



To: Development Permit Panel

Date: May 24, 2023

From: Wayne Craig
Director, Development

File: DP 21-935984

Re: Application by Gordon Chan for a Development Permit at 12551 No. 1 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

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

WC:mp
Att. 3

Staff Report

Origin

Gordon Chan has applied to the City of Richmond on behalf of Public Services and Procurement Canada for permission to replace all the existing 18 single-glazed windows with double-glazed windows of the existing office building for Fisheries and Oceans Canada at 12551 No. 1 Road. The applicant also proposes to replace two doors on the front (north) elevation and remove the existing overhead garage door on the rear (south) elevation.

The subject property is split-zoned: most of the site is zoned “Light Industrial (IL)”, and the small triangular portion along Bayview Street is zoned “Steveston Commercial (CS2)”. A location map is included in Attachment 1.

The subject property is located within the Steveston Village Heritage Conservation Area (SVHCA); it is not one of the identified heritage resources (i.e., protected heritage properties).

Both a Heritage Alteration Permit and Development Permit applications were submitted for the proposed exterior changes. However, with recent changes to the Heritage Procedures Bylaw approved by Council on May 15, 2023, only a Development Permit is required for exterior changes to non-heritage properties in the SVHCA. Therefore, the associated Heritage Alteration Permit application is no longer required and the Development Permit application will be used to consider the proposed changes.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 Bayview Street is a vacant property at 12451 No. 1 Road on a site zoned “Steveston Commercial (CS2)”. The property is currently landscaped with trees and lawn. The property contains an identified heritage resource, the curved roadway pattern as a trace in the landscape of the original Canadian Pacific Railway track that extended along the waterfront to the Gulf of Georgia Cannery.
- To the east: Immediately to the east is the south end of No. 1 Road with a pier and boat dock and the No. 1 Road South Discharge station, which is an identified heritage resource.
- To the south: South Arm Fraser River.
- To the west: A one-storey, multi-tenant commercial building at 3900 Bayview Street on a site zoned “Steveston Commercial (CS2)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it is generally in compliance with the “IL” zone, with the exception of the zoning variance noted below.

Zoning Compliance/Variance

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback of 3.0 m from the IL zone boundary to 0 m to accommodate an enclosure to better screen the existing garbage and recycling containers adjacent to the public sidewalk. The enclosure must comply with the setbacks in the zone.

- In accordance with section 3.2.4 of Richmond Zoning Bylaw 8500, where a lot is located in more than one zone, siting regulations shall apply as if the zone boundary were a lot line. There is no minimum front yard, side yard or rear yard setback requirement in the “Steveston Commercial (CS2)” zone, but the “Light Industrial (IL)” zone requires a minimum of 3.0 m front yard setback.
- The applicant has noted that the rear yard of the subject site is currently used for a compound by various federal agencies with a security gate to restrict access, so the garbage and recycling containers cannot be located in the rear yard. The proposed location at the northwest corner of the property has been selected to minimize interference with pedestrian traffic and other vehicular access and to ensure compliance with the B.C. Building Code and Richmond Fire Bylaw (e.g. spatial separation requirement).
- Staff are supportive of this variance request as it allows the enclosure to be constructed to screen the garbage and recycling containers from public view and enhance the overall streetscape along Bayview Street.
- The front property line is located to the north of the IL zone boundary and is parallel to Bayview Street, so the front yard setback measured from the front property line is greater (2.0 m to the north east corner of the proposed enclosure).
- The design of the enclosure has been reviewed as part of the DP application process and will be discussed in detail in the “Analysis” section of this report.
- There are no changes to parking and access to the site as a result of this variance.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission (RHC) on April 6, 2022 and the RHC adopted the following resolution:

That the Richmond Heritage Commission support the DP and HAP applications (DP 21-985984 & HA21-985982) for 12551 No. 1 Road subject to a future review of the encroachment issue to ensure the streetscape and urban design is compatible with the Steveston Village Heritage Conservation Area.

The RHC had no concerns regarding the proposal to replace the windows and remove the overhead garage door but expressed concerns regarding the overall streetscape and urban design of the site. The applicant considered the RHC's comments and revised the plans to provide an enclosure to fully house garbage and recycling bins to enhance the overall appearance of the site. The parking stalls along Bayview Street and No. 1 Road encroach onto City property. The representative of the property owner provided a letter noting that Public Services and Procurement Canada is committed to investigating the encroachment issues further and continuing the discussion with the City. The encroachment issue will be dealt with separately from the Development Permit application.

A copy of the relevant excerpt from the RHC minutes from April 6, 2022 is attached for reference (Attachment 3).

Analysis

Architectural Form and Character

- The existing office building is a one-storey structure with a flat roof. The building was constructed in the 1970s and is not one of the identified heritage resources within the Steveston Village Heritage Conservation Area.
- The existing windows are single-glazed aluminum framed windows and the frame colour is white. The proposed windows are double-glazed aluminum windows and the frame colour will be white to match the existing colour.
- The applicant also proposes to replace the two existing single-pane glass doors on the front (south) elevation with double-pane glass doors. The new door frames will match the existing colour brown.
- There are two overhead doors for the attached garage in the rear yard. Only the overhead door on the west elevation is currently in use. The overhead door on the south elevation is not being used and is proposed to be removed. The area will be infilled and clad with vinyl siding to match the existing appearance. The proposed changes on the rear elevation will not be visible from Bayview Street.
- The proposed changes are minor in nature and would not alter the existing character of the building.

Landscaping and Open Space Design

- The building is set back 7.6 m from Bayview Street and is also screened by the existing parking and vehicle circulation area at front.
- The garbage and recycling containers are currently stored in the front yard. The applicant proposes a new enclosure to fully house the garbage and recycling containers. Staff supports the proposed location considering the existing site layout, operational requirements of the federal agencies and space availability.
- The proposed enclosure is large enough to store all the required containers. The proposed material is metal siding, and the proposed colour is "Harris Grey" (from Vancouver Heritage Foundation's Historical True Colours paint palette), which is similar to the existing colour of the main building. The proposed material and colour are consistent with the Steveston Village Riverfront Sub-area Guidelines. The height of the proposed enclosure is 1.6 m.

- No other changes are proposed to the existing landscaping and open space design.

Conclusion

The applicant proposes to replace all the existing windows and two doors on the front (south) elevation, and remove the overhead garage door on the rear elevation of the existing office building for Fisheries and Oceans Canada at 12551 No. 1 Road. The applicant also proposes a new enclosure to fully house the garbage and recycling containers.

The proposed changes are minor in nature and would not alter the existing character of the building, and the proposed garbage and recycling enclosure would enhance the overall appearance of the site.

Staff recommend that the Development Permit be endorsed, and issuance of the Development Permit for 12551 No. 1 Road by Council be recommended.



