



City of Richmond
Urban Development Division


Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Re: **Application by MB 628 Ventures Ltd. for a Development Permit at
8580 Cambie Road**

To DPP - Mar 26, 2003
Date: February 24, 2003
File: DP 97-121069

Manager's Recommendation

That a Development Permit be issued that would allow the construction of two business park buildings at 8580 Cambie Road (on the Odlin Road extension) on a site zoned Business Park Industrial District (I3).


Joe Erceg
Manager, Development Applications
(4138)

Att.

Staff Report

Origin

Mr. Paul Leong, Architect, has applied on behalf of MB 628 Ventures Ltd., for two (2) two-storey buildings which are phase one of a planned two-phase development. The parcel is zoned Business Park Industrial District (I3), and the applicant put this project on hold for several years, but has now reactivated it. Another Development Permit will be required for the next phase.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information (Phase 1)

Site Area:	8,925.55 m ² (96,076.94 ft ²)
Building Area:	2,392.36 m ² (25,752 ft ²)
Site Coverage:	50% Allowed 25.62% Proposed
F.A.R.:	1.0 Allowed 0.536 Proposed
Parking:	123 Spaces Required 126 Spaces Proposed

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 2.10 of Bylaw 7100, *The City Centre Area Plan*, part of the *Official Community Plan*.

Development surrounding the subject site is as follows:

- To the north is the proposed second phase;
- To the east, is an existing development of a similar type;
- To the south, is the proposed Odlin Road extension and a private school; and
- To the west, is commercial development.

Staff Comments

Staff comments are followed by the applicant's response in *bold italics*.

Urban Development - Design

Provide a survey of existing trees and add replacement trees to the landscape plan. See also the Analysis of the City Centre Guidelines. *The applicants have provided a survey of existing trees on the site, of which there are nine (9) in this phase, mainly fruit trees and smaller deciduous trees. The landscape plan indicates all of these trees being removed and replaced with 10 cm caliper trees.*

Urban Development - Utilities

Ensure all necessary cross-access easements/agreements are in place prior to subdivision approval. Developer is required to dedicate 2.65 m of property and grant a 2.50 m right-of-way (Hydro), along entire frontage on Cambie Road, prior to subdivision approval. Development Cost Charges (DCC's) and servicing costs to be determined at Building Permit stage.

The applicant indicates that no subdivision is contemplated.

Building Approvals

Detailed code analysis required prior to Development Permit issuance. Each building must face a "Street". All required setbacks to be shown in metric and as minimums.

A code analysis has been submitted.

Fire Prevention, Detection and Protection

Ensure access routes meet all requirements. Pavers for access surface must be solid. Access must be a minimum 7.3 m in width with a turning radius of 12 m centre-line. Provide water flow calculations. Indicate hydrant locations. Provide fire safety plan for construction and occupancy phases. Ensure that trees and landscape, as well as parked vehicles do not encroach on access. Ensure that overhead clearance is minimum 5 m. Provide details of mechanical and electrical systems including fire alarm and sprinkler systems.

The applicants have submitted a plan of access routes, and has resolved to attend to other fire safety matters at the Building Permit stage.

Public Art

We recommend that the developer contribute \$30,000 to the Public Art program. Contact Kari Huhtala at (604) 276-4188 for further details.

The applicants have declined to make a contribution to the Public Art program.

Development Coordinator

RZ 97-116511, SD 97-116512 and DP 98-141132 on this property should all be withdrawn. The land exchange involving the future Odlin Road extension will have to be completed prior to Building Permit. The future Phase 2 area along Cambie Road should be temporarily seeded with grass and fenced. A 7.5 m wide public rights-of-passage right-of-way is required from the future Odlin Road extension to Cambie Road. Note: there have been parking issues at the Pacific Plaza in this neighbourhood.

The applicants have submitted a letter withdrawing the applications.

Analysis of the City Centre Guidelines

The following is a summary of the guidelines, with areas of compliance shown with a , and staff comments following in **bold type**:

4.3 General Design Considerations

4.3.1 Public Amenity: Contribute to the establishment of a “complete community”.

- Mix of uses, and their distribution, should serve to strengthen neighbourhoods.
- Promote streets for pedestrian activity and make them the focus of public life.
- Social and cultural features should be made plentiful, accessible, and of higher quality.
- Natural, built, and human heritage should be retained, enhanced, and celebrated. **Show existing trees. The applicants have provided a survey of existing trees on the site, of which there are nine (9) in this phase, mainly fruit trees and smaller deciduous trees. The landscape plan indicates all of these trees being removed and replaced with 10 cm caliper trees.**

- Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets.

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

- Sun and shade, influenced by massing and siting, should ensure the liveability of:
 - a) Public Realm - Around noon, 3-5 hours, minimum, of sunlight to streets subject to sunlight standards (Fig.2), and outdoor spaces in general. (March 2nd - September 21)
 - b) Semi-Private Open Spaces - Maximize direct sunlight between 10 am and 2 pm for all uses, plus 4 pm to early evening for residential uses.
 - c) Private Residential Open Space - Ensure direct sun to at least 75% of dwelling units and their open spaces. (May require shadow study of subject site and neighbours.)
- Weather protection should be designed to enhance pedestrian comfort and activity:
 - a) Throughout City Centre - It is promoted adjacent to public uses, transit, building entries, across barriers (i.e. parking lots), and where a “gap” can be filled.
 - b) Special Pedestrian Area - Its provision and continuity are directed as per Fig.3.
 - c) Types - In higher-density and mixed-use areas, canopies (1.8 m deep x 2.74 m high, min.) and arcades (2.5 m deep x 4.2 m high, min.) are preferred over fabric awnings.
- Wind and pedestrian comfort - Protect pedestrian areas, in general, and high-activity pedestrian areas, in particular, from the negative effects of the prevailing easterly wind, local wind conditions, and site-generated wind conditions.
- Noise - North of Granville Avenue, a registered acoustics professional must verify residential development, subject to rezoning or subdivision, meets CMHC standards. **n/a.**
- Public views and vistas, including the skyline, should be preserved and enhanced.

4.3.3 Streetscapes: Promote a green and pedestrian-oriented environment.

- Pedestrian amenities, including high-quality, coordinated street improvements (i.e. underground utilities and restricted driveways at sidewalks), building design features (i.e. vent fumes away from public areas), and furnishings, should be provided to distinguish the public realm, enhance pedestrian comfort, and strengthen local character.
- Universal accessibility should be provided to both buildings and sites, and use of ramps and segregation of mobility-impaired and “primary” circulation/uses must be minimized.
- Publicly-accessible open space treatment should provide for:
 - a) Edges - Edges should be well defined and animated by public/residential uses.
 - b) Preferred Orientation - South.
 - c) Openness - Ensure at least 50% of frontage is open to the sidewalk.
 - d) Grade Elevation - Within 1 m of the nearest curb, unless the space is 1000 m² or more, conveniently links public streets, or accesses key destinations.
 - e) Mobility Impaired - Provide a travel route, 1.5 m wide minimum, to key features.
 - f) Overhead Obstructions - None, except trees, “park” features, and temporary structures (including “kiosks” no larger than 14 m² and one-storey).
 - g) Open Space Links – 12 m minimum width where two public streets are linked.
 - h) Perimeter Walls - Walls that extend for 30 m or more, shall be a maximum of 11 m high, above which such walls must step back not less than 4.5 m.
 - i) Dining - Any restaurant use must be unenclosed (except for temporary cover), and occupy no more than 30% of the total open space.
- Streetscape treatment:
 - 1. Street Trees - Columnar in high-density and retail areas, and broader, spreading shapes elsewhere.
 - 2. Street Tree Spacing – 9 m, planted in a single row along the curb except, where indicated in Fig.5, a second parallel row should be planted on private property.

4.3.4 Urban Form: Develop a human-scaled, pedestrian- and transit-oriented environment.

- City form should enhance local character and human-scale with smaller blocks, lanes, pedestrian links, infill, and more intense land use near transit and valued amenities.
- Bulk and height should be liveable, cohesive, and support varied uses/roles, through:
 - a) Low-Rise - Both independent and “podium” buildings should predominate.
- Architectural elements should promote human comfort and urban amenity, through:
 - a) Roofs - Taller buildings and roofs should enhance the skyline, while lower roofs should be visually attractive and, where practical, designed as usable open space.
 - b) Entrances - Building entries should open directly onto and animate the street, distinguish clearly between uses, and be highly visible, accessible, and safe.
 - c) Exterior Walls - Walls, glazing, details, materials, lighting, and related landscaping should contribute to a high-quality, human-scaled image at the street, lane, and interior sidewalls, and should enhance the relationship between the pedestrian realm and upper storeys.

4.4 Land Use-Specific Design Considerations

4.4.1 Residential: n/a.

4.4.2 Retail: **n/a.**

4.4.3 Amenity Space: Enhance access to high-quality, useable, indoor amenity spaces.

- Public space provided by new development, as defined under Bylaw 5300, should be tailored to one or more uses determined by the City, provide barrier-free public access, be convenient to outdoor space and parking, and ensure that exterior windows extend for a length equal to at least 20% of the perimeter of the facility. **Show amenity space. See also bicycle end-of-trip facilities. The developer has chosen not to supply any indoor amenity space.**

- Semi-Private Space, for the common use of residents or non-residential tenants, should:

- a) Phasing - Adequately serve each phase of development.
- b) Design and Operation - Be tailored to site-specific tenant needs.
- c) Minimum Ratio - For residential, 2 m²/bedroom (plus 4 m²/bedroom of outdoor space), and for other uses, 1 m²/100 m² of gross leaseable building area.
- d) Tenants - Meet the on-site needs of children, youth, adults, and seniors.

