



# City of Richmond

## Report to Development Permit Panel

**To:** Development Permit Panel

**Date:** February 7, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 18-825663

**Re:** **Application by Billard Architecture for a Development Permit at  
2660 Smith Street**

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a three-storey industrial building at 2660 Smith Street on a site zoned "Light Industrial (IL)."

  
Wayne Craig  
Director, Development  
604-247-4625

WC:jr  
Att. 3

## Staff Report

### Origin

Billard Architecture has applied to the City of Richmond for permission to develop a three-storey industrial building at 2660 Smith Street on a site zoned “Light Industrial (IL).” The site currently contains a single-family dwelling, which would be demolished.

There is no rezoning associated with this Development Permit application.

A Servicing Agreement will be required at Building Permit stage for the design and construction of site servicing and off-site works, including frontage upgrades on both Smith Street and Beckwith Road. The frontage upgrades are to be designed to ensure retention of a mature City-owned Norway Maple tree.

### 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.

The applicant proposes a three-storey industrial building, which would have a net built area of 319 m<sup>2</sup> (3,436 ft<sup>2</sup>).

### Background

Development surrounding the subject site is as follows:

- To the north: a City-owned property zoned “Light Industrial (IL),” which was a strategic acquisition and may be used for civic or other undetermined uses in the future. The property contains a single-family dwelling which is currently being demolished.
- To the south, across Beckwith Road: a vacant property zoned “Light Industrial (IL),” which is subject to a Development Permit application in circulation (DP 18-841335). A four-storey light industrial building is proposed.
- To the west, across Smith Street: a single-family dwelling on a property zoned “Light Industrial (IL).”
- To the east: a vacant City-owned property zoned “Light Industrial (IL),” which was a strategic acquisition and may be used for civic or other undetermined uses in the future.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP), and is in compliance with the “Light Industrial (IL)” zone.

## **Advisory Design Panel Comments**

The Advisory Design Panel was in favour of the proposed development subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 9, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

## **Analysis**

### ***Conditions of Adjacency***

- The subject site is located in a high profile, gateway location in Bridgeport Village, and has frontages on Smith Street and Beckwith Road.
- The City-owned properties to the north and east of the subject site are vacant.
- The building is designed with consideration for future development to the north, including a solid wall with no setback on the north property line. A removable decorative screen is proposed to improve the appearance of the blank wall until such a time as the neighbouring property is redeveloped.
- The rooftop amenity area is designed to focus views south and east over Beckwith Road and Great Canadian Way.

### ***Urban Design and Site Planning***

- The site plan is a direct response to the limited area available for the building footprint when accounting for the required space for parking and loading. The resulting site plan has much of the ground floor used for vehicle circulation and site servicing, with the building suspended above.
- The building entrance is located at the corner of Smith Street and Beckwith Road, which allows for a small plaza at the intersection.
- Vehicle access is from Beckwith Road, and the driveway is located to minimize conflict with the intersections to the east and west of the site.
- Three standard vehicle parking spaces are located below the building, and a medium size loading space is provided in the exterior side yard setback between the building and Beckwith Road. A decorative fence is proposed between the loading space and the multiuse path for safety, and to provide visual separation between the pedestrian and vehicle spaces.
- Class 1 bicycle parking is provided under the stairs on the ground floor of the building lobby.
- Class 2 bicycle parking is provided adjacent to the main building entrance in the plaza area.

### ***Architectural Form and Character***

- The building is composed of three distinct masses: two vertical "towers" and a two-storey horizontal component suspended between them.
- The main "tower" on the west side of the site contains a stairway and elevator. This "tower" is concrete with small window openings on Beckwith Road, and provides a visual and structural anchor to the ground. The elevation facing Smith Street is predominantly transparent glazing with some spandrel panels.
- The secondary "tower" on the east side of the site contains exiting stairs. Similarly to the main "tower," the elevation facing Smith Street includes small window openings while a larger bank of transparent glazing and spandrel faces the vacant City-owned parcel.

- The horizontal component contains most of the building floor space, and has extensive transparent glazing facing Smith Street. A perforated metal screen is proposed for both shade and decoration.
- The predominant materials are concrete and metal, and are meant to evoke the industrial character of the building.

