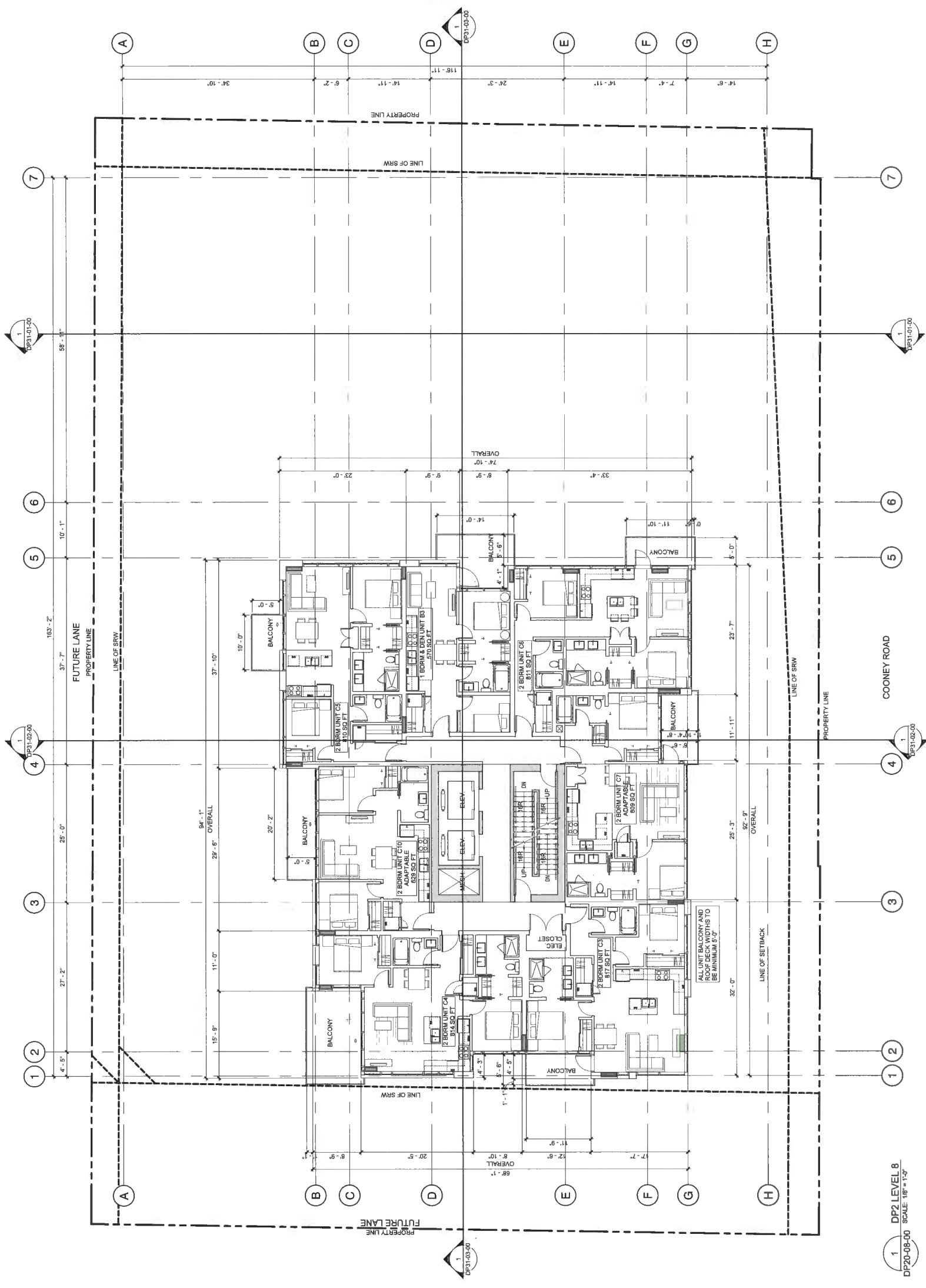
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ISSUED	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-03
DP APPLICATION	2018-09-28
ADP SUBMISSION	2018-02-01
POST ADP RESPONSE	2018-05-16
DP RESUBMISSION	2018-10-31
DP RESUBMISSION	2018-11-08

SCALE: 1/8" = 1'-0"
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 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO.: 201711
 DRAWING TITLE: LEVEL 8 FLOOR PLAN

DRAWING NO.: **DP20-08-00**

DP 17-791045
 Nov 20, 2019
 Plan 12

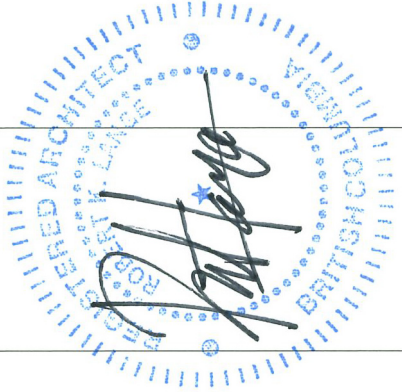


1 DP2 LEVEL 8
 DP20-08-00 SCALE: 1/8" = 1'-0"

ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
APPLICATION	2016-09-28
DP APPROVAL	2016-09-28
DP SUBMISSION	2016-09-28
POST ADP RESPONSE	2019-05-16
DP REVISION	2019-10-31
DP RESUBMISSION	2019-11-08

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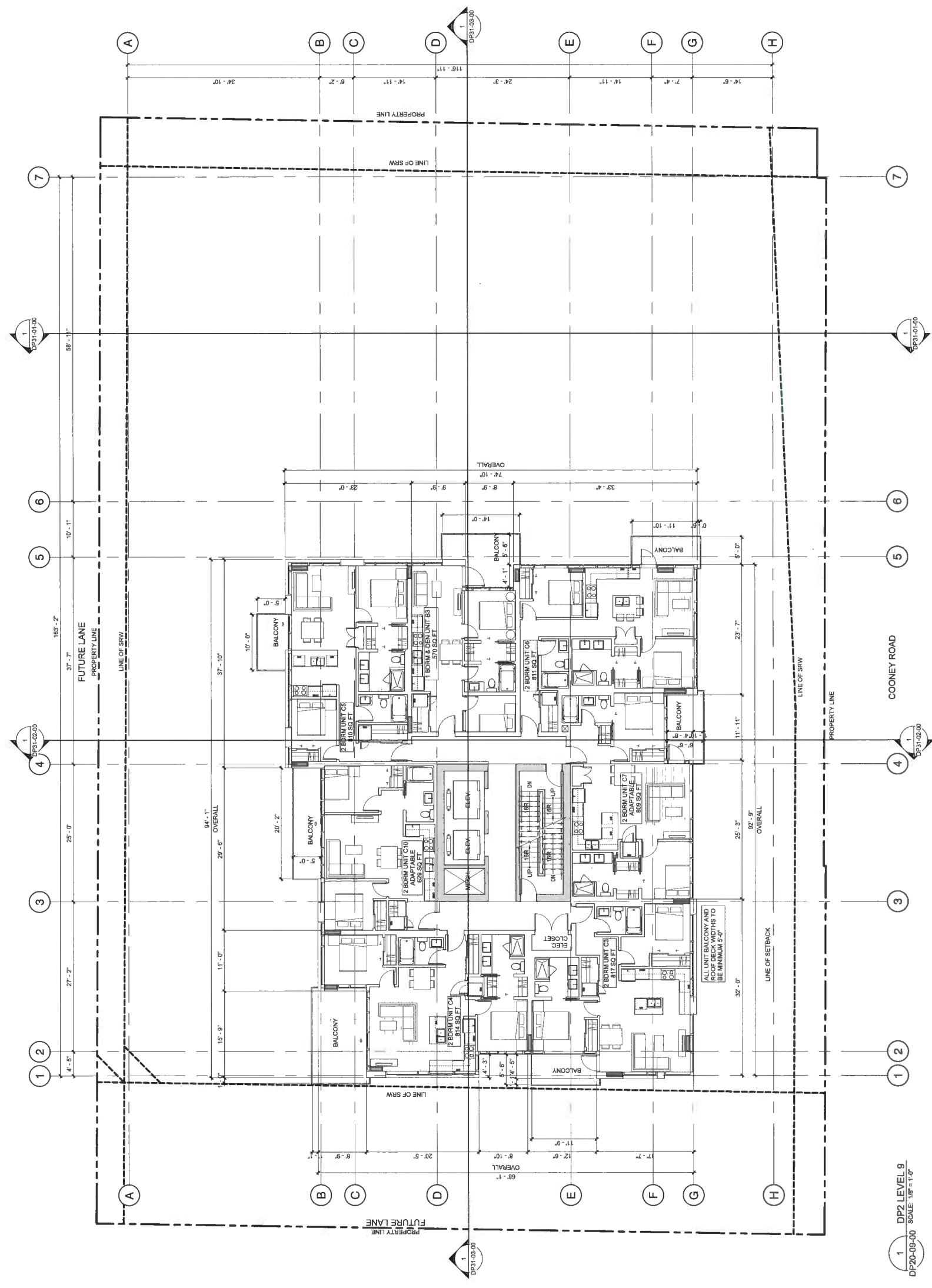
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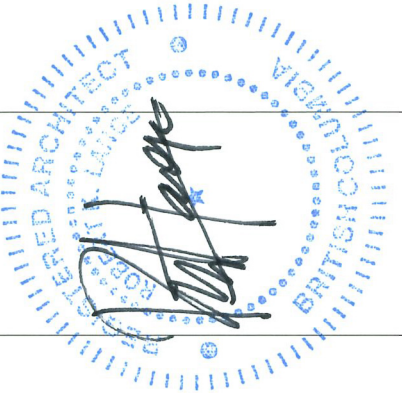
CONSULTANT INFORMATION
 S2 architecture
 207-2071 W. 4th Avenue, Suite 100
 Vancouver, BC, Canada V6J 1G5
 Phone: 604-681-2222
 Fax: 604-681-2223
 Website: www.s2arch.com



1 DP2 LEVEL 9
 DP20-09-00 SCALE: 1/8" = 1'-0"

ISSUED	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-03
DP SUBMISSION	2018-09-28
ASP SUBMISSION	2019-02-01
POST ASP RESPONSE	2019-05-16
DP REVISION	2019-10-31
DP REVISION	2019-11-08

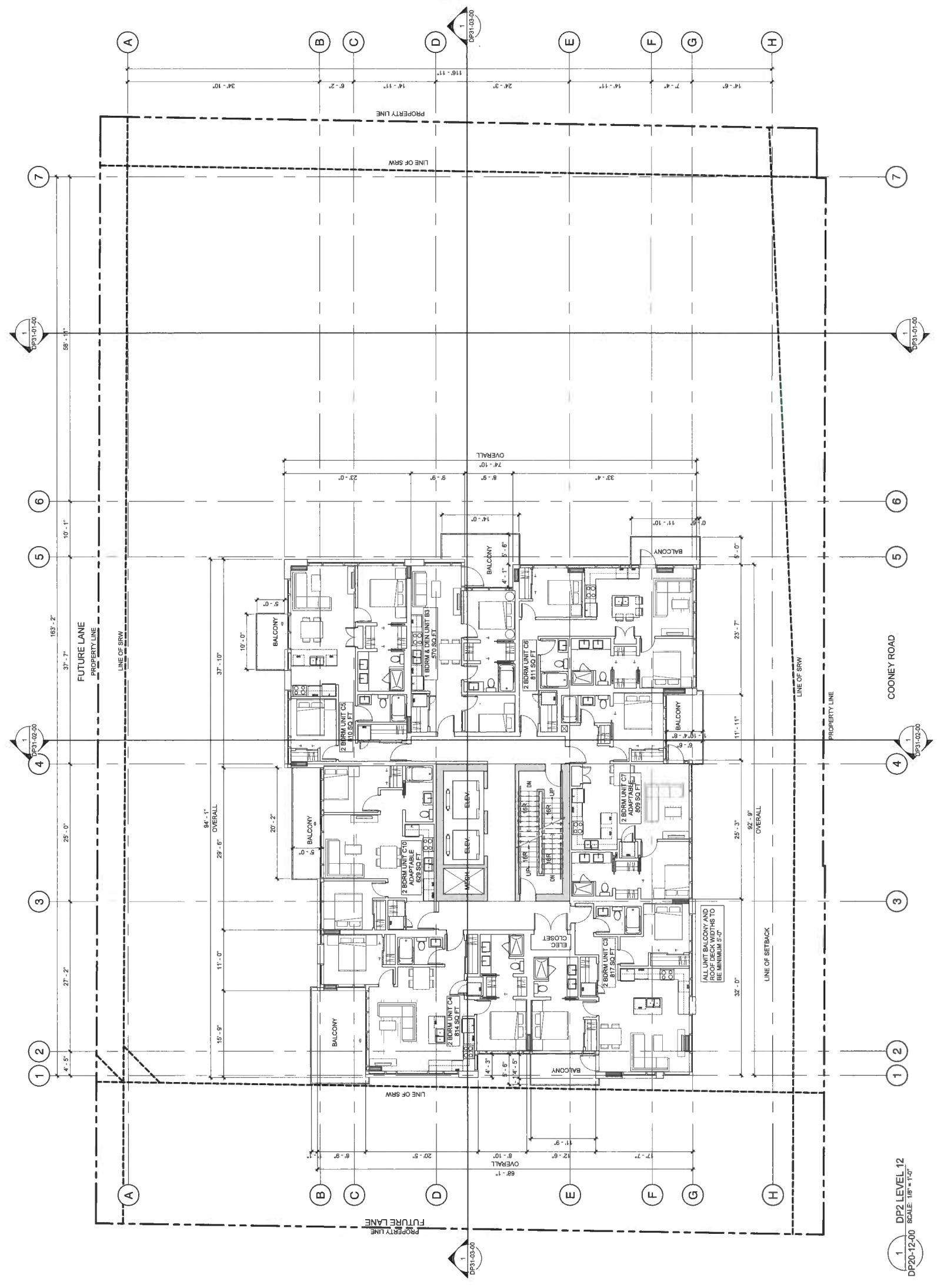
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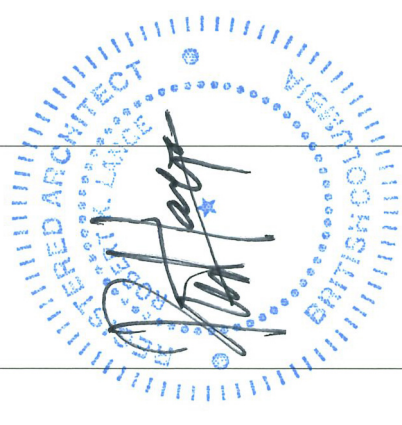
PROJECT INFORMATION
COONEY ROAD TOWER
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CONSULTANT INFORMATION
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1 DP2 LEVEL 12
 DP20-12-00 SCALE: 1/8" = 1'-0"



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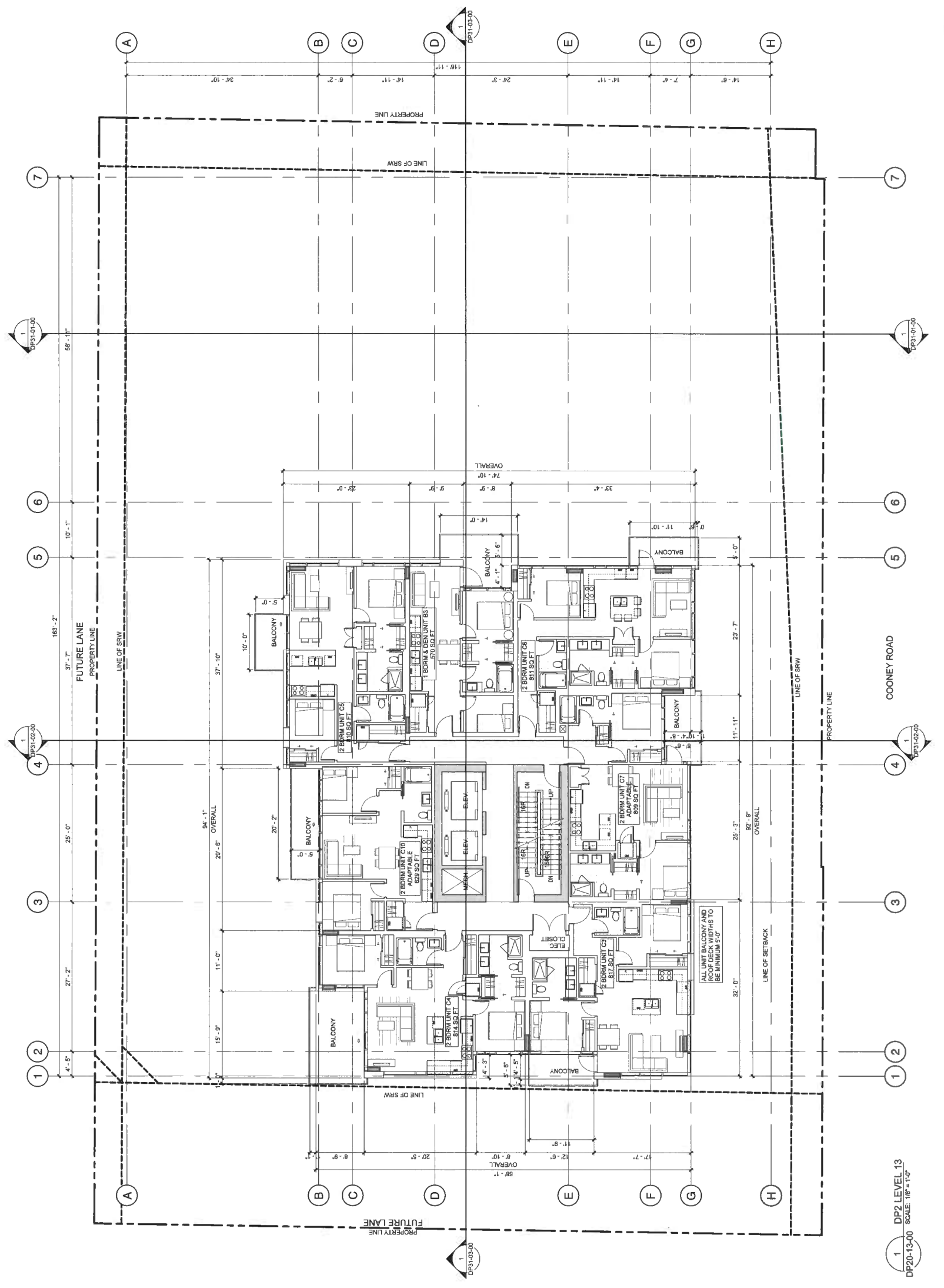
The Council representative has been advised, on each floor plan, of the location of all easements and encroachments. The applicant is responsible for ensuring that all easements and encroachments are properly shown and described on the drawings. The Council representative is not responsible for the accuracy of the drawings. The Council representative is not responsible for the accuracy of the drawings. The Council representative is not responsible for the accuracy of the drawings.

ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
APPLICATION	2017-09-28
RE SUBMISSION	2017-09-28
ASP SUBMISSION	2017-02-01
POST ASP RESPONSE	2017-05-16
DP RESUBMISSION	2017-10-31
DP RESUBMISSION	2017-11-08

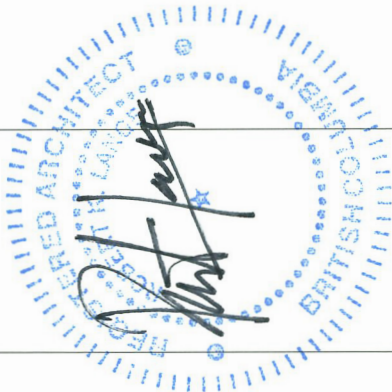
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 CHECKED BY: SH
 PROJECT NO.: 219171

DRAWING TITLE
LEVEL 13 FLOOR PLAN

DRAWING NO.
DP20-13-00



1 DP2 LEVEL 13
 DP20-13-00 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION
 S2 ARCHITECTURE
 227-2771
 1174 WOODBINE AVE
 VANCOUVER, BC V6L 2R8
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PROJECT INFORMATION
COONEY ROAD TOWER
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ISSUED

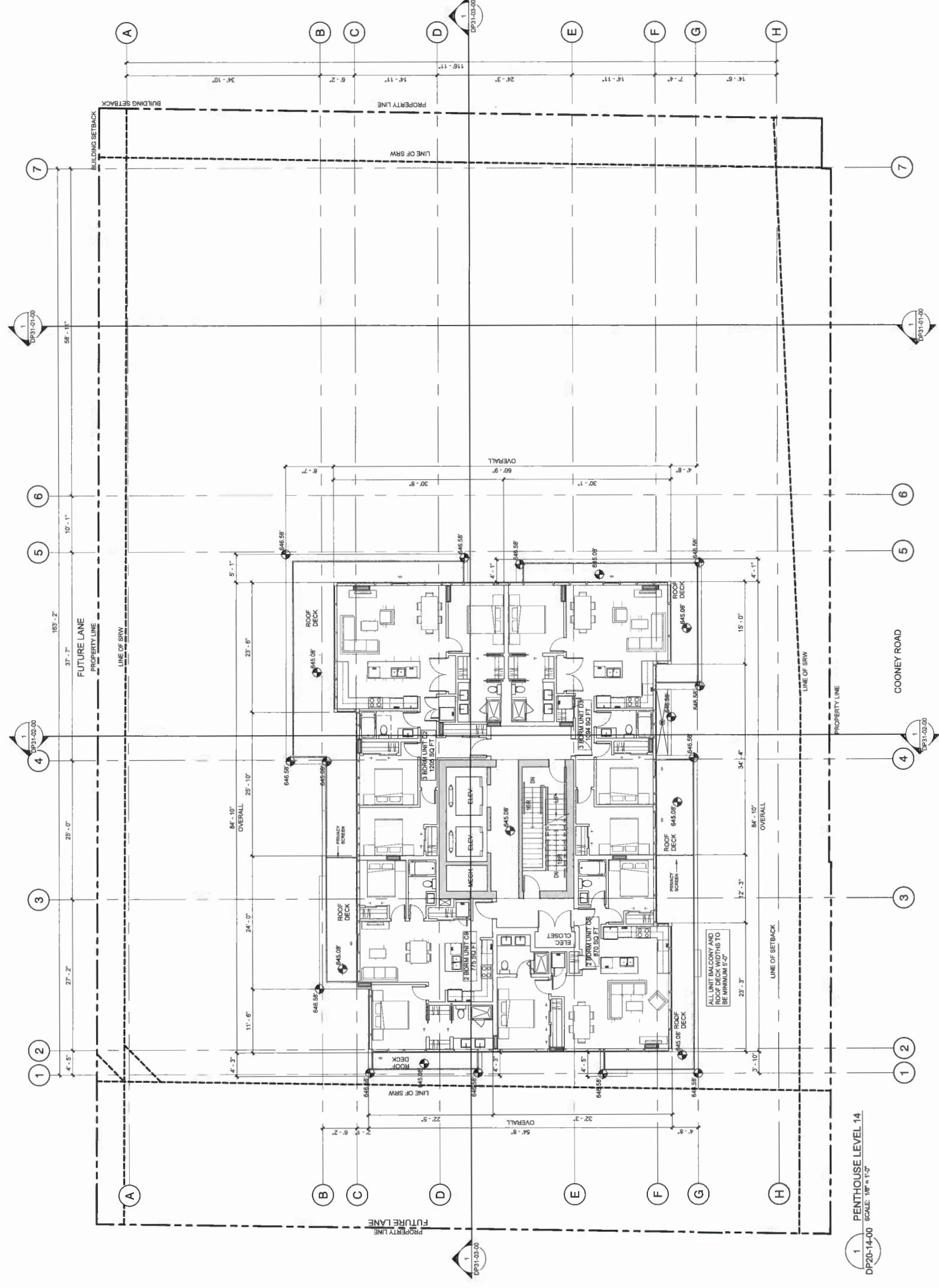
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2017-11-03	DEVELOPMENT PERMIT
2018-05-28	APPLICATION
2018-05-28	RE SUBMISSION
2019-02-01	APP SUBMISSION
2019-05-15	POST APP RESPONSE
2019-10-31	DP RE SUBMISSION
2019-11-08	DP RE SUBMISSION

SCALE: 1/8" = 1'-0"
 DATE: 11/14/2019 4:28:23 PM
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO.: 201771

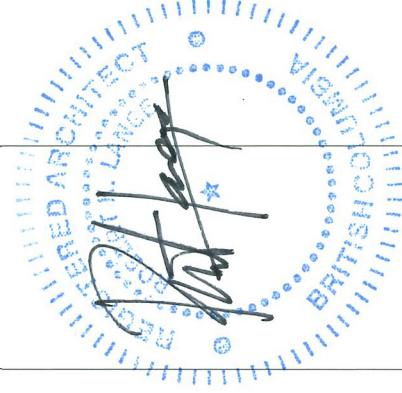
DRAWING TITLE
 PENTHOUSE L14 FLOOR
 PLAN

DATE
 2017-11-03
 2018-05-28
 2018-05-28
 2019-02-01
 2019-05-15
 2019-10-31
 2019-11-08

DRAWING NO.
 DP20-14-00



1 PENTHOUSE LEVEL 14
 DP20-14-00 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION
 S2 architecture
 1100 West Broadway, Suite 200
 Vancouver, BC, Canada V6E 1Y3
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 Fax: 604.681.2223
 www.s2architecture.com

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PROJECT INFORMATION
COONEY ROAD TOWER
 6833 COONEY ROAD
 RICHMOND, BC

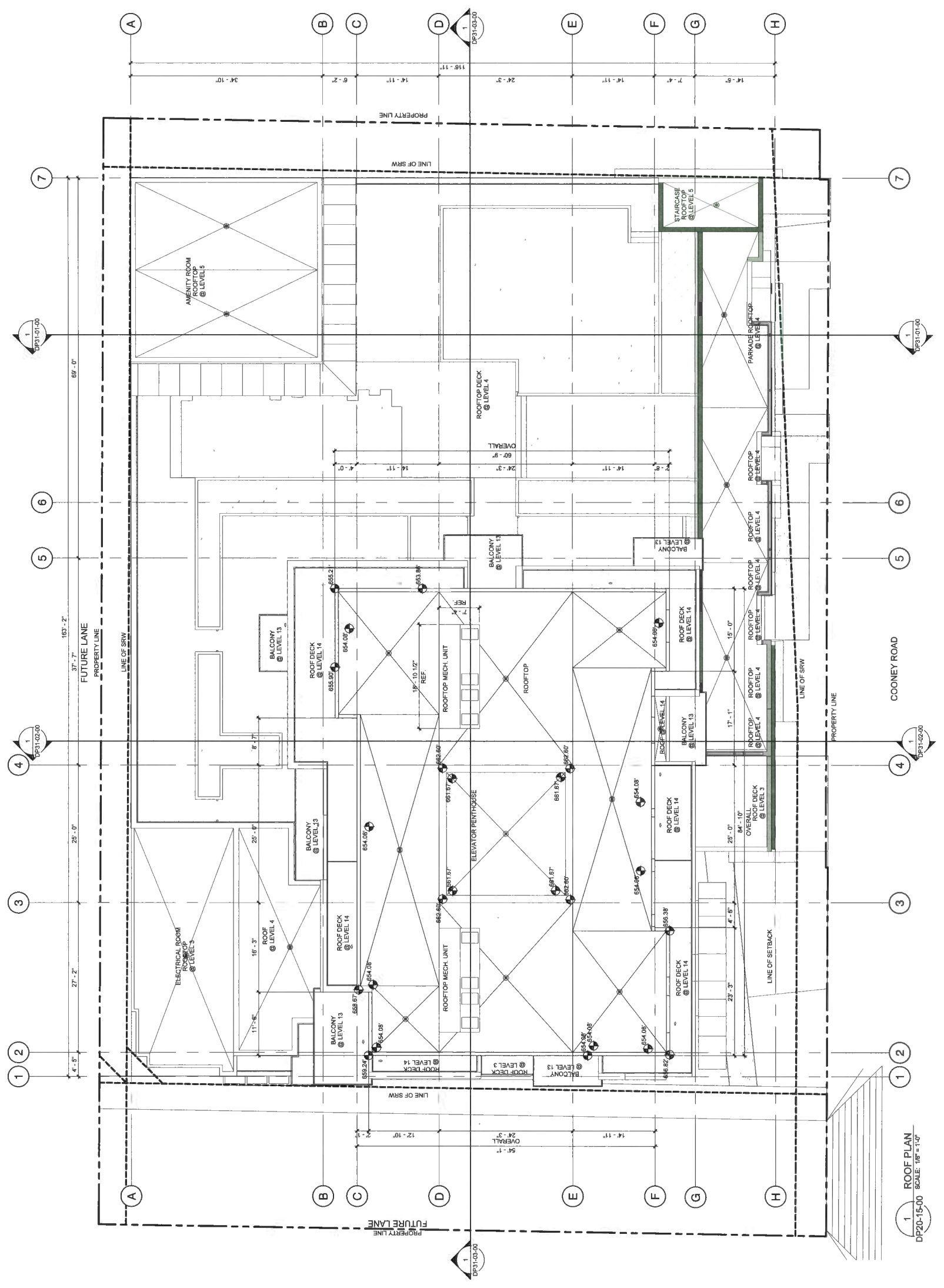
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ISSUED	DATE
DEVELOPMENT PERMIT APPLICATION	2017-11-03
RE-SUBMISSION	2018-09-28
ASP SUBMISSION	2018-02-01
POST ASP RESPONSE	2018-05-16
DP RESUBMISSION	2018-10-31
DP RESUBMISSION	2019-11-08

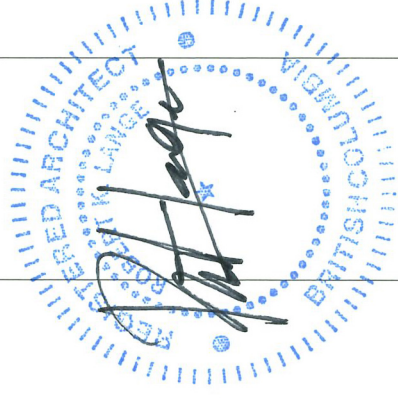
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 DRAWN BY: S. Langer
 PROJECT NO.: 219771

DRAWING TITLE:
ROOF PLAN

DRAWING NO.:
DP20-15-00



1 ROOF PLAN
 DP20-15-00 SCALE: 1/8" = 1'-0"



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ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
APPLICATION	2018-09-28
DP SUBMISSION	2018-10-31
POST DP RESPONSE	2019-02-01
DP SUBMISSION	2019-05-16
DP SUBMISSION	2019-10-31
DP SUBMISSION	2019-11-08

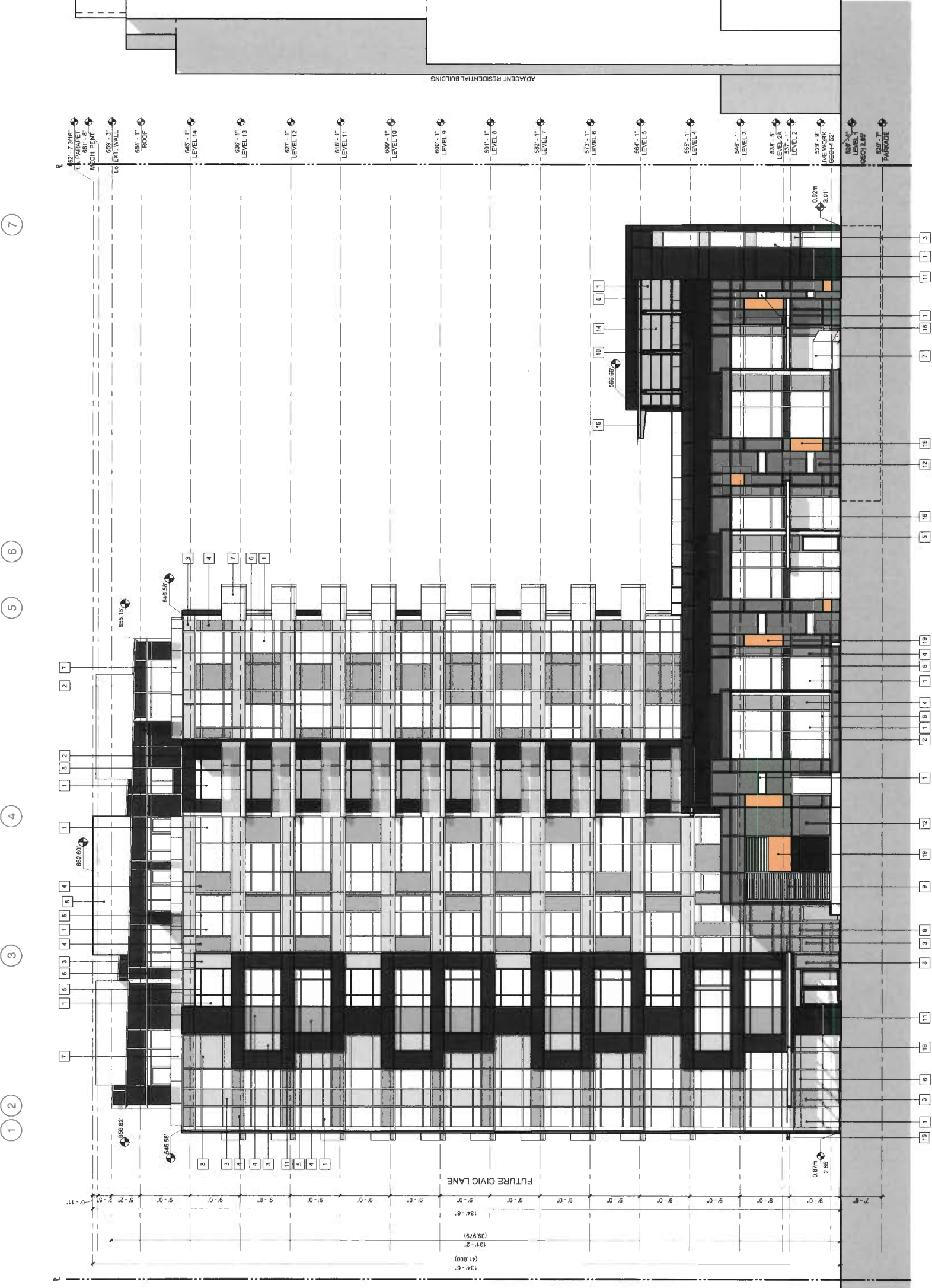
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DATE	11/14/2019 4:52:41 PM
DRAWN BY	JH
CHECKED BY	JH
PROJECT NO.	219171

DRAWING TITLE
BUILDING ELEVATIONS - EAST

BUILDING FINISH SCHEDULE

- VISION GLASS WINDOW WALL 1 - CLEAR
- INSULATED SPANDREL GLASS WINDOW WALL 2 - BLACK
- INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
- INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
- PREFINISHED ALUMINUM MULLION 1 - BLACK ANODIZED
- GUARDRAIL - CLEAR GLAZED
- ROOFTOP RTU SCREENING - TBD
- LOUVRES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
- GRILLES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
- CEMENTITIOUS PANEL 1 - DARK GREY
- CEMENTITIOUS PANEL 2 - GREY
- CEMENTITIOUS PANEL 3 - WHITE
- OVERHEAD DOOR - SECTIONAL GLAZED
- PLANTING SCREENS
- GLASS AND STRUCTURAL STEEL CANOPY
- PRIVACY SCREEN - OPAQUE GLAZED
- STRUCTURAL STEEL FRAMING
- CEMENTITIOUS PANEL 4 - ACCENT
- CEMENTITIOUS PANEL 5 - LIGHT GREY

NOTE: OPEN AIR VENTED CAVITY (PER EQUITONE SPEC) TYPICAL AT ALL PANEL EDGE CLADDING LOCATIONS



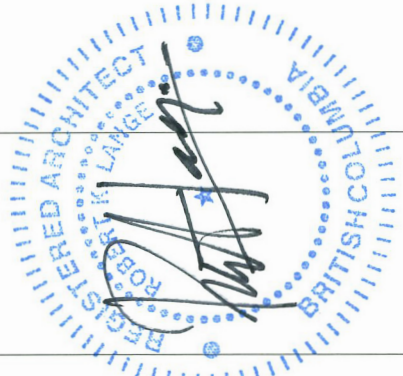
1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



CONSULTANT INFORMATION
 S2 ARCHITECTURE
 1111 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2G6
 TEL: 604-681-1111
 WWW.S2ARCHITECTURE.COM

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PROJECT INFORMATION
COONEY ROAD TOWER
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 RICHMOND, BC



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	2017-11-03
2	DEVELOPMENT PERMIT APPLICATION	2017-11-03
3	RE-SUBMISSION	2018-09-28
4	ASP SUBMISSION	2018-02-01
5	POST ASP RESPONSE	2018-05-16
6	DP REVISION	2018-10-31
7	DP REVISION	2019-11-08

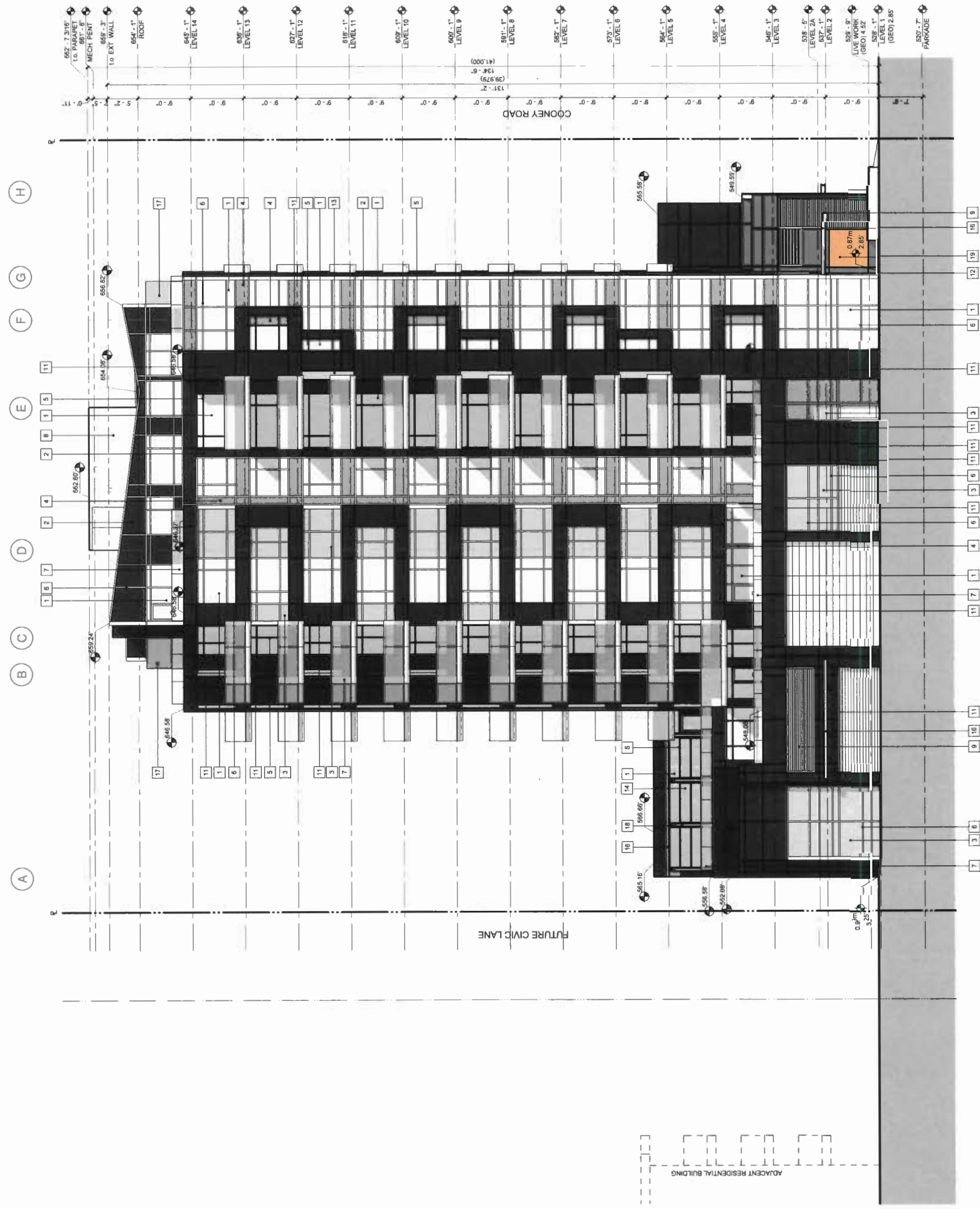
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DATE 11/10/2019 4:53:01 PM
DRAWN BY SW
CHECKED BY SW
PROJECT NO. 218771

DRAWING TITLE
BUILDING ELEVATIONS - SOUTH

DRAWING NO.
DP30-02-00

DP 17-791045
 Nov 20, 2019
 Plan 21

- BUILDING FINISH SCHEDULE**
- 1 VISION GLASS WINDOW WALL 1 - CLEAR
 - 2 INSULATED SPANDREL GLASS WINDOW WALL 2 - BLACK
 - 3 INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
 - 4 INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
 - 5 PREFINISHED ALUMINUM MULLION 1 - BLACK ANODIZED
 - 6 PREFINISHED ALUMINUM MULLION 2 - CLEAR ANODIZED
 - 7 GUARDRAIL - CLEAR GLAZED
 - 8 ROOFTOP RTU SCREENING - TBO
 - 9 LOUVERES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - 10 GRILLES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - 11 CEMENTITIOUS PANEL 1 - DARK GREY
 - 12 CEMENTITIOUS PANEL 2 - GREY
 - 13 CEMENTITIOUS PANEL 3 - WHITE
 - 14 OVERHEAD DOOR - SECTIONAL GLAZED
 - 15 PLANTING SCREENS
 - 16 GLASS AND STRUCTURAL STEEL CANOPY
 - 17 PRIVACY SCREEN - OPAQUE GLAZED
 - 18 STRUCTURAL STEEL FRAMING
 - 19 CEMENTITIOUS PANEL 4 - ACCENT
 - 20 CEMENTITIOUS PANEL 5 - LIGHT GREY
- NOTE: OPEN AIR VENTED CAVITY (PER EQUOTONE SPEC) TYPICAL AT ALL PANEL EDGE CLADDING LOCATIONS



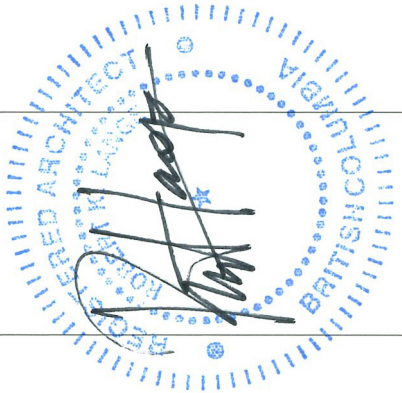
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS -
WEST

SCALE
As Indicated
DATE
2017-11-03
2018-09-28
2018-09-01
2018-05-18
2018-05-18
2018-11-08

DEVELOPMENT PERMIT
2017-11-03
CONSTRUCTION
2018-09-28
RE-SUBMISSION
2018-09-01
APP SUBMISSION
2018-05-18
POST APP RESPONSE
2018-05-18
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2018-11-08

DATE
2017-11-03
2018-09-28
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2018-11-08

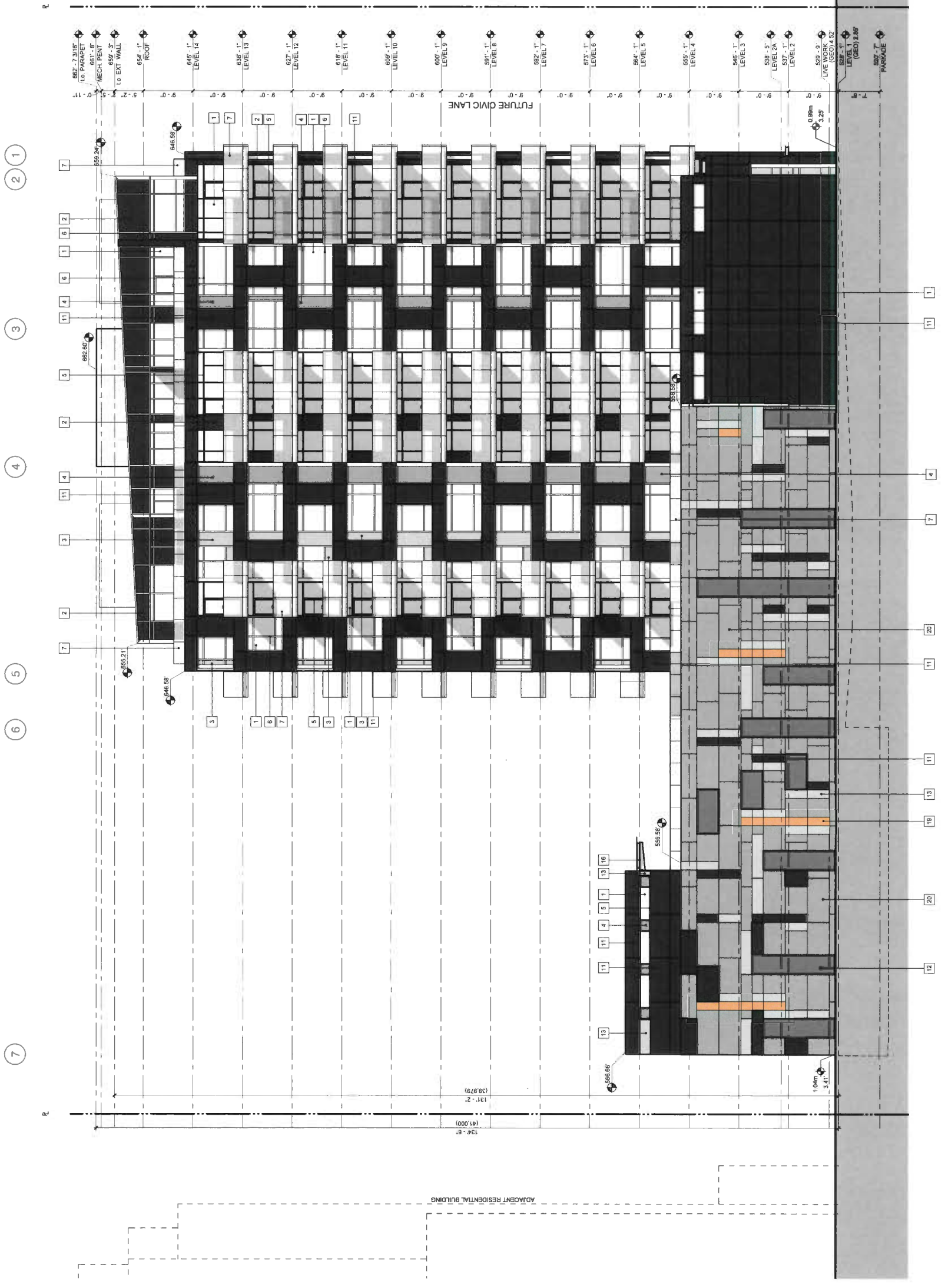


PROJECT INFORMATION
COONEY ROAD TOWER
6333 COONEY ROAD
RICHMOND, BC

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CONSULTANT INFORMATION
S2 architecture
1111 West 10th Avenue
Vancouver, BC, Canada V6H 1B3
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- BUILDING FINISH SCHEDULE**
- 1 VISION GLASS WINDOW WALL 1 - CLEAR
 - 2 INSULATED SPANDREL GLASS WINDOW WALL 2 - BLACK
 - 3 INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
 - 4 INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
 - 5 PREFINISHED ALUMINUM MULLION 1 - BLACK
 - 6 PREFINISHED ALUMINUM MULLION 2 - CLEAR ANODIZED
 - 7 GUARDRAIL - CLEAR GLAZED
 - 8 ROOFTOP RTU SCREENING - TBD
 - 9 LOURES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - 10 GRILLES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - 11 CEMENTITIOUS PANEL 1 - DARK GREY
 - 12 CEMENTITIOUS PANEL 2 - GREY
 - 13 CEMENTITIOUS PANEL 3 - WHITE
 - 14 OVERHEAD DOOR - SECTIONAL GLAZED
 - 15 PLANTING SCREENS
 - 16 GLASS AND STRUCTURAL STEEL CANOPY
 - 17 PRIVACY SCREEN - OPAQUE GLAZED
 - 18 STRUCTURAL STEEL FRAMING
 - 19 CEMENTITIOUS PANEL 4 - ACCENT
 - 20 CEMENTITIOUS PANEL 5 - LIGHT GREY
- NOTE: OPEN AIR VENTED CAVITY (PER MANUFACTURER'S INSTALLATION) AT PANEL EDGE CLADDING LOCATIONS



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



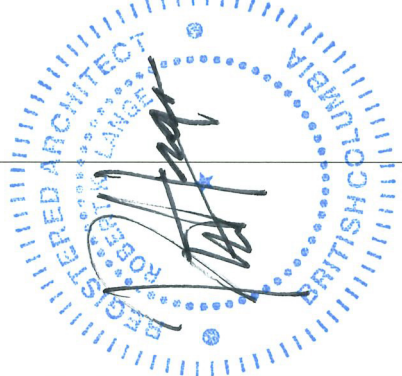
CONSULTANT INFORMATION
 CMA
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 Structural: CONJECT STRUCTURAL ENGINEERING
 Mechanical: CONJECT MECHANICAL ENGINEERING
 Electrical: CONJECT ELECTRICAL ENGINEERING
 Fire: CONJECT FIRE ENGINEERING
 Acoustic: CONJECT ACoustic ENGINEERING
 Environmental: CONJECT ENVIRONMENTAL ENGINEERING
 Heritage: CONJECT HERITAGE ENGINEERING

NOT FOR CONSTRUCTION

COONEY ROAD TOWER

6333 COONEY ROAD
 RICHMOND, BC

PROJECT INFORMATION



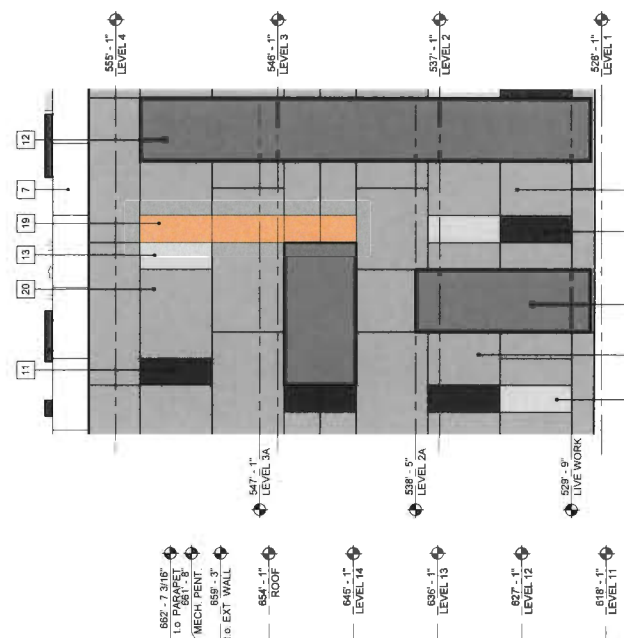
DP 17-791045
 Nov 20, 2019
 Plan 23

DATE: 2017-11-03
 DEVELOPMENT PERMIT: 2017-11-03
 REVISION: 2018-05-28
 RE-SUBMISSION: 2018-05-28
 ASP SUBMISSION: 2018-05-28
 POST-APPROVAL RESPONSE: 2018-05-18
 DP SUBMISSION: 2018-05-18
 DP RE-SUBMISSION: 2018-11-28

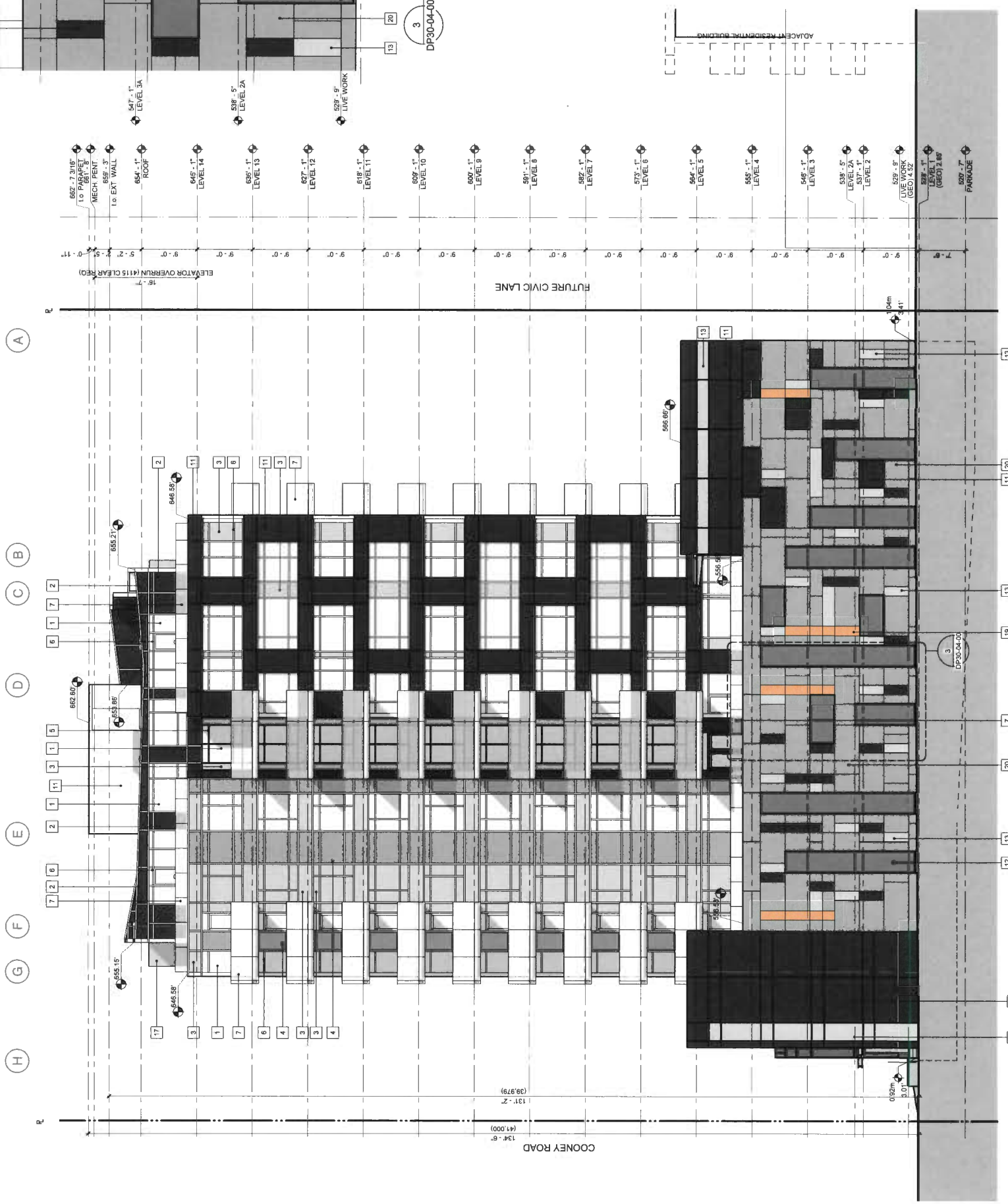
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 DRAWN BY: JH
 CHECKED BY: SH
 PROJECT NO.: 219171

DRAWING TITLE: BUILDING ELEVATIONS - NORTH

NO. DP30-04-00



- BUILDING FINISH SCHEDULE
- VISION GLASS WINDOW WALL 1 - CLEAR
 - INSULATED SPANDREL GLASS WINDOW WALL 2 - BLACK
 - INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
 - INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
 - PREFINISHED ALUMINUM MULLION 1 - BLACK ANODIZED
 - PREFINISHED ALUMINUM MULLION 2 - CLEAR ANODIZED
 - GUARDRAIL - CLEAR GLAZED
 - ROOFTOP RTU SCREENING - TBD
 - LOUVRES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - GRILLES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
 - CEMENTITIOUS PANEL 1 - DARK GREY
 - CEMENTITIOUS PANEL 2 - GREY
 - CEMENTITIOUS PANEL 3 - WHITE
 - OVERHEAD DOOR - SECTIONAL GLAZED PLANTING SCREENS
 - GLASS AND STRUCTURAL STEEL CANOPY
 - PRIVACY SCREEN - OPAQUE GLAZED
 - STRUCTURAL STEEL FRAMING
 - CEMENTITIOUS PANEL 4 - ACCENT
 - CEMENTITIOUS PANEL 5 - LIGHT GREY
- NOTE: OPEN AIR VENTED CAVITY (PER EQUIPONE SPEC) TYPICAL AT ALL PANEL EDGE CLODDING LOCATIONS



- BUILDING FINISH SCHEDULE
- VISION GLASS WINDOW WALL 1 - CLEAR
 - INSULATED SPANDREL GLASS WINDOW WALL 2 - BLACK
 - INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
 - INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
 - PREFINISHED ALUMINUM MULLION 1 - BLACK ANODIZED
 - PREFINISHED ALUMINUM MULLION 2 - CLEAR ANODIZED
 - GUARDRAIL - CLEAR GLAZED
 - ROOFTOP RTU SCREENING - TBD
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- NOTE: OPEN AIR VENTED CAVITY (PER EQUIPONE SPEC) TYPICAL AT ALL PANEL EDGE CLODDING LOCATIONS

The drawings incorporate previous issues. Do not scale these drawings.
 Any changes to the drawings shall be made by the architect. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

NO. DP30-04-00



CONSULTANT INFORMATION
 CONSULTANT: S2 ARCHITECTURE
 CONSULTANT GROUP: S2 ARCHITECTURE GROUP OF COMPANIES
 ADDRESS: 1111 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 3G9
 TEL: 604.681.4000
 FAX: 604.681.4001
 WWW: S2ARCHITECTURE.COM

PROJECT INFORMATION
NOT FOR CONSTRUCTION
COONEY ROAD TOWER
 6333 COONEY ROAD
 RICHMOND, BC

DATE: 2017-11-03
 DEVELOPMENT PERMIT: 2017-11-03
 REVISION: 2018-05-28
 RE-SUBMISSION: 2018-02-01
 DP SUBMISSION: 2018-08-31
 DP REVISION: 2018-11-08

SCALE: As indicated
 DRAWN BY: JH
 CHECKED BY: SH
 PROJECT NO.: 219171

DRAWING TITLE
PARKADE SECTION & AMENITY ROOM ELEVATIONS

DRAWING NO.: **DP31-01-00**

DATE: 2017-11-03

DEVELOPMENT PERMIT: 2017-11-03

REVISION: 2018-05-28

RE-SUBMISSION: 2018-02-01

DP SUBMISSION: 2018-08-31

DP REVISION: 2018-11-08

SCALE: As indicated

DRAWN BY: JH

CHECKED BY: SH

PROJECT NO.: 219171

DRAWING TITLE

PARKADE SECTION & AMENITY ROOM ELEVATIONS

DRAWING NO.: **DP31-01-00**

DATE: 2017-11-03

DEVELOPMENT PERMIT: 2017-11-03

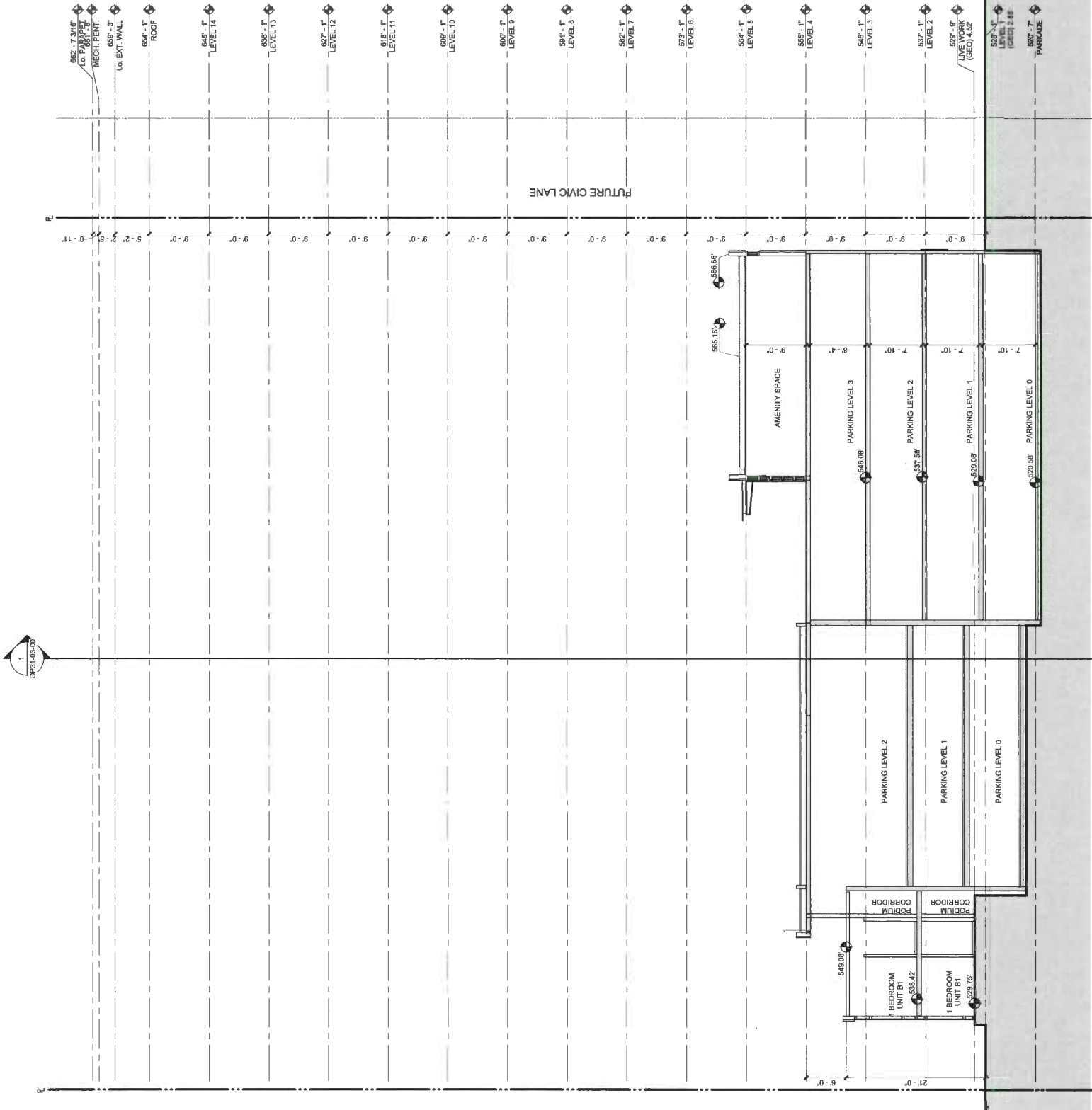
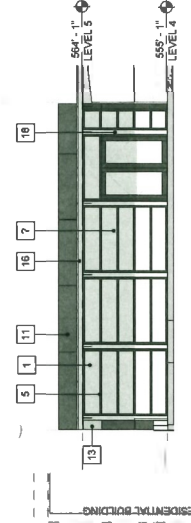
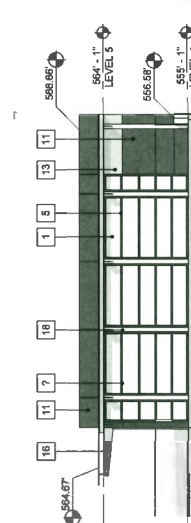
REVISION: 2018-05-28

RE-SUBMISSION: 2018-02-01

DP SUBMISSION: 2018-08-31

DP REVISION: 2018-11-08

- BUILDING FINISH SCHEDULE**
- 1 VISION GLASS WINDOW WALL 1 - CLEAR
 - 2 INSULATED SPANDREL GLASS WINDOW WALL 2 - BRUSH
 - 3 INSULATED SPANDREL GLASS WINDOW WALL 3 - WHITE
 - 4 INSULATED SPANDREL GLASS WINDOW WALL 4 - GREY
 - 5 PREFINISHED ALUMINUM MULLION 1 - BLACK ANODIZED
 - 6 PREFINISHED ALUMINUM MULLION 2 - CLEAR ANODIZED
 - 7 GUARDRAIL - CLEAR GLAZED
 - 8 ROOFTOP RTU SCREENING - T80
 - 9 LOUVRES - PREFINISHED EXTRUDED ANODIZED ALUMINUM
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 - 16 GLASS AND STRUCTURAL STEEL CANOPY
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 - 18 STRUCTURAL STEEL FRAMING
 - 19 CEMENTITIOUS PANEL 4 - ACCENT
 - 20 CEMENTITIOUS PANEL 5 - LIGHT GREY
- NOTE: OPEN AIR VENTED CAVITY (PER EQUICONE SPEC.) TYPICAL AT ALL PANEL EDGE CLADDING LOCATIONS



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 Plan 24

DP31-01-00

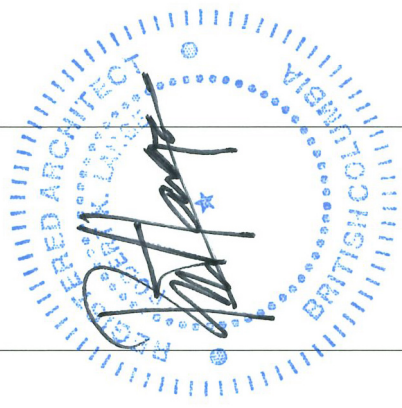


CONSULTANT INFORMATION
 O&M: CONSTRUCTION ARCHITECTURE
 LANDSCAPE: CONSTRUCTION ARCHITECTURE
 STRUCTURE: CONSTRUCTION ARCHITECTURE
 MECHANICAL: CONSTRUCTION ARCHITECTURE
 ELECTRICAL: CONSTRUCTION ARCHITECTURE
 INTERIORS: CONSTRUCTION ARCHITECTURE

NOT FOR CONSTRUCTION

PROJECT INFORMATION
 COONEY ROAD TOWER

6333 COONEY ROAD
 RICHMOND, BC



The owner represents and warrants that the information provided in this drawing is true and correct. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner.