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

- Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical. Elsewhere:
 - a) Access - Typically from secondary streets.
 - b) Driveways - Consolidate to minimize pedestrian interruption and duplication of vehicular routes, and to provide a more coherent circulation system.
 - c) Car/Service Entrances - Minimize impact on pedestrians and the streetscape.
- Visual impact of new and existing parking lots/structures should be minimized by:
 - a) Multi-Level Structures - No grade-level street frontage permitted, and screening with non-parking uses and special facade treatments required above-grade.
 - b) Surface Lots - Must be situated to the rear of buildings, except in Aberdeen's low-density (0.5 F.A.R.) automobile-oriented, non-residential areas where:
 - 3. Maximum building setback is 40 m.
 - 4. Pedestrian weather protection links the building with the street.
 - 5. Minimum of 1 tree is provided for each 2 parking spaces.
 - 6. Special paving/landscaping enhances the pedestrian experience.
 - c) Surface Lot Landscaping - Enhance streetscape appearance, continuity, and safety.
 - d) Tree Coverage:
 - 7. Surface Lots - Trees must be provided such that, within 10 years of development, 70% of the lot is shaded in summer.
 - 8. Rooftop Parking - Trees and overhead planting must be provided such that, within 5 years, 70% of the surface is shaded in summer and 50% is concealed from view year-round.
 - e) Maximum Area - Any single surface lot, or the aggregate total of adjacent surface lots, shall not exceed 0.25 ha, except in the case of Aberdeen's Automobile-Oriented Commercial and Industrial uses where it shall not exceed 1.21 ha.
- Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities.
- Bicycle parking and end-of-trip facilities must be provided:
 - a) CLASS 1 Parking - Secured, long-term, at-grade parking in lockers or rooms.
 - b) CLASS 2 Parking - Unsecured, short-term, at-grade parking in racks within 15 m of principle building entries.
 - c) Parking Spaces Required (per 100 m² gross leaseable space, except for residential):

9. Residential, 1.5 CLASS 1/dwelling unit, and 0.2 CLASS 2/dwelling unit.
 10. Food catering establishment, retail, and neighbourhood pub, 0.8 CLASS 1, and 0.8 CLASS 2.
 11. Office, 0.27 CLASS 1, and 0.27 CLASS 2.
- d) End-of-Trip Facilities - Shall be provided in association with CLASS 1 parking serving non-residential uses, and shall include showers, toilets, grooming stations, and clothing lockers (as described in the Area Plan's Development Permit Guidelines). ***The applicants have provided no class 1 bicycle parking or end-of-trip facilities. The excuse is that "this developer also developed the adjacent (east) property and there have been no reported bicycle users since this project was completed. The provision of bicycle end-of-trip facilities will probably not be used by any of the occupants. However, we will provide six (6) class 2 bicycle stalls". "In keeping with the desire for outdoor useable space, we have found that shaded outdoor seating areas are beneficial (especially for smokers) and we have provided two (2) 8 ft. long benches."***
- Loading, garbage, and recycling facilities/operations should not impair lane, road, or sidewalk activities or appearance; and, should either be fully enclosed within a building, or open to a lane and screened with appropriate roofs and walls to minimize noise and visual impact.

Design Panel Comments

At their meeting of January 21, 1998, the Advisory Design Panel gave the project their support.

Analysis

This is an application for the first two (2) buildings of a "business park" development off Cambie Road. The applicants put the project on hold for a number of years. The site layout, access, servicing, architecture and proposed landscaping are all acceptable.

The project falls short of the City's policies and guidelines by being so utilitarian. There is some irony in a project which provides space for an unhealthy activity (smoking) but does not provide for an environmentally friendly activity (bicycling). In addition, they have missed an opportunity to add some joy to a rather workaday environment, in the form of Public Art.

Conclusions

The applicant has revived an old application for the first phase of a proposed "business park" project off Cambie Road/Odlin Road extension in the City Centre guidelines. The project meets most, but not all of the City Centre guidelines.



Alex Jamieson
Planner 2 - Urban Design
(4122)

AJ:blg

There are conditions to be met:

- Prior to forwarding the Development Permit to Council, a Letter of Credit will be required for landscaping; and
- Prior to a Building Permit, road dedication is required along Cambie Road, Development Cost Charges (DCC's) and servicing requirements are to be determined, the land exchange involving the future Odlin Road extension must be completed, and a public rights-of-passage right-of-way is required from the future Odlin Road extension to Cambie Road.



City of
RICHMOND

DEVELOPMENT
APPLICATION

Please submit completed application form to Permit Centre. All submitted materials to the City for a development application becomes public property, and therefore, available for public inquiry.

Please refer to the reverse side of this form for details on application attachments and fees.

1. TYPE OF APPLICATION: DEVELOPMENT PERMIT APPLICATION
2. PROPERTY ADDRESS(ES): LOT 13 OF 8580 CAMBIE ROAD
(ADDRESS TO BE CONFIRMED AFTER SUBDIVISION
IS COMPLETED)
3. LEGAL DESCRIPTION(S): PENDING LOT 13 OF PARCEL A, BLOCK 5 NORTH
RANGE 6 WEST N.W.D. PLAN LMP 74292
4. APPLICANT: MB 628 VENTURES LTD
5. CORRESPONDENCE/CALLS TO BE DIRECTED TO:
NAME: PAUL LEONG ARCHITECT INC.
ADDRESS: 428 WEST 6TH AVENUE
VANCOUVER BC V5Y 1K2
(Postal Code)
PHONE: 879-8650 879-8652
(Business) (Fax) (Residence)
6. PROPERTY OWNER(S) SIGNATURE(S): pe: [Signature]
OR
AUTHORIZED AGENT'S SIGNATURE: MB 628 Ventures Ltd
(Attach Letter of Authorization)

THIS SECTION FOR CITY USE ONLY

DATE RECEIVED: Oct 20/97

APPLICATION FEE: \$5,460⁰⁰

FILE NUMBER: 97 121069 DP
(Only assign if application is complete.)

RECEIPT NO.: 06-96911



No. DP 97-121069

To the Holder: MB 628 VENTURES LTD.
Property Address: 8580 CAMBIE ROAD
Address: C/O PAUL LEONG ARCHITECT INC.
428 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L2

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2, 3 and 4 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #5 to #6 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

To the Holder: MB 628 VENTURES LTD.
Property Address: 8580 CAMBIE ROAD
Address: C/O PAUL LEONG ARCHITECT INC.
428 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L2

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$ 103,008.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

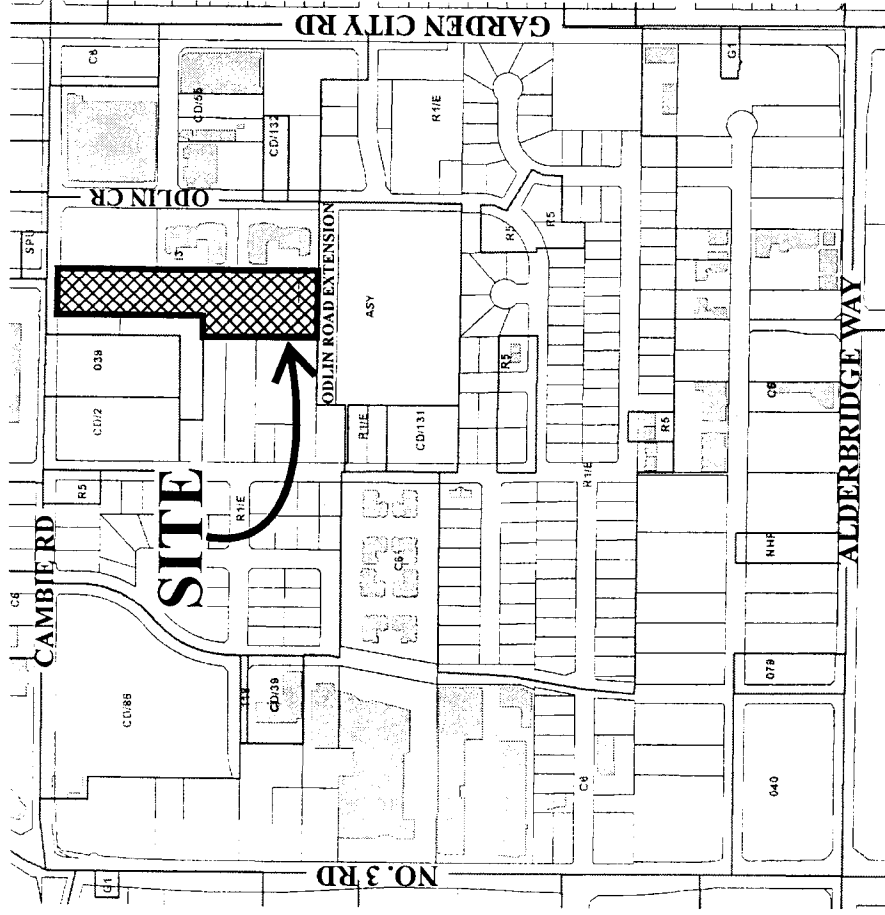
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



CAMBIE RD

ODLIN CR

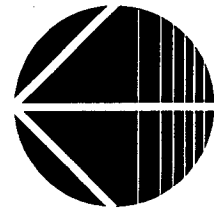
ODLIN ROAD EXTENSION

Original Date: 03/04/03

Revision Date:

Note: Dimensions are in METRES

DP 97-121069 SCHEDULE "A"





100-1037-0000
100-1037-0000
100-1037-0000

CONTRACT NUMBER: 100-1037-0000
DATE: 19 FEB 2003
DRAWING NO.: DP 97.12106.9

DATE	REVISION

PROJECT TITLE
PHASE 1 COMMERCIAL DEVELOPMENT
8580 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE
LOCATION PLAN
DEVELOPMENT SUMMARY

DATE	BY	CHKD BY	DATE

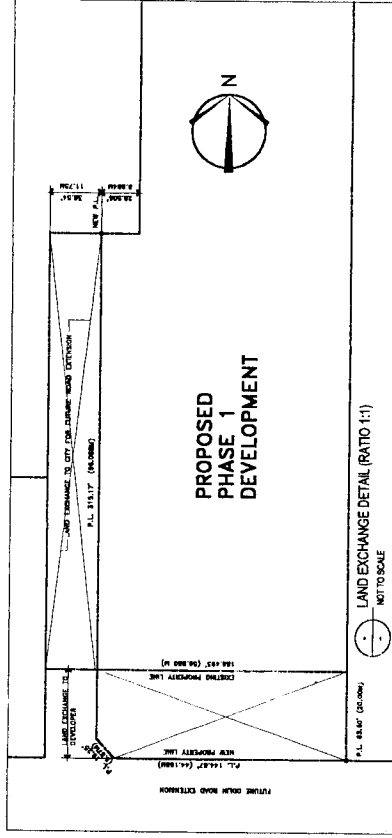
DP 97.12106.9

DRAWING INDEX

ARCHITECTURAL

- DPA1.0 LOCATION PLAN & PROJECT SUMMARY
- DPA1.1 SITE PLAN
- DPA2.1 BUILDING A MAIN FLOOR PLAN
- DPA2.2 BUILDING A SECOND FLOOR PLAN
- DPA2.3 BUILDING B MAIN FLOOR PLAN
- DPA2.4 BUILDING B MAIN FLOOR PLAN
- DPA3.1 BUILDING A EXTERIOR ELEVATIONS
- DPA3.2 BUILDING B EXTERIOR ELEVATIONS
- DPA4.1 SCHEMATIC BUILDING SECTIONS