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

- One City-owned Norway Maple tree near the intersection is to be retained and protected. The applicant is required to provide a \$5,000 Tree Survival Security prior to demolition of the existing building.
- Landscaping at ground level is located in the pedestrian plaza at the southwest corner of the site, and is anchored by the existing off-site tree. Small areas of lawn and five Mediterranean Spurge shrubs are proposed. The remainder of the plaza is surfaced with concrete pavers, and two benches are proposed.
- Mediterranean Spurge is a drought tolerant, evergreen plant that flowers annually in the spring and summer. These flowers are attractive to butterflies and hummingbirds.
- Additional landscaping is provided on the roof deck. An extensive green roof using irrigated LiveRoof modules is proposed. Bench seating and a trellis are proposed, allowing the rooftop to be used as a passive amenity area for staff.
- Landscaped areas are proposed to be irrigated.
- To ensure that the proposed landscape works are completed, the applicant is required to provide a Landscape Security in the amount of \$47,470.50 prior to issuance of the Development Permit.

### ***Crime Prevention Through Environmental Design***

- The building has a single entry lobby with double doors facing the small plaza. The upper storeys of the building hang over the entry, providing weather protection.
- The plaza and parking area are surfaced with concrete pavers, distinguishing them from the sidewalk. A decorative fence is provided between the parking area and the sidewalk, and illuminated bollards separate the plaza from the parking area while allowing for pedestrian movement.
- The parking area and building entry are lit by recessed pot lights mounted on the underside of the building overhang. Lit bollards illuminate the path from the sidewalk to the entry.
- Both stairways feature transparent glazing, allowing for casual surveillance of the street in addition to providing some animation.
- The Mediterranean Spurge shrubs proposed at the base of the stairway are low growing, reaching a typical height of three to four feet, allowing for clear sightlines over the vegetation.

### ***Accessible Design***

- The proposed development includes an elevator, which provides access to all levels of the building, including the rooftop amenity area.
- An accessible washroom is provided on both the second and third floors.

***Environmental Sustainability***

- The proposed building is not subject to BC Energy Step Code requirements. Nonetheless, a variety of sustainable design strategies are employed.
- An outlet capable of providing Level 2 EV charging is provided between two of the vehicle parking spaces.
- High efficiency lighting, heating, and cooling systems are proposed.
- Glazing has been designed to optimize natural light in the second and third storey work spaces.
- Proposed landscaping at grade and on the roof consists of drought resistant species.

***Site Servicing and Frontage Improvements***

- Minor road dedication and a corner cut are required prior to issuance of the development permit.
- Off-site improvements on both Smith Street and Beckwith Road are required, and will be designed and constructed by the applicant through a Servicing Agreement prior to issuance of the Building Permit. Frontage works include a new sidewalk and landscaped boulevard on Smith Street, and new sidewalk, landscaped boulevard, curb and gutter, and road widening on Beckwith Road.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

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



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

JR:ml

**Attachments:**

- Attachment 1: Development Application Data Sheet
- Attachment 2: Excerpt from the Advisory Design Panel Minutes
- Attachment 3: Development Permit Considerations



# City of Richmond

## Development Application Data Sheet

Development Applications Department

DP 18-825663

Attachment 1

Address: 2660 Smith Street

Applicant: Billard Architecture Owner: Zhao Zi C

Planning Area(s): City Centre Area – Bridgeport Village

Floor Area Gross: 389.12 m<sup>2</sup> (4,188 ft<sup>2</sup>) Floor Area Net: 319.21 m<sup>2</sup> (3,436 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	296.99 m <sup>2</sup>	284.76 m <sup>2</sup>
Land Uses:	Single-family dwelling	Light Industrial
OCP Designation:	Commercial	No change
Zoning:	Light Industrial (IL)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.2 FAR	1.12 FAR	None permitted
Lot Coverage:	Max. 80%	52.7%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	3.31 m	None
Setback – Side Yard:	Min. 0 m	0 m	None
Setback – Exterior Side Yard (Beckwith Road):	Min. 3.0 m	3.0 m	None
Setback – Rear Yard:	Min. 0 m	0 m	None
Height:	Max. 15.0 m	14.84 m	None
Lot Size:	None	284.76 m <sup>2</sup>	None
Off-street Parking Spaces:	Min. 3	3	None
Off-street Parking Spaces – Accessible:	Min. 0	0	None
Total Off-street Spaces:	Min. 3	3	None
Loading Spaces:	Min. 1 Medium Space	1 Medium Space	None
Bicycle Parking – Class 1:	Min. 1	1	None
Bicycle Parking – Class 2:	Min. 1	3	None

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

**Wednesday, October 9, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**1. DP 18-825663 – THREE-STOREY INDUSTRIAL DEVELOPMENT**

ARCHITECT: Billard Architecture, Inc.