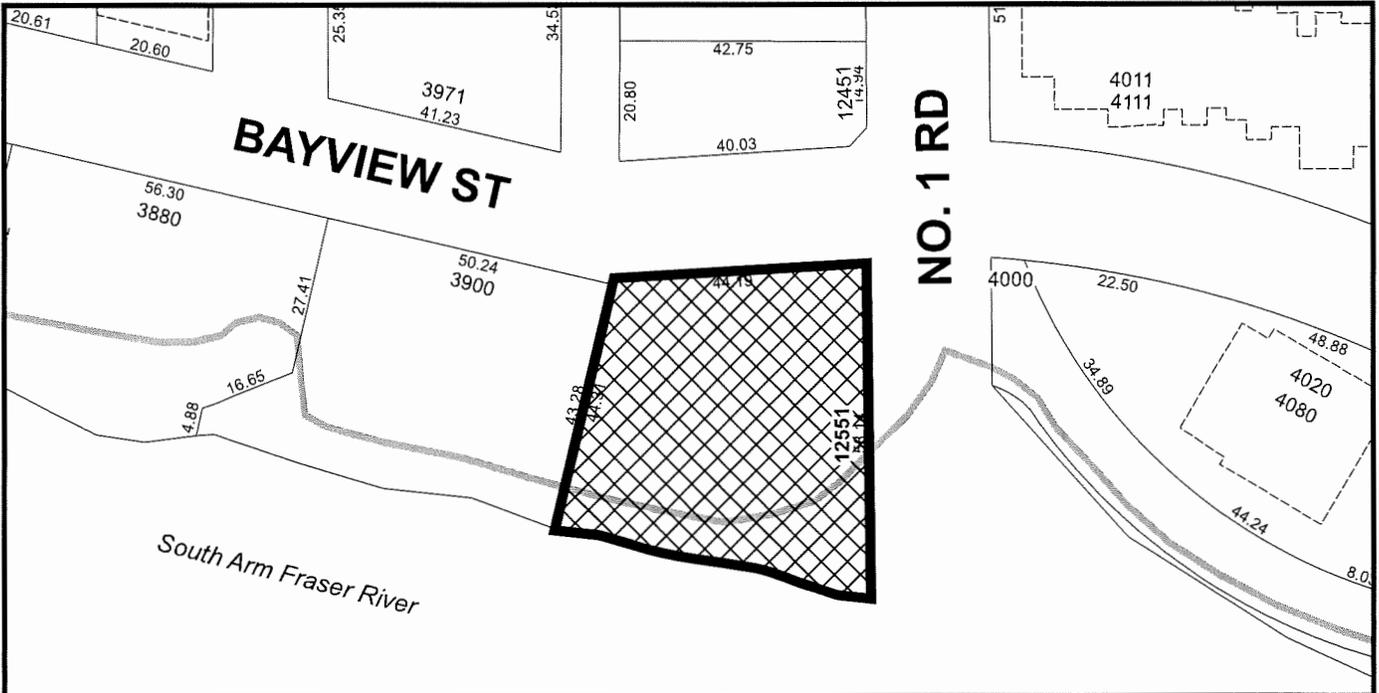
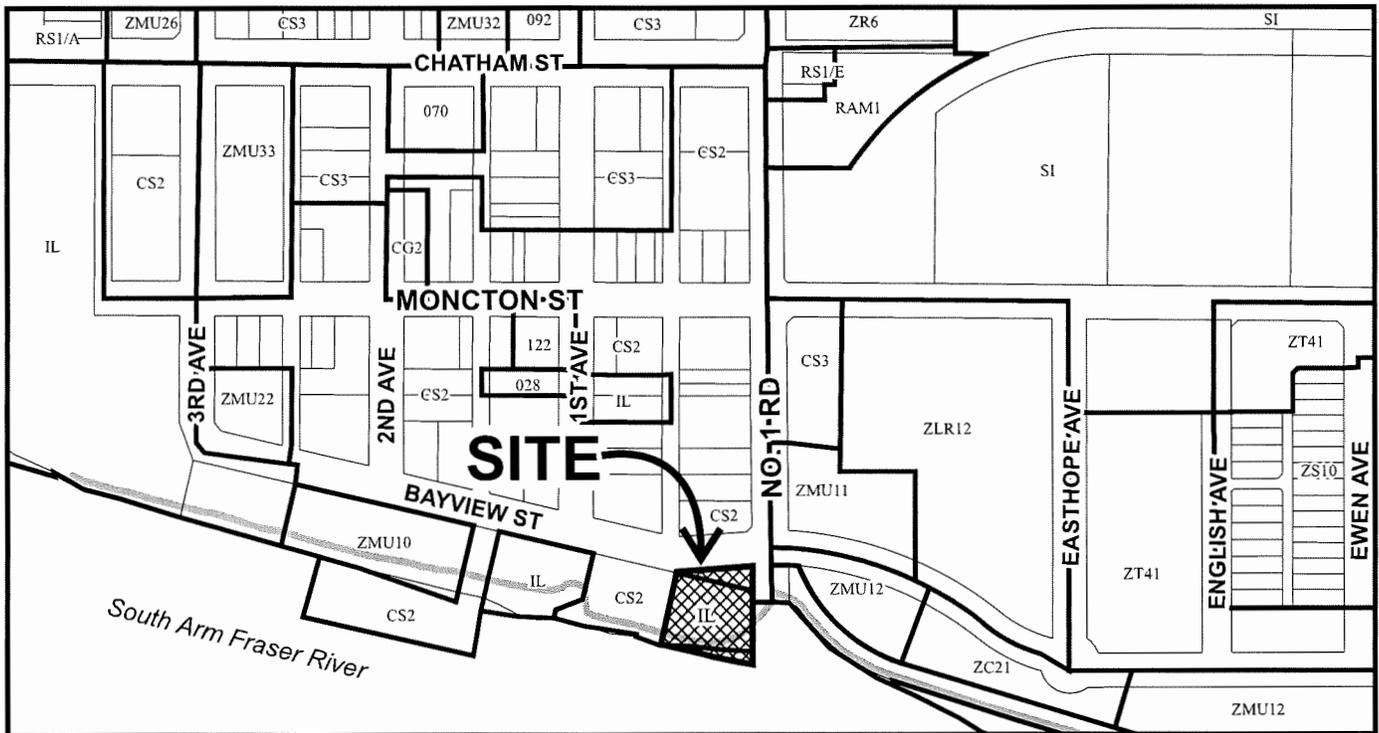
Minhee Park
Planner 2
(604-276-4188)

MP:cas

- Att. 1: Location Map
2: Development Application Data Sheet
3: Excerpt from the Richmond Heritage Commission April 6, 2022 Meeting Minutes



City of
Richmond



	<p style="text-align: center; font-size: 24pt; font-weight: bold;">DP 21-935984</p>	<p>Original Date: 08/04/21</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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DP 19-858887

Attachment 2

Address: 12551 No. 1 Road

Applicant: Gordon Chan

Owner: Crown Federal

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	2,503 m ²	No Change
Land Uses:	Office	No Change
OCP Designation:	Heritage Mixed Use (Commercial Industrial with Residential and Office Above)	No Change
Zoning:	Steveston Commercial (CS2) Light Industrial (IL)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Coverage:	Max. 60 %	20.35 % (no change)	None
Setback – Front Yard:	Min. 3 m	7.6 m (to the main building, no change) 0 m (to garbage and recycling enclosure)	0 m Variance requested
Setback – West Side Yard:	Min. 0 m	10.4 m (no change)	None
Setback – East Side Yard:	Min. 0 m	5.6 m (no change)	None
Setback – Rear Yard:	Min. 0 m	16.3 m (no change)	None

Excerpt from the Draft Minutes
Richmond Heritage Commission Meeting

Wednesday, April 6, 2022 – 7:00 p.m.
Webex Meeting

3.b) Development Permit and Heritage Alteration Permit Applications for 12551 No. 1 Road (HA21-935982 & DP21-935984)

Staff provided an overview of the Development Permit and Heritage Alteration Permit applications for 12551 No. 1 Road.

- The subject property is located in the Steveston Village Heritage Conservation Area. It is a federally-owned site which supports a number of federal agencies, such as Fisheries and Oceans Canada and Steveston Harbour Authority.
- The proposed work is to replace all the existing single-glazed windows with double glazed windows and remove the overhead garage door on the south elevation, which is not visible from the street.
- The new window frames will match the existing colours so there will be minimal changes to the look of the building.
- The existing parking area encroaches onto the City sidewalk and it will be dealt with separately through a separate Heritage Alteration Permit application which will be brought forward to the Heritage Commission for review at a later date.

In response to the Commission's questions, staff provided the following additional information:

- Staff have requested a letter from Public Services Procurement Canada confirming a separate Heritage Alteration Permit application will be submitted to address the encroachment issue.
- If the encroachment issue needs to be addressed as part of the current DP and HAP applications, there are funding implications as the approved funding for the window replacement and removal of the overhead garage door might not be available if it is not spent this year.

A comment was made that no sufficient information was provided regarding the materials and window design to complete a review of the proposal.

Commission acknowledged the funding implications and noted that it had no issue with the current proposal and support dealing with the encroachment issue at a later date as part of a separate Heritage Alteration Permit application, but would like to ensure that the encroachment issue is addressed to improve the overall streetscape and design of the site.

It was moved and seconded:

That the Richmond Heritage Commission support the DP and HAP applications (DP21-985984 & HA21-985982) for 12551 No. 1 Road subject to a future review of the encroachment issue to ensure the streetscape and urban design is compatible with the Steveston Village Heritage Conservation Area.

CARRIED

Opposed: Commissioner Kurnicki



No. DP 21-935984

To the Holder: Gordon Chan
Property Address: 12551 No. 1 Road
Address: Suite 200 - 3999 Henning Drive,
Burnaby, BC V5C 6P9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The Richmond Zoning Bylaw 8500 is hereby varied to:
 - a) reduce the minimum front yard setback from the "Light Industrial (IL)" zone boundary from 3.0 m to 0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. 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.
6. 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.
7. This Permit is not a Building Permit.