- ## LANDSCAPE
- L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
 - L-3 SURVEY OF EXISTING TREES



PARKING STATEMENT

REQUIRED PARKING FOR WAREHOUSE AREA FOR BOTH BUILDINGS
23,771.36 S.F.
1,076.43 S.F.
= 22.08 PARKINGS

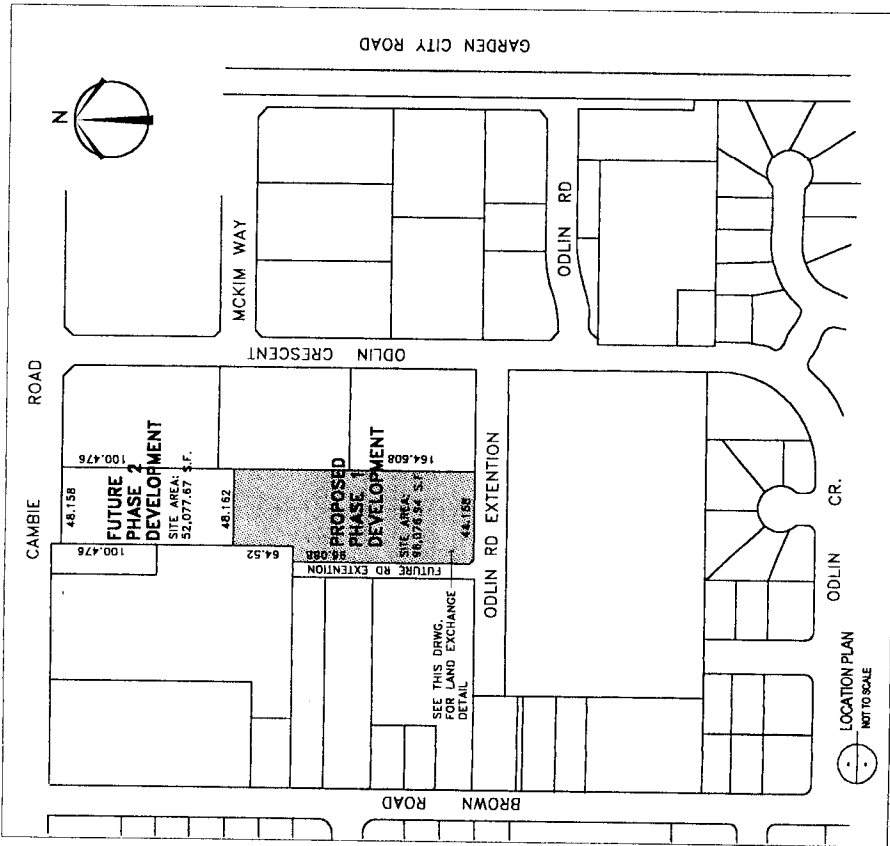
REQUIRED PARKINGS FOR OFFICE AREA FOR BOTH BUILDINGS
27,104.30 S.F.
1,076.43 S.F. X 4
= 100.71 PARKINGS

TOTAL REQUIRED PARKINGS :
22.08 + 100.71 = 122.79 SAY 123 PARKINGS

OFF-STREET PARKING PROVIDED :
REGULAR STALLS : 99 (18.25%)
SMALL : 23 (3.17%)
HANDICAPPED : 4 (3.17%)
TOTAL = 126 PARKINGS

OFF-STREET LOADING PROVIDED = 2

FEB 19 2003
DP 97.12106.9



DEVELOPMENT SUMMARY

SITE DATA

LEGAL DESCRIPTION PHASE 1 LOT A, SECTION 33 BLOCK 5 NORTH, RANGE 6 WEST N.W.D. PLAN LMP 74232	FLOOR AREA BUILDING A MAIN FLOOR 12,308 S.F. 2ND FLOOR 13,443 S.F. TOTAL 25,752 S.F. BUILDING B MAIN FLOOR 12,308 S.F. 2ND FLOOR 13,443 S.F. TOTAL 25,752 S.F.	USES BUILDING A MAIN FLOOR WAREHOUSE (GROUP F2) 2ND FLOOR SERVICE ROOM 314.17 S.F. BUILDING B MAIN FLOOR WAREHOUSE (GROUP F2) 2ND FLOOR SERVICE ROOM 314.17 S.F. 11,885.68 S.F. 13,552.15 S.F. 11,885.68 S.F. 13,552.15 S.F.
CMIC ADDRESS 8580 CAMBIE ROAD	SITE AREA PHASE 1 : 96,076.94 S.F. PHASE 2 : 52,077.67 S.F.	ZONING BUSINESS PARK INDUSTRIAL DISTRICT (I3)

PROPOSED FAR. 51,504 S.F. (TOTAL BLDG. AREA) 96,076.94 S.F. (SITE AREA) = 53.60 %	PROPOSED SITE COVERAGE: 24,618 S.F. 96,076.94 = 25.52 %
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REQUIRED PARKING FOR WAREHOUSE AREA FOR BOTH BUILDINGS 23,771.36 S.F. 1,076.43 S.F. = 22.08 PARKINGS	REQUIRED PARKINGS FOR OFFICE AREA FOR BOTH BUILDINGS 27,104.30 S.F. 1,076.43 S.F. X 4 = 100.71 PARKINGS
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FEB 19 2003
DP 97.12106.9



DATE: 02/19/2003
DRAWN BY: [Signature]
CHECKED BY: [Signature]

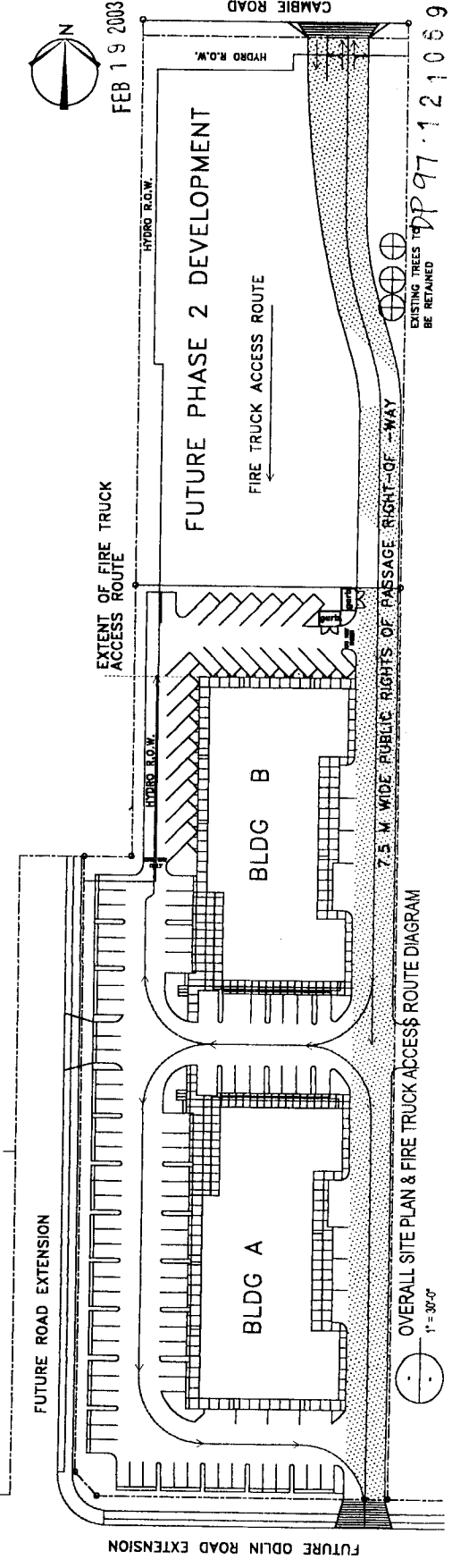
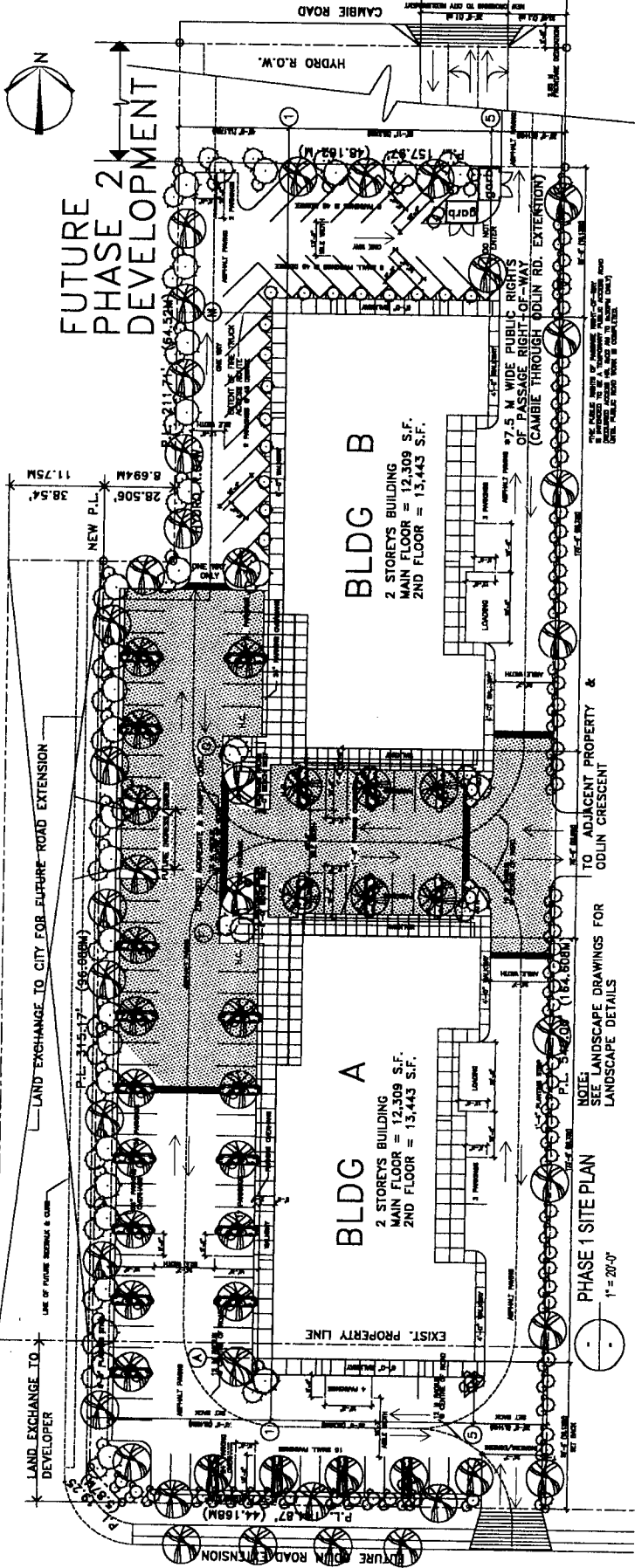
PROJECT TITLE: PHASE 1 COMMERCIAL DEVELOPMENT
8590 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE: SITE PLAN
1

