



To Development Permit Panel
From Holger Burke
Acting Director of Development

Date July 21, 2005
File DP 05-292236

Re **Application by Sandhill Developments Ltd for a Development Permit at 11000, 11020, 11040, 11080, 11100 No 5 Road and 12000 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would

- 1 Permit the construction of a commercial development with three (3) buildings at 11000, 11020, 11040, 11080, 11100 No 5 Road and 12000 Steveston Highway on a site zoned Comprehensive Development District (CD/161), and
- 2 Vary the provisions of the Zoning and Development Bylaw No 5300 to
 - a) Reduce the public road setback (No 5 Road) from 6 m to 4.2 m for the south building, and
 - b) Increase the percentage of the 123 required parking spaces, which are permitted to be for small cars, from 30% to 31% to permit one (1) additional small parking space

Holger Burke
Acting Director of Development

SB blg
Att

Staff Report

Origin

Sandhill Developments Ltd has applied to the City of Richmond for permission to develop a commercial development with three (3) buildings at 11000, 11020, 11040, 11080, 11100 No 5 Road and 12000 Steveston Highway

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 Steveston Highway is a vacant lot (former gas station) zoned "Service Station District (G2)" and Fantasy Gardens zoned "Botanical Garden District 2 (BG2)",

To the east, is a residential lot zoned "Agricultural District (AG1)" and an industrial building zoned "Business Park Industrial District (I3)",

To the south, are residential lots zoned "Agricultural District (AG1)", and

To the west, across No 5 Road is a service station zoned "Comprehensive Development District (CD/57)" and Ironwood Mall zoned "Community Commercial District (C3)"

Rezoning and Public Hearing Results

Notification of the Development Permit application was sent out to an expanded notification area to match the notification area of the rezoning application (**Attachment 2**)

The Public Hearing for the rezoning of this site was held on February 21, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed

- Liquor store and pub land uses, and
- Existing and anticipated traffic at No 5 Road and Steveston Highway intersection

The question of land use was decided by Council through the rezoning process. A separate Liquor-Primary License application is under consideration for the proposed Ironwood Pub at this location. This process will include a public survey and public meeting relating to the type of licensing, the days and hours of operation, and person capacity including outdoor seating.

Staff worked with the applicant to address the traffic issues through a traffic analysis, which included a functional design for No 5 Road improvements from Steveston Highway to Riverside Way. These include frontage improvements, road widening, median upgrades and intersection upgrades.

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 generally complies with the intent of the

applicable sections of the Official Community Plan (OCP) including the Ironwood Sub-Area Development Permit Guidelines and is generally in compliance with the Comprehensive Development District (CD/161) except for the zoning variances noted below

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No 5300 to

- 1) Reduce the public road setback (No 5 Road) from 6 m to 4.2 m for the south building

(Staff supports the proposed variance as it is a direct result of land dedication along the entire No 5 Road frontage for road widening, involves only one of three (3) commercial buildings, and has no perceived negative impact on the streetscape. The varying setbacks of the three (3) buildings improve the visual interest of Steveston Highway through texture and animation. Due to the traffic needs of this major intersection, the road dedication was more than 3.8 m which exceeds the standard 2 m road widening dedication required by Council Policy. Were the road widening dedication not required, a setback variance would not be needed)

- 2) Increase the percentage of the 123 required parking spaces, which are permitted to be for small cars, from 30% to 31% to permit one (1) additional small parking space

(Staff supports the proposed variance as the tight site planning is a direct result of land dedication along the entire Steveston Highway and No 5 Road frontages and the parking proposal is considered by staff to be reasonable on balance. The applicant is proposing to provide two (2) more accessible parking spaces than required. The relaxation will enable the applicant to provide all 123 required parking spaces onsite)

Advisory Design Panel Comments

The project was presented to the Advisory Design Panel on March 23, 2005 and April 06, 2005. The Panel was supportive of the re-submission on April 06, 2005. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, April 06, 2005 is attached for reference (**Attachment 3**). 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 applicant proposes to mitigate the impact of the development on adjacent single-family homes (Agricultural District (AG1)) with solid cedar fencing along the shared portion of the east property lines and both solid cedar fencing and 1.8 m high cedar hedging along the south property line. The applicant advises that he has secured an option to purchase the adjacent residential lot on Steveston Highway and intends to apply for rezoning to extend the commercial development, and
- With the flood-proofing requirement of raising the building slab elevation to minimum 2.6 m and the accessibility requirements of access into commercial units and associated site grading, the site will be raised above the sidewalk level. To mitigate the visual impact of parked cars raised above the sidewalk level, retaining walls and continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the No 5 Road and Steveston Highway streetscapes

Urban Design and Site Planning

- The commercial buildings have been located on the site to act as a buffer between pedestrian accommodating commercial development and the large-scale truck-oriented industrial development to the east and the existing residential lots to the south, and
- Pedestrian scaled and oriented frontage character facing No 5 Road and Steveston Highway across the surface parking areas, and pedestrian connections between the buildings, through the parking areas and to both No 5 Road and Steveston Highway have been incorporated

Architectural Form and Character

- The building forms are well articulated,
- The proposed building materials (Hardi-board and batten, Hardi shakes, painted Hardi board trim, glass and steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and concrete block) are generally consistent with the Official Community Plan (OCP) Guidelines,
- Visual interest and variety between building blocks has been incorporated with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions,
- Signage opportunities have been designed to integrate with the architectural design including signage and awnings attached to the buildings and two free standing tower signs at the street edge. These signage towers are significantly shorter than existing signage for the adjacent Ironwood Mall and are taller than the Ironwood Sub-Area signage guideline. Separate application(s) are required to permit signage

Landscape Design and Open Space Design

- The landscape design includes an outdoor patio facing No 5 Road for the proposed pub up to 2.7 m (9') deep. The patio is located adjacent to the front yard of an adjacent residence with buffering provided through a solid cedar fence, tree and shrub planting. It is expected that this residential property will eventually redevelop for other purposes. A retaining wall and landscaping separates the patio from the sidewalk along No 5 Road,
- Twenty-four (24) new trees and approximately eleven (11) street trees are proposed. The removal of existing trees results from the requirement to raise the grade of the site to address flood plain issues. The new trees proposed will soften the visual impact of the surface parking areas,
- The landscape design also includes several planting areas and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, pedestrian paths, drive aisle areas and parking areas,
- Parking is screened from No 5 Road and Steveston Highway with landscaping,
- Solid cedar privacy fencing is provided along the east and south property lines adjacent to the residential lots,
- Private garbage and recycling collection is accommodated through the provision of internal storage rooms in buildings 'A' and 'B' and a garbage and recycling enclosure located along the lane beside the loading bay behind building 'C'
- The applicant has been made aware that the lane used to access the loading bay, garbage and recycling enclosure, and small car parking spaces adjacent to building "C" was built without any City approval. He has agreed to have his engineer confirm the adequacy of this lane for his development. Since the remainder of the lane is not intended to access the development, staff have not required that this small portion of lane be included in the Servicing Agreement

Crime Prevention Through Environmental Design

- Lighting has been incorporated into the building and parking area design, and
- To mitigate the concern that the southeast parking area located off the lane would not be easily visible from either No 5 Road or the commercial businesses, the applicant proposes to erect signage to restrict parking in this area to normal business hours for the development. Should the businesses in the southern building be open later in the evening, the open parking areas along No 5 Road provide more than sufficient parking. It should be noted that the southeast parking area is open to the lane and across the lane to the expansive paved area on the industrial property to the south, which is brightly lit at night and lights the subject property as well.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M Arch
Planner 1

SB blg

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

- Registration of a flood plain covenant (minimum 2.6 m BER), and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$58,864.