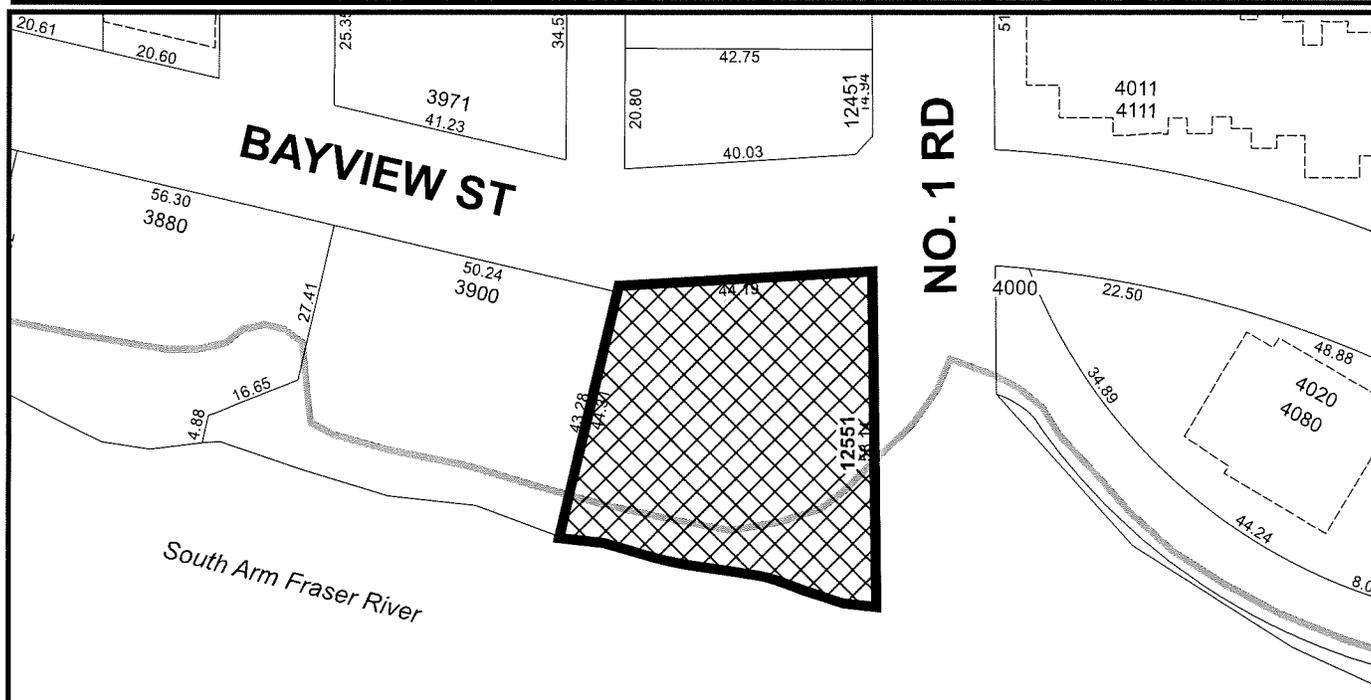
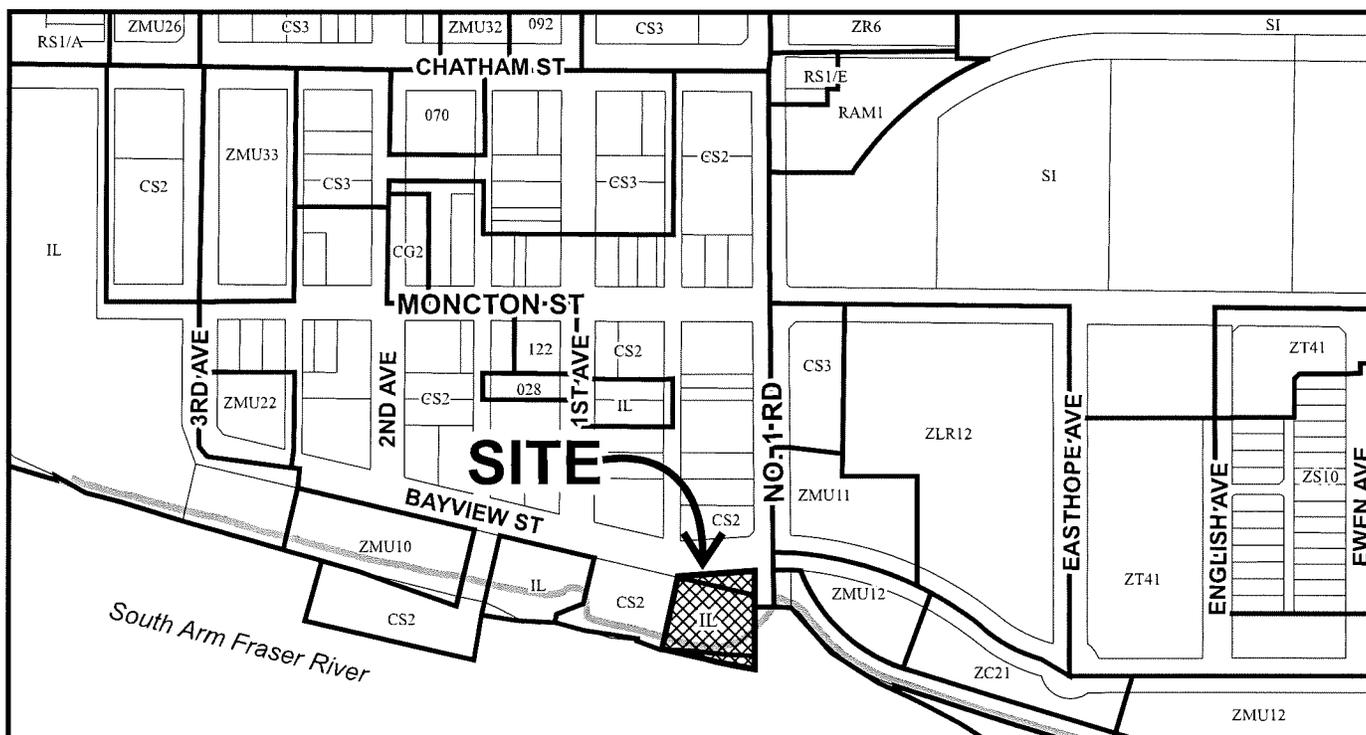
AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE
DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

MAYOR



City of Richmond



DP 21-935984
SCHEDULE "A"

Original Date: 08/04/21

Revision Date:

Note: Dimensions are in METRES



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
PHONE: 604-255-0992 / FAX: 604-255-1054

revisions	description	date
5	ISSUED FOR PERMIT	2023/05/26
4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

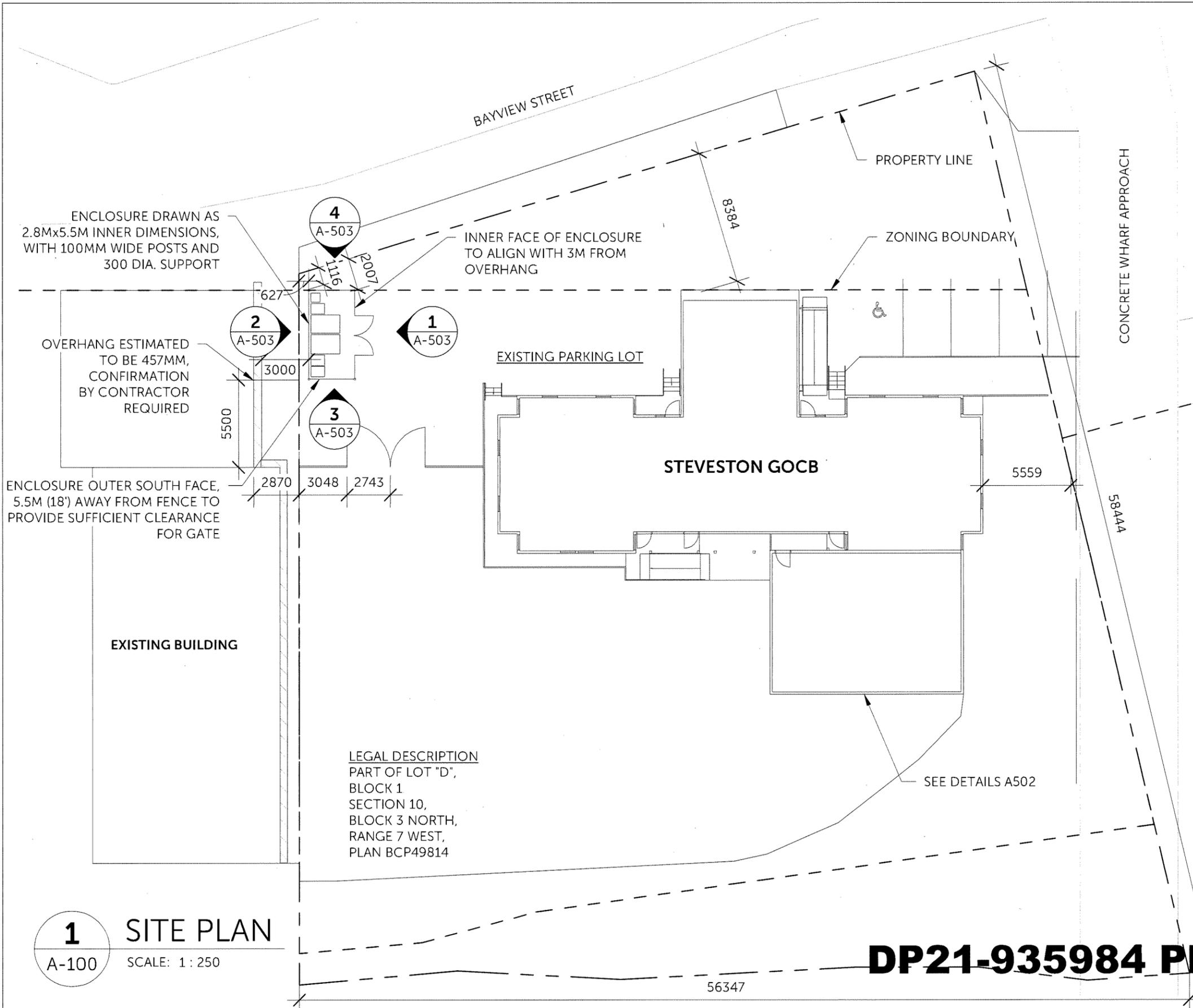
A	A
C	B
	C

project
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
SITE PLAN

Designed By	GORDON CHAN	Conçu par
Date	2023/04/05	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/04/05	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/04/05	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/04/05	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-100	No. du dessin