SCALE: 1" = 20'-0"

DATE: 02/19/2003

PROJECT NO.: DPA 1.1





2018 BC Building Code Approved
2018 BC Building Code Approved
2018 BC Building Code Approved

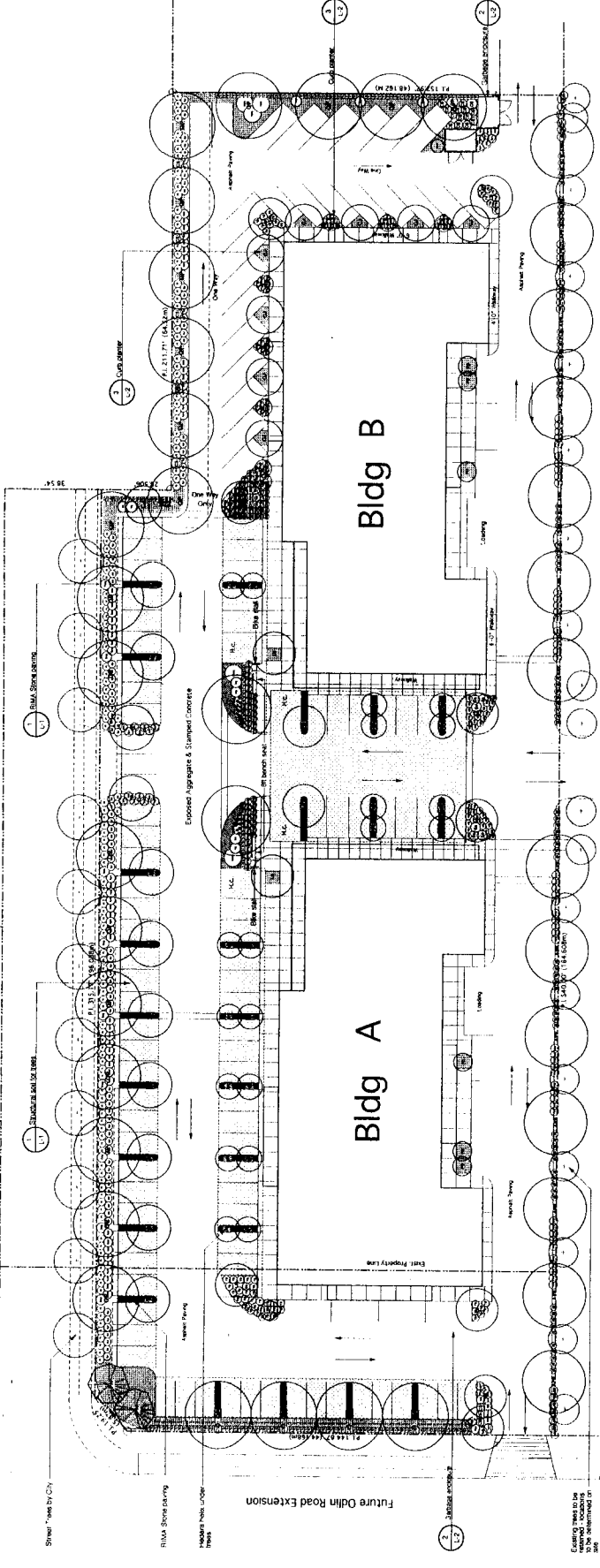
REVISIONS table with columns: NO., DATE, REVISION

Jonathan Loose Ltd.
Landscape Architecture
4257 W. 149th Avenue
Richmond B.C. V6V 2Y7
PH: (604) 273-1251 F: (604) 273-4202

PROJECT TITLE
Lot B
8580 Cambie Street
Richmond, B.C.

DRAWING TITLE
Landscape Plan
#2

FEB 19 2003
DR 97-121069
L-1



Plant List

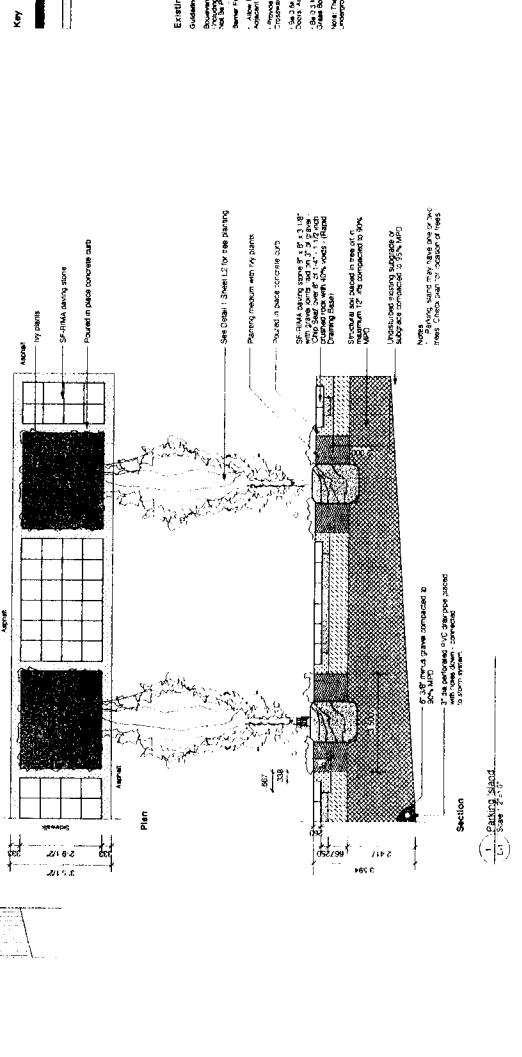
Table with columns: SYMB, CODE, BOTANICAL NAME, COMMON NAME, SPECIAL. Lists various plant species and their codes.

Key

- 1. 50mm x 50mm x 50mm concrete cube
2. 100mm x 100mm x 100mm concrete cube
3. 200mm x 200mm x 200mm concrete cube

Existing Tree Notes
Remove all trees shown in red.
Retain all trees shown in green.
Retain trees shown in yellow for further assessment.

Existing Westlin Business Park



Notes:
1. Existing trees to be retained are shown in green.
2. Existing trees to be removed are shown in red.
3. Existing trees to be assessed are shown in yellow.

3

Jonathan Loose Ltd.
Landscape Architects
1000 West 35th Street
Vancouver, B.C. V6K 1G8
Ph: 684-1021 Fax: 689-6429

Project
Lot B
8580 Cambie Road
Richmond, B.C.

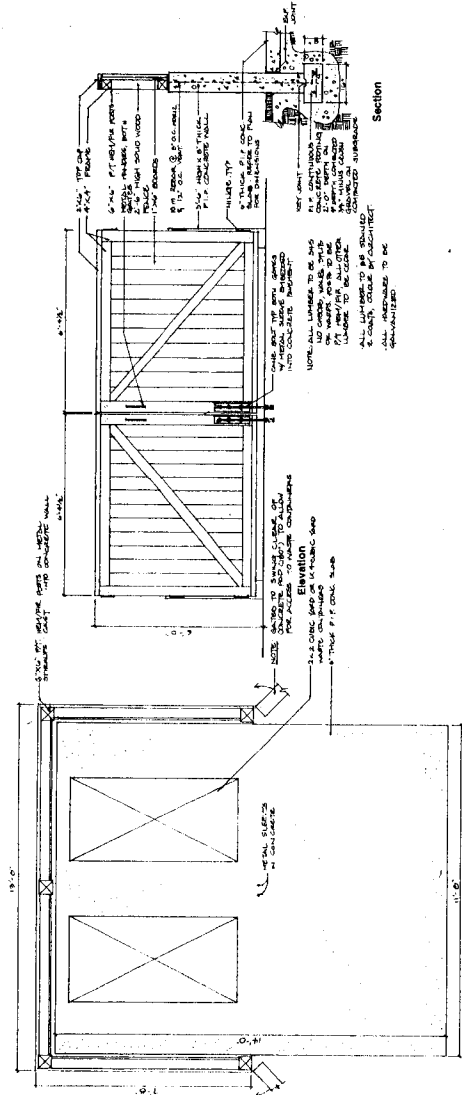
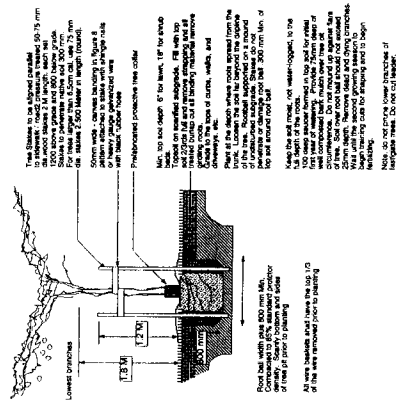
Scale
Date
Drawing No
2003-24

Landscaping Details

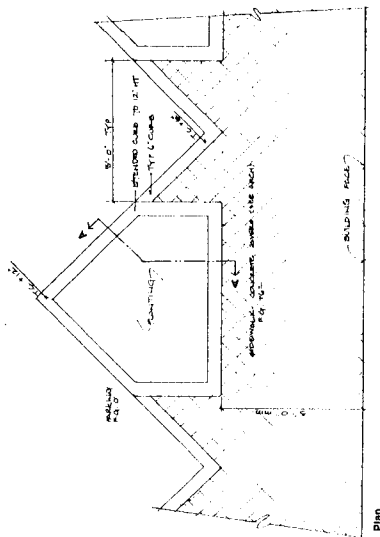
L-2

FEB 19 2003

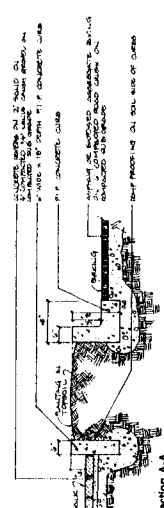
DP 97-121069



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



3 Parking Lot Curb/Planter
Scale: 1/2" = 1'-0"



Section A-A



THIS PLAN IS THE PROPERTY OF PAUL LEONG ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAUL LEONG ARCHITECTURE.