City of Richmond

6911 No 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-292236

Attachment 1

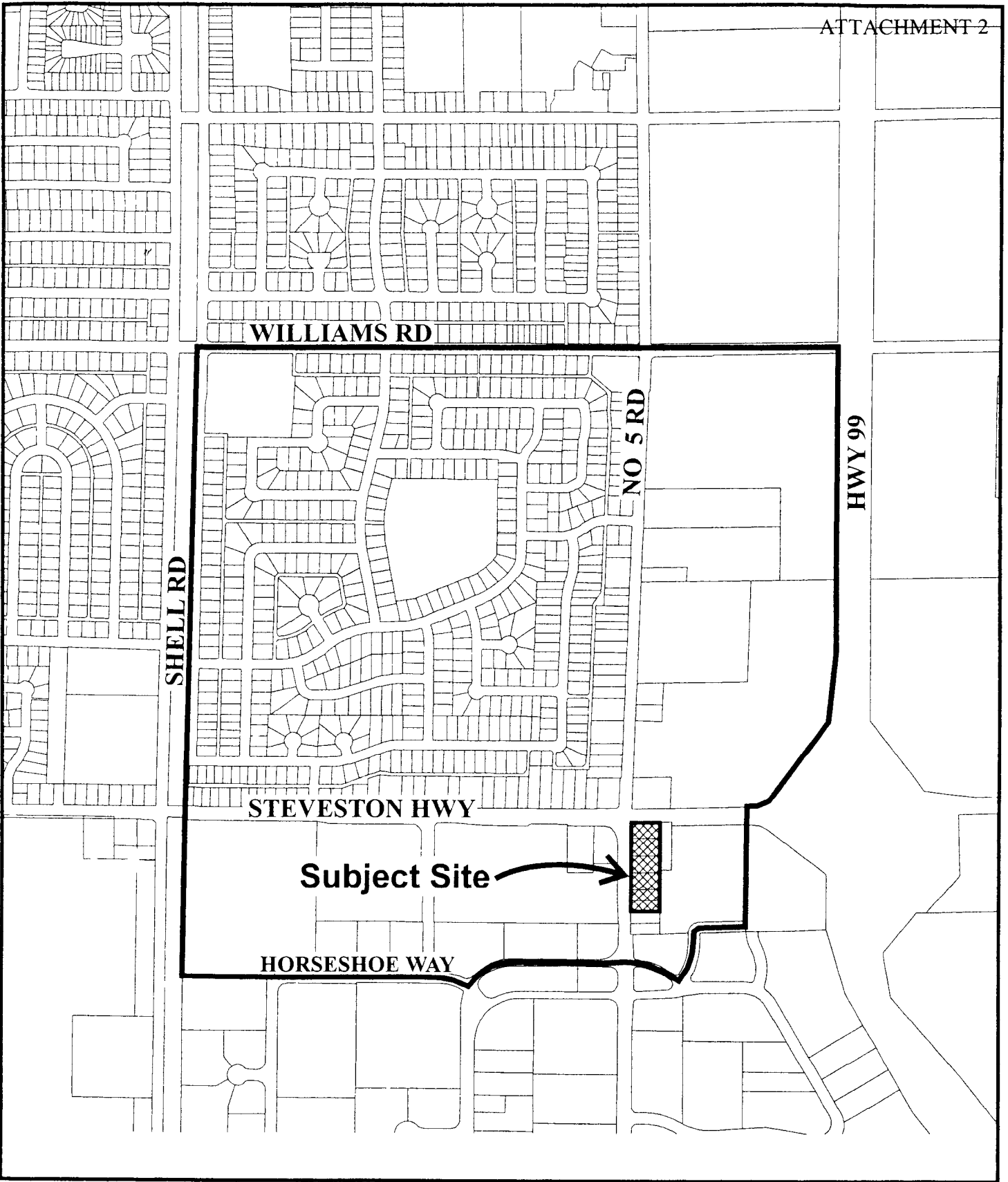
Address 11000/11020/11040/11080/11100 No 5 Road and 12000 Steveston Highway

Applicant Sandhill Developments Ltd Owner same

Planning Area(s) Ironwood

	Existing	Proposed
Site Area	6,872 m ² (73,972 ft ²)	No change
Land Uses	Formerly Residential and Commercial	Commercial
OCP Designation	Commercial	No change
Zoning	CD/161	No change
ALR	Excluded	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max 0.5	0.4	None Permitted
Lot Coverage	Max 50%	28%	None
Setback – Public Road	Min 6 m	28 m to 4.2 m	Reduction
Setback – Side Yard	No requirement	0.7 m	None
Setback – Rear Yard	No requirement	6.4 m to 0 m	None
Height (m)	Max 12 m	9.7 m	None
Off-street Parking Spaces	123	123	None
Off-street Parking Spaces – Small Car	Max 30% (37 spaces)	31% (38 spaces)	Increase
Off-street Parking Spaces – Accessible	3	5	None
Total off-street Spaces	123	123	None



Expanded Notification Area
DP 05-292236

Adopted Date 07/13/05

Amended Date

Note Dimensions are in METRES

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 06, 2005 – 4 00 p m
Rm M 1 003
Richmond City Hall

2

Commercial

PJ Lovick Architect

11000/11020/11080/11100 No 5 Road and 12000 Steveston Hwy
(Re-submission)

DP 05-292236

The comments of the Panel were as follows

- concern was expressed for the buildings set at the rear of the parking lot The constraints of the site were acknowledged, but it was indicated that if a possibility to move any portion of the building forward existed it would be beneficial to do so The quality of finishes and the detailing were considered good
- the previous comments were agreed with The anchoring of the corner was the most significant concern, along with the clarity of the parking area and the way finding The compromise offered by addressing, in part, the difficulties by the addition of a walkway thru from the corner and the addition of trellis elements was not a bad solution, but it remained disappointing that the corner would not be anchored in the manner suggested by the Panel
- the plan was supportable as this was a tight site
- a fairly well developed and well co-ordinated scheme It would be good to see the bank migrate closer to the corner, even if only a bit
- the effort put forth was appreciated The buildings were liked – and the problems associated with a building on the corner were acknowledged The Bank of Montreal sign remained of concern, and the tree planned for in front was considered detrimental It was suggested that the building come up behind the sign to encapsulate it which would result in the building appearing to include the sign in its overall woody look
- most of the previous comments were agreed with and it was considered that this was the best that could be done on the constrained site
- there should be buffering between the industrial development to the east, and this site, and the Planning Department should address this

It was moved and seconded

That DP 04-292236 move forward with the support of the Panel with the understanding that the applicant would continue to explore with staff the possibilities of

- Anchoring the corner with site planning *A pedestrian entry monument trellis feature has been added to anchor the corner of the site and provide a pedestrian connection to the busy intersection of No. 5 Road and Steveston Highway The tight site planning did not allow for a corner commercial building with meaningful pedestrian animation at this busy intersection with the bank's requirement for a drive-through lane and the irregular property lines resulting from a dedicated right hand turning lane with associated island,*
- Bank of Montreal signage be integrated with the architectural expression *The Bank of Montreal building signage has been reduced in size and height from the initial proposal The signage proposed is limited to portions of the building, and*
- A landscape buffer be inserted between the commercial and industrial developments *The industrial development is separated from the proposed commercial development across a functional public lane and residential lot (AG1). Planting areas with shrubs and trees have been provided in the three locations where the drive aisles abut the east property line*