LANDSCAPE ARCHITECT: RPL Royal Pacific Landing

PROPERTY LOCATION: 2660 Smith Street

**Applicant's Presentation**

Architect Robert Billard, Billard Architecture and Landscape Architect Lu Xu, Royal Pacific Landing Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the accessibility features of the project for people in wheelchairs;
- appreciate the perforated metal screen on the north face of the building to mitigate its blank wall appearance; the approach will help provide an appropriate interface until the adjacent property to the north is developed in the future; also consider integrating a pattern, e.g. score lines on the concrete portions of the wall, similar to the design elements on the south, east and west faces of the building to provide more visual interest and reduce the massing;

*Addressed. See drawings A3.01 and A3.02. added architectural score lines to the concrete walls.*

- appreciate the applicant's approach to the project and the integration of the perforated metal screen on the north and south facades of the building; consider introducing colours to reinforce the concept of articulated openings, e.g. on the window frames, mullions, etc.;

*Noted.*

- identify the soffit material and provide a lighting plan due to the soffit's visibility from around the building;

*Addressed. See drawing A2.40. Metal soffit panels to be used in the parking area. Lighting layout provided.*

- note the bridge expression of the building; consider eliminating the two columns on the ground floor; would also help free up space on the ground floor to address vehicle manoeuvring issues;

*Noted. Columns to remain to support building structure and reduce cost.*

- the project is a good addition to the neighbourhood;
- consider provision for ventilation in the second floor of the building where workshops are located; location of ventilation and appropriate mechanical systems is not provided in the architectural drawings, e.g. no shafts or placeholders;

*Addressed. See drawings A2.20 and A2.30. Duct chase to roof provided.*

- understand that the applicant's envisioned mechanical system for the project; however, all systems will need to include an indoor and outdoor component; notice that there is no provision for an outdoor component; lack of available space on the parkade could result in installing outdoor systems on the elevator hoist or overcrowding the roof top;

*Addressed. See drawing A2.30. Mechanical system and roof vents placed on the roof.*

- corner design of the project looks good;
- support the proposed use of LiveRoof modules for the proposed green roof as it will result in a flush surface and allow sufficient depth for planting materials other than sedum;
- diagonal walkway on the rooftop ends at the northeast corner which could ultimately be facing the wall of a future development to the north; review the design of the rooftop and consider adding more details to increase richness of design;

*Addressed. See drawing A2.30. Diagonal walkway adjusted. Walkway now ends facing toward the south east corner.*

- wood trellis on the roofdeck is not consistent with the proposed building materials; consider using metal for the trellis to fit in with the building architecture;

*Addressed. See drawings A2.30, A3.01, A3.02, and A7.01. Black metal trellis to be used instead of wood. Details provided.*

- the six-inch wide planting bed between the multi-use path and loading space will not work as it lacks the necessary size;

*Addressed. See drawings A1.00, A2.10, and A7.01. Planting bed removed. Added perforated metal fence between multi-use path and loading space. Details provided.*

- consider simplifying the paving design on the ground level to reflect the architecture of the building; support the choice of Abbotsford Piazza Series pavers which are long and linear; consider using these pavers throughout the ground plane with variation in sizes, patterns and colours to match the building design;

*Addressed. See drawings A1.00 and A2.10. Abbotsford Piazza Series pavers in varying sizes/patterns used throughout the ground floor.*

- review angled bench at the southeast corner of the site, which is not consistent with the rectilinear design of the building;

*Addressed. See drawings A1.00 and A2.10. Bench adjusted to be parallel with rectangular building design.*