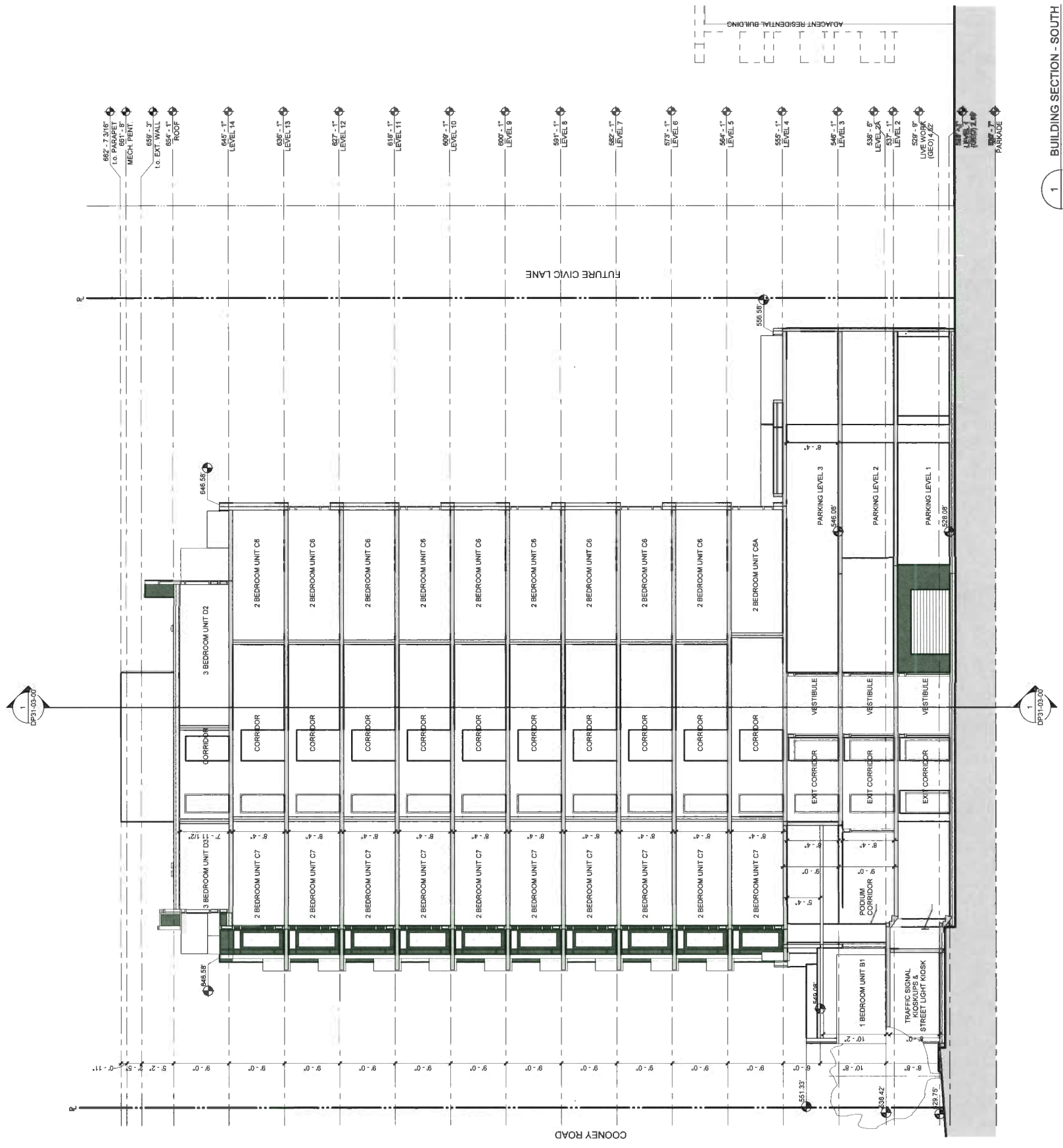
ISSUED	DATE
DEVELOPMENT PERMIT	2011-11-03
DP APPLICATION	2012-05-28
RE-SUBMISSION	2012-05-28
APP SUBMISSION	2012-02-01
DP SUBMISSION	2012-10-24
DP RE-SUBMISSION	2013-11-08

SCALE: 1/8" = 1'-0"
 DATE: 11/14/2019 4:38:38 PM
 DRAWN BY: JH
 CHECKED BY: SK
 PROJECT NO.: 219171

DRAWING TITLE
 BUILDING CROSS SECTION

DP31-02-00

DP 17-791045
 Nov 20, 2019
 Plan 25



1 BUILDING SECTION - SOUTH
 DP31-02-00 SCALE: 1/8"=1'-0"

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

COONEY ROAD TOWER

6333 COONEY ROAD, RICHMOND, BRITISH COLUMBIA

RE-ISSUED FOR CITY COMMENTS

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L0.0	COVER SHEET & DRAWING LIST
L1.0	LANDSCAPE PLAN GROUND LEVEL
L1.1	LANDSCAPE PLAN FOURTH LEVEL
L1.2	LANDSCAPE PLAN ROOF LEVEL
L1.3	PRECEDENTS AND MATERIALS
L1.4	LANDSCAPE PERMEABILITY
L1.5	LANDSCAPE OPEN SPACE
L2.0	PLANT LIST AND PLANT MATERIALS
L2.1	GROUND LEVEL PLANTING PLAN
L2.2	FOURTH LEVEL PLANTING PLAN
L2.3	ROOF LEVEL PLANTING PLAN
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.2	DETAILS - PLAY AREA

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE OWNER OR OWNERS REPRESENTATIVE TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE OWNER OR OWNERS REPRESENTATIVE. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVISE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

LAYOUT OF HARDSCAPE, SITE FURNITURE, GROWING MEDIA, TREES, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY OWNER OR OWNERS REPRESENTATIVE.

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.



REVISIONS	NO.	DESCRIPTION	DATE
7	RE- ISSUED FOR CITY COMMENTS	19-11-06	
6	RE- ISSUED FOR DP APPLICATION	19-10-31	
5	ISSUED FOR PRIOR-TO RESPONSE		
4	RE-ISSUED FOR DP APPLICATION		
3	RE-ISSUED FOR DP APPLICATION		
2	ISSUED FOR DP APPLICATION		
1	ISSUED FOR CLIENT REVIEW		

DP 17-791045
Nov 20, 2019
Plan 27

COONEY ROAD TOWER
6333 Cooney Road
Richmond, British Columbia

Scale: 1:200
Drawn: VG/DS
Reviewed: DS
Project No. 06-581

COVER SHEET & DRAWING LIST

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- 7 RE-ISSUED FOR CITY COMMENTS 19-11-06
 6 RE-ISSUED FOR DP APPLICATION 19-10-31
 5 ISSUED FOR PRIOR-TO-RESPONSE
 4 RE-ISSUED FOR DP APPLICATION
 3 RE-ISSUED FOR DP APPLICATION
 2 ISSUED FOR DP APPLICATION
 1 ISSUED FOR CLIENT REVIEW
- REVISIONS

DP 17-791045
Nov 20, 2019
Plan 29

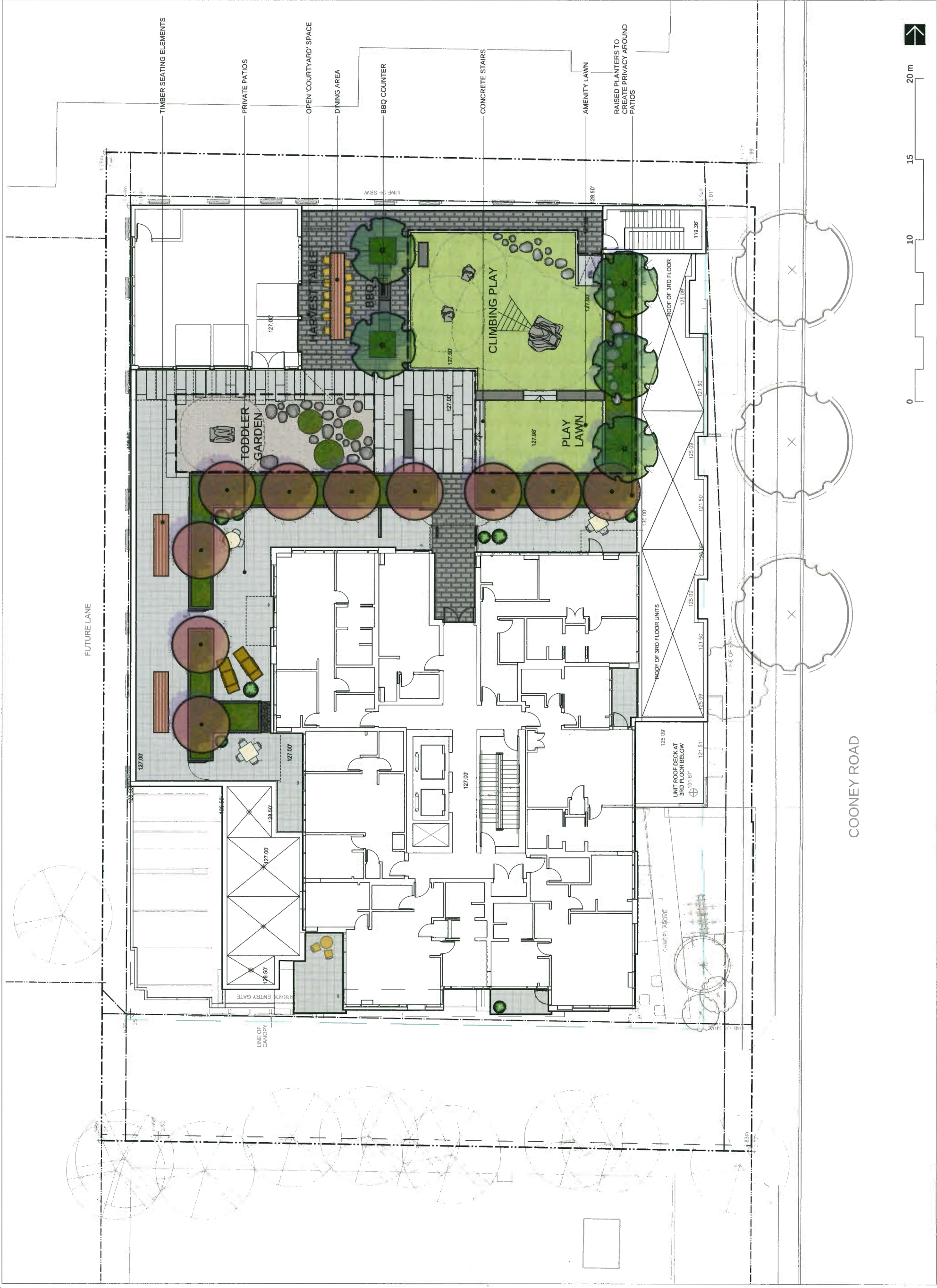
COONEY ROAD TOWER

6333 Cooney Road
Richmond, British Columbia

Scale: 1:100
 Drawn: DS
 Reviewed: DS
 Project No. 06-581

**LANDSCAPE PLAN
LEVEL 4**

L1.1



FUTURE LANE

COONEY ROAD



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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7. RE- ISSUED FOR CITY COMMENTS	19-11-06
6. RE- ISSUED FOR DP APPLICATION	19-10-31
5. ISSUED FOR PRIOR-TO RESPONSE	
4. RE- ISSUED FOR DP APPLICATION	
3. RE- ISSUED FOR DP APPLICATION	
2. ISSUED FOR DP APPLICATION	
1. ISSUED FOR CLIENT REVIEW	

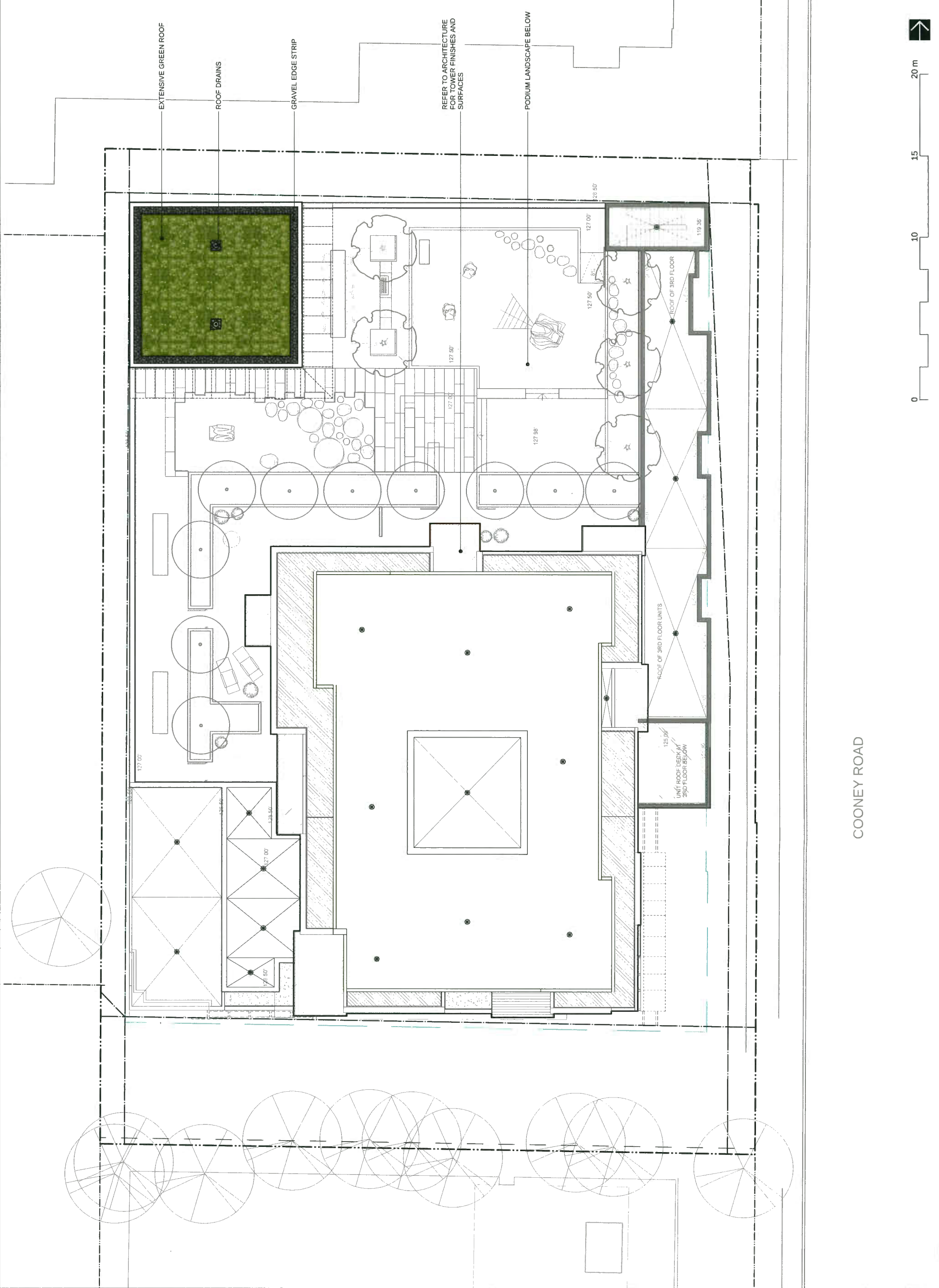
DP 17-791045
Nov 20, 2019
Plan 30

COONEY ROAD TOWER

6333 Cooney Road
Richmond, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	06-581

**LANDSCAPE PLAN
ROOF LEVEL**



COONEY ROAD

LANDSCAPE INFLUENCES AND CONTEXT



ANGLED LINES TO MATCH BUILDING GEOMETRY AND OVERLAPPING PAVING PATTERNS



ANGLED LINES TO MATCH BUILDING GEOMETRY AND OVERLAPPING PAVING PATTERNS



CONNECTED AMENITY ZONES



"COURTYARD" SPACE VISIBLE FROM AMENITY ROOM

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LANDSCAPE FEATURES AND MATERIALS



STEPPING UP TO RAISED LAWN



TIMBER AND CONCRETE DETAILING



TIMBER AND CONCRETE DETAILS



SMALL BEACH PEBBLE



NATURAL LOOK PLAY STRUCTURES

LANDSCAPE PAVING TYPES



SAWCUT CONCRETE



CHARCOAL 'STANDARD' PAVING



NATURAL 'STANDARD' PAVING



CHARCOAL PATIO SLAB PAVING



CHARCOAL PATIO SLAB PRIVATE PATIOS

COONEY ROAD TOWER

6333 Cooney Road
Richmond, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	06-581

PRECEDENTS AND MATERIALS

7	RE-ISSUED FOR CITY COMMENTS	19-11-06
6	RE-ISSUED FOR DP APPLICATION	19-10-31
5	ISSUED FOR PRIOR-TO RESPONSE!	
4	RE-ISSUED FOR DP APPLICATION	
3	RE-ISSUED FOR DP APPLICATION	
2	ISSUED FOR DP APPLICATION	
1	ISSUED FOR CLIENT REVIEW	

DP 17-791045
Nov 20, 2019
Plan 31

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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LEVEL 1 PERMEABILITY

COONEY ROAD



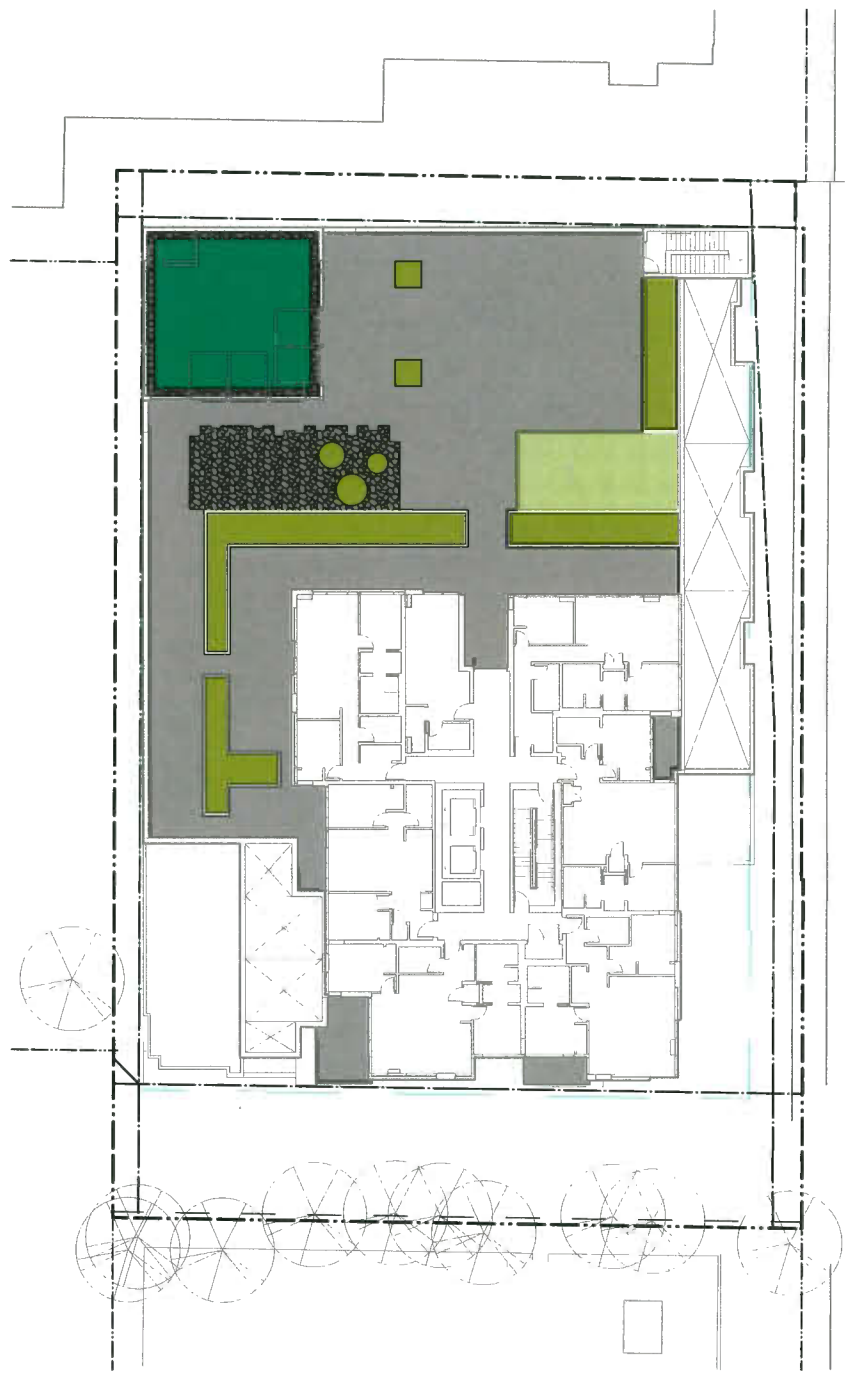
LEGEND PERMEABILITY	GROUND LEVEL		LEVEL 4		ROOF	
	AREA	%	AREA	%	AREA	%
PERMEABLE GRAVEL AREA	25.1m ²	1.0%	52m ²	2.1%		
LAWN - MINIMUM 12" SOIL ON SLAB OR ON GRADE	234.5m ²	9.5%	42m ²	1.7%		
EXTENSIVE GREEN ROOF 150mm GROWING MEDIUM DEPTH PERMEABLE					80m ²	3.3%
INTENSIVE GREEN ROOF PLANTER 450mm MIN GROWING MEDIUM DEPTH PERMEABLE			95m ²	3.9%		
PLANTING ON GRADE 450mm - 900mm GROWING MEDIUM DEPTH PERMEABLE						
HARDSCAPE AREA IMPERMEABLE	487.6m ²	19.9%	505m ²	22.8%		
TOTAL	747.3m²	30.4%	694m²	28.2%	80m²	3.3%

NOTE: AREAS ARE DIRECT MEASUREMENTS. PERCENTAGES ARE BASED ON THE OVERALL SITE AREA OF 2,458 SQ.M INSIDE THE PROPERTY LINES.

Plan 31
DP 17-791045
Nov 20, 2019

COONEY ROAD TOWER
6333 Cooney Road
Richmond, British Columbia
Scale: 1:200
Drawn: DS
Reviewed: DS
Project No. 06-581

LANDSCAPE PERMEABILITY



LEVEL 4 AND ROOF PERMEABILITY

COONEY ROAD



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

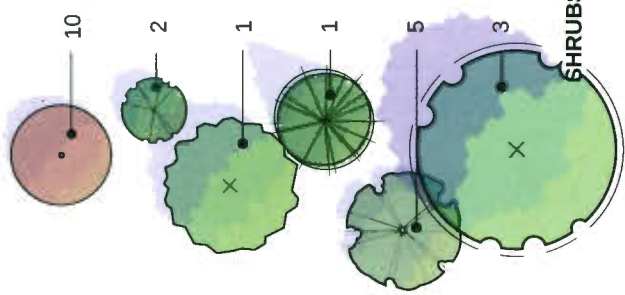
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
10	Acer Palmatum Aka kawa hime	Dwarf Japanese Maple	5cm cal., B&B	as shown
2	Liquidambar styraciflua 'Slender Silhouette'	Sweetgum	5cm cal., B&B	as shown
1	Malus x zumi 'Calocarpa'	Zumi Flowering Apple	6cm cal., B&B	as shown
1	Pinus engelmannii	Engelmann Spruce	3M height, B&B	as shown
5	Stewartia pseudocamellia	Japanese Stewartia	3M height, B&B	as shown
3	Street Tree - Species and final locations to City of Richmond specs.		7cm cal., B&B	as shown

TREES



SHRUBS

23	Cistus incanus	Rock Rose	#2 pot	18" o.c
23	Cotoneaster dammerii	Little-Leaf Cotoneaster	#2 pot	24" o.c
21	Forsythia x intermedia	Forsythia	#5 pot	36" o.c
10	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
74	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	#5 pot	24" o.c
66	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c
48	Rhododendron 'Crete'	Pink Rhododendron	#5 pot	36" o.c
30	Rhododendron 'Hotel'	Yellow Rhododendron	#5 pot	36" o.c
36	Spiraea bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
78	Sarcococca hookerana humilis	Himalayan Sweet Box	#2 pot	24" o.c
33	Skimmia japonica	Japanese Skimmia	#3 pot	30" o.c
168	Taxus X Media 'Hicksii'	Hick's Yew - 1.5M height	#3 pot	20" o.c

GROUND COVERS AND VINES

44	Akebia quinata	Chocolate Vine	#2 pot	18" o.c
32	Arctostaphylos uva-ursi	Kinnikinnick	4"(10cm) pot	15" o.c
190	Ceanothus griseus horizontalis	Creeping California Lilac	4"(10cm) pot	15" o.c
392	Oxalis oreganum	Redwood Sorrel	4"(10cm) pot	15" o.c
36	Parthenocissus quinquefolia	Virginia Creeper	#2 pot	18" o.c
80	SO.M. Etera Colour Max Sedum Tile			

GRASSES, PERENNIALS, BULBS, AND ANNUALS

12	Allium giganteum	Persian Onion	#1 pot	18" o.c
60	Carex eburnea	Bristleleaf Sedge	#1 pot	18" o.c
77	Hakonechloa macra	Japanese Forest Grass	#1 pot	18" o.c
17	Iris tenax	Oregon Iris	#1 pot	18" o.c
7	Liriope muscari	Lily Turf	#1 pot	18" o.c
12	Stipa tenuissima	Mexican Feather Grass	#1 pot	18" o.c

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
- 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.



COLOURS AND GRASSES



Allium giganteum
Persian Onion



Hakonechloa macra
Japanese Forest Grass



Iris tenax
Oregon Iris



Stipa tenuissima
Mexican Feather Grass



EVERGREEN LAYERS



Forsythia x intermedia
Forsythia



Cistus incanus
Rock Rose



Sarcococca hookerana humilis
Himalayan Sweet Box



Stewartia pseudocamellia
Japanese Stewartia

REVISIONS

7	RE-ISSUED FOR CITY COMMENTS	19-11-06
6	RE-ISSUED FOR DP APPLICATION	19-10-31
5	ISSUED FOR PRIOR-TO RESPONSE	
4	RE-ISSUED FOR DP APPLICATION	
3	RE-ISSUED FOR DP APPLICATION	
2	ISSUED FOR DP APPLICATION	
1	ISSUED FOR CLIENT REVIEW	

Plan 32
DP 17-791045
Nov 20, 2019

COONEY ROAD TOWER

6333 Cooney Road
Richmond, British Columbia

Scale: N/A
Drawn: KD/DS
Reviewed: DS
Project No. 06-581

PLANT LIST & MATERIALS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

REVISIONS	ISSUED FOR CLIENT REVIEW	1
7	RE-ISSUED FOR CITY COMMENTS	19-11-06
6	RE-ISSUED FOR DP APPLICATION	19-10-31
5	ISSUED FOR PRIOR-TO RESPONSE	
4	RE-ISSUED FOR DP APPLICATION	
3	RE-ISSUED FOR DP APPLICATION	
2	ISSUED FOR DP APPLICATION	
1	ISSUED FOR CLIENT REVIEW	

DP 17-79104S
Nov 20, 2019
Plan 34

COONEY ROAD TOWER

6333 Cooney Road
Richmond, British Columbia

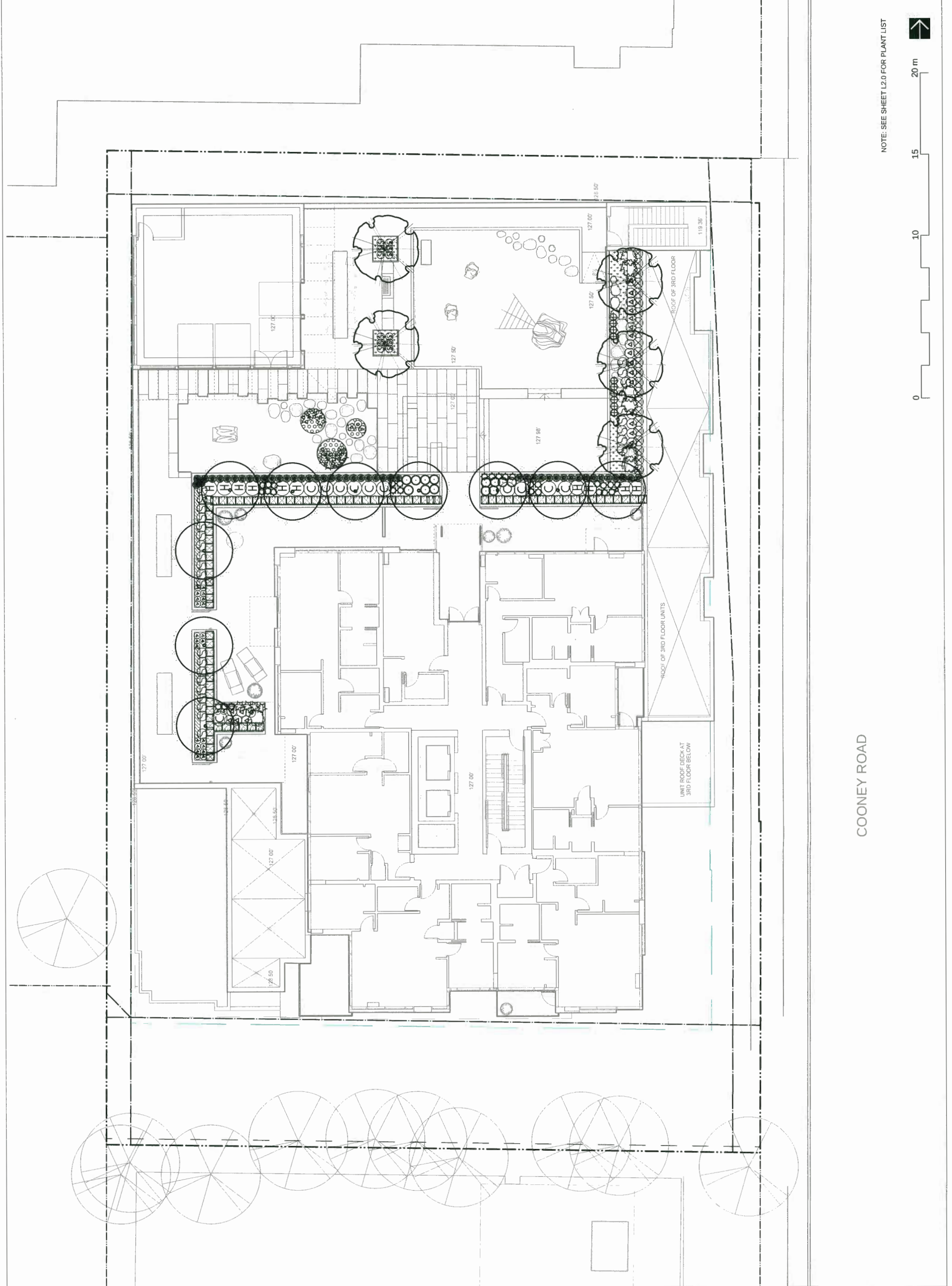
Scale: 1:100

Drawn: DS

Reviewed: DS

Project No. 06-581

**LANDSCAPE PLANTING
LEVEL 4**



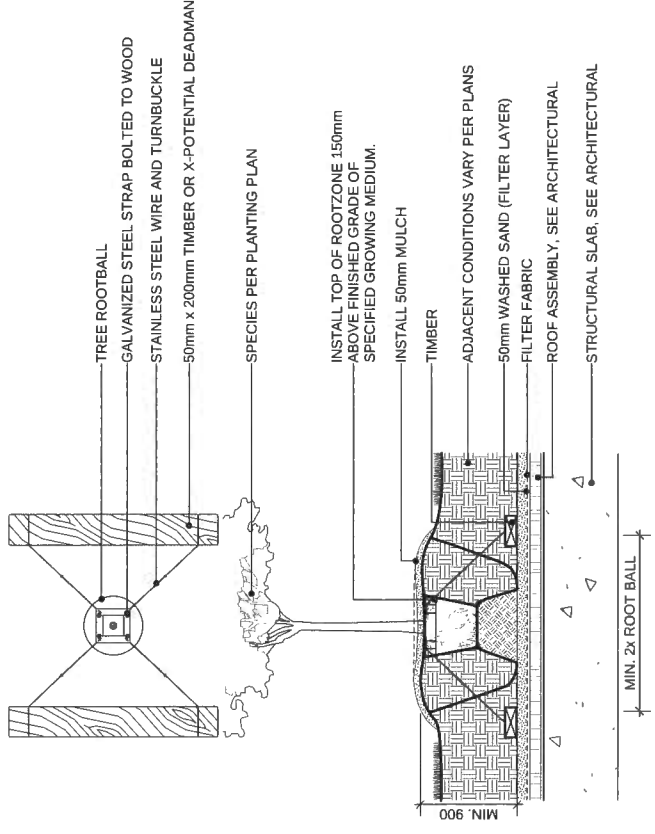
COONEY ROAD

NOTE: SEE SHEET L2.0 FOR PLANT LIST

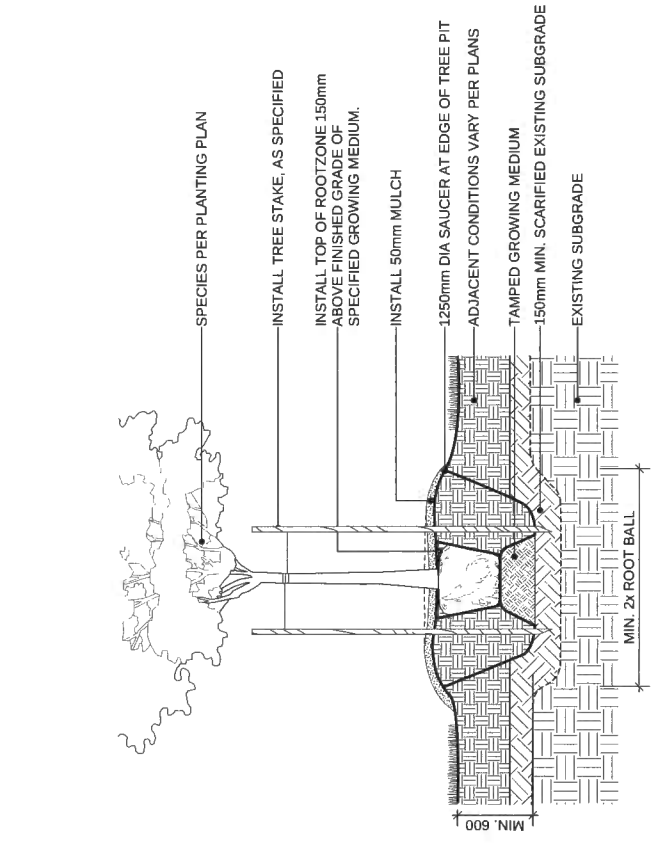


CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

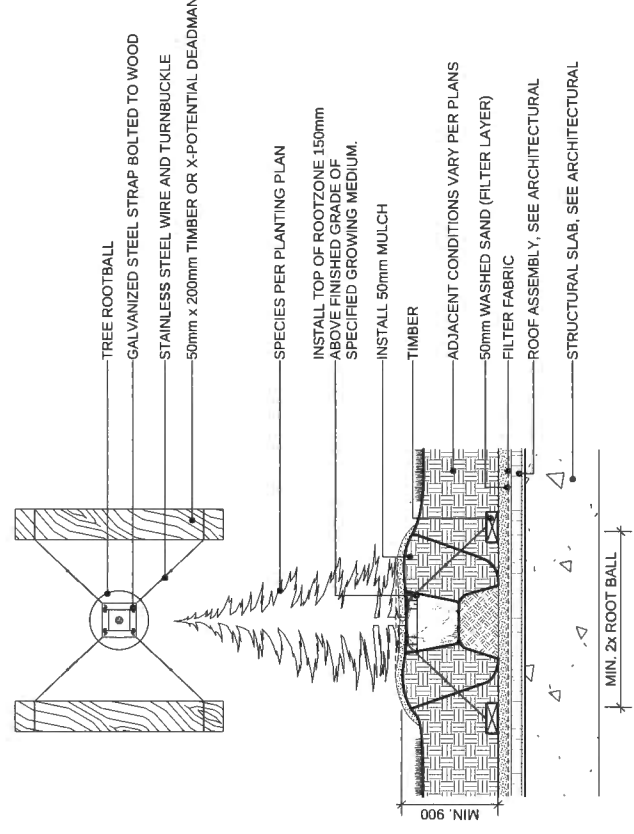
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



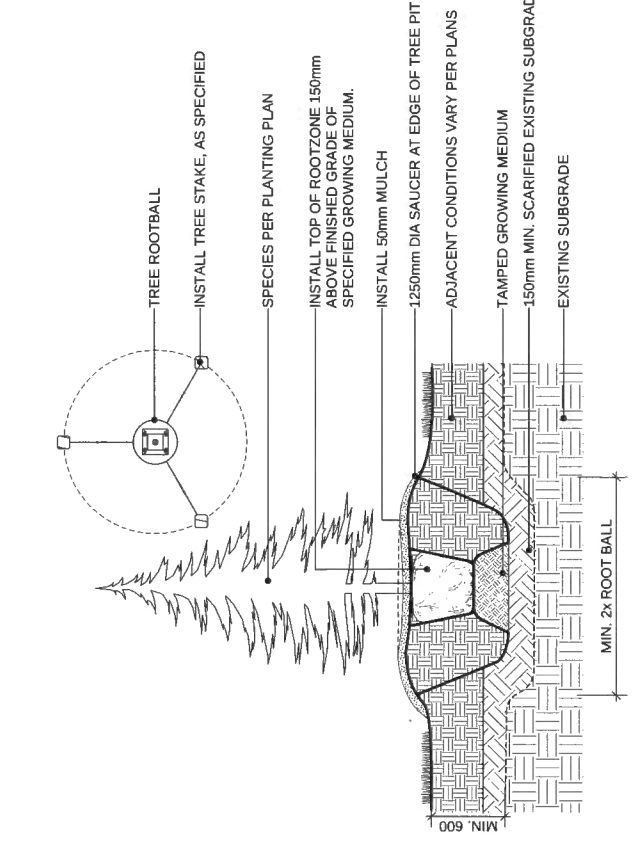
2 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



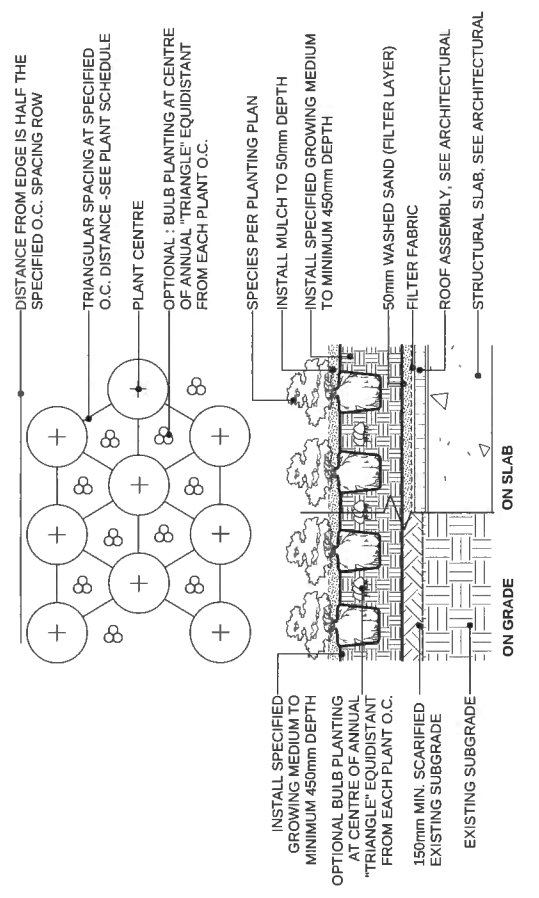
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



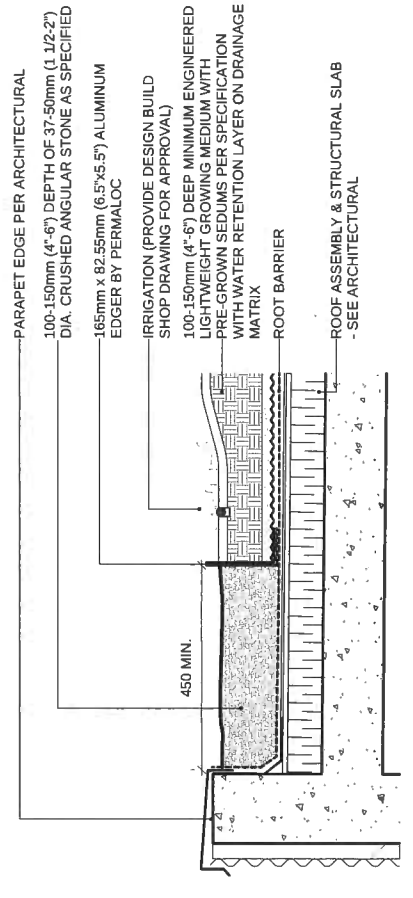
5 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



4 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20

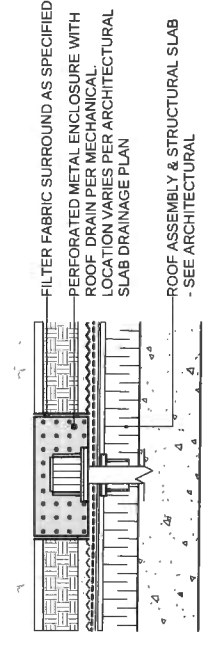


3 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25

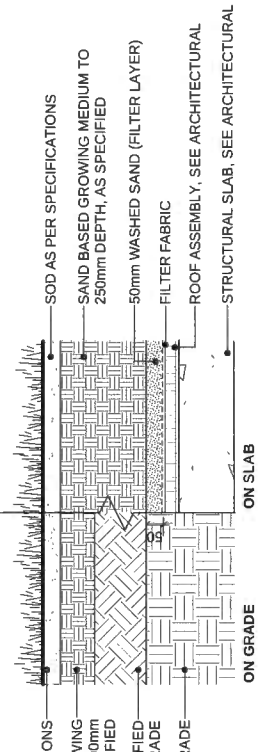


6A EXTENSIVE PLANTING
Scale: 1:10

NOTES:
1. PRE-GROWN SEDJUM TILES: ETERA - TUFF STUFF(677,684,7613) OR APPROVED ALTERNATE
2. EXTENSIVE COLUMBIA GREEN SYSTEM/MAT: INCLUDES WATER RETENTION FILTRATION & DRAINAGE MATRIX LAYERS, OR APPROVED ALTERNATE.
3. ROOT BARRIER: SOLENA SUPREMA MICROFAB, OR APPROVED ALTERNATE.



6B EXTENSIVE PLANTING DRAIN - LEVEL 3, 4 & 13
Scale: 1:10



7 SOD LAWN (TYPICAL)
Scale: 1:10

7	RE- ISSUED FOR CITY COMMENTS
6	RE- ISSUED FOR DP APPLICATION
5	ISSUED FOR PRIOR- TO RESPON
4	RE- ISSUED FOR DP APPLICATION
3	RE- ISSUED FOR DP APPLICATION
2	ISSUED FOR DP APPLICATION
1	ISSUED FOR CLIENT REVIEW
REVISIONS	

DP 17-791045
Nov 20, 2019
Plan 36

PROPOSED RESIDENTIAL DEVELOPMENT

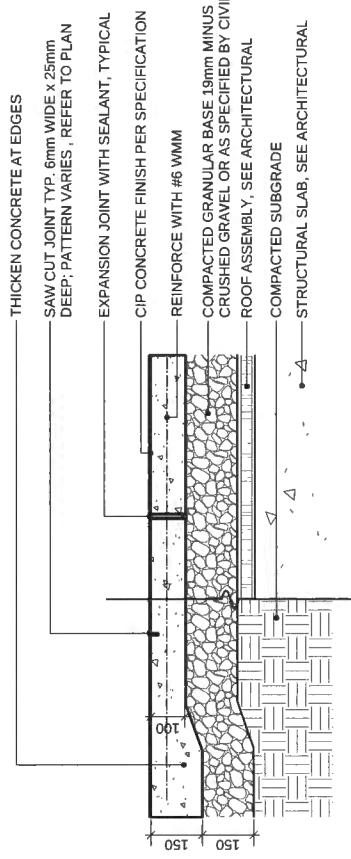
Port Moody, British Columbia
Scale: AS SHOWN
Drawn: KD/DS
Reviewed: DS
Project No. 06-581

LANDSCAPE DETAILS
SOFTSCAPE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

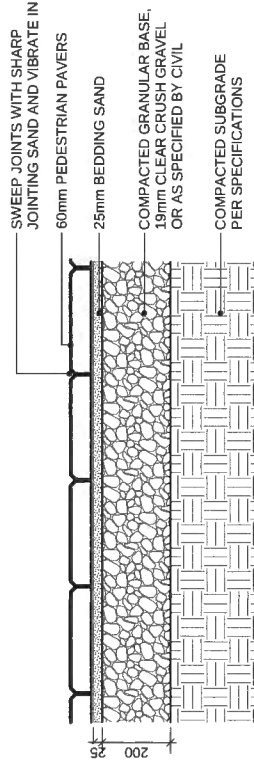
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

- CIP CONCRETE PAVING NOTES:**
1. SANDBLAST FINISH
 2. SEE LAYOUT PLAN FOR SAWCUT JOINT PATTERN AND BAND WIDTH
 3. EXP. JOINTS @ 6M O.C. MAX (PLUMB, STRAIGHT AND SQUARE) (AT CHANGES IN MATERIALS, FURNISHINGS, CURB EDGES - SPACING TO COINCIDE WITH PATTERN)
 4. CONTROL JOINTS @ 1.5M O.C. (50") O.C. MAX (PLUMB, STRAIGHT AND SQUARE)
 5. FINAL LOCATION FOR JOINTS AND SAW CUTS TO BE CONFIRMED ON SITE WITH LANDSCAPE ARCHITECT
 6. REFER TO CIVIL PLANS FOR VEHICULAR CONCRETE PAVING
 7. FOR ALL HC ACCESSIBLE ROUTES ENSURE SAW CUT JOINTS RATHER THAN CONVEX TOOLED JOINTS.
 8. ALL OFF-SITE WORKS TO MEET CITY STANDARDS AND SPECIFICATIONS



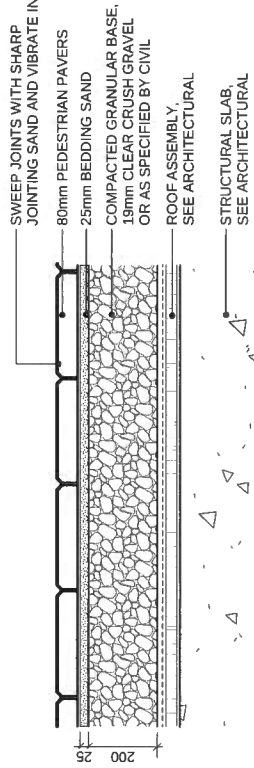
- NOTES:**
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE / ON SLAB (TYPICAL)
Scale: 1:10



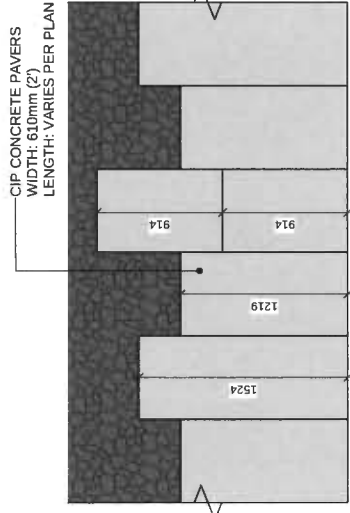
- NOTE:**
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 PEDESTRIAN UNIT PAVERS ON GRADE (TYPICAL)
Scale: 1:10

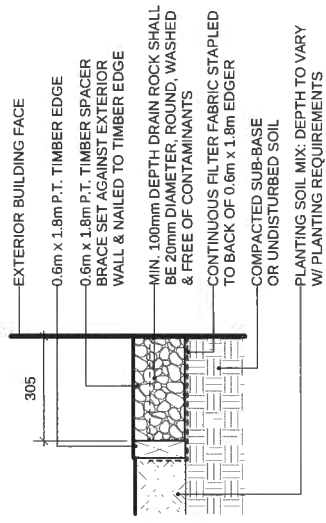


- NOTE:**
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
Scale: 1:10

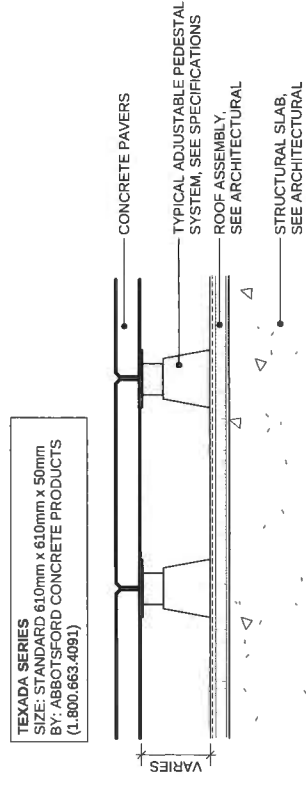


LEVEL 4 CONCRETE PAVERS



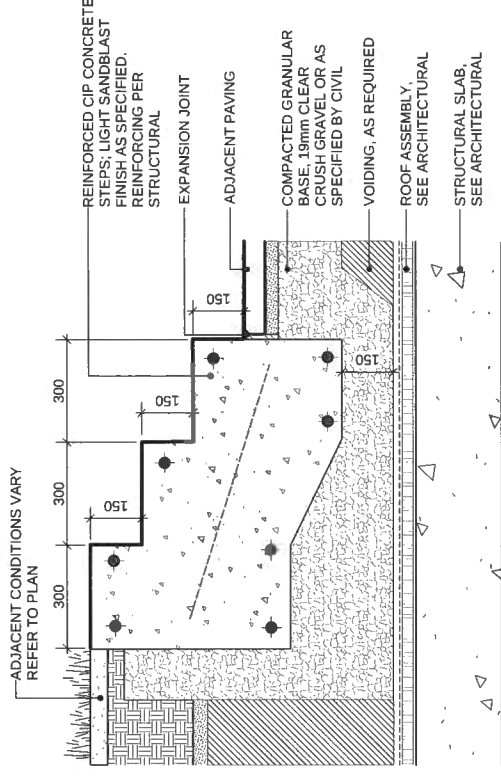
NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

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



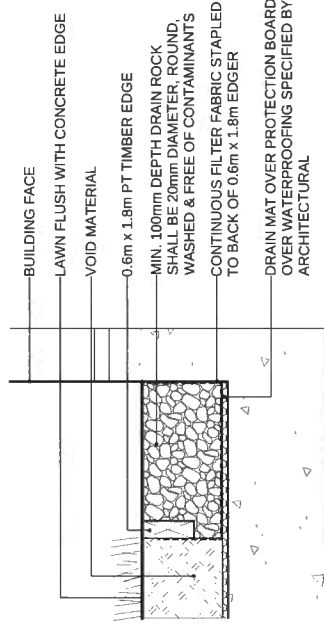
- NOTE:**
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

5 HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS
Scale: 1:10

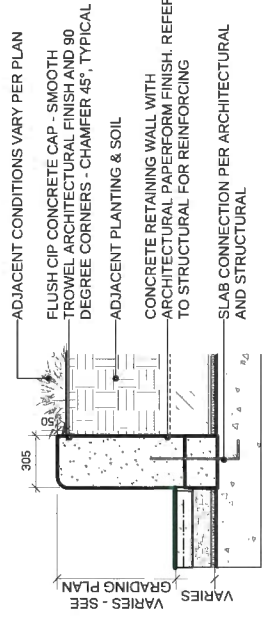


NOTE:
BOTTOM OF STAIR GRADES VARY, REFER TO GRADING PLAN FOR HEIGHTS.

6 CIP CONCRETE STEPS
Scale: 1:10



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



- NOTE:**
1. GUARDRAIL REQUIRED FOR ALL WALLS ABOVE 610mm (2').

8 CIP CONCRETE RETAINING WALL (ON SLAB)
Scale: 1:20

REVISIONS
1. ISSUED FOR CLIENT REVIEW
2. ISSUED FOR DP APPLICATION
3. RE-ISSUED FOR DP APPLICATION
4. RE-ISSUED FOR DP APPLICATION
5. ISSUED FOR PRIOR-TO RESPON
6. RE-ISSUED FOR DP APPLICATION
7. RE-ISSUED FOR CITY COMMENTS

Plan 37
DP 17-791045
Nov 20, 2019

PROPOSED RESIDENTIAL DEVELOPMENT

Port Moody, British Columbia

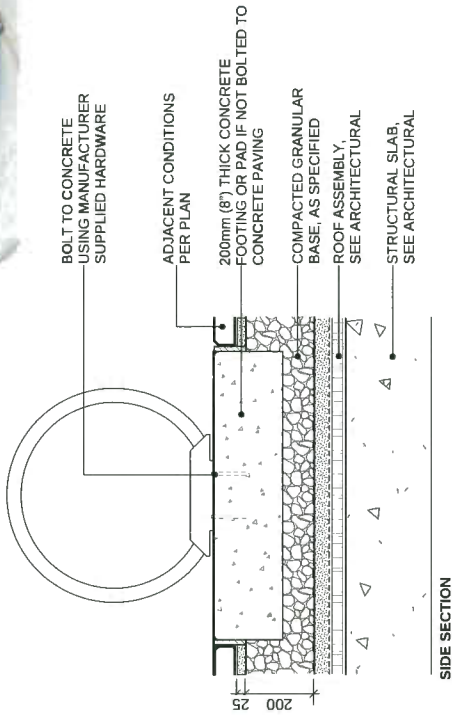
Scale:	As Shown
Drawn:	KD/DS
Reviewed:	DS
Project No.	06-581

LANDSCAPE DETAILS HARDSCAPE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



MODEL: MBR350 - 5 BIKE RACK
FINISH: STANDARD POWDERCOATED SILVER 14
BY: MAGLIN SITE FURNISHINGS
(1.800.716.5506)



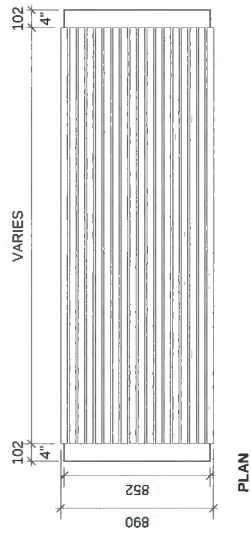
2 BIKE RACK
Scale: 1:10



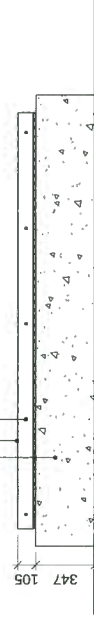
CUSTOM SELECTED BASALT COLUMN BENCHES



PRECEDENT



CIP REINFORCED CONCRETE RETAINING WALL
WOOD BENCH FLUSH WITH METAL FRAME SUPPORT
GALVANIZED THREADED STEEL ROD,
COMPLETE WITH STAINLESS STEEL CAP



ELEVATION

1 CUSTOM CIP CONCRETE BENCH WITH WOOD TOP
Scale: 1:20



MODEL: HARVEST GROVE BBQ GRILL
AND COUNTER KIT
FINISH: CHARCOAL BLOCK AND
POLISHED GRANULAR COUNTER FINISH
BY: BARKMAN CONCRETE
778.689.7670

REVISIONS
7 RE-ISSUED FOR CITY COMMENTS
6 RE-ISSUED FOR DP APPLICATION
5 ISSUED FOR PRIOR-TO RESPONSE
4 RE-ISSUED FOR DP APPLICATION
3 RE-ISSUED FOR DP APPLICATION
2 ISSUED FOR DP APPLICATION
1 ISSUED FOR CLIENT REVIEW

DP 17-791045
Nov 20, 2019
Plan 38

PROPOSED RESIDENTIAL
DEVELOPMENT

Port Moody, British Columbia
Scale: As Shown
Drawn: KD/DS
Reviewed: DS
Project No. 06-581

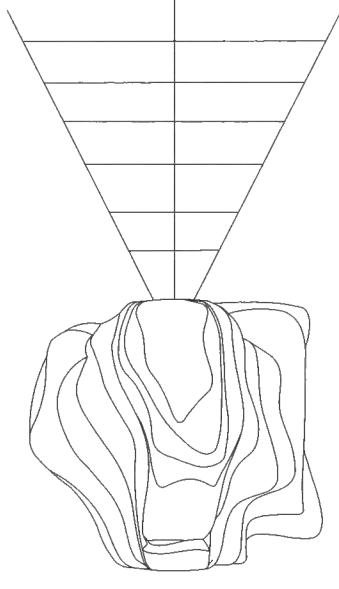
LANDSCAPE DETAILS
FURNISHINGS

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A:



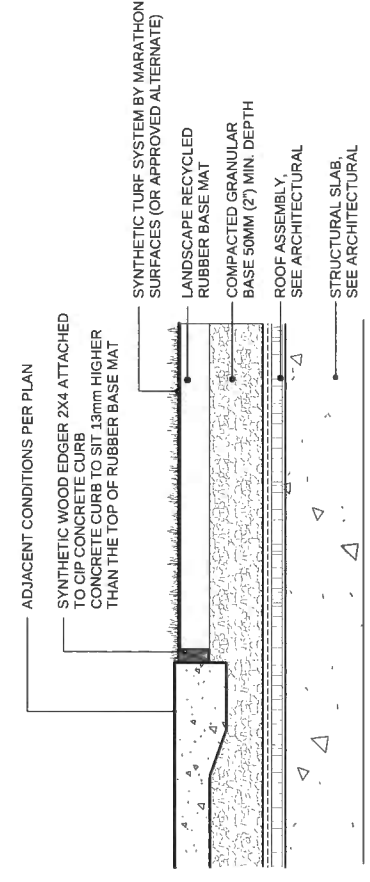
B:

FALL ZONE AS REQUIRED

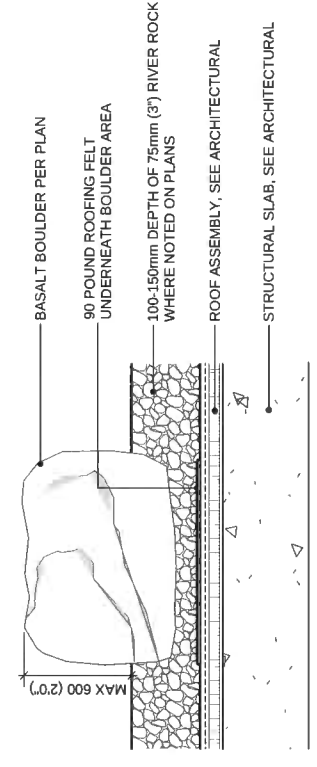


ADVENTUREScape DESIGN #4 (168367)
A: LOG CRAWL TUNNEL (173594)
B: THE POINTE (166365) WITH OUTRIGGER FINISH & COLOUR: TBD BY BOLD BY: LANDSCAPE STRUCTURES (1.800.328.0035)

1 PLAY EQUIPMENT
Scale: 1:25



2 TURF SURFACING
Scale: 1:10



3 BASALT BOULDER
Scale: 1:10

- 7 RE-ISSUED FOR CITY COMMENTS
- 6 RE-ISSUED FOR DP APPLICATION
- 5 ISSUED FOR PRIOR-TO RESPONSE
- 4 RE-ISSUED FOR DP APPLICATION
- 3 RE-ISSUED FOR DP APPLICATION
- 2 ISSUED FOR DP APPLICATION
- 1 ISSUED FOR CLIENT REVIEW
- REVISIONS**

DP 17-791045
Nov 20, 2019
Plan 39

PROPOSED RESIDENTIAL DEVELOPMENT

Port Moody, British Columbia

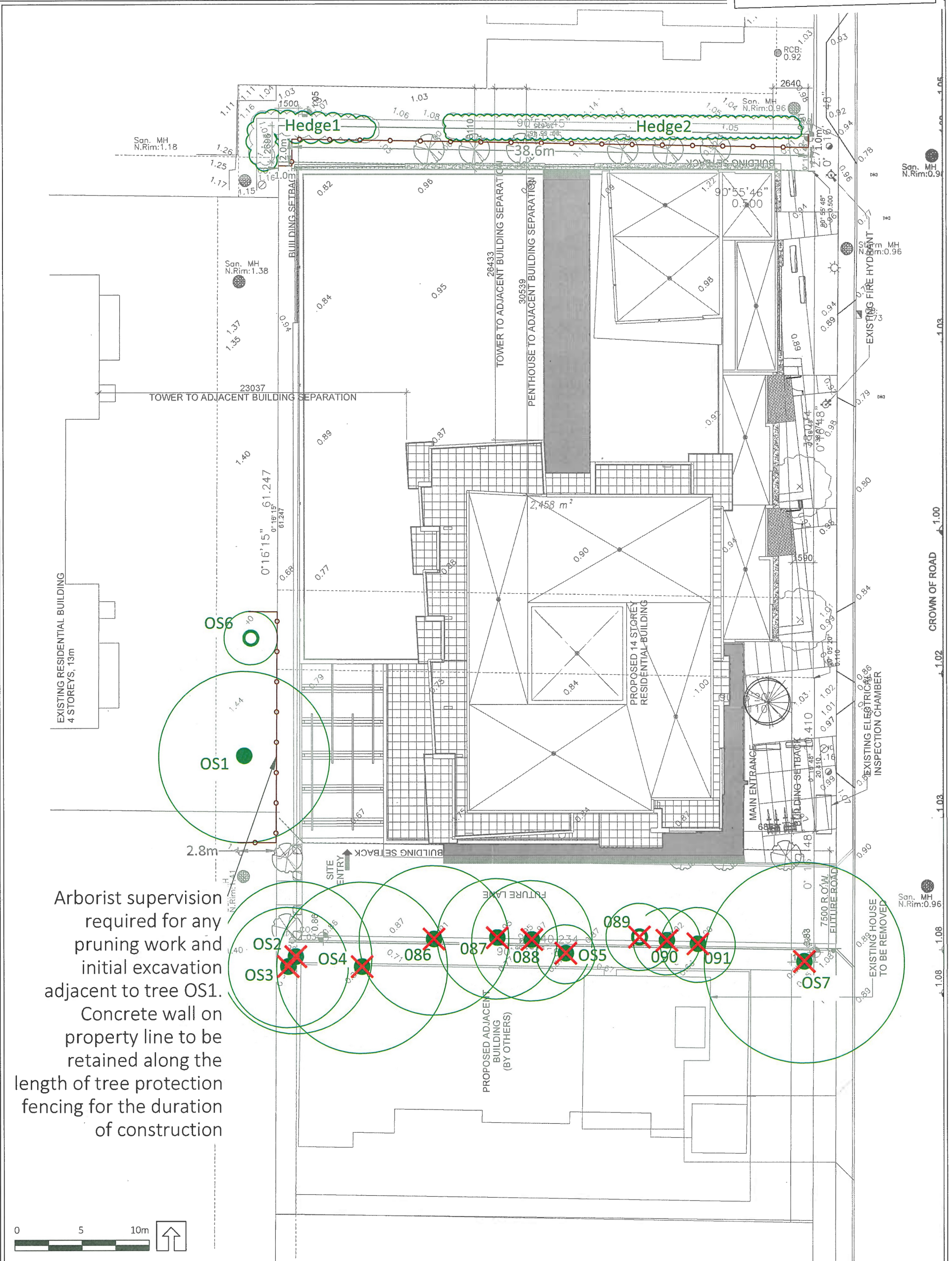
Scale: As Shown

Drawn: KD/DS

Reviewed: DS

Project No. 06-581

LANDSCAPE DETAILS PLAY AREA



Arborist supervision required for any pruning work and initial excavation adjacent to tree OS1. Concrete wall on property line to be retained along the length of tree protection fencing for the duration of construction

LEGEND	CRITICAL ROOT ZONE	TREE TO BE REMOVED	REFERENCE DRAWINGS 1. Base Survey by: J. C. Tam Associates, Richmond, BC
	TREE PROTECTION ZONE AND FENCE	UN-SURVEYED TREE	
	NO-BUILD ZONE	TREE TO BE RETAINED	

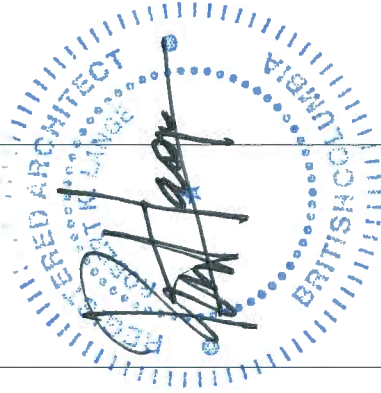
NOTES	1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.	3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)	5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
	2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.	4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.	6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

PROJECT: 219171
DRAWING TITLE: COONEY ROAD STREETSCAPE
DRAWING NO: DP00-04-00

SCALE: As indicated
DATE: 2019-09-28
DRAWN BY: JH
CHECKED BY: SH
PROJECT NO: 219171

ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
DP SUBMISSION	2018-06-28
RE-SUBMISSION	2018-06-28
ADP SUBMISSION	2018-02-01
DP RE-SUBMISSION	2018-10-31
DP RE-SUBMISSION	2019-11-08

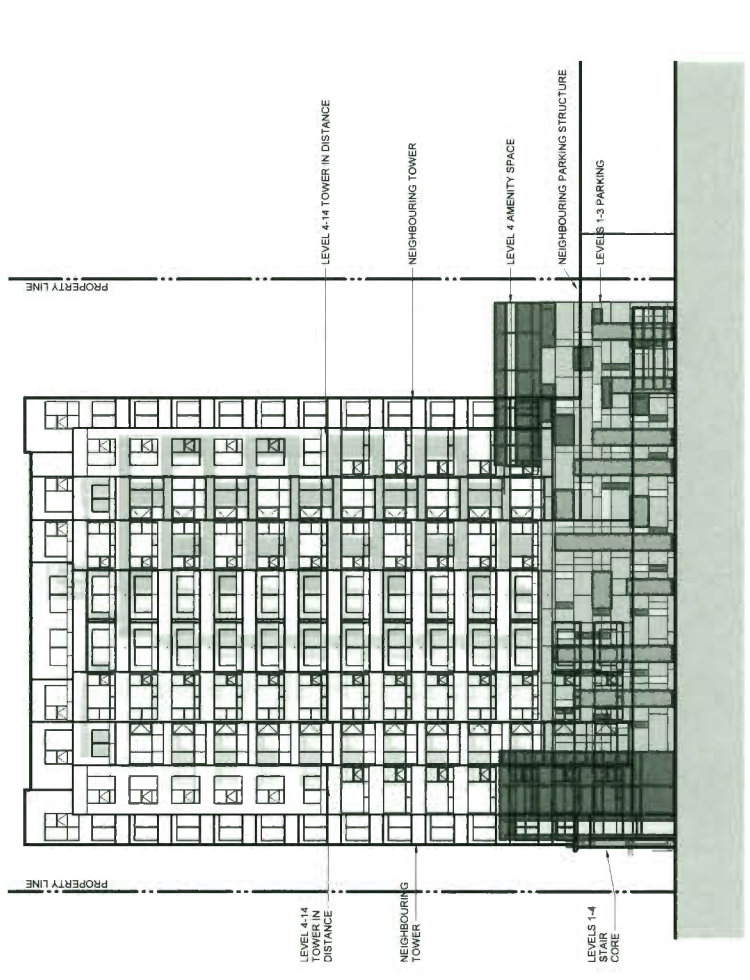
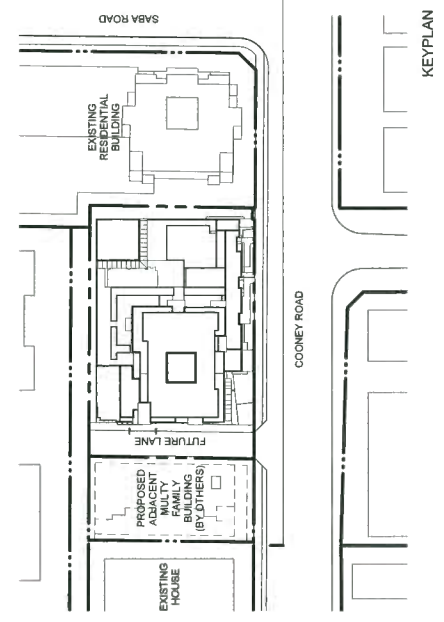
The drawings are prepared for the purpose of the architect. These drawings are Copyright © 2019. All rights reserved. No part of these drawings may be reproduced without the permission of the architect.