CARRIED



No DP 05-292236

To the Holder SANDHILL DEVELOPMENTS LTD

Property Address 11000/11020/11040/11080/11100 NO 5 ROAD
AND 12000 STEVESTON HIGHWAY

Address C/O AMAR SANDHU
1049 EAST 54TH AVENUE
VANCOUVER, BC V5X 1L8

- 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 to
 - a) Reduce the public road setback (No 5 Road) from 6 m to 4.2 m for the south building, and
 - b) Increase the percentage of the 123 required parking spaces which are permitted to be for small cars from 30% to 31% to permit one additional small parking space
- 4 Subject to Section 692 of the Local Government Act, R S B C buildings and structures, off-street parking and loading facilities, roads and parking areas, and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 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 \$58,864 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 05-292236

To the Holder SANDHILL DEVELOPMENTS LTD

Property Address 11000/11020/11040/11080/11100 NO 5 ROAD
AND 12000 STEVESTON HIGHWAY

Address C/O AMAR SANDHU
1049 EAST 54TH AVENUE
VANCOUVER, BC V5X 1L8

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 ,

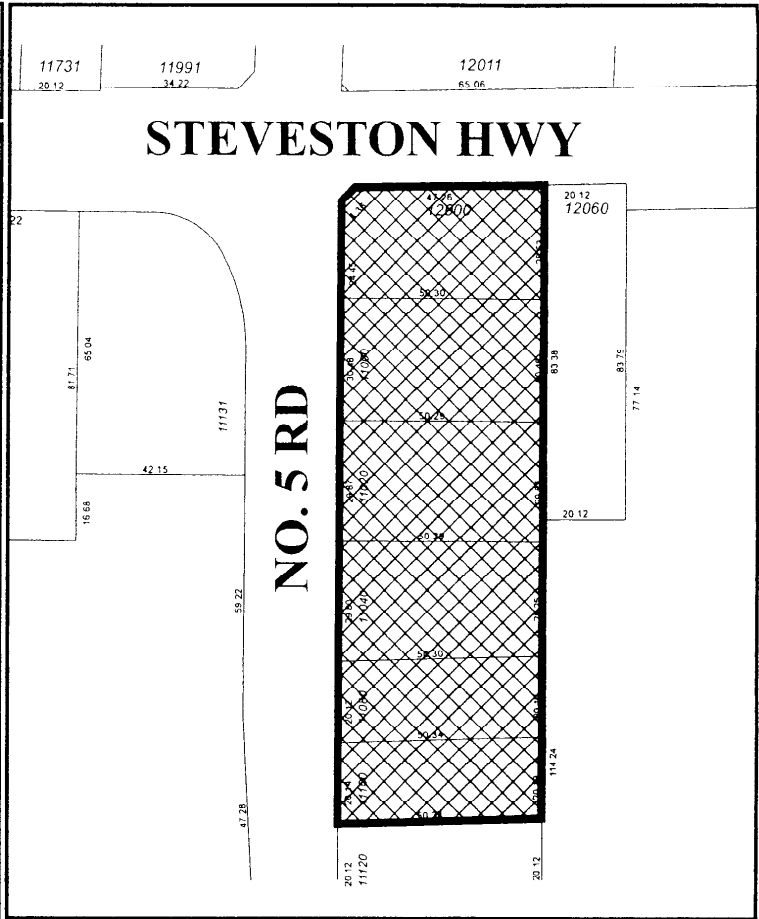
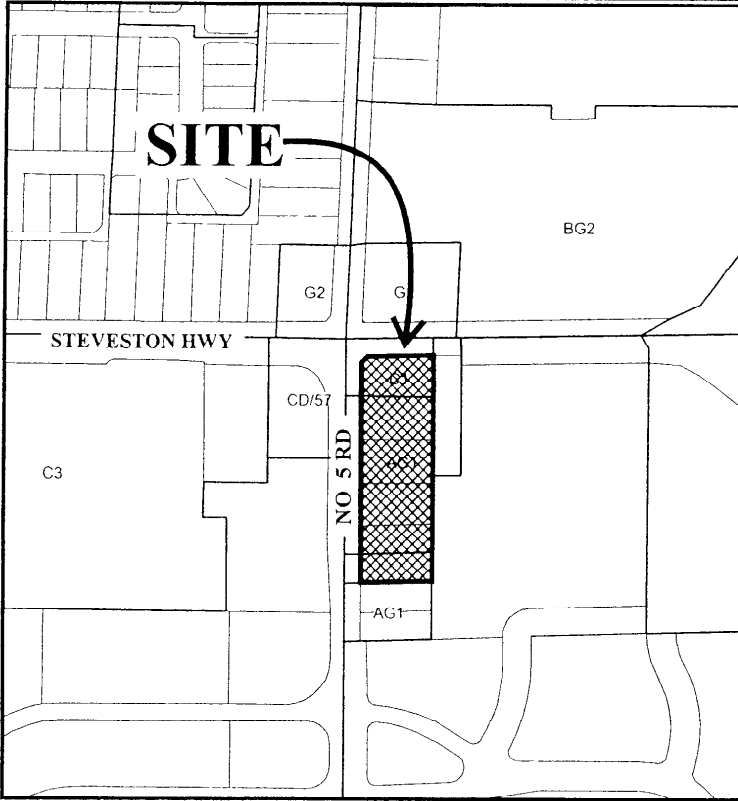
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DELIVERED THIS DAY OF ,

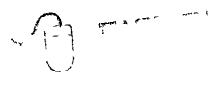
MAYOR



City of Richmond



DP 05-292236
 SCHEDULE "A"



Original Date 02/16/05

Revision Date

Note Dimensions are in METRES



City of Richmond

6911 No 3 Road
Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

Notice of Application For a Development Permit DP 04-280280

Applicant: JLA Architecture
Property Location 8711 Alexandra Road

Intent of Permit

- 1 To permit the construction of a 444 m² (4,777 ft²) karaoke entertainment building at 8711 Alexandra Road on a site zoned Automobile Oriented Commercial District (C6), and
- 2 To vary the provisions of the Zoning and Development Bylaw No 5300 to
 - a) Reduce the road setback from 6 m (19 685 ft) to 0 m (0 ft) for portions of the building along Alexandra Road and Sorenson Crescent,
 - b) Increase the allowable number of small car stalls from 30% (12 stalls) to 73% (27 stalls), and
 - c) Reduce the width of manoeuvring drive-aisles from 7 5 m (24 6 ft) to 6 7 m (22 ft)