NO.	DATE	REVISION
1		

LEGEND

○ Existing Tree to Retain

○ Temporary Tree Protection Fencing - Remove At End Of Construction Period

○ Existing Tree to Prune

○ Temporary Tree Protection Fencing - Remove At End Of Construction Period

JONATHAN LOOSE LTD.
Landscape Architecture
4587 14th Avenue
Vancouver, B.C. V6P 2V7
PH: 604-685-1003 F: 604-685-0402

PROJECT TITLE
Lot B
580 Cambie Street
Richmond, B.C.

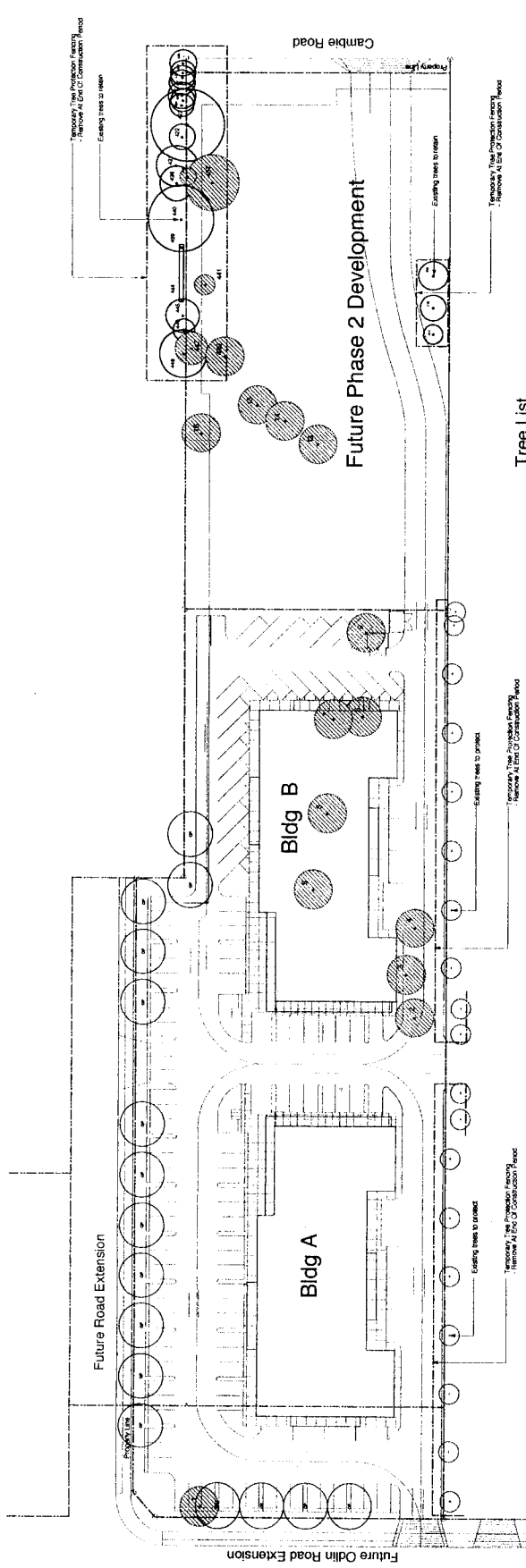
DRAWING TITLE
Survey of Existing Trees

4

FEB 19 2003

DP97-121059

L-3



Tree List

Tree List: This list is a summary of all trees noted on the site plan. It is intended to provide information to the contractor regarding the location and condition of trees on the site. The list is organized by tree ID, species, size, and condition. The tree ID is the same as the tree ID on the site plan.

Tree ID	Species	DBH (cm)	Height (m)	Condition	Notes
T001	Deciduous	15	10	Good	Retain
T002	Deciduous	10	8	Good	Retain
T003	Deciduous	8	6	Good	Retain
T004	Deciduous	12	9	Good	Retain
T005	Deciduous	18	12	Good	Retain
T006	Deciduous	14	10	Good	Retain
T007	Deciduous	16	11	Good	Retain
T008	Deciduous	11	8	Good	Retain
T009	Deciduous	9	7	Good	Retain
T010	Deciduous	13	9	Good	Retain
T011	Deciduous	17	11	Good	Retain
T012	Deciduous	10	8	Good	Retain
T013	Deciduous	12	9	Good	Retain
T014	Deciduous	15	10	Good	Retain
T015	Deciduous	18	12	Good	Retain
T016	Deciduous	14	10	Good	Retain
T017	Deciduous	16	11	Good	Retain
T018	Deciduous	11	8	Good	Retain
T019	Deciduous	9	7	Good	Retain
T020	Deciduous	13	9	Good	Retain
T021	Deciduous	17	11	Good	Retain
T022	Deciduous	10	8	Good	Retain
T023	Deciduous	12	9	Good	Retain
T024	Deciduous	15	10	Good	Retain
T025	Deciduous	18	12	Good	Retain
T026	Deciduous	14	10	Good	Retain
T027	Deciduous	16	11	Good	Retain
T028	Deciduous	11	8	Good	Retain
T029	Deciduous	9	7	Good	Retain
T030	Deciduous	13	9	Good	Retain
T031	Deciduous	17	11	Good	Retain
T032	Deciduous	10	8	Good	Retain
T033	Deciduous	12	9	Good	Retain
T034	Deciduous	15	10	Good	Retain
T035	Deciduous	18	12	Good	Retain
T036	Deciduous	14	10	Good	Retain
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T038	Deciduous	11	8	Good	Retain
T039	Deciduous	9	7	Good	Retain
T040	Deciduous	13	9	Good	Retain
T041	Deciduous	17	11	Good	Retain
T042	Deciduous	10	8	Good	Retain
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T096	Deciduous	14	10	Good	Retain
T097	Deciduous	16	11	Good	Retain
T098	Deciduous	11	8	Good	Retain
T099	Deciduous	9	7	Good	Retain
T100	Deciduous	13	9	Good	Retain

Replacement Plant List

QTY	CODE	BOTANICAL NAME	COMMON NAME	REPLACE ROOT
15	DP	Deciduous perennials	Per Oak	None or B&B

Note: Use Existing Landscape Plant List for selection of trees in the plan.



111-1160 10th Avenue, Suite 101
Richmond, B.C. V6V 2G6
Tel: (604) 273-1160
Fax: (604) 273-1161

CONTRACT NO. 111-1160-10
DATE: 11-14-03
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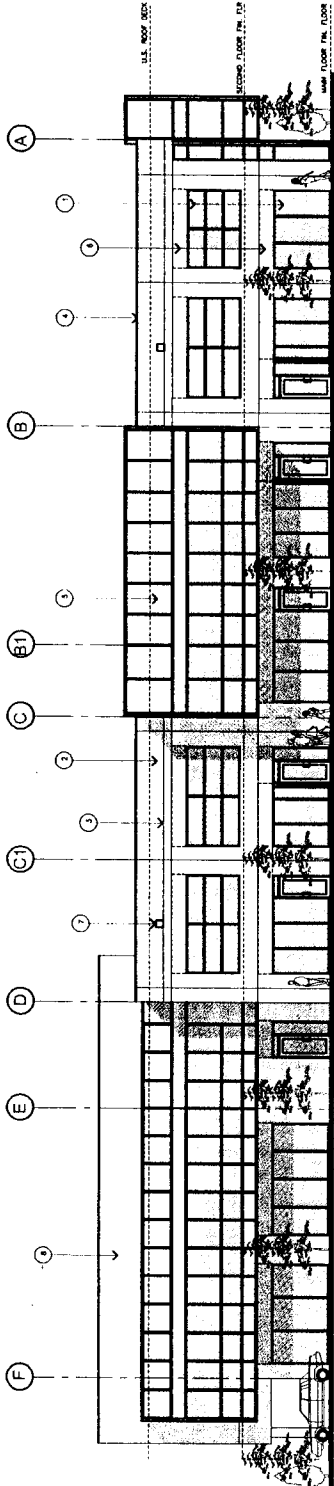
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11-14-03	SCALE: 1/8" = 1'-0"
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PROJECT TITLE:
PHASE 1 COMMERCIAL
DEVELOPMENT
8590 CAMBIE ROAD
RICHMOND, B.C.

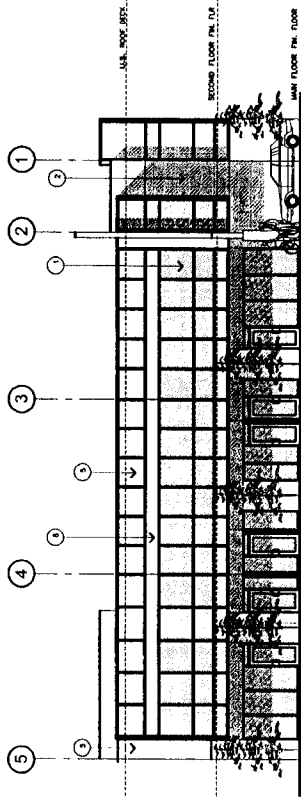
DRAWING TITLE:
BUILDING A
EXTERIOR ELEVATIONS
5

DATE:	SCALE:
11-14-03	1/8" = 1'-0"
DATE:	SCALE:

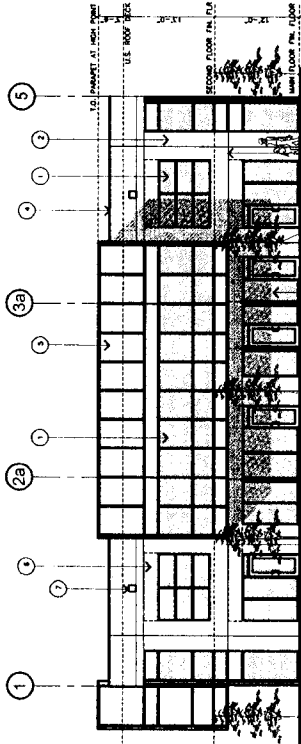
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- 1 PRE-FINISHED ALUMINUM WINDOW AND DOOR UNITS
 - 2 PAINTED CONCRETE WALLS
 - 3 COATING, JOINT OR REPAIR
 - 4 GAL. METAL FLASHING
 - 5 PRE-FINISHED ALUMINUM PANELS
 - 6 ALUMINUM SIGN BARD
 - 7 WALL MOUNTED LIGHT FIXTURE
 - 8 STUCCO FINISH TO MATCH CONC.