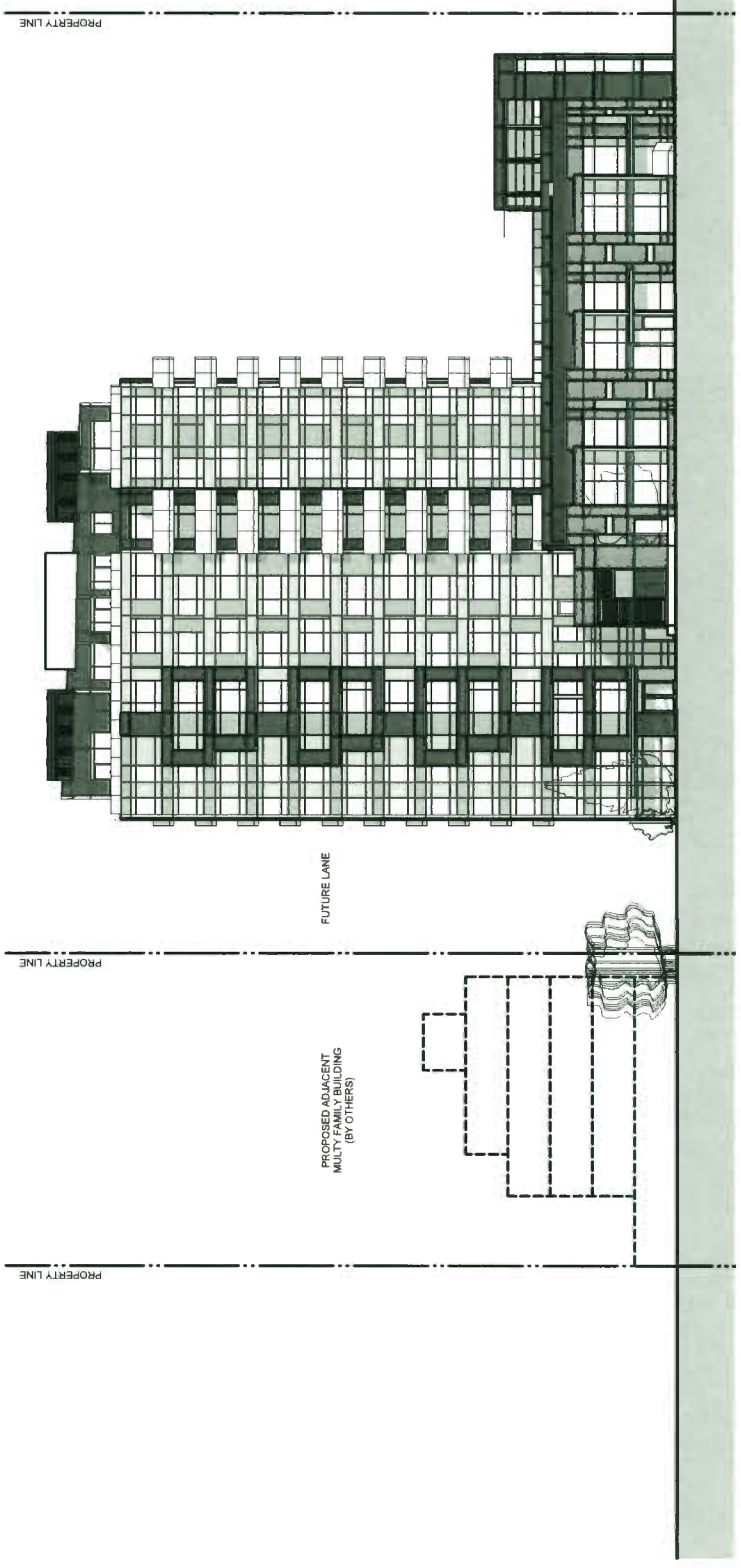
6333 COONEY ROAD
RICHMOND, BC

NOT FOR
CONSTRUCTION

CONSULTANT INFORMATION
 CML CONSULTING ARCHITECTURE
 CONSULTANT: CML CONSULTING ARCHITECTURE
 PROJECT: COONEY ROAD STREETSCAPE
 DRAWING: DP00-04-00
 DATE: 2019-11-08
 PROJECT NO: 219171



3 NORTH ELEVATION WITH MIRRORED ELEVATION OF NEIGHBOURING TOWER
SCALE: 1/16" = 1'-0"



1 COONEY ROAD STREETSCAPE
SCALE: 1/16" = 1'-0"



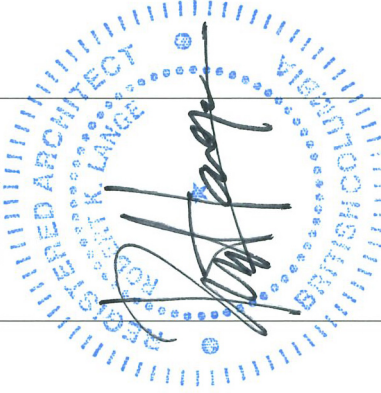
CONSULTANT INFORMATION
 OAK CONSULTANTS ARCHITECTURE
 CONSULTANTS ARCHITECTURE
 1000 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER, BC V6H 2G6
 TEL: 604.681.1111
 WWW.OAKCONSULTANTS.COM

NOT FOR CONSTRUCTION

PROJECT INFORMATION

COONEY ROAD TOWER

6333 COONEY ROAD
 RICHMOND, BC



The drawings, specifications, project manual, do not constitute a contract. They are to be read in conjunction with the contract documents. The architect's responsibility is to the architect's client. The architect is not responsible for the contractor's interpretation of the drawings. The architect is not responsible for the contractor's interpretation of the drawings. The architect is not responsible for the contractor's interpretation of the drawings.

ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
DP APPLICATION	2018-09-28
RE SUBMISSION	2018-09-28
APP SUBMISSION	2018-02-01
DP SUBMISSION	2018-10-31
DP RE SUBMISSION	2019-11-08

SCALE: 1/8" = 1'-0"
 DATE: 11/14/2019 4:52:55 PM
 DRAWN BY: SH
 CHECKED BY: SH
 PROJECT NO.: 219171
 DRAWING TITLE: CONTEXT PLAN

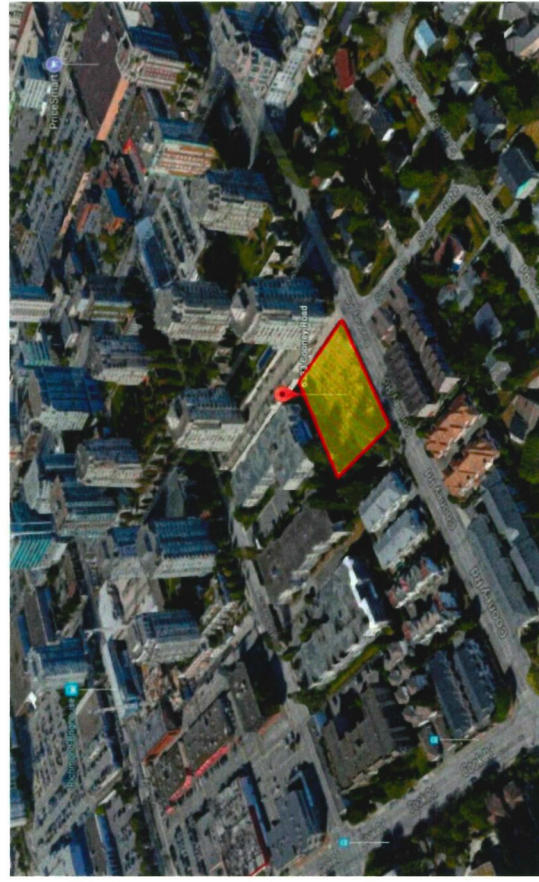
DRAWING NO. **DP00-01-00**

DP 17-791045 Reference Plan
 Nov 20, 2019

PROJECT LEGACY

This project had previously received both an approved Development Permit and Building Permit in 2012, which has now lapsed. The previous iteration of the project consisted of a 1/4 storey tower with live-work units along Cooney Road with a stepped above-grade parkade. The original project was designed with the single family house to the south as being developed by a third party entity as a stand-alone 4 storey multi-family residential building.

The intent of this formal application is to apply for a Development Permit based on a new design both in terms of massing, orientation, and unit-mix / program. Furthermore, this application seeks to fully comply with the requirements set forth in The City's site-specific Zoning Bylaw, being High Rise Apartment (ZHRB) - Brighouse Village (City Centre) [Bylaw 8738 Apr 10/12].

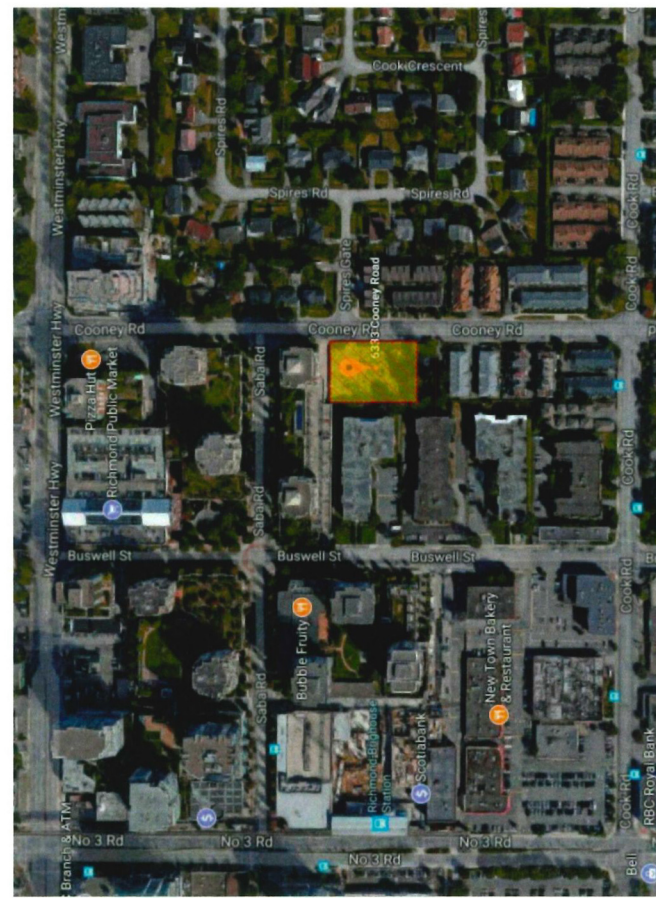


URBAN CONTEXT

The 6333 Cooney project site is located within the Brighouse Village Area within the City Centre of The City of Richmond, British Columbia. The site is located 2 civic blocks to the east of the Richmond Brighouse Skytrain Station and Richmond Centre Mall, and 1 civic block away from the Richmond Public Market to the North.

The immediate context consists of a 14 storey residential tower to the north, and two 4-storey walk-up apartments to the west. To the east of the site is the Spines Gate single family neighbourhood which is currently being planned for possible redevelopment. Directly south of the site is a single family house that is being considered for redevelopment.

The project site is 164'-0" x 132'-0" and will require a 24'-0" right-of-way along the south property line for a road dedication. This right-of-way could also be anticipated to include a green / walkway from the Spines Gate neighbourhood.

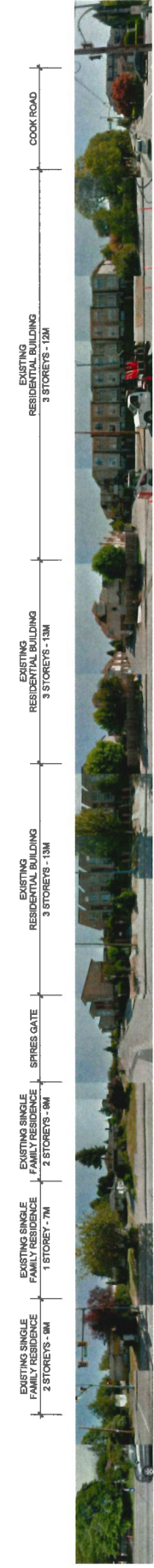


AERIAL / LOCATION VIEW FROM GOOGLE MAPS

3-DIMENSIONAL AERIAL / LOCATION VIEW FROM GOOGLE MAPS



COONEY STREETSCAPE NORTH



COONEY STREETSCAPE SOUTH

EXISTING RESIDENTIAL BUILDING 2 STOREYS - 5M
 PROPOSED RESIDENTIAL BUILDING 14 STOREYS
 PROPOSED FUTURE LANE (BY OTHERS)
 EXISTING RESIDENTIAL BUILDING 14 STOREYS - 47M
 COONEY ROAD

EXISTING RESIDENTIAL BUILDING 3 STOREYS - 13M
 EXISTING RESIDENTIAL BUILDING 3 STOREYS - 12M
 COOK ROAD

EXISTING RESIDENTIAL BUILDING 2 STOREYS - 5M
 EXISTING SINGLE FAMILY RESIDENCE 1 STOREY - 7M
 EXISTING SINGLE FAMILY RESIDENCE 2 STOREYS - 5M
 SPIRES GATE
 EXISTING RESIDENTIAL BUILDING 3 STOREYS - 13M
 EXISTING RESIDENTIAL BUILDING 3 STOREYS - 13M

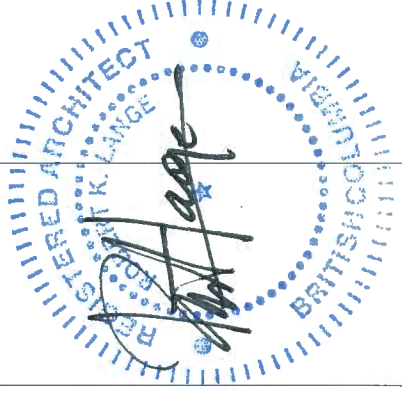
EXISTING SINGLE FAMILY RESIDENCE 2 STOREYS - 5M
 EXISTING SINGLE FAMILY RESIDENCE 1 STOREY - 7M
 EXISTING SINGLE FAMILY RESIDENCE 2 STOREYS - 5M
 EXISTING RESIDENTIAL BUILDING 3 STOREYS - 13M



CONSULTANT INFORMATION
 CONTACT: CONJECT LANDSCAPE ARCHITECTURE
 1100 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2E6
 TEL: 604-681-8888
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 RICHMOND, BC



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ISSUED	DATE
DEVELOPMENT PERMIT	2017-11-03
APPLICATION	2018-05-08
RE-SUBMISSION	2018-02-01
DP RESUBMISSION	2018-10-31
DP RESUBMISSION	2019-11-08

SCALE: 1/16"=1'-0" (AS SHOWN)
 DRAWN BY: JH
 CHECKED BY: SH
 PROJECT NO.: 219771

DRAWING TITLE:
SHADOW STUDIES

DRAWING NO:
DP00-03-00

DP 17-791045 Reference Plan
 Nov 20, 2019



MARCH 21 - 16:00



JUNE 21 - 16:00



SEPTEMBER 21 - 16:00



DECEMBER 21 - 16:00



MARCH 21 - 14:00



JUNE 21 - 14:00



SEPTEMBER 21 - 14:00



DECEMBER 21 - 14:00



MARCH 21 - 12:00



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MARCH 21 - 10:00



JUNE 21 - 10:00



SEPTEMBER 21 - 10:00



DECEMBER 21 - 10:00



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 19, 2019

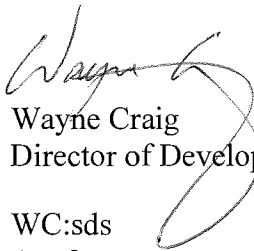
From: Wayne Craig
Director of Development

File: DP 18-797785

Re: **Application by Sian Group Investments Inc. for a Development Permit at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road) on a site zoned "Medium Density Town Housing (ZT82) – Williams Road".



Wayne Craig
Director of Development

WC:sds
Att. 3

Staff Report

Origin

Sian Group Investments Inc. has applied to the City of Richmond for permission to develop 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road). The subject site is being rezoned from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road” under Bylaw 9731 (RZ 15-715406), which received third reading following the Public Hearing on July 17, 2017. The site currently contains four single-family dwellings, which will be demolished.

A Servicing Agreement (SA 18-813841) is also associated with the proposal, which is a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- new concrete sidewalk and grassed and treed boulevard along the Williams Road frontage; and
- upgrades to the public walkway along the east property line, including new concrete sidewalk, boulevard and lighting.

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

Development surrounding the subject site is as follows:

To the North: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/K)”.

To the East: Across an approximately 3.0 m wide City-owned public walkway, the site of a rezoning (RZ 15-700431) and a Development Permit application (DP 17-792931) to develop 18 townhouse units. The rezoning bylaw received third reading on February 20, 2017.

To the South: Duplex and single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Swansea Drive.

To the West: Fraserview Intermediate Care Lodge on a lot zoned “Health Care (HC)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 17, 2017. No concerns regarding the rezoning application were expressed at the Public Hearing and the rezoning bylaw received second and third readings.

Informational signage has been installed on the property and no correspondence has been received regarding the proposal.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development 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 “Medium Density Town Housing (ZT82) – Williams Road” (no zoning variances are requested).

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on August 22, 2018. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 22, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The building height of the rear units is 8.8 m (two storeys) in response to the single-family rear yard adjacency to the south. In addition, a 4.5 m rear yard setback to the ground floors and a 6.0 m rear yard setback to the second floors of the rear units are proposed to provide an improved interface.
- Along the east property line there is an approximately 3.0 m wide City-owned public walkway. The units along this interface, including all of the affordable housing units, are setback 4.0 m from the east property line, oriented towards the public walkway and contain individual entries for pedestrian access.
- In order to accommodate required improvements to the public walkway (i.e. new pedestrian lighting, widened sidewalk and grassed boulevard), a 1 m wide statutory right-of-way (SRW) along the east property line has been secured at rezoning.
- To the west is a community care facility, significantly setback from Williams Road. The proposed interior side yard setback is 4.5 m to the ground and second floors of the units. In addition, an approximately 7.5 m setback from the west property line to the third floor of the townhouse building along Williams Road is proposed, in order to address the interface and provide a transition from the adjacent property.
- Windows have been located carefully to avoid adjacent overlook and privacy concerns.
- Retaining walls will be provided along the south property line in order to provide usable yard space for the proposed units (up to 0.7 m in height). A lower 1.0 m high wood fence will be provided on top of the retaining wall to reduce the apparent height of the grade for the properties to the south, but also maintain privacy.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact neighbouring properties.
- The proposal includes two units with rooftop decks to provide private outdoor space. The visual impact of the rooftop decks is minimized by the location of the units. The units are located in the middle of the site, behind the units fronting Williams Road and in front of the units with single-family adjacency, oriented towards the internal drive-aisle and a significant distance from adjacent properties and the street, addressing potential overlook and privacy concerns.

- A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the entry driveway and internal drive aisle) has been secured at rezoning.

Urban Design and Site Planning

- Vehicular access to the proposed development is to be from Williams Road through a new driveway at the northeast corner of the site, with future connections to the neighbouring properties to the west, secured by a SRW.
- The layout of the townhouse buildings is oriented around two north-south internal maneuvering aisles and an east-west internal maneuvering aisle, providing access to the unit garages.
- Units along Williams Road will have direct pedestrian access from the street, units along the public walkway will have access from the walkway, and the internal units will have access from the drive-aisle.
- Six stacked affordable housing units are provided in one townhouse building located in the northeast portion of the site. As per the Housing Agreement secured at rezoning, the required affordable housing units include four two-bedroom units with a minimum floor area of 90 m² (980 ft²) and two studio units with a minimum floor area of 37 m² (400 ft²). The applicant is proposing to provide two one-bedroom units (approximately 45 m² (480 ft²)) on one level located on the ground floor and four three-bedroom units (approximately 109 m² (1,175 ft²)) on two levels located on the second and third floors, which will be reflected in the Housing Agreement to be brought forward to Council.
- Each affordable housing unit is allocated one vehicle parking space as per Zoning Bylaw 8500, located in an enclosed garage, for a total of six vehicle parking spaces.
- The market townhouse units all have two vehicle parking spaces in a double car garage. Vehicle parking spaces for eight units are proposed in tandem arrangement, for a total of 16 parking spaces (36% of the total required residential parking spaces), which is consistent with Zoning Bylaw 8500 maximum of 50%. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at rezoning.
- A total of six visitor parking spaces will be provided, including an accessible parking space. The number of parking spaces proposed is in compliance with the minimum Zoning Bylaw 8500 requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with Zoning Bylaw 8500 requirements.
- The shared outdoor amenity area is located in a central location along the City-owned public walkway to provide direct pedestrian access to/from the walkway, maximize sunlight penetration and offer casual surveillance from the walkway and adjacent units. The size of the outdoor amenity area is consistent with the OCP requirement (min. 6.0 m² per unit).
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$28,000) consistent with OCP policy.
- The required waste management enclosures, as well as the covered mailbox kiosk, have been incorporated into the design of the buildings to minimize visual impact and are of an appropriate size.

Architectural Form and Character

- The proposed building form contains window bays, entrance porches, gable roofs and balconies to provide articulation to the building façade and establish a residential scale.
- The street fronting units will have individual canopies with doors of alternating colour. A pedestrian scale is generally achieved along the public street and walkway, and internal drive-aisle, through the inclusion of variation in building form, projections, recesses, materials/colours and landscape features.
- The proposed building materials include hardi siding and hardi panel with different colours (incl. grey, brown and blue) to give each building or portion of the building a distinct top, middle and base.
- Trim and secondary roof elements are used to reduce the apparent height of the buildings.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage where 23 on-site trees were identified for removal. Based on a 2:1 compensation ratio stated in the OCP, 46 replacement trees are required. At rezoning stage, tree compensation was secured in the amount of \$11,500 in lieu of planting 23 replacement trees. An additional \$1,300 was secured through rezoning for tree compensation to replace one City tree identified for removal. The remaining 23 replacement trees are required to be planted as part of this Development Permit. The applicant is proposing to plant 32 replacement trees.
- Two off-site trees (tag# A & B) located on neighbouring properties were identified for protection. A tree survival security of \$2,000 was secured through rezoning for the retention of these trees.
- The proposal provides a pedestrian-oriented streetscape fronting Williams Road and the public walkway with a landscaped edge treatment, including trees, lawn, patio areas, low transparent fencing, and a gate to each individual unit.
- Private outdoor space is provided for all units, typically with a patio, lawn area and landscaping. Various hedges, shrubs and ground covers have been selected to ensure the landscape treatment remains interesting throughout the year. The private outdoor space for two units is provided on individual rooftop decks of approximately 51 m² (550 ft²) in area. Private outdoor space in the form of yard space or balconies is provided for the affordable housing units.
- Pockets of landscaping will be provided along the drive-aisle to soften the internal streetscape. Pedestrian access, tree planting, a variety of shrubs, and fencing will be provided at the north end of the internal drive-aisle to provide visual interest at the terminus along Williams Road.
- An irrigation system will be provided for the proposed landscaping on-site.
- The units with the rooftop decks will include a hose bib for irrigation and the potential for roof top urban agriculture.
- A children's play area is proposed in the shared outdoor amenity area, and play equipment has been chosen to provide different play opportunities (i.e. climbing, balance, motor skills) that can be used by different age groups and for multiple purposes. Seating is provided nearby for caregivers.
- The vehicle entrance, area in front of the shared outdoor amenity, end of the drive-aisle, and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$113,843.95 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Windows and balconies are located to increase the visual presence and surveillance along Williams Road, the public walkway, the amenity area, as well as the internal drive aisle. All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- Low permeable fencing and low landscaping are provided to maximum clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.
- Good neighbour fencing (approximately 1 m high) is provided around the perimeter of the site to encourage interaction between neighbours and foster a sense of community.
- Security lighting will be installed including wall mounted lighting and bollard lighting to provide adequate outdoor security illumination.

Sustainability

- As the application was submitted prior to the introduction of the Step Code requirement, the applicant has provided a report produced by a Certified Energy Advisory to confirm that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Building Permit drawings. The applicant must submit an acceptable Building Permit application prior to December 31, 2019 to continue to be grandfathered.
- An air source heat pump system will be used for this development. The heat pump units have been located away from the street and will be screened by a low wood lattice fence.
- The architect advised that the following design/features are incorporated into the proposal:
 - Energy star windows to alleviate heating and cooling energy consumption;
 - The use of low-flow water fixtures, low-energy lighting and high energy efficiency appliances;
 - Durable and long-lasting materials that can reduce building maintenance;
 - Permeable ground cover and planting to absorb rainwater runoff and reduce load on municipal sewers; and
 - Interior paint with low VOC content.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift in the staircase of Units 21 & 22.
- 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; and

- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

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.

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Meeting Minutes of the ADP (August 22, 2018)

Attachment 3: Development Permit Considerations



DP 18-797785

Attachment 1

Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

Applicant: Sian Group Investments Inc. Owner: Sian Group Investments Inc.

Planning Area(s): Broadmoor

Floor Area Gross: 4,404 m² (47,400 ft²) Floor Area Net: 3,207 m² (34,520 ft²)

	Existing	Proposed
Site Area:	4,393.5 m ² (47,291 ft ²)	No change
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/E)	Medium Density Town Housing (ZT82) – Williams Road
Number of Units:	4	28

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.73	0.73	None permitted
Lot Coverage – Buildings:	Max. 45%	44%	None
Lot Coverage – Non-porous:	Max. 65%	63%	None
Lot Coverage – Live Landscaping:	Min. 25%	25%	None
Setback – Front Yard (North):	Min. 4.5 m	4.5 m	None
Setback – Side Yard (East):	Min. 3.0 m	4.0 m	None
Setback – Side Yard (West):	Min. 3.0 m	3.0 m	None
Setback – Rear Yard (South):	First storey: Min. 4.5 m Second storey: Min. 6.0 m	First storey: 4.5 m Second storey: 6.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front buildings: 11.5 m (3 storeys) Rear buildings: 8.8 m (2 storeys)	None
Lot Width:	Min. 40.0 m	80.5 m	None
Lot Depth:	Min. 35.0 m	54.8 m	None
Lot Size:	N/A	4,393.5 m ²	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	None
Off-street Parking Spaces – Affordable Housing (A):	Min. 1 per unit = 6	6	None
Off-street Parking Spaces – Accessible:	Min 2% when three or more visitor stalls required = 1	1	None
Total off-street Spaces:	Min. 44 (R), 6 (V) and 6 (A) = Min. 56	44 (R), 6 (V) and 6 (A) = 56	None
Tandem Parking Spaces:	Permitted – Max 50% of required spaces	36%	None
Small Car Parking Spaces:	Max. 50%	34%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	1.35 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces – Total:	Min. 35 (Class 1) and 6 (Class 2)	38 (Class 1) and 6 (Class 2)	None
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit = 168 m ²	173 m ²	None

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

**Wednesday, August 22, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 18-797785 - 28-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Eric Law Architect

PROPERTY LOCATION: 9620, 9640, 9660 and 9680 Williams Road

Applicant's Presentation

Eric Law, Eric Law Architect, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- understand the constraints on the tight site; however, concerned that Buildings A and B are in close proximity to each other, specifically on the upper floors; consider increasing the distance between these two buildings to at least 25 to 30 feet;

The distances between Buildings A and B at 2/F and 3/F have been increased to 27'-2" (8.28 m) to 28'-9" (8.92 m). Windows on Unit 5 and 6 are re-oriented to face the drive-aisle to avoid overlook.

- consider installing garage doors for the carport to enhance its appearance as it is close to the site entry; the open carport could also pose a potential CPTED issue at night;

Garage doors are added to Building A to address CPTED issues.

- consider introducing a clerestory strip of glazing along the top band of each garage door to mitigate the appearance of the long row of garage doors; would soften the elevational treatment along the internal drive aisles; also consider allowing natural lighting into the garages;

Garage door glazing added.

- the dark, long and ambiguous spaces between Buildings D, E and F could pose potential CPTED concerns; consider relocating the entry gates for these spaces along the internal drive aisle;

An entry gate is provided near the drive aisle to stop public entry to the space.

- relationship of the buildings in the subject development with the neighbouring buildings is nicely resolved, e.g. height changes and variation in roof treatments are appropriate;

Noted.

- consider introducing an access point immediately adjacent to the Hydro kiosk to enhance pedestrian circulation and accessibility for residents on the west side of the subject development;

The Hydro kiosk location is slightly adjusted to allow for a pedestrian path to the west side of the development.

- consider consolidating the garbage and recycling spaces in one location for the convenience of residents;

The garbage and recycling areas are intentionally separate to avoid mix-up.

- support the proposed location of the outdoor amenity space as it will get good sun exposure in the afternoon;

Noted.

- consider installing textured pavers adjacent to the outdoor amenity space to enhance the safety of children playing in the area; will serve as a traffic calming measure and demarcate the outdoor amenity space;

Permeable pavers have been installed on the drive aisle adjacent to the outdoor amenity area to enhance the safety of children playing in the area.

- review the need for flat roofs at the back of Buildings A and B;

Flat roofs are to provide private outdoor space for the units.

- support the proposed colour palette which are clean and harmonious; however, consider introducing variation of colours to the front doors to provide individual identity to units;

Variation of front door colours is provided to the units.

- ensure adequate buffering to the units immediately adjacent to the outdoor amenity area;

Landscape buffer provided to the units adjacent to the outdoor amenity area.

- appreciate the pedestrian-friendly approach for the site and unit entries in Building A; consider a similar approach for Buildings B and C; consider relocating the Hydro kiosk to the electrical room; also consider change of texture on the internal drive aisle adjacent to the front doors of units in Buildings B and C to create a sidewalk feel on the edges and enhance the front door entry to the units;

The paving pattern of the sidewalk has been adjusted. The Hydro kiosk cannot be relocated due to requirements from BC Hydro.

- site coverage feels tight; amount of hard surface treatment is significant; two end units with flat roofs feel like special units; eliminating these units could provide Buildings A and B some breathing room;

Keeping more units will provide compact and denser living in this area. Eliminating two units will have significant adverse financial implications.

- the five-foot high wood fence is too high as the site is already dense; a three-foot high fence is adequate as it will provide opportunities for social interaction with neighbours;

3' high fence is now proposed along the property line.

- consider differentiating the texture of paving for the sidewalks along the internal drive aisle and for the portion of the drive aisle adjacent to the outdoor amenity area;

The paving pattern of the sidewalk has been adjusted.

- concerned on the potential CPTED concerns posed by the design of the carport;

Garage door added to Building A.

- provision of sliding doors for Building G convertible units could be problematic;

Sliding doors are now provided for wheelchair access.

- appreciate the proposed site lay-out given the constraints of the site;

Noted.

- the 3-storey building heights are tall in proportion to their width; investigate opportunities for improving daylight penetration into the area, e.g. through changes in the scale and design of the dormer to improve daylight penetration into the courtyard;

The 3 storey building is in the north-south orientation, and the gap in the north-south orientation allows daylight penetration into the courtyard from the south.

- concerned with the symmetry of unit plans for Buildings A and B; consider offsetting some alignments, e.g. bedrooms, living rooms and balconies, to improve privacy and livability of units;

The location of windows and balconies at the 3/F are now offset to improve privacy.

- consider installing an outward-swinging door in lieu of an inward-opening door for the powder room on level 2 of the affordable housing units to increase usable floor space; also consider installing a pocket door on the ground floor across the wall at the back of the closet to provide more floor space;

The door swings are adjusted. Pocket door provided on G/F.

- consider installing a pocket door for the powder room on the ground floor of the convertible units;

Pocket door adjusted in convertible units.

- considering widening the opening for the pocket door in the powder room on level 1 of type B3 convertible unit to enhance its accessibility; the applicant is also advised not to install an inward-swinging door for the washroom on level 2 of the same unit type;

Pocket doors are provided in the unit.

- appreciate the provision for Garaventa lift in the convertible units;

Noted.

- consider using low-flow fixtures and EnerGuide-rated appliances to enhance sustainability in the project;

Low flow fixtures and Energuided appliances noted on Drawing A1.

- concerned on the proposed location of the outdoor air source heat pumps particularly for the middle townhouse units; locating them around the entrances would not be visually appealing and could pose noise concerns; consider a louvered enclosure to mitigate noise concerns and improve their appearance;

The outdoor heat pump will be located in the private yard. Wood louvered enclosure proposed on Drawing A2A.

- gable and shed is the predominant roof form in the subject development; however, the 2 ½ storey-townhouse units along Williams Road introduce a hip roof; consider a gable and shed form for these units to be consistent with the rest of the development;

Building C roof adjusted to have a shed roof form.

- shed roofs coming together almost on the same ridge line creates visual tension; consider dropping the lower pitched roof from 5/12 to 4/12; also consider enlarging the two-foot overhang for the shed roofs to enhance the overall roof form;

The main roof pitch is 5/12 on elevation and 2 ft. overhang is noted on section.

- consider flipping the triplex building (Building F) with the duplex building (Building E) to align the gap between these two buildings closer to the centre of the space between Buildings A and B;

Building E and F are flipped.

- hope that City could relax the requirement for duplexes and a triplex on the south side of the development to better utilize space and resources; the three separate buildings on the south side could be consolidated into one building block;

Duplex and triplex forms are in accordance with City policy.

- agree with Panel comment that the five-foot high fence be lowered to three feet;
This comment has been addressed as described above.
- not concerned with the slope on the outdoor amenity area as it is not too steep;
Noted.
- the area occupied by the central visitor parking space, recycling and garbage could be the best location for the outdoor amenity area in terms of solar exposure; if the outdoor amenity area could not be relocated, consider changing the configuration of the outdoor amenity space in order to shift the mail box to the south (i.e., shady) side;
The mail box has been moved to the south side of the amenity space.
- consider installing patios or decks in lieu of lawns for units in Buildings G and H as the small lawns would be difficult to maintain;
Lawn for these units have been removed, patios have been enlarged.
- tree management plan does not provide information on the condition of trees to be removed; better accounting of existing trees is needed; suggest that the cash-in-lieu for trees to be planted in Richmond should ensure that replacement trees be planted close to the site losing the trees;
Tree management plan has been revised to address this comment.
- consider softening the transition between the visitor parking space and the entrances to the convertible units; applicant could consider installing a small tree, public art or trellis feature to soften the transition;
Small tree has been proposed between the visitor parking space and the entrances to the convertible units.
- building transition to the single-family homes to the south is sufficient;
Noted.
- consider varying the colours for each townhouse unit to visually break down the horizontal massing;
Variations of colours are proposed to break down the massing. See Drawings A17-A20.
- agree with Panel comment to install an additional pedestrian walkway from Williams Road to the internal drive aisle to enhance pedestrian access to Buildings B and C;
Pedestrian walkway has been provided.
- applicant is encouraged to incorporate public art into the project as it would benefit the project; proposed walkway on the east side of the site could be a potential location for public art;
Client prefers to contribute to the public art fund.

- agree with Panel comments that the applicant has done a decent job on the site lay-out given the site constraints; applicant could have provided more legible landscape plans to help the Panel review the project;

This comment has been addressed.

- concerned on the carports in Building H which is close to the site entry; consider flipping Building H with Building C and relocating the outdoor amenity area to the west side;

The current location of the outdoor amenity is more centralized at the east and visually connected to the public walkway.

- review the need for the slope in the outdoor amenity area; consider eliminating it; also support the Panel comment to move the slope to the south side and locate the seating on the north side;

The slope is moved to the south side and the bench moved to the north side.

- support the comment to introduce glass to the garage doors;

Glazing added to the garage doors.

- consider eliminating the rooftop decks on Type A2 units at the south end of Buildings A and B to make the roofline of these units consistent with the rest of the units in the development and to mitigate their impact to the courtyard;

The roof top decks are for the private open space for the units.

- consider differentiating the architecture of buildings along Williams Road, i.e. Buildings A, B, C and H;

The intent is to have a more cohesive architectural language, but with some variation in details.

- support Panel comments on reducing the fence height;

This comment has been addressed.

- also support Panel comments that the City consider relaxing the requirements for duplexes and a triplex along the south side; could open up opportunities for increased on-site planting; and

Duplex and triplex forms are in accordance with City policy.

- agree with Panel comment regarding the provision of an additional pedestrian access point between Buildings B and C from the internal drive aisle to Williams Road.

Pedestrian access point provided.

Panel Decision

It was moved and seconded

That 18-797785 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



Address: 9620, 9640, 9660 & 9680 Williams Road

File No.: DP 18-797785

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 9731.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$113,843.95. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 652.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- The Developer is required to:
 - 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 and Building designs.
 - Install a new fire hydrant at the south side of Williams Road as required to meet City requirement of 75mm spacing between hydrants for townhouse developments.
 - Provide a utility right of way for the required water meter chamber. The sizing of the required right of way shall be determined via the servicing agreement review process.
- At Developer's cost, the City will:
 - Cut and cap all existing water service connections along the Williams Road frontage.
 - Install one (1) new water service connection complete with meter and meter box (to be placed on-site) along Williams Road frontage.

Storm Sewer Works:

- The Developer is required to:
 - Provide a 3 m x 1.5 m SRW for future storm IC within development site.
 - Provide walkway drainage between Williams Rd and south property line.
- At Developer's cost, the City will:
 - Cut and cap all existing service connections and remove all existing IC's along Williams Road frontage.

Initial: _____

- Cut and cap the existing storm sewer service connections at the northwest and northeast corners of the development site.
- Install one new storm service connection complete with IC at the Williams Road frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- Provide walkway At Developers cost, the City will:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the south property line of the development site.
 - Upgrade the existing sanitary service connection and install a new IC at MH2162 located on the west property line, 8 metres north of the south property line. IC to be located within existing Statutory Right-of-Way.
 - All sanitary works to be completed prior to any onsite construction.

Frontage improvements:

- Williams Road
 - Remove existing driveways and replace with barrier curb.
 - Green bike paint with bike stencil along the bike lane in front of the driveway.
 - Construct new 1.5m wide concrete sidewalk next to the existing property line along the north side of the development site. This must be along the entire frontage of the development site from the most westerly point of 9620 Williams Road, to the most easterly point of 9680 Williams Road.
 - Provide remainder width to existing curb, with landscaped/treed boulevard between the proposed concrete sidewalk and existing road curb.
 - Provide transition to connect the existing sidewalks east and west of the development site.
- East side of the walkway, along the east property line of the development
 - Provide pedestrian lighting from Williams Road to Swansea Drive to a standard that is satisfactory to the City.
 - Provide 2.0 m wide concrete sidewalk and 1.0 m wide grassed boulevard.
 - Allow a wider access for the existing walkway on Williams Road - 1m x 1m SRW corner cut.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers in order to:
 - Underground Hydro service lines.
 - Relocate or modify any existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate locations onsite (Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) prior to a Development Permit Application submission.
 - Review street lighting levels along east frontage of the development site and upgrade lighting using LED fixtures.

General Comments:

- 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.
- Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- The fill and retaining wall system that are proposed within the existing utility right of way along the south property line of the proposed site require an encroachment agreement. An encroachment agreement between the property owner and the City shall be required and finalized prior to the servicing agreement being approved.

5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



No. DP 18-797785

To the Holder: Sian Group Investments Inc.

Property Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

Address: c/o Eric Law
Law Architect Inc.
216 – 288 W. 8th Avenue
Vancouver, BC V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$113,843.95. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-797785

To the Holder: Sian Group Investments Inc.
Property Address: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)
Address: c/o Eric Law
Law Architect Inc.
216 – 288 W. 8th Avenue
Vancouver, BC V5Y 1N5

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

This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

MAYOR

ERIC LAW ARCHITECT

215-282-7000
 215-282-7001
 215-282-7002
 215-282-7003
 215-282-7004
 215-282-7005
 215-282-7006
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 215-282-7048
 215-282-7049
 215-282-7050

ISSUED	DESCRIPTION
2018.01.11	FOR DEVELOPMENT PERMIT APPLICATION
2018.04.04	FOR CITY DP REVIEW
2018.06.03	FOR CITY DP REVIEW
2018.10.19	FOR CITY DP REVIEW
2019.11.19	FOR CITY DP REVIEW

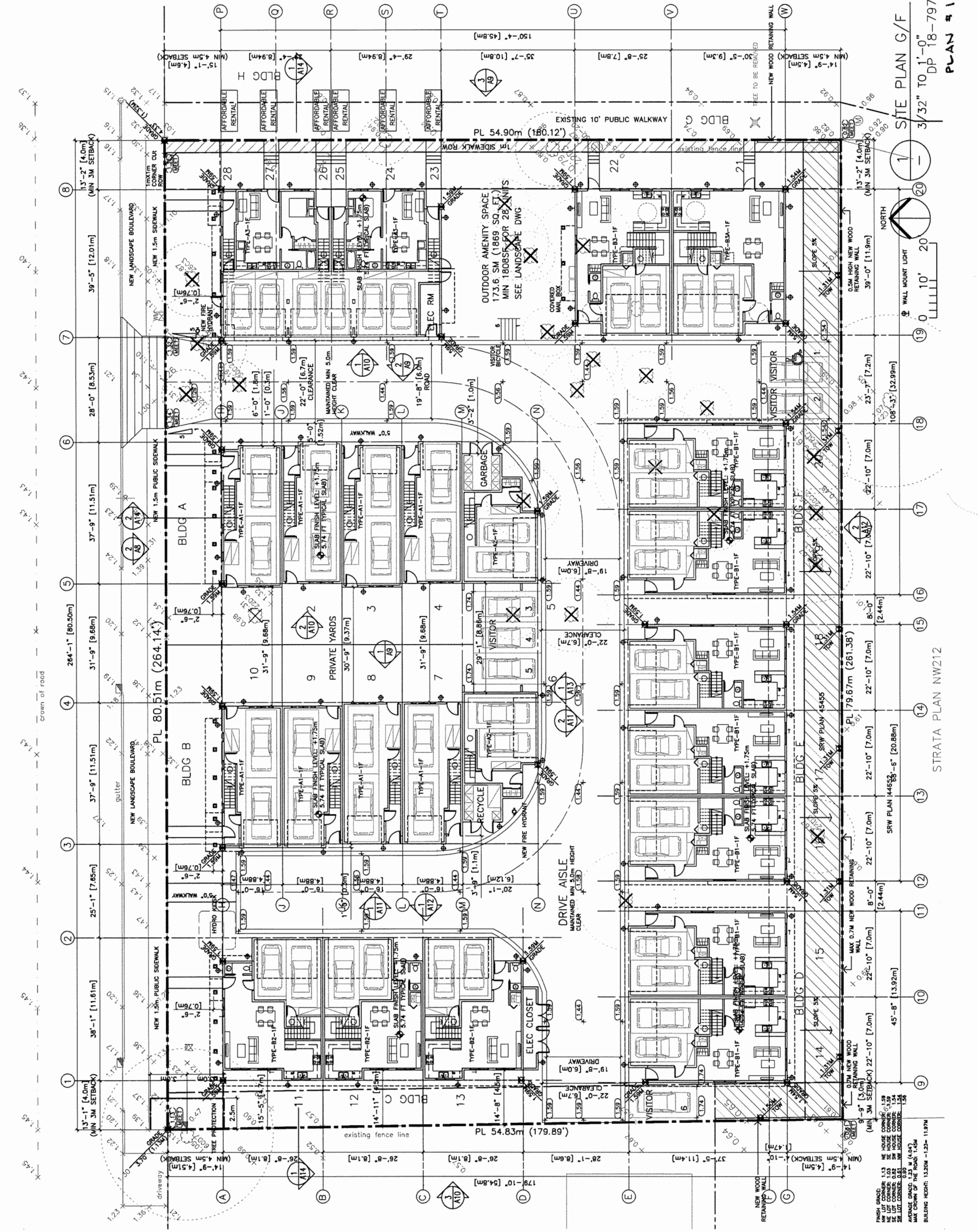
REVISION	DESCRIPTION
1	2018.11.19 REVISE PER CITY COMMENT
2	2018.10.17 REVISE PER ADP COMMENTS
3	2018.06.04 REVISE PER CITY DP COMMENTS

PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
SITE PLAN 1/F

PROJECT NUMBER: 12-25
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

A2

STRATA PLAN NW212
 3/32" TO 1'-0"
 DP 18-797785 DEVELOPMENT PERMIT
PLAN 31.A



FINISH GRADE: 1.13
 NW LOT CORNER: 1.13
 SW LOT CORNER: 1.24
 SE LOT CORNER: 1.24
 NE LOT CORNER: 1.24
 AVERAGE GRADE: 1.23 M (4.04')
 MAX CROWN OF THE ROAD: 1.25M
 BUILDING HEIGHT: 13.20M - 12.5 - 11.97M

ERIC LAW ARCHITECT

214 288 WEST MOULE WALKOVER BC
 TEL: (604) 305-2399
 FAX: (604) 509-2897

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

- ISSUED
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
 - 2018.06.04 FOR CITY DP REVIEW
 - 2018.08.02 FOR CITY ADP REVIEW
 - 2019.10.18 FOR CITY REVIEW
 - 2019.11.18 FOR CITY REVIEW

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

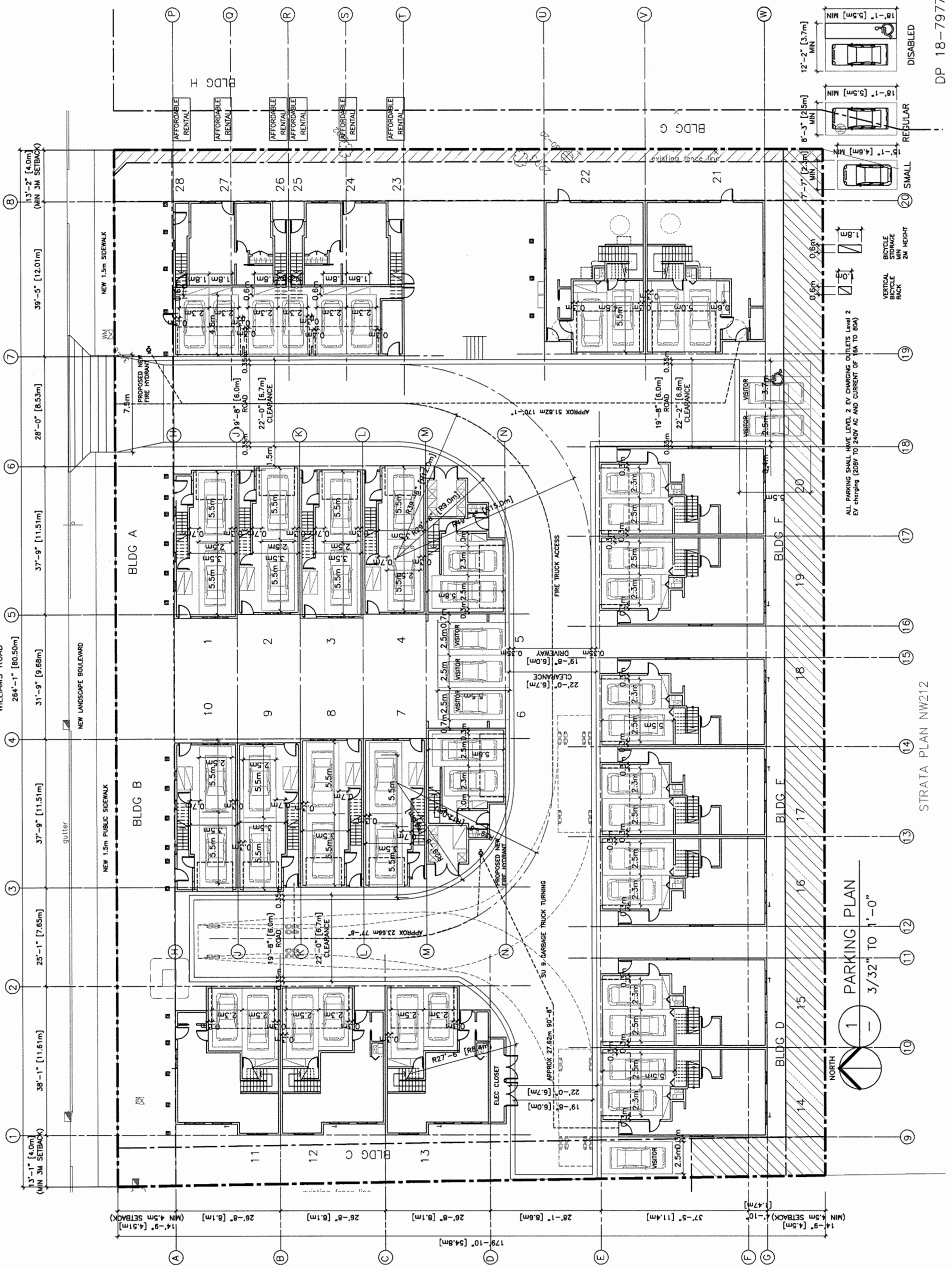
DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

OWNER: 9620-9800
 PROJECT: 15-12-MWR-191119-DPP-DWG

DATE: 11/18/2019

ISSUED BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG



PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND PARKING PLAN

PROJECT NUMBER: 15-12-MWR-191119-DPP-DWG
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12-MWR-191119-DPP-DWG

A2A

STRATA PLAN NW212
 DP 18-797785 DEVELOPMENT PERMIT
 PLAN # 1.B

ISSUED	DESCRIPTION
1. 2018.01.11	FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04	FOR CITY DP REVIEW
3. 2018.06.03	FOR ADP REVIEW
4. 2018.10.19	FOR CITY REVIEW
5. 2019.11.19	FOR CITY REVIEW

REVISION	DESCRIPTION
1.	2018.06.04 REVISE PER CITY COMMENTS
2.	2018.10.17 REVISE PER ADP COMMENTS
3.	2019.11.19 REVISE PER CITY COMMENT

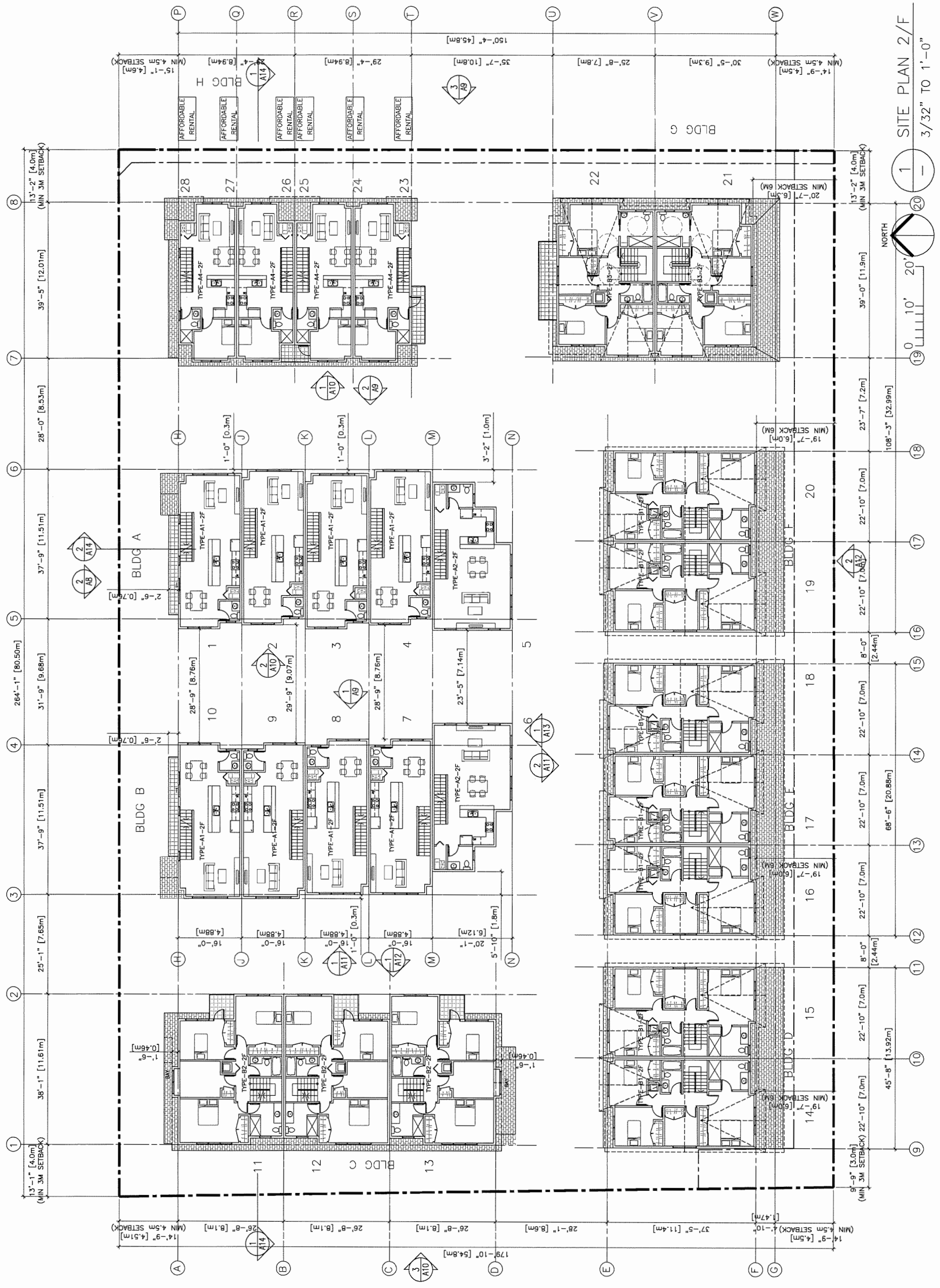
**PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
SITE PLAN 2/F**

PROJECT NUMBER: 12-25
ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP.DWG

A3

1 SITE PLAN 2/F
3/32" TO 1'-0"

DP 18-797785 DEVELOPMENT PERMIT
PLAN # 1.C



ISSUED	REVISION
1. 2018.07.11 FOR DEVELOPMENT PERMIT APPLICATION	1. 2018.11.19 REVISE PER CITY COMMENT
2. 2018.06.04 FOR CITY DP REVIEW	2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	1. 2018.06.04 REVISE PER CITY DP COMMENTS
4. 2019.10.19 FOR CITY REVIEW	REVISION
5. 2019.11.19 FOR CITY REVIEW	

REVISION
1. 2018.06.04 REVISE PER CITY DP COMMENTS
2. 2019.10.17 REVISE PER ADP COMMENTS
3. 2018.11.19 REVISE PER CITY COMMENT

**PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND**

SITE PLAN 3/F

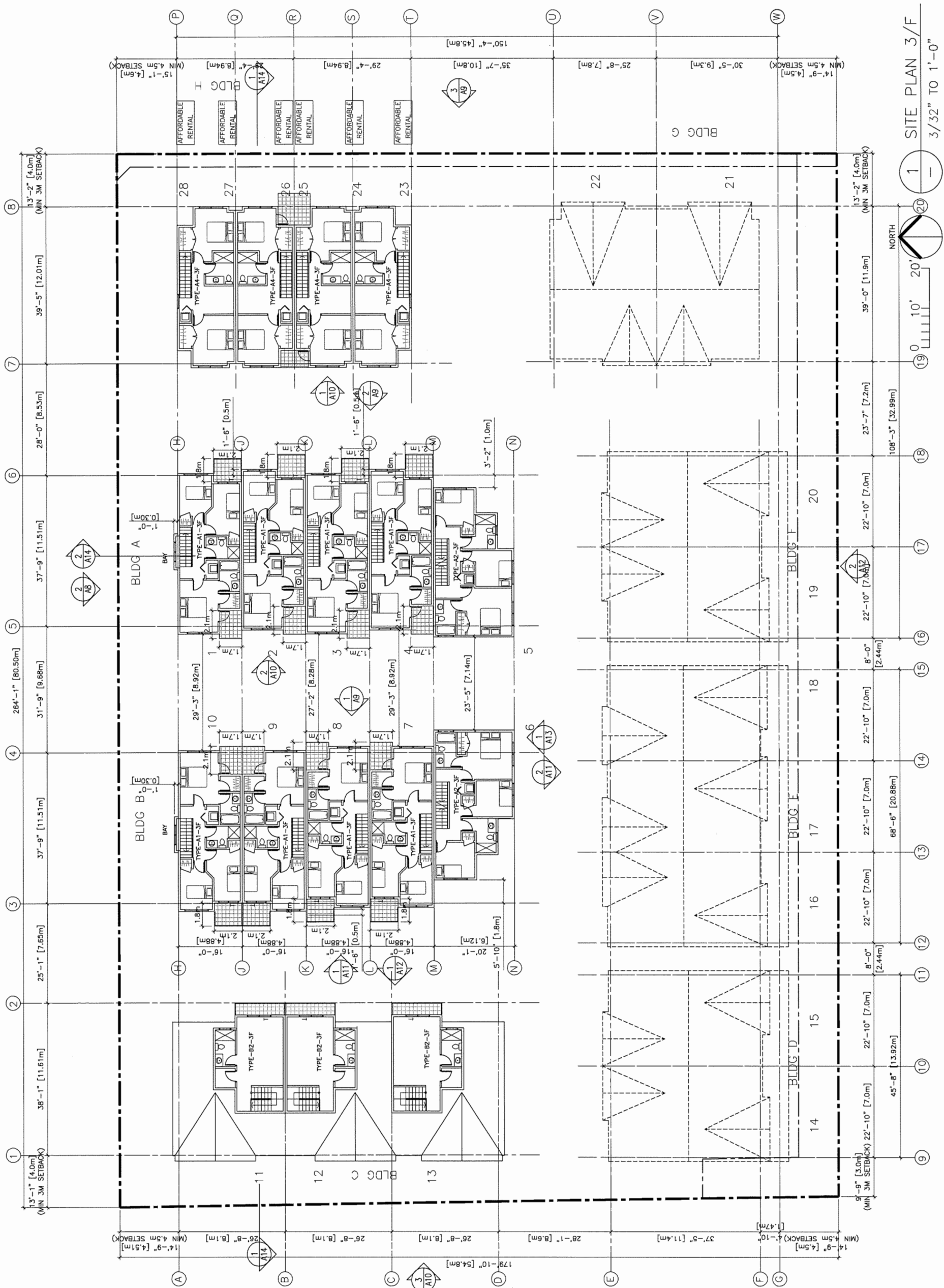
PROJECT NUMBER: 12-25
ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWL_191119-DPP.DWG