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on

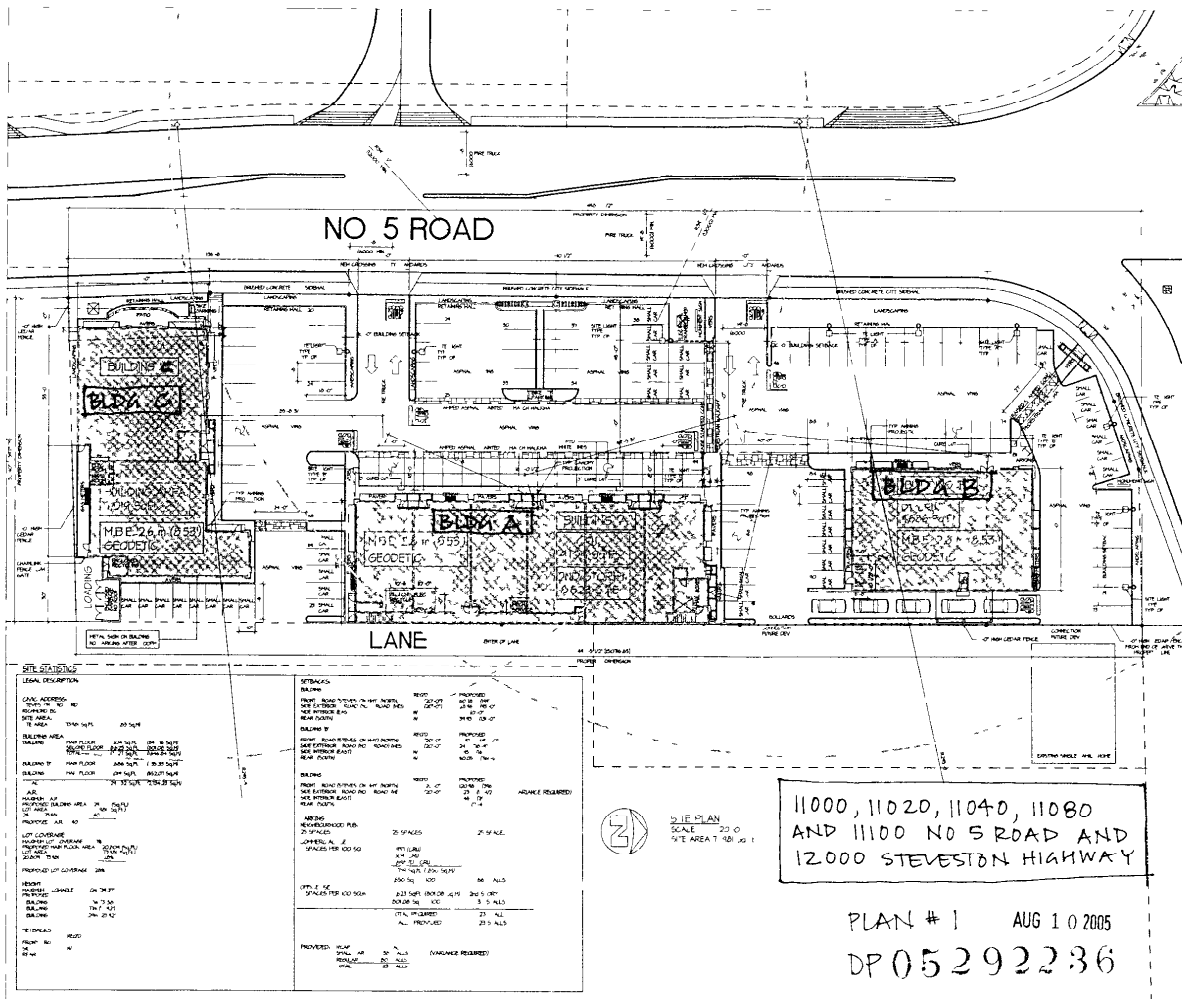
Date: Wednesday, August 10, 2005
Time: 3 30 p m
Place: Anderson Room, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **City Clerk**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**

To obtain further information on this application, or to review supporting staff reports, **contact the Urban Development Division**, ((604) 276-4395), first floor, City Hall, between 8 15 a m and 5 00 p m , Monday through Friday, except statutory holidays, between July 29, 2005 and the date of the Development Permit Panel Meeting Staff reports on the matter(s) identified above are available on the City website at [http //www richmond ca/cityhall/council/agendas/dpp/2005 htm](http://www.richmond.ca/cityhall/council/agendas/dpp/2005.htm)

David Weber
Director, City Clerk's Office

DW wl



STEVESTON HIGHWAY

NO 5 ROAD

LANE

11000, 11020, 11040, 11080
AND 11100 NO 5 ROAD AND
12000 STEVESTON HIGHWAY

PLAN # 1 AUG 10 2005
DP05292236

LEGAL DESCRIPTION	SPACES	PROPOSED	REMARKS
LEGAL ADDRESS: 11000 NO 5 ROAD	11000	11000	
LEGAL ADDRESS: 11020 NO 5 ROAD	11020	11020	
LEGAL ADDRESS: 11040 NO 5 ROAD	11040	11040	
LEGAL ADDRESS: 11080 NO 5 ROAD	11080	11080	
LEGAL ADDRESS: 11100 NO 5 ROAD	11100	11100	
LEGAL ADDRESS: 12000 STEVESTON HWY	12000	12000	

NO.	DATE	DESCRIPTION

PJ LOVICK
ARCHITECT
LTD

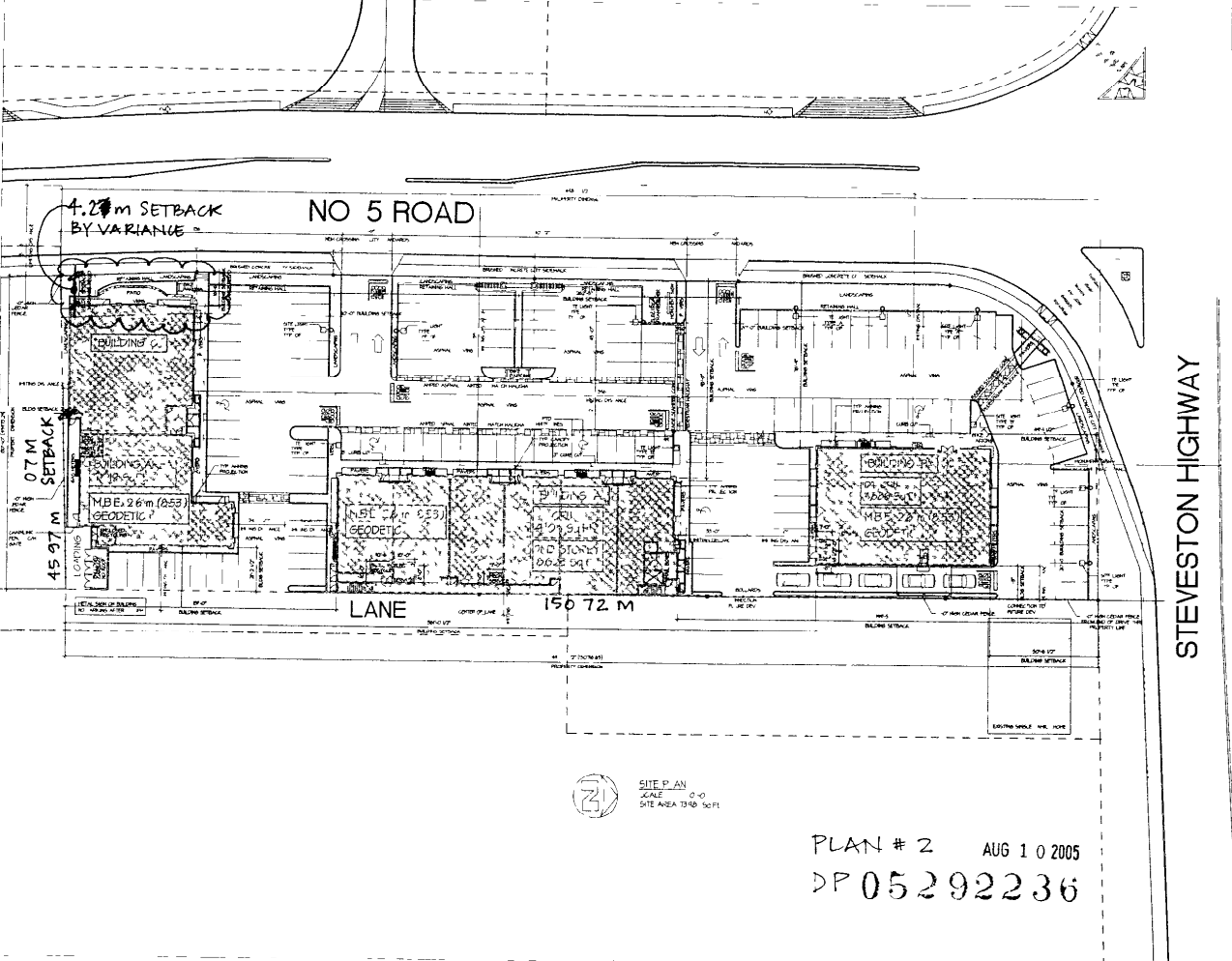
3707 1st AVENUE
RICHMOND, BRITISH COLUMBIA
V6X 3Y8 CANADA TEL: 604-273-8801 FAX: 604-273-8801