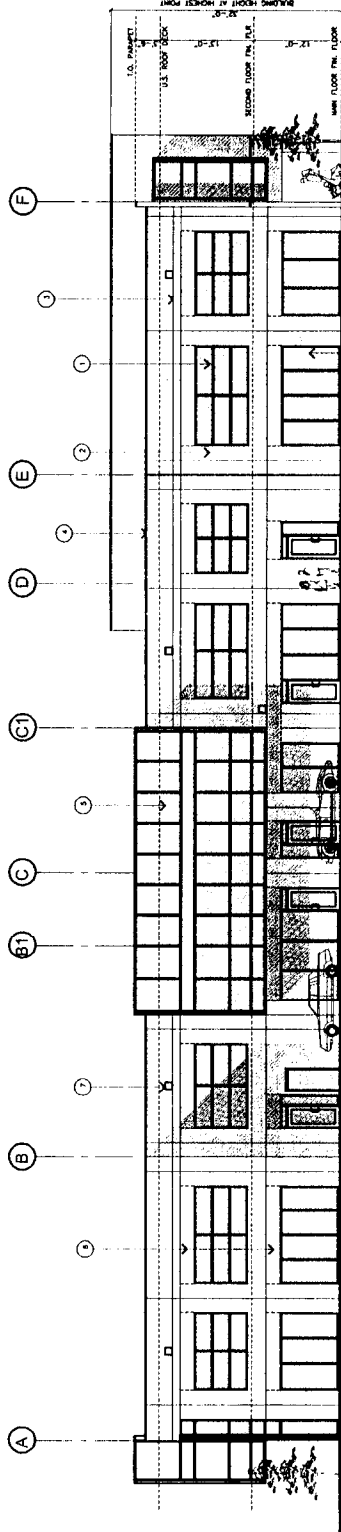
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1/8" = 1'-0"



BLDG. A NORTH ELEVATION
1/8" = 1'-0"



BLDG. A SOUTH ELEVATION
1/8" = 1'-0"



BLDG. B EAST ELEVATION
1/8" = 1'-0"

FEB 19 2003

DP 97-121059

DPA 3.1



111-11600 BURNING WOODS RD. #100 RICHMOND, BC V6V 1A2
PHONE: 604-273-1111
FAX: 604-273-1112

CONTRACT NO. 19-03
DATE: 20-11-03
PROJECT NO. 19-03

NO.	DATE	REVISIONS
1	20-11-03	ISSUED FOR P.P.
2		
3		
4		
5		
6		
7		
8		

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT TITLE
PHASE 1 COMMERCIAL DEVELOPMENT
8880 CAMBIE ROAD
RICHMOND, B.C.

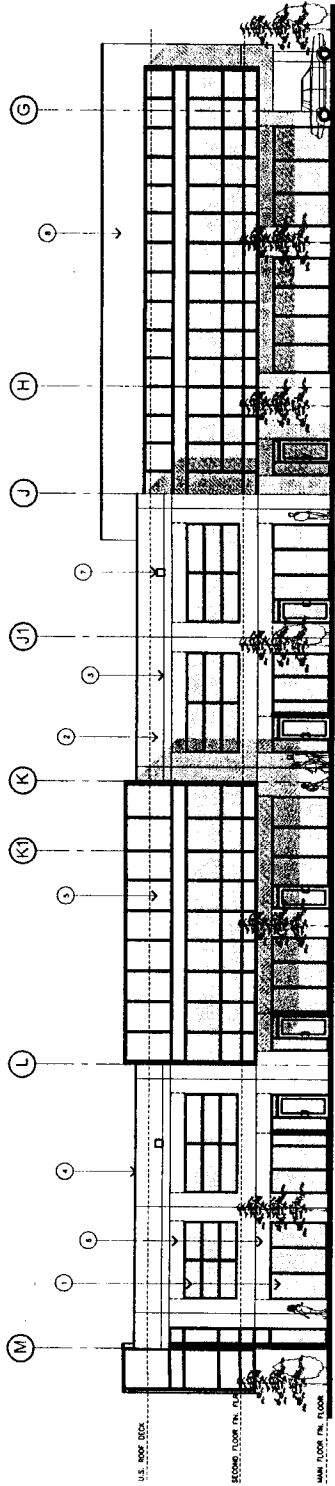
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BUILDING B EXTERIOR ELEVATIONS
#6

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DATE	NO.	NO.	NO.	NO.
DATE	NO.	NO.	NO.	NO.
DATE	NO.	NO.	NO.	NO.

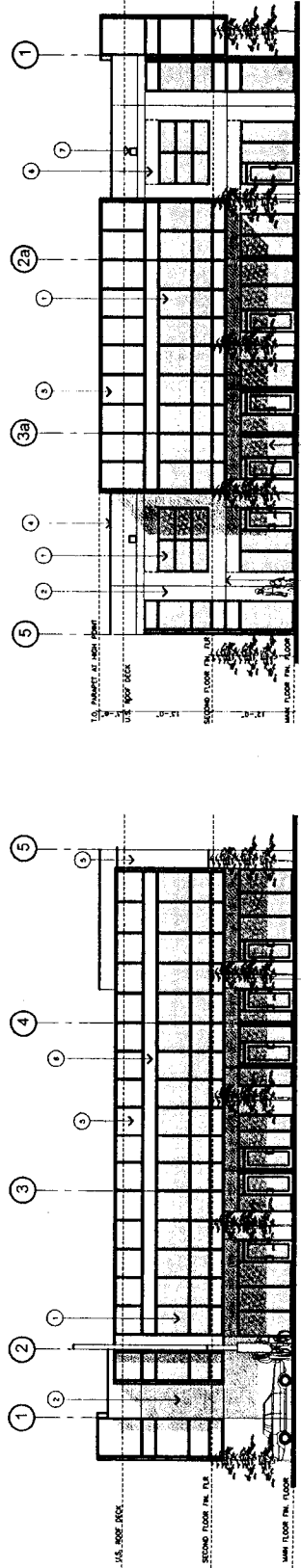
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DPA 3.2

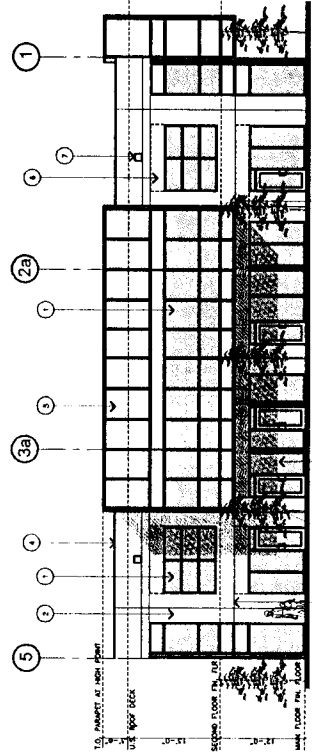
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- 1 PREFINISHED ALUMINA TRIMMED GLAZED WINDOWS
 - 2 PAINTED CONCRETE WALLS
 - 3 CONTROL JOINT OR REVEAL
 - 4 GAL. METAL FLASHING
 - 5 PREFINISHED ALUMINA PANELS
 - 6 ALUMINA SIDE SILL
 - 7 WALL MOUNTED LIGHT FIXTURE
 - 8 STUCCO FINISH TO MATCH DONE.



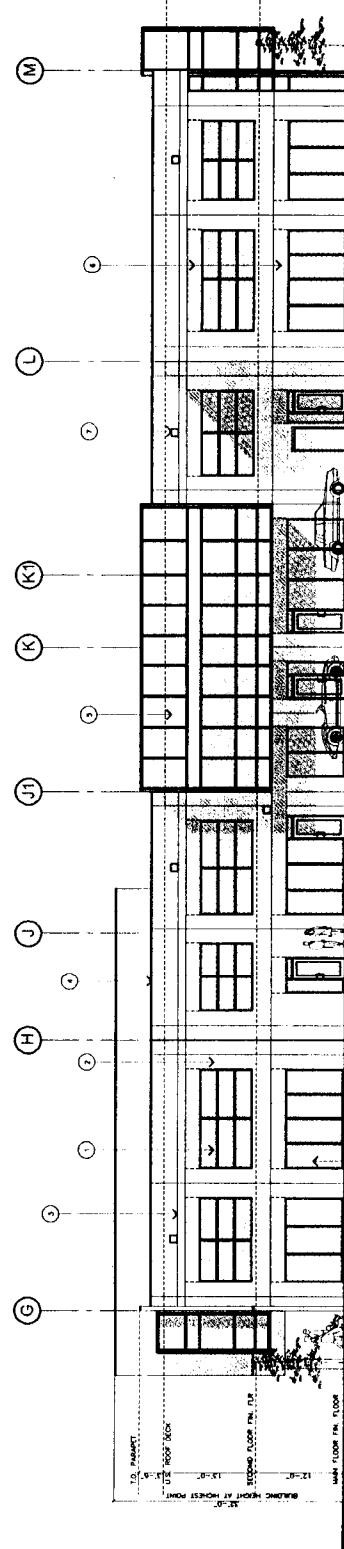
BLDG. B WEST ELEVATION
1/8" = 1'-0"



BLDG. B SOUTH ELEVATION
1/8" = 1'-0"



BLDG. B NORTH ELEVATION
1/8" = 1'-0"



BLDG. B EAST ELEVATION
1/8" = 1'-0"

FEB 19 2003

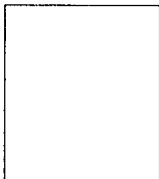
DP97.121059



271-188 Paul Leong Architects
1000, 10th Street
Richmond, B.C.