- subject site is tight and challenging; difficult to fit in the proposed site lay-out;
- review manoeuvring space for the proposed loading space for adequacy; confirm turning radius will work;

*Addressed. See drawing A8.10.*

- the loading space separated from the multi-use path by a very narrow planting strip poses a safety issue for pedestrians; also consider installing a physical barrier between the loading space and the proposed pedestrian-oriented plaza for pedestrian safety; safety provisions on the ground level should also be considered for pedestrians coming out from the exit stairs, e.g. installing bollards or different paving treatment;

*Addressed. See drawings A1.00, A2.10, and A7.01. Added perforated metal fence between multi-use path and loading space. Light bollards proposed between loading space and entry plaza to provide physical barrier to pedestrian-oriented plaza. Details of perforated metal fence provided.*

- investigate opportunities for fencing along the property lines to provide a barrier for vehicle parking/circulation on the subject site;

*Addressed. See drawings A1.00, A2.10, and A3.02. Fencing proposed along north and east property lines. Standard wheel stops to be provided.*

- elevation drawings do not include the elevator overrun shown in the model;

*Addressed. See drawings A3.01 and A3.02. Elevator overrun extension shown on elevation drawings.*

- applicant should consider the location of mechanical equipment at this stage of the project as there might not be sufficient space on the roof for all needed mechanical equipment;

*Addressed. See drawings A2.30. Mechanical area and rood vents allocated on the roof deck.*

- appreciate the applicant for the significant effort and thought put into the challenging project;

- note that no landscape plans were provided by the applicant to the Panel;

*Noted. Landscape drawings to be provided.*

- consider installing permeable pavers underneath the retained tree covering the dripline of the canopy;

*Addressed. See drawing A1.00 and landscape drawings. Tree grate proposed. Refer to civil for sidewalk construction.*

- the proposed six-inch wide planting strip is not feasible in terms of lack of separation of spaces for vehicular and pedestrian uses and plant survivability issues;

*Addressed. See drawing A1.00. Planting strip has been removed.*

- consider reinforced barriers for the columns under the building to provide protection from large vehicles manoeuvring into or out of the loading space;

*Addressed. See drawing A2.10. Corner guards to be added to columns in the parkade. Standard wheel stops to be provided.*

- consider installing a bench under the trellis on the roof deck, placed with sun and shade consideration;

*Addressed. See drawings A2.30. Bench places under the trellis on the roof.*

- support Panel comments regarding the tightness of the proposed loading and parking spaces;

- proposed perforated metal screen is a strong conceptual element of the project; however, it appears like a cladding material on the south façade; consider pulling it away from the façade and extend it beyond the edge of the floorplate to read like a screen as opposed to a cladding treatment;

*Addressed. See drawings A2.20, A2.30, and DD/A4.01. Perforated metal screen shown as a screen in the drawings. It is pulled away by 2".*

- perforated metal screening on the north façade may not be necessary as there is no glazing on the façade and could ultimately be covered when the adjacent property to the north is developed in the future;

*Addressed. See comment above. Perforated metal screen on the north façade provided an appropriate interface until the adjacent property is developed in the future.*

- consider using an aluminum or stainless material for the perforated screen to avoid rust as it is more durable than the one currently proposed; and
- ***Noted.***
- consider installing screen-type fencing along the street side similar to the character of the proposed perforated screen on the south façade.

***Addressed. See drawings A1.00, A2.10, and A7.01. Added perforated metal fence between multi-use path and loading space.***

*Sara Badyal, the Panel's Staff Liaison, provided the following comments:*

- applicant should provide final planting and landscape plans as part of the development permit process; and
- ***Noted. Landscape drawings to be provided.***
- architectural drawings for development permit should include (i) location of roof vent areas, (ii) fencing details, particularly the fence between the property line of the subject property and adjacent properties, (iii) the lighting concept and design, and (iv) identification of the soffit material.
  - (i) ***Addressed. See drawing A2.30. Roof vents placed on the roof.***
  - (ii) ***Addressed. See drawing A7.01. Details provided for fencing along the north and east property lines.***
  - (iii) ***Addressed. See drawing A2.50. Lighting layout provided.***
  - (iv) ***Addressed. See drawing A2.50. Metal soffit panels to be used in the parking area.***