NO. 00
COMMERCIAL DEVELOPMENT

NO 5 RD & STEVESTON HWY
RICHMOND, B.C.

PARKING PLAN PLAN #2

DATE	BY	DESCRIPTION
04-04	AS2	
04-04		
04-04		
04-04		




 SITE PLAN
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 SITE AREA 1318 SQ FT

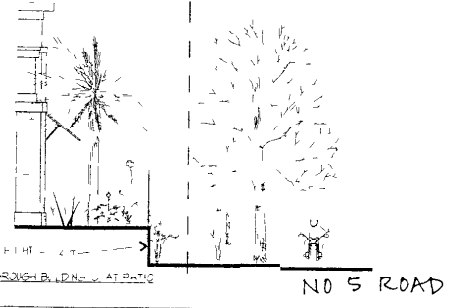
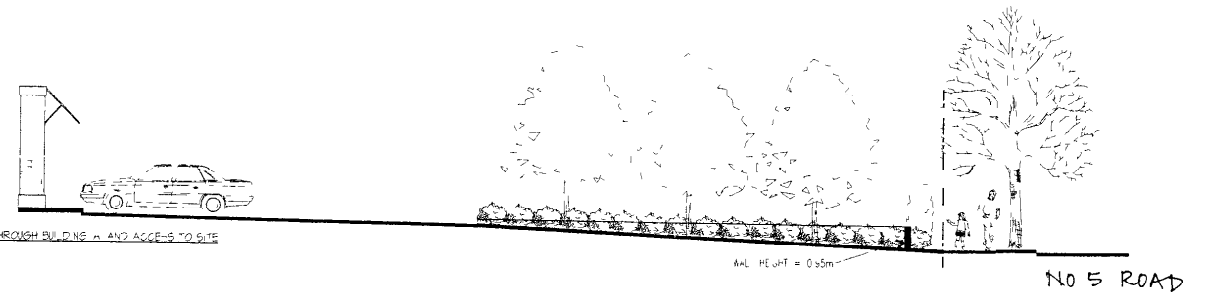
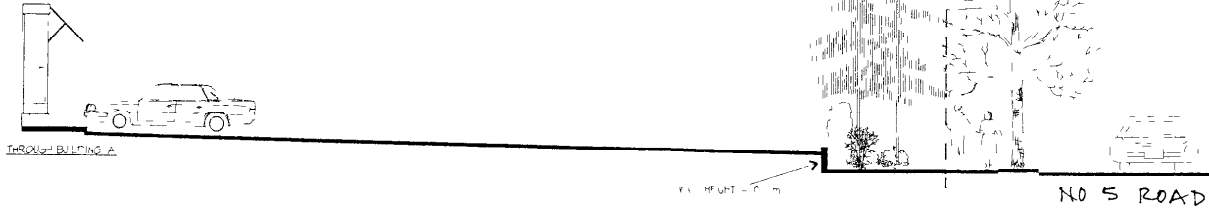
PLAN # 2 AUG 10 2005
 DP 05292236

NO	DATE	BY	DESCRIPTION
1	05/10/05	ADJ	PRELIMINARY PLAN
2	07/20/05	ADJ	REVISIONS
3	08/10/05	ADJ	FINAL PLAN

PJ LOVICK
 ARCHITECT
 LTD

1000 STEVESTON AVENUE
 RICHMOND, BC V6X 1K6
 TEL: 604-273-1000 FAX: 604-273-1001

COMMERCIAL DEVELOPMENT
 NO. 1224 STEVESTON AVENUE
 RICHMOND, B.C.
 SITE PLAN
 PLAN # 2
 AUGUST 10, 2005
 ADJ



DATE	BY	APP'D	CHK'D

KAVOLNAS & ASSOCIATES INC.
Landscape Architects

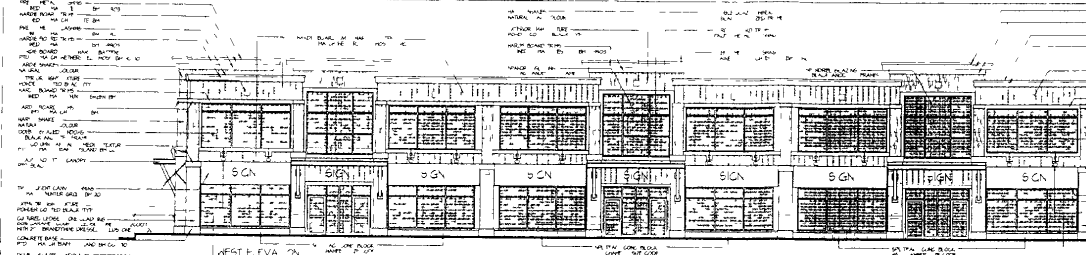


PLAN #4 SECTIONS
LANDSCAPE
CROSS-SECTIONS
COMMERCIAL DEVELOPMENT

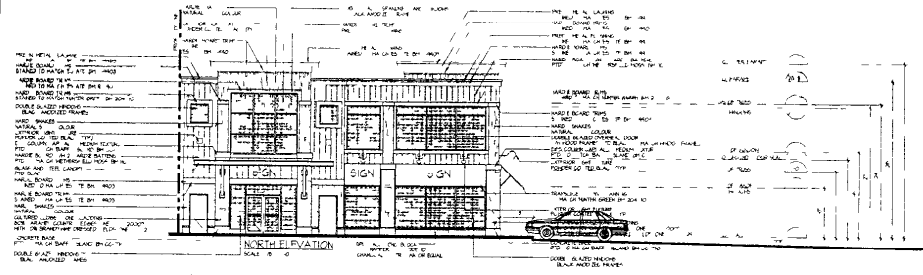
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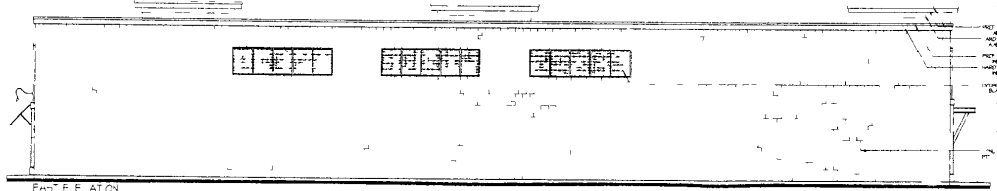
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DP 05-262236