CONTRACT SERIALS: THIS SET OF DRAWINGS ARE TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

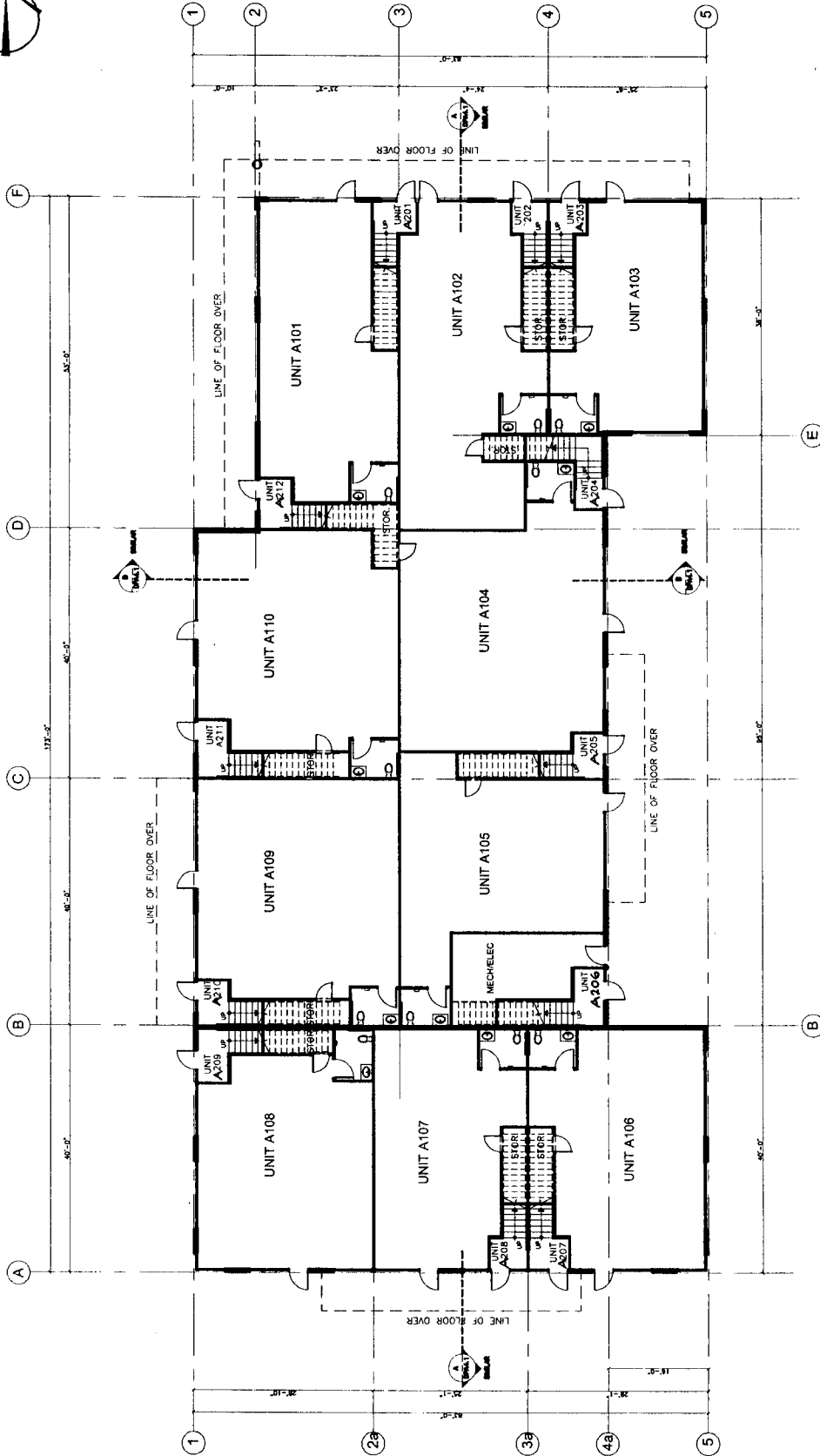
DATE	REVISIONS
2003-11-19	ISSUED FOR P.P.



PROJECT TITLE
PHASE 1 COMMERCIAL
DEVELOPMENT
8580 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE
BUILDING A
MAIN FLOOR PLAN

SCALE	DRAWING NO.
1/8" = 1'-0"	DPA 2.1
DATE	
REV.	
BY	
CHECKED BY	
DATE	



BLDG. A MAIN FLOOR PLAN
1/8" = 1'-0"

FEB 19 2003

DP 97-121069



2000 West Beaver Creek
Richmond, B.C. V6X 3V7
Tel: (604) 273-8822

COMMONWEALTH TRADING AND DEVELOPMENT CO. (A BC INCORPORATED COMPANY) HAS BEEN APPROVED BY THE BC BUILDING DEPARTMENT TO DEVELOP AND CONSTRUCT A RESIDENTIAL DEVELOPMENT AT THE CORNER OF WEST BEAVER CREEK ROAD AND WEST BEAVER CREEK AVENUE IN THE CITY OF RICHMOND, B.C. THIS DEVELOPMENT IS SUBJECT TO THE BC BUILDING DEPARTMENT'S APPROVAL OF THE DEVELOPMENT PERMIT AND THE BC BUILDING DEPARTMENT'S APPROVAL OF THE DEVELOPMENT PERMIT.

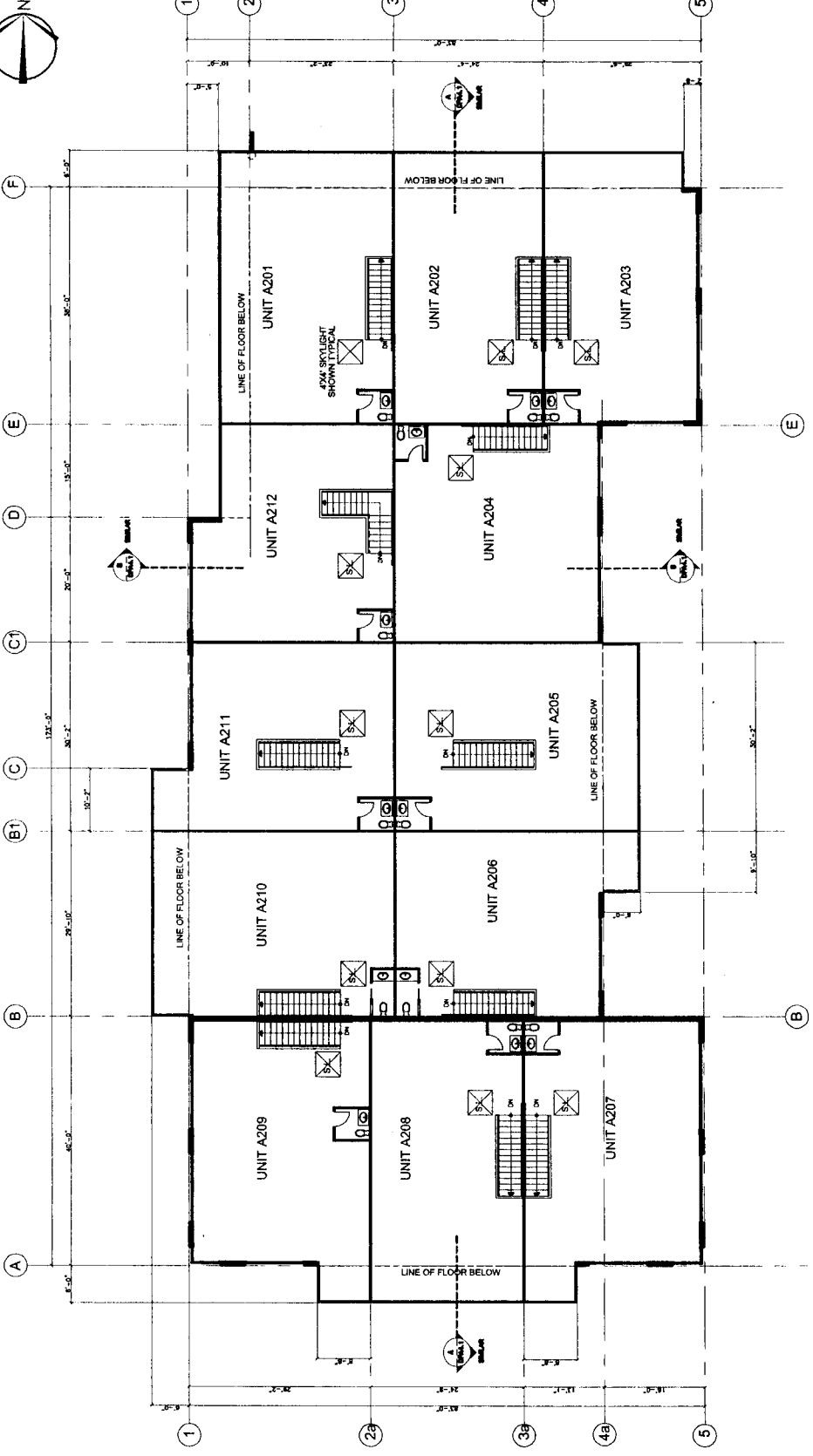
DATE	REVISION
7/21/03	ISSUED FOR P.P.

DATE	REVISION

PROJECT TITLE
PHASE 1 COMMERCIAL
DEVELOPMENT
8890 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE
BUILDING A
SECOND FLOOR PLAN

SCALE	
1/8" = 1'-0"	DATE: 02/19/03
DATE: 02/19/03	PROJECT: DPA 2.2
DATE: 02/19/03	SCALE: 1/8" = 1'-0"
DATE: 02/19/03	SCALE: 1/8" = 1'-0"



BLDG. A SECOND FLOOR PLAN
1/8" = 1'-0"

FEB 19 2003

DP97-121069



1000-1000-1000
1000-1000-1000
1000-1000-1000

CONTRACTOR: THE FIRM HAS BEEN ADVISED BY ALL APPLICANTS THAT THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE APPLICANT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE APPLICANT.