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



DP21-935984 Plan #1



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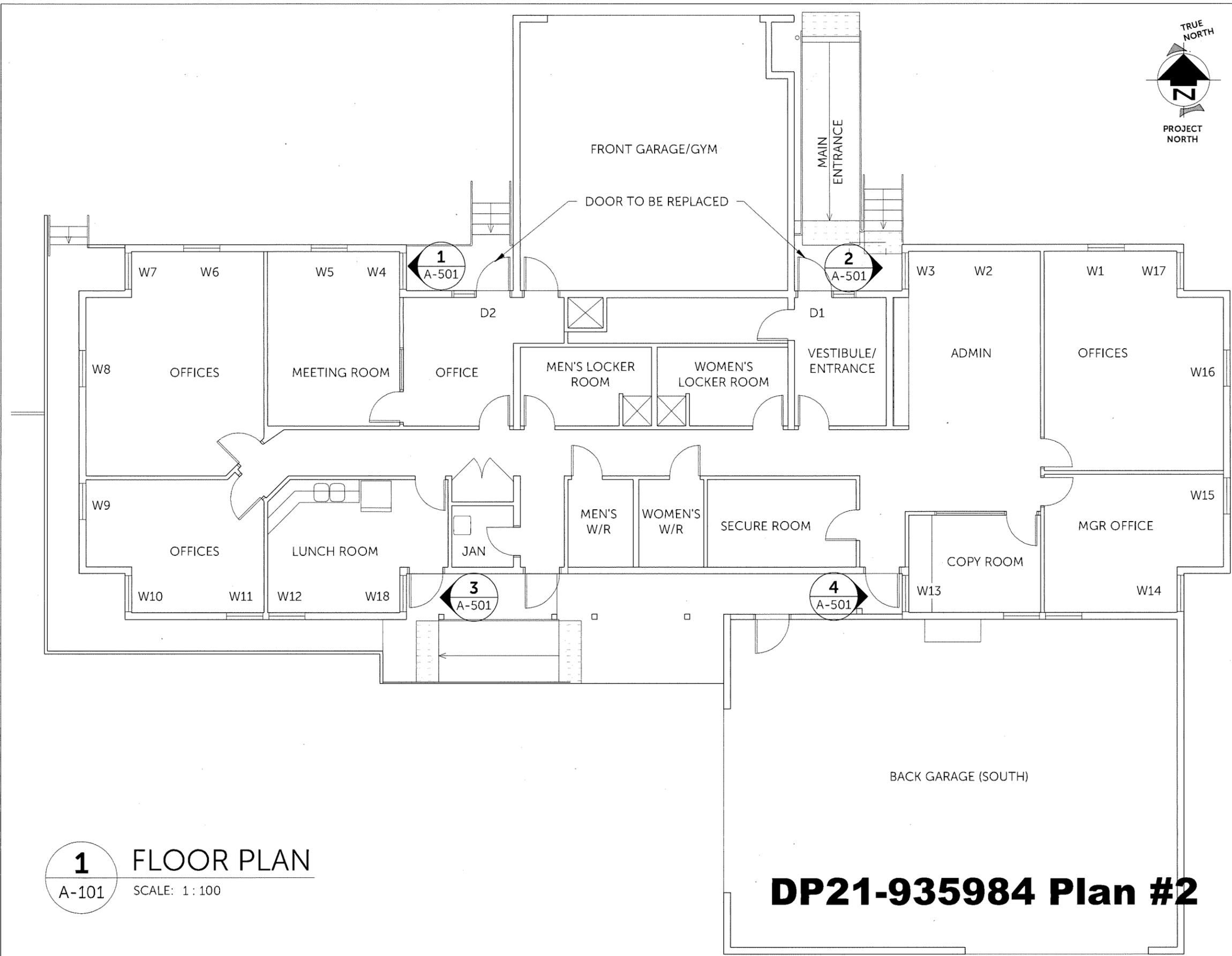
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4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

A	A detail no. / no. du détail	A	
	B location drawing no. / sur dessin no.		B
	C drawing no. / dessin no.		C

project
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
FLOOR PLAN

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2021/04/26	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-101	No. du dessin



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1 FLOOR PLAN
A-101 SCALE: 1:100

DP21-935984 Plan #2



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revisions	description	date
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3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

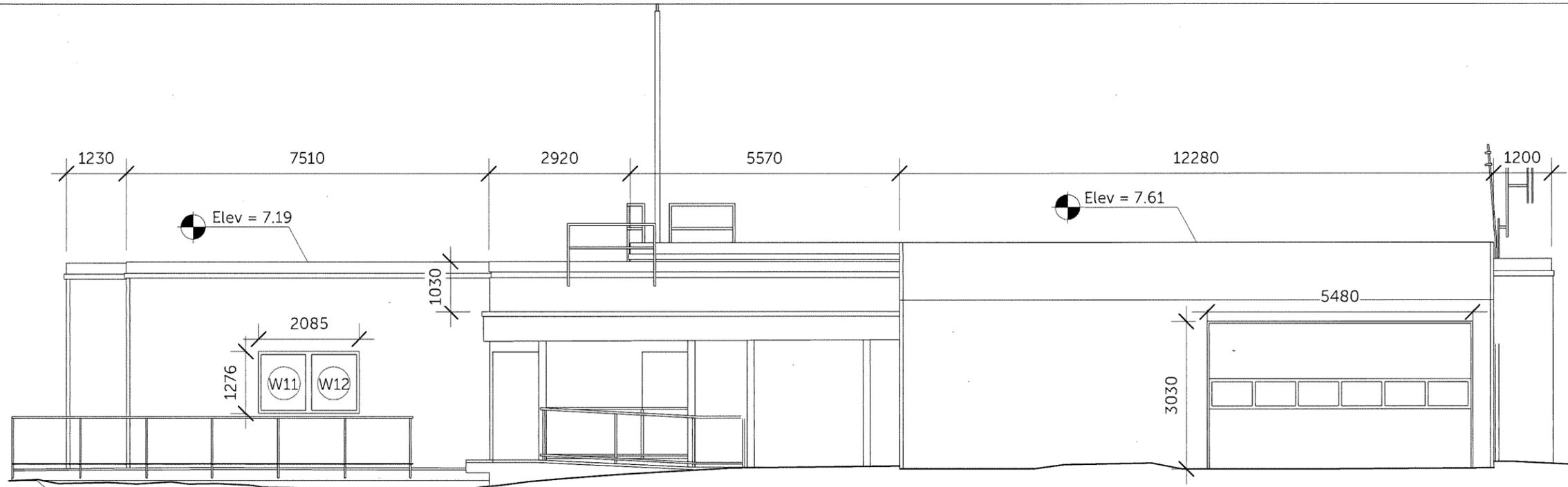
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C	B location drawing no. / sur dessin no.	B
	C drawing no. / dessin no.	C

project / projet
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing / dessin
NORTH AND SOUTH ELEVATIONS

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2020/12/04	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet

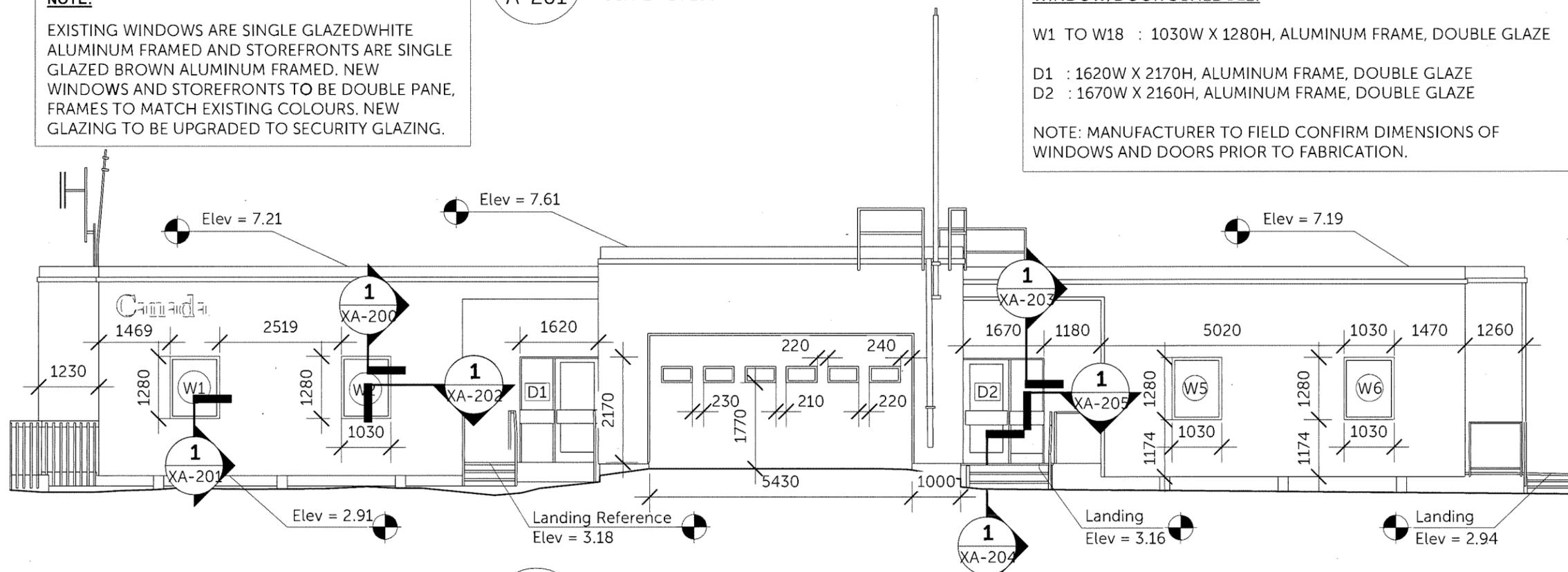
Drawing no. / No. du dessin
A-201



1 SOUTH ELEVATION
A-201 SCALE: 1:100

NOTE:
EXISTING WINDOWS ARE SINGLE GLAZED WHITE ALUMINUM FRAMED AND STOREFRONTS ARE SINGLE GLAZED BROWN ALUMINUM FRAMED. NEW WINDOWS AND STOREFRONTS TO BE DOUBLE PANE, FRAMES TO MATCH EXISTING COLOURS. NEW GLAZING TO BE UPGRADED TO SECURITY GLAZING.