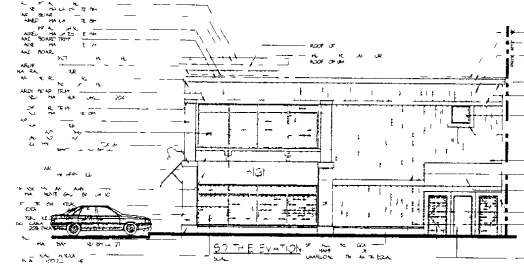
WEST ELEVATION



NORTH ELEVATION



END ELEVATION



SOUTH ELEVATION

TABLE	FILE NO	AREA	DATE	BY	CHKD	REV	DATE	BY	CHKD
1									
2									
3									
4									
5									

NO	REVISIONS

P. LONICKA
ARCHITECT
LTD

3707
BRANDY AVENUE
RICHMOND, ONTARIO
L4B 1Y4

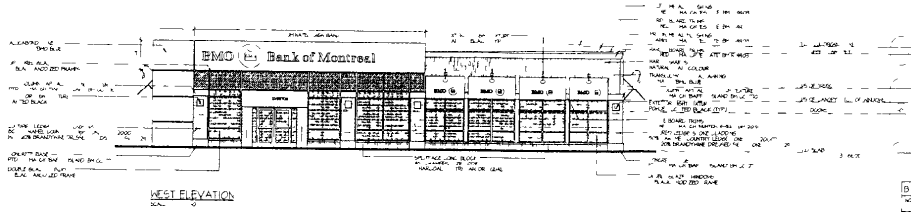
COMMERCIAL
DEVELOPMENT

PLAN # 4 AUG 10 2005
DP 05292236

BUILDING ELEVATIONS PLAN # 4

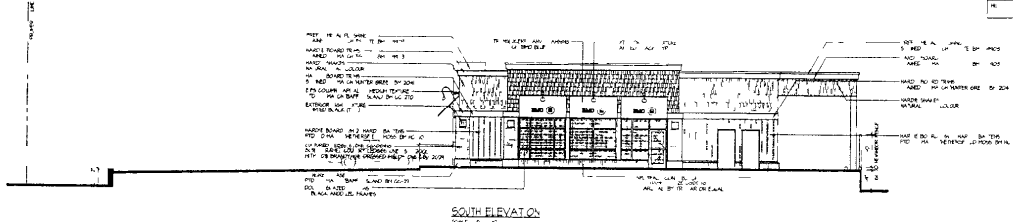
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DATE 2005

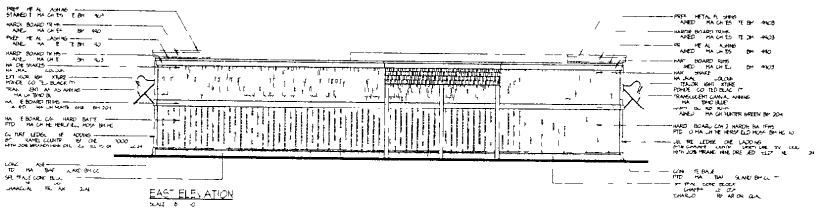


WEST ELEVATION
SCALE: 1/8" = 1'-0"

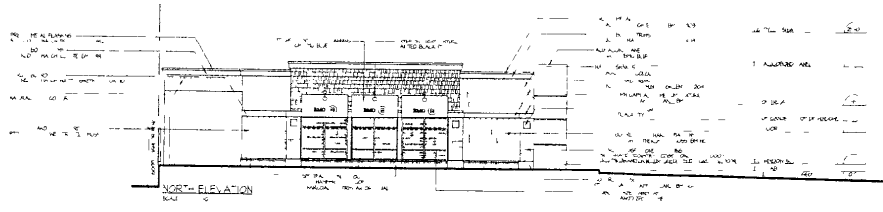
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

NO.	REVISION	DATE	BY

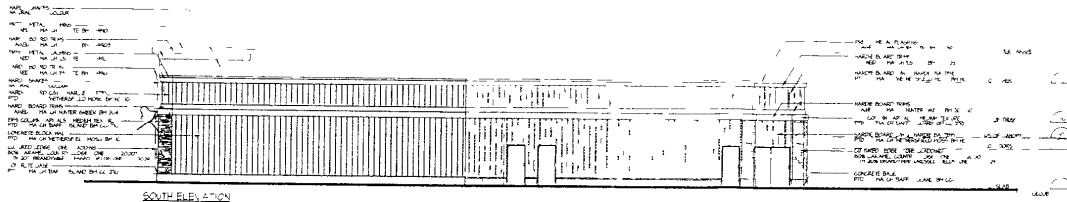
P J LOVICK
ARCHITECT
L P O

3707
BY: J. LOVICK
1004) 280 3700 FAX: 96-6161
CA

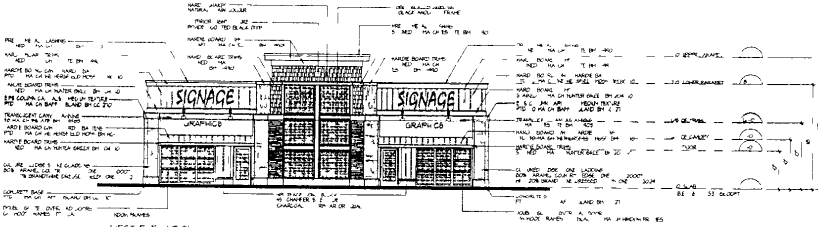
PLAN # 5
AUG 10 2005
DP 105292236

COMMERCIAL
DEVELOPMENT

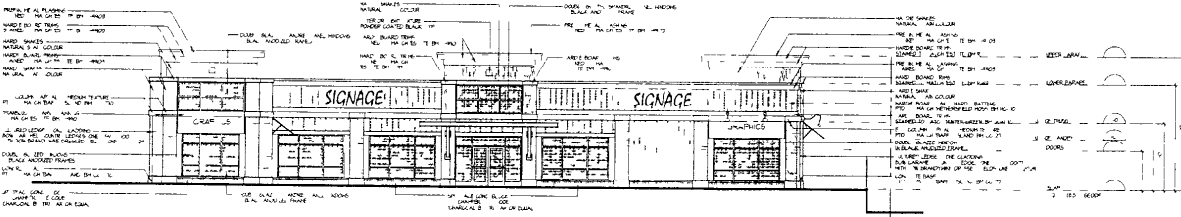
BUILDING D ELEVATIONS	PLAN #11



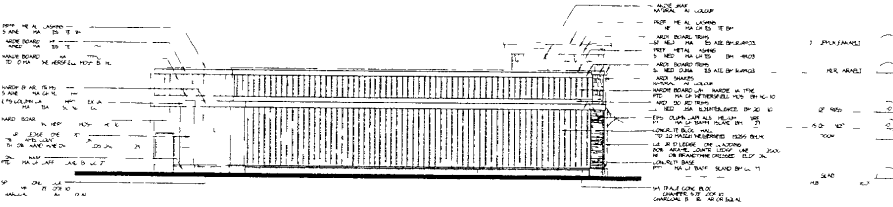
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



NORTH ELEVATION
SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	AREA	PERCENT	REMARKS
1	FLOOR AREA	10,000	100%	
2	PERMITTED SIGNAGE	1,000	10%	
3	PERMITTED SIGNAGE	1,000	10%	
4	PERMITTED SIGNAGE	1,000	10%	
5	PERMITTED SIGNAGE	1,000	10%	

