



## Staff Report

### Origin

Jagtar Singh Sihota has applied to the City of Richmond for permission to develop a local commercial building, consisting of approximately 541 m<sup>2</sup> (5,823 ft<sup>2</sup>) of ground floor commercial space and one (1) second floor dwelling unit of approximately 383 m<sup>2</sup> (4,124 ft<sup>2</sup>), at 6780 No. 4 Road. The site is currently vacant and zoned Local Commercial District (C1). No rezoning is required with this application.

### 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

This property is located within the Agricultural Land Reserve (ALR), but is not subject to the *Agricultural Land Commission Act* because it is less than 0.8 ha (2.0 acres) in area and on a separate Certificate of Title as of December 21, 1972. The site has historical zoning of Local Commercial District (C1).

The subject site is located on the boundary of the Agricultural Land Reserve (ALR); properties on the west side of No. 4 Road are not in the ALR. This area contains numerous small lot agricultural holdings and none of the immediate neighbours in the ALR that surround the subject site are intensively farmed.

Development surrounding the subject site is as follows:

- To the north, east and south are single-family residences on lots zoned “Agricultural District (AG1)” and in the ALR; and
- To the west, across No. 4 Road, is a duplex zoned “Two-Family Housing District (R5)” and single-family residences zoned “Single-Family Housing District, Subdivision Area F (R1/F)” (these properties are not in the ALR).

### Staff Comments

The proposed scheme attached to this report satisfactorily addresses 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 Local Commercial District (C1) except for the zoning variances noted below.

### Zoning Compliance/Variances (staff comments in ***bold italics***)

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

- 1) Permit a reduction of the commercial parking requirements from 22 to 19 spaces.

***(Staff supports the proposed variance as this is a small development that is not anticipated to generate a significant amount of traffic. The requested variance is also a function of the large area of the site that is required to accommodate the septic field and the road dedication required along the Granville Avenue and No. 4 Road frontages).***

- 2) Permit 4 small car spaces to be provided.

*(Staff supports the proposed variance as it affects a small percentage of all the parking provided on-site. In addition, the variance results from the relatively small number of parking stalls provided as developments with 31 or more parking stalls are permitted to provide 30% of the required parking spaces as small car spaces (the proposed variance equates to approximately 18% of the required commercial parking spaces). The septic field and road dedication along both road frontages also reduces the site area available for parking).*

- 3) Permit two (2) tandem parking spaces for the residential use.

*(Staff supports the proposed variance as it allows two residential parking spaces to be provided without reducing the parking spaces available for the commercial use).*

- 4) Reduce the driveway width from 7.5 m (24.6 ft.) to 6.7 m (22 ft.).

*(Staff supports the proposed variance as this is a small site which is not anticipated to generate a significant amount of traffic. The inclusion of two (2) driveway entrances to the site will also help on-site vehicle circulation and loading).*

- 5) Reduce road setbacks from 6 m (19.7 ft.) to 4.5 m (15 ft.) to the face of the building and 3 m (10 ft.) to the face of the canopy.

*(Staff supports the proposed variance due to site constraints associated with the required septic field, parking and road dedication. Siting the building closer to the street establishes a street fronting character while still enabling landscaping on both road frontages. The proposed building siting also permits parking to be visually screened from No. 4 Road).*

- 6) Increase building height from 9 m (29.5 ft.) maximum to 10 m (32.8 ft.) for a portion of the roof.

*(Staff supports the proposed variance as it only applies to a small portion of the roof and provides some variation and articulation of the roof form. The increased height is also offset by the increased setback to the north and east thus reducing potential overshadowing).*

### **Advisory Design Panel Comments**

The Advisory Design Panel was generally supportive of the proposed development and decided that the application should move forward, subject to incorporation of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 9, 2005 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**

- Fencing and landscaping has been provided along the property lines of adjacent properties to the north and the east for privacy.
- Siting the building at the southwest corner of the property provides greater distance separation to immediately adjacent residential properties.

***Urban Design and Site Planning***

- Building design blends with the surrounding residential character of the neighbourhood.
- Siting the building close to No. 4 Road and Granville Avenue provides ample opportunities to landscape the street edge while providing street fronting character.
- Site has good access from both No. 4 Road and Granville Avenue.
- Parking area is screened from street view by the building and landscaping.
- A garbage and recycling area is integrated into the proposed building design adjacent to the loading area.

***Architectural Form and Character***

- Building has commercial treatment (e.g. split face concrete, storefront glazing and continuous canopy) at ground level and residential treatment (e.g. stucco, painted wood trims) above.
- Ground level materials have been extended up to the second level to create vertical integration of materials and building form.
- A 3.7 m (12 ft.) high free-standing sign is proposed along No. 4 Road.

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

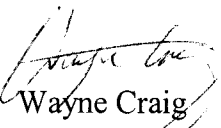
- Landscape plan includes interlocking pavers to provide colour and variety to the parking area, landscaping to improve site permeability, street trees and perimeter cedar hedging.
- Landscaping is limited on the east one-third of the property due to the presence of a septic field.
- A 1.4 m (6 ft.) perimeter fence is proposed along the north and east property lines.
- A trellis structure is proposed above the residential parking spaces to provide additional screening from the adjacent lot to the north.

***Crime Prevention Through Environmental Design***

- Windows have been added to the north side of the building and exterior lighting will be provided along that side to provide surveillance and discourage graffiti artists or vandals.
- The commercial façade will be 8 in. split face concrete block with rough textured surface to discourage graffiti.
- As there are already several entrances to the stores from No. 4 Road and the rear parking area, a doorway has been removed from the Granville Avenue frontage to improve building security.

## Conclusions

The applicant has satisfactorily addressed many of the issues raised by Staff and the Advisory Design Panel. The proposed development will fit in with the context of the streetscape. It is recommended that this Development Permit application be supported.