### **Panel Decision**

It was moved and seconded

***That DP 18-825663 be referred back to the applicant and return to the Panel subject to the applicant giving consideration to the comments of the Panel.***

**DEFEATED**

Opposed: Greg Andrews, Amber Paul, Jubin Jalili, Sheng Zhao, and Pablo Yuste

### **Panel Decision**

It was moved and seconded

***That DP 18-825663 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

Opposed: Imu Chan and Erik Mustonen

**CARRIED**



**City of  
Richmond**

ATTACHMENT 3

## **Development Permit Considerations**

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

**Address:** 2660 Smith Street

**File No.:** DP 18-825663

**Prior to forwarding this application to Council for Development Permit issuance, the developer is required to complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one tree to be retained.
4. Submission of a cash security or Letter-of-Credit for landscaping based on a cost estimate provided by the Landscape Architect. The security must include all soft and hard landscaping costs, including installation and a 10% contingency.
5. Registration of an Aircraft Noise covenant on Title (Area 1A).
6. Registration of a Flood Indemnity covenant on Title (2.9 m GSC - Area A).
7. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily install and maintain an energized outlet in the parking area. The outlet is to be capable of providing Level 2 EV charging (i.e. 240V).
8. 0.15 m road dedication along the entire south and west property lines.
9. 4.0 x 4.0 m corner cut road dedication, measured from the new property lines described in Item 8, at the intersection of Smith Street and Beckwith Road.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
3. Enter into a Servicing Agreement\* for the design and construction of site servicing and off-site works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Initial: \_\_\_\_\_

Water Works:

- a) Using the OCP Model, there is 735 L/s of water available at a 20 psi residual at the Smith Street frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) At Developer's cost, the Developer is required to:
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
  - i. Cap and remove existing water connection and meter serving the development site.
  - ii. Install a new water connection to serve the proposed development. Water meter to be located onsite in a right-of-way.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
  - i. Confirm, via video inspection, if the existing storm connection along the east property line of the development site is in use. If not in use, the connection shall be capped and abandoned by the City at the Developer's cost. If in use, it shall be retained.
- e) At Developer's cost, the City will:
  - i. Cap and remove the existing storm connections and inspection chambers along the Beckwith Road frontage.
  - ii. Cap, at inspection chamber, the existing storm connection at the northwest corner of the development site. The inspection chamber shall be retained to serve 2640 Smith Street.
  - iii. Install a new storm connection off of the existing 450 mm storm sewer on Beckwith Road, complete with inspection chamber.

Sanitary Sewer Works:

- f) At Developer's cost, the City will:
  - i. Cap, at inspection chamber, the existing sanitary connection at the northeast corner of the development site. The inspection chamber shall be retained to serve 2640 Smith Street.
  - ii. Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

g) At Developer's cost, the Developer is required to:

- i. Coordinate with BC Hydro, Telus and other private communication service providers:
  - i. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - ii. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - iii. To underground overhead service lines.
- ii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
  - i. BC Hydro PMT – 4.0 x 5.0 m
  - ii. BC Hydro LPT – 3.5 x 3.5 m
  - iii. Street light kiosk – 1.5 x 1.5 m
  - iv. Traffic signal kiosk – 2.0 x 1.5 m
  - v. Traffic signal UPS – 1.0 x 1.0 m
  - vi. Shaw cable kiosk – 1.0 x 1.0 m
  - vii. Telus FDH cabinet – 1.1 x 1.0 m
- iii. Provide street lighting according to the following:
  - i. Smith Street (East side)
  - ii. Pole colour: Grey
  - iii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, duplex receptacle, and flower basket holders, but EXCLUDING any pedestrian luminaires, banner arms, or irrigation.
  - iv. Beckwith Road (North side)
  - v. Pole colour: Grey

- vi. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, duplex receptacle, and flower basket holders, but EXCLUDING any pedestrian luminaires, banner arms, or irrigation.
- iv. Complete other frontage improvements as per Transportation requirements. Frontage improvements should be built to the ultimate condition wherever possible. The land required for frontage improvements shall be dedicated to the City; Engineering does not support locating City sidewalk within rights-of-ways. Frontage improvements include:
  - i. Smith Street – maintain existing curb and gutter, min. 1.5 m landscaped boulevard, 2.0 m sidewalk
  - ii. Beckwith Road – 2.5 m multi-use path, 1.5 m wide landscaped boulevard, 0.15 m curb and gutter, pavement widening to tie in as necessary
  - iii. A 2.5 m wide curb extension is required on Smith Street to eliminate on-street parking at the intersection and increase tree retention measures