NO.	DESCRIPTION	AREA	PERCENT	REMARKS
1	FLOOR AREA	10,000	100%	
2	PERMITTED SIGNAGE	1,000	10%	
3	PERMITTED SIGNAGE	1,000	10%	
4	PERMITTED SIGNAGE	1,000	10%	
5	PERMITTED SIGNAGE	1,000	10%	

P J LOVICK
ARCHITECT
L P D

2700 S
RICHMOND, VA 23260
(804) 280-3700 FAX 280-6081

COMMERCIAL
DEVELOPMENT

BUILDING C
ELEVATIONS

PLAN #74

PLAN # 6

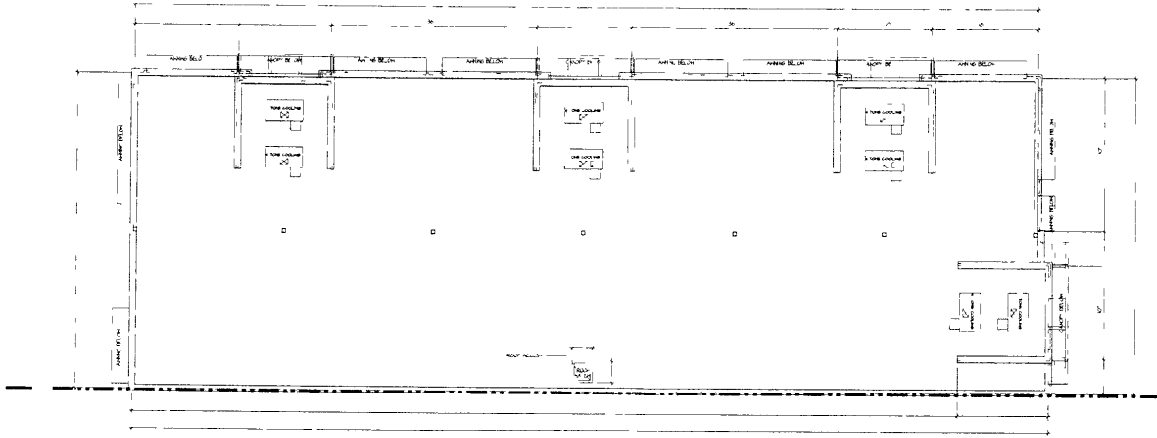
AUG 10 2005

DP 05292236

04 08 114

12 0 1

11 0 1



ROOF PLAN
1"

NO.	DESCRIPTION	DATE

P J LOVICK
ARCHITECT
L P S

REGISTERED ARCHITECT
BRITISH COLUMBIA
1997 P.E. 4543
(604) 298-3100 FAX (604) 298-6281
S.A.

DATE OF ISSUE: 08/10/05
DATE OF REVISION: 08/10/05
PROJECT NO: 05-292236
DRAWING NO: 05-292236-07

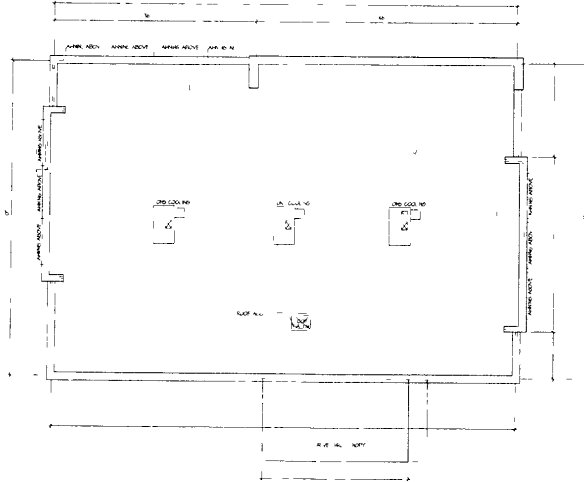
COMMERCIAL
DEVELOPMENT

2, 3 & 4 FLOOR PLAN
ALPHABETIC

BUILDING A
ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: 08/10/05

PLAN # 7 AUG 10 2005
DP 05292236



ROOF PLAN
PLAN #8

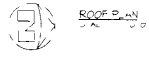
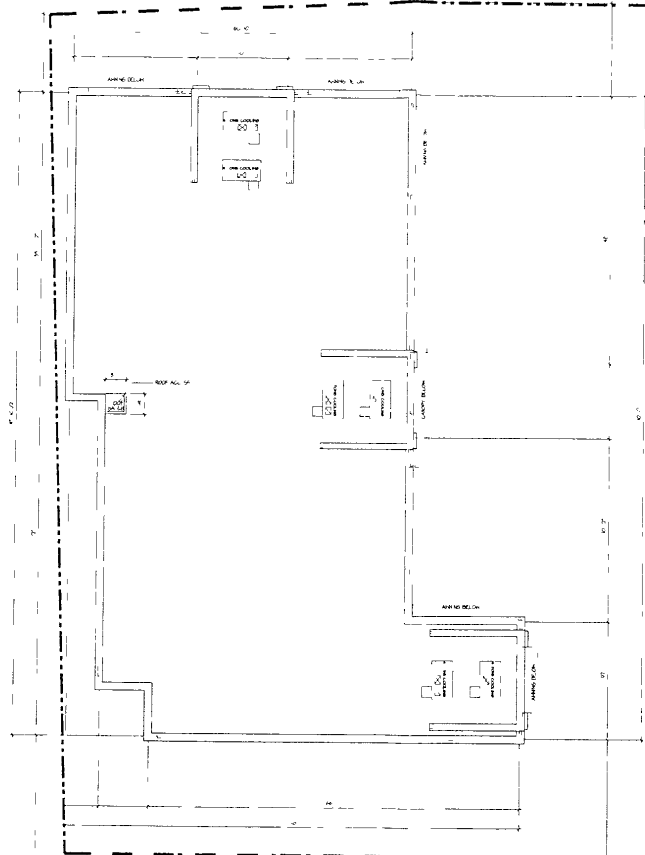
P J LOVICK
ARCHITECT
L L P

3000 1ST AVENUE, 1ST FLOOR
RICHMOND, VIRGINIA 23218
(804) 250-2700 FAX 250-2681

DATE: 08/10/05
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

COMMERCIAL DEVELOPMENT	
NO. 04 08	PLAN #10
DATE 04 08	A2
SCALE 1/8" = 1'-0"	FILED

PLAN #8 AUG 10 2005
DP 05292236



PLAN # 9
AUG 10 2005
DP 05292236

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/10/05
2	REVISED	
3		
4		
5		

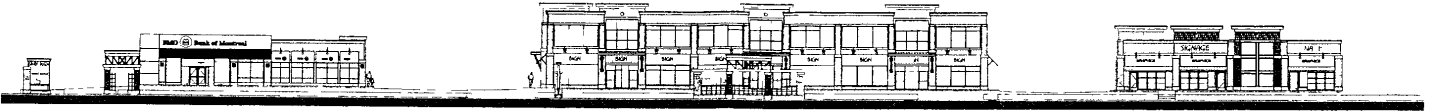
P. LOVICK
ARCHITECT
LTD.