  
Wayne Craig  
Program Coordinator – Development  
(Local 4625)

WC:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$20,111.00 (based on total floor area of 10,055.61 ft<sup>2</sup>).
- Road dedication of 2 m across both frontages (along No. 4 Road and Granville Avenue) complete with a 4 m x 4 m corner cut measured from original property lines.

The following conditions are required to be met prior to issuance of a Building Permit:

- Enter into the City's Standard Servicing Agreement for the design and construction of frontage improvements to No. 4 Road and Granville Avenue. Works to include but not limited to the following: For Granville Avenue: realignment of the existing lanes, including an extension of the left and right turn lanes, minor signal upgrades, creation of a curb and gutter, creation of a minimum 1.5 m grass and treed boulevard, davit arm street lights, storm sewer improvements if required, and a 2 m sidewalk along the new property line. For No. 4 Road: remove existing sidewalk, creation of a minimum 1.5 m grass and treed boulevard, street lighting if necessary, and a 2 m concrete sidewalk at the new property line. Peat removal as necessary for both frontages. A profile and hydraulic grade line will need to be shown for the proposed storm connection via the forthcoming Servicing Agreement design. All works are at the developers' sole cost.
- Submission of a construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Department

**DP 04-280263**

**Attachment 1**

Address: 6780 No. 4 Road

Applicant: Jagtar Singh Sihota Owner: Jagtar Singh Sihota

Planning Area(s): East Richmond Area; McLennan Sub-Area

Floor Area Gross: 934 m<sup>2</sup> (10,055.61 ft<sup>2</sup>) Floor Area Net: 934 m<sup>2</sup> (10,055.61 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	2,636 m <sup>2</sup>	2,457.4 m <sup>2</sup>
<b>Land Uses:</b>	Vacant	Commercial/Residential
<b>OCP Designation:</b>	Agricultural	No change
<b>Zoning:</b>	C1	No change
<b>Number of Units:</b>	None	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	0.38	None permitted
Lot Coverage:	Max. 35%	23%	None
Setback – Front Yard (No. 4 Road):	Min. 6 m	3 m	4 m to Building 3 m to Canopy
Setback – Side Yard (Granville Avenue):	Min. 6 m	3 m	4 m to Building 3 m to Canopy
Setback – Side Yard (north property line):	Min. 3 m	7.5 m	None
Setback – Rear Yard (east property line):	Min. 3 m	38.5 m	None
Height (m):	Max. 9 m	10 m	1 m Variance
Off-street Parking Spaces – Resident/Commercial:	1.5 (R) and 22 (C)	2 (R) and 19 (C)	3 (C)
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	23.5	21	3 spaces
Tandem Parking Spaces	not permitted	2	2 spaces

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

**Wednesday, March 9, 2005 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

4. Mixed Use Commercial Residential  
*Kenneth King Arch.*  
6780 No. 4 Road  
(Formal)

DP 04-280263

Ms. Janet Lee, Planner, reviewed the staff comments on the project, a copy of which are attached as Schedule 3 and form a part of these minutes.

Mr. Kenneth King, architect, with the aid of a model and various other materials, reviewed the project, including the site context, the zoning involved, the street dedications, the need for a septic field due to the location of the site within the Agricultural Land Reserve, the concentration of the massing of the building to the corner, the accesses to the site, the parking, and, the integration to the neighbourhood by way of colour and materials

In response to a question from the Panel on the materials, Mr. King indicated that the original Hardiplank and stucco had not been considered robust enough so a the plan had been revised to include split faced concrete for the commercial space and stucco for the residential space.

Mr. Mitchell, landscape architect, noted the respect given to the adjacent property owner by way of hedging and other materials that would provide privacy. In addition to reviewing the landscape plan, Mr. Mitchell also noted the restrictions of planting over the septic field.

Questions from the Panel were also put forth in regards to the landscape material covering the septic field – grass – and whether the area could be actively used; and the use of the roof outside of the patio area - none.

The comments of the Panel were as follows:

- the access to the residential area was of issue – would it make better sense for it to face one of the streets. The amount of glass at the residential entrance had a commercial look. The design would have more success if the corner store and the residential were played up – at present there were difficulties with the image and approach. Should the canopy be more robust/commercial? The septic area could be programmed.

- the sign height was of issue as there was no reason for the suggested height. The residential entry was a huge opportunity - perhaps vegetation at the front door. The awning was a fairly dark element, would be better more brightly coloured, or break up with other focus. The entrance from Granville Avenue was a bit much. The shelving behind the glass could inhibit views through. Air conditioning units poking up from the roof area would be of concern. The base and the top of the building were drastically separated – elements i.e. the split rock, could carry up from the ground floor which would diminish the look of two separate entities. A fascinating concept.
- the lack of differentiation between the residential and commercial parking could create conflict. The lack of a clear view from the access to No. 4 Road could be in conflict with pedestrian use.
- glazing could be pulled around the corner to promote transparency and improve pedestrian safety. The two parts of the building should be better connected – either at the entry or by pulling material through to the second floor. The residential parking spaces should be demarked and could include a trellis over the spaces that would become a built piece of landscaping that relates to the building and the residential entry.
- the streetscape treatment on No. 4 Road and Granville Avenue – the possibility of street trees would provide protection of pedestrians while increasing the urban sense. A lower sign might be more effective and more in keeping with the neighbourhood. Liked notion of double height adjacent to one of the streets – to No. 4 Road so the balcony could face the septic field. More activity on the septic field or use as an amenity for residents was encouraged. Could reflect architectural history. Agreement that robustness should be carried into the upper floors.
- the interface of the building to the driveway of issue – it would be a good idea to have a planting strip to keep vehicles away from the walls – it would also make it less stark. Greenery such as vine maples would soften the wall.

Mr. King then offered the following responses:

- the residents of the building will operate the store. If the residential entrance was from the street it would require the residents to walk around the building;
- programs for the septic field would be reviewed;
- engineers had indicated that it was not workable to have trees planted along the septic field;
- equipment and machinery could create a dilemma in that too many solid surfaces were not wanted at this time;
- the canopy would be reviewed for colour(s);
- the lower and upper floors would be better integrated; and
- lower signage would be considered.



Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP-04-280263 move forward subject to the incorporation of the following comments:

- incorporation of planting strip between the building and the driveway;

*(As the septic field location and size for the present and future replacement field is at its optimum size, a large planting strip is not possible. An 18-inch wide landscape strip with low planting is proposed with a concrete wheel curb as shown on Plan #2)*

- creation of a more cohesive architectural expression by improving the awning material/colour and by carrying some of the architectural elements from the ground floor to the second floor;

*(The split face concrete block walls extend up to the curb above the second floor – a height of about 15 ft. above the ground floor. The stucco faced second floor walls are set back from the concrete block wall 10 to 15 ft. on the west and south facades respectively and 5 to 10 ft. on the east façade except at the residential entrance. The split face concrete block wall has been carried up to the eave of the second floor roof. The design and colour of the canopy has been revised to include a continuous canopy consisting of coloured panels with glass sections above building entrances)*

- pull the 2<sup>nd</sup> storey up to No. 4 Road & reorient the residential open space on the 2<sup>nd</sup> floor towards the septic field;

*(The owner is concerned about traffic noise from No. 4 Road and Granville Avenue and therefore, there are greater setbacks from these streets. The owner also does not want a large roof deck because of possible leakage problems and maintenance)*

- reduce the signage height;

*(The sign has been reduced to 12 ft. high)*

- provide a comprehensive signage package to ensure it compliments the architecture;

*(A signage proposal is noted on the drawings)*

- a review of the number of entrances;

*(The entrance to the commercial component on the south side facing Granville Avenue has been eliminated)*

- minimize the visual ‘clutter’ at the storefront windows with shelving & storage of merchandise;

*(The potential tenants will dictate how they will lay out the shelving)*

- minimize the opportunity for conflict between pedestrians and vehicles at the NW corner of the building;

*(The northwest corner sidewalk on the property terminates with landscaping, therefore there is no pedestrian access to the lane except at the City sidewalk)*

- differentiate the entrances to the residential & commercial uses;  
*(The residential entrance will be a residential door with opaque glass sidelights with a glazed skylight over)*
- differentiate the public and residential parking;  
*(The residential parking has concrete paving whereas the public parking is asphalt paving. A wood trellis is also proposed over the tandem residential parking to differentiate and screen the parking area)*
- create architectural cohesiveness between the upper and lower floors;  
*(Architectural cohesiveness between the upper and lower floors is created at the residential entrance area (east elevation) with the concrete block projecting through two floors)*
- consider incorporating a trellis over the residential parking;  
*(A trellis has been incorporated over the residential parking)*
- improve streetscape treatment along the boulevards; and  
*(Streetscape treatment along the boulevards has been revised – refer to the landscape plan on Plan #3)*
- consider programming the septic field to incorporate active use.  
*(The septic system engineer has advised that there can be no activity on top of the septic field mound as required by the Richmond Health Authority)*

CARRIED  
One Opposed



**No. DP 04-280263**

To the Holder: JAGTAR SINGH SIHOTA  
Property Address: 6780 NO. 4 ROAD  
Address: C/O SIHOTA VENTURES LTD.  
9800 ALEXANDRA ROAD  
RICHMOND, BC V6X 1C5

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) Permit a reduction of the commercial parking requirements from 22 to 19 spaces;
  - b) Permit four (4) small car parking spaces to be provided;
  - c) Permit two (2) tandem parking spaces for the residential use;
  - d) Reduce the driveway width from 7.5 m to 6.7 m;
  - e) Reduce road setbacks from 6 m to 4.5 m to the face of the building and 3 m to the face of the canopy; and
  - f) Increase building height from 9 m to 10 m for a portion of the roof.
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 #4 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 \$20,111.00 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.

# Development Permit

No. DP 04-280263

To the Holder: JAGTAR SINGH SIHOTA  
Property Address: 6780 NO. 4 ROAD  
Address: C/O SIHOTA VENTURES LTD.  
9800 ALEXANDRA ROAD  
RICHMOND, BC V6X 1C5

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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.
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