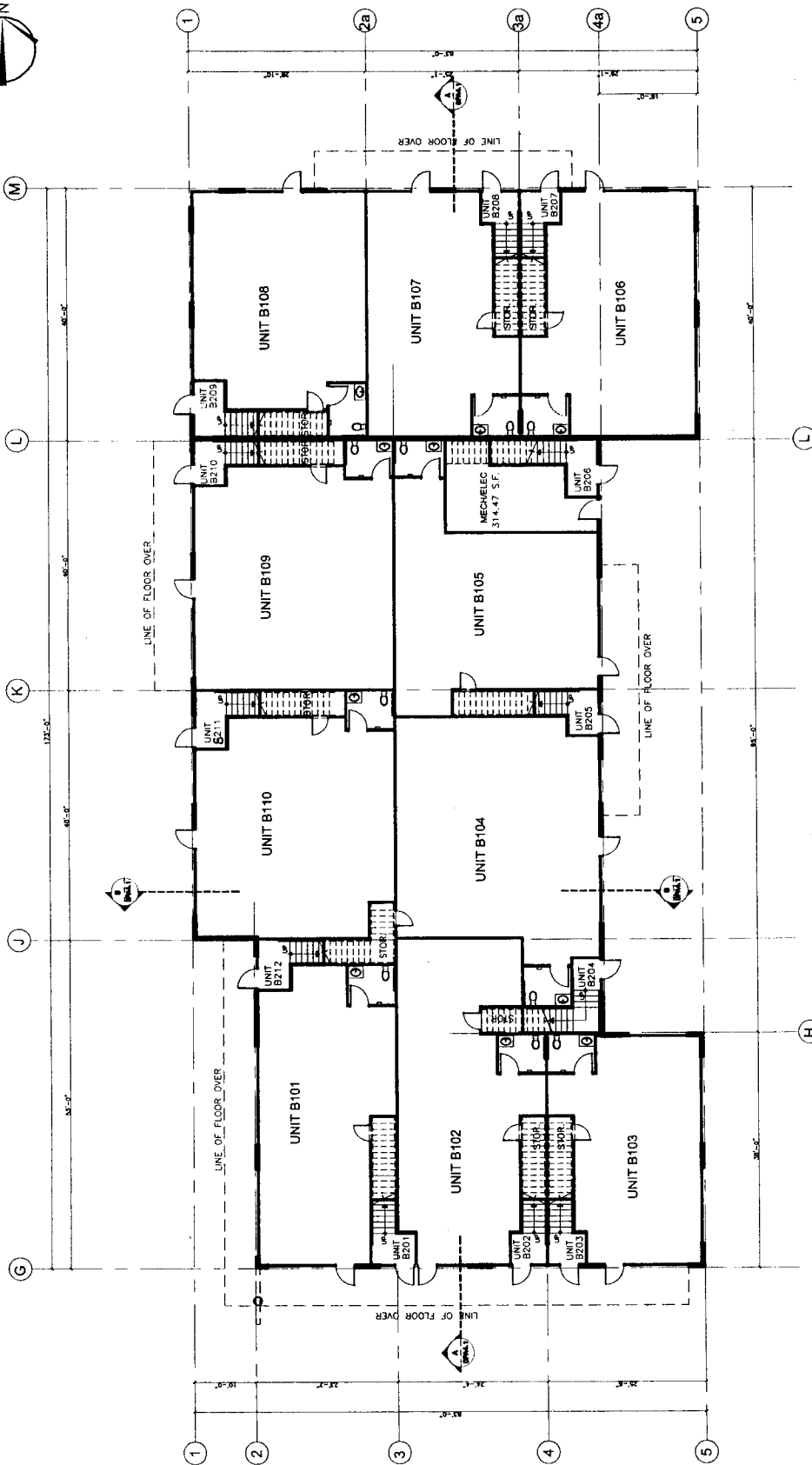
NO.	DATE	REVISIONS

DATE	REVISIONS

PROJECT TITLE
PHASE 1 COMMERCIAL
DEVELOPMENT
8880 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE
BUILDING B
MAIN FLOOR PLAN

SCALE	DRAWING NO.
1/8" = 1'-0"	DPA 2.3
NO. OF SHEETS	SHEET NO.
22	1007 (202)
DRAWN BY	CHECKED BY



BLDG. B MAIN FLOOR PLAN
1/8" = 1'-0"

DP97-121069



1100 WEST 41ST AVENUE, SUITE 200
VANCOUVER, BC V6V 2S6
TEL: 604-271-8888
FAX: 604-271-8889
WWW.PAULLEONG.COM

CONTRACT NO. 03-01-01
DATE: 12/11/02
PROJECT: PHASE 1 COMMERCIAL DEVELOPMENT
8550 CAMBRIDGE ROAD
RICHMOND, B.C.

DATE	REVISIONS
12/11/02	ISSUED FOR P.P.

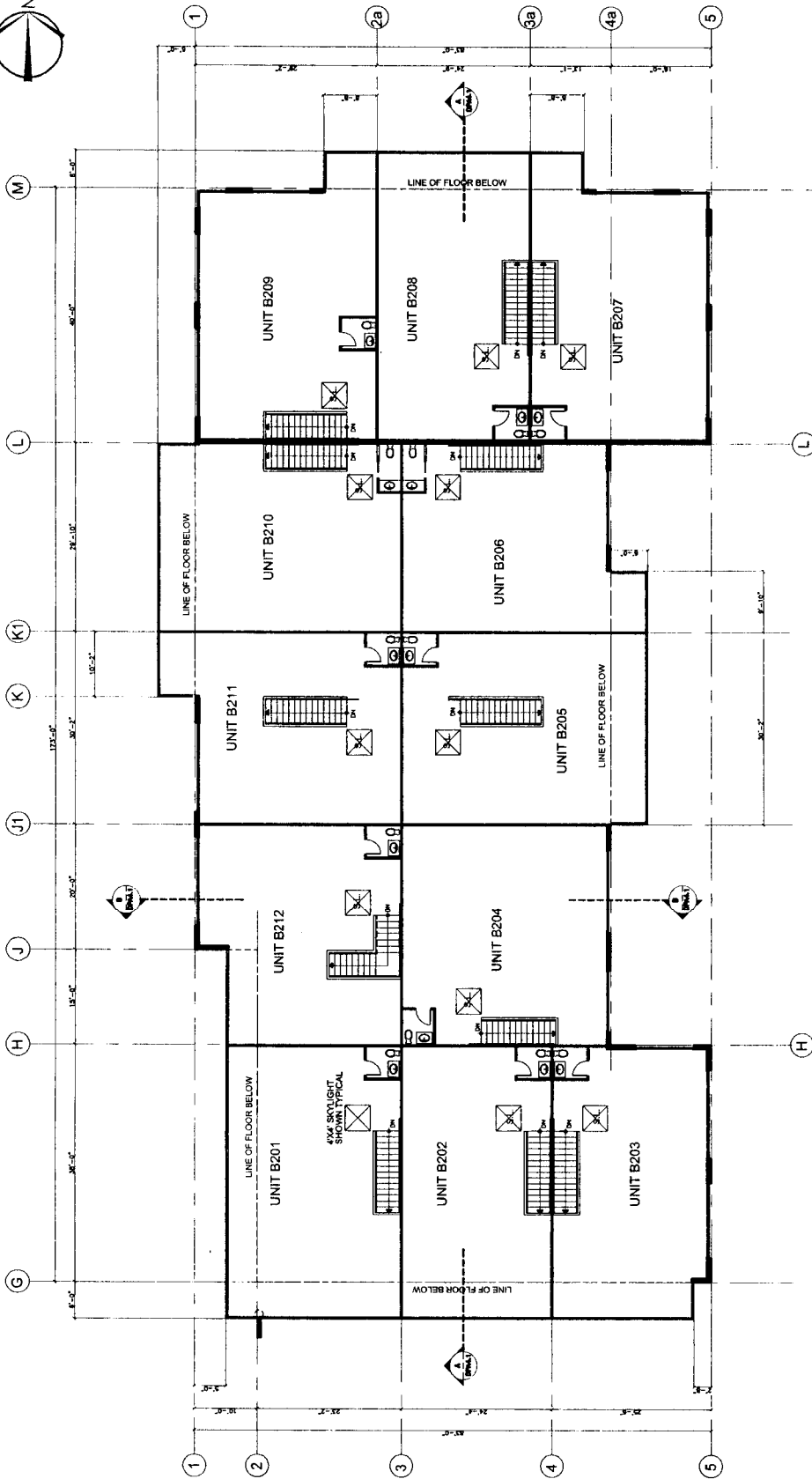
DATE	REVISIONS

PROJECT TITLE
PHASE 1 COMMERCIAL DEVELOPMENT
8550 CAMBRIDGE ROAD
RICHMOND, B.C.

DRAWING TITLE
BUILDING B
SECOND FLOOR PLAN

DATE	BY	CHKD.	DATE
12/11/02			

DPA 2.4



BLDG. B SECOND FLOOR PLAN
1/8" = 1'-0"

FEB 19 2003
DP97-121069



Professional Seal

DATE: 2011-02-28
DRAWN BY: J. LEE

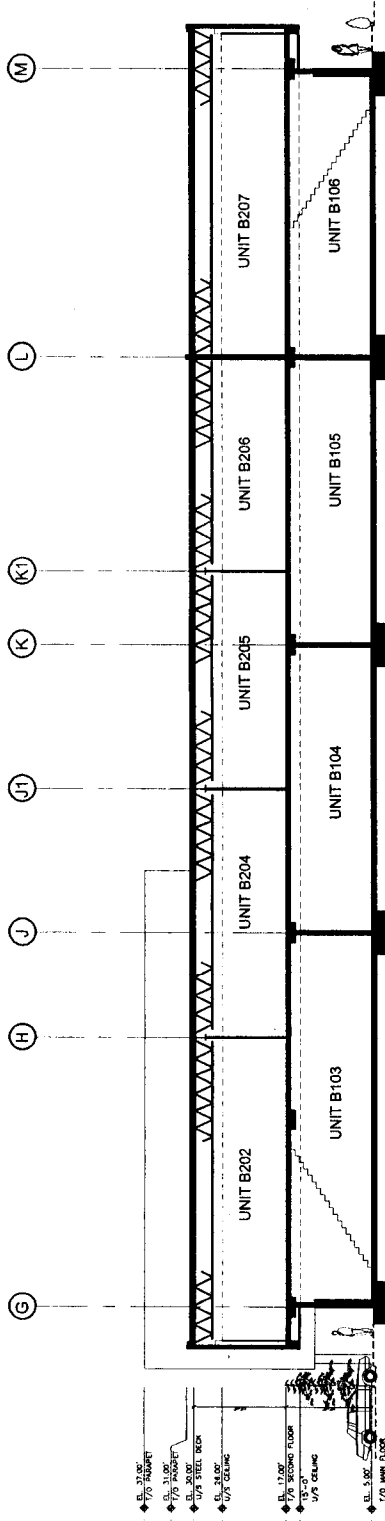
DATE	REVISION	DATE	REVISION
2011-02-28	ISSUED FOR P.P.		

DATE	REVISION

PROJECT TITLE
PHASE 1 COMMERCIAL DEVELOPMENT
8580 CAMBIE ROAD
RICHMOND, B.C.

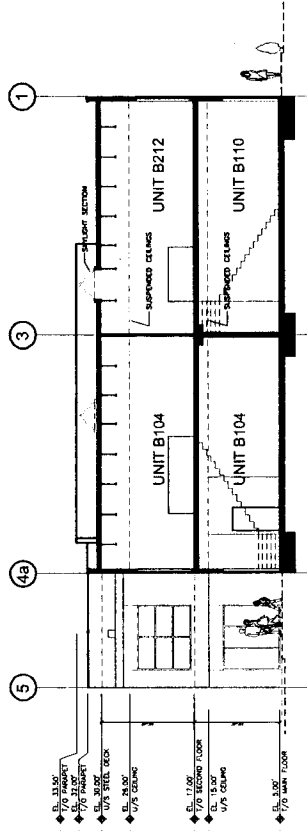
DRAWING TITLE
BUILDING B
BUILDING SECTIONS
BLDG. A SIMILAR

DO NOT SCALE DRAWING
SCALE: 1/8" = 1'-0"
DPA 4.1



BLDG. B CROSS SECTION A-A (BLDG. A SIMILAR)

1/8" = 1'-0"



BLDG. B CROSS SECTION B-B (BLDG. A SIMILAR)

1/8" = 1'-0"



DP97.121.00