3700
BURNHAMPTON
VICTORIA
(604) 298-0100 FAX 298-8008

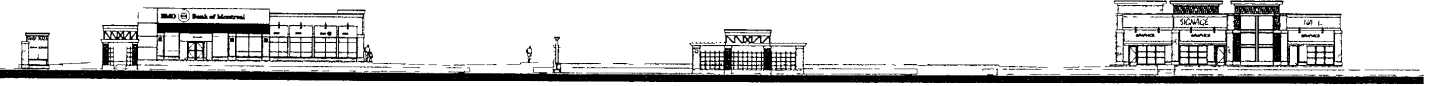
PROJECT NO. 05-292236
DATE 08/10/05

COMMERCIAL
DEVELOPMENT

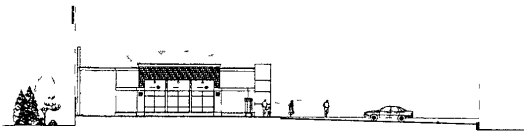
BUILDING C		FLYER #3	
NO.	DATE	NO.	DATE
04 ER		A2	
1			
2			



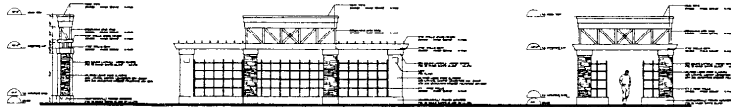
01 2005/08/10/10.1.3.000



02 2005/08/10/10.1.3.000



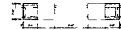
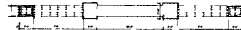
03 2005/08/10/10.1.3.000



04 2005/08/10/10.1.3.000

05 2005/08/10/10.1.3.000

06 2005/08/10/10.1.3.000



NO.	DATE	BY	DESCRIPTION
1	08/10/05	DP	ISSUED FOR PERMITS

P J LOVICK
ARCHITECT
LTD

3707 1 & 2 AVENUE
RICHMOND, BRITISH COLUMBIA
V6V 2G6
TEL: 604-273-3700 FAX: 604-273-3701

DATE: 08/10/05
DRAWN: P. LOVICK
SCALE: AS SHOWN

COMMERCIAL DEVELOPMENT

10 4 84 4 10 10 ON 104
RICHMOND, B.C.

STREETSCAPE ELEVATIONS

10 04-01

10 10-10

10 10-10

PLAN # 10 AUG 10 2005
DP 05292236

BMO Bank of Montreal

ILLUMINATED SIGN PANEL B.C.
SCALE 1:0

SIGN

TYP. CANOPY FOR BUILDING A, B & C
SCALE 1:10

SIGNAGE

INDIVIDUAL ILLUMINATED CHANNEL LETTERS, TYP. OF 4, B, D, G, C
SCALE 1:0

SIGN

INDIVIDUAL ILLUMINATED CHANNEL LETTERS, TYP. OF 4, B, D, G, A
SCALE 1:0

P J LOVICK
ARCHITECT
LTD.

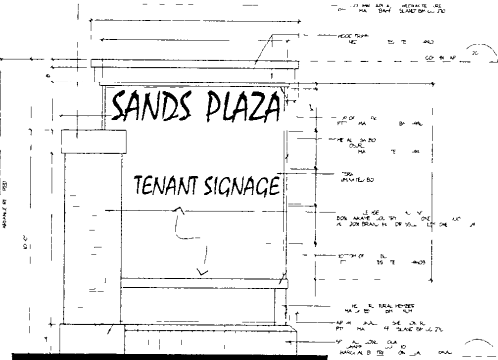
3707 1st FLOOR, ALEXANDER
BURNHAM, 1000 1st AVENUE, RICHMOND, B.C.
(604) 276-2000 FAX (604) 276-6051

COMMERCIAL
DEVELOPMENT

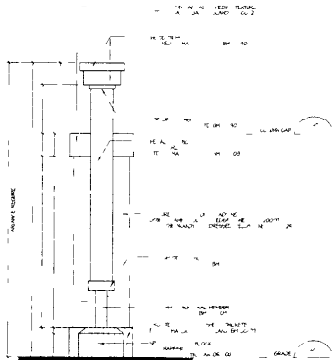
BUILDING A, B & C
SIGNAGE

PLAN # 11 AUG 10 2005
BUILDING A, B & C PLAN #15

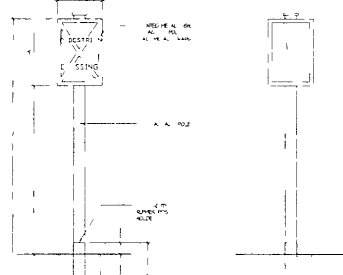
DATE: 04/04/05
SCALE: 1:10
NO. OF SHEETS: 1



PYLON SIGN FRONT ELEVATION
SCALE 1:10

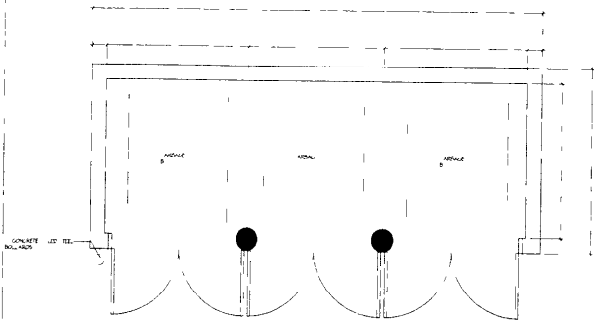


PYLON SIGN SIDE ELEVATION
SCALE 1:10

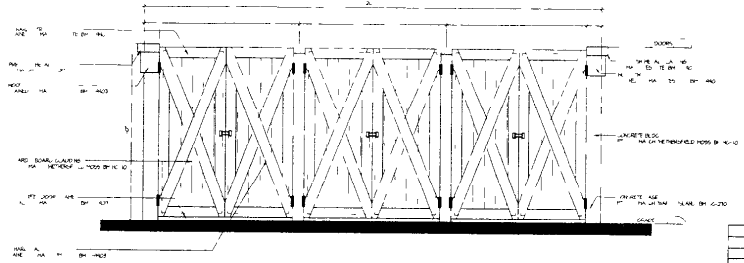


PAINTED METAL SIGN
SCALE 1:10

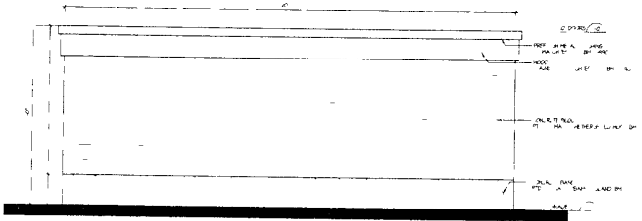
PLAN # 11 AUG 10 2005
DP 05-292236



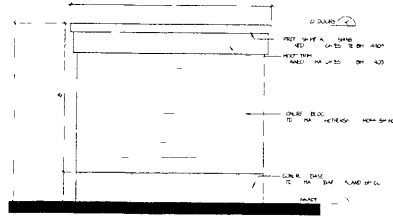
PLAN
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/10/05	PL	PL	PLAN
2	08/10/05	PL	PL	FRONT ELEVATION
3	08/10/05	PL	PL	SIDE ELEVATION

P J LOVICK
ARCHITECT
L P

3707 1ST AVENUE
RICHMOND, VA 23221
TEL: 703-341-1111 FAX: 703-341-1112

COMMERCIAL DEVELOPMENT
ENCLOSURE PLAN #16

PLAN # 12 AUG 10 2005
DP 05 292236

ENCLOSURE PLAN #16
DATE 08/10/05
SCALE 1/8" = 1'-0"