WINDOW/DOOR SCHEDULE:
W1 TO W18 : 1030W X 1280H, ALUMINUM FRAME, DOUBLE GLAZE
D1 : 1620W X 2170H, ALUMINUM FRAME, DOUBLE GLAZE
D2 : 1670W X 2160H, ALUMINUM FRAME, DOUBLE GLAZE
NOTE: MANUFACTURER TO FIELD CONFIRM DIMENSIONS OF WINDOWS AND DOORS PRIOR TO FABRICATION.



2 NORTH ELEVATION
A-201 SCALE: 1:100

DP21-935984 Plan #3

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.

Canada

Public Services and Procurement Canada / Services publics et Approvisionnement Canada



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PHONE: 604-255-0992 / FAX: 604-255-1054

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3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

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	C drawing no. / dessin no.	

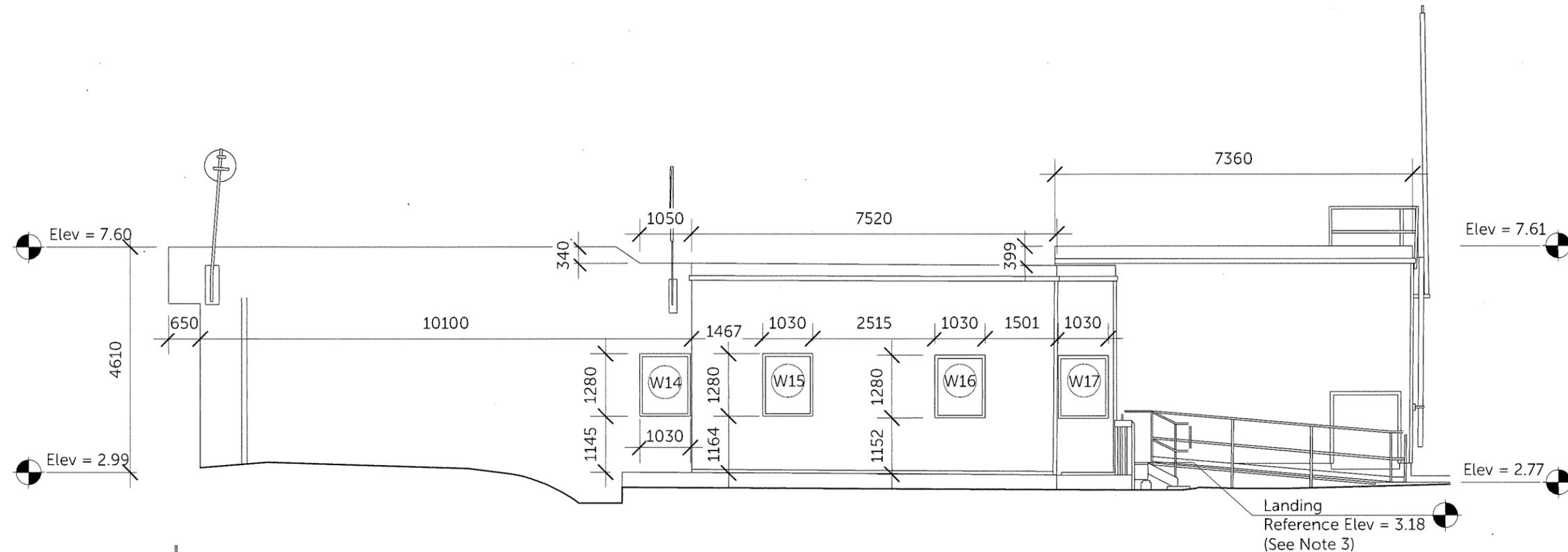
project / projet
GOCB STEVESTON WINDOWS

12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

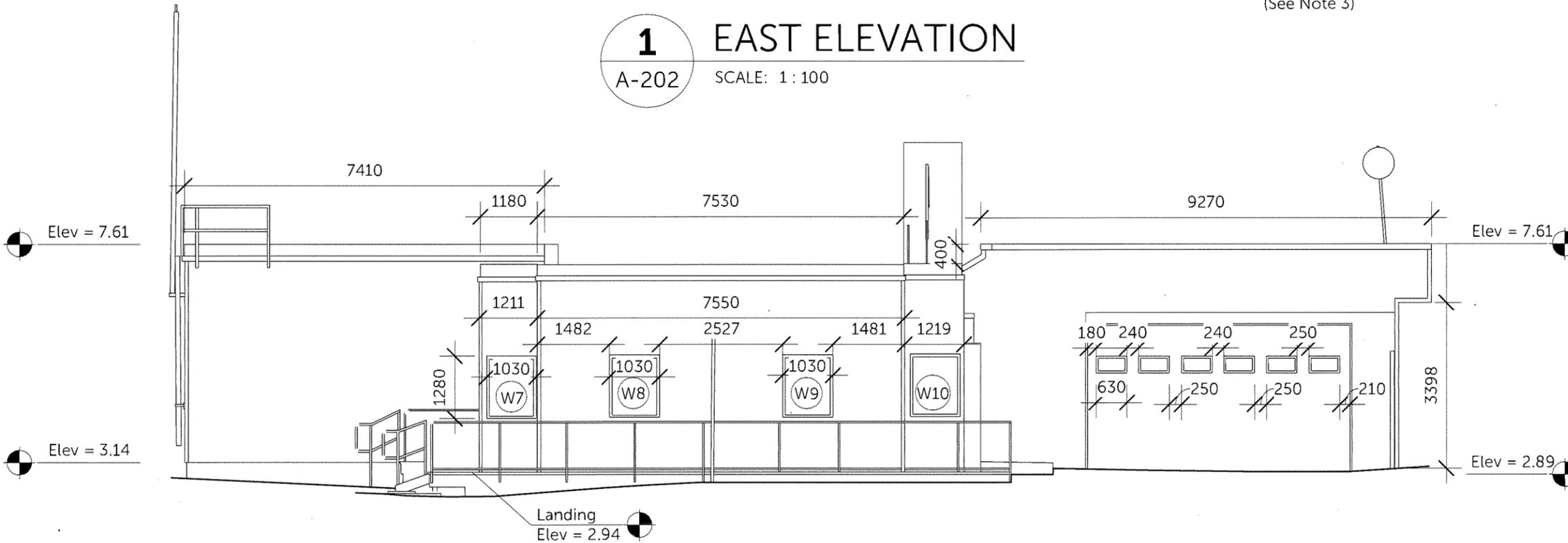
drawing / dessin
WEST AND EAST ELEVATIONS

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2020/12/04	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-202	No. du dessin

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1 EAST ELEVATION
A-202 SCALE: 1:100



2 WEST ELEVATION
A-202 SCALE: 1:100

DP21-935984 Plan #4



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
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revisions	description	date
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3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

A	A
C	B
	C

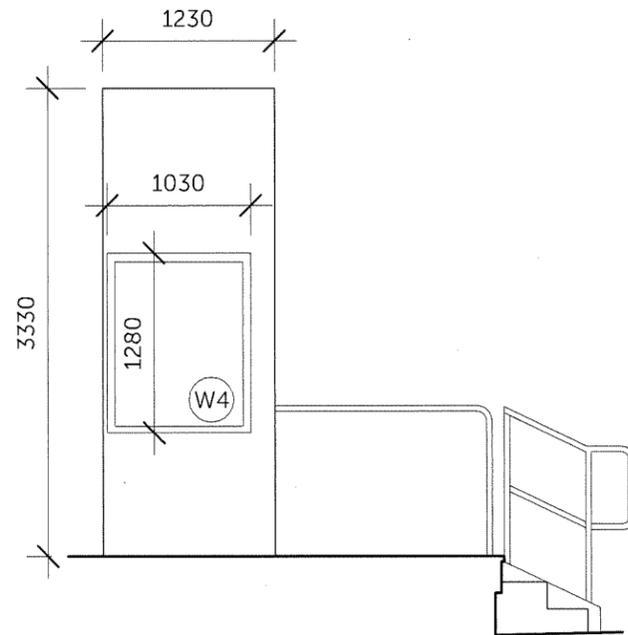
A detail no. / no. du détail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

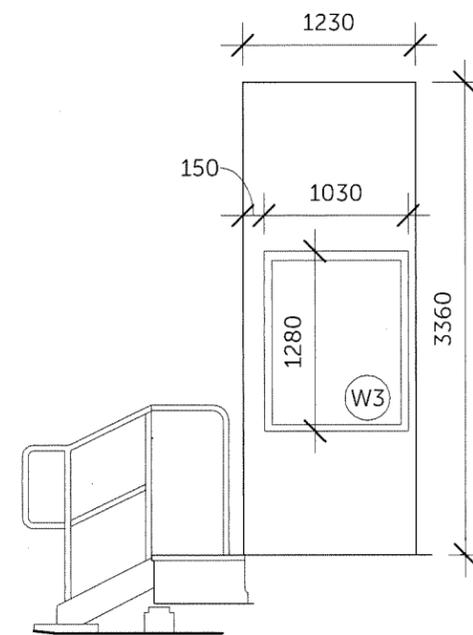
drawing / dessin
WINDOW DETAIL

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2020/12/04	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-501	No. du dessin