A4

1 SITE PLAN 3/F
3/32" TO 1'-0"

DP 18-797785 DEVELOPMENT PERMIT

PLAN # 1.D



216 W. 2ND STREET, VANCOUVER BC
 V5Y 1S6
 TEL: (604) 503-2098
 FAX: (604) 509-2897

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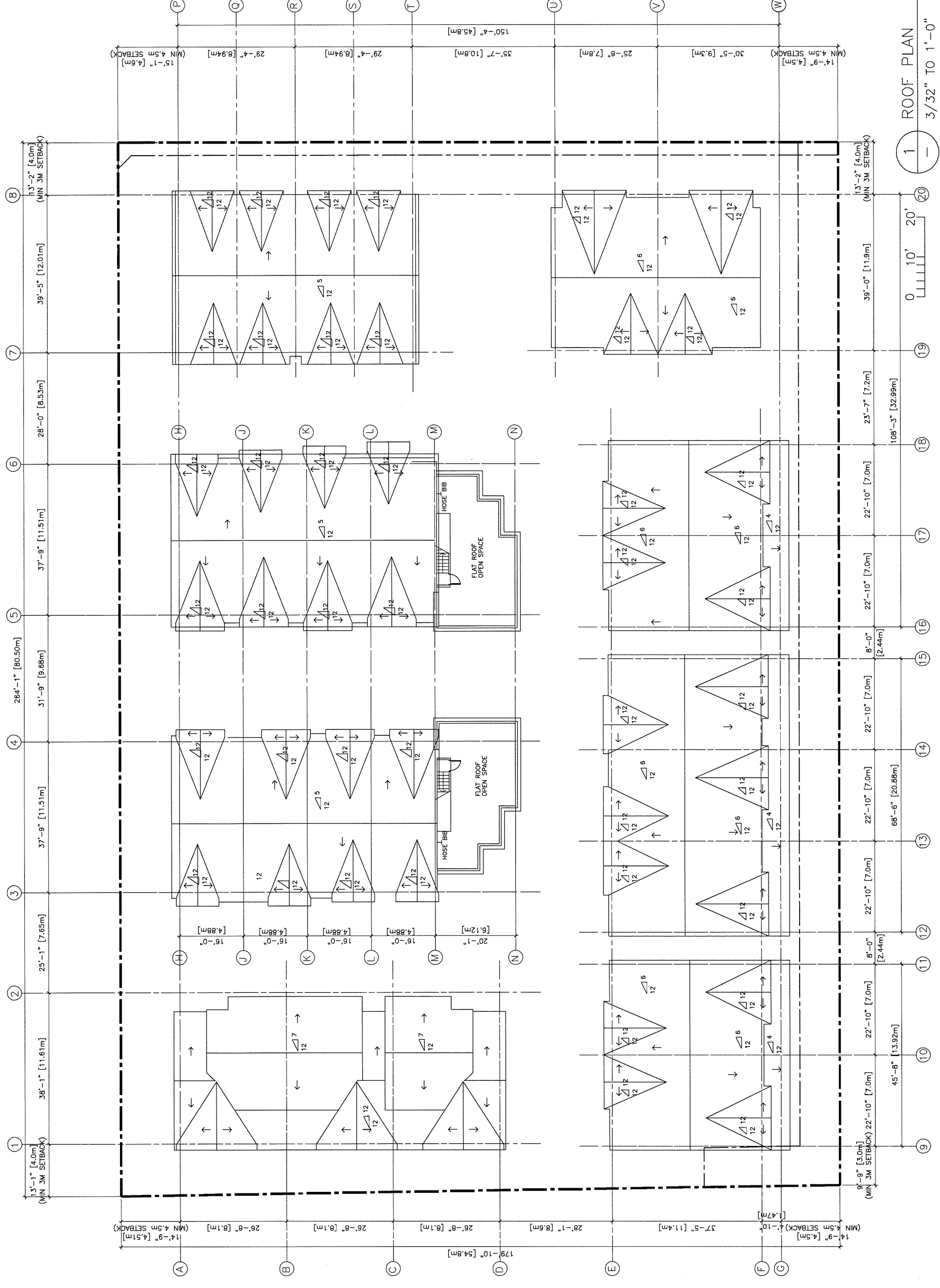
- ISSUED
- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
 - 2018.05.04 FOR CITY DP REVIEW
 - 2018.06.03 FOR CITY ADP REVIEW
 - 2019.10.19 FOR CITY REVIEW
 - 2019.11.19 FOR CITY REVIEW

- REVISION
- 2019.11.19 REVISE PER CITY COMMENT
 - 2019.10.17 REVISE PER ADP COMMENTS
 - 2018.05.04 REVISE PER CITY DP COMMENTS

PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND SITE PLAN ROOF

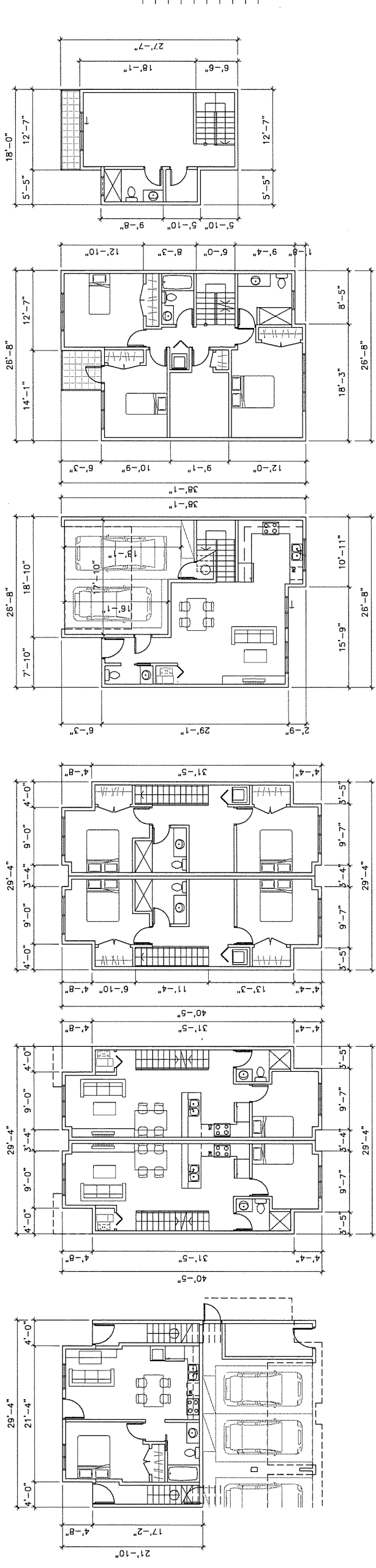
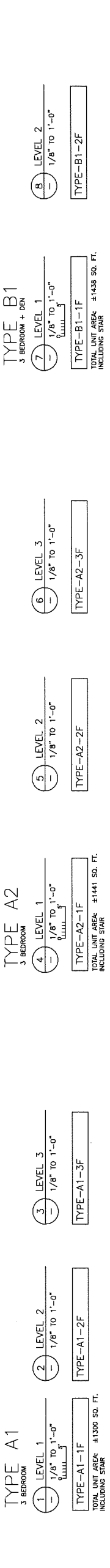
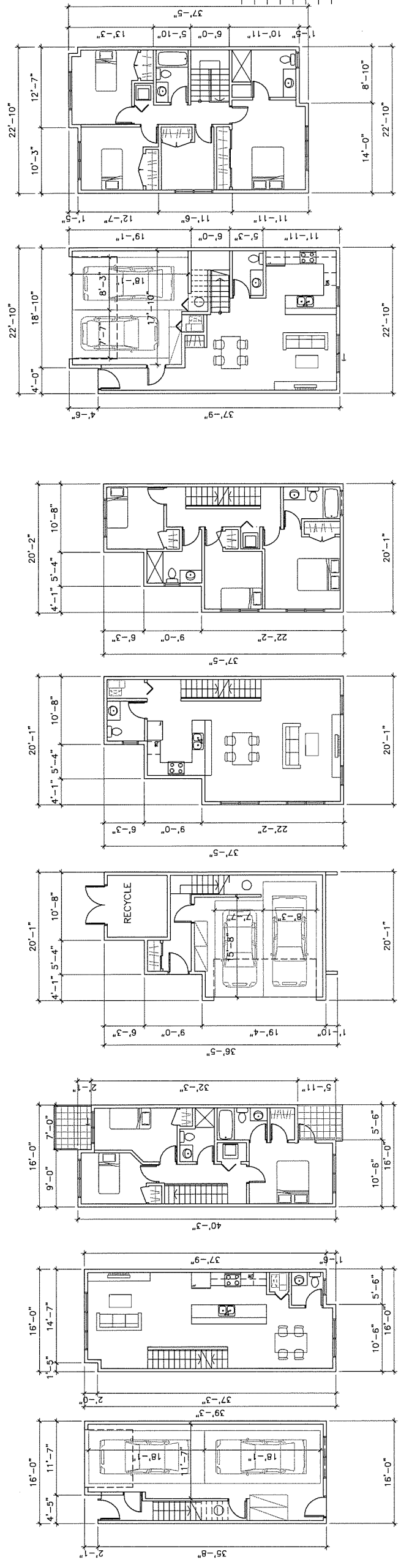
PROJECT NUMBER: 12-25
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

A5



1 ROOF PLAN
 3/32" TO 1'-0"

ISSUED	REVISIONS
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	
2. 2018.06.04 FOR CITY DP REVIEW	
3. 2018.06.03 FOR CITY ADP REVIEW	
4. 2019.10.19 FOR CITY REVIEW	
5. 2019.11.19 FOR CITY REVIEW	



PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND UNIT PLAN

PROJECT NUMBER: 12-25	11/18/2019
ISSUED:	EL
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	15-12_MWR_191119-DPP.DWG

A6

ERIC LAW ARCHITECT

212 288 WILMINGTON AVENUE WASHINGTON DC 20004
 TEL: (800) 505-2078
 FAX: (800) 909-2877

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ISSUED

- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
- 2018.06.04 FOR CITY DP REVIEW
- 2018.06.02 FOR CITY ADP REVIEW
- 2018.10.18 FOR CITY REVIEW
- 2019.11.18 FOR CITY REVIEW



HEAT PUMP WITH WOOD OUTDOOR UNIT COVER

REVISION

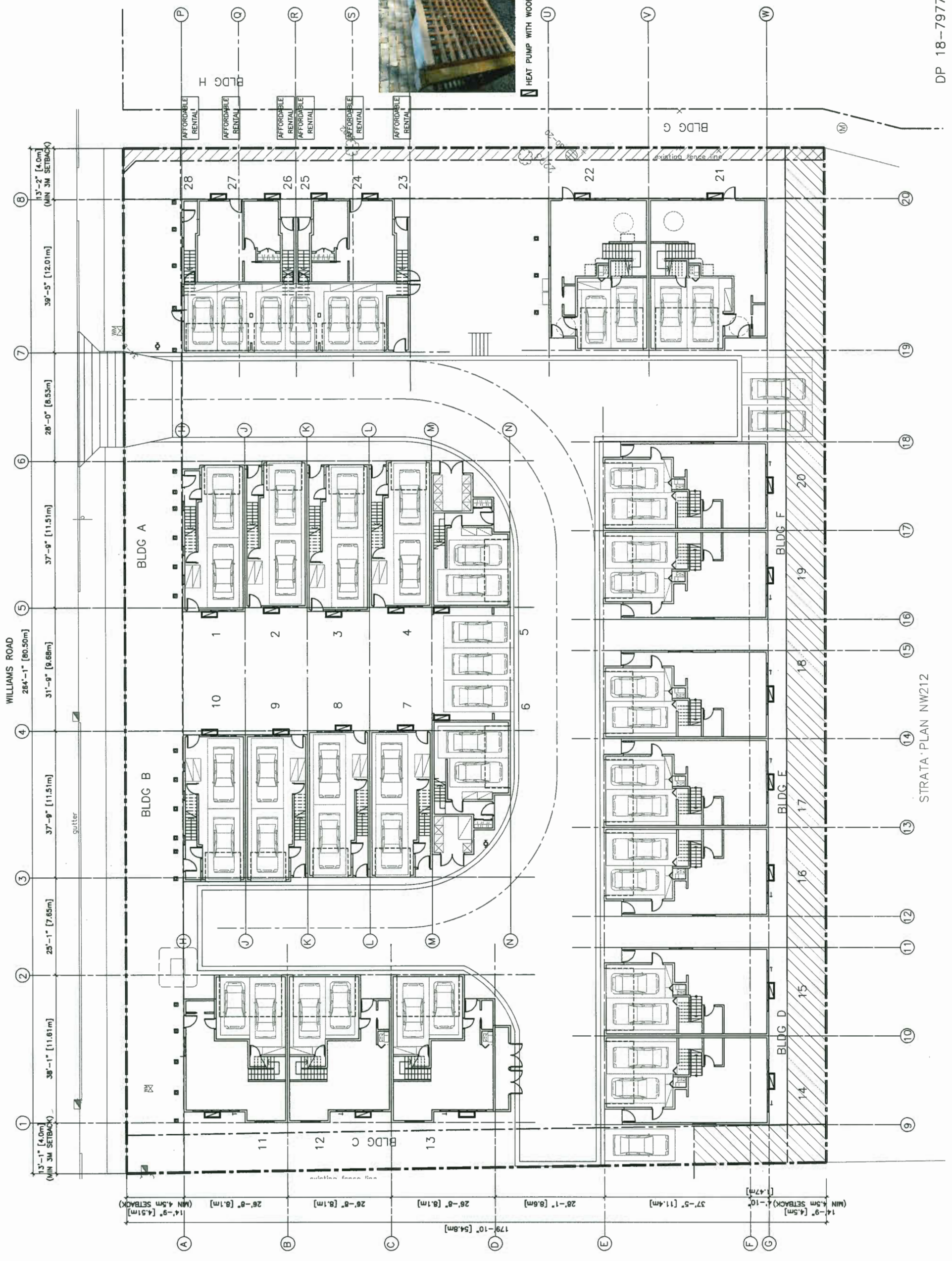
- 2019.11.18 REVISION FOR CITY COMMENT
- 2019.10.17 REVISION FOR ADP COMMENTS
- 2018.06.04 REVISION FOR CITY OF COMMENTS

PROPOSED TOWNHOUSE AT
9620-9800 WILLIAMS RD RICHMOND
HEAT PUMP LOCATION

PROJECT NUMBER: 12-25
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MRF_191119-DPP.DWG

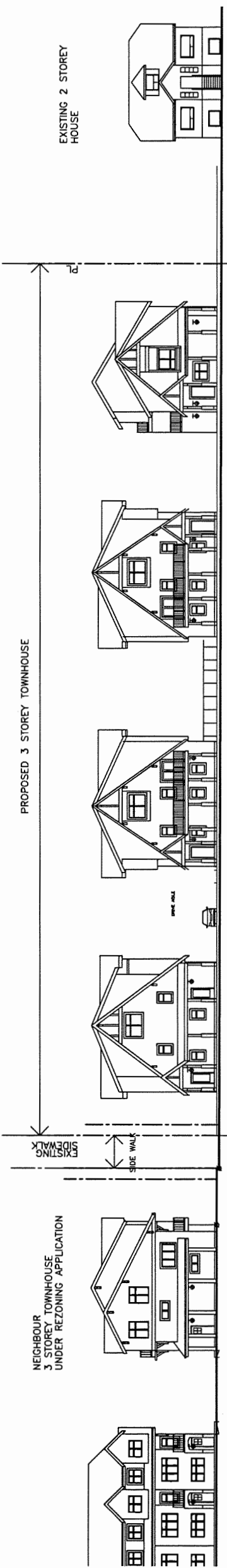
A2B

DP 18-797785 DEVELOPMENT PERMIT
 PLAN # 1.H

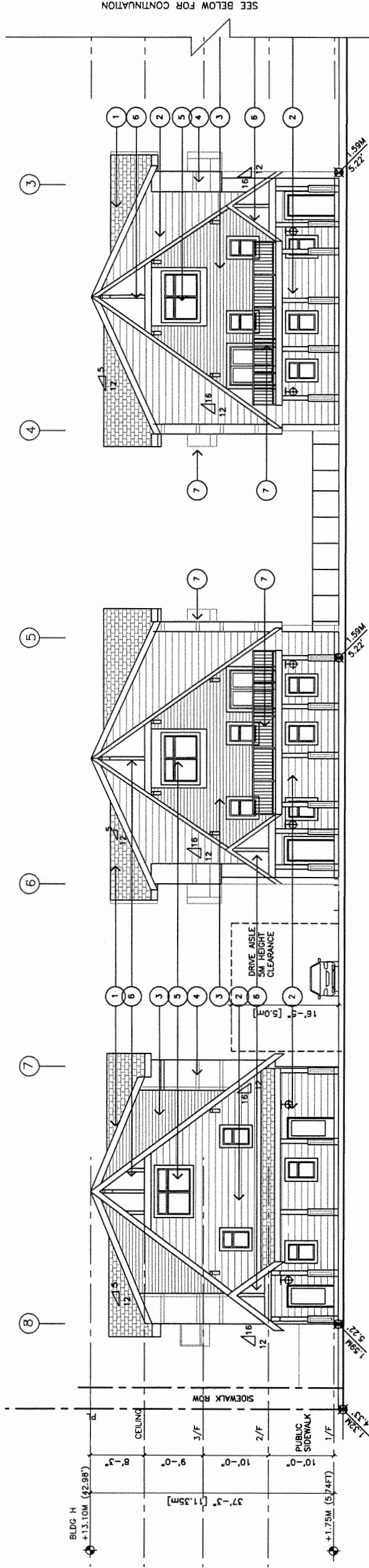


STRATA PLAN NW212

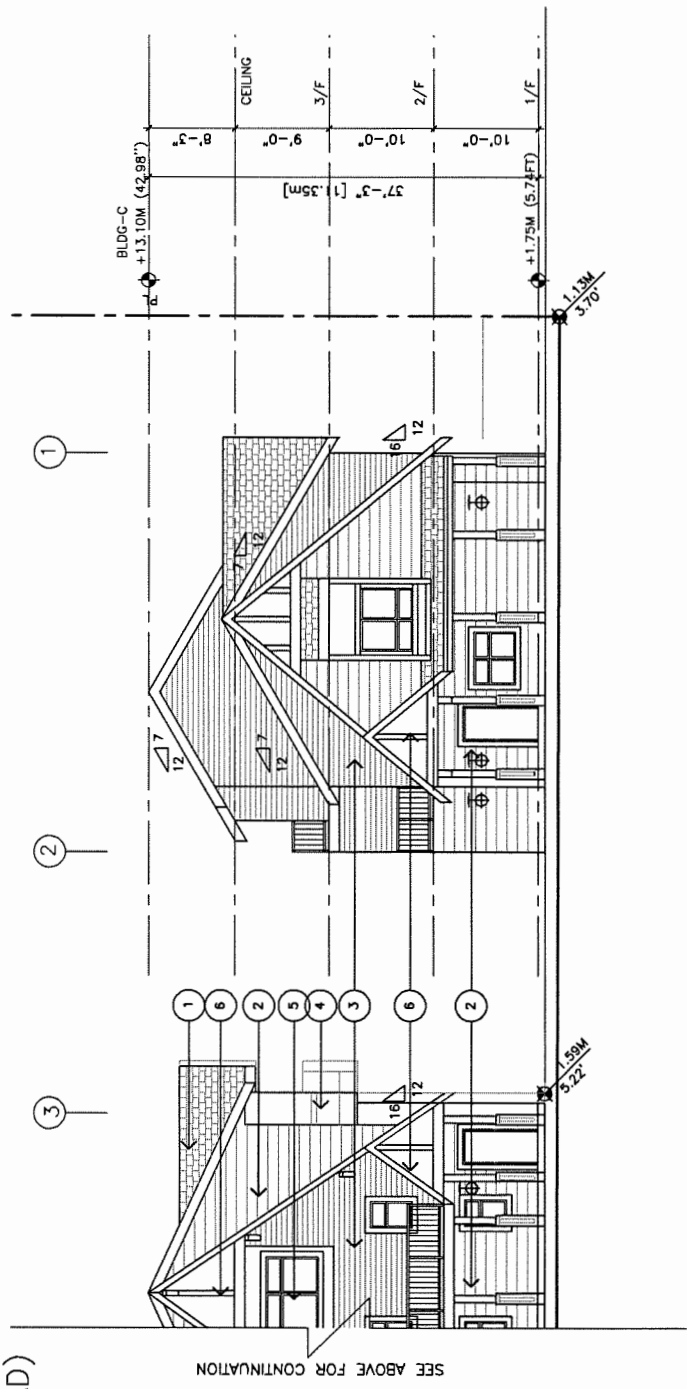
ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY OF REVIEW
3. 2018.06.03 FOR CITY AIP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2018.11.19 FOR CITY REVIEW



1 NORTH ELEVATION ALONG WILLIAMS ROAD (CONTEXT)
A8 1/16" TO 1'-0"



2 NORTH ELEVATION (FACING WILLIAMS ROAD)
A8 1/8" TO 1'-0"



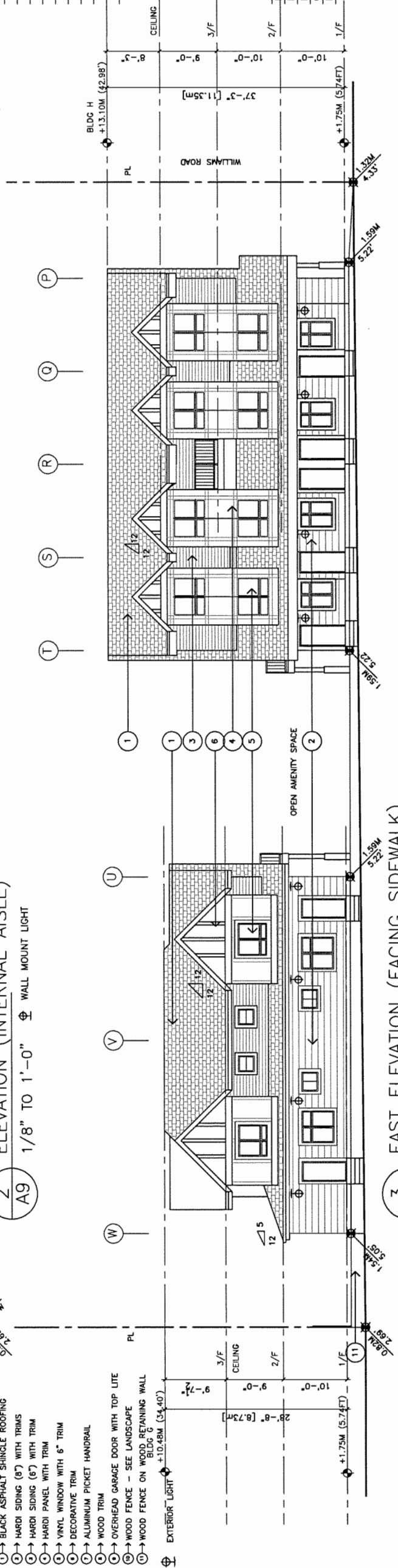
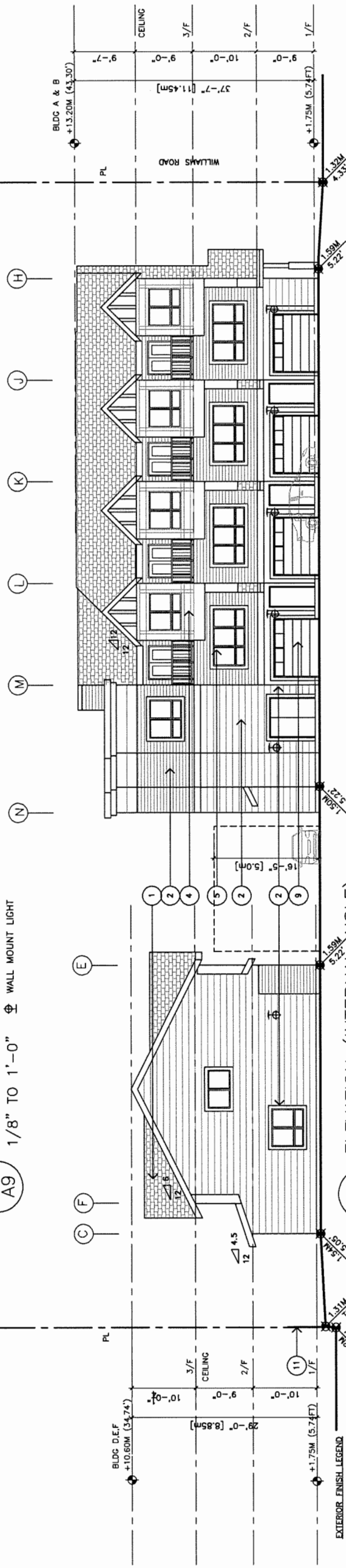
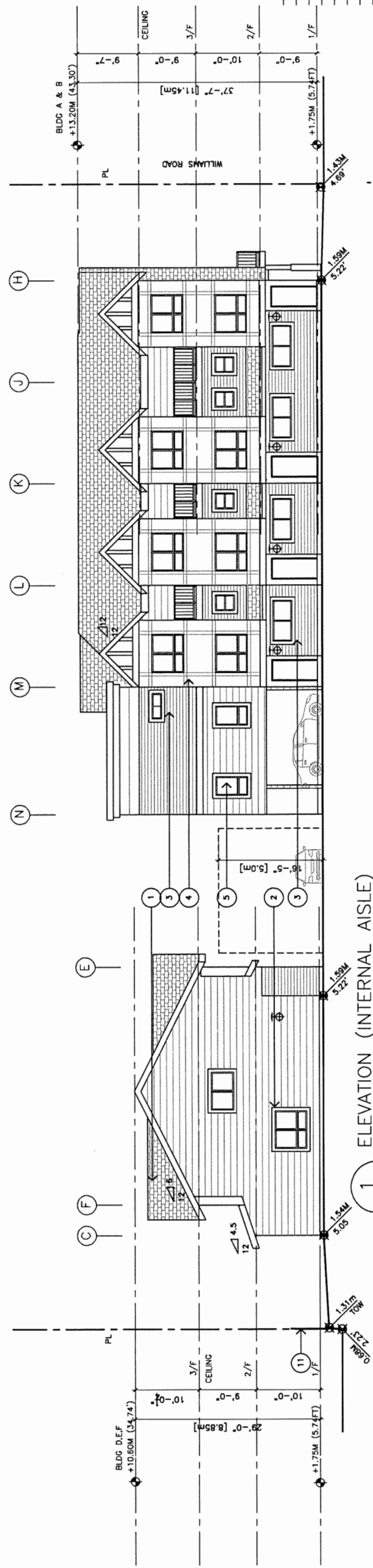
- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (6") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECORATIVE TRIM
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
 - ⊕ → EXTERIOR LIGHT

REVISION
1. 2018.06.04 REVISE PER CITY DP COMMENTS
2. 2018.10.17 REVISE PER AIP COMMENTS
3. 2018.11.19 REVISE PER CITY COMMENT

**PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
ELEVATIONS**

PROJECT NUMBER: 12-25
ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP.DWG

ISSUED
1. 2018.01.17 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.06.03 FOR CITY ADP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2018.11.19 FOR CITY REVIEW



- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8') WITH TRIMS
 - ③ → HARDI SIDING (6') WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECORATIVE TRIM
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL BLDG. 9620-9800
 - ⊕ → EXTERIOR LIGHT

PROPOSED TOWNHOUSE AT 9620-9800 WILLIAMS RD RICHMOND ELEVATIONS

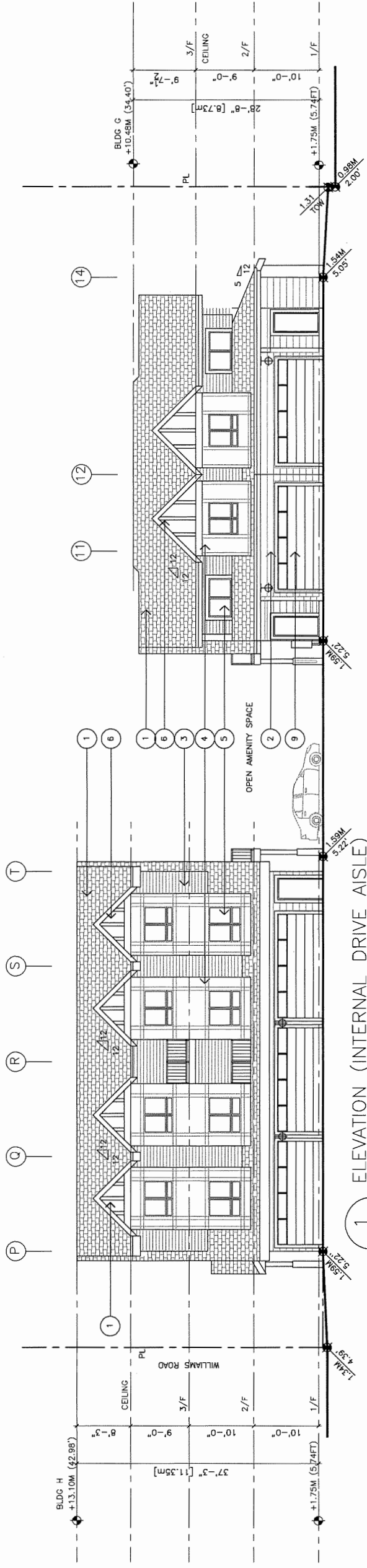
PROJECT NUMBER: 12-25
ISSUED: 11/19/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119_DPP.DWG

ERIC LAW ARCHITECT

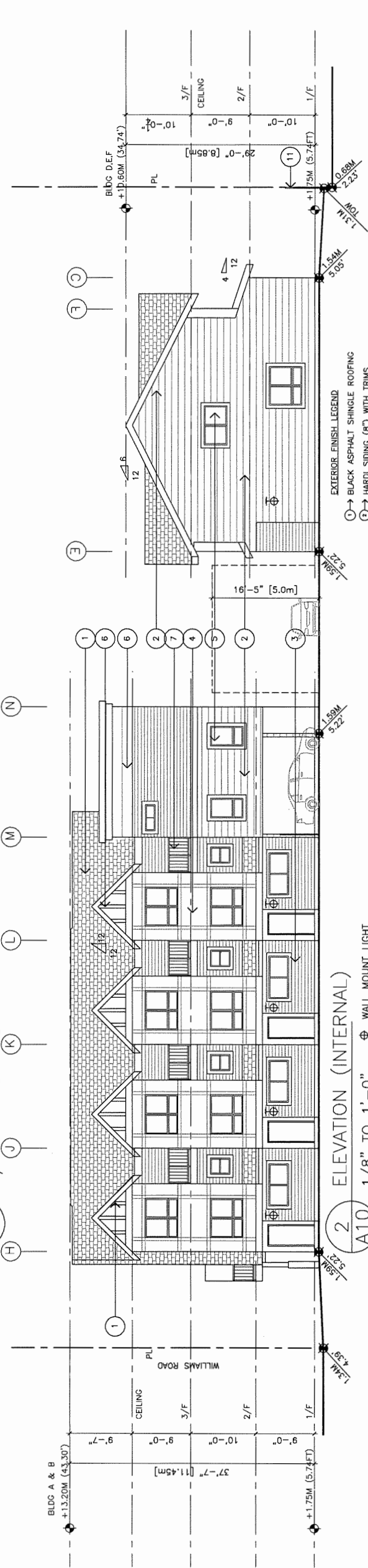
ericlawarchitect@gmail.com
 1511 W. NORTH AVENUE WASHINGTON DC
 TEL: (800) 509-2099
 FAX: (800) 909-2897

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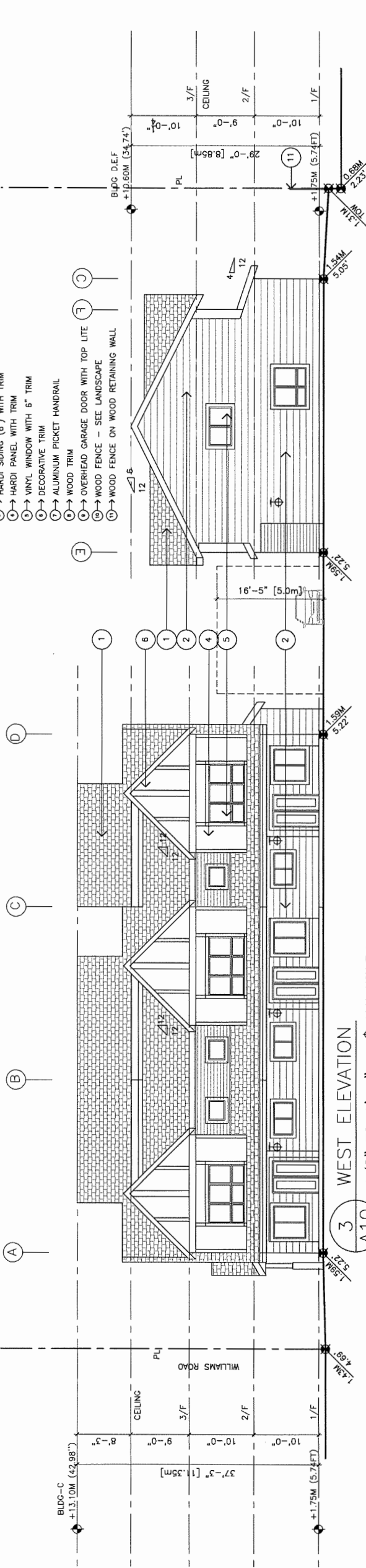
ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.08.03 FOR CITY ASP REVIEW
4. 2019.10.19 FOR CITY REVIEW
5. 2019.11.19 FOR CITY REVIEW



1 ELEVATION (INTERNAL DRIVE AISLE)
 A10 1/8" TO 1'-0" WALL MOUNT LIGHT



2 ELEVATION (INTERNAL)
 A10 1/8" TO 1'-0" WALL MOUNT LIGHT



3 WEST ELEVATION
 A10 1/8" TO 1'-0" WALL MOUNT LIGHT

- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECORATIVE TRIM
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL

PROPOSED TOWNHOUSE

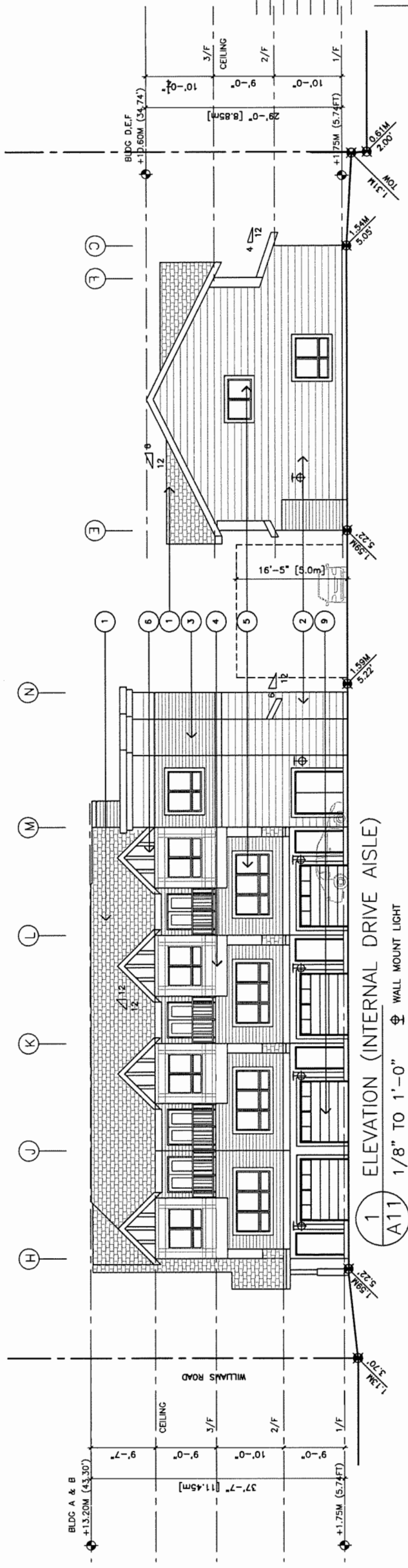
AT
 9620-9800
 WILLIAMS RD RICHMOND
 ELEVATIONS

PROJECT NUMBER: 12-25
 ISSUED: 11/19/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

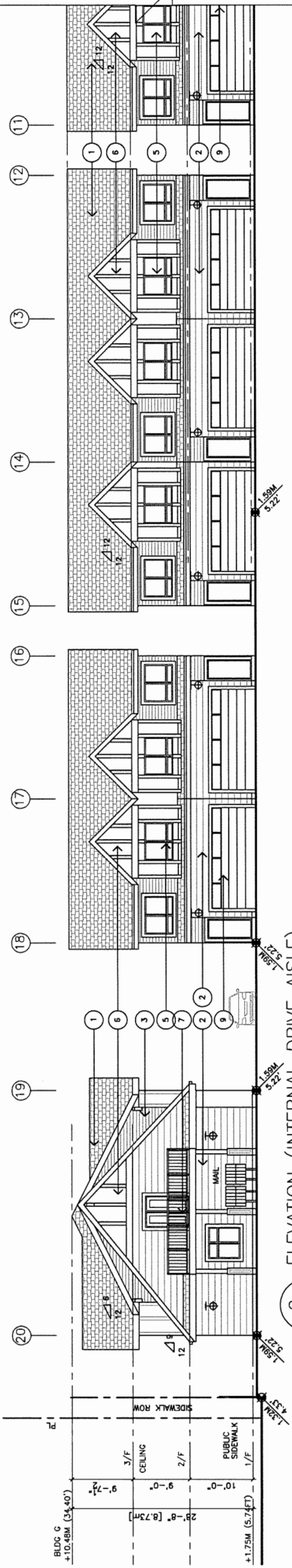
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ISSUED	REVISION
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION	3. 2018.10.17 REVISE PER ADP COMMENTS
2. 2018.06.04 FOR CITY DP REVIEW	4. 2018.06.04 REVISE PER CITY DP COMMENTS
3. 2018.06.03 FOR CITY ADP REVIEW	
4. 2018.10.18 FOR CITY REVIEW	
5. 2018.11.19 FOR CITY REVIEW	

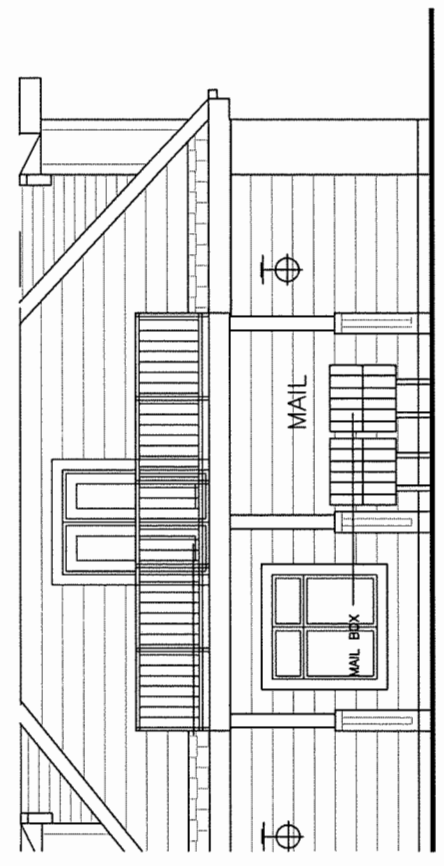
SEE BELOW FOR CONTINUATION



1 ELEVATION (INTERNAL DRIVE AISLE)
 A11 1/8" TO 1'-0" Φ WALL MOUNT LIGHT



2 ELEVATION (INTERNAL DRIVE AISLE)
 A11 1/8" TO 1'-0" Φ WALL MOUNT LIGHT



3 MAIL COVER
 A11 1/4" TO 1'-0"

EXTERIOR FINISH LEGEND

- 1 -> BLACK ASPHALT SHINGLE ROOFING
- 2 -> HARDI SIDING (8") WITH TRIMS
- 3 -> HARDI SIDING (6") WITH TRIM
- 4 -> HARDI PANEL WITH TRIM
- 5 -> VINYL WINDOW WITH 6" TRIM
- 6 -> DECORATIVE TRIM
- 7 -> ALUMINUM PICKET HANDRAIL
- 8 -> WOOD TRIM
- 9 -> OVERHEAD GARAGE DOOR WITH TOP LITE
- 10 -> WOOD FENCE - SEE LANDSCAPE
- 11 -> WOOD FENCE ON WOOD RETAINING WALL

PROPOSED TOWNHOUSE AT

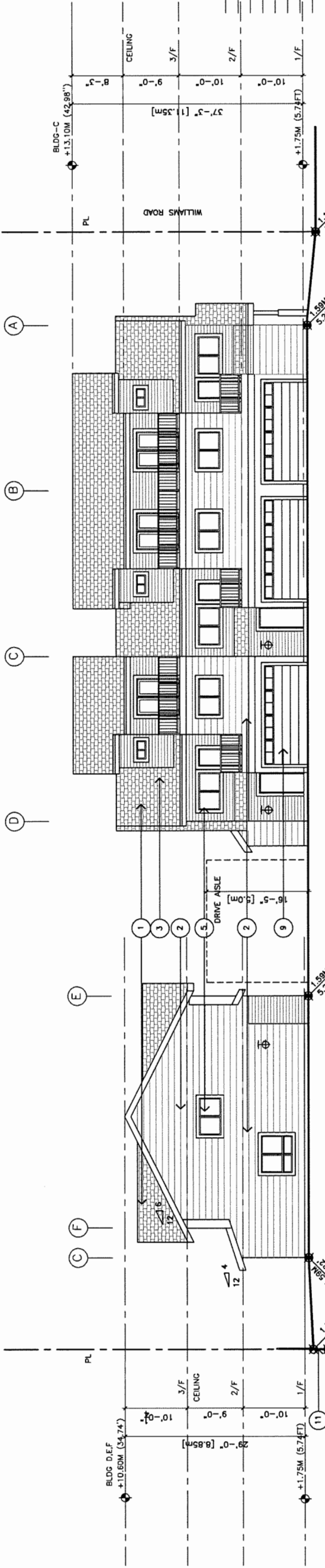
9620-9800 WILLIAMS RD RICHMOND

ELEVATIONS

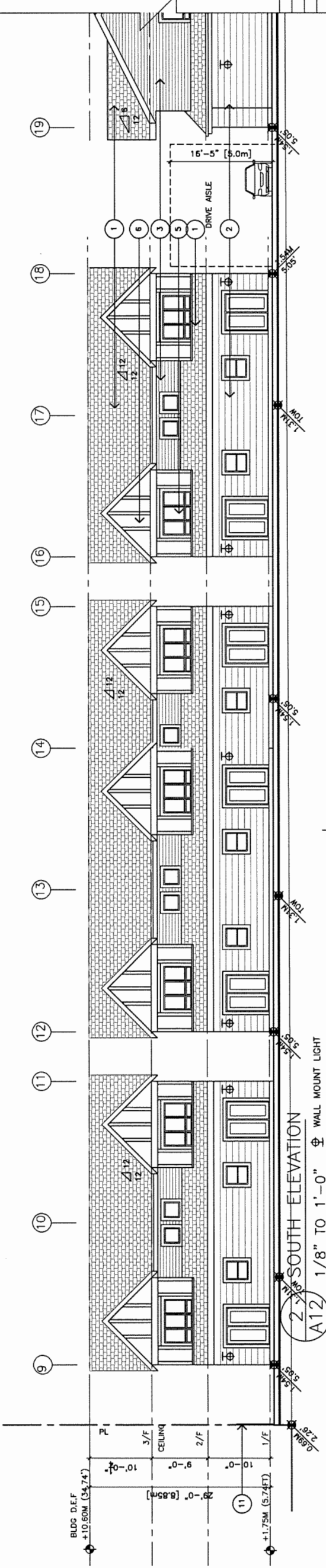
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 ISSUED: 11/19/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

A11

NO.	DATE	DESCRIPTION
1.	2018.01.11	FOR DEVELOPMENT PERMIT APPLICATION
2.	2018.06.04	FOR CITY OF REVIEW
3.	2018.08.02	FOR CITY OF REVIEW
4.	2018.10.18	FOR CITY OF REVIEW
5.	2018.11.18	FOR CITY OF REVIEW



1 ELEVATION (INTERNAL DRIVE AISLE)
A12 1/8" TO 1'-0" WALL MOUNT LIGHT



2 SOUTH ELEVATION
A12 1/8" TO 1'-0" WALL MOUNT LIGHT

SEE BELOW FOR CONTINUATION

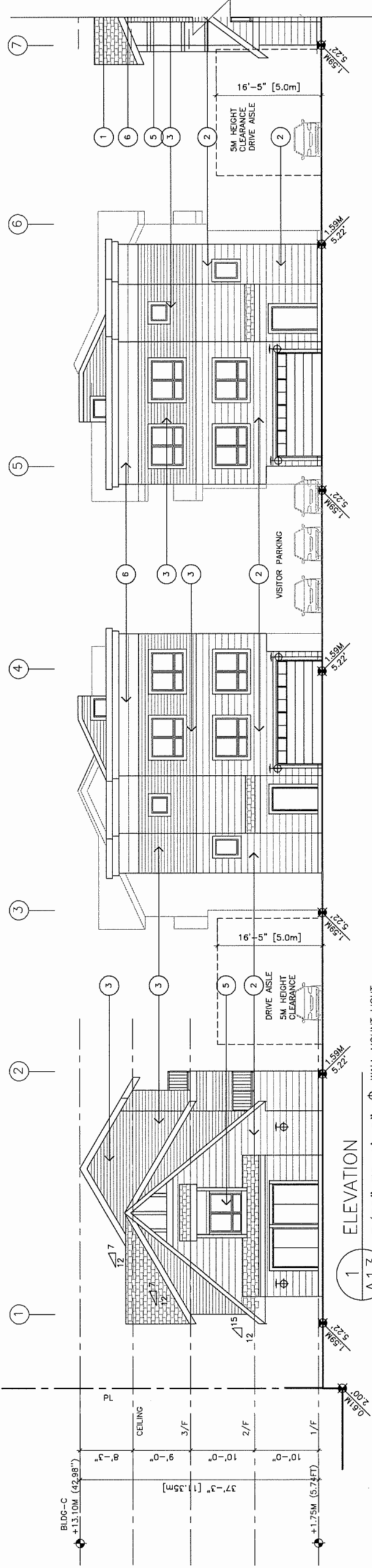
- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (B") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECORATIVE TRIM
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
 - ⊕ → EXTERIOR LIGHT

**PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
ELEVATIONS**

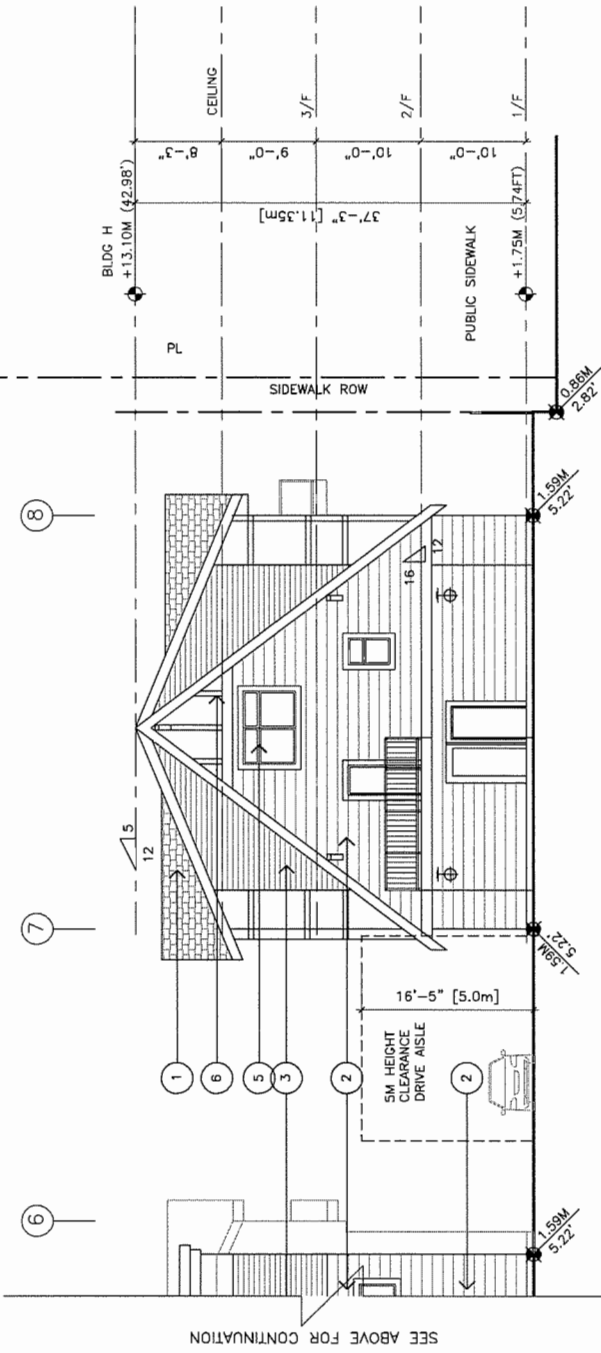
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ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP.DWG

SEE BELOW FOR CONTINUATION

ISSUED	
1.	2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2.	2018.06.04 FOR CITY DP REVIEW
3.	2018.08.03 FOR CITY ADP REVIEW
4.	2018.10.19 FOR CITY REVIEW
5.	2019.11.19 FOR CITY REVIEW



1
A13
 ELEVATION
 3/32" TO 1'-0" Φ WALL MOUNT LIGHT



SEE ABOVE FOR CONTINUATION

- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECORATIVE TRIM
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR WITH TOP LITE
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
- Φ EXTERIOR LIGHT

REVISION	
1.	2019.11.19 REVISION PER CITY COMMENT
2.	2019.10.17 REVISION PER ADP COMMENTS
1.	2018.06.04 REVISION PER CITY DP COMMENTS

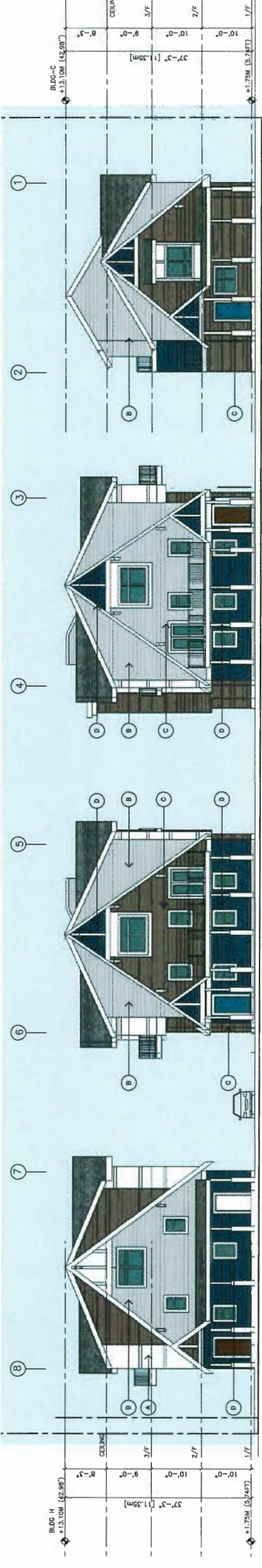
PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
ELEVATIONS

PROJECT NUMBER:	12-25
ISSUED:	11/18/2019
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	15-12_MWR_191119-DPP.DWG

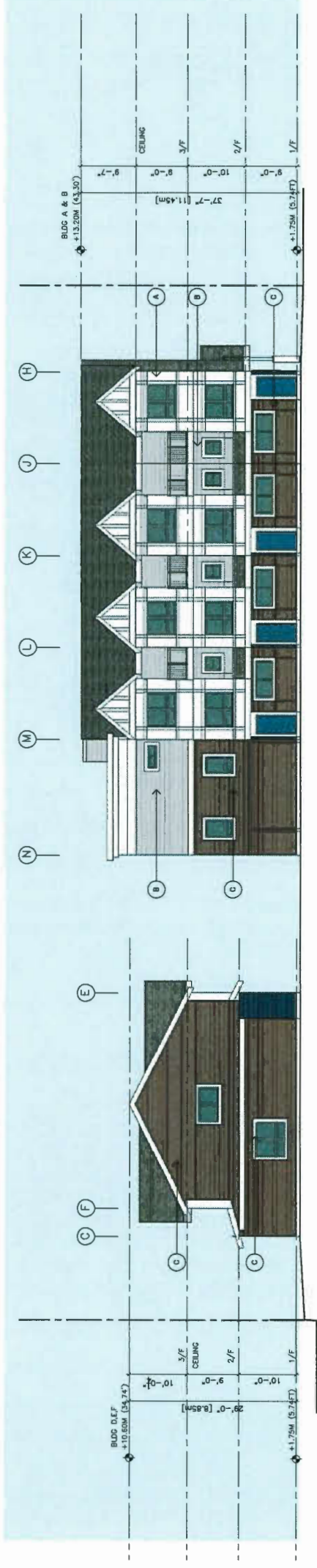
ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 1001 WEST AVENUE WILLOWDALE ONTARIO
 TEL: (905) 509-2099
 FAX: (905) 509-2897

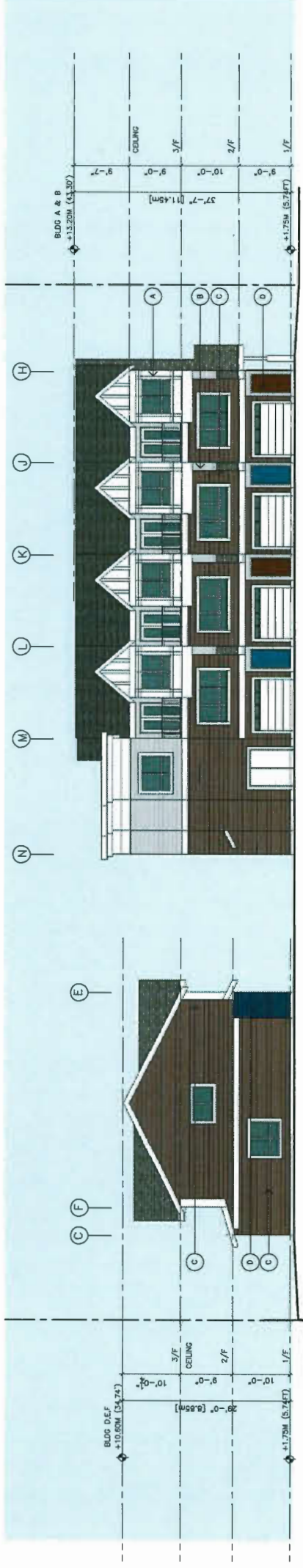
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ALSO REFER TO **2** NORTH ELEVATION (FACING WILLIAMS ROAD)
A8 3/16" TO 1'-0"

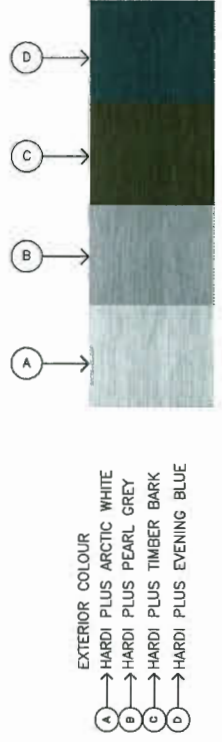


ALSO REFER TO **1** ELEVATION (INTERNAL AISLE)
A9 3/16" TO 1'-0"



ALSO REFER TO **2** ELEVATION (INTERNAL AISLE)
A9 3/16" TO 1'-0"

HARDI SIDING COLOUR LEGEND
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



EXTERIOR COLOUR
A → HARDI PLUS ARCTIC WHITE
B → HARDI PLUS PEARL GREY
C → HARDI PLUS TIMBER BARK
D → HARDI PLUS EVENING BLUE

ISSUED
1. 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
2. 2018.06.04 FOR CITY DP REVIEW
3. 2018.08.03 FOR CITY ADP REVIEW
4. 2018.10.19 FOR CITY REVIEW
5. 2019.11.19 FOR CITY REVIEW

REVISION
1. 2018.06.04 REVISION PER CITY DP COMMENTS
2. 2018.10.17 REVISION PER ADP COMMENTS
3. 2019.11.19 REVISION PER CITY COMMENT

PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
COLOUR

PROJECT NUMBER: 12-25
ISSUED: 11/18/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_MWR_191119-DPP.DWG

A17

ERIC LAW ARCHITECT

4141 WILMINGTON ROAD, SUITE 100
 VICTORIA, BRITISH COLUMBIA V8N 1A1
 TEL: (250) 505-2299
 FAX: (250) 505-2897

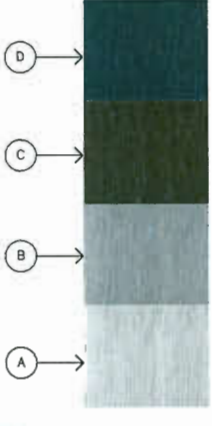
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ISSUED

- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
- 2018.05.04 FOR CITY DP REVIEW
- 2018.06.03 FOR CITY ADP REVIEW
- 2019.10.19 FOR CITY REVIEW
- 2019.11.19 FOR CITY REVIEW

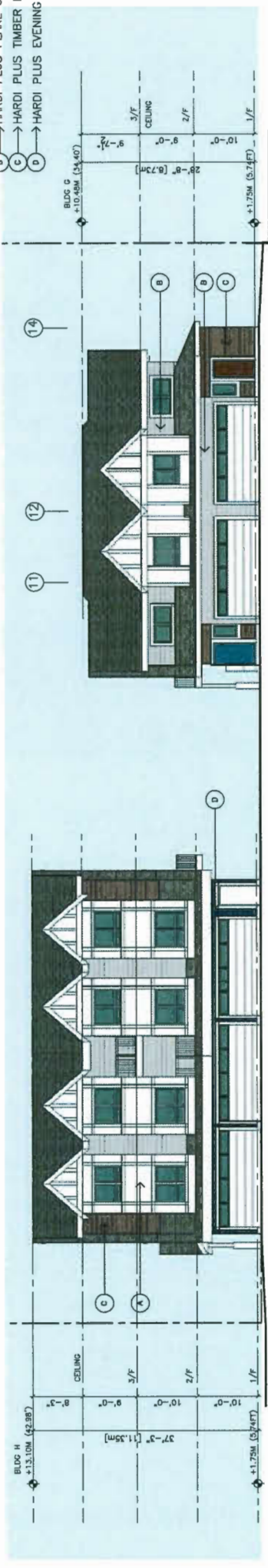


HARDI SIDING COLOUR LEGEND
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR

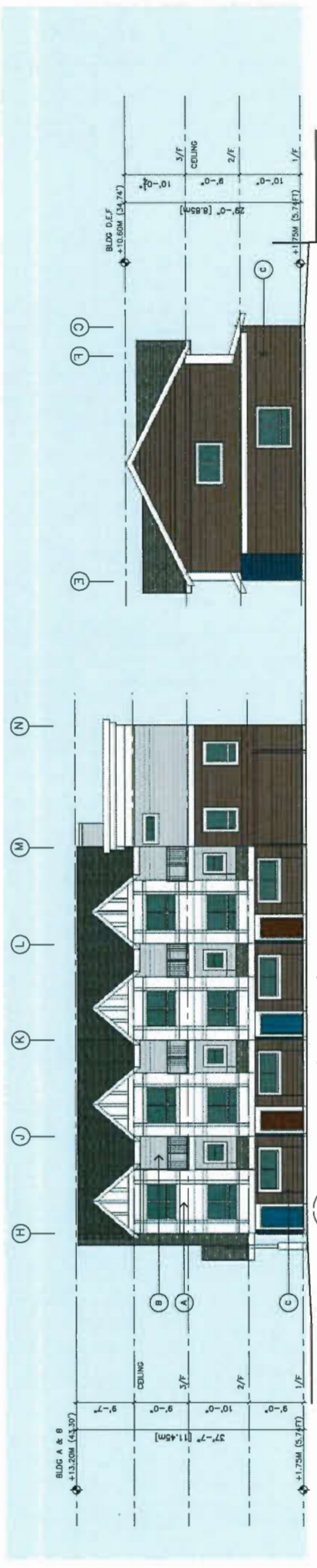


EXTERIOR COLOUR
 A → HARDI PLUS ARCTIC WHITE
 B → HARDI PLUS PEARL GREY
 C → HARDI PLUS TIMBER BARK
 D → HARDI PLUS EVENING BLUE

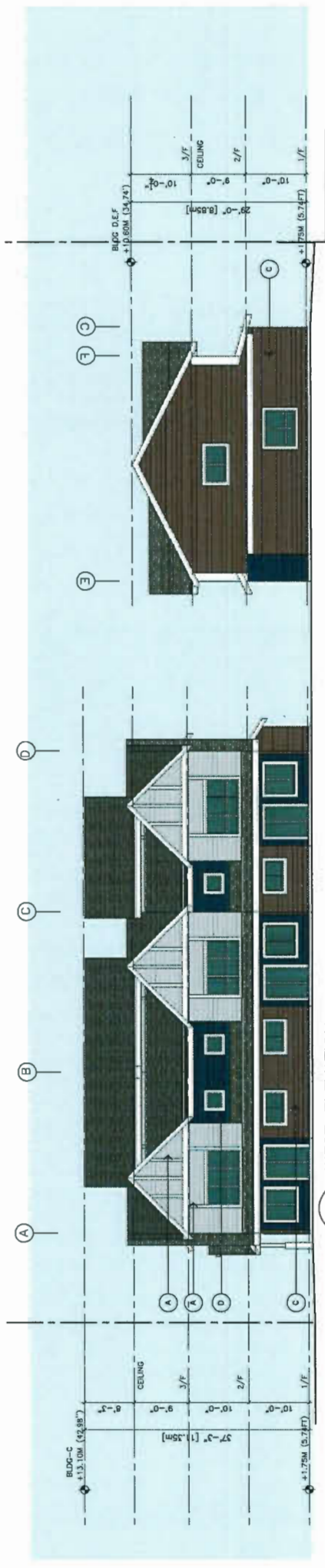
ALSO REFER TO **3 EAST ELEVATION (FACING SIDEWALK)**
A9 3/16" TO 1'-0"