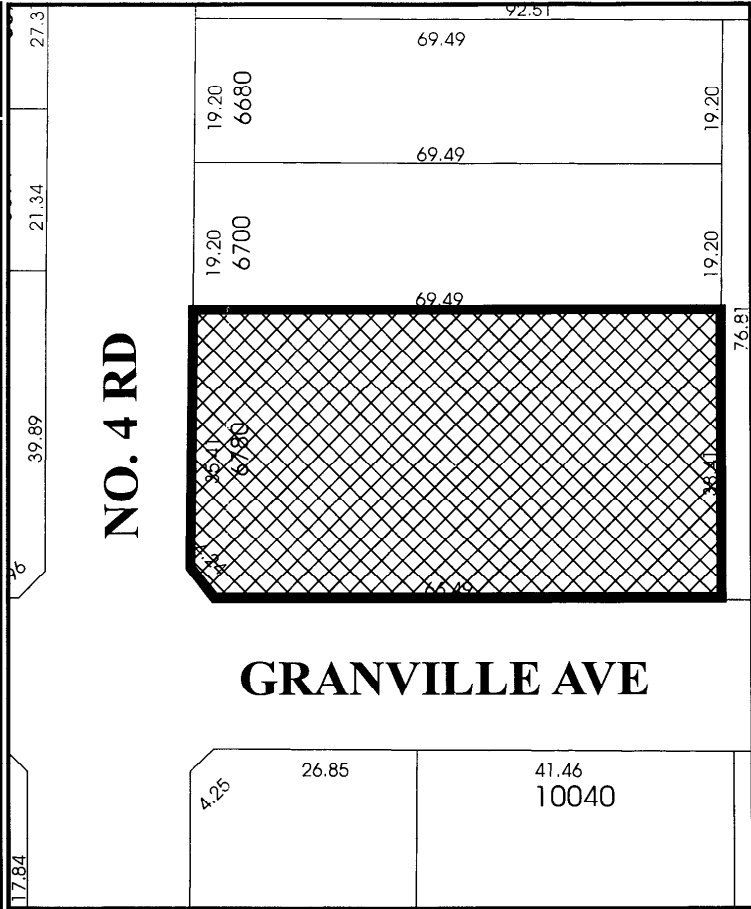
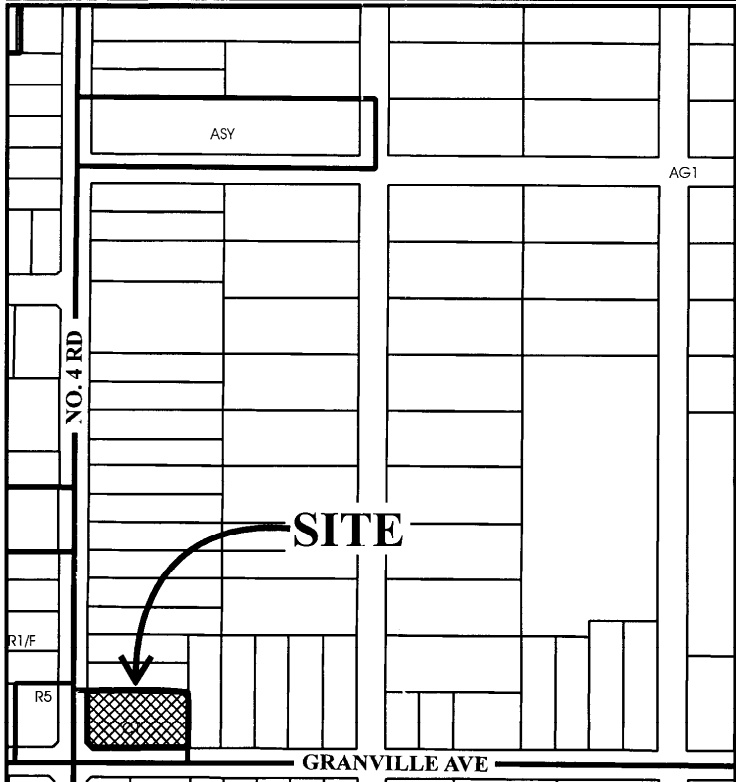
DELIVERED THIS DAY OF

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MAYOR



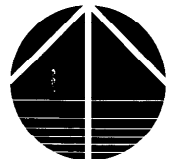
# City of Richmond



**NO. 4 RD**

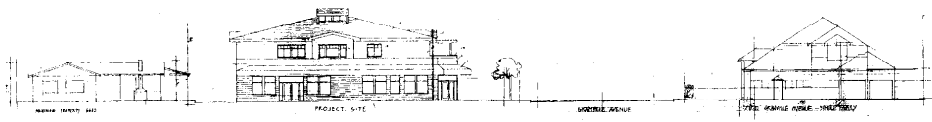
**GRANVILLE AVE**

**SITE**

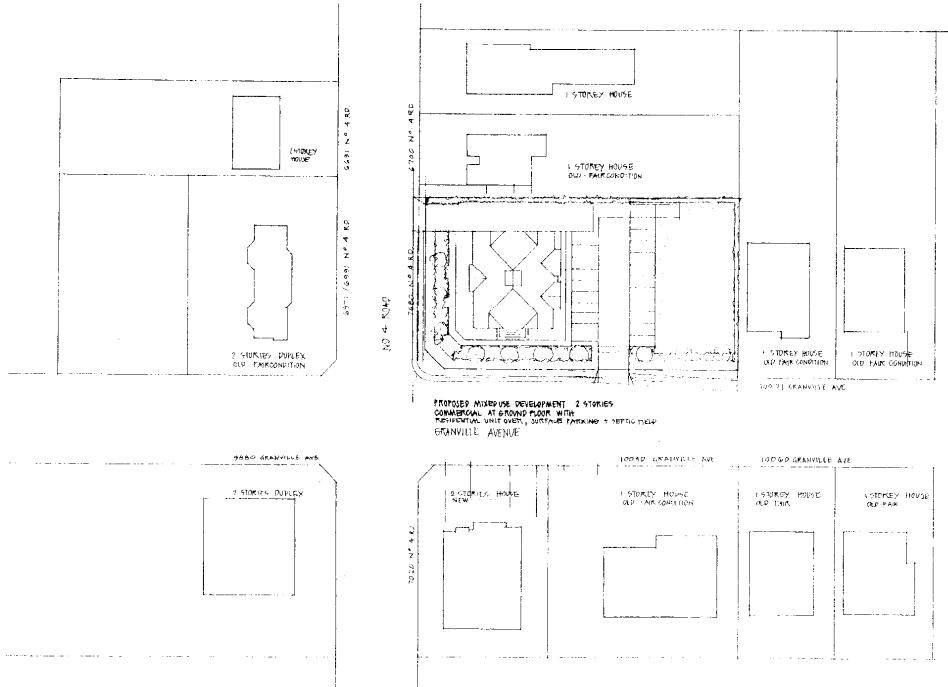


**DP 04-280263  
SCHEDULE "A"**

Original Date: 11/17/04  
 Revision Date:  
 Note: Dimensions are in METRES



streetscape  
seen on no 4 road



PROPOSED MIXED USE DEVELOPMENT 2 STOREY  
COMMERCIAL AT GROUND FLOOR WITH  
RESIDENTIAL UNIT OVER, SURTALS PARKING + REFUGIUM  
GRANVILLE AVENUE

project data

legal description  
Lot c, Section 11, Block 4, North Range 6  
Westmoreland Plan 12155  
 civic address  
6780 no 4 Road, Richmond, BC  
 zoning  
C1 Local Commercial District (Agricultural Land Reserve)

commercial/ residential	required	proposed
Front Yard setback no 4 rd	19.650m 6m	15m
Side Yard setback - Granville	19.650m 6m	15m
Side Yard setback	6.943m 3m	3.843m 3m
Rear Yard setback	9.843m 3m	7.26 4m
Building Height	27.329m	7.3m
Structure Height	65.817m 20m	29.5m