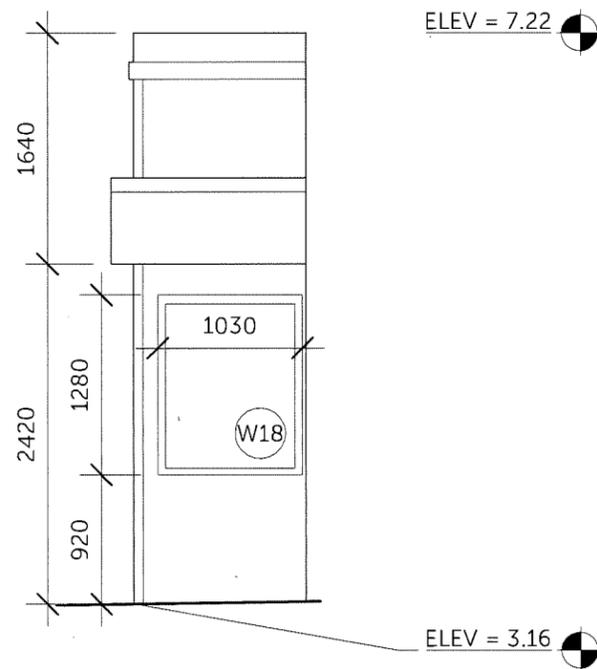
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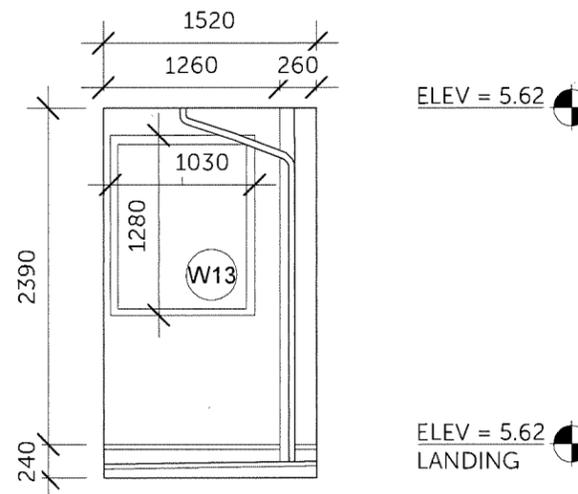
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A-501 SCALE: 1:50



2 DETAIL B (W3)
A-501 SCALE: 1:50



3 DETAIL C (W18)
A-501 SCALE: 1:50



4 DETAIL E (W13)
A-501 SCALE: 1:50



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
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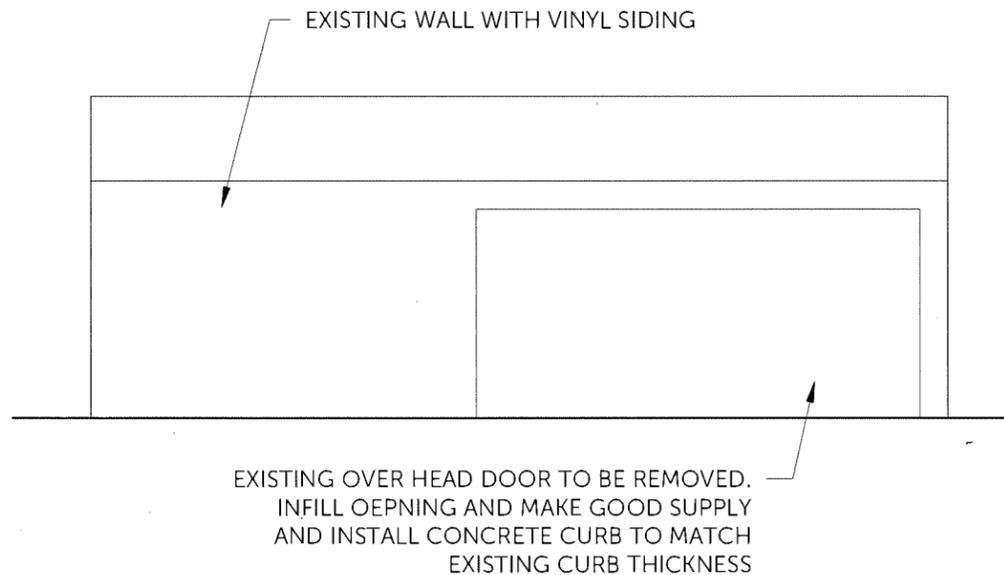
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	B location drawing no. sur dessin no.	
	C drawing no. dessin no.	

project **GOCB STEVESTON WINDOWS** projet
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

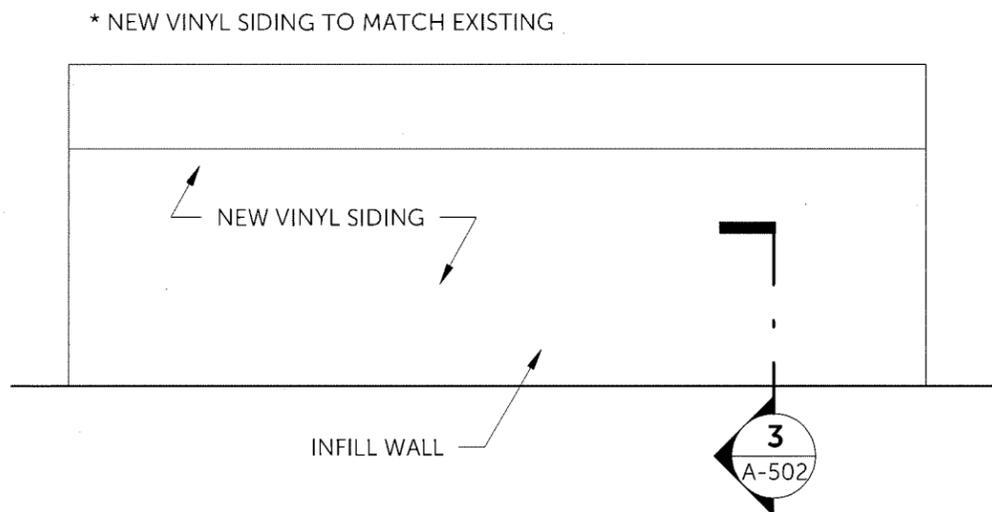
drawing **GARAGE DETAIL AND ELEVATION** dessin

Designed By	GORDON CHAN	Conçu par
Date	2023/05/26	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/05/26	(yyyy/mm/dd)
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Date	2023/05/26	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
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Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-502	No. du dessin

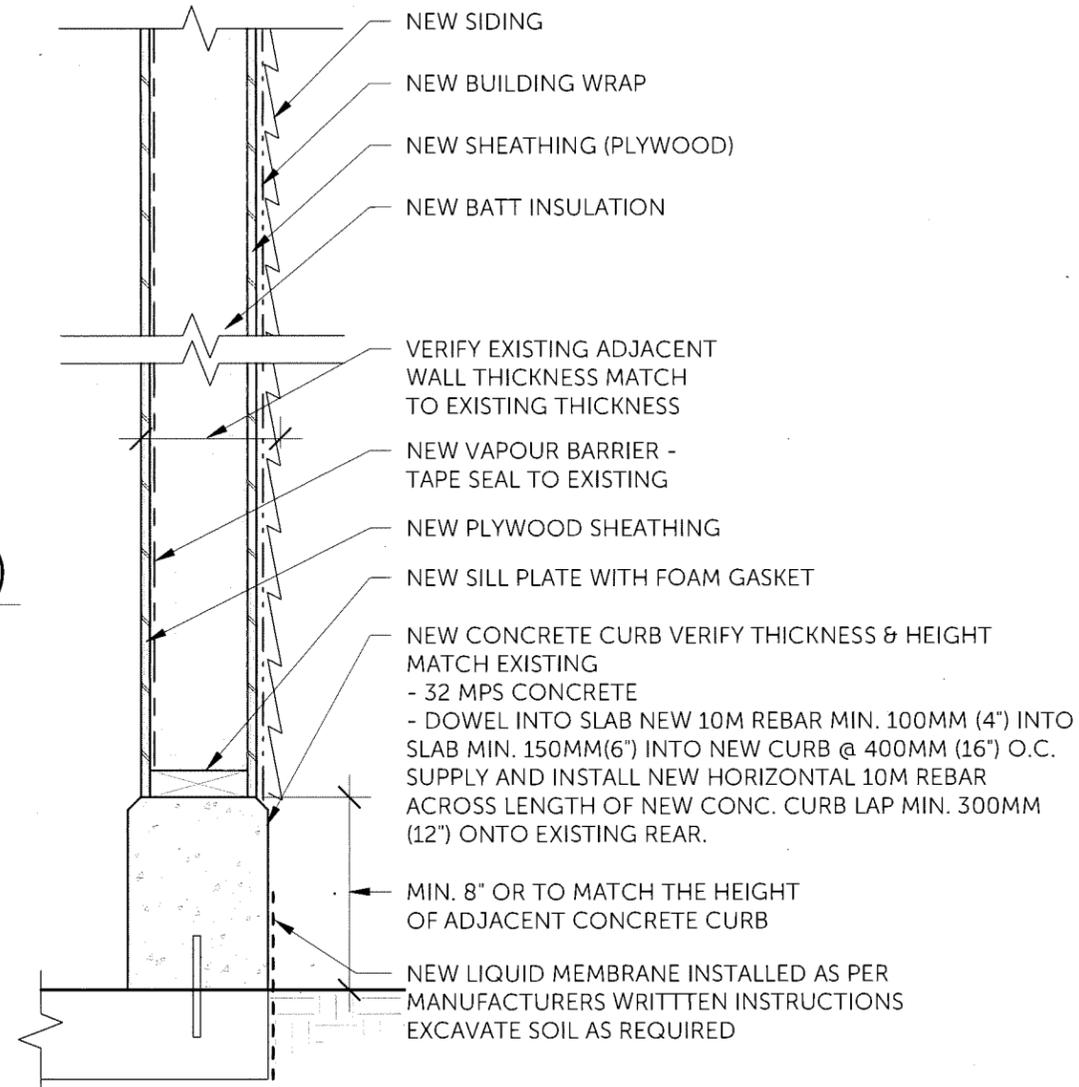
Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