ALSO REFER TO **1 ELEVATION (INTERNAL DRIVE AISLE)**
A10 3/16" TO 1'-0"



ALSO REFER TO **2 ELEVATION (INTERNAL)**
A10 3/16" TO 1'-0"



ALSO REFER TO **3 WEST ELEVATION**
A10 1/8" TO 1'-0"

REVISION

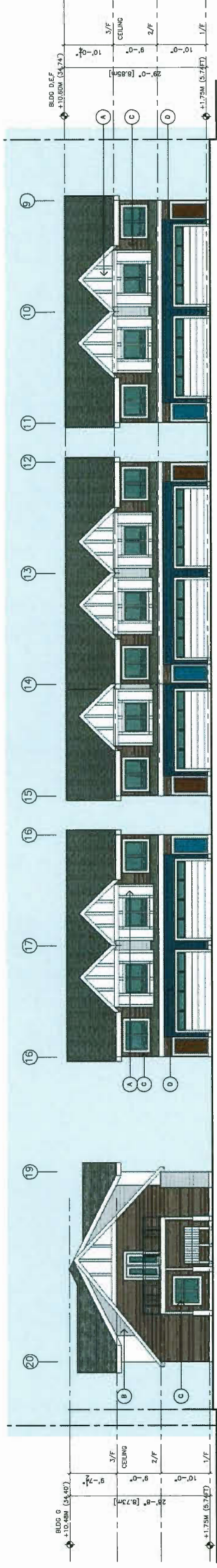
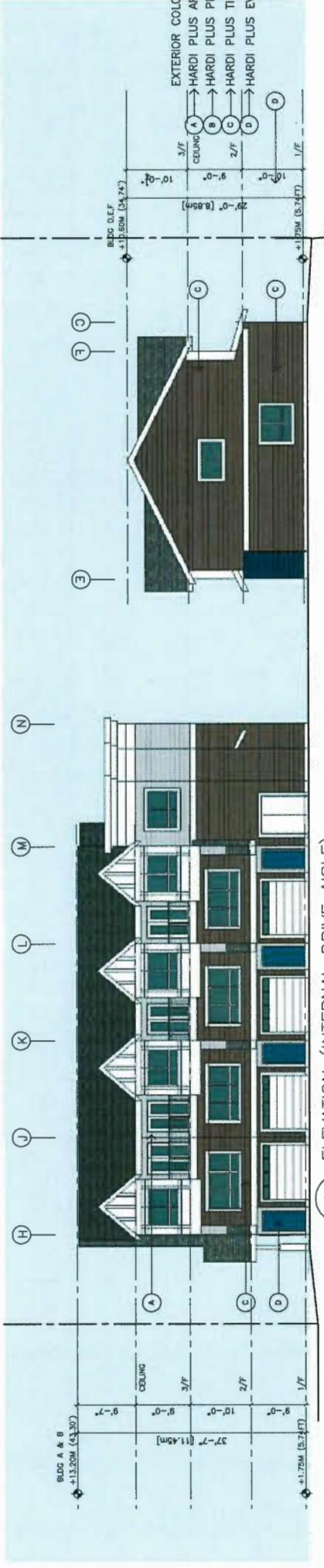
- 2019.11.19 REVISE PER CITY COMMENT
- 2019.10.17 REVISE PER ADP COMMENTS
- 2018.05.04 REVISE PER CITY DP COMMENTS

PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
COLOUR

PROJECT NUMBER: 12-25
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

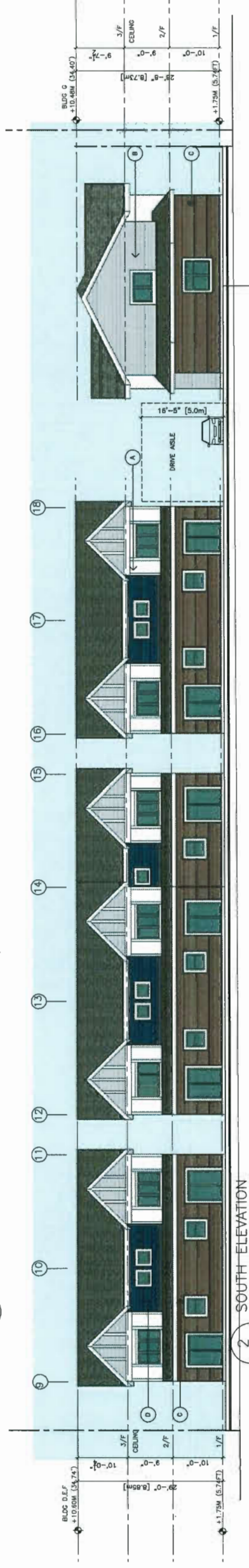
A18

HARDI SIDING COLOUR LEGEND
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI
 PANEL COLOUR



1 ELEVATION (INTERNAL DRIVE AISLE)
 3/16" TO 1'-0"

ALSO REFER TO A12



**ERIC LAW
 ARCHITECT**

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 216 208 WINTH AVENUE WAINWATER BC
 V6T 2C6
 TEL: (604) 505-2008
 FAX: (604) 505-2007

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- 2018.06.04 FOR CITY DP REVIEW
- 2018.06.03 FOR CITY ADP REVIEW
- 2018.10.19 FOR CITY REVIEW
- 2019.11.19 FOR CITY REVIEW

- 2019.11.19 REVISE PER CITY COMMENT
- 2019.10.17 REVISE PER ADP COMMENTS
- 2018.06.04 REVISE PER CITY DP COMMENTS

REVISION

PROPOSED TOWNHOUSE

AT

9620-9800

WILLIAMS RD RICHMOND

COLOUR

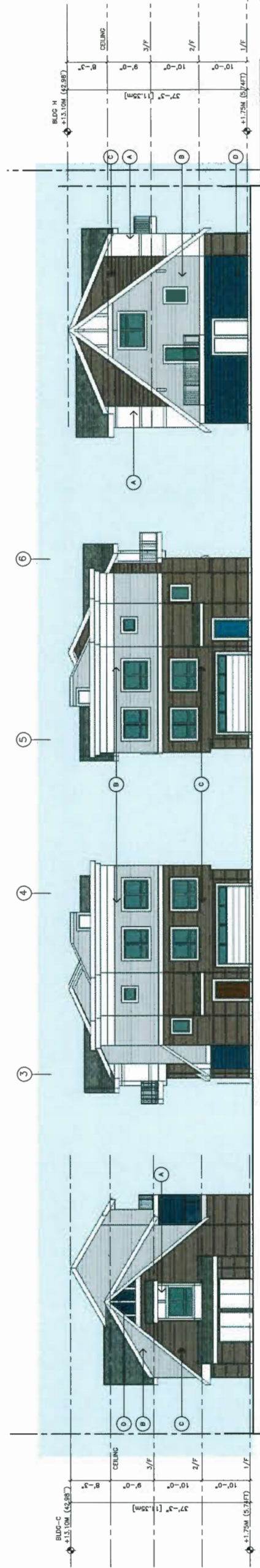
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 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MWR_191119-DPP.DWG

A19

ERIC LAW ARCHITECT

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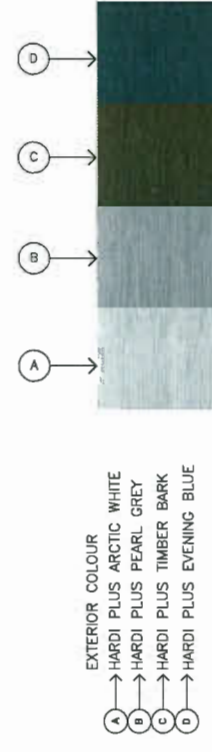


ALSO REFER TO **1** ELEVATION
A13 3/16" TO 1'-0"

ISSUED

- 2018.01.11 FOR DEVELOPMENT PERMIT APPLICATION
- 2018.06.04 FOR CITY DP REVIEW
- 2018.06.04 FOR CITY ADP REVIEW
- 2018.10.19 FOR CITY REVIEW
- 2018.11.19 FOR CITY REVIEW

HARDI SIDING COLOUR LEGEND
 ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



- 2018.11.19 REVISE PER CITY COMMENT
- 2018.10.17 REVISE PER ADP COMMENTS
- 2018.06.04 REVISE PER CITY DP COMMENTS

REVISION

PROPOSED TOWNHOUSE
AT
9620-9800
WILLIAMS RD RICHMOND
COLOUR

PROJECT NUMBER: 12-25
 ISSUED: 11/18/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 15-12_MRR_191119-DPP.DWG

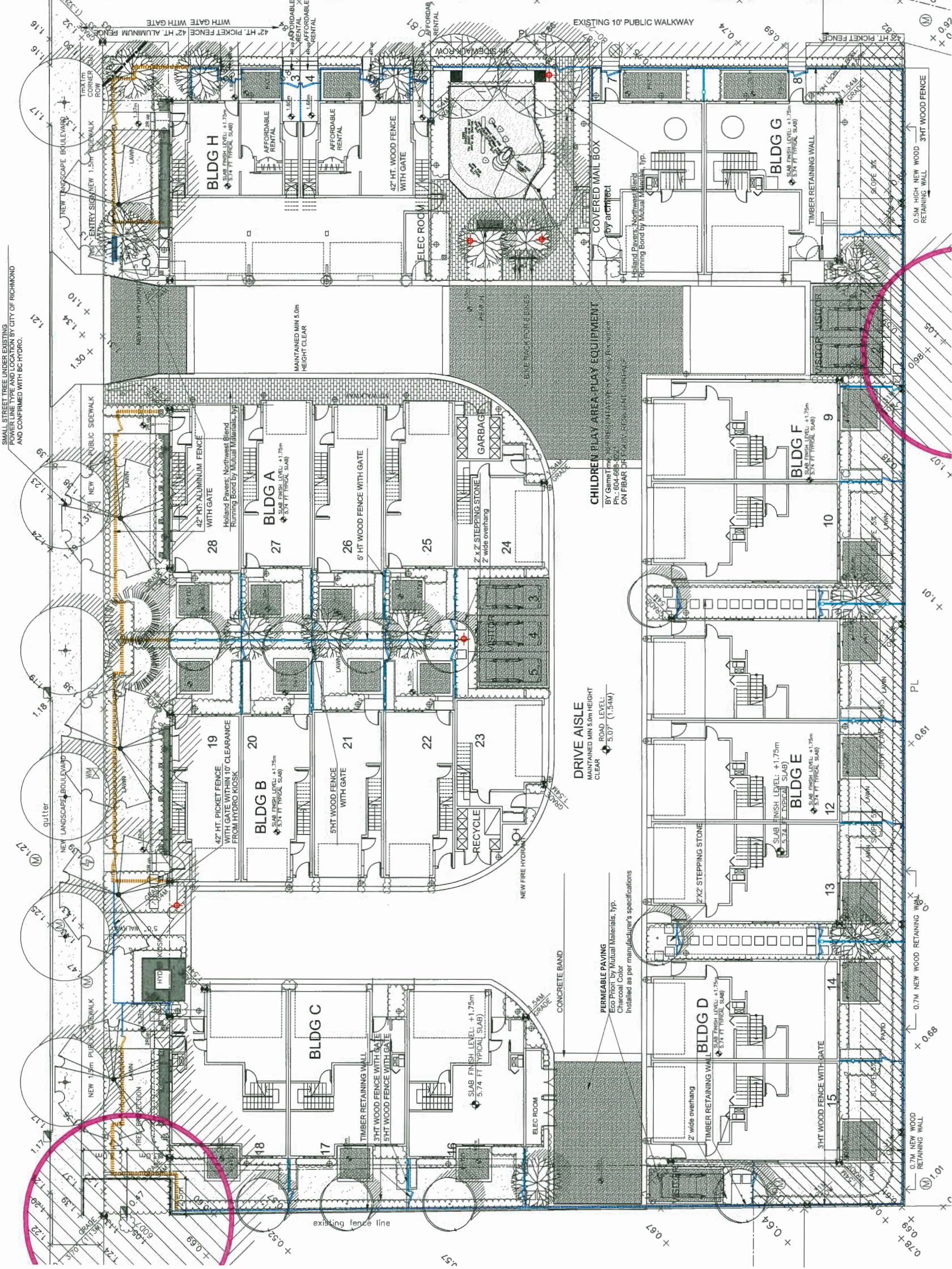
A20

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LANDSCAPE ARCHITECTS

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

SEAL:



Midwest Park, Broomfield Number: M-5
BY WISBONE SITE FURNISHINGS
Ultralight™ Recycled Plastic Slab-Gray
Long Lasting Stalwart Steel Finish-Black
Manufactured in Canada



SPBRP-7
WISBONE BIKE RACK
"ULTRALIGHT" MODEL NO SPBRP-7,
Black color.



PLAY EQUIPMENT by Gamma Time, REPRESENTATIVE BY Suite Recreation
ARCH ROCK CLUMBER
1-CRAW TUBE
4-MIN FOOD TOAD STOOL

LIGHTING LEGEND



BOLLARD LIGHT

5	19 NOV 15	NEW SITE PLAN / CITY COMMENTS	DD
4	13 OCT 15	NEW SITE PLAN / CITY COMMENTS	DD
3	18 AUG 15	REVISED STREET FRONTAGE	DD
2	18 AUG 15	NEW SITE PLAN / CITY COMMENTS	DD
1	12 NOV 14	NEW SITE PLAN	DD
NO. DATE	REVISION DESCRIPTION	DR.	

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
9620, 9640, 9660 & 9680 Williams Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: May/23, 2017
DRAWING NUMBER: **L1**
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 17-093

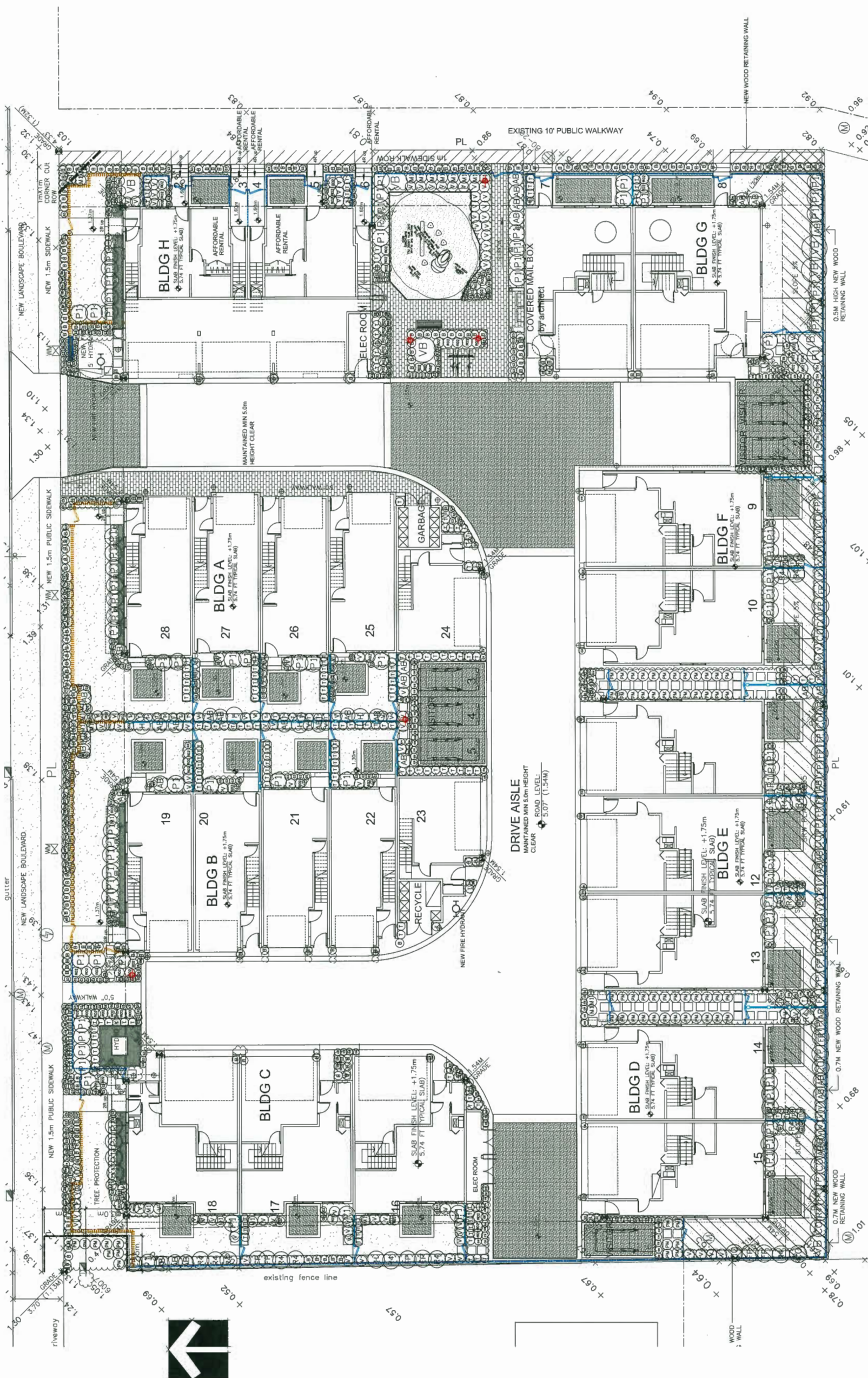
DP 18-797785
PLAN 3.A

17084-SJP

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

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17.AUG.14	NEW SITE PLAN	DD
2	28.AUG.13	REVISED STREET FRONTAGE	DD
3	19.AUG.13	REVISED STREET FRONTAGE	DD
4	15.OCT.10	NEW SITE PLAN/CITY COMMENTS	DD
5	19.AUG.13	NEW SITE PLAN/CITY COMMENTS	DD

PROJECT:
TOWNHOUSE DEVELOPMENT
9620, 9640, 9660 & 9680 Williams Road
RICHMOND

DRAWING TITLE:
SHRUB PLAN

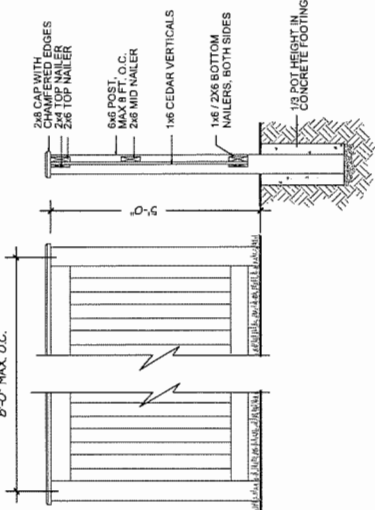
DATE: May23, 2017
DRAWING NUMBER:
L2
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER:
17-093-6-2P

DP 18-797785
PLAN 3.B

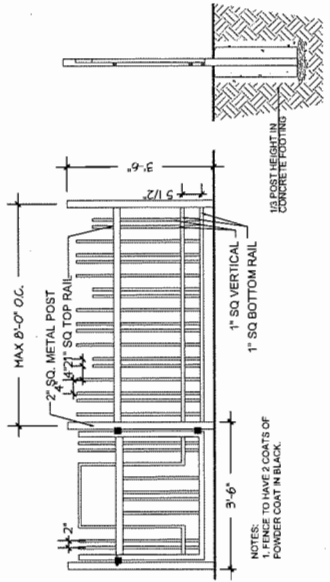
SEAL:

- NOTES:**
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

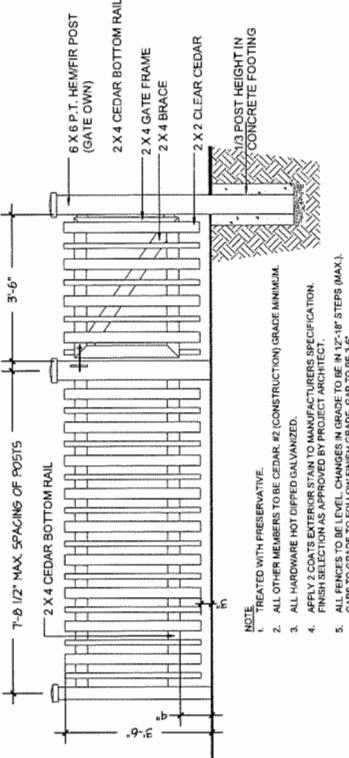
9'-0" MAX. O.C.



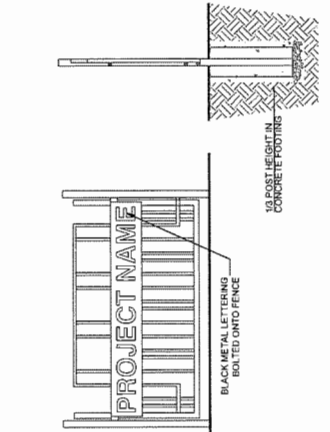
1 5'-0" x 3'-0" HEIGHT WOOD FENCE 1/2" = 1'-0"



2 42" HT ALUMINUM FENCE AND GATE 1/2" = 1'-0"



3 42" HT PICKET FENCE AND GATE AT 10' CLEARANCE FROM PMT 1/2" = 1'-0"



4 DEVELOPMENT SIGNAGE 1/2" = 1'-0"

PLANT SCHEDULE			COMMON NAME		PLANTED SIZE / REMARKS
KEY	QTY	BOTANICAL NAME	TYPE AND LOCATION BY CITY		TOM CAL
1	6	STREET TREE			

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. * SUBSTITUTIONS ARE PERMITTED FOR PLANTS NOT LISTED IN THIS SCHEDULE. * SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE			COMMON NAME		PLANTED SIZE / REMARKS
KEY	QTY	BOTANICAL NAME	COMMON NAME		PLANTED SIZE / REMARKS
1	1	ACER PALMATUM	JAPANESE MAPLE		6CM CAL; 1.8M HT; 86B
2	1	ACER RUBRUM	RED SUNSET MAPLE		6CM CAL; 2M STD; 84B
3	1	MAGNOLIA KOBUS STELLATA	PINK STAR MAGNOLIA (LIGHT PINK)		6CM CAL; 1.8M HT; 84B
4	2	PICEA OMOROKA 'BRUNS'	BRUNS SERBIAN SPRUCE		3.5M HT; 84B
5	10	QUERCUS PALAUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK		6CM CAL; 2M STD; 84B
6	2	STYRAX JAPONICUS	JAPANESE SNOWBELL		6CM CAL; 2M STD; 84B
7	40	ABELIA EDWARD GOUCHER	PINK ABELIA		#2 POT; 30CM
8	115	BERBERIS THUNBERGII 'RED PYGMY'	DWARF RED BARBERRY		#2 POT; 30CM
9	226	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD		#3 POT; 40CM
10	11	CORNUS ALBA 'KELSEY'	KELSEY DWARF DOGWOOD		#2 POT
11	5	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA		#3 POT; 80CM
12	23	PHOTINIA X FRASERI	FRASER PHOTINIA		1.0M HT
13	89	PIERIS	PIERIS		#3 POT; 50CM
14	16	RHOODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON		#3 POT; 50CM
15	119	ROSA MEDELAND 'ROYAL BONICA'	MEDILAND ROSE PINK		#3 POT; 40CM
16	218	TAXUS X MEDIA 'HICKSI'	HICKS YEW		1.2M 84B
17	11	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR		2M HT; 86B
18	7	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM		1.0M HT; 85B; TREE FORM
19	281	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE GEDGE		#1 POT
20	29	MISCANTHUS SINENSIS 'LITTLE TUTTEN'	COMPASS GRASS		#1 POT
21	274	PENISSETUM ALOPECUROIDES 'HAMLIK'	DWARF FOUNTAIN GRASS		#1 POT
22	62	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. * SUBSTITUTIONS ARE PERMITTED FOR PLANTS NOT LISTED IN THIS SCHEDULE. * SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE:
- All soft landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standards, latest edition.

SEAL:

TREE INVENTORY AND ASSESSMENT LIST:

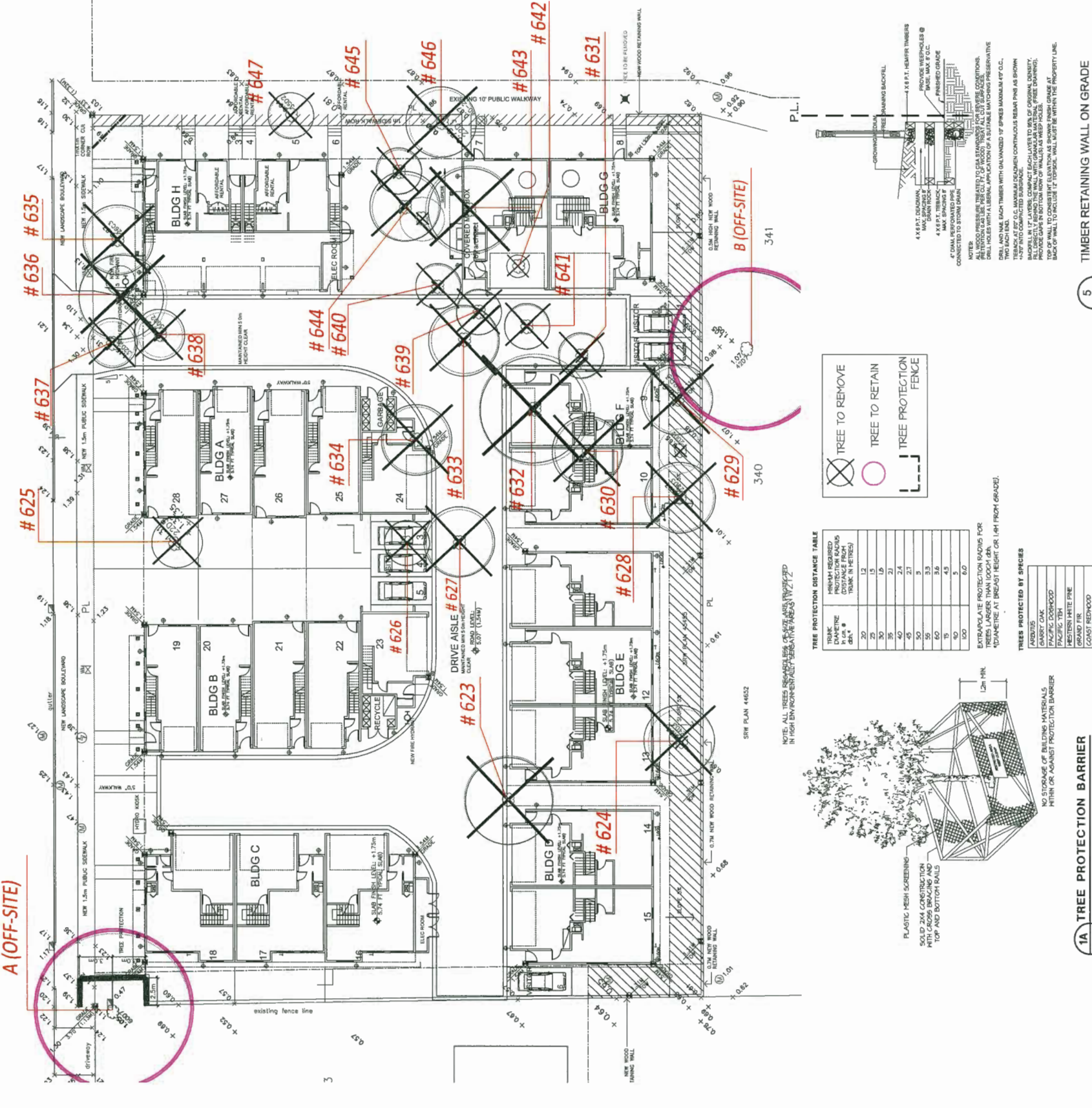
- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- DBH denotes the diameter of the tree measured at 1.4m above grade.
- U denotes the tree is in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design.
- M denotes the tree is in poor to fair condition that has pre-existing moderate sized defects that may affect its viability considering the proposed land use but is considered for retention subject to a tree in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design.
- R denotes the tree is in poor to fair condition that has pre-existing moderate sized defects that may affect its viability considering the proposed land use but is considered for retention subject to a tree in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design.
- A denotes the tree is in poor to fair condition that has pre-existing moderate sized defects that may affect its viability considering the proposed land use but is considered for retention subject to a tree in good or excellent condition with no or very minor or identifiable significant defects, and is well suited for consideration of retention in the project design.
- Adnotes denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	DBH (cm)	Tree Type	Condition	Adnotes
623	30	Pear	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
624	24	Plum	U	Historically topped and pruned via heading cuts. A column of decay is visible at 1m above grade. The tree is not viable for retention and is proposed to be removed.
625	9 (13.17)	Hydrangea	U	Multiple stems originating at the base with bark inclusion. Historically topped and pruned via heading cuts. Decayed historic pruning wounds and is proposed to be removed.
626	52	Plum	U	Historically topped and pruned via heading cuts. A significant column of decay is visible from the base to approximately 1m above grade. This tree is not viable for retention and is proposed to be removed.
627	21	Pear	U	Historically topped and pruned via heading cuts. More than 50% of the limbs are heavily contorted. This tree is not viable for retention and is proposed to be removed.
628	21	Cherry	U	Historically topped and pruned via heading cuts. It is bifurcated with included bark in the stems union. This tree is not viable for retention and is proposed to be removed.
629	29	Cherry	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
630	31	Pear	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
631	21	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.
632	43	Cherry	U	Historically topped and pruned via heading cuts. Multiple stems originate at the base with bark inclusion. Historically topped and pruned via heading cuts. Decay is visible at the pruning site. This tree is not viable for retention and is proposed to be removed.
633	15-15 (15-15) (10-10)	Mauritius oak	U	Historically topped and pruned via heading cuts. Asymmetrical crown bleed to the east due to proximity of adjacent tree. This tree is not viable for retention and is proposed to be removed.
634	21	Unknown	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
635	28	Blue spruce	M	Historically topped and pruned via heading cuts. Severe historic pruning and topping for BC Hydro safety setback. Historic pruning for BC Hydro safety setback has resulted in a structurally weak, heavily asymmetrical crown. This tree is not viable for retention and is proposed to be removed.
636	47	Douglas cedar	U	Historically topped and pruned via heading cuts. Decayed historic pruning wounds and is proposed to be removed.
637	25 (1st)	Mountain ash	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
638	23.15	English holly	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
639	13.12	Common fig	U	Historically topped and pruned via heading cuts. The branches of the two stems are well limb-led. This tree is not viable for retention and is proposed to be removed.
640	24	Cherry	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
641	30	Apple	U	Historically topped and pruned via heading cuts. A large column of decay observed at the base. This tree is not viable for retention and is proposed to be removed.
642	33	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.
643	34	Cherry	U	Historically topped and pruned via heading cuts. Some limbs are contorted.
644	21.21 (1st)	Common fig	U	Historically topped and pruned via heading cuts. The branches of the two stems are well limb-led in the crown. This tree is not viable for retention and is proposed to be removed.
645	25	Common fig	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
646	10.13	American chestnut	U	Historically topped and pruned via heading cuts. Decayed historic pruning wounds and is proposed to be removed.
647	30	Mountain ash	U	Historically topped and pruned via heading cuts. This tree is not viable for retention and is proposed to be removed.
A	40 (1st)	Cherry	U	Historically topped and pruned via heading cuts. This off-site tree is narrowly sub-cultivated at 1.5m above grade with bark inclusion. Historically topped and pruned via heading cuts. Decay is visible in some large pruning cuts (i.e. above). This tree is not viable for retention and is proposed to be removed.
B	50 (1st)	Cherry	U	Historically topped and pruned via heading cuts. Refer to neighbouring owner for approval to remove. Protect for inheritance. Refer to neighbouring owner for approval to remove. Protect for inheritance.

TOWNHOUSE DEVELOPMENT
9620, 9640, 9660 & 9680 Williams Road
RICHMOND

TREE MANAGEMENT PLAN

DATE: May/23, 2023-1-0"
SCALE: L6
DRAWN: DD
DESIGN: DD
CHKD: PCM
PROJECT: TOWNHOUSE DEVELOPMENT
DRAWING NUMBER: L6
OF 6
P.M.G. PROJECT NUMBER: 17093-6.2P



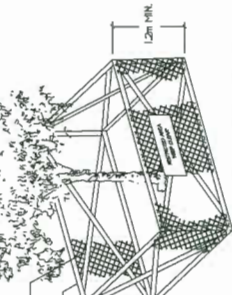
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM @ 1.4M	MINIMUM PROTECTION BANDS DISTANCE FROM TRUNK IN METERS
20	1.2
25	1.5
30	2.1
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	4.2
70	4.8
80	5.4
100	6.0

EXTRAPOLATE PROTECTION BANDING FOR TREES LARGER THAN 100CM DBH TO A MINIMUM AT BREAST HEIGHT OR 1.4M FROM GRADE.

TREES PROTECTED BY SPIRES

GENUS	GENUS
GARRY OAK	PACIFIC DOORWOOD
WESTERN WHITE PINE	WESTERN WHITE PINE
GRAND FIR	GRAND FIR
SIERRA REDWOOD	SIERRA REDWOOD
GREAT SEEDLING	GREAT SEEDLING
MONKEY PUZZLE TREE	MONKEY PUZZLE TREE



1A TREE PROTECTION BARRIER
L-3

5 TIMBER RETAINING WALL ON GRADE
L-1

DP 18-797785
PLAN # 3.D



To: Development Permit Panel

Date: November 20, 2019

From: Wayne Craig
Director, Development

File: DP 18-818671

Re: **Application by Christopher Bozyk Architects Ltd. for a Development Permit at 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two industrial buildings on the consolidated parcel including 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909 on a site zoned “Industrial Retail (IR1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum height for buildings from 12.0 m to 16.15 m; and
 - b) Reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.

A handwritten signature in black ink, appearing to read 'Wayne Craig', written over a circular stamp or mark.

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

WC:jr
Att. 5

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop two industrial buildings on a consolidated parcel including 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909. The development site is currently zoned “Industrial Retail (IR1)” and contains several large industrial buildings. A location map is provided in Attachment 1.

There is no associated rezoning, but two variances are requested.

Background

The subject site is located in the East Cambie planning area. Development surrounding the subject site is as follows:

- To the north, two large 5,818 m² and 3,562 m² (62,624 ft² / 38,341 ft²) lots containing industrial warehouses. Both lots are zoned “Industrial Retail (IR1)”.
- To the east, an 8,106 m² (87,252 ft²) vacant treed lot owned by the BC Transportation Financing Authority and zoned “School & Institutional Use (SI)”.
- To the south, Highway 91, beyond which is the Richmond Nature Park on a property zoned “School & Institutional Use (SI).” This property is also identified as part of the Agricultural Land Reserve (ALR).
- To the west, a rail right-of-way (ROW) corridor and Shell Road. The rail corridor is owned by CN Rail, and the portion of the corridor adjacent to the subject site is zoned “Industrial Retail (IR1).”

Related Policies and Studies

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A, which restricts all new noise sensitive uses. The proposed industrial use is not restricted, and noise mitigation is not required. Prior to issuance of the Development Permit, the applicant is required to register an aircraft noise covenant on Title to address public awareness of the potential impact of aircraft noise on the site.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to issuance of the Development Permit.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

The applicant proposes to construct two buildings on the consolidated site (referred to as Building A and Building B in the plans), which would have a combined net built area of 19,018 m² (204,714 ft²). The proposal is for stacked warehouse units, each with a main floor and a mezzanine, arranged on a central corridor forming a spine. The developer intends to stratify these units. Each building is described as having three storeys and one mezzanine, giving the appearance of a four-storey building.

Ground floor units are accessed directly from the drive aisle via insulated steel overhead rolling doors or via the internal central corridor. At upper levels, units are accessed from the central corridor within the building or perimeter corridors that run around the third floor. Stair cases are located at either end of the central corridor and at each of the four corners of each building. Each building has three elevators, including two freight elevators, located at the north end of the central corridor.

The exterior of the buildings consist of painted concrete, metal panels, spandrel panels, and extensive areas of clear glazing. Landscaping is proposed at the corners of each building and around the perimeter of the site, as well as on a portion of the third storey roofs. Unobstructed pedestrian pathways are provided around each building, and marked crosswalks are provided in key locations.

The applicant provided an ornithologist's report on the proposed development, which included recommendations for strategies to mitigate bird strikes. Recommendations incorporated into the proposal include reduced glazing on the upper storeys of the buildings, introduction of ceramic frit treatment on the south façade of Building A and the south and east facades of Building B, and use of full cut-off lighting on the building exteriors and parking area. These design measures are included in the DP plan set and secured accordingly.

Rezoning and Public Hearing Results

As the site does not require a rezoning, the proposed development was not required to go through a Public Hearing.

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 "Industrial Retail (IR1)" except for the zoning variances noted below.

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

The subject site's current "Industrial Retail (IR1)" zoning provides for a range of general industrial uses, stand-alone offices and a limited range of general retail uses. Retail uses currently permitted in the "Industrial Retail (IR1)" zone are generally limited to retail goods that require large floor areas like furniture, carpet, home appliances and building materials. Zoning compliance would be enforced through the Business Licensing and Building Permit application processes for each strata owner and/or building tenant. A legal agreement will be registered on Title notifying prospective buyers about the property zoning.

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

- a) Increase the maximum height for buildings in the “Industrial Retail (IR1)” zone from 12.0 m to 16.15 m.

Staff supports the proposed variance as the additional height allows the proposed units to be stacked, a new approach to warehouse buildings in Richmond that allows for more intensive use of the site while enhancing the open areas around each building.

The requested height variance includes 15.85 m to the top of the roof, plus an additional 0.30 m to accommodate solar panels, for a total building height of 16.15 m.

- b) Reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.

The requested variance would apply to the drive aisles located on the west, south, and east portions of the site only. The reduced drive aisle width maintains two-way vehicle traffic throughout the site and adequate manoeuvring space at drive aisle intersections for vehicle turning movements. The centre and north drive aisles have a proposed minimum width of 7.87 m, which exceeds the Zoning Bylaw requirement.

Staff supports the proposed variance as the reduced drive aisles allow for separated pedestrian circulation around each building and will not impact the designated medium and large loading spaces. Transportation staff have reviewed the proposal and support the requested variance.

Advisory Design Panel Comments

At their meeting of December 6, 2018, the Advisory Design Panel (ADP) provided their support for the application subject to consideration of the Panel’s comments. The applicant has incorporated a number of design changes in response to the Panel’s comments, including:

- Design solutions to mitigate potential bird strikes;
- Enclosure and screening of rooftop mechanical systems;
- Improved landscaping throughout the site;
- Improved pedestrian circulation around buildings and from parking areas;
- Addition of permeable pavers to mark the entrance to the site;
- Addition of green roofs on each of the buildings; and
- Addition of solar panels on each of the buildings.

An excerpt from the Advisory Design Panel Minutes from December 6, 2018 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ***bold italics***.

Analysis

Conditions of Adjacency

- The buildings have been designed to have a strong visible presence on Highway 91 and Shell Road, and include extensive clear glazing.

- The buildings are taller than the one and two storey buildings in the immediate area. However the height is comparable to recently approved industrial buildings north of Highway 99, continuing the revitalization of the area.
- The subject site is located across Highway 91 from the Richmond Nature Park. The applicant provided a report from an ornithologist which identified a moderate risk of bird strikes on the south elevation of Building A and the south and east elevations of Building B. Design solutions in the proposed development include ceramic frit on the sensitive building elevations, reduced area of glazed surfaces throughout, and use of full cut-off lighting in outdoor areas. Together, these measures reduce the potential for bird strikes.

Urban Design and Site Planning

- The proposal involves consolidation of the properties into a single lot, which will have a single vehicle access from Vanguard Road.
- The two buildings separated by a centre drive aisle and truck court, which contains loading and parking spaces. Additional parking spaces surround each building.
- Two garbage enclosures are proposed in the northwest and northeast corners of the site. The proposed enclosures are concrete with steel swing doors finished to match the metal cladding on each building. Landscaping is proposed to screen the concrete structure, with minimum 2.0 m tall “Emerald Cedar” hedges planted along the interface with Shell Road, consistent with the screening requirements contained in the Zoning Bylaw.

Parking and Access

- Access to the site is via a single driveway at the terminus of Vanguard Road. A small cul-de-sac will be constructed in the road allowance to accommodate turning movements of passenger vehicles without entering the site. Design and construction will be through the Servicing Agreement.
- Larger vehicles will be able to turn around on-site, and an SRW for public rights-of-passage will be secured for this purpose.
- On-site vehicle parking is in excess of the 75 spaces required in the Zoning Bylaw. A total of 208 spaces are provided, including 4 handicapped accessible spaces and 107 small car spaces. The handicapped spaces are located nearest the main entry points of each building.
- Three large loading spaces are located parallel to the drive aisle on the north side of the site, and twelve medium loading spaces are located in the central truck court, which exceeds the Zoning Bylaw loading requirements.
- Forty-eight (48) Class 1 bicycle spaces are provided within the building in individual units. There is no common secure bike facility proposed. An additional 48 Class 2 bicycle spaces are provided via several bicycle racks grouped in six locations near the building entrances.

Architectural Form and Character

- Two industrial buildings are proposed, each having the appearance of a four-storey building.
- The buildings are largely the same in design and appearance, except Building A is wider and each building is accented with a different primary colour.
- The buildings have a modern appearance, with extensive clear glazing on all four elevations and roofs that slope upwards gently.
- Full-height vertical elements break up the horizontal massing on the north and south elevations of each building.

- Corrugated metal screening will be provided for rooftop mechanical equipment, and will be located on either side of the spine of each building. The screens are set back from the edge of the roof and will not project above the 15.85 m height of the taller spine, minimizing their appearance from the ground.

Landscape Design and Open Space Design

- A total of 61 new trees are proposed to be planted on the development site, and include a mix of coniferous and deciduous species. Trees within the parking area are primarily deciduous to allow for clear sight lines, while conifers are primarily located in the larger landscaped areas where they can be clustered with other plantings.
- There are statutory rights-of-way for third party utilities along the north, west, and east property lines, which reduce opportunities for tree planting in these locations. As a result, the perimeter of the site is landscaped primarily with evergreen shrubs, flowering perennials, and ornamental grasses. The plantings are layered to provide seasonal variation and texture.
- Consistent with the OCP, a 3.0 m wide landscape buffer is provided along the south property line to screen and buffer the site from the Agricultural Land Reserve (ALR) across Highway 91. Continued maintenance of this buffer area will be secured through a legal agreement on Title.
- An enlarged landscaped area is provided at the terminus of the centre drive aisle.
- Parking spaces are broken up by landscaped bump-outs, which include shrubs and trees. Additional landscaping is provided at the corners of each building.
- Irrigation is provided for all soft landscape areas, including the landscaped bump-outs.
- Each building contains two green roof areas on the third storey, with a total planted area of 412 m² (4,436 ft²). The proposed green roof system will be planted with sedum mats.
- Defined pedestrian pathways lead from the Vanguard Road access to the main entry of each building. Additional pedestrian pathways are provided around the perimeter of the buildings.
- Permeable pavers are proposed at the entrance of the site, which will mark the transition from Vanguard Road into the site.
- No new fencing is proposed. There is an existing chain link fence separating the site from the railway to the west and Highway 91 to the south, which will be retained.
- The applicant is required to submit an acceptable security for landscaping in the amount of \$349,082, inclusive of a 10% contingency cost, prior to issuance of the Development Permit.

Tree Removal and Replacement

- One bylaw-sized tree on the subject site will be removed as it is located within the proposed building envelope. The OCP would require replacement at a 2:1 ratio.
- The landscape plans include 61 new on-site trees to be planted within the parking area, at the corners of each building, and along the southern perimeter of the site.
- Three bylaw-sized trees in the Highway 91 road right-of-way and one bylaw-sized tree in the rail right-of-way will not be impacted by the proposed development, and will be retained and protected.

Sustainability

- The buildings are designed to achieve ASHRAE 90.1-2010 energy standards, and the indoor and outdoor lighting will be 50% and 40% better than ASHRAE 90.1-2010, respectively.
- Solar panels will be installed on the flat roof forming the spine of each building, and will have an estimated power output of 40,000 kWh/year, which would meet the lighting and receptacle power demands of the buildings according to preliminary modelling by their consultant (Attachment 5). The system will be designed to qualify for the BC Hydro Net-Metering program, allowing excess electricity to be sold to BC Hydro for distribution on the larger electrical grid. Installation and maintenance of the agreed upon renewable energy system will be secured through a legal agreement on Title.
- Permeable pavers are proposed at the site entrance, along the west side of the site, and in various locations around the perimeter of both buildings in order to improve site drainage. Including the green roofs, permeable surfaces constitute approximately 21% of the site area.
- The applicant has agreed to provide Level 2 EV charging for 10% of the required vehicle parking spaces, i.e. 7 stalls. The provision and maintenance of the agreed upon vehicle charging infrastructure will be secured through a legal agreement on Title.

Crime Prevention Through Environmental Design

- The site has a single access point for vehicles and pedestrians. Marked pedestrian crossings are located away from the intersection to ensure clear sightlines.
- On-site lighting will be downward directed with full cut-off to avoid casting glare to the adjacent properties, Highway 91, and Shell Road. Lighting is predominantly building mounted, except for two pole mounted lights at the site entrance.
- There is an existing chain link fence located off-site, separating the site from the railway to the west and Highway 91 to the south. Landscaping around the perimeter of the site consists of taller shrubs in order to provide an additional barrier and screen headlight glare.
- Parking medians are landscaped with high-branching deciduous trees in order to preserve sightlines to and from parked vehicles.

Public Art

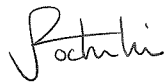
- The applicant has decided to provide a voluntary contribution to the City's Public Art Reserve in the amount of \$49,272 based on \$0.24 per buildable square foot. This contribution is consistent with the recommended Public Art contribution for applications received in 2018.

Site Servicing

- The applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and off-site works described in Attachment 6, which include, but may not be limited to:
 - Watermain upgrades.
 - Cul-de-sac turning facility at the south end of Vanguard Road.

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.



Jordan Rockerbie
Planning Technician – Design
(604-276-4092)

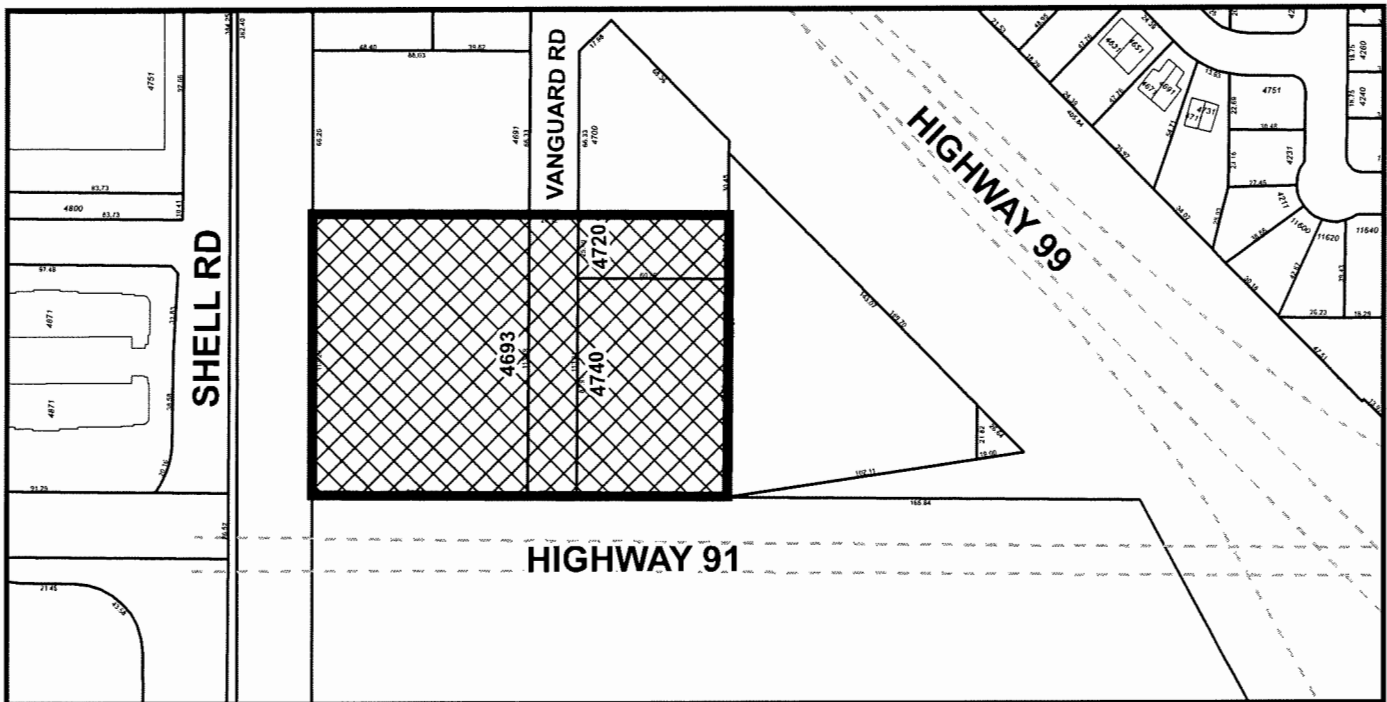
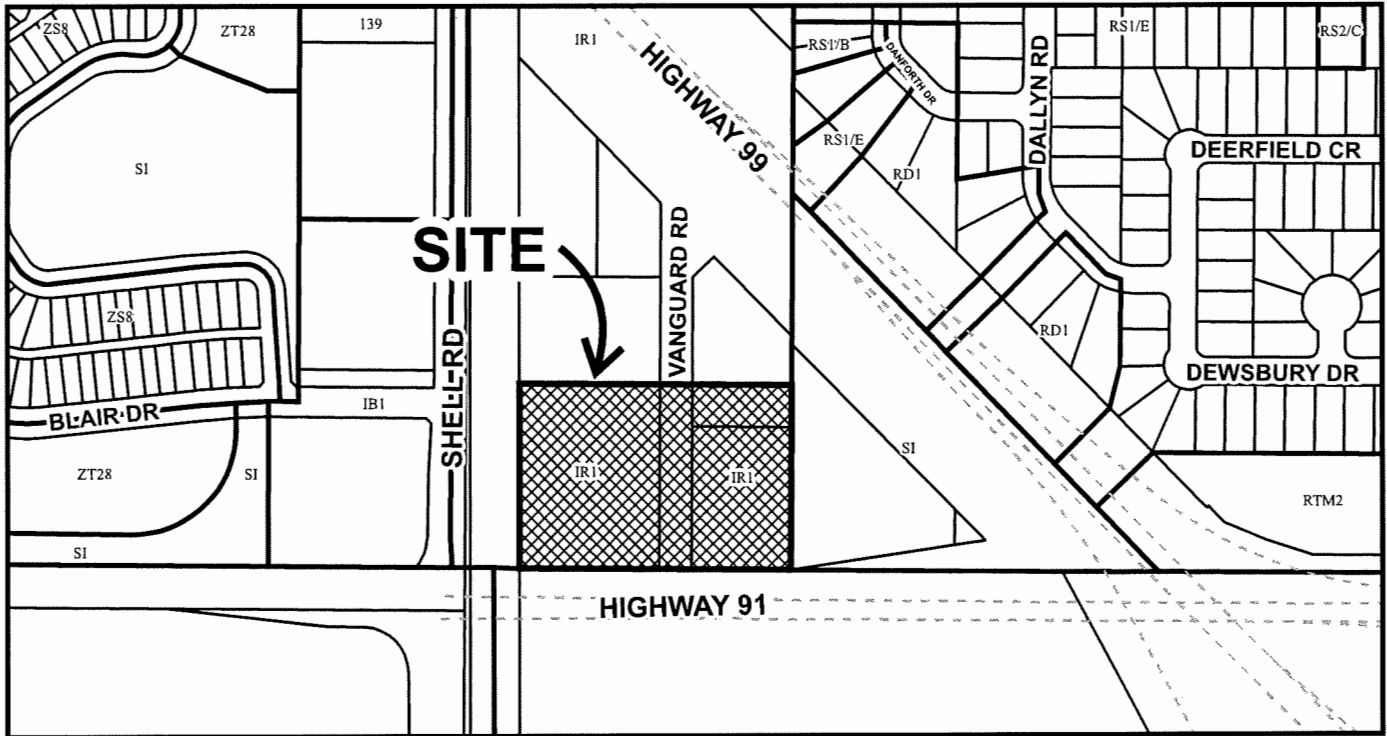
JR:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Excerpt from the Advisory Design Panel Minutes
- Attachment 4: Solar energy response letter
- Attachment 5: Development Permit Considerations



City of Richmond



DP 18-818671

Original Date: 04/27/18

Revision Date: 08/20/19

Note: Dimensions are in METRES



DP 18-818671

Attachment 2

Address: 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909

Applicant: Christopher Bozyk Architects Ltd. Owner: 4693 Vanguard Road Holdings Ltd., Inc. No. BC 1045695

Planning Area(s): East Cambie

Floor Area Gross: 28,275.01 m² Floor Area Net: 19,018.00 m²

	Existing	Proposed
Site Area:	19,073 m ²	No change
Land Uses:	Three industrial buildings	Two industrial buildings
OCP Designation:	Mixed Employment (MEMP)	No change
Zoning:	Industrial Retail (IR1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	1.0	None permitted
Lot Coverage:	Max. 60%	37%	None
Setback – North Front Yard:	Min. 3.0 m	24.3 m	None
Setback – West Side Yard:	Min. 3.0 m	19.8 m	None
Setback – East Side Yard:	Min. 0 m	19.5 m	None
Setback – South Rear Yard:	Min. 0 m	19.2 m	None
Height (m):	Max. 12 m	16.15 m	Vary by 4.15 m
Lot Size:	No Minimum	19,073 m ²	None
Total Off-street Spaces:	73	208 (107 small car spaces)	None
Off-street Parking Spaces – Accessible:	2	4	None
Loading Spaces:	Medium: 4 Large: 3	Medium: 12 Large: 3	None
Bicycle Spaces:	Class 1: 47 Class 2: 48	Class 1: 48 Class 2: 48	None

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

**Wednesday, December 5, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

1. DP 18-818671 – APPARENT FOUR-STOREY INDUSTRIAL RETAIL DEVELOPMENT

ARCHITECT: Christopher Bozyk Architects

LANDSCAPE ARCHITECT: KD Planning and Design

PROPERTY LOCATION: 4693, 4720 and 4740 Vanguard Road

Applicant's Presentation

Chantal Bobyn, Christopher Bozyk Architects, Ltd., and Shan Tennyson, Krahn-KD Planning and Design, presented the project, and together with Gordon Yeh and Michael Chiang, Alliance Partners, answered queries from the project on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- potential uses of the development could be flexible; however, the architectural design does not reflect this intent; some details in the design are missing for uses other than storage such as for commercial and office spaces, e.g. roof enclosures for mechanical units and continuous band of louvers for ventilation; incorporating these details will impact the shape and form of the development;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

An enclosure has been provided for the rooftop mechanical equipment.

- applicant is advised to confirm if vestibules are required for proposed storage use as per BC Building Code considering that provision of vestibules is required for office and retail uses;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

No requirement for vestibule.

- agree with the preceding comments from the Panel; proposed number of parking spaces would pose a challenge for other uses of the two buildings other than storage, e.g. office and commercial uses;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

- investigate opportunities for integrating louvers, opaque surfaces, or mesh screening on the building façade to reduce the potential for bird strikes into the proposed buildings;

We have reduced the amount of glazing by 38% by introducing concrete tilt wall panels. We believe this will help mitigate potential bird strikes.

- consider a strategy for screening of mechanical systems at this stage of the project if the proposed development will be utilized for uses other than a storage facility;

An enclosure has been provided for the rooftop mechanical equipment.

- consider designating planting areas on the corners of the buildings adjacent to the internal drive aisles that will not conflict with the drive aisles or alignment issues to provide a layering effect;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- investigate opportunities for incorporating an outdoor amenity area within the site to take advantage of the forested area on the east side and the Shell Road Trail on the west side of the site; the outdoor amenity area could be located on the edge of the west side of the site and designed to work with the Shell Road Trail to the west;

Pedestrian connection to the park is not feasible due to an active rail line.

- consider eliminating the parking stalls immediately at the southern end of Vanguard Road and incorporate a planting area with mature planting to provide a buffer/screening to the south side of the site;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider installing electric vehicle charging in the parking area;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider installing a built louvers screening system for the large “unit sub” facility located immediately to the west of the driveway entrance;

After further considerations, Unit Sub is now eliminated (replace by PMTs)

- consider installing permeable pavers on the vehicle entrance to the north of the two buildings to identify the main entrances to the site;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider a lighting strategy for outside of the buildings and for the parking area to address potential CPTED issues;

Yes, lighting will be provided to address

- appreciate the model and the applicant's presentation of the project;
- on-site landscaping appears thin; however, the site benefits from the existing greenery on all sides of the site;

See revised Landscape Plan.

- consider taking away a portion of the loading areas and parking stalls at the front of the two buildings to enhance the landscaping at the pedestrian entries to the site/building; landscaping should be given the same attention as the building architecture;

We believe the loading is best where located as it is close to entry and not requiring to circulate through the site. The unit sub is now eliminated so there will be some greenery gained.

- grasses on existing groundcovers are a step in the right direction as they require little maintenance; however, consider adding low groundcovers; ornamental grasses can grow taller and provide seasonal variation;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider enhancing the landscaping around the “sub-unit” facility to provide more adequate screening;

After further considerations, Unit Sub is now eliminated (replace by PMTs)

- an outdoor amenity area within the site may not be necessary if there is strong connection to the existing greenery surrounding the site; a pedestrian connection could cut through the Shell Road Trail and across Blair Drive;

Pedestrian connection to the park is not feasible due to an active rail line.

- proposed form and character of the two buildings could function well as a storage facility; massing has been broken down and provides a nice variety; exterior corridors work well;
- exterior glazed massing could be broken up to reduce the potential for bird strikes into the buildings;

We believe bird strike won't be an issue with the proposed buildings. We have reduced the amount of glazing by 38% by introducing concrete tilt wall panels. We believe this will help mitigate potential bird strikes.

- there is a significant amount of hardscape in the project which could give rise to heat island effect and pose potential challenges to stormwater management; investigate opportunities for stormwater capture on the building roofs for irrigation and other uses; the applicant is also encouraged to provide more green spaces on-site which may require removing some parking stalls;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider removing some of the parking stalls immediately adjacent to the building and incorporating an outdoor amenity area on the south side of the site;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- pedestrian entry points off Vanguard Road would appear underwhelming if the proposed buildings will also be used for office spaces; note the limited amount of landscaping and weather protection and lack of identity of entry points; proposed building design and landscaping are appropriate for a storage facility and not for office spaces;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

After further considerations, Unit Sub is now eliminated (replace by PMTs)

- appreciate the daylight exterior stairs on the corners of the two buildings; applicant is encouraged to bring down the natural light all the way down to the ground floor;
- proposed materials for building exterior work well together; internal lay-out of the building is appropriate for industrial warehouse use and would pose some challenges for other uses;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

Retail accessible from exterior at ground floor only.

- staff is advised that an accurate aerial map would be helpful to the Panel to better understand the project site and its context;
- “sub-unit” facility could be relocated either to the northeast or northwest corner of the site; however, if relocation is not possible, consider screening with a hard structure which complements with the design of the building;

After further considerations, Unit Sub is now eliminated (replace by PMTs)

- pedestrian pathway goes right through the “sub-unit” facility;

After further considerations, Unit Sub is now eliminated (replace by PMTs)

- applicant needs to give careful thought regarding the screening of rooftop mechanical equipment if the two buildings will be used for a complex mix of uses in addition to storage given the prominent location and high visibility of the buildings;

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

An enclosure has been provided for the rooftop mechanical equipment.

- support the Panel comment to incorporate an outdoor amenity area on-site in view of the potential for a mix of building uses; applicant could use some of the parking spaces; pedestrian connection to the park is not feasible due to an active rail line;

Addressing – Revised Site plan and Landscape plan to follow. See updated Site Plan & Landscape Plan Resubmitted.

- consider introducing an outdoor amenity area on the building rooftop; would have great views to the north and would receive adequate sun exposure;

See Solar Report provided and updated Roof Plan.

- lots of horizontal lines breaking up the two buildings may reduce the potential for bird strikes; consider getting advice from an ornithologist;

We believe bird strike won't be an issue with these buildings. We have reduced the amount of glazing by 38% by introducing concrete tilt wall panels. We believe this will help mitigate potential bird strikes.

- consider more lighting for the site in view of the potential mix of uses for the buildings;

See Lighting specs provided.

- support the Panel comment that the applicant could take advantage of, or provide interface with, the existing greenery around the site for landscaping of the site; and
- the applicant is advised that other potential uses for the proposed development, e.g. daycare, may not be feasible due to lack of accessibility features.

Primary and major use to be light industrial (light storage) with minor showroom/retail use on ground floor. No major commercial/office use.

Panel Decision

It was moved and seconded

That DP 18-818671 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

Opposed: Tom Parker and Jubin Jalili



969G Laval Crescent
Kamloops, BC, V2C 5P4

Nov 7, 2019

Mr. Gordon Yeh
Alliance Partners
#100 – 88 W 8th Ave,
Vancouver, BC, V5Y 1M7

Dear Gordon,

At MAKE Projects request, we have reviewed the implications of a 40kWp grid connected solar PV system for each of Building A and B for your project at 4720 and 4740 Vanguard Road in Richmond, BC.

Key considerations for successfully integrating 40 kWp solar systems into your project include:

1. **Expected Energy Production:**

Properly designed and installed these solar PV systems will produce about 40,000 kWh per year for each building. This would offset 100% of the Building Basic House Loads (lighting and receptacles) consumption of 39,420 kWh per year estimated by your design team.

2. **Electrical Considerations:**

- Electrical House panels A6HDP and B6HDP (600/347V-3P) are suitably sized to be the points-of-connection to the grid for each PV system and require only dedicated circuit breakers and suitably sized transformers for this purpose.
- Alternately, 208/120V-3P panels A2H2 and B2H2 could be used if their bus and associated transformer capacities were increased.
- Lockable disconnection means is required for each system; preferably nearby the point-of-connection to the grid.
- Suitably sized, electrical conduits or cables between electrical room points-of-connection to the grid and rooftop array locations should be specified and installed during construction in advance of solar PV installation.
- Rooftop cable penetrations, array cabling raceway requirements, and routing should be planned well in advance of the solar PV installation.

3. **Structural Considerations:**

- We recommend ballasted solar PV racking systems to avoid racking attachment penetrations of the roof membrane.
- Solar PV installation proponents will provide a stamped engineered ballasting plan assuring racking designs meet site wind and seismic design loads. Subsequently, the project structural engineer of record must assure the building can manage the additional loading. Ballasted PV system array dead loads in the order of 6-11 PSF are not uncommon depending on site design conditions.



4. **Mechanical Considerations:**

- 40 kWp arrays will require approximately 3800-4000 ft² carefully designated in advance for this purpose on each building rooftop.
- Placing vents, exhaust stacks, fall arrest anchors, rooftop units, or other equipment which could impede the placement of solar racking and modules must be avoided in these designated array areas

We are available to advise your design team in detail to ensure the building designs are ready for seamless incorporation of 40 kWp PV systems under the BC Hydro Net-Metering program.

We hope you will find this guidance helpful and look forward to answering any questions you might have.

Sincerely;

A handwritten signature in black ink, appearing to read "Ben Giudici".