floor area calculations  
Original Site Area 28.375m<sup>2</sup>  
Site Area after dedication 28.452m<sup>2</sup> 10,055.51  
Floor Space Ratio (F SR) Not required 10,055.51 26.452 = 0.38  
Lot Coverage 35% Not required 6,960m<sup>2</sup> (23%)

proposed development  
commercial uses  
residential uses = 1 unit  
overall total 5,898.53m<sup>2</sup>  
4,157.08m<sup>2</sup>

proposed parking  
commercial parking Z.L. 10m x 4 19 spaces  
4 spaces per 100m (10775m)  
residential parking 1.5 cars per unit 2 spaces  
overall total 21 spaces

variances requested  
1. parking reduced from 23 to 21 spaces  
2. small cars provided  
3. tandem parking for residential  
4. driveway reduced to 2.2m wide  
5. building setback from streets reduced to 17m from 19.65m  
6. setbacks to north reduced to the minimum height  
7. building height @ tertiary window projection to 1.3.47' above peak

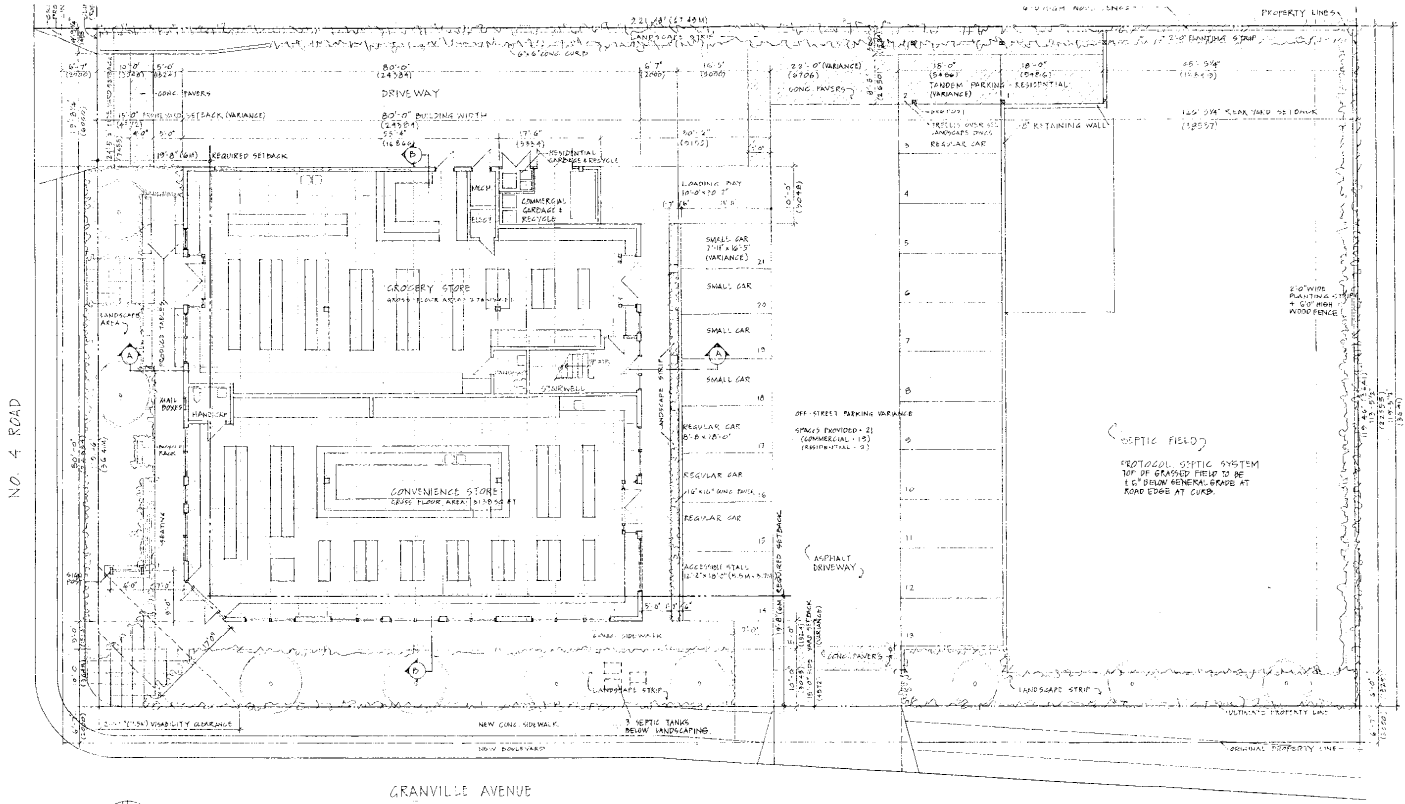
DP 04280263

PLAN #1

context plan  
streetscape elevations

DP1  
granville place  
mixed use development  
6780 no 4 road, richmond  
Kenneth E. King  
Architecture Planning/Urban Design  
+ Interior Design  
1937 Hopson Avenue, Burnaby V5B 3W4

F4 APR 28 2005  
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10:11:00 AM



**GROUND FLOOR PLAN**  
scale 1/8" = 1'-0"

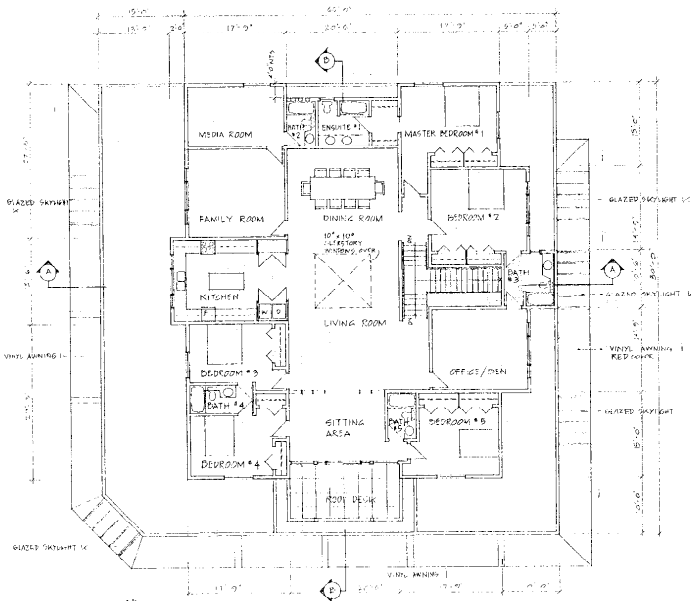
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PLAN #2