1 GARAGE - SOUTH ELEVATION (EXISTING)
A-502 SCALE: 1:100



2 GARAGE - SOUTH ELEVATION
A-502 SCALE: 1:100



3 INFILL WALL SECTION
A-502 SCALE: 1:10



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
PHONE: 604-255-0992 / FAX: 604-255-1054

revisions	description	date
5	ISSUED FOR PERMIT	2023/05/26
4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

A C	A detail no. no. du détail B location drawing no. sur dessin no. C drawing no. dessin no.	A B C
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project / projet
GOCB STEVESTON WINDOWS

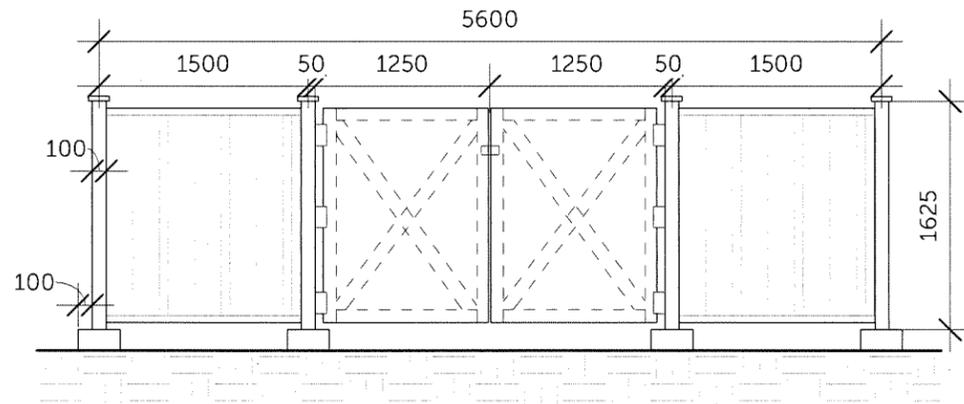
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing / dessin
NEW GARBAGE ENCLOSURE ELEVATIONS

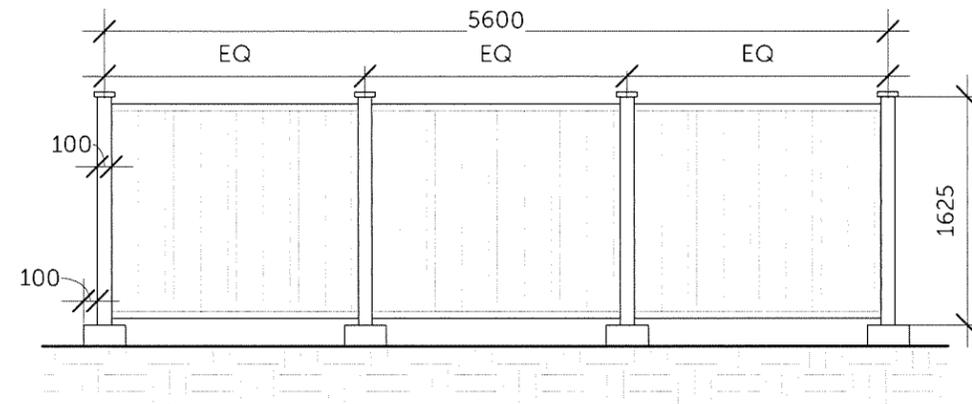
Designed By	GORDON CHAN	Conçu par
Date	2023/05/26	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/05/26	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/05/26	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/05/26	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-503	No. du dessin

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.

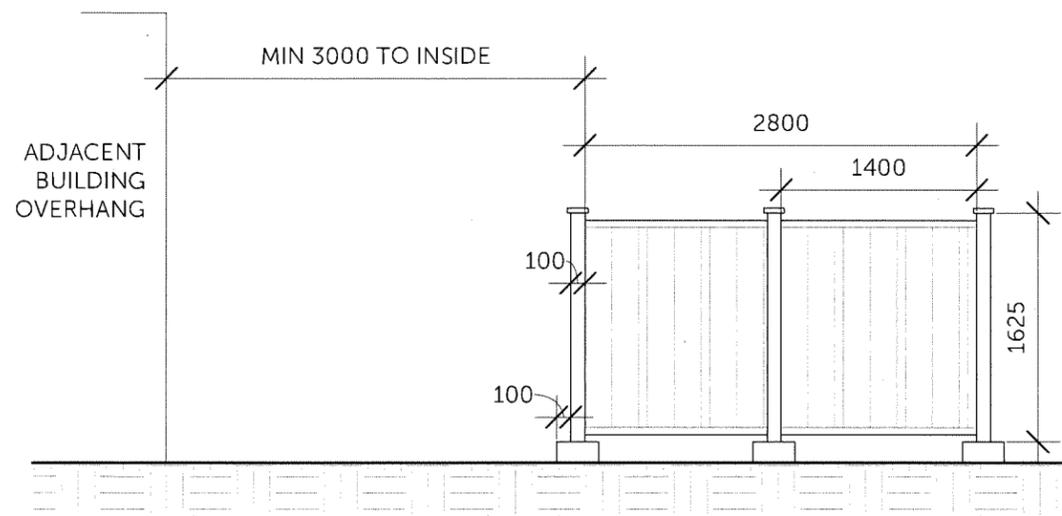
NOTE: NEW ENCLOSURE COLOUR TO BE HARRIS GREY FROM VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PAINT PALETTE.



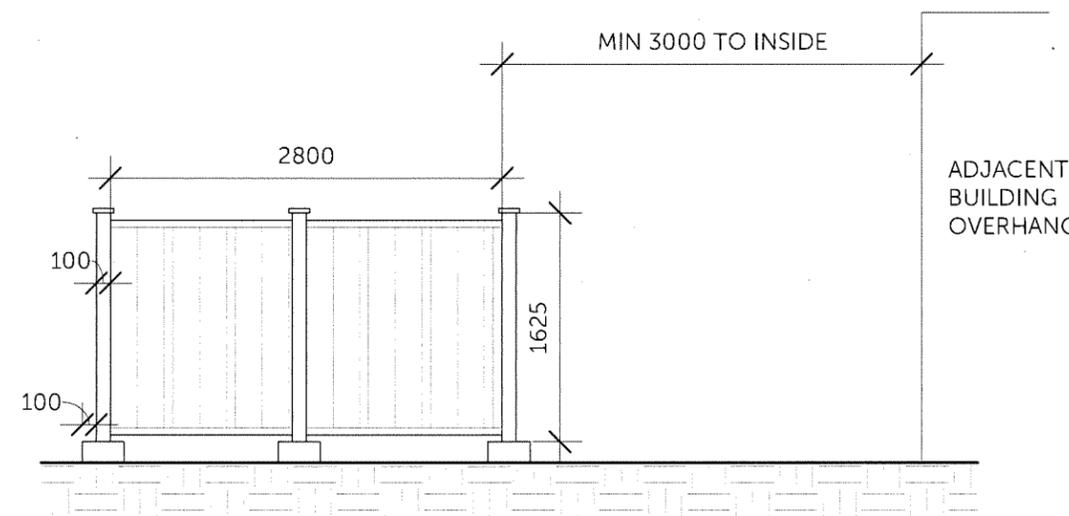
1 EAST ELEVATION
A-503 SCALE: 1:50



2 WEST ELEVATION
A-503 SCALE: 1:50



3 SOUTH ELEVATION
A-503 SCALE: 1:50



4 NORTH ELEVATION
A-503 SCALE: 1:50

DP21-935984 Plan #7



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
PHONE: 604-255-0992 / FAX: 604-255-1054

revisions	description	date
5	ISSUED FOR PERMIT	2023/05/26
4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