Ben Giudici, P.Eng
Director – Riverside Energy Systems



City of Richmond

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

Address: 4693, 4720, and 4740 Vanguard Road

File No.: DP 18-818671

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

1. Consolidation of the properties into a single lot (which will require the demolition of the existing buildings).
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Submission of a cash security or Letter-of-Credit for landscaping in the amount of \$349,082 inclusive of a 10% contingency cost (as per the landscape cost estimate provided by KD Planning & Design Ltd. on November 7, 2019).
4. City acceptance of the developer's offer to voluntarily contribute \$0.24 per buildable square foot (i.e. \$49,272) to the City's public art fund.
5. Registration of an Aircraft Noise covenant on Title (Area 1A).
6. Registration of a Flood Indemnity covenant on Title (2.9 m GSC - Area A).
7. Registration of an Agricultural Land Reserve (ALR) Buffer Area covenant on Title to identify the 3.0 m wide landscaped buffer area along the south property line and to ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.
8. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City through an approved Development Permit. More specifically, a minimum of 10% of the required parking spaces must be provided with Level 2 EV charging (ex. 7 spaces for the proposed development).
9. Registration of an agreement on Title ensuring that the proposed solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
10. Registration of a legal agreement on Title identifying that the property is located in an industrial area and that use of the property must be consistent with the Zoning Bylaw, and requiring that the owner provide an acknowledgement of the same in all purchase and sale agreements.

11. Granting of a Statutory Right-of-Way for Public Rights-of-Passage across the driveway from Vanguard Road and a portion of the drive aisle, in order to accommodate vehicle maneuvering on site.
12. Enter into a Servicing Agreement* for the design and construction of site servicing and off-site works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 146 L/s of water available at a 20 psi residual at the Vanguard Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) Prior to the DP staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- c) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide right-of-ways for the water meters. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - iv) To address the issue of insufficient fire flow according to the OCP model, the developer has two options:
 - (1) Upgrade approximately 400m of the existing 200mm AC water main to 300mm PVC water main, within Vanguard road, from the north property line to Highway 99.-OR-
 - (2) Loop the water system to Blair Drive, by installing approximately 150m of new 200mm PVC water main. Installing the new water main will require the registration of a 6m wide SRW within the development site extending approximately 90m west of Vanguard Road. In addition to the 6m wide SRW required onsite, the water main will have to pass through the railway right of way and the developer is required to acquire written permission from the Canadian National Railway to complete these works. In addition to the installation of the new water main, the developer must replace any sections of the water main within Vanguard Road which may be impacted by the lane works at the developer's costs.
 - v) Depending on which option the developer choses to proceed with, at the developer's cost, the City will either:
 - (1) Cut and cap the existing water service connections at main;
Remove the existing blow-off then cut and cap the existing main at the property line;
Provide a 200mm line valve just north of the property line; and

Remove the cap then connect the on-site water system to the main at the property line
-OR-

- (2) Cut and cap the existing water service connections at main;
Remove the existing blow-off then cut and cap the existing main at the property line; and
Provide new water service connections off of the new water mains within the 6m right of way.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Extend the existing 450mm diameter storm sewer complete with a manhole and stub with cap at the property line.

Sanitary Sewer Works: Existing sanitary sewer connection to be retained.

Frontage Improvements:

- e) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - ii) Review street lighting levels along all road and lane frontages, and upgrade as required, should lighting be required along Vanguard Road, an LPT may be required.
 - iii) 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 development's 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 architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - 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
 - iv) Complete other frontage improvements as per Transportation requirements:
 - (1) Provide a vehicle turn-around facility at the south end of Vanguard Road to allow the public to turn around without entering the subject site. The facility should:
 - (a) Be designed to accommodate the U-turning of a regular-size passenger vehicle in a continuous movement;
 - (b) Have a minimum design radius of 7.3 m;
 - (c) Include barrier curb along the edge; and
 - (d) Include any additional requirements identified by RFR or Environmental Services.

General Items:

- f) At Developer's cost, the Developer is required to:
- i) As per GeoPacific's recommendations the developer is to conduct monitoring of settlements, using survey points spaced every 20 meters along their west property line, as this relates to impact to the railway.
 - ii) 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 construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - iii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iv) 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.

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

1. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

- 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.

Signed

Date



No. DP 18-818671

To the Holder: CHRISTOPHER BOZYK ARCHITECTS LTD.
Property Address: 4693, 4720, 4740 VANGUARD ROAD AND
ROAD PARCEL RICHMOND KEY 20909
Address: C/O SUITE 414 – 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a. Increase the maximum height for buildings from 12.0 m to 16.15 m; and
 - b. Reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans DP 18-818671-1 through DP 18-818671-17 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 \$349,082 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 18-818671

To the Holder: CHRISTOPHER BOZYK ARCHITECTS LTD.

Property Address: 4693, 4720, 4740 VANGUARD ROAD AND
ROAD PARCEL RICHMOND KEY 20909

Address: C/O SUITE 414 – 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

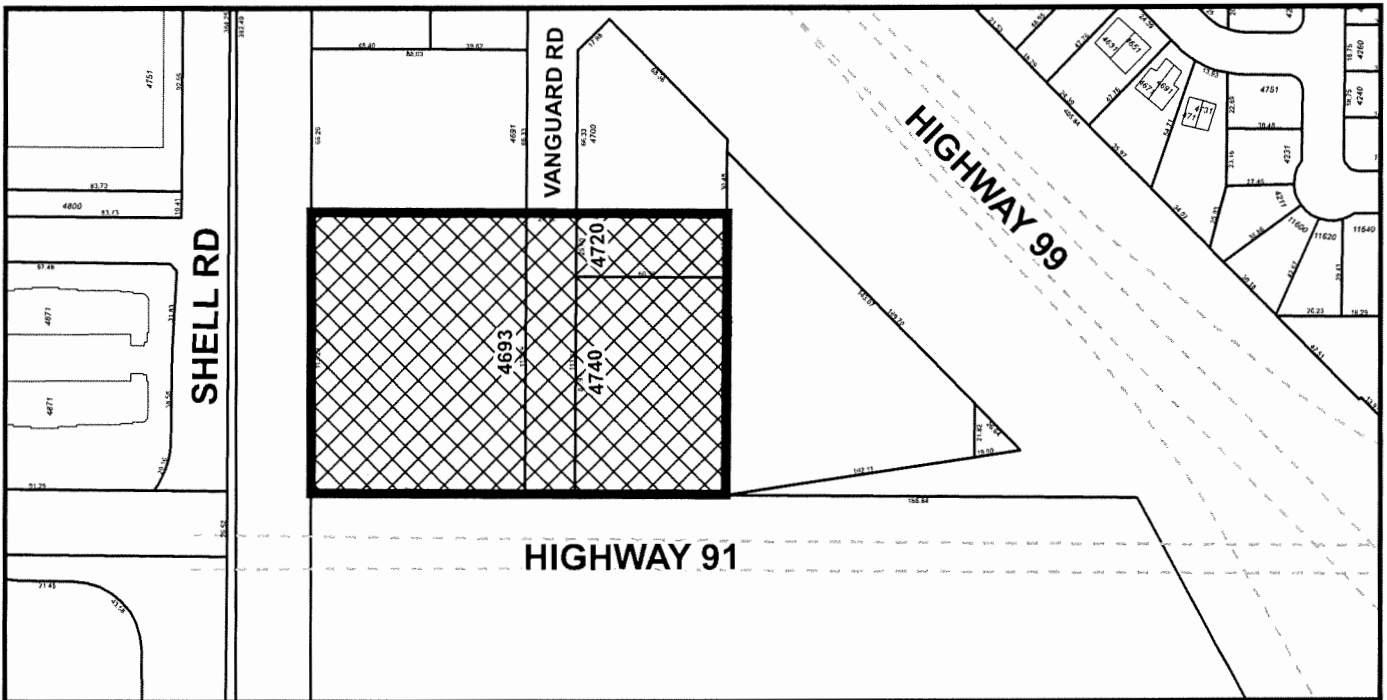
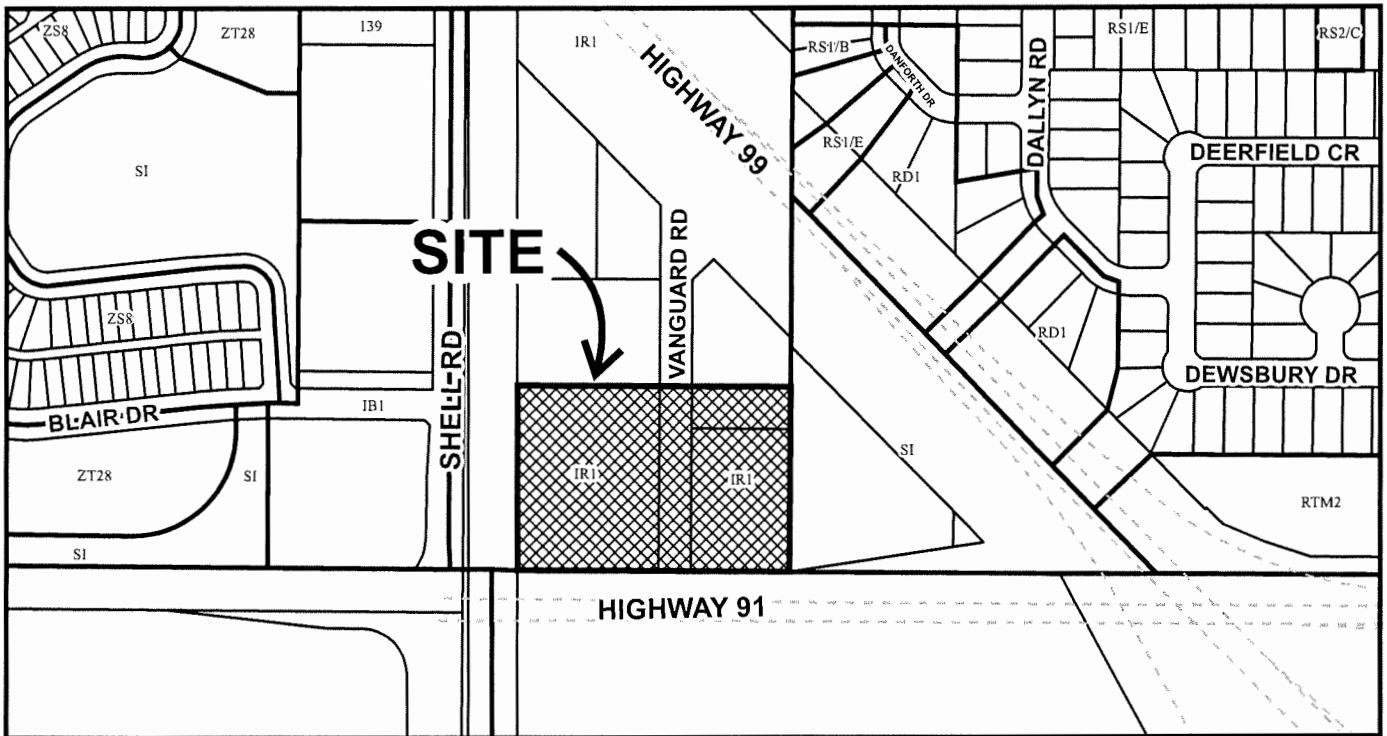
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-818671 SCHEDULE "A"

Original Date: 04/27/18

Revision Date: 08/20/19

Note: Dimensions are in METRES



4720 + 4740 VANGUARD ROAD, RICHMOND BC

TEAM LIST

OWNER
 Alliance Properties
 120-1111 Westmoreland Way,
 Richmond, BC, V6X 3E9
 Contact: Gordon Yeo, gyeo@allianceproperties.ca
 T: 778-855-8818

ARCHITECT
 Christopher Bozyk Architects Ltd.
 414-111 Alexander Street
 Vancouver, BC, V6A 1E1
 Contact: Chantal Bozyk, chantal@bozyk.com
 T: 604-251-3440

ENV
 Kram Engineering Ltd.
 #210-1311 Keesley Street
 Vancouver, BC, V6A 4T9
 Contact: Stuart Macgregor, stuart@kram.com
 T: 604-683-8811 (ext. 103)

STRUCTURAL
 Kram Engineering Ltd.
 #210-1311 Keesley Street
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 Contact: Stuart Macgregor, stuart@kram.com
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Mechanical
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Electrical
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 Vancouver, BC, V6A 4T9
 Contact: Stuart Macgregor, stuart@kram.com
 T: 604-683-8811 (ext. 103)

LANDSCAPE
 Kram Engineering Ltd.
 #210-1311 Keesley Street
 Vancouver, BC, V6A 4T9
 Contact: Stuart Macgregor, stuart@kram.com
 T: 604-683-8811 (ext. 103)

PROJECT STATISTICS

KEY INFORMATION	AREA SUMMARY	STATISTICS
<p>CIVIC ADDRESS: 4881, 4720, 4740 VANGUARD ROAD</p> <p>LEGAL DESCRIPTION: LOTS 244, 246 AND 247, ALL OF SECTION 26, BLOCK 10701, RANGE 6 WEST, AWD, PLAN 36629</p> <p>ZONE: R1-100</p> <p>BUILDING BY LAW: RICHMOND</p> <p>CONTRACT AWARD DATE: 2018.08.11.2018</p> <p>DATE COMPLETION DATE: PROSPECTIVE</p> <p>CODE DATA SUMMARY</p> <p>REFER TO COMPLETE CODE ANALYSIS REPORT PREPARED BY JENSEN HADZEE.</p> <p>USE: WAREHOUSE</p> <p>OCCUPANCY: FZ 300 sq. ft.</p> <p>BUILDING HEIGHT (STOREYS): 3</p> <p>STREETS FACED: 2</p> <p>CONSTRUCTION ARTICLE: 32.273</p> <p>MAXIMUM BUILDING AREA: UNLIMITED</p> <p>FLOOR ASSEMBLY F.A.R.: UNCOMBUSTIBLE</p> <p>UNOCCUPIED ROOF F.A.R.: 1%</p> <p>CONCEALING F.A.R.: NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY</p> <p>DISSEMINATION REQUIREMENTS</p> <p>EV FACILITIES: 1h</p> <p>SEWERAGE: 1h</p> <p>SERVICE ROOM SERVING THE 1st AND 2nd STOREY: 1h</p> <p>SERVICE ROOM W/ FUEL PIPING (SPRINKLERED): 1h</p> <p>STAIRWELL ENCLOSURE: 1h</p> <p>ELECTRICAL EQUIPMENT ROOM (PER S.A.S. 1.8): 1h</p> <p>FIRE ALARM & DETECTION SYSTEMS: SINGLE STAGE PROVIDED</p> <p>FIRE ALARM ANNUNCIATOR: PROVIDED NEAR EVERY ENTRANCE</p> <p>MANUAL PULL STATIONS: PROVIDED BY FLOOR AREA SPRINKLER SYSTEM</p> <p>SMOKE DETECTOR: PROVIDED (SEE ELEC.)</p> <p>SMOKE DETECTOR: PROVIDED (SEE ELEC.)</p> <p>FIRE DEPARTMENT CONNECTIONS: PROVIDED</p> <p>EMERGENCY POWER AND LIGHTING: PROVIDED (SEE ELEC.)</p>	<p>BUILDING A</p> <p>FLOOR ONE: 41,847 SF / 3,888 SM</p> <p>FLOOR TWO: 22,776 SF / 2,115 SM</p> <p>FLOOR THREE: 22,776 SF / 2,115 SM</p> <p>LEVEL THREE MEZZANINE: 12,111 SF / 1,123 SM</p> <p>TOTAL BUILDING A</p> <p>118,510 SF / 10,922 SM</p> <p>BUILDING B</p> <p>FLOOR ONE: 31,468 SF / 2,917 SM</p> <p>FLOOR TWO: 18,704 SF / 1,728 SM</p> <p>FLOOR THREE: 29,891 SF / 2,769 SM</p> <p>LEVEL THREE MEZZANINE: 9,562 SF / 887 SM</p> <p>TOTAL BUILDING B</p> <p>89,625 SF / 8,292 SM</p> <p>TOTAL BUILDING A+B: 208,135 SF / 19,214 SM</p> <p>SITE AREA: 295,303 SF / 27,373 SM</p> <p>BUILDING FOOTPRINT: 74,803 SF / 6,933 SM (27%)</p> <p>FAR ALLOWABLE: 111</p> <p>FAR PROVIDED: 111</p>	<p>SITE COVERAGE:</p> <p>TOTAL GROSS FLOOR AREA: 208,135 SF</p> <p>HEIGHT: VARIANCE REQUIRED</p> <p>SETBACKS</p> <p>front: 80'-6" / 24.38m</p> <p>exterior side yard: 65'-1" / 19.81m</p> <p>rear: 65'-0" / 19.80m</p> <p>interior side yard: 64'-0" / 19.50m</p> <p>PARKING</p> <p>Showroom: 34 stalls</p> <p>Warehouse/storage: 63 stalls</p> <p>Small cars: 107 stalls</p> <p>HC stalls: 4 stalls</p> <p>TOTAL: 208</p> <p>LOADING:</p> <p>medium: 12 stalls</p> <p>large: 3 stalls</p> <p>BICYCLE CLASS 1</p> <p>Showroom: 48 stalls class 1</p> <p>Warehouse Storage: (10,000 sf / 929sm) / leasable</p> <p>Warehouse Storage: (175,232 sf / 16,372sm) / leasable</p> <p>CLASS 2</p> <p>Showroom: 48 stalls class 2</p> <p>Warehouse Storage: (10,000 sf / 929sm) / leasable</p> <p>Warehouse Storage: (175,232 sf / 16,372sm) / leasable</p> <p>NOTE: FOR BICYCLE CLASS 1 STORAGE LOCATION REFER TO A005</p>

DP 18-818671-1

DRAWING LIST

NO.	REVISION	DATE	DESCRIPTION
A000	COVER + PROJECT STATISTICS		
A001	SITE PLAN + FIRE ACCESS PLAN		
A003	LEVEL ONE		
A004	LEVEL TWO		
A005	LEVEL THREE		
A006	LEVEL THREE MEZZANINE		
A007	ROOF PLAN		
A007.1	ROOF PLAN - LOCATION FOR SOLAR PANELS		
A008	BUILDING SECTIONS		
A008.1	BUILDING SECTION		
A009	ELEVATIONS BLDG A		
A010	ELEVATIONS BLDG B		
A011	LEVEL ONE FAR		
A012	LEVEL TWO AREAS		
A013	LEVEL THREE AREAS		
A014	LEVEL THREE MEZZ. AREAS		
A015	FLOOR AREA RATIO CALCULATIONS		
A017	USE OVERLAYS		
A018	WASTE MANAGEMENT PLAN		
A019	SHADOW ANALYSIS		
A020	UNITS AREA		
A021	UNITS AREA		

VARY TO 16.15M

COVER + PROJECT STATISTICS

SCALE: As indicated DATE: DEC 5, 2018 DRAWN BY: 21817

A000

PERMEABLE AREA CALCULATION	
LANDSCAPE AREA	2,415sq ft
PERMEABLE PAVING AREA	3,715sq ft
TOTAL AREA	6,130sq ft

NOTE:
 ALL EXTERIOR LIGHTS TO BE FULL CUT-OFF WITH MAXIMUM 3 FOOT CIRCLES AT THE PROPERTY LINE AS PER ELECTRICAL ENGINEERING LETTER DATED JUL 15, 2018.

REVISION	DATE	DESCRIPTION
14	04.11.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
13	04.09.2019	PERMEABLE AREA AND PAVING REQUIREMENTS
12	23.07.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
11	24.07.2019	ISSUED FOR COORDINATION
10	26.06.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
09	23.06.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
08	01.06.2019	ISSUED FOR COORDINATION
07	09.05.2019	ISSUED FOR ADP-RESPONSE TO COMMENTS
06	12.06.2018	ISSUED FOR BP
05	10.04.2018	RE-ISSUED FOR DP - ISSUED FOR ADP
04	18.02.2018	RE-ISSUED FOR DP
03	08.01.2018	RE-ISSUED FOR DP
02	09.08.2018	RE-ISSUED FOR DP
01	04.07.2018	ISSUED FOR DP

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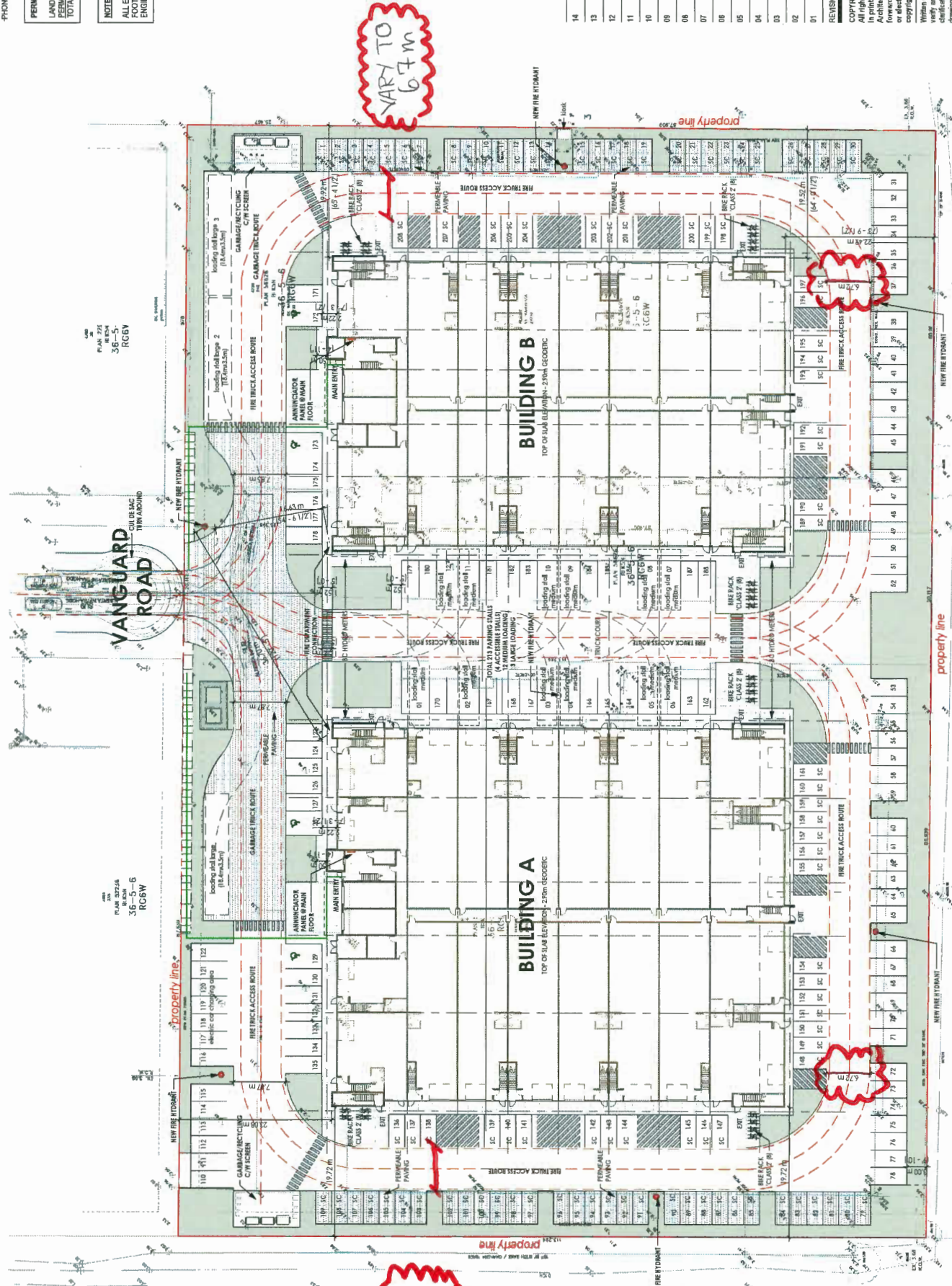
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Client requests for changes to the drawings shall be in writing and approved by the Contractor. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

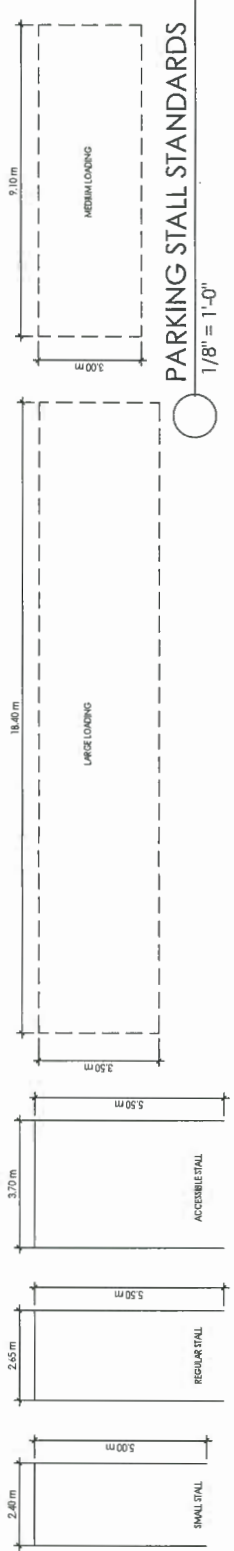
**SITE PLAN + FIRE ACCESS
 PLAN**

SCALE: As Indicated DATE: DEC 1, 2018 DRAWING NO: 217017 PROJECT NUMBER

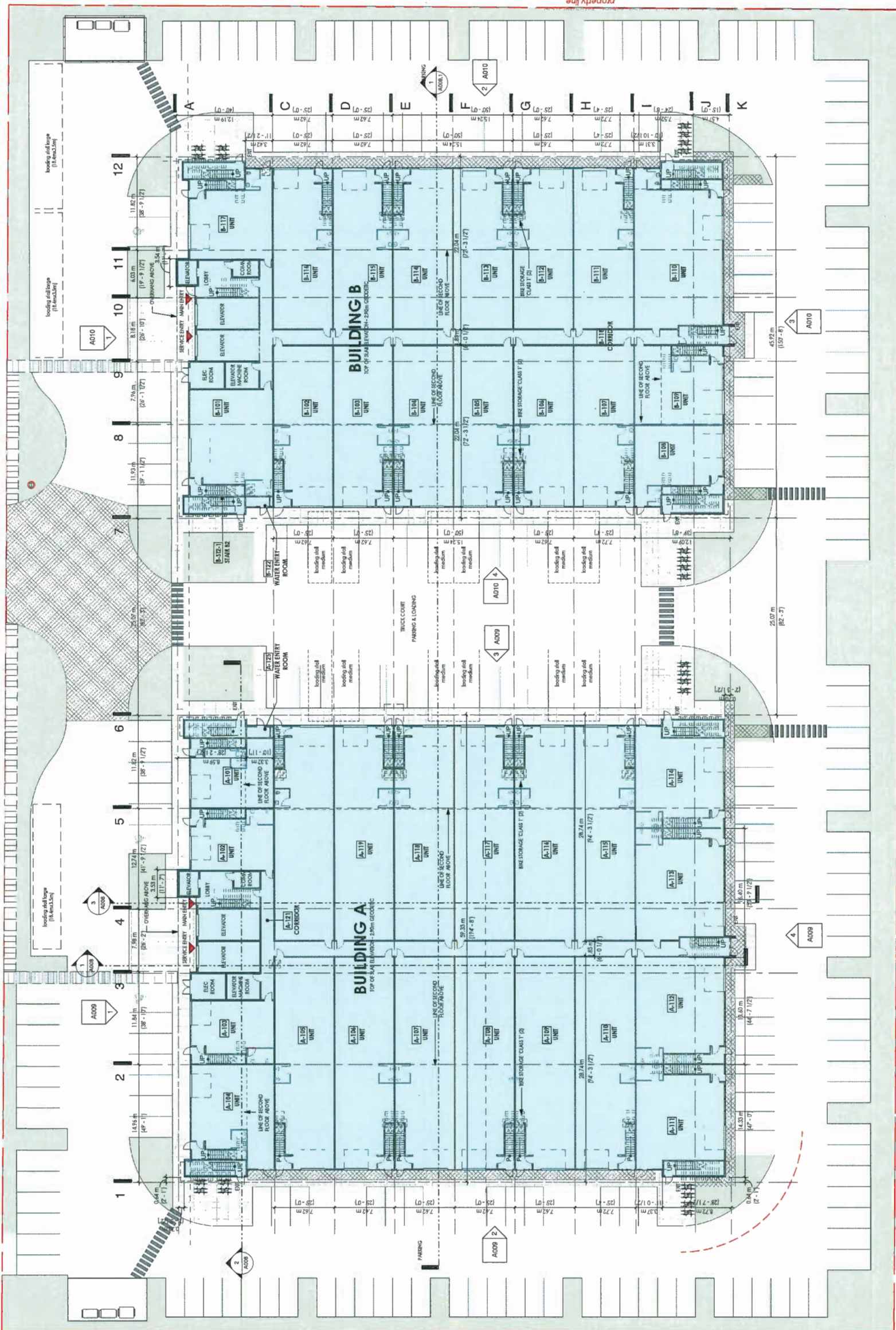
A001



EAST WEST CONNECTOR



DP 18-8128 PKEY PLAN-2
 1/32" = 1'-0"



VANGUARD ROAD



1 DP LEVEL ONE
 1" = 20'-0"

property line

DP 407010071-3

REVISION	DATE	DESCRIPTION
01	14/07/2018	ISSUED FOR DP
02	04/04/2018	RE-ISSUED FOR DP
03	01/19/2018	RE-ISSUED FOR DP
04	18/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP - ISSUED FOR RFP
06	12/05/2018	ISSUED FOR BP
07	01/18/2019	ISSUED FOR RFP RESPONSE TO COMMENTS
08	01/06/2019	ISSUED FOR COORDINATION
09	21/02/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
10	28/06/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
11	24/07/2019	ISSUED FOR COORDINATION
12	28/07/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
13	04/08/2019	PERMISSIBLE AREA AND PAVING REQUIREMENTS
14	08/11/2019	REISSUED FOR DP - RESPONSE TO COMMENTS

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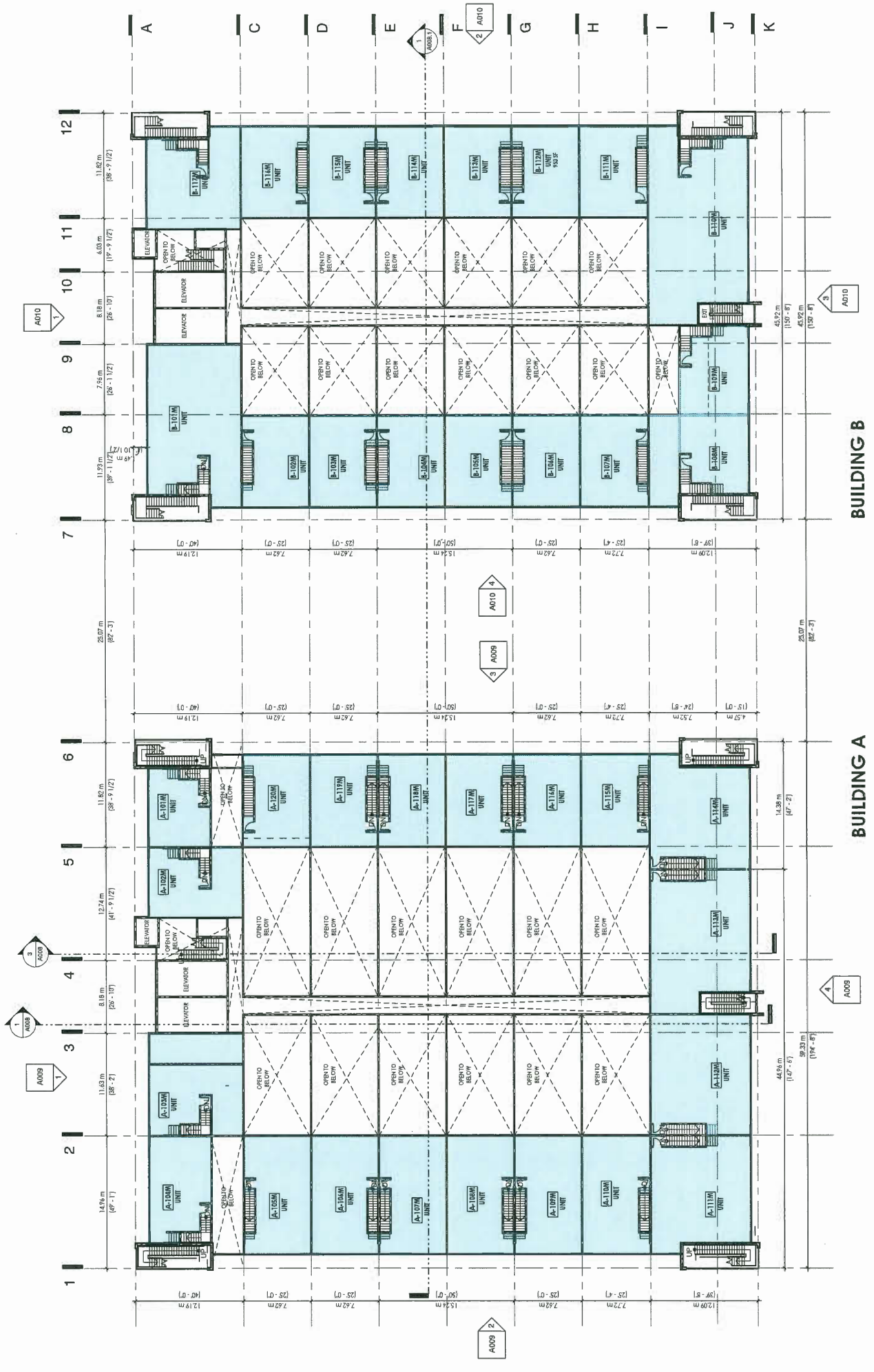
**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

LEVEL ONE

SCALE 1" = 20'-0"
 DATE: DEC 5, 2018
 DRAWING NO: 211917
 PROJECT NUMBER

A003

property line



Property line

DP 18-818671-4

1 DP LEVEL TWO
 1" = 20'-0"



REVISION	DATE	DESCRIPTION
01	04/12/2018	ISSUED FOR DP
02	04/09/2018	RE-ISSUED FOR DP
03	04/19/2018	RE-ISSUED FOR DP
04	10/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP - ISSUED FOR ADP
06	12/05/2018	ISSUED FOR BP
07	02/19/2019	ISSUED FOR ADP RESPONSE TO COMMENTS
08	01/05/2019	ISSUED FOR COORDINATION
09	21/02/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
10	20/02/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
11	24/07/2019	ISSUED FOR COORDINATION
12	28/07/2019	PERMISSIBLE AREA AND PAVING REQUIREMENTS
13	04/02/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
14	08/11/2019	REISSUED FOR DP - RESPONSE TO COMMENTS

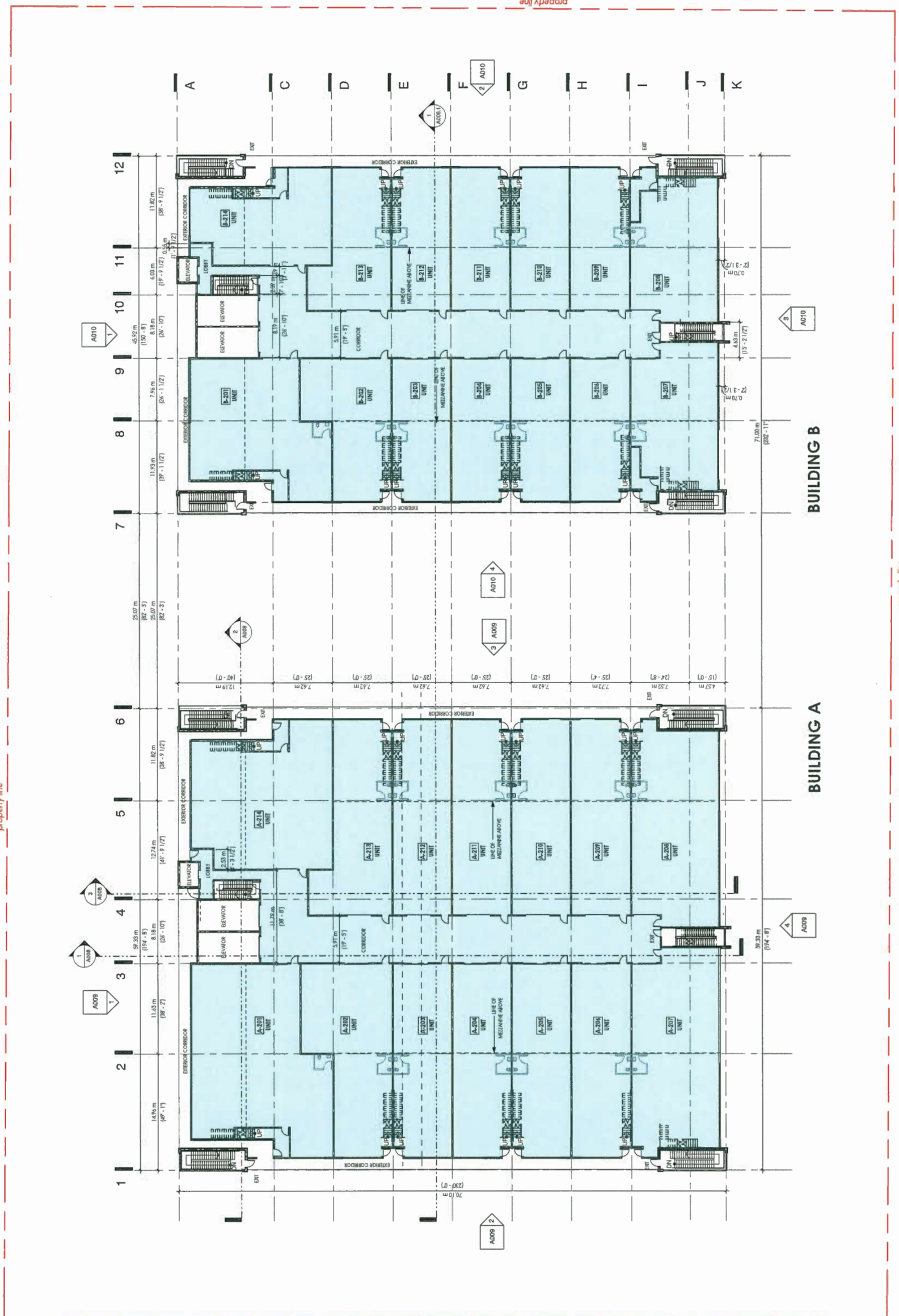
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**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

LEVEL TWO

SCALE 1" = 20'-0"
 DATE DEC 5, 2018
 PROJECT NUMBER 217071

A004



REVISION	DATE	DESCRIPTION
14	08.11.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
13	04.08.2019	PERMEABLE AREA AND PAVING REQUIREMENTS
12	28.07.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
11	24.07.2019	ISSUED FOR COORDINATION
10	20.06.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
09	20.06.2019	REISSUED FOR DP-RESPONSE TO COMMENTS
08	01.05.2019	ISSUED FOR COORDINATION
07	09.11.2019	ISSUED FOR ACP RESPONSE TO COMMENTS
06	12.05.2018	ISSUED FOR BP
05	11.14.2018	RE-ISSUED FOR DP - ISSUED FOR ACP
03	09.10.2018	RE-ISSUED FOR DP
02	09.08.2018	RE-ISSUED FOR DP
01	04.12.2018	ISSUED FOR DP

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**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

LEVEL THREE

SCALE 1" = 20'-0"
 DATE: DEC 5, 2018
 PROJECT NUMBER 210107
 DRAWING NUMBER

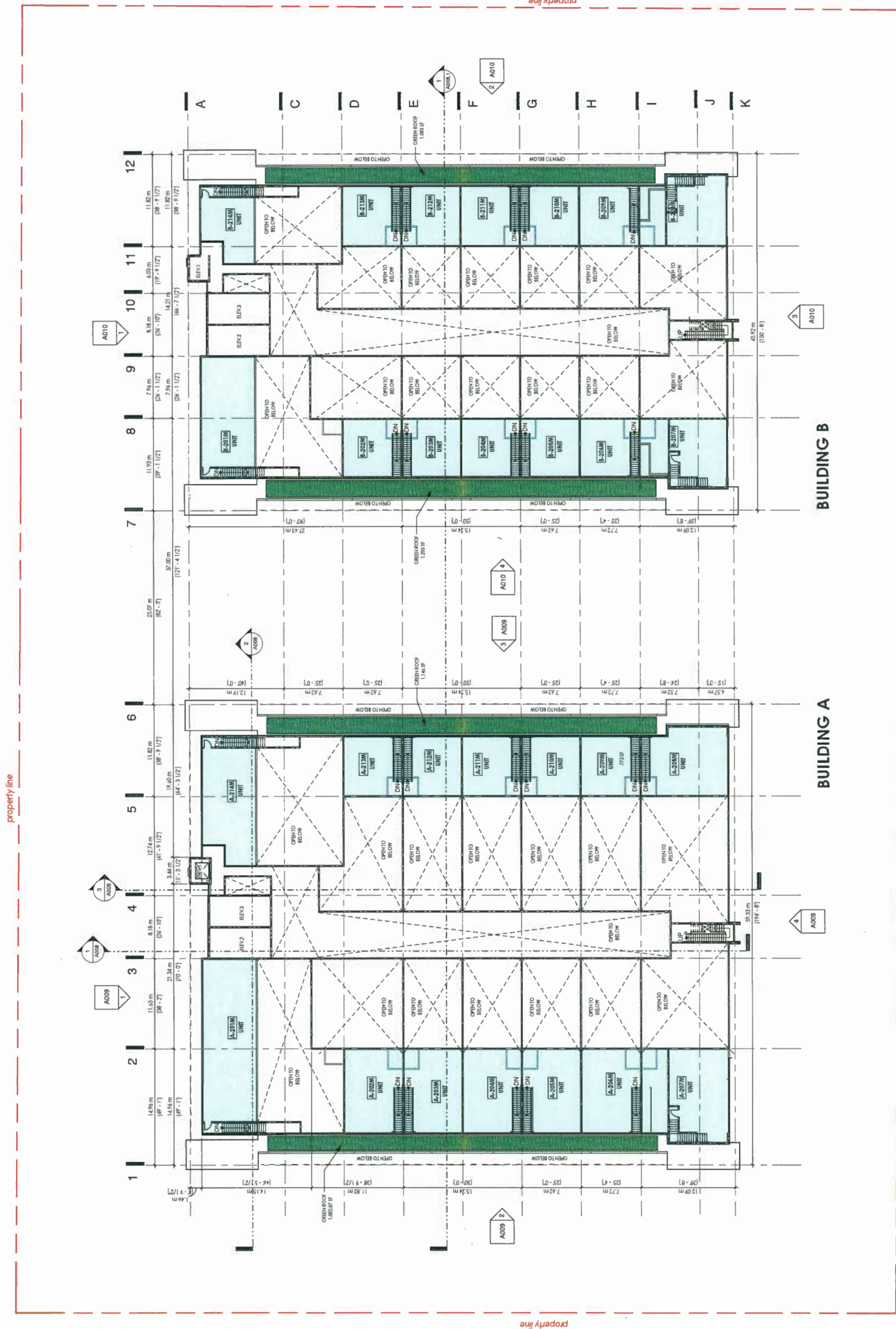


1 DP LEVEL THREE
 1" = 20'-0"

property line

DP 18-818671-5

A005



DP 18-818671-6

DP LEVEL THREE MEZZANINE
1" = 20'-0"



REVISION	DATE	DESCRIPTION
14	06.11.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
13	04.09.2019	PERMISSIBLE AREA AND PAVING REQUIREMENTS
12	29.07.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
11	24.07.2019	ISSUED FOR COORDINATION
10	20.06.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
09	20.06.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
08	01.05.2019	ISSUED FOR COORDINATION
07	04/19/2019	ISSUED FOR ADP - RESPONSE TO COMMENTS
06	12/05/2018	ISSUED FOR BP
05	10/22/2018	RE-ISSUED FOR DP - ISSUED FOR ADP
04	09/12/2018	RE-ISSUED FOR DP
03	08/06/2018	RE-ISSUED FOR DP
02	04/12/2018	ISSUED FOR DP
01		

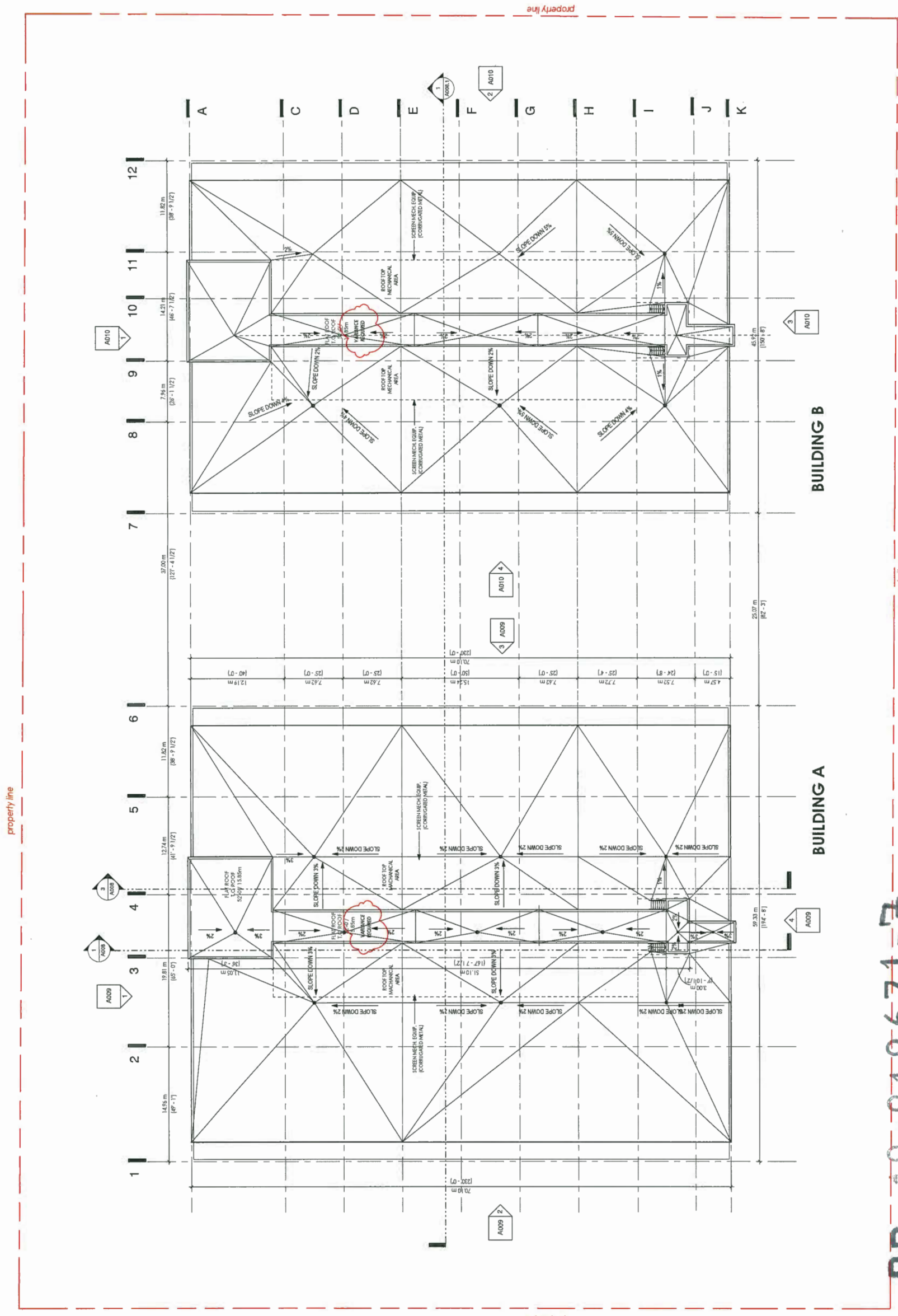
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**4720 + 4740 VANGUARD RD
RICHMOND, BC**

LEVEL THREE MEZZANINE

SCALE: 1" = 20'-0"
DATE: DEC 5, 2018
DRAWING NO: 21191T
PROJECT NUMBER

A006



DP 18-818671-7

1 ROOF LEVEL
 1" = 20'-0"



REVISION	DATE	DESCRIPTION
01	04/12/2018	ISSUED FOR DP
02	09/04/2018	RE-ISSUED FOR DP
03	09/19/2018	RE-ISSUED FOR DP
04	10/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP - ISSUED FOR AIP
06	12/05/2018	ISSUED FOR BP
07	03/19/2019	ISSUED FOR AIP RESPONSE TO COMMENTS
08	01/06/2019	ISSUED FOR COORDINATION
09	20/06/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
10	20/06/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
11	24/07/2019	ISSUED FOR COORDINATION
12	23/07/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
13	04/08/2019	PERMEABLE AREA AND PAVING REQUIREMENTS
14	08/11/2019	REISSUED FOR DP - RESPONSE TO COMMENTS

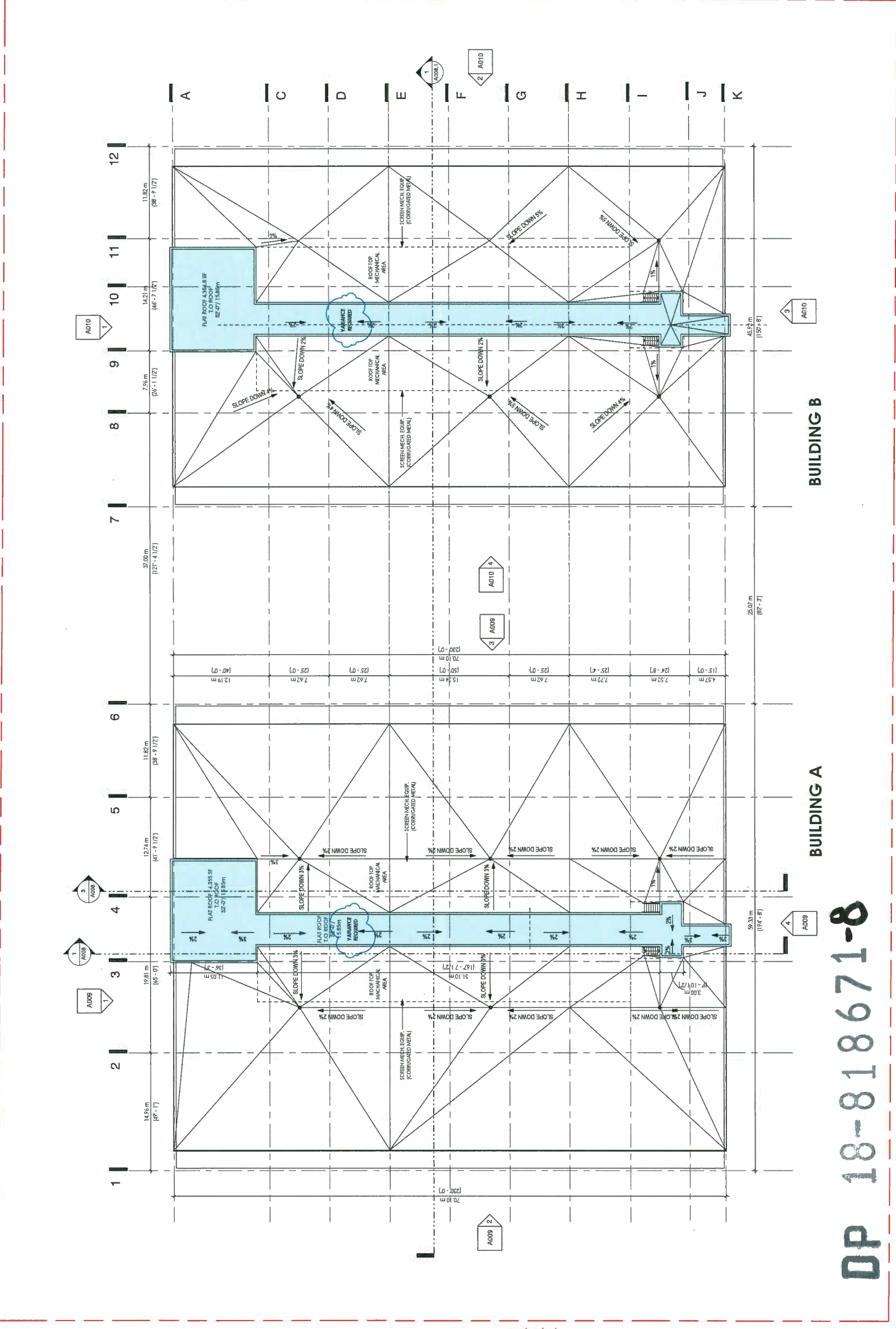
**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

ROOF PLAN

SCALE 1" = 20'-0"
 DATE DEC 5, 2018
 PROJECT NUMBER 210107
 DRAWN/DATE

A007

property line



DP 18-818671-8

1 ROOF LEVEL - LOCATION FOR SOLAR PANELS
 1" = 20'-0"

NO.	DATE	DESCRIPTION
01	04/22/2018	ISSUED FOR DP
02	08/06/2018	RE-ISSUED FOR DP
03	08/16/2018	RE-ISSUED FOR DP
04	10/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP - ISSUED FOR AP
06	12/05/2018	ISSUED FOR BP
07	03/15/2019	ISSUED FOR AP RESPONSE TO COMMENTS
08	01/05/2019	ISSUED FOR COORDINATION
09	23/06/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
10	20/06/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
11	24/07/2019	ISSUED FOR COORDINATION
12	28/07/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
13	04/09/2019	PERMEABLE AREA AND PAVING REQUIREMENTS
14	04/11/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS

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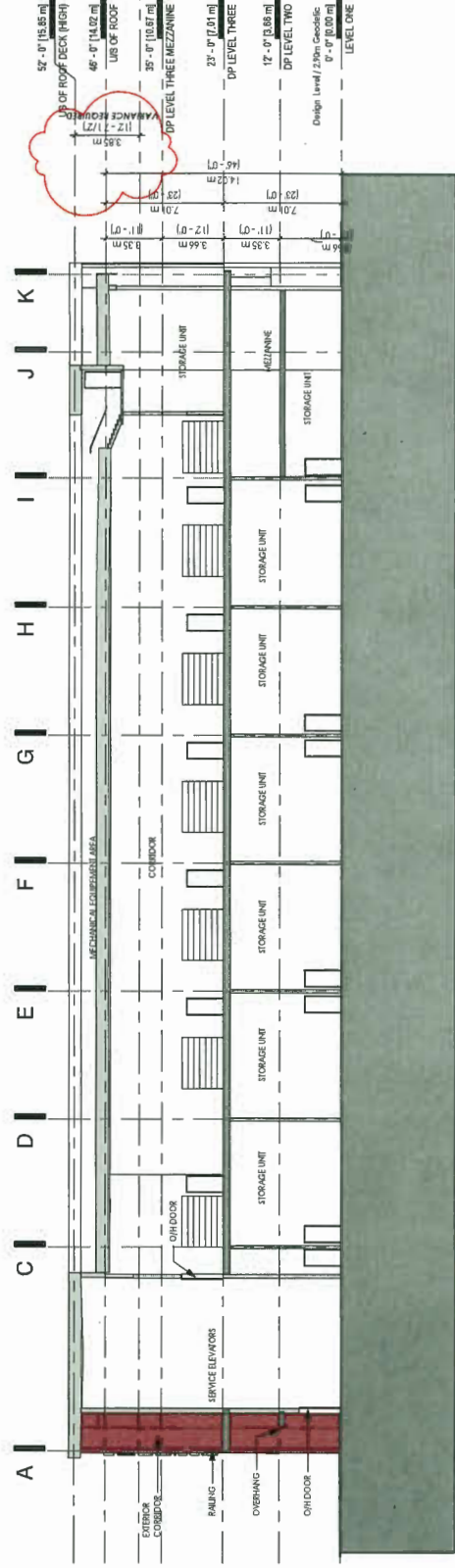
**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

ROOF PLAN - LOCATION FOR SOLAR PANELS

SCALE 1" = 20'-0" DATE DEC 5, 2018 DRAWN/CHKD PROJECT NUMBER 217017

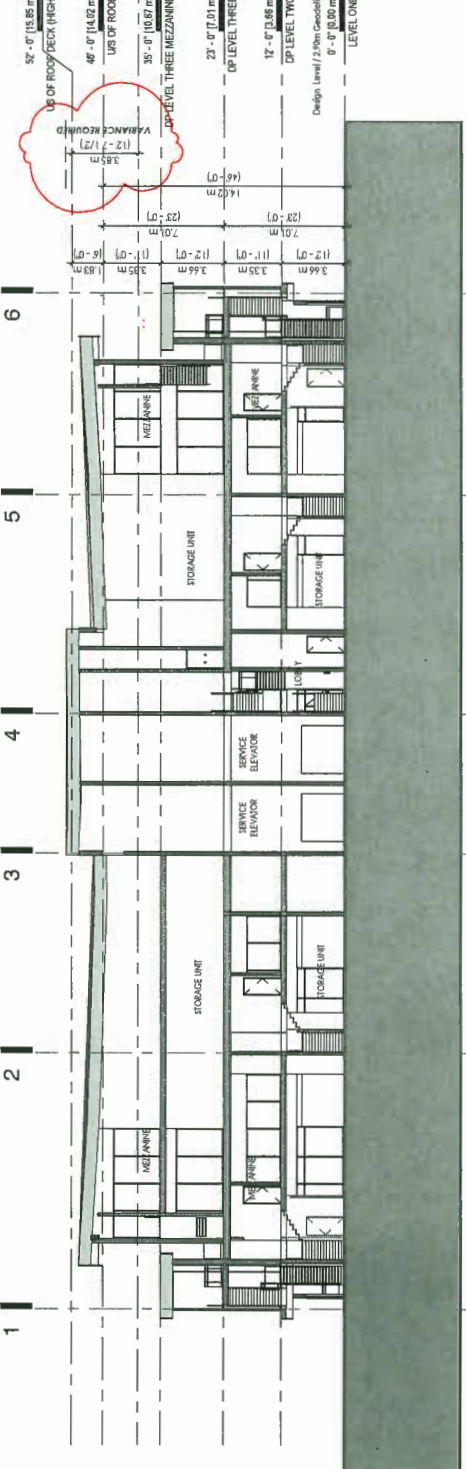
A007.1

VARY TO 16.15 m
 39'-4 1/2" (12.00 m)
 MAX ALLOWABLE HEIGHT



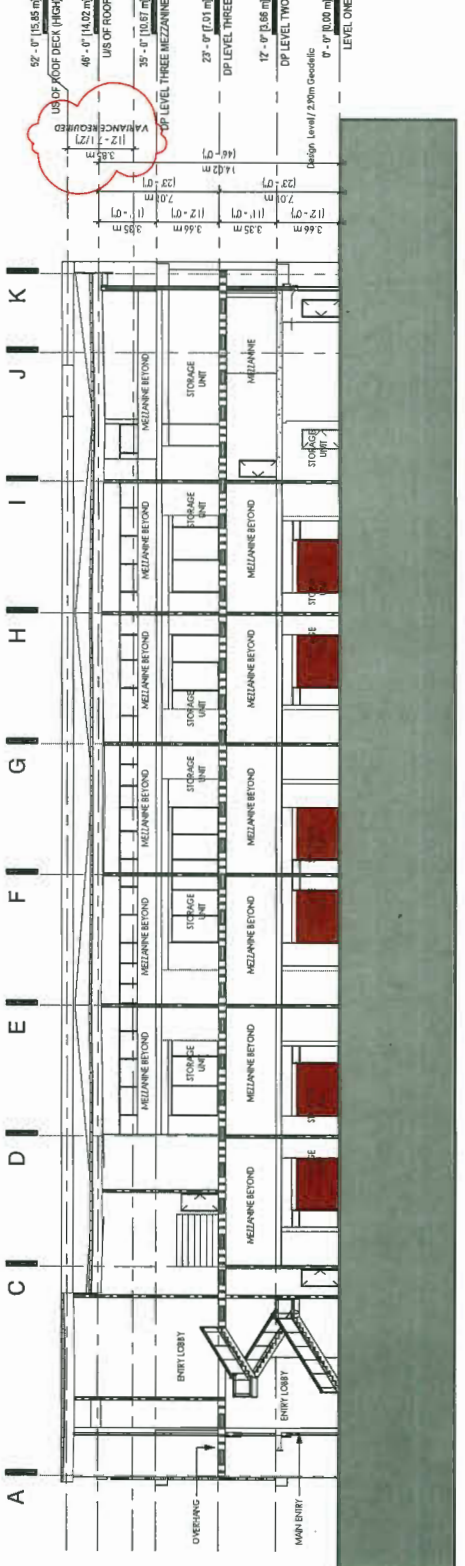
① DP SECTION A-A
 1/16" = 1'-0"

VARY TO 16.15 m
 39'-4 1/2" (12.00 m)
 MAX ALLOWABLE HEIGHT



② DP SECTION B-B
 1/16" = 1'-0"

VARY TO 16.15 m
 39'-4 1/2" (12.00 m)
 MAX ALLOWABLE HEIGHT



③ DP SECTION C-C
 1/16" = 1'-0"

REVISION	DATE	DESCRIPTION
01	04/22/2018	ISSUED FOR DP
02	06/06/2018	RE-ISSUED FOR DP
03	08/19/2018	RE-ISSUED FOR DP
04	10/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP - ISSUED FOR ADP
06	12/05/2018	ISSUED FOR DP
07	01/18/2019	ISSUED FOR ADP RESPONSE TO COMMENTS
08	01/18/2019	ISSUED FOR COORDINATION
09	23.05.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
10	26.08.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
11	24.07.2019	ISSUED FOR COORDINATION
12	23.07.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
13	04.08.2019	PERMISSIBLE AREA AND PARKING REQUIREMENTS
14	04.11.2019	REISSUED FOR DP - RESPONSE TO COMMENTS

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 4720 + 4740 VANGUARD RD
 RICHMOND, BC

BUILDING SECTIONS

SCALE 1/16" = 1'-0" DATE DEC 1, 2018 DRAWING NO. 217017 PROJECT NUMBER

A008

MATERIALS LEGEND

METAL PANEL	
M1	METAL CORRUGATED CLADDING PANEL RED
M2	COLOUR TO MATCH M1 CABRIE A-200
M3	METAL CORRUGATED CLADDING PANEL BLUE
M4	COLOUR TO MATCH M3 CABRIE A-200
M5	METAL CORRUGATED CLADDING PANEL GREY
M6	COLOUR TO MATCH M5 CABRIE A-200
M7	FRESHENED WIRE ARCH PANEL BY ALUCOBOND
M8	ARCH PANEL BY ALUCOBOND
M9	COLOUR TO MATCH M8 ARCH PANEL
M10	COLOUR TO MATCH M9 ARCH PANEL
CONCRETE	
C1	BLINDFORMED FRESH CONCRETE - COLOUR TO MATCH
C2	PAINT TO MATCH C1
C3	PAINT TO MATCH C1
C4	PAINT TO MATCH C1
C5	PAINT TO MATCH C1
C6	PAINT TO MATCH C1
C7	PAINT TO MATCH C1
C8	PAINT TO MATCH C1
C9	PAINT TO MATCH C1
C10	PAINT TO MATCH C1
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C96	PAINT TO MATCH C1
C97	PAINT TO MATCH C1
C98	PAINT TO MATCH C1
C99	PAINT TO MATCH C1
C100	PAINT TO MATCH C1

GLASS	
G1	GLAZED PANEL - CLEAR
G2	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E
G3	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E
G4	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E
G5	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E
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G99	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E
G100	GLAZED PANEL - CERAMIC TINT OR IRD SHELLOW E