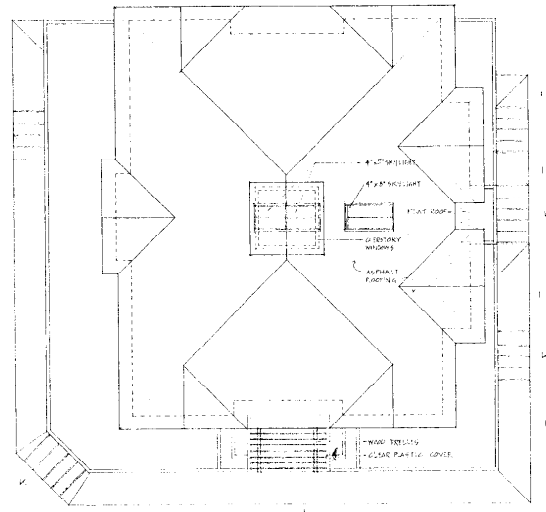
A1 ground floor plan

NO	DATE	DESCRIPTION
01	JULY 21 2009	SEPTIC FIELD
02	JUNE 9 2009	SEPTIC FIELD
03	JUNE 9 2009	SEPTIC FIELD
04	JUNE 9 2009	SEPTIC FIELD
05	JUNE 22 2009	SEPTIC FIELD
06	JUNE 22 2009	SEPTIC FIELD
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80	JUNE 22 2009	SEPTIC FIELD
81	JUNE 22 2009	SEPTIC FIELD
82	JUNE 22 2009	SEPTIC FIELD
83	JUNE 22 2009	SEPTIC FIELD
84	JUNE 22 2009	SEPTIC FIELD
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94	JUNE 22 2009	SEPTIC FIELD
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97	JUNE 22 2009	SEPTIC FIELD
98	JUNE 22 2009	SEPTIC FIELD
99	JUNE 22 2009	SEPTIC FIELD
100	JUNE 22 2009	SEPTIC FIELD

granville place  
mixed use development  
6780 no 4 road, richmon  
Kenneth E. King  
Architect/Engineer/Urban Design  
Interior Design  
131 Hudson Avenue, Bursley VAB 3  
NS 810771 Tel: 5812554  
29 Oct 2004 DP 2004E



**SECOND FLOOR PLAN** (ONE RESIDENTIAL UNIT ONLY)  
 scale: 1/8" = 1'-0"



**ROOF PLAN**

0428026

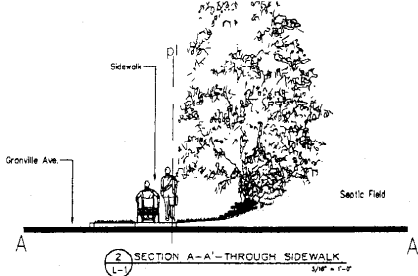
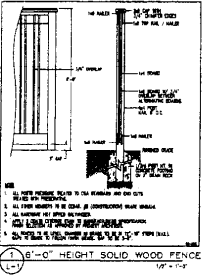
**PLAN #2a**

**A2 second floor plan  
 roof plan**

62 11-2-00  
 70 12-25-00  
 74 12-18-00  
 75 12-12-00  
 77 11-15-00  
 8 JAN 12, 2006

**granville place  
 mixed use development**  
 6700 no 4 road richmond  
 Kenneth E. King  
 Architecture Planning/Urban Design  
 + interior design  
 1931 southern avenue Burnaby V5B 1  
 tel: 604-271-1111 fax: 604-271-1114  
 25 oct 2004 2004

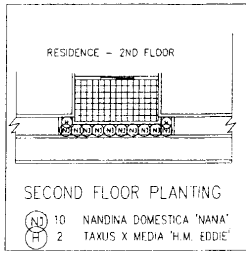
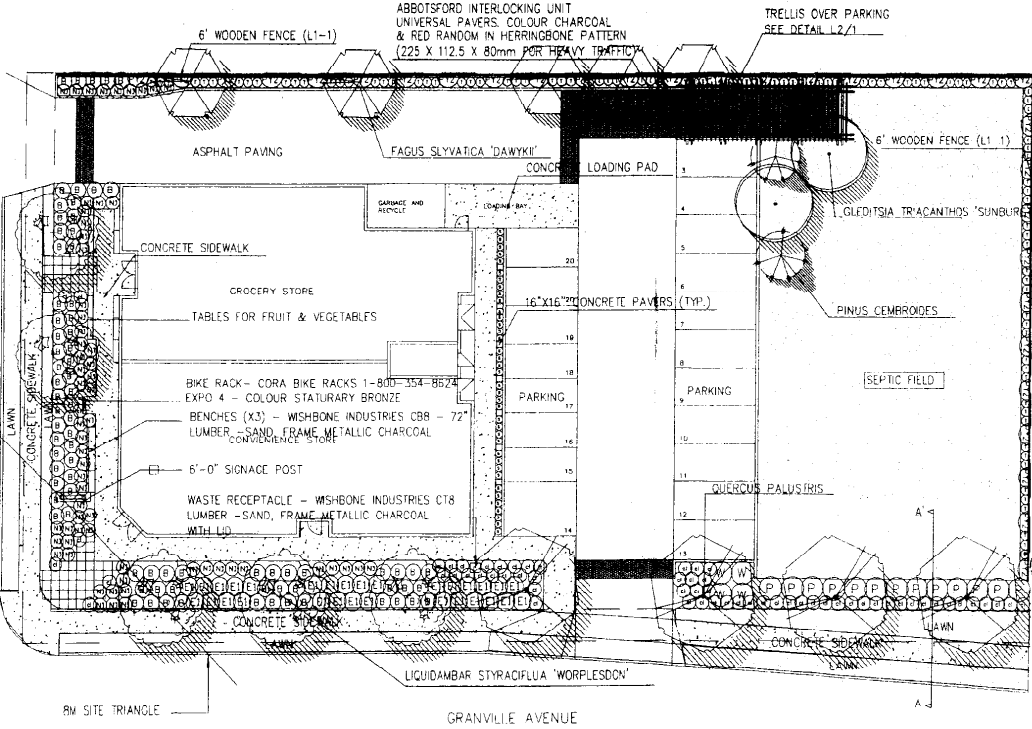




KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	FAGUS SYLVATICA 'DAWKYI'	DAWKY BEECH	50M CAL, BAB
2	2	GLEDITSIA TRACANTHOS 'SUNBUR'	SUNBURST HEMLOCKCUST	50M CAL, 1.5M STD, BAB
3	5	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SHEET OAK	50M CAL, 20 STD, BAB
4	2	PRUNUS CERIBRODES	AMERICAN PRUNEN	1.5M HT, BAB
5	4	QUERCUS PALUSIRIS	PIN OAK	50M CAL, 1.5M STD, BAB
6	80	Berberis verticillata	BARTY BARBERRY	(3 POT, 400)
7	4	COTONEASTER SALICIFOLIA VAR. FLOCCOSA	WILLOWLEAF COTONEASTER	(2 POT, 100)
8	20	ELAEAGNUS PUNICATA 'MAGNOLIA'	ELAEAGNUS, YELLOW BLOTTEDS	(3 POT, 500)
9	12	ILEX METROPOLITANA 'BLUE BOY/CRA. NY'	BLUE HOLLY	(2 POT, 500)
10	82	NANDINA DOMESTICA 'NANA'	ORANGE HEAVELY BAMBUS	(2 POT, 200)
11	13	PHOTINIA X FRAXIN	PHOTINIA	(3 POT, 500)
12	12	PIRACANTHA 'DAWKYI'	SHRUB PINEAPPLE	(3 POT, 500)
13	38	SARCOCODON HOOKERIANA VAR. HUALIS	HAWAIIAN SHEET OAK	(3 POT, 250)
14	81	TALIA OCCIDENTALIS 'SHARAZQ'	EMERALD GREEN CEDAR	1.8M HT, BAB
15	83	COTONEASTER LOWFAST	LOWFAST COTONEASTER	(1 POT, 250)

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 2. CHECK AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR SPECIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 3. SUBSTITUTIONS OR ANY WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 5 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEPENDENT ON CONDITIONS OF AVAILABILITY.

WISHBONE INDUSTRIES - 604-426-0476 (VANCOUVER)  
CORA BIKE RACKS - 804-437-4415 (VANCOUVER)



04280263

Plan # 3

NO	DATE	REVISION DESCRIPTION	DR
1		ISSUED FOR PERMIT	DR
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**DMG**  
landscape architects

A Partnership of  
D.D. Mitchell & Associates Ltd.  
Parks Canada Site Consultants Ltd.  
Shay Chan & Associates Ltd.

8400 152nd Street, Surrey, BC  
604-591-4411

PROJECT:  
GRANVILLE PLACE  
5780 NO 4 ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
LANDSCAPE  
P\_LAN

DATE	DR	TH	DRAWING NUMBER
04.02.23			

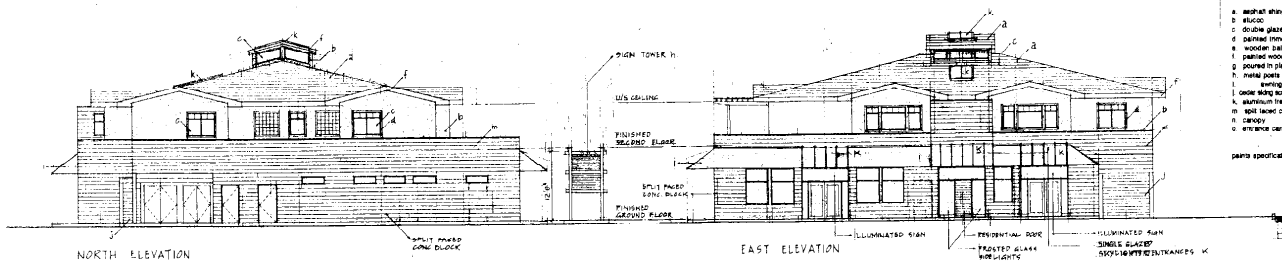
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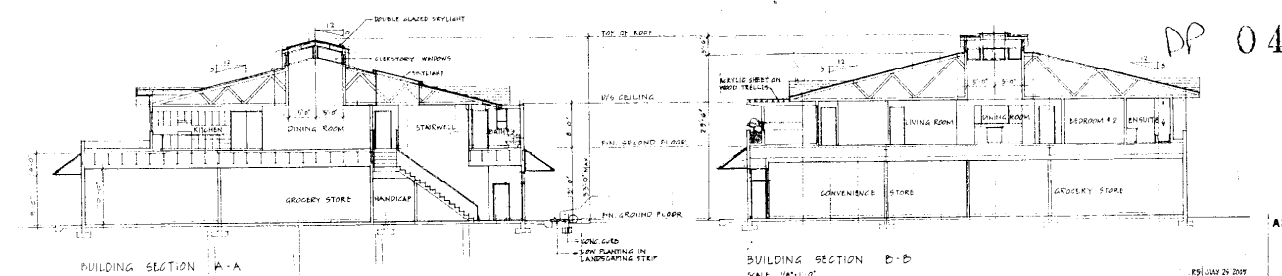
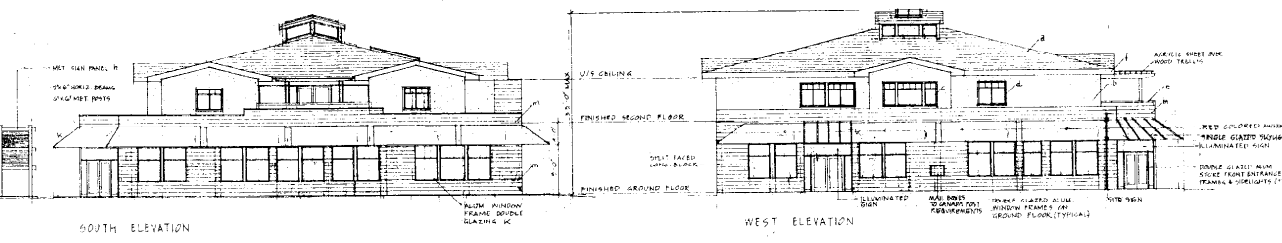
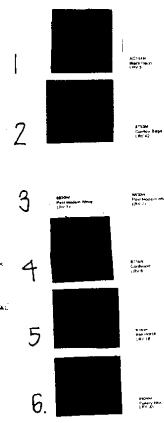
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OF 3