General Items:

- h) At Developer's cost, the Developer is required to:
  - i. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii. Provide a video inspection report of the existing sanitary and storm sewers along the development frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
  - iii. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - iv. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - v. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

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

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

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

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

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Signed

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Date



# City of Richmond

## Development Permit

No. DP 18-825663

To the Holder: BILLARD ARCHITECTURE

Property Address: 2660 SMITH STREET

Address: #701-625 FIFTH AVENUE  
NEW WESTMINSTER, BC V3M 1X4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$47,470.50 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

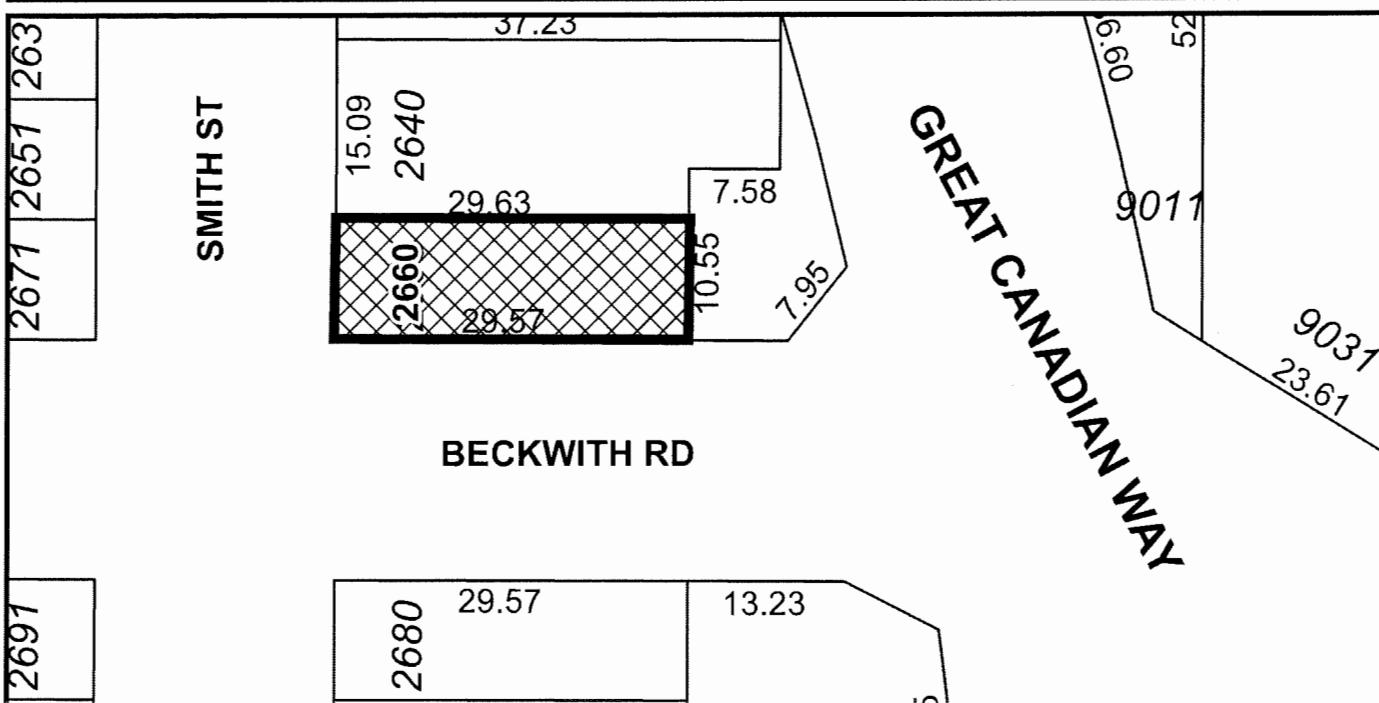