REVISION	DATE	DESCRIPTION
01	04/12/2018	ISSUED FOR DP
02	04/12/2018	ISSUED FOR DP
03	08/19/2018	RE-ISSUED FOR DP
04	10/22/2018	RE-ISSUED FOR DP
05	11/14/2018	RE-ISSUED FOR DP
06	12/05/2018	ISSUED FOR BP
07	03/13/2019	ISSUED FOR ACP RESPONSE TO COMMENTS
08	01/05/2019	ISSUED FOR COORDINATION
09	21/05/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
10	26/02/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
11	24/07/2019	ISSUED FOR COORDINATION
12	25/07/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS
13	04/09/2019	PERMEABLE AREA AND PAVING REQUIREMENTS
14	04/11/2019	RE-ISSUED FOR DP - RESPONSE TO COMMENTS

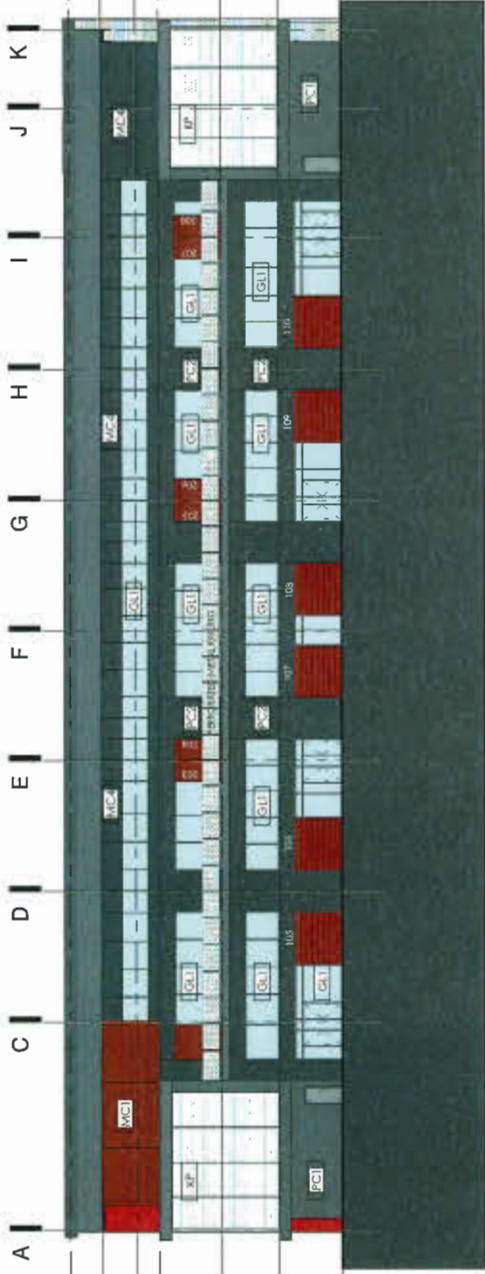
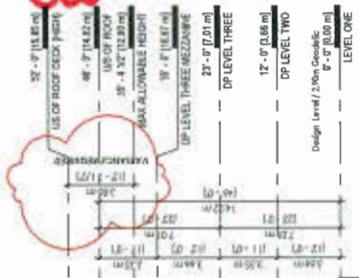
**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

ELEVATIONS BLDG A

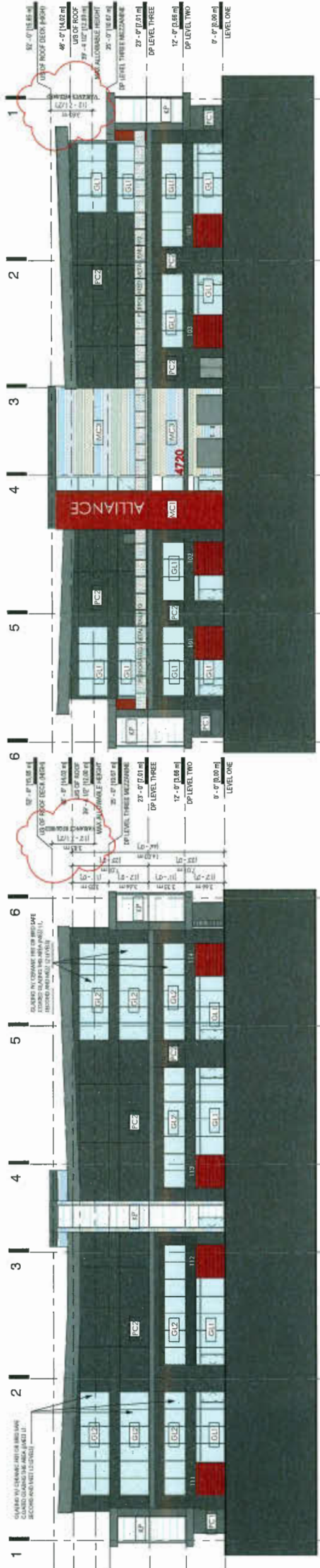
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 PROJECT NUMBER: 217917

A009

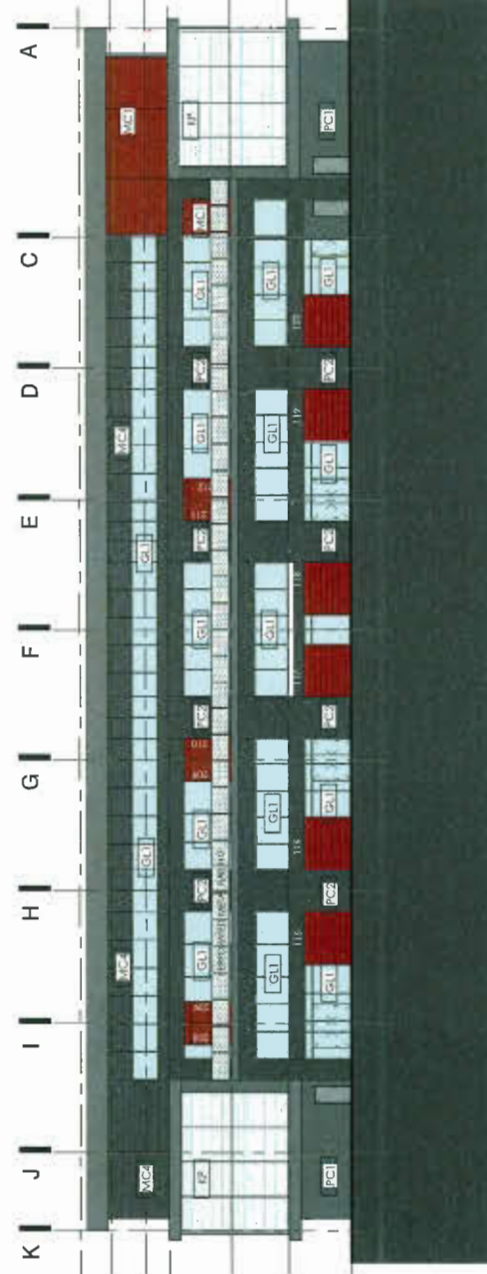
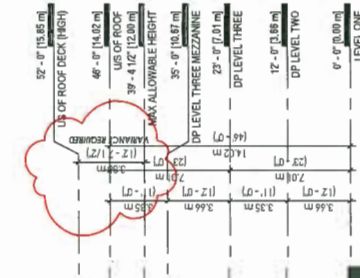
VARY TO
 16.15M



2 DP WEST ELEVATION_BLDG A
 1/16" = 1'-0"



4 DP SOUTH ELEVATION_BLDG A
 1/16" = 1'-0"



3 DP EAST ELEVATION_BLDG A
 1/16" = 1'-0"

DP 18-818671-10

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MATERIALS LEGEND

MATERIAL	DESCRIPTION
M01	METAL COMBIBOND CLADDING PANEL RED, COLOUR TO MATCH BHM (CONCRETE FACH)
M02	METAL COMBIBOND CLADDING PANEL GREY, COLOUR TO MATCH BHM (CONCRETE FACH)
M03	METAL COMBIBOND CLADDING PANEL, GALVANIZED ALUMINUM COLOR
M04	METAL COMBIBOND CLADDING PANEL GREY, COLOUR TO MATCH BHM (CONCRETE FACH)
M05	PREFINISHED WIRE ARCH PANEL F1 ALUCOBOND
M06	PREFINISHED CHAMCON ARCH PANEL F1 ALUCOBOND - COLOUR TO MATCH BHM (CONCRETE FACH)
M07	CONCRETE
M08	BLANDONBROOK PAINTED CONCRETE - COLOUR TO MATCH BHM (CONCRETE FACH)
M09	NON-INSULATED TYPIC CONCRETE PANEL - PAINT - COLOUR TO MATCH BHM (CONCRETE FACH)
M10	GLASS
M11	NOTE: CHAMCON PANELS TO BE LOW DOUBLE GLAZED, UNWIND SEALS INT AT TYPICAL, EXCEPT NOTED OTHERWISE.
M12	GLASS PANEL - CLEAR
M13	GLASS PANEL - CEILING LINE OF IRID LAY LOW E
M14	POLYCARBONATE INSULATED PANELS
M15	SPANDREL PANEL - WIRE
M16	DOORS
M17	INSULATED STEEL OVERHUNG DOORS COLOUR RED - COLOUR TO MATCH BHM (CONCRETE FACH)
M18	INSULATED STEEL OVERHUNG DOORS COLOUR GREY - COLOUR TO MATCH BHM (CONCRETE FACH)
M19	INSULATED STEEL OVERHUNG DOORS COLOUR BLUE - COLOUR TO MATCH BHM (CONCRETE FACH)
M20	INSULATED STEEL OVERHUNG DOORS
M21	ELEVATOR DOOR
M22	INSULATED STEEL DOOR

REVISION	DATE	DESCRIPTION
01	04/11/2019	REISSUED FOR DP - RESPONSE TO COMMENTS
02	04/08/2019	PERMISSIBLE AREA AND PAVING REQUIREMENTS
03	28.07.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
04	24.07.2019	ISSUED FOR COORDINATION
05	26.06.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
06	25.06.2019	REISSUED FOR DP - RESPONSE TO COMMENTS
07	01.06.2019	ISSUED FOR COORDINATION
08	03/19/2019	ISSUED FOR ADP RESPONSE TO COMMENTS
09	12/26/2018	ISSUED FOR BP
10	11/16/2018	RE-ISSUED FOR DP - ISSUED FOR ADP
11	09/19/2018	RE-ISSUED FOR DP
12	08/28/2018	RE-ISSUED FOR DP
13	04/27/2018	ISSUED FOR DP

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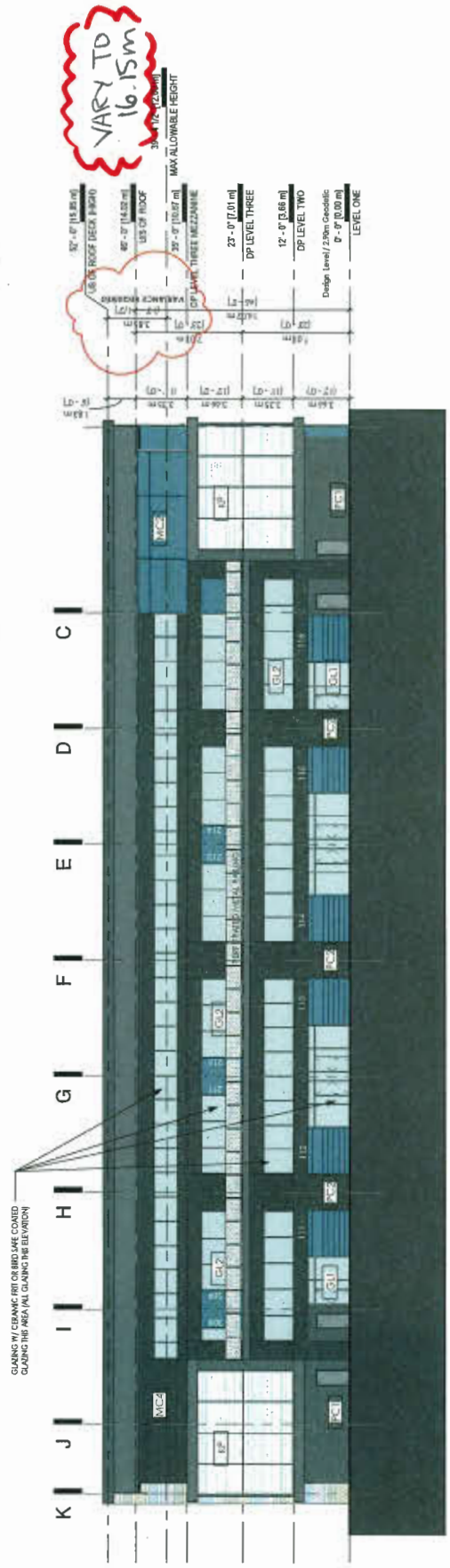
**4720 + 4740 VANGUARD RD
 RICHMOND, BC**

ELEVATIONS BLDG B

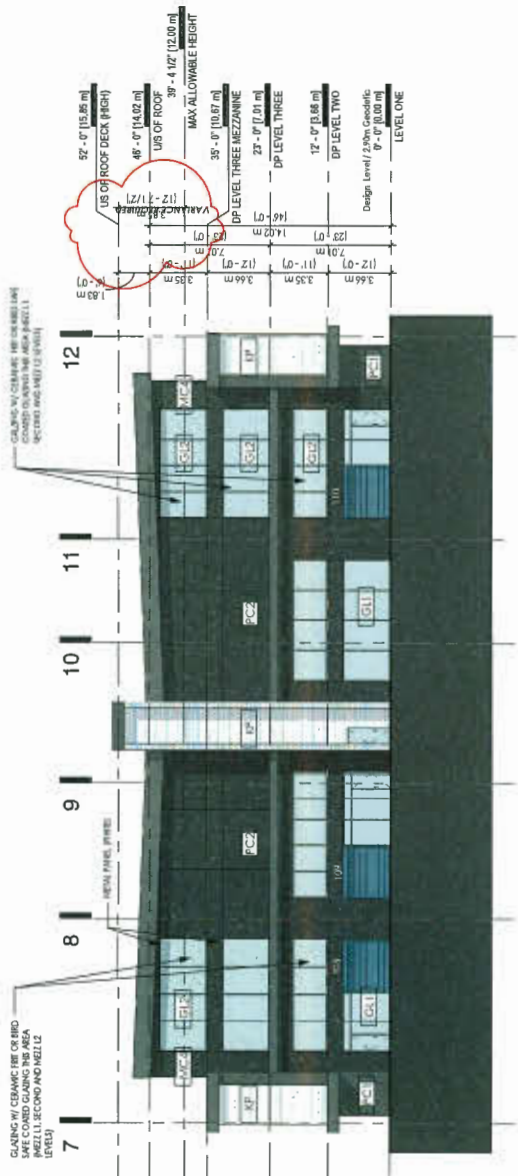
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A010

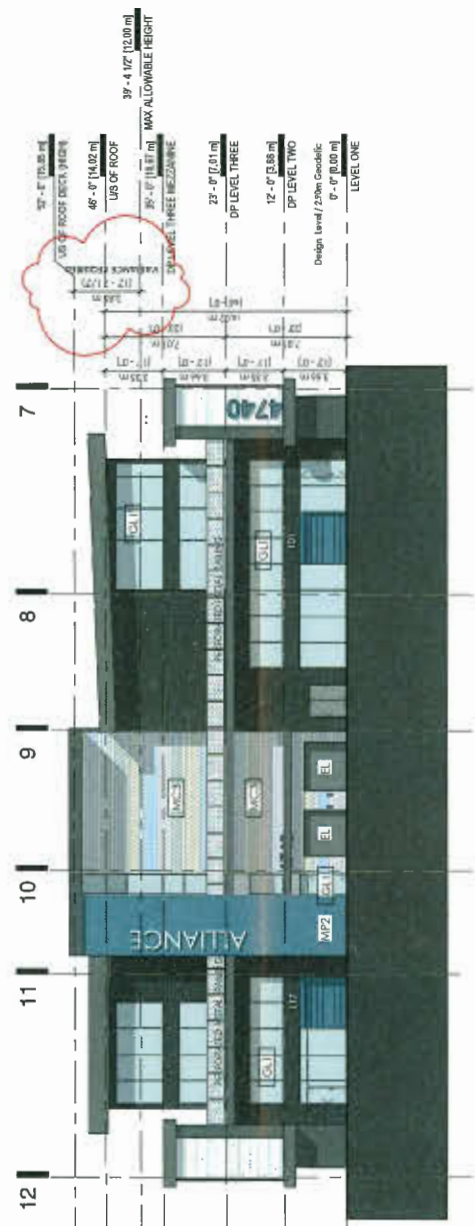
BY: [Signature] CHECKED: [Signature] DATE: 11/02/2019



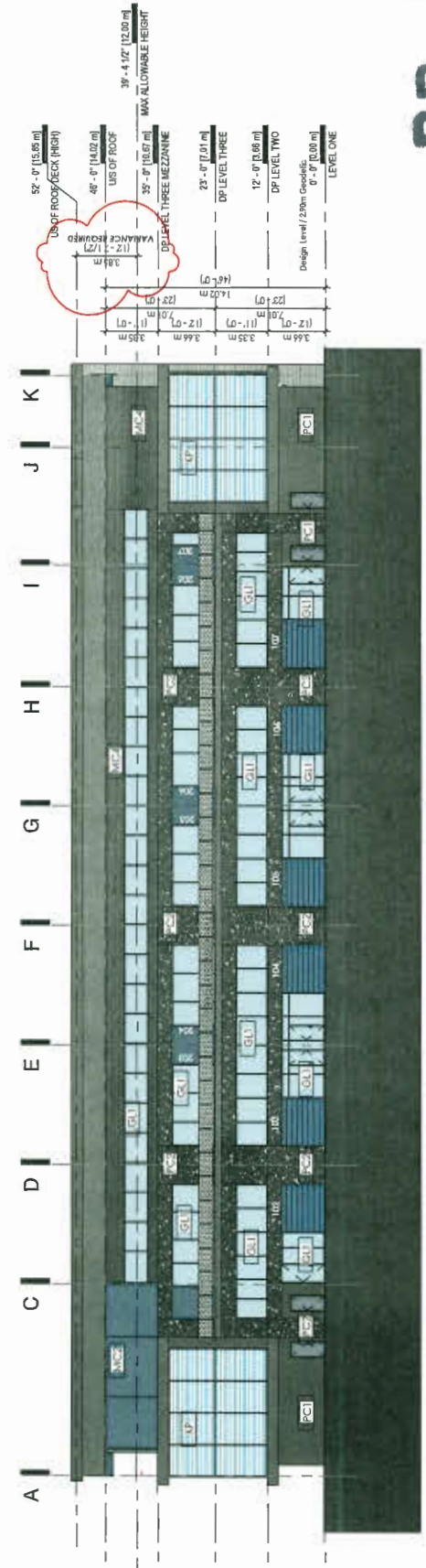
2 1/16" = 1'-0"



3 1/16" = 1'-0"



1 1/16" = 1'-0"



4 1/16" = 1'-0"

DP 18-818671-11

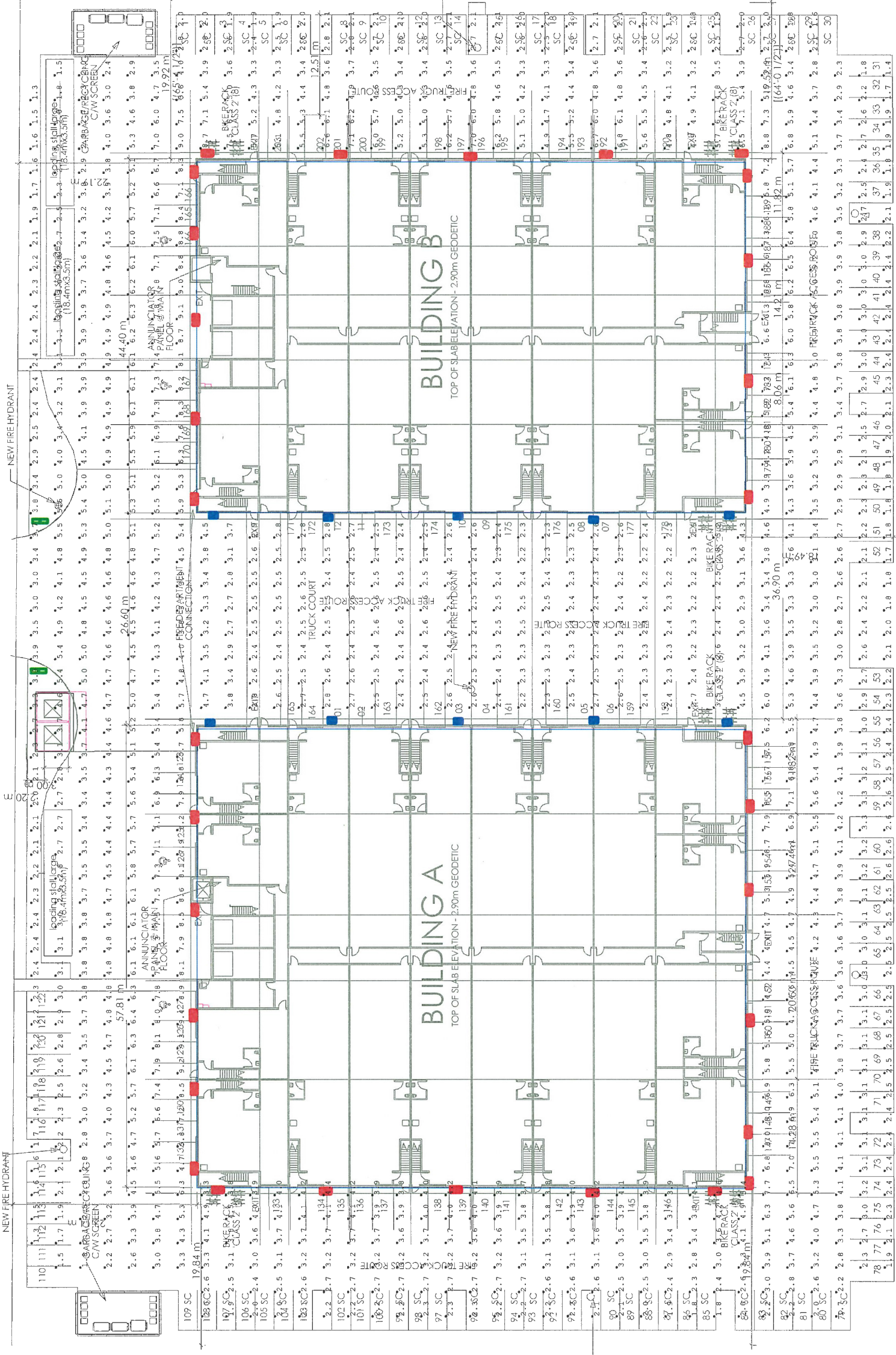
#	Date	Comments

Drawn By:
Checked By:
Date: 2019-07-31
Scale:

VANGUARD

Luminaire Schedule	Symbol	Qty	Label	Description	LLF	Total Lamp Lumens	Arrangement	N.A.

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min

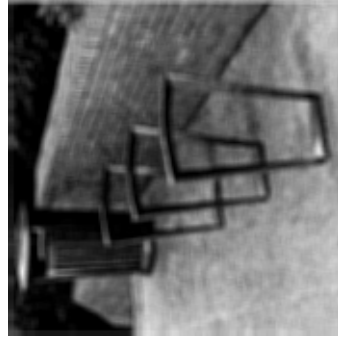


TYPE G2

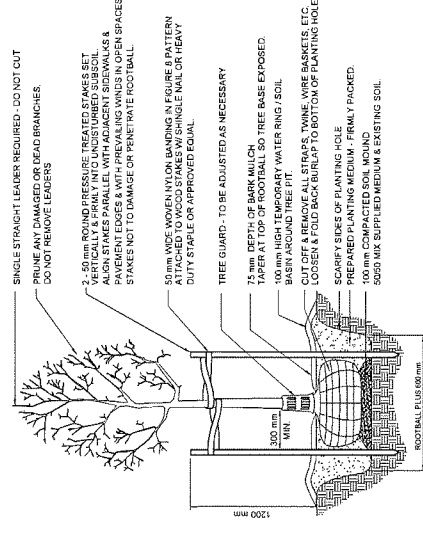
TYPE G

DP 18018671-12

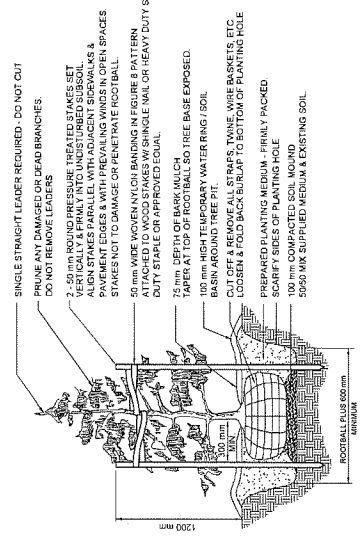
**BIKE RACK TO BE:
MODEL: EMERSON
MANUFACTURER: LANDSCAPE FORMS
COLOUR: BLACK
QUANTITY: 48
OR APPROVED EQUAL**



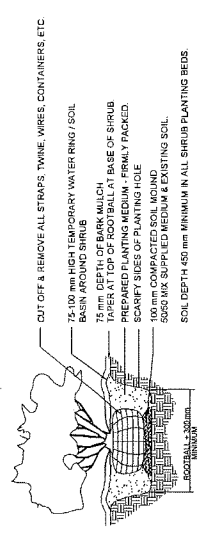
D1 BIKE RACK N.T.S.



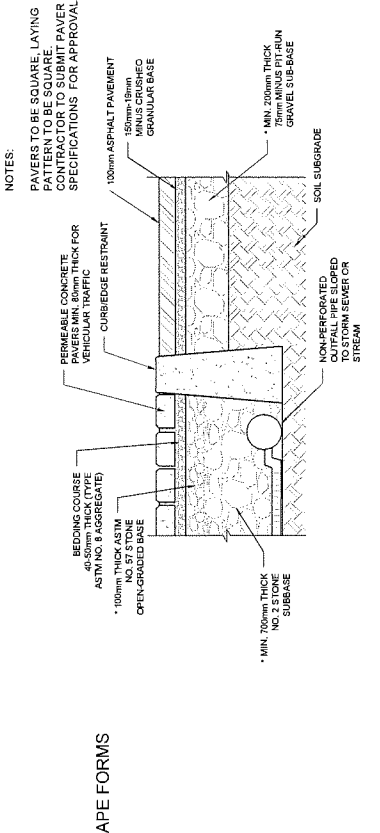
DECIDUOUS TREE N.T.S.



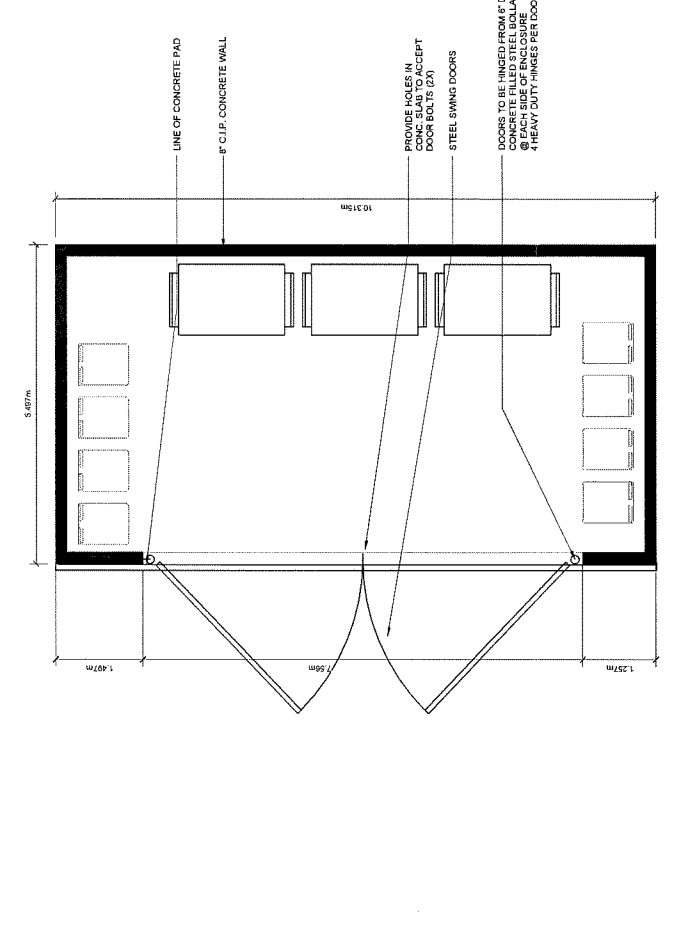
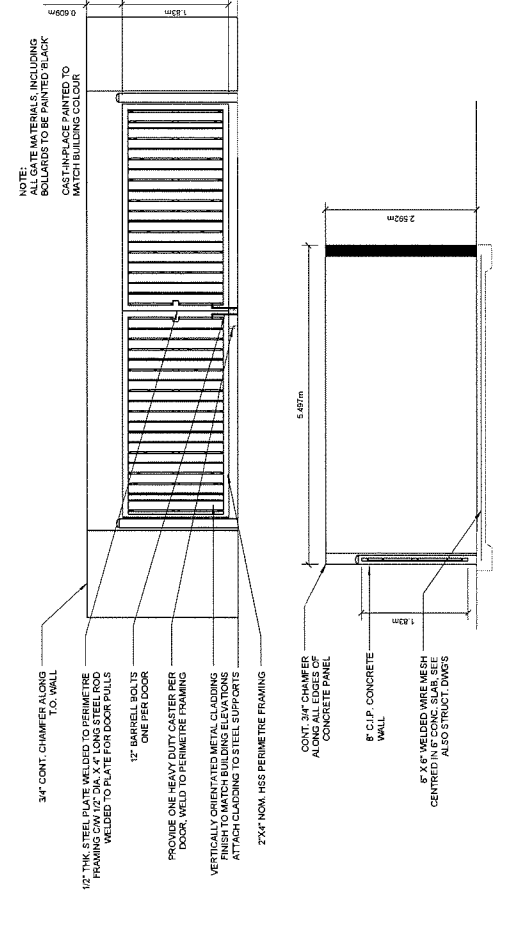
CONIFEROUS TREE N.T.S.



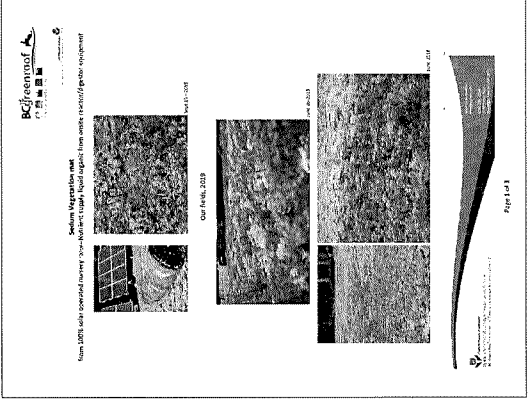
SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



D3 PERMEABLE PAVERS N.T.S.



D2 GARBAGE SCREENING N.T.S.



NOTES:
ALL GREEN ROOF AREAS TO BE SEDUM MATS BY BC GREEN ROOF, OR APPROVED EQUAL.

D4 GREEN ROOF - SEDUM MATS N.T.S.

IRRIGATION NOTES:
1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL TEN COMPLETION.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

SODDING NOTES:
1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD FOR SOIL. SOIL TO BE TESTED AND REPORTED TO THE CONSULTANT AS FOLLOWS:
4% CREEPING RED FESCUE
4% PERENNIAL RYEGRASS
4% BLEND OF CULTIVARS OF KENTUCKY BLUEGRASS
USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHENEVER TOPSOIL IS EXCESSIVELY LOOSE.
3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
4. DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING, AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOIL WILL BE REJECTED.
5. LAY SOIL DURING GROWING SEASON. LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. THIN SECTIONS WITH SHARP IMPLEMENTS.
6. WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION AND TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

PLANTING NOTES
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH, HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
8. REMOVE DEAD OR DAMAGED BRANCHES ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON. ANY REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
9.1. Regular selection of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of within 100mm of the rootball. Plants shall be watered at least once per week during construction and the warranty period. The cost of this work shall be deducted from the final Contract Price as holdback and otherwise recovered from the Contractor.
9.2. Maintenance and additional installation of mulch.
9.3. Weed removal
9.4. Disease control

NO.	DATE	ISSUED FOR	REVISIONS / COMMENTS
1	06/07/19	ISSUED FOR PER COMMENTS	
2	26/07/19	ISSUED FOR CIP	
3	21/08/19	ISSUED FOR TENDER	
4	07/03/19	ISSUED FOR DP	
5	31/01/19	ISSUED TO ADDRESS ADP COMMENTS	
6	30/11/18	ISSUED FOR BP	
7	14/11/18	ISSUED FOR COORDINATION	
8	22/10/18	ISSUED FOR DP	
9	27/09/18	ISSUED FOR DP	
10	19/09/18	ISSUED FOR DP	
11	06/08/18	ISSUED FOR DP	
12	31/07/18	ISSUED FOR REVIEW	
13	11/04/18	ISSUED FOR BP	
14	07/03/17	ISSUED FOR REVIEW	

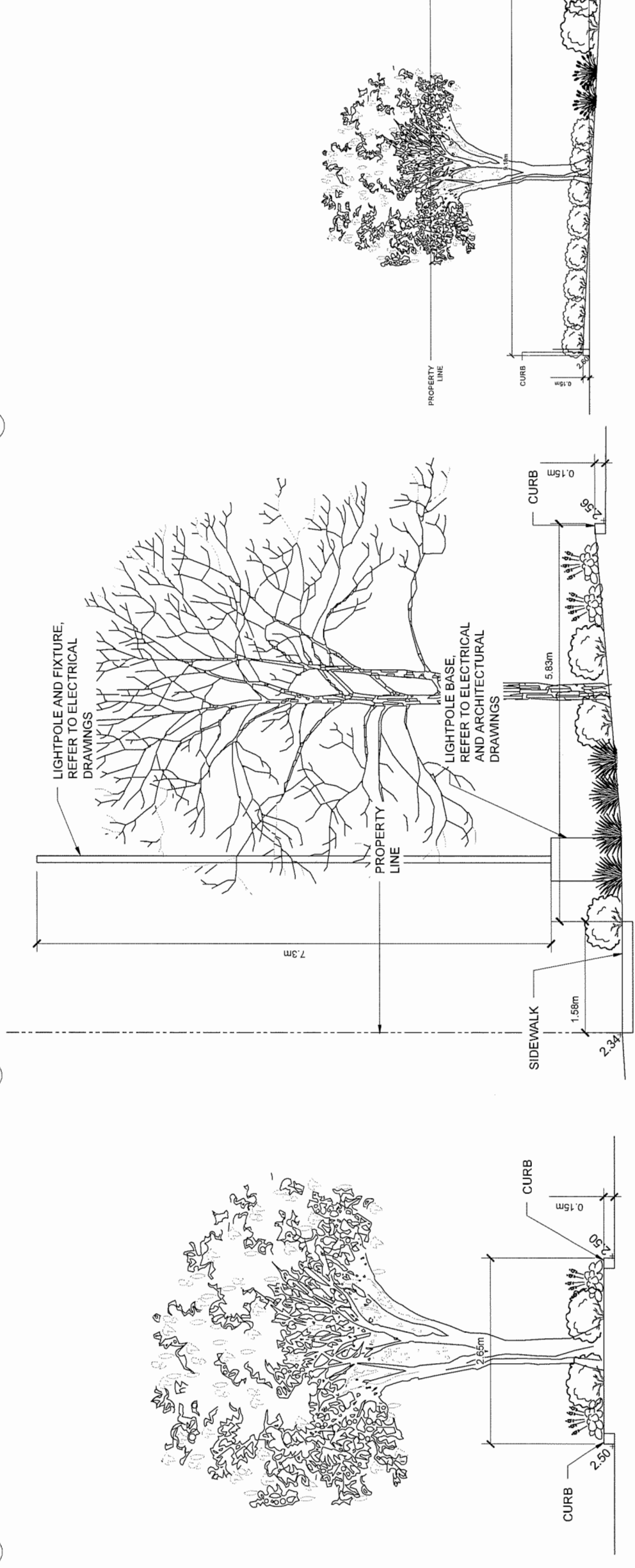
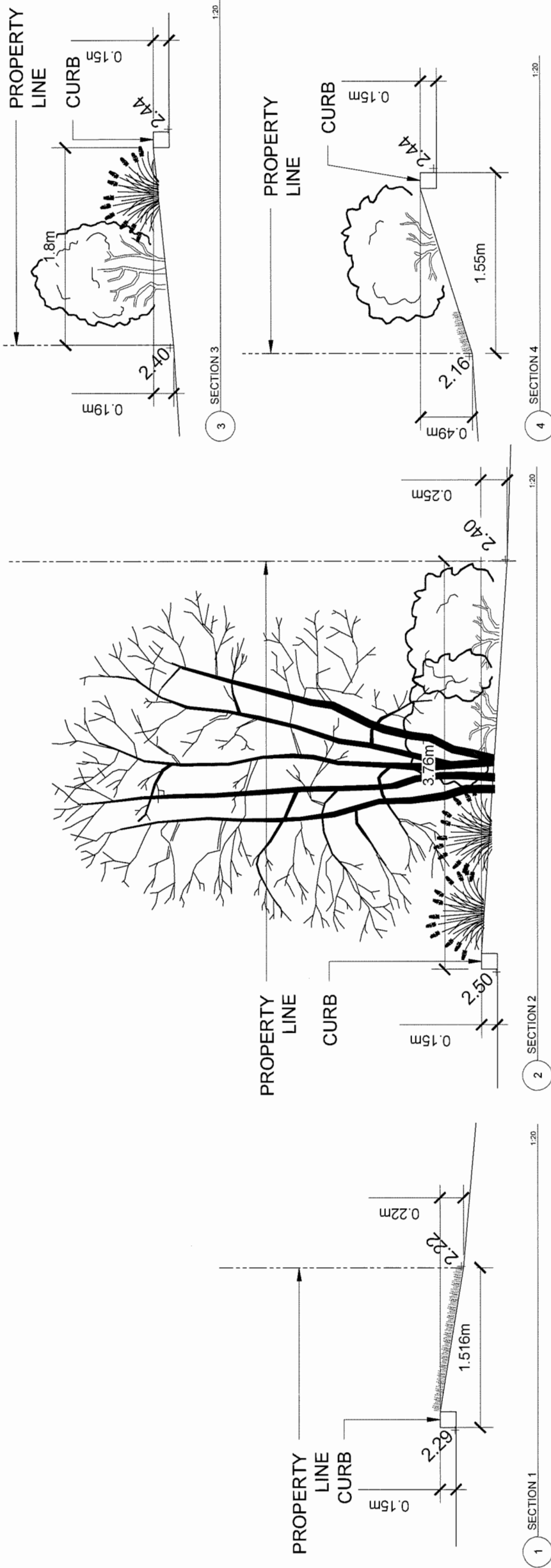
ALLIANCE VANGUARD

PROJECT SITE
4693, 4720 & 4740 VANGUARD RD
RICHMOND, BC

DETAILS & NOTES

SCALE	AS NOTED
GENERAL	AS NOTED
DETAILS	AS NOTED
PLAN	AS NOTED
SECTION	AS NOTED
PROJECT NO.	170598
DATE	02/07/19

L4



NO.	DATE	DESCRIPTION
1	09/11/19	ISSUED FOR COMMENTS
2	09/26/19	REISSUED FOR COMMENTS
3	20/07/19	ISSUED FOR DP
4	21/08/19	ISSUED FOR TENDER
5	07/03/19	ISSUED FOR DP
6	31/01/19	ISSUED TO ADDRESS AUP COMMENTS
7	30/11/18	ISSUED FOR DP
8	14/11/18	ISSUED FOR COORDINATION
9	22/10/18	ISSUED FOR DP
10	21/09/18	ISSUED FOR DP
11	18/09/18	ISSUED FOR DP
12	08/08/18	ISSUED FOR DP
13	31/07/18	ISSUED FOR REVIEW
14	11/04/18	ISSUED FOR DP
15	07/02/17	ISSUED FOR REVIEW

PROJECT NAME
ALLIANCE VANGUARD

PROJECT ADDRESS
**4693, 4720 & 4740 VANGUARD RD
RICHMOND, BC**

DRAWING NO.
SECTION 5

SCALE
AS NOTED

DATE
11/20/2019

PROJECT NO.
170256

DRAWING NO.
L5



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 19, 2019

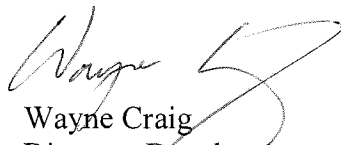
From: Wayne Craig
Director, Development

File: DP 18-822743

Re: **Application by GBL Architects for a General Compliance Ruling at
6340 No. 3 Road**

Staff Recommendation

That the attached plans to apply a public art element to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, to change the glazing on the second floor west and south elevations of the office building facing No. 3 Road and Cook Road, and include painted design elements on the east elevation of the parkade podium wall facing the lane/pedestrian mews be considered to be in General Compliance with Development Permit (DP 18-822743).



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

WC:mm
Att. 5

Staff Report

Origin

GBL Architects has requested a General Compliance ruling regarding changes to Development Permit (DP 18-822743) for a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” (Attachment 1). The project includes three apartment towers and one office tower located above a large podium that includes interior parking and service areas, and retail space facing the public realm on the north, south and west sides of the project. This Development Permit was endorsed by Development Permit Panel on September 26, 2018, and was approved along with the rezoning for the project (RZ 17-773703) at the October 22, 2018 meeting of Council.

This Staff Report summarizes the proposed modifications to the Development Permit including changes to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, changes to the glazing on the second floor of the west and south elevations of the office building facing No. 3 Road and Cook Road, and changes to accommodate painted design elements on the east elevation of the building podium facing the lane/pedestrian mews. These proposed changes were also outlined in the Staff Report to the above-noted Development Permit Panel (DP Panel) meeting.

Background

Development surrounding the subject site is as follows:

- To the North: Adjacent, an undeveloped City lot subject to an application (DP 11-593871) to construct a Bus Mall adjacent to the Brighthouse Canada Line Station in keeping with the City Centre Area Plan (CCAP) that was approved on July 22, 2019 and is zoned “Downtown Commercial (CDT1)” (DP 11-584010).
- To the East: Across the north-south City lane, at 6411 Buswell Street, an existing, low scale commercial and office use development and is zoned “Downtown Commercial (CDT1)”.
- To the South: Across Cook Road, existing, low-scale commercial buildings with surface parking and are zoned “Downtown Commercial (CDT1)”.
- To the West: Across No. 3 Road, the Richmond Centre Mall site, which is zoned “Downtown Commercial (CDT1)” and is subject to an Official Community Plan (OCP) amendment application (CP 16-752923), as well as a Development Permit application (DP 17-768248) for the first phase of mall redevelopment and new mixed-use building development, and are pending approval by City Council.

Staff Comments

The proposed changes to the scheme attached to this report are in general compliance with the original Development Permit considered by the Development Permit Panel (Attachment 2). In addition, the modified proposal (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP), the City Centre Area Plan (CCAP), and is in compliance with the “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” zone.

Planned Public Art for the Southwest Corner of the Development

Under the approved Development Permit plans, a large triangular public art element is planned to be applied to the angled façade at the southwest corner of the office building facing the intersection of No. 3 Road and Cook Road. The approved plans specifically identified the angled corner area for a special façade treatment to be finished with uniquely coloured and patterned glass to differentiate it from the remainder of the facades. In this regard, the Staff Report to the September 26, 2018 Development Permit Panel stated:

“Once the art concept is determined and the technicalities of its implementation within the facade are fully understood, a General Compliance application will be required to modify the approved Development Permit and a general compliance report will be brought forward to the DP Panel for consideration.”

This corner of the development was included the Public Art Plan proposal at time of review of the original Development Permit plans. In follow-up to this consideration, the Richmond Public Art Advisory Committee (RPAAC) endorsed the Public Art Plan for this project at their meeting on October 16, 2018.

In follow-up to this endorsement by the RPAAC, the City prepared a “Call to Artists” in October, 2018 (Attachment 4). Through this process, City Public Art staff have commissioned Musqueam artist, Thomas Cannell, to prepare the Public Art design, “Sea to Sky”, which is proposed to be applied to the southwest corner of the building (shown in Attachment 3). The artist will work with the art glass fabricator, Franz Mayer of Munich, Germany to translate the artwork onto the glass curtain wall. This firm will use a combination of digital print technology, hand painting and airbrushing to transfer the artwork design into the Insulated Glazing Units (IGUs). The firm has confirmed that this method of production will ensure the artwork will last for a minimum of 40 years. Franz Mayer maintains quality standards to develop new artistic expressions in stained glass and mosaic in restoring historic buildings and creating contemporary projects for artists and architects worldwide. The firm has prepared custom samples of the proposed public art glass which have been reviewed by the applicant, the artist, City Child Care, Public Art and Planning staff (see glass sample photograph in Attachment 5). The artist will work with Franz Mayer and Keltic Development Ltd. to further refine the art glass fabrication technique prior to production of the glass.

The renderings of the selected public art and art glass sample were reviewed by and endorsed by the RPAAC on November 18, 2019.

Proposed Changes to Elevations

The Staff Report to the September 26, 2018 Development Permit Panel meeting also identified two other smaller areas of the building where additional design development detail would need to be provided and reviewed through a General Compliance application.

These areas include:

- *West and South Elevations - Early Childhood Development (ECD) Hub Glazing:* The ECD Hub was proposed have coloured glass applied to its windows on the second floor of the office building facing Cook Road and No. 3 Road and its pedestrian entrance at street level. The coloured glass, which was proposed to include both vision and spandrel panels, was to be coordinated with the glass colours used in the façade over the office tower entry. The original DP Panel Report stated:

“Should the Public Art proposal move forward, the ECD Hub glass design may require modification to ensure an appropriate relationship with the Public Art work colours and design. If so, it would be included in the General Compliance application for the Public Art.”

Upon further review by City Public Art, Project Development and Child Care staff, it has been determined that the same clear vision glass and spandrel panels proposed for rest of the office building should be specified in lieu of coloured glass on the second floor of the ECD Hub. This would also for most of the rooms in the ECD Hub to have a clear, unobstructed view towards the outside. The glazing at the street-level entrance to the ECD Hub has been specified to include coloured glass to be coordinated with the public art element at the southwest corner of the building.

- *East Elevation - North-South Pedestrian Mews:* The north-south pedestrian mews and lane on the east elevation of the office building is bordered on its lower levels by the development’s parkade and service rooms. To enliven the pedestrian experience along the mews, the approved Development Permit plans included a notation that artistic decorative finish be applied to the lower levels of the building. The original Staff Report to DP Panel noted that these changes would be advanced for consideration in the General Compliance report along with the proposed Public Art and ECD Hub façade changes, if applicable.

In this regard, the applicant has worked with City staff to revise the lower section of the east elevation to include two painted modern, artistic design elements and complementary landscaping as shown in Attachment 3.

Analysis

Applicable Conditions of Adjacency and Landscape

- The location for the proposed public art element on the angled southwest corner of the building was included within the approved Development Permit plans. The proposed art element and selected coloured art glass will provide a focal point for the plaza at the southwest corner of the building and the adjacent streetcape on No. 3 Road and Cook Road. The variety of colours and textured painting technique will provide a rich and

nuanced form on the glazing of this corner of the building. From further away, the public art element will provide a landmark looking north along No. 3 Road and from the Richmond Centre development to west.

- The removal of the coloured glass proposed for the west and south facing windows of the ECD Hub on the second floor of the office building will remove visual distraction away from the public art on the southwest corner of the building and provide a better visual experience within ECD Hub by providing standard vision glass. There will be several coloured glass panels applied to the glazing to provide a visual cue for the pedestrian entrance to the ECD Hub at street level on No. 3 Road.
- The painted design element applied to the east side of the concrete parkade podium facing the lane/pedestrian mews on the rear side of the building will provide for an interesting visual experience to pedestrians. Furthermore, there have been adjustments to the location of the louvered building vents and the adjacent plantings along the base of the east elevation of the building to soften the appearance of the building and improve the pedestrian experience on the adjacent mews. The 12 Acer Circinatum (Vine Maple) trees with spreading branches have been replaced with 12 columnar Acer Rubrum (Red Rocket Maple) trees. This change from this broader to more slender tree species will provide a better view of the painted design element on the building behind the trees.

Conclusions

GBL Architects has requested a General Compliance ruling for proposed changes to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, changing the glazing on the ECD Hub on the second floor of the west and south elevations of the office building facing No. 3 Road and Cook Road, and accommodating painted design elements facing the lane/pedestrian mews on the east side of the site.

Staff have no objection to the proposed revisions. Staff recommends support of this General *Compliance request* for the proposed changes to the approved Development Permit.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

Attachment 1: Context Map

Attachment 2: Relevant Approved Development Permit Plans

Attachment 3: Proposed New Development Permit Plans

Attachment 4: Call to Artists RFP for the Keltic Development, October 2018

Attachment 5: Photograph of Public Art Glass Sample

nuanced form on the glazing of this corner of the building. From further away, the public art element will provide a landmark looking north along No. 3 Road and from the Richmond Centre development to west.

- The removal of the coloured glass proposed for the west and south facing windows of the ECD Hub on the second floor of the office building will remove visual distraction away from the public art on the southwest corner of the building and provide a better visual experience within ECD Hub by providing standard vision glass. There will be several coloured glass panels applied to the glazing to provide a visual cue for the pedestrian entrance to the ECD Hub at street level on No. 3 Road.
- The painted design element applied to the east side of the concrete parkade podium facing the lane/pedestrian mews on the rear side of the building will provide for an interesting visual experience to pedestrians. Furthermore, there have been adjustments to the location of the louvered building vents and the adjacent plantings along the base of the east elevation of the building to soften the appearance of the building and improve the pedestrian experience on the adjacent mews. The 12 Acer Circinatum (Vine Maple) trees with spreading branches have been replaced with 12 columnar Acer Rubrum (Red Rocket Maple) trees. This change from this broader to more slender tree species will provide a better view of the painted design element on the building behind the trees. There has also been a change to planters adjacent to the east wall and a drop in the planter wall height to reduce screening of the proposed painted design element.

Conclusions

GBL Architects has requested a General Compliance ruling for proposed changes to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, changing the glazing on the ECD Hub on the second floor of the west and south elevations of the office building facing No. 3 Road and Cook Road, and accommodating painted design elements facing the lane/pedestrian mews on the east side of the site.

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MM:blg

Attachment 1: Context Map

Attachment 2: Relevant Approved Development Permit Plans

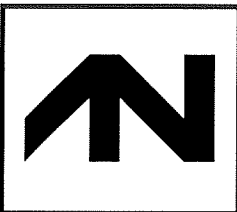
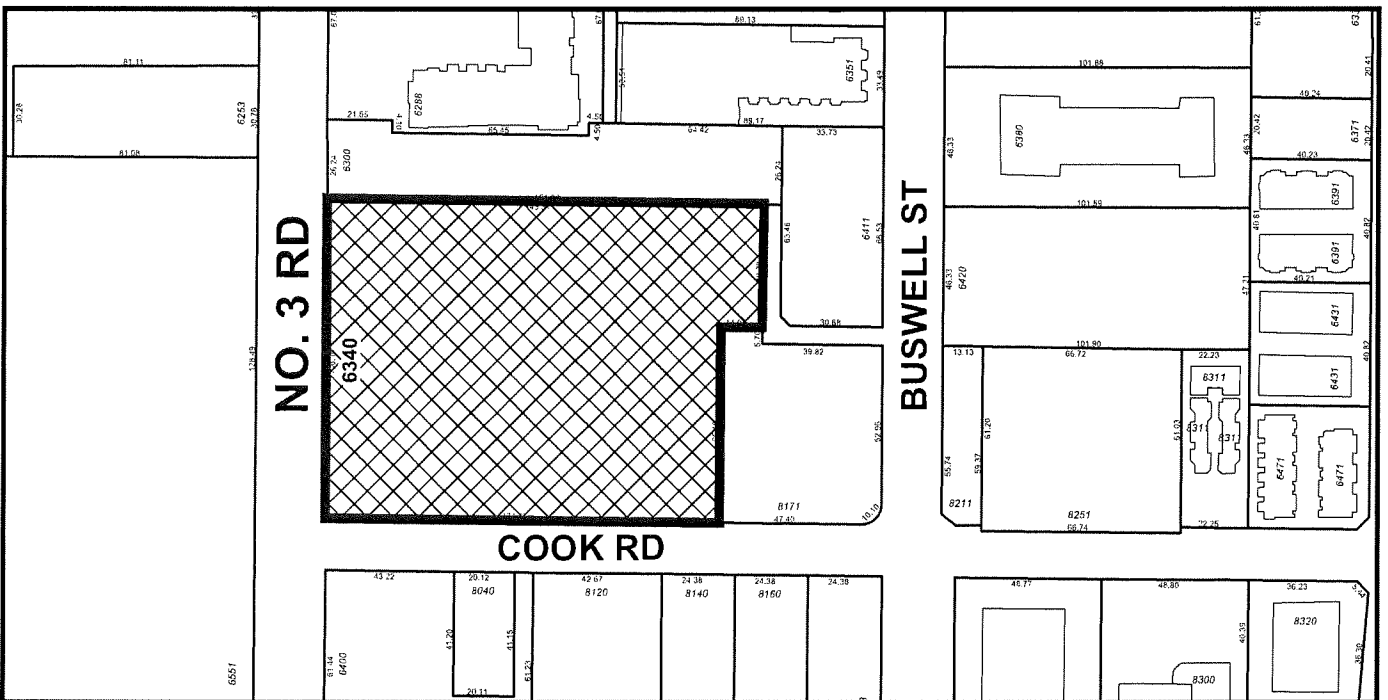
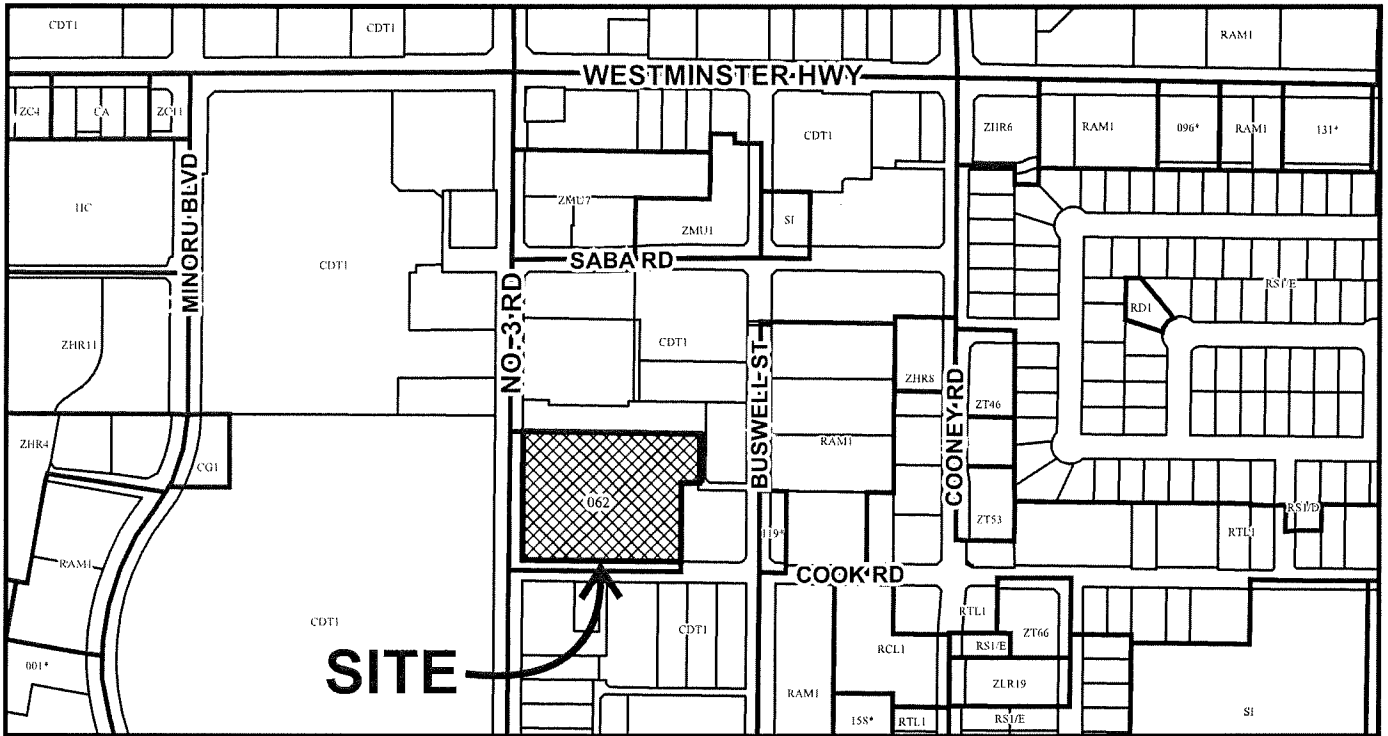
Attachment 3: Proposed New Development Permit Plans

Attachment 4: Call to Artists RFP for the Keltic Development, October 2018

Attachment 5: Photograph of Public Art Glass Sample



City of Richmond



DP 18-822743

Original Date: 06/25/18

Revision Date:

Note: Dimensions are in METRES

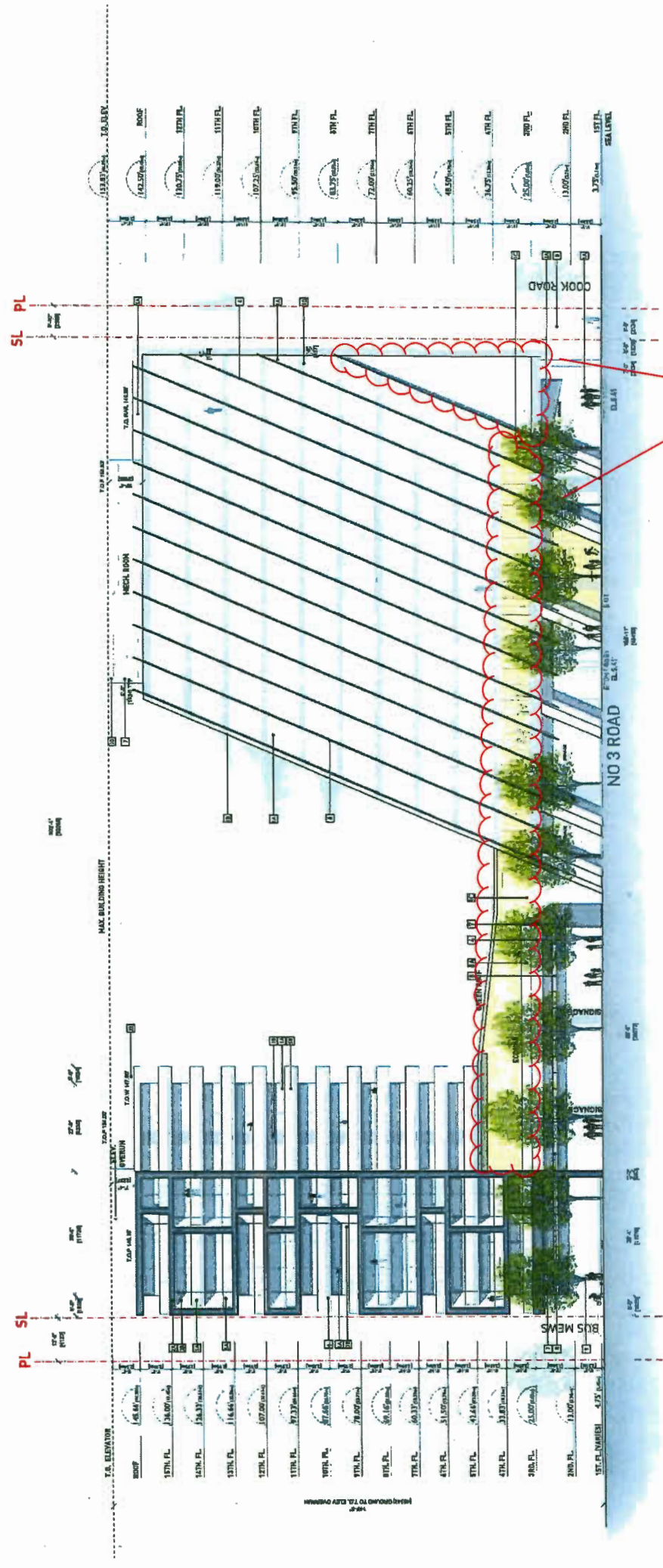


OP 18-822743

MATERIALS

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

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



REVISIONS

NO.	DATE	REMARKS
01	18.03.21	ISSUED FOR I/P
02	18.04.20	REVISION ISSUED FOR I/P
03	18.07.20	DPP DRAFT
04	18.08.19	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR I/P

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 WEST ELEVATION

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

A3.01

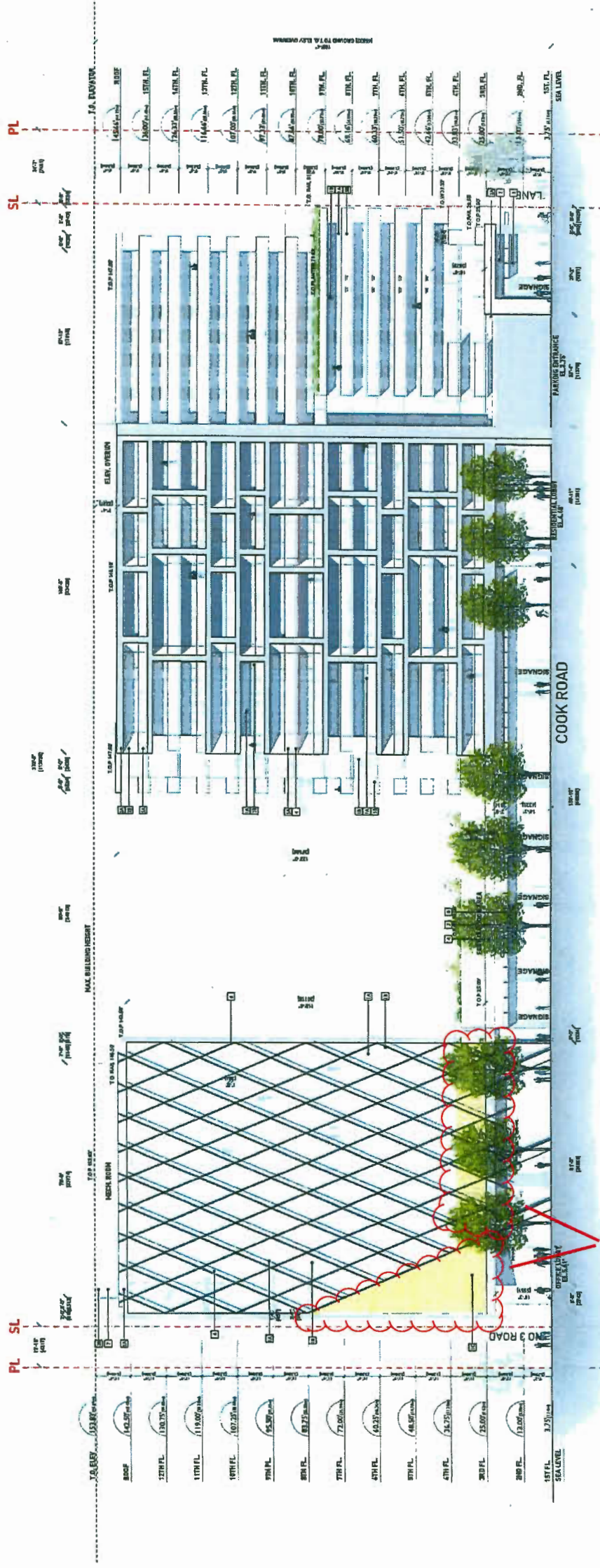
Areas Proposed to be Changed

DP 18-822743

MATERIALS

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

- GLAZING NOTES:
 - HORIZONTAL GLAZING TO BE WINDOW WALL
 - OFFICE TOWER GLAZING TO BE CURTAINWALL
 - GROUND FLOOR METAL TO BE STOREFRONT ON INTEGRATED LOUVERS



Areas Proposed to be Changed

REVISIONS

NO.	DATE	REMARKS
01	18.04.21	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.20	DPF DRAFT
04	18.08.16	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPF

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 SOUTH ELEVATION

DATE: 18.08.24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:200
 JOB NUMBER: 1646

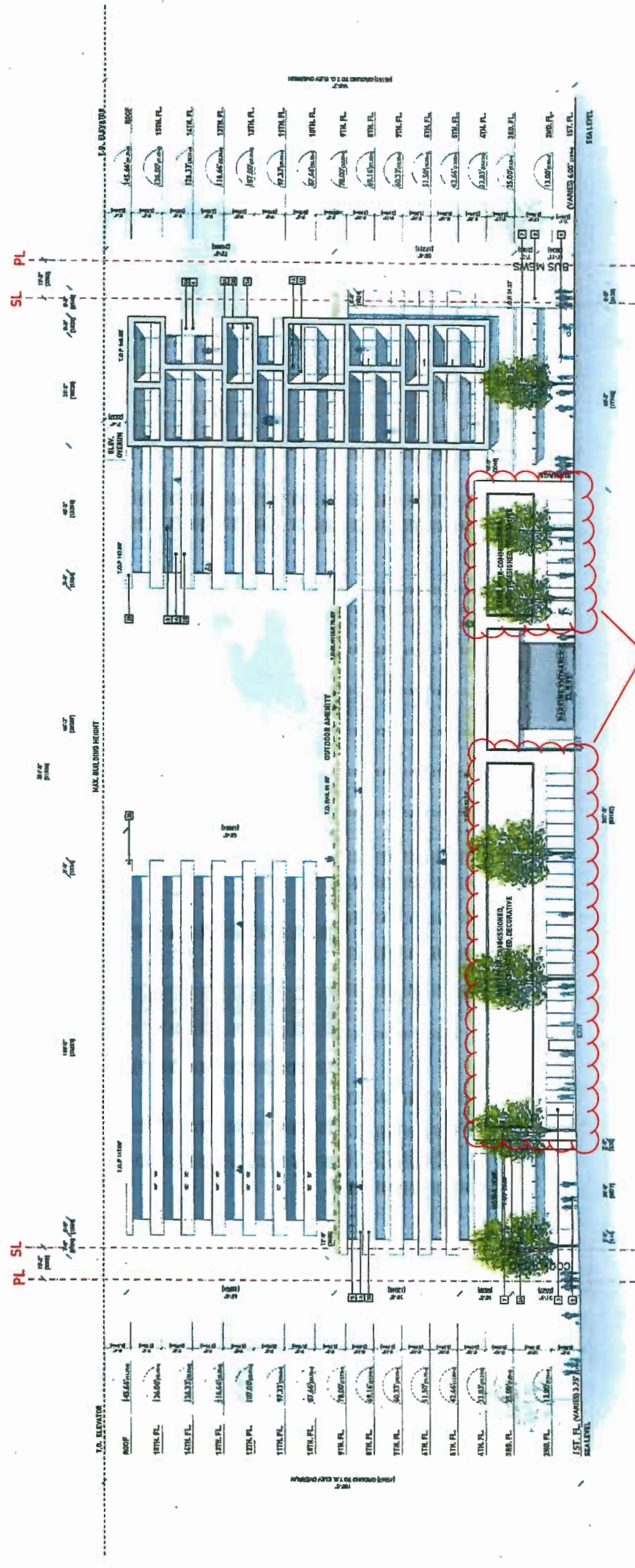
A3.02

OP 18-822743

MATERIALS

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

GLAZING NOTES:
- OPERATIONAL GLAZING TO BE WINDOW WALL
- OPERATIONAL GLAZING TO BE CONTAINMENT WALL
- OPERATIONAL GLAZING TO BE STOREFRONT LOW INTERMEDIATE LOUVERS
- GROUND FLOOR METAL TO BE STOREFRONT LOW INTERMEDIATE LOUVERS



Areas Proposed to be Changed



6340 NO. 3 RD
RICHMOND, BC

MIXED-USE
EAST ELEVATION

DATE: 11/11/2018
DRAWN BY: J. BRUDARD
CHECKED BY: J. BRUDARD
SCALE: 1/8"=1'-0"
JOB NUMBER: 16446

A3.03

DP 18-822743
PWL partnership

gbl

NO.	DATE	REVISIONS
1	18-04-11	ISSUED FOR I.P.
2	18-04-11	ISSUED FOR I.P.
3	18-04-11	ISSUED FOR I.P.
4	18-04-11	ISSUED FOR I.P.