exterior materials legend	colour scheme legend
a asphalt shingle roofing	1
b #8/00	2
c double glazed vinyl framed windows and doors	3
d painted steel window and door openings	4
e wooden balustrade on stairs	4
f painted wood balustrade	4
g poured in place concrete (natural)	4
h metal post structure and signage - signage tower	4, 2
i signage	1
j double hung sash to garage windows	2
k aluminum framed double glazed store fronts/signage	2
l split faced concrete block	2
m canopy	2
n entrance canopy to store	2

paint specification general paint

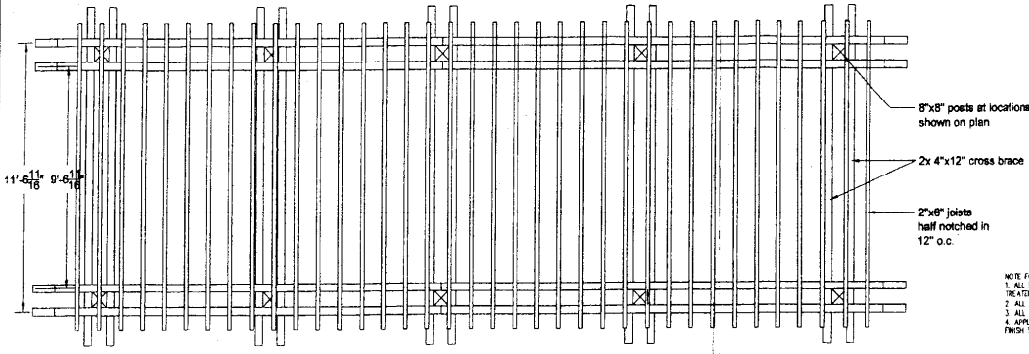


DP 04280263

PLAN #4

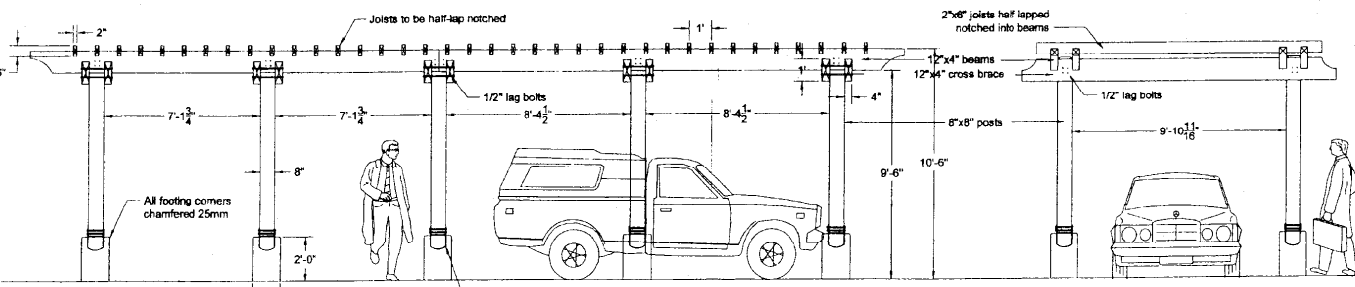
A3 sections + elevations  
 granville place  
 mixed use development  
 6780 no 4 road, richmond  
 Kenneth E. King  
 Architectural Planning/Urban Design  
 1831 Hudson Avenue, Burbank, CA 91504  
 818.342.1005

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NOTE FOR ALL WOOD WORK:  
 1. ALL POSTS PRESERVE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.  
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.  
 3. ALL HARDWARE STAINLESS STEEL.  
 4. APPLY 2 COATS EVERBLOK STAIN TO MANUFACTURERS SPECIFICATION. 5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

Plan



Elevation

Section

1 TRELLIS OVER RESIDENTIAL PARKING  
 L-2 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION

**DMG**  
 landscape architects  
 A Partnership of  
 J.D. Mitchell & Associates Ltd.  
 Pamela Campbell Ltd. Consultants Ltd.  
 West Coast '99 Consultants Ltd.  
 Suite 2100 - 4168 208 Street Drive  
 Burnaby, British Columbia  
 V5C 2K8  
 PH: (604) 437-0842, 9-437-8723

PROJECT:  
 GRANVILLE PLACE  
 6780 NO. 4 ROAD  
 RICHMOND, B.C.

DP 04280263  
**Plan # 3a**

DRAWING TITLE:  
 TRELLIS DETAIL

DATE	BY	CHECKED	DATE	BY	CHECKED
04/02/21	IM	IM			

SCALE: 1/2" = 1'-0"  
 DRAWING NO: L-2  
 SHEET NO: 1  
 DATE: 04/02/21  
 DRAWING NUMBER: L-2