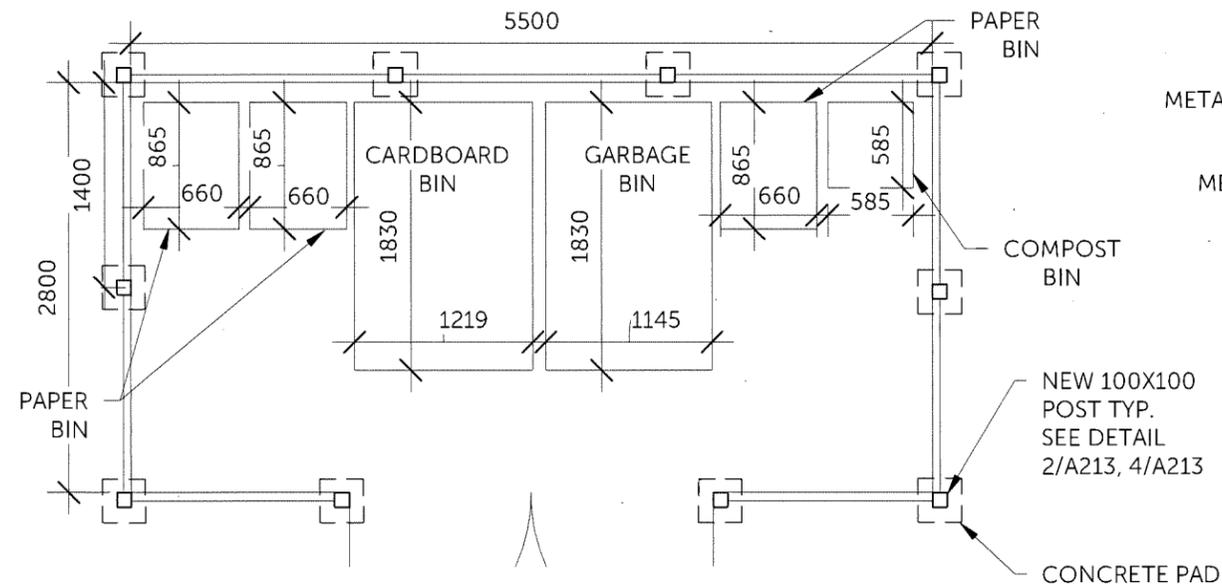
A	A detail no. no. du detail	A
C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project / projet
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

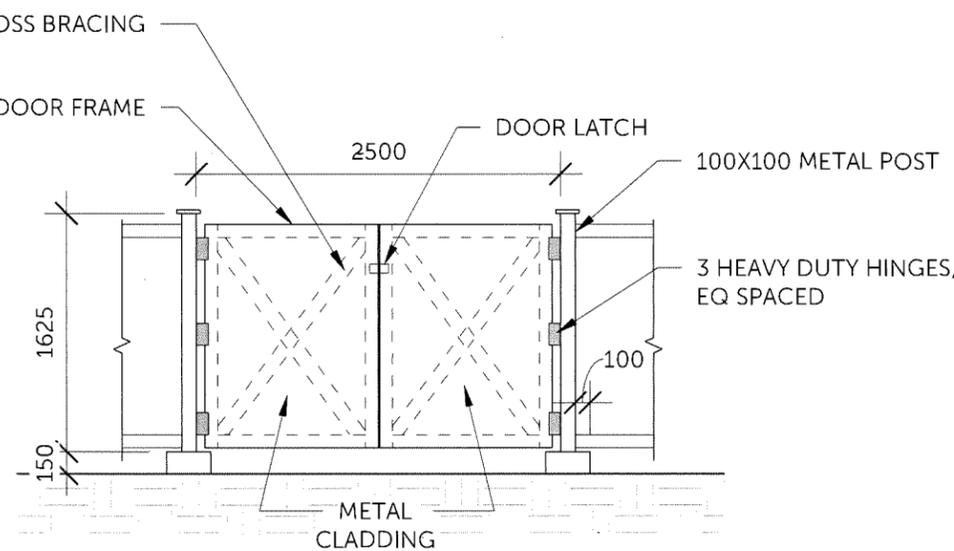
drawing / dessin
DETAILS

Designed By	GORDON CHAN	Conçu par
Date	2023/04/05	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/04/05	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/04/05	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/04/05	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-504	No. du dessin

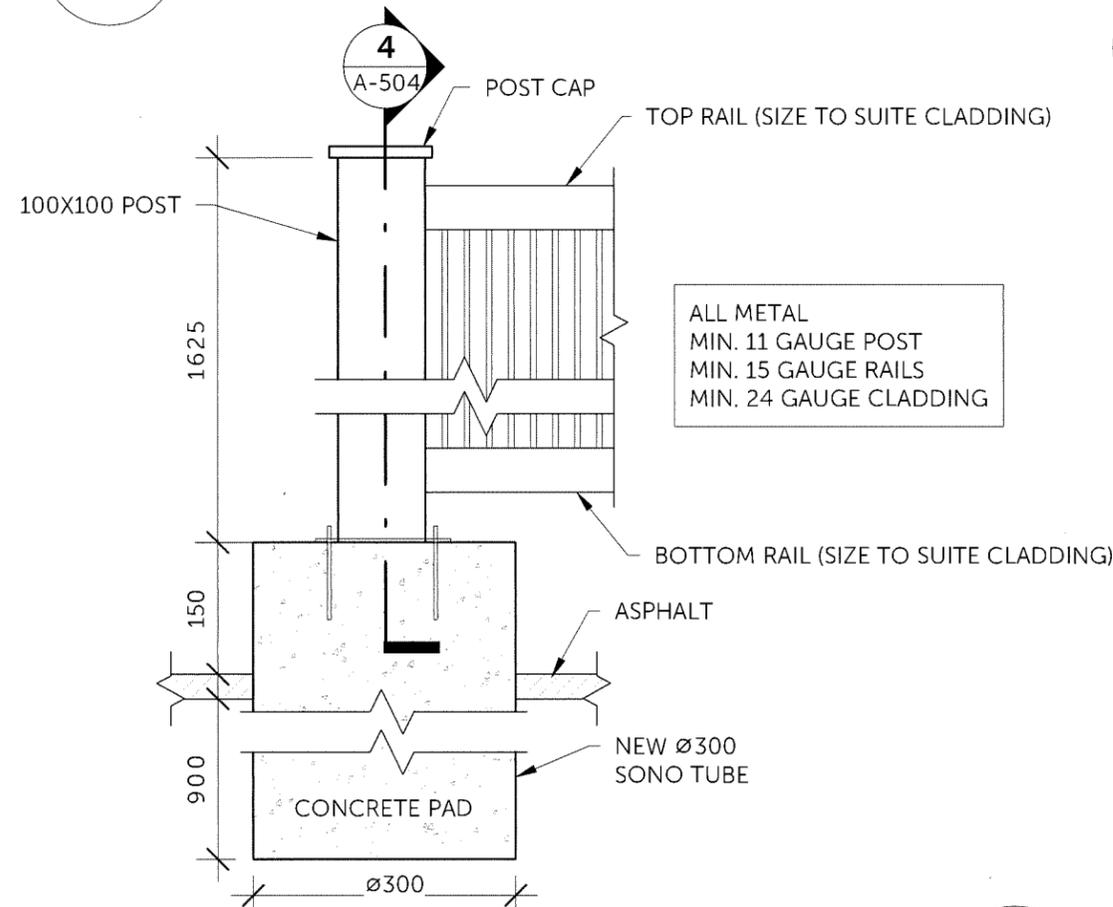
Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



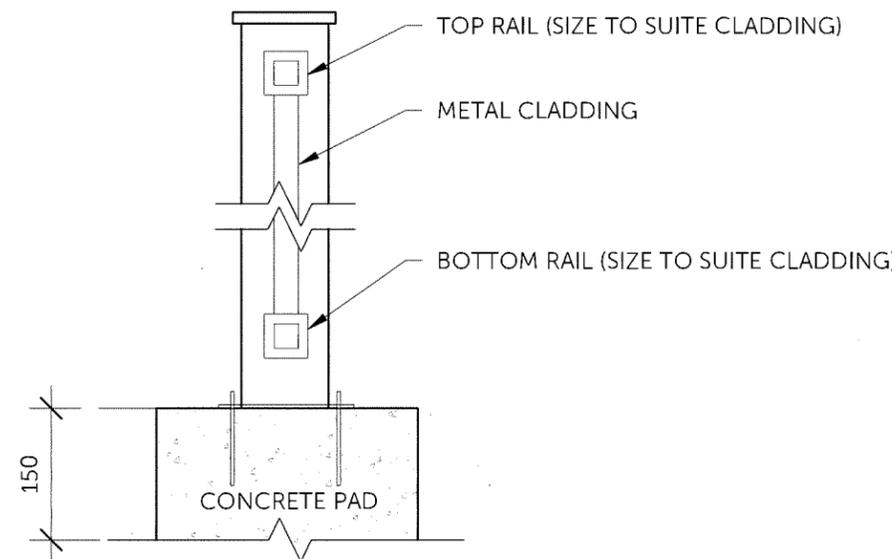
1 ENCLOSURE PLAN
A-504 SCALE: 1/4" = 1'-0"



3 GATE DOOR FRAMING
A-504 SCALE: 1/4" = 1'-0"



2 ENCLOSURE POST DETAIL
A-504 SCALE: 1 1/2" = 1'-0"



4 ENCLOSURE POST DETAIL- SECTION
A-504 SCALE: 1 1/2" = 1'-0"