Areas Proposed to be Changed

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

6340 No. 3 Road

6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 100 SECTION 9 BLOCK 4
NORTHVORGE 9 ROAD PLAN 44567

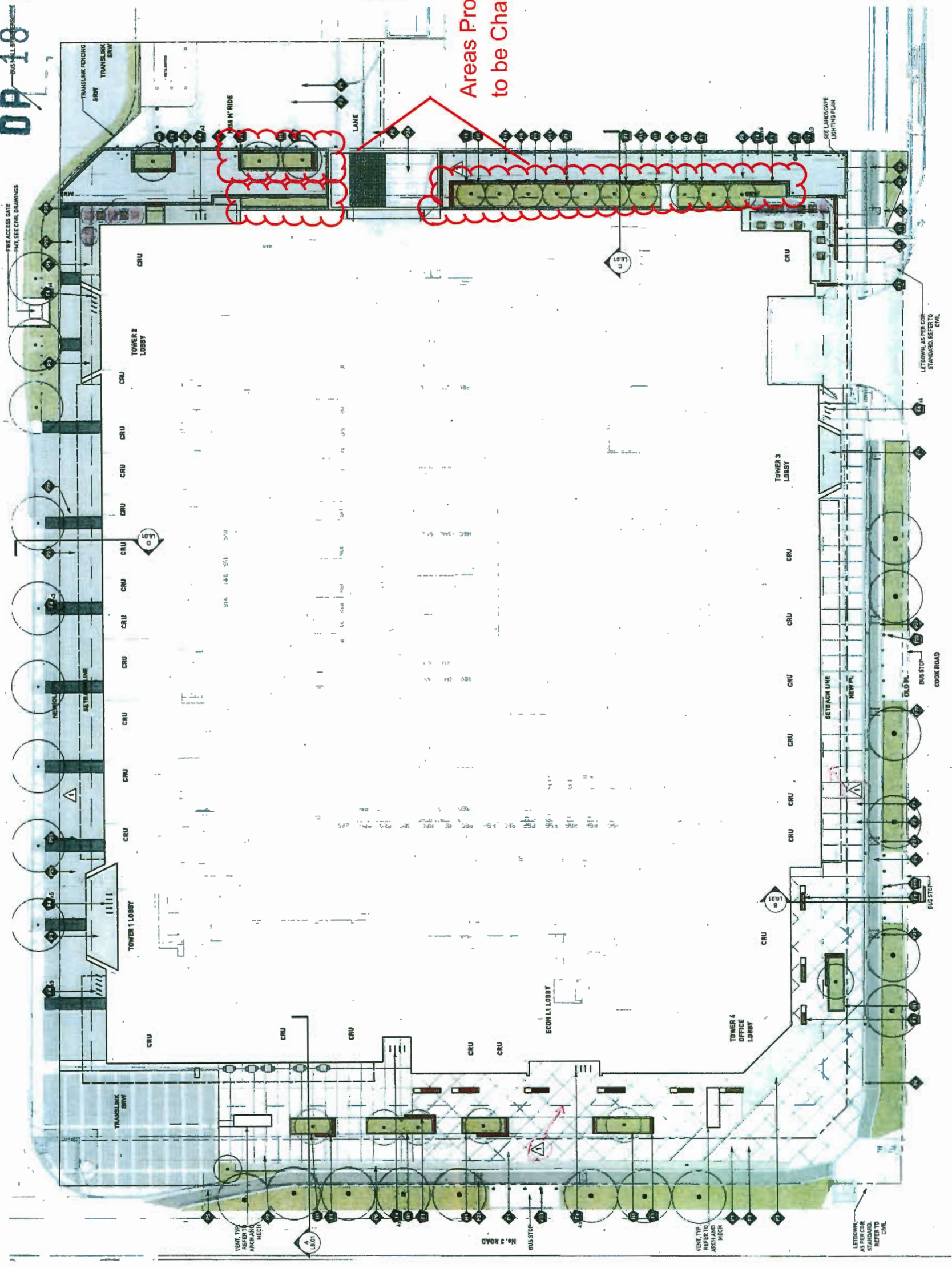
Materials Plan

Level 1

1:200

PROJECT NO.	12017
DATE	27 March 2018
REVISION	12017 PWL_03/28/18
DATE	18-04-18
DESIGNER	MT
CHECKER	KT

L1_01



#AD

2743

Op 18-89

PWL partnership

gbl

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Plant List						
6340 No.3 Road, Richmond BC						
TREES						
ACR	29	Acer circinatum	Vine Maple	3.0m Hx (10'-0" Hx)	As Shown	B&B Nursery grown, minimum 3 stems
AGR	38	Acer glabrum	Paper Bark Maple	5.0m cal. (17' cal)	As Shown	B&B Uniform branching, dense tree, 6' (1.8m) cal.
AGS	1	Acer palmatum 'Spect'	Japanese Maple	8.0m cal. (26' cal)	As Shown	B&B Uniform branching, dense tree, 7' (2.1m) cal.
AGA	27	Acer palmatum 'Mikono'	Japanese Maple	8.0m cal. (26' cal)	As Shown	B&B Uniform branching, dense tree, 7' (2.1m) cal.
ART	1	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	8.0m cal. (26' cal)	As Shown	B&B Uniform branching, dense tree, 7' (2.1m) cal.
BNI	3	Betula nigra	River Birch	5.0m cal. (17' cal)	As Shown	B&B, Clump form, well branched
FCI	1	Ficus carica 'Dessert King'	Desert King Fig	5.0m cal. (17' cal)	As Shown	B&B, Uniform branching, dense tree, 6' (1.2m) cal.
HGL	1	Magnolia glauca	Glossy Magnolia	5.0m cal. (17' cal)	As Shown	B&B, Well branched, dense tree
HRG	1	Hamamelis virginica	Witch Hazel	5.0m cal. (17' cal)	As Shown	B&B, Well branched, dense tree
POR	1	Picea canadensis	Scotch Spruce	2.4m Hx (8'-0" Hx)	As Shown	B&B, Well branched, dense tree
PQ2-1	1	Picea canadensis	Scotch Spruce	2.4m Hx (8'-0" Hx)	As Shown	B&B, Well branched, dense tree
PNG	8	Pinus nigra	Autumn Black Pine	7.0m cal. (23' cal)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) cal.
PVA	10	Pinus yunnanensis 'Mikono'	Diyereak Flowering Cherry	7.0m cal. (23' cal)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) cal.
PFL	7	Quercus palustris	Pin Oak	8.0m cal. (26' cal)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1m) cal.
SHRUBS						
BANW	153	Baccharis polyphyla 'Winter Gem'	Winter Gem Broomrape	45 cm (18")	Well established	Well established
BENI	71	Baccharis pilularis	Sage	45 cm (18")	Well established	Well established, nursery grown
LPL	898	Lonicera pilularis	Prince Henry's Cuckoo	45 cm (18")	Well established	Well established
PMP	236	Pinus mugo 'Pumila'	Dwarf Mugo Pine	45 cm (18")	Well established	Well established
RWM	323	Rosa 'White Medallion'	White Medallion Rose	45 cm (18")	Well established	Well established
SHI	1028	Shibubakia 'Nectarinal'	Red Spotted Red Maple	45 cm (18")	Well established	Well established
SJP	159	Spiraea japonica	Japanese Spiraea	45 cm (18")	Well established	Well established
TDA	127	Taxus x media 'H.M.Edge'	H.M.Edge Yew	40 cm (16")	Well established	Well established, dense hedging plant / B & B
VYV	856	Viburnum dentatum	Dwarf Viburnum	45 cm (18")	Well established	Well established
GROUND COVER						
AUU	272	Arctostaphylos uva-ursi	Kentucky	15 cm (6") leads	Minimum 3 leads	Well established
BFE	75	Bryonia cretica 'Emerald Chely'	Emerald Chely	38 cm (15")	Minimum 3 leads	Well established
PTU	377	Polygonum tortuosum	Japanese Spurge	38 cm (15")	Minimum 3 leads	Well established
PERENNIALS						
LAA	1203	Leucoloma axillare	Tree Lander	45 cm (18")	Well established	Well established
ORV	45	Origanum vulgare	Oregano	36 cm (14")	Well established	Well established
REB	335	Rudbeckia hirta 'Goldstrum'	Black-eyed Susan	45 cm (18")	Well established	Well established
SJA	149	Stachys linearis	Lamb's Ear	38 cm (15")	Well established	Well established
ORNAMENTAL GRASSES						
CAK	77	Chamaecrista x 'Kest Ferster'	Kest Ferster Feather Reedgrass	75 cm (30")	Well established	Well established
EDD	41	Elymus distachyoides 'Ice Dance'	Principled Ridge	45 cm (18")	Well established	Well established
PZU	1231	Pennisetum purpureum 'Humbler'	Dwarf Fountain Grass	45 cm (18")	Well established	Well established
HERBACEOUS						
ESP	56	Erythronium albidum	Dwarf Fern	38 cm (15")	Well established, nursery grown	Well established
PMU	717	Polygonum multiflorum	Western Sword Fern	45 cm (18")	Well established, nursery grown	Well established

Extensive green roof on L4 to be 6" LiveRoof trays with sun mix.

Note: All planting to be irrigated with high-efficiency, automated irrigation system

Changes to Plant List Proposed for Changed Landscape Areas



PROJECT
6340 No. 3 Road

DATE
6340 No.3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 8 BLOCK 4
NORTH RANGE 6 NPO PLAN 41547

PLANT LIST

DATE	N/A
REV	17017
DATE	27 March 2018
BY	17017 Plan, H. Grant Brumpton
DATE	18-8-23
BY	MT
DATE	27

L2_00

11

DP 18-000-822743

PWL partnership

gbi

gbi

NO.	DATE	DESCRIPTION
1	10-24-07	ISSUED FOR PERMIT
2	11-14-07	ISSUED FOR PERMIT
3	11-14-07	ISSUED FOR PERMIT
4	11-14-07	ISSUED FOR PERMIT



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

6340 No. 3 Road

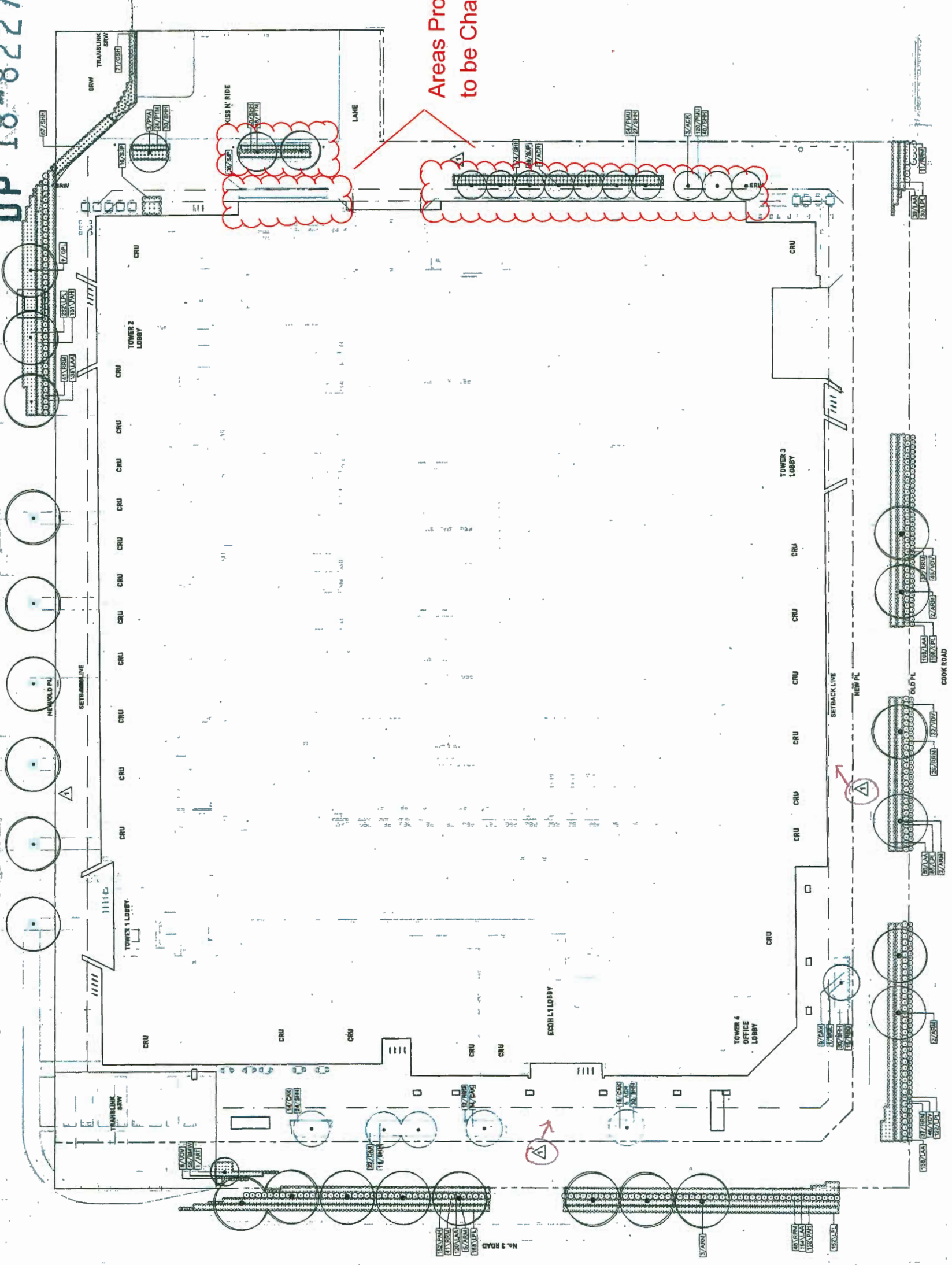
6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 100 SECTION 8 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Planting Plan
Level 1



NO.	DATE	DESCRIPTION
1	11-17-07	ISSUED FOR PERMIT
2	11-17-07	ISSUED FOR PERMIT
3	11-17-07	ISSUED FOR PERMIT
4	11-17-07	ISSUED FOR PERMIT

L2_01





GBL ARCHITECTS INC.
 137 EAST 8TH AVENUE
 VANCOUVER, BC CANADA V6T 1B8
 TEL: 604.736.1156
 FAX: 604.736.1507
 WWW.GBLARCHITECTS.COM
 ALL RIGHTS RESERVED. PHOTOGRAPHY BY GBL ARCHITECTS INC. AND NOT BE USED FOR
 ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF GBL ARCHITECTS INC.

NOTES

REVISIONS	DATE	DESCRIPTION
01	10/28/17	01-ARCHITECT

6340 No 3 Rd & Cook
 Richmond, BC

3D RENDERING

DATE	10/27/2019 2:02:16 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	16446

A3.00



AREA OF CHANGE

NO.	DATE	DESCRIPTION
25	10/26/19	DP AMENDMENT



6340 No 3 Rd & Cook
Richmond, BC

3D RENDERING

DATE	11/27/2019 2:02:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1646

A3.00

NOTES

NO.	DATE	DESCRIPTION
25	10/28/11	DP AMENDMENT

6340 No 3 Rd & Cook
Richmond, BC

WEST ELEVATION

DATE	10/27/2019 1:56:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	16446

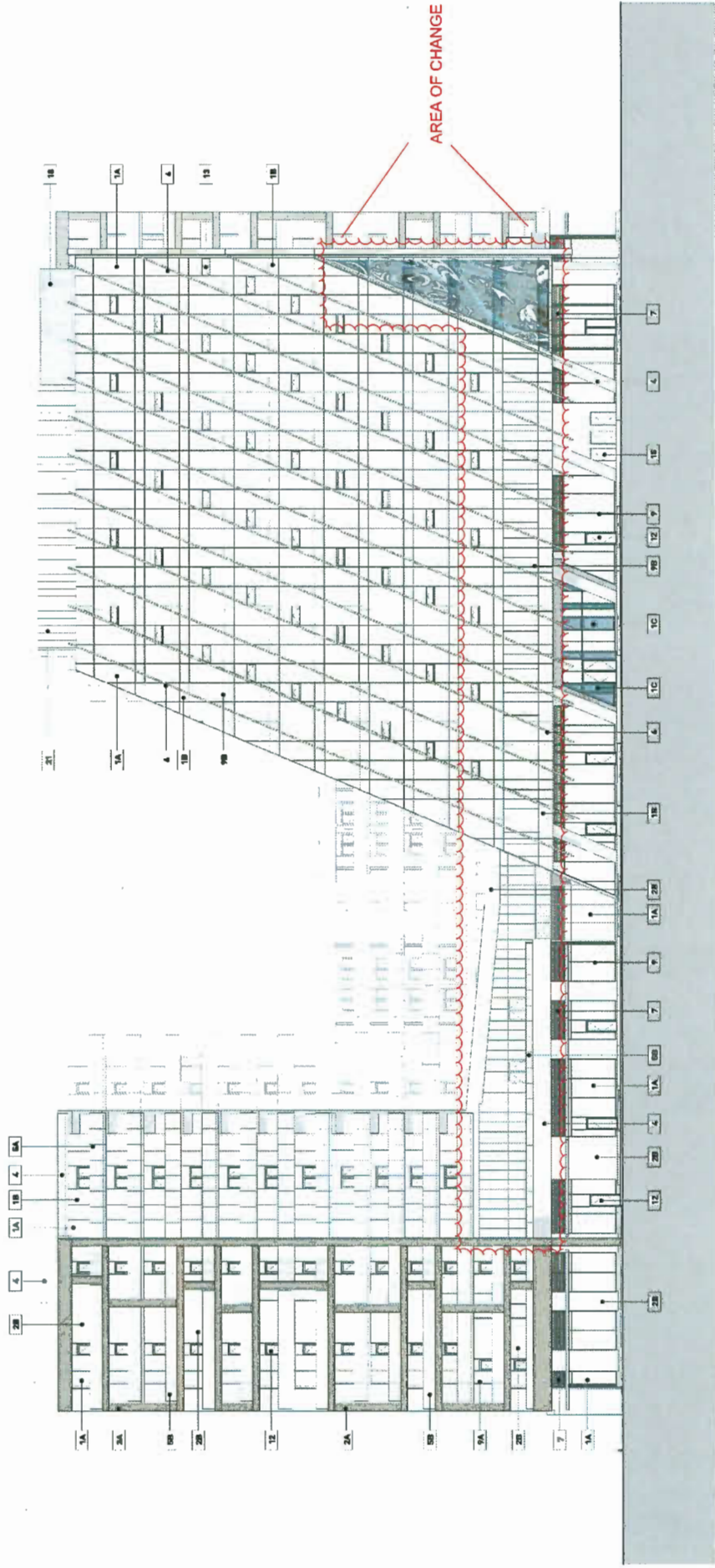
A3.01

MATERIAL LEGEND

TAB	DESCRIPTION
9A	WINDOW-WALL MULLION - WHITE COLOUR
9B	CURTAIN WALL MULLION - ANODIZED ALUMINUM
10	METAL FILLER TO MATCH MULLION COLOUR
11	BALCONY DIVIDER - ALUMINUM WITH FRITTED GLASS
12	SINGLE GLASS DOOR
12B	DOUBLE GLASS DOOR
13	OPERABLE WINDOW
14	PAINTED CONCRETE - ART MURAL
15	METAL SINGLE DOOR
16	METAL SECURITY FENCE
18	METAL SCREEN - PERFORATED
20	METAL MESH GARAGE DOOR
21	FORMED METAL

MATERIAL LEGEND

TAB	DESCRIPTION
1A	CLEAR GLASS
1B	BACK-PAINTED GLAZING SPANDREL - WHITE
1C	COLOURED GLAZING - VARIES - CONFIRM WITH THE ARCHITECT
2A	ALUMINUM PANEL - FRAME EDGE - CHAMPAGNE
2B	ALUMINUM PANEL - FRAME INTERIOR - WHITE
3	CUSTOM PERFORATED METAL SCREENING
4	ARCHITECTURAL CONCRETE - PAINTED
5A	GLASS GUARD - FRITTED
5B	GLASS GUARD - CLEAR
6	EXTRUDED ALUMINUM SUNSHADES - CHAMPAGNE
7	ALUMINUM LOUVERS
8	GLAZED CANOPY
9	STOREFRONT MULLIONS - CHARCOAL COLOUR



REVISIONS	NO.	DATE	DESCRIPTION
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6340 No 3 Rd & Cook
 Richmond, BC

SOUTH ELEVATION

DATE: 10/27/2019 12:13:50 PM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE:
 JOB NUMBER: 16446

A3.02

MATERIAL LEGEND	
TAG	DESCRIPTION
9A	WINDOW-WALL MULLION - WHITE COLOUR
9B	CURTAIN WALL MULLION - ANODIZED ALUMINUM
10	METAL FILLER TO MATCH MULLION COLOUR
11	BALCONY DIVIDER - ALUMINUM WITH FRITTED GLASS
12	SINGLE GLASS DOOR
12B	DOUBLE GLASS DOOR
13	OPERABLE WINDOW
14	PAINTED CONCRETE - ART MURAL
15	METAL SINGLE DOOR
16	METAL SECURITY FENCE
18	METAL SCREEN - PERFORATED
20	METAL MESH GARAGE DOOR
21	FORMED METAL

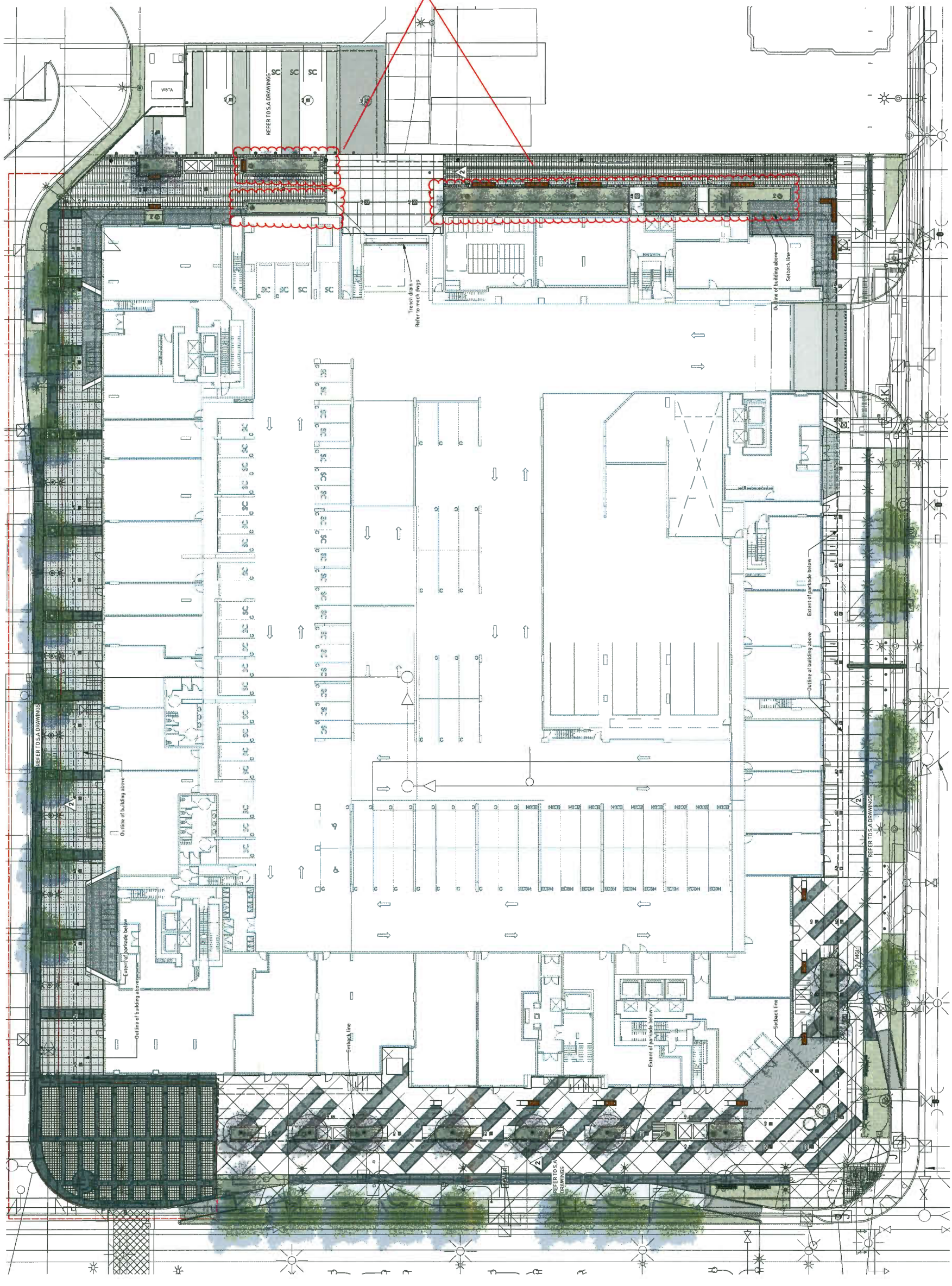
MATERIAL LEGEND	
TAG	DESCRIPTION
1A	CLEAR GLASS
1B	BACK-PAINTED GLAZING SPANDREL - WHITE
1C	COLOURED GLAZING - VARIES - CONFIRM WITH THE ARCHITECT
2A	ALUMINUM PANEL - FRAME EDGE - CHAMPAGNE
2B	ALUMINUM PANEL - FRAME INTERIOR - WHITE
3	CUSTOM PERFORATED METAL SCREENING
4	ARCHITECTURAL CONCRETE - PAINTED
5A	GLASS GUARD - FRITTED
5B	GLASS GUARD - CLEAR
6	EXTRUDED ALUMINUM SUNSHADES - CHAMPAGNE
7	ALUMINUM LOUVERS
8	GLAZED CANOPY
9	STOREFRONT MULLIONS - CHARCOAL COLOUR



AREA OF CHANGE

NO.	DATE	DESCRIPTION
1	2018-10-29	ISSUED FOR PERMIT
2	2018-11-21	ISSUED FOR PERMIT

AREAS OF CHANGE



PROJECT
Paramount

ADDRESS
 6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 189 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
 DP L1 LAYOUT PLAN

NO.	DATE	DESCRIPTION
1	2018-10-29	ISSUED FOR PERMIT
2	2018-11-21	ISSUED FOR PERMIT



SCALE
 N/A

DPA1.01

AREA OF CHANGE

NO.	DATE	DESCRIPTION
1	2019-05-27	ISSUED FOR IP
2	2019-06-20	REVISION ISSUED FOR IP
3	2019-06-20	ISSUED FOR DP
4	2019-09-07	REVISED DP SUBMISSION
5	2019-09-27	ISSUED FOR COS CON. SOCIAL SERV. REVIEW
6	2019-10-09	ISSUED FOR IP
7	2019-10-15	ISSUED FOR IP
8	2019-10-15	ISSUED FOR IP
9	2019-10-15	ISSUED FOR IP
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99	2019-06-20	ISSUED FOR IP
100	2019-06-20	ISSUED FOR IP

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

MUST PRINT IN BLACK AND WHITE

Paramount

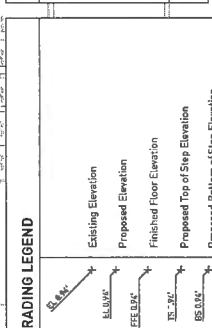
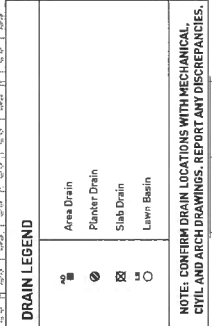
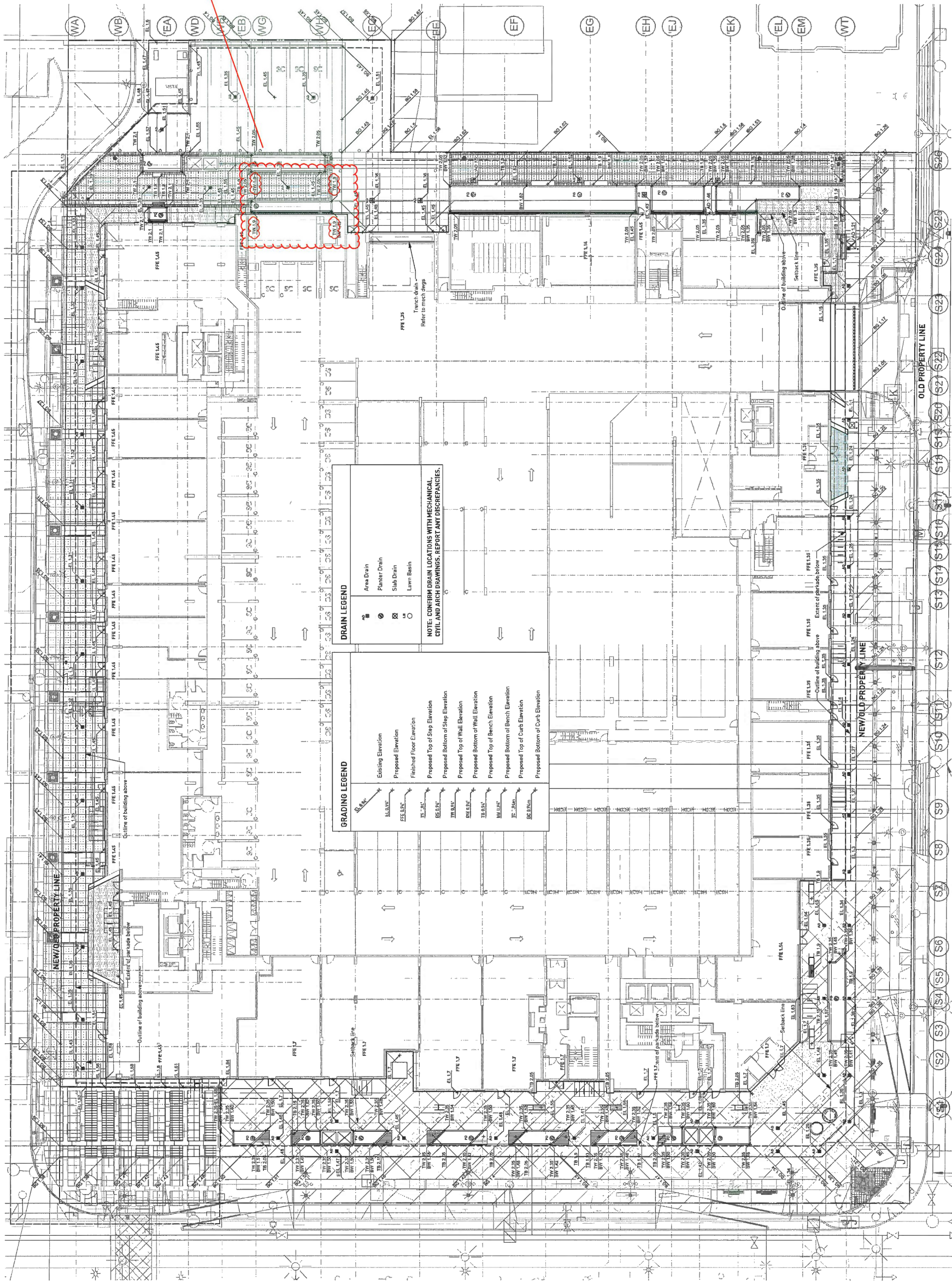
6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 189 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

GRADING PLAN

SCALE: 1:200

PROJECT NO.	170617
DATE	21st November 2019
REVISED	17017 Revision
REVISED	19-11-21
DESIGNER	MTE/BAE
DRAWN	BAE
CHECKED	BAE
DATE	19-11-21

L2.01



- REVISIONS AND NOTES**
- 1 2019-06-27 ISSUED FOR DP
 - 2 2019-06-27 REVISION ISSUED FOR DP
 - 3 2019-06-28 ISSUED FOR DP
 - 4 2019-09-27 REVISED FOR SUBMITTAL
 - 5 2019-09-27 REVISED FOR CIVIL SOCIAL ENVIRONMENTAL REVIEW
 - 6 2019-11-20 ISSUED FOR BP
 - 7 2019-11-20 REVISED FOR TENDER
 - 8 2019-11-20 REVISED FOR ADDENDUM 1
 - 9 2019-11-20 REVISED FOR ADDENDUM 2
 - 10 2019-11-20 REVISED FOR ADDENDUM 3
 - 11 2019-11-20 REVISED FOR ADDENDUM 4
 - 12 2019-06-27 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
 - 13 2019-06-27 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
 - 14 2019-06-27 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
 - 15 2019-06-27 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
 - 16 2019-11-20 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
 - 17 2019-11-20 ISSUED FOR REFERENCE AS PART OF PLS TO S.A.D.
- NOTES:** Some elements may be revised through coordination of the Service Agreement (S.A.) Framing Work.
- MUST PRINT IN BLACK AND WHITE**
- Paramount**

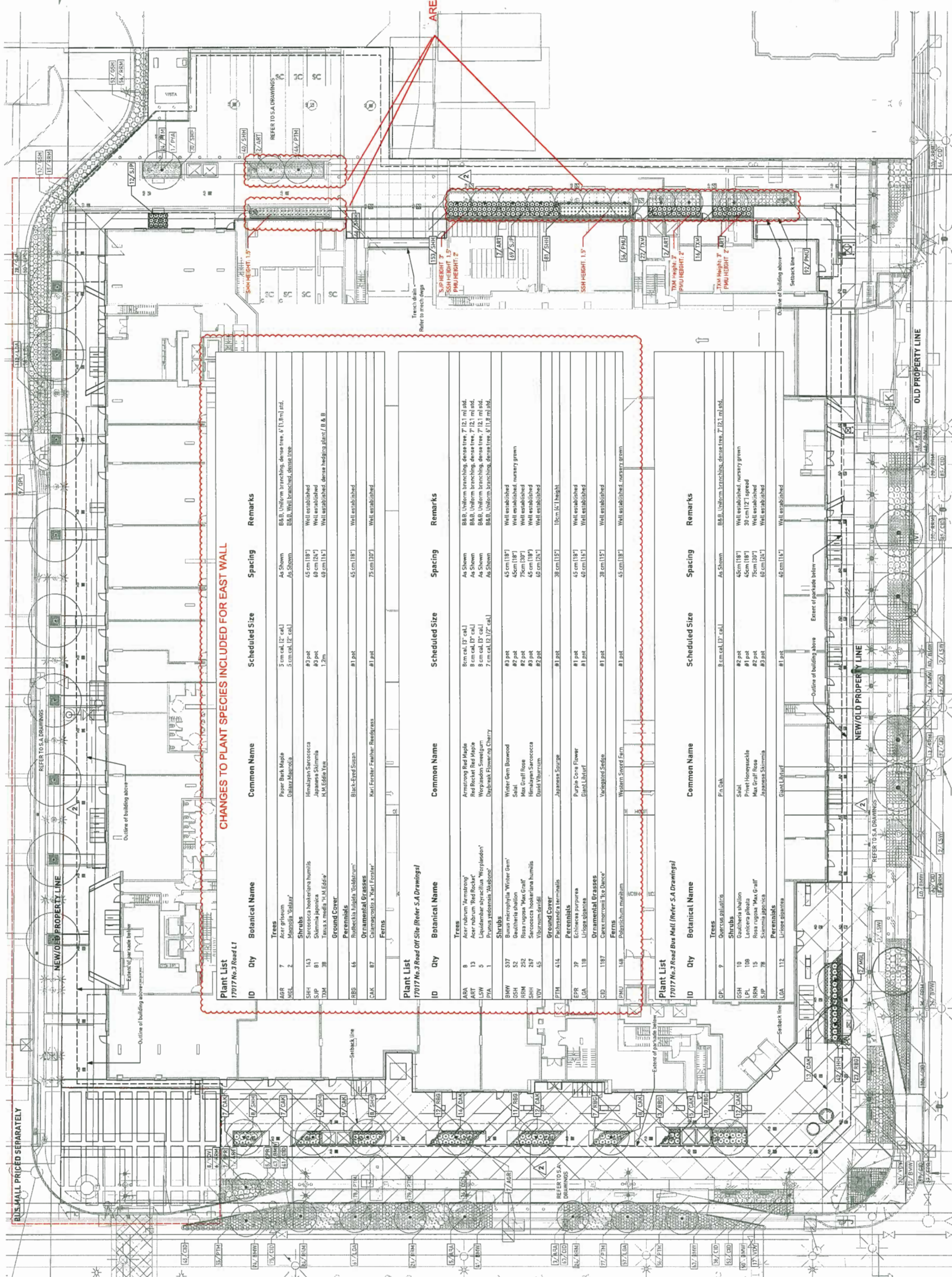
PROJECT
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 108 SECTION 8 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

TITLE
PLANTING PLAN

SCALE
1:200

PROJECT NO. 17017
DATE 21st November 2019
REVISED 17017 PLANTING
SCALE 1:200
DATE 18-11-20
DESIGNER MCH/BAE
PROJECT NO. 17017
DATE 21st November 2019
REVISED 17017 PLANTING
SCALE 1:200
DATE 18-11-20
DESIGNER MCH/BAE

L3.01



CHANGES TO PLANT SPECIES INCLUDED FOR EAST WALL

Plant List
17017 No. 3 Road L1

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
AGR	7	<i>Acer griseum</i>	Paper Bark Maple	3 cm cal. (2' cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
SHL	143	<i>Sarcococca hookeriana humilis</i>	Himalayan Sarcococca	45 cm (18")	As Shown	Well established
SHM	38	<i>Stemodia japonica</i>	Stemodia	45 cm (18")	As Shown	Well established
SHN	38	<i>Stemodia japonica</i>	Stemodia	45 cm (18")	As Shown	Well established, dense hedging plant / B & B
SHO	1	<i>Stemodia japonica</i>	Stemodia	1.2m	As Shown	Well established
SHR	45	<i>Parthenocissus vitacea</i>	Black-Eyed Susan	45 cm (18")	As Shown	Well established
SHS	87	<i>Parthenocissus vitacea</i>	Parthenocissus	75 cm (30")	As Shown	Well established
SHU	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHV	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHW	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHX	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHY	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHZ	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAA	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAB	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAC	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAD	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAE	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAF	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAG	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAH	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAI	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAJ	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAK	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAL	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAM	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAN	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAO	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAQ	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAU	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAV	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAW	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAX	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAY	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHAZ	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA0	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA1	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA2	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA3	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA4	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA5	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA6	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA7	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA8	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA9	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA0	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA1	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA2	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA3	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA4	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA5	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA6	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA7	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA8	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA9	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established
SHA0	1	<i>Parthenocissus vitacea</i>	Parthenocissus	As Shown	As Shown	Well established

Plant List
17017 No. 3 Road ON Site (Refer S.A Drawings)

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ARA	8	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	8 cm cal. (2' cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
ARL	13	<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Red Maple	8 cm cal. (2' cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
ARS	5	<i>Liquidambar styraciflua 'Norrpandan'</i>	Norwegian Sweetgum	8 cm cal. (2' cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
ATA	1	<i>Prunus pennsylvanica 'Cherry'</i>	Prunus	2 cm cal. (1/2" cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
BHW	537	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	45 cm (18")	As Shown	Well established
BHM	52	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	45 cm (18")	As Shown	Well established, nursery grown
BHN	252	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	75 cm (30")	As Shown	Well established
BHO	267	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	45 cm (18")	As Shown	Well established
BHU	45	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	45 cm (18")	As Shown	Well established
BHV	45	<i>Berberis thunbergii 'Winter Gem'</i>	Winter Gem Berberis	45 cm (18")	As Shown	Well established
BHW	414	<i>Pachira aquatica</i>	Pachira	38 cm (15")	As Shown	Well established, nursery grown
EPH	37	<i>Echinacea purpurea</i>	Purple Cone Flower	45 cm (18")	As Shown	Well established
LGA	118	<i>Ligustrum spicatum</i>	Dark Ligustrum	40 cm (16")	As Shown	Well established
CID	1197	<i>Carex mucronata 'Ice Dance'</i>	Ice Dance Carex	38 cm (15")	As Shown	Well established
PNU	148	<i>Polystichum munitum</i>	Western Sword Fern	45 cm (18")	As Shown	Well established, nursery grown

Plant List
17017 No. 3 Road Bus Wall (Refer S.A Drawings)

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
GP	9	<i>Quercus palustris</i>	Pin Oak	8 cm cal. (2' cal.)	As Shown	B&B. Uniform branching, dense tree. 7.121 m tall.
SHL	10	<i>Saxifraga sp.</i>	Saxifraga	45 cm (18")	As Shown	Well established, nursery grown
LPL	108	<i>Lonicera pileata</i>	Privet	38 cm (15")	As Shown	Well established
SRM	15	<i>Rosa rugosa 'Max Graff'</i>	Max Graff Rose	75 cm (30")	As Shown	Well established
SIP	78	<i>Stemodia japonica</i>	Stemodia	45 cm (18")	As Shown	Well established
LGA	112	<i>Ligustrum spicatum</i>	Dark Ligustrum	40 cm (16")	As Shown	Well established

call to artists



Figure 1. Keltic Canada development, architectural rendering by GBL Architects.

Keltic Development

Request for Proposals (RFP)

October 2018

OPPORTUNITY

The City of Richmond Public Art Program is seeking an artist to propose an integrated glass artwork for a new 15-storey, mixed-use commercial and residential development at 6340 No. 3 Road, Richmond, BC. The artist will work in collaboration with a specialist glass fabricator and GBL Architects during production and construction phases of the building.

A two-stage artist selection process will be implemented for this opportunity. For the first stage, artists will be selected based on demonstrated experience, past work and statement of intent. A \$1,500 CAN honorarium will be provided for shortlisted artists to develop a visual concept for the artwork. Artists will be reimbursed for travel and accommodation, up to \$1,000 CAN. Artists will not be responsible for fabrication and installation costs. The project will be funded from Keltic Canada's public art community amenity contribution.

Artist Fee:	\$30,000 CAN
Eligibility:	Open to all artists
Deadline:	Thursday, December 6, 2018, 5:00 p.m. PST
Completion:	Winter 2021

call to artists

PUBLIC ART
RICHMOND

BACKGROUND

The Keltic mixed-used development is currently under construction in Brighthouse Village, the traditional heart and civic focal point of Richmond's City Centre. This neighbourhood is a high priority for the inclusion of public art and creative placemaking initiatives, zoned for high-density, mixed commercial and residential use, with some of the largest buildings in the downtown core. The 15-storey commercial and residential development will include ground level commercial uses, four levels of parking, low-end market rental units and a 19,000-square-foot Early Childhood Development Hub.

The artwork will be in a prominent location on the building facade at the corner of No.3 Road and Cook Street in close proximity to the Brighthouse Canada Line Station, directly across from Richmond Centre. As a large-scale signature artwork in the City Centre, the work will contribute to defining a vibrant and sustainable arts and culture experience in a rapidly growing Brighthouse Village.

THEMATIC FRAMEWORK

Artists are invited to consider the notion of "welcome" within the context of creating safe, accessible and inclusive public realms. The artwork will be in close proximity to Brighthouse Canada Line station, a main gateway and transportation hub in the city centre. This large-scale artwork will contribute to the "No.3 Road Art Walk" experience between Brighthouse Station and Granville Avenue, framing formal streetscape views for passersby travelling north along No.3 Road.

Artists who are shortlisted for this opportunity will have demonstrated experience in creating work that engages the social, cultural and physical characteristics of the site and place. It is the expectation that the work will become a significant and iconic city centre public art experience.

Shortlisted artists will be invited to develop a visual concept for a welcome piece. Artists are not required to provide concept sketches for the first stage application process. Please refer to the submission requirements on page 4 for further information.

LOCATION

The artwork will be integrated into the glass façade of the building at the corner of No.3 Road and Cook Street and cover approximately 88 square metres of glazing. Refer to location plan and architect's renderings beginning on page 6.

ARTIST FEE

An artist fee of \$30,000 will be provided to the commissioned artist. This budget includes (but is not limited to) artist fees, travel, accommodation, design work, consultation work with the specialist glass fabricator and design

call to artists

consultants, administration, travel, photography, insurance and all taxes, excluding GST. The commissioned artist may be required to provide input in public engagement communication strategies. The artist will also be consulted during the selection process for the specialist art glass fabricator. Artists will not be responsible for fabrication and installation costs of the art glass panels. Non-resident artists may be subject to a Non-Resident Withholding Tax.

ARTIST ELIGIBILITY

This call is open to all artists including those who typically work in two-dimensional media. Artists who are currently contracted by the City for a public art commission are not eligible to apply. City of Richmond employees are not eligible to apply.

Experience and skills in digital post-production documentation techniques would be an asset. If working outside of digital media, any two-dimensional artwork will need to be translated into a digital file by the artist before working with the specialist glass fabricator. The artist may be required to engage a contractor to complete this scope of work.

SELECTION PROCESS

A five (5) member selection panel consisting of a combination of artists, art professionals and community representatives will engage in a two stage artist selection process to review all artist submissions.

Shortlisted artists will receive a \$1,500 (CAN) artist honorarium to develop a concept for the artwork and attend an interview to present the concept to the Selection Panel. Shortlisted artists will be reimbursed for travel and accommodation, up to \$1,000 (CAN), upon submission of receipts.

Shortlisted artists will be invited to attend an artist orientation meeting with project stakeholders to meet project stakeholders and ask questions. Attendance can be in-person or remotely via teleconference.

At the conclusion of the process, the panel will recommend one artist and art concept to be reviewed by the Richmond Public Art Advisory Committee and City of Richmond. If approved, the selected artist will enter into a contract with Keltic Canada and the City of Richmond for implementation stages.

ARTIST SELECTION CRITERIA – STAGE ONE

Submissions to the call will be reviewed and decisions made based on:

- Artist's practice and experience as demonstrated through past work.
- Ability of the artist to work with multiple project stakeholders, including community representatives, design and construction consultants as demonstrated through past work.

call to artists

PUBLIC ART
RICHMOND

- Artistic merit of statement of intent in response to the thematic framework.
- Appropriateness of the proposal to the Public Art Program goals: www.richmond.ca/culture/publicart/plans/policy.

ARTIST SELECTION CRITERIA – STAGE TWO

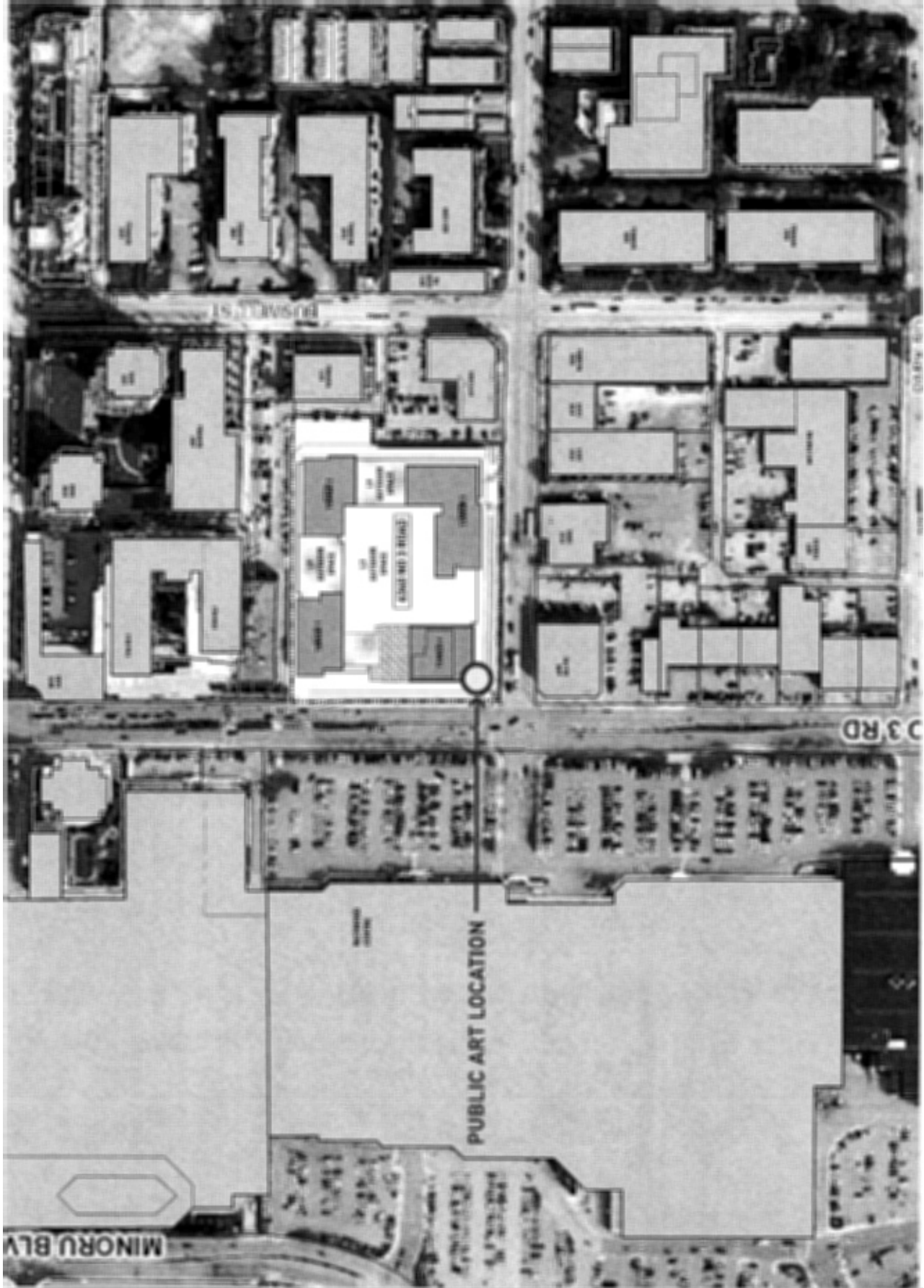
Shortlisted artists and their proposals will be reviewed and decisions made based on:

- Artistic merit of conceptual response to the theme.
- Ability of the artist to work with multiple project stakeholders, including design and construction consultants as demonstrated through past work.
- Use of bold colour palettes, while being sensitive to the needs of the Early Child Development facility located on the 2nd level.
- Artwork suitability and consideration of the professional nature of the businesses and organizations residing in the Keltic Canada development.
- Ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location and building.
- Appropriateness of the proposal to the Public Art Program goals: www.richmond.ca/culture/publicart/plans/policy

SUBMISSION REQUIREMENTS

E-mail all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

- INFORMATION FORM – Please complete the information form attached to this document.
- STATEMENT OF INTENT – 500 words or less, explaining preliminary conceptual approach to the work, artist practice and methodology.
- ARTIST CV – (2 pages maximum). Teams should include one page for each member.
- WORK SAMPLES – Up to ten (10) supporting image examples of previous work. One image per page. Please include artist name(s), title, year, location and medium information on each image page.
- REFERENCES – Three (3) references who can speak to your past accomplishments, experience and expertise. Please provide name, title, contact e-mail and telephone number.



PROJECT: 3640 NO 3 RD
 CLIENT: GBL
 DATE: 11/20/19

DATE: 11/20/19

REVISIONS:
 01 11/20/19 INITIAL CONCEPT
 02 11/20/19 PRELIMINARY LAYOUT
 03 11/27/19 PRELIMINARY LAYOUT
 04 11/28/19 PRELIMINARY LAYOUT
 05 11/28/19 PRELIMINARY LAYOUT



3640 NO 3 RD
 RICHMOND, BC

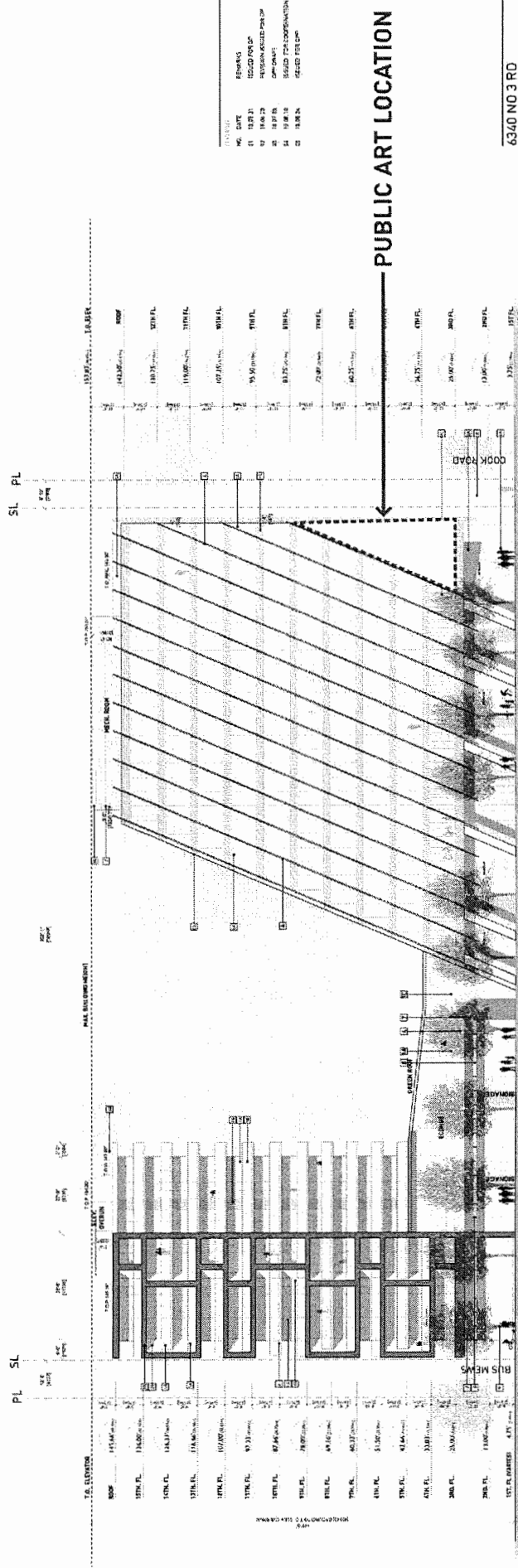
MIXED-USE
 CONTEXT PLAN

DATE: 11/20/19
 DESIGNED BY: [Name]
 SCALE: 1:500
 JOB NUMBER: 1646

MATERIALS

- 1. ASPHALT
- 2. CONCRETE
- 3. GRANITE
- 4. BRICK
- 5. METAL
- 6. GLASS
- 7. WOOD
- 8. PLASTER
- 9. PAINT
- 10. FLOORING
- 11. ROOFING
- 12. LIGHTING
- 13. SIGNAGE
- 14. LANDSCAPE
- 15. FURNITURE
- 16. ELECTRICAL
- 17. MECHANICAL
- 18. PLUMBING
- 19. STRUCTURAL
- 20. OTHER

ALL MATERIALS TO BE USED AS SHOWN OR APPROVED BY THE ARCHITECT.
 ALL MATERIALS TO BE USED AS SHOWN OR APPROVED BY THE ARCHITECT.
 ALL MATERIALS TO BE USED AS SHOWN OR APPROVED BY THE ARCHITECT.



NO.	DATE	REVISIONS
01	10/21/21	ISSUE FOR PERMITS
02	10/26/21	ISSUE FOR PERMITS
03	11/04/21	ISSUE FOR PERMITS
04	11/18/21	ISSUE FOR PERMITS
05	12/01/21	ISSUE FOR PERMITS
06	12/15/21	ISSUE FOR PERMITS
07	12/29/21	ISSUE FOR PERMITS
08	01/12/22	ISSUE FOR PERMITS
09	01/26/22	ISSUE FOR PERMITS
10	02/09/22	ISSUE FOR PERMITS
11	02/23/22	ISSUE FOR PERMITS
12	03/07/22	ISSUE FOR PERMITS
13	03/21/22	ISSUE FOR PERMITS
14	04/04/22	ISSUE FOR PERMITS
15	04/18/22	ISSUE FOR PERMITS
16	05/02/22	ISSUE FOR PERMITS
17	05/16/22	ISSUE FOR PERMITS
18	05/30/22	ISSUE FOR PERMITS
19	06/13/22	ISSUE FOR PERMITS
20	06/27/22	ISSUE FOR PERMITS
21	07/11/22	ISSUE FOR PERMITS
22	07/25/22	ISSUE FOR PERMITS
23	08/08/22	ISSUE FOR PERMITS
24	08/22/22	ISSUE FOR PERMITS
25	09/05/22	ISSUE FOR PERMITS
26	09/19/22	ISSUE FOR PERMITS
27	10/03/22	ISSUE FOR PERMITS
28	10/17/22	ISSUE FOR PERMITS
29	10/31/22	ISSUE FOR PERMITS
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44	05/28/23	ISSUE FOR PERMITS
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57	11/26/23	ISSUE FOR PERMITS
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77	09/02/24	ISSUE FOR PERMITS
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85	12/23/24	ISSUE FOR PERMITS
86	01/06/25	ISSUE FOR PERMITS
87	01/20/25	ISSUE FOR PERMITS
88	02/03/25	ISSUE FOR PERMITS
89	02/17/25	ISSUE FOR PERMITS
90	03/03/25	ISSUE FOR PERMITS
91	03/17/25	ISSUE FOR PERMITS
92	04/07/25	ISSUE FOR PERMITS
93	04/21/25	ISSUE FOR PERMITS
94	05/05/25	ISSUE FOR PERMITS
95	05/19/25	ISSUE FOR PERMITS
96	06/02/25	ISSUE FOR PERMITS
97	06/16/25	ISSUE FOR PERMITS
98	06/30/25	ISSUE FOR PERMITS
99	07/14/25	ISSUE FOR PERMITS
100	07/28/25	ISSUE FOR PERMITS

PUBLIC ART LOCATION

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
WEST ELEVATION

DATE: 10/21/21
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8"=1'-0"

A3.01

1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 3G9
 TEL: 604-275-8333
 FAX: 604-275-8334
 WWW.GBI.CO.UK

DATE: 10/10/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO. DATE REVISIONS
 01 10/10/14 ISSUED FOR ICP
 02 10/10/14 REVISIONS FOR ICP
 03 10/10/14 FOR ICP
 04 10/10/14 FOR ICP
 05 10/10/14 FOR ICP

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 SOUTH ELEVATION

DATE: 10/10/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1666

A3.02

MATERIALS

- 1. CONCRETE
- 2. BRICK
- 3. GLASS
- 4. ALUMINUM
- 5. STEEL
- 6. WOOD
- 7. TERRAZZO
- 8. GRANITE
- 9. MARBLE
- 10. CERAMIC
- 11. STONE
- 12. METAL
- 13. PLASTER
- 14. GIPSUM
- 15. PAINT
- 16. FINISH
- 17. FLOORING
- 18. ROOFING
- 19. INSULATION
- 20. GLAZING
- 21. WINDOW
- 22. DOOR
- 23. RAILING
- 24. SIGNAGE
- 25. LANDSCAPE
- 26. TREES
- 27. PLANTS
- 28. LIGHTING
- 29. SECURITY
- 30. UTILITIES

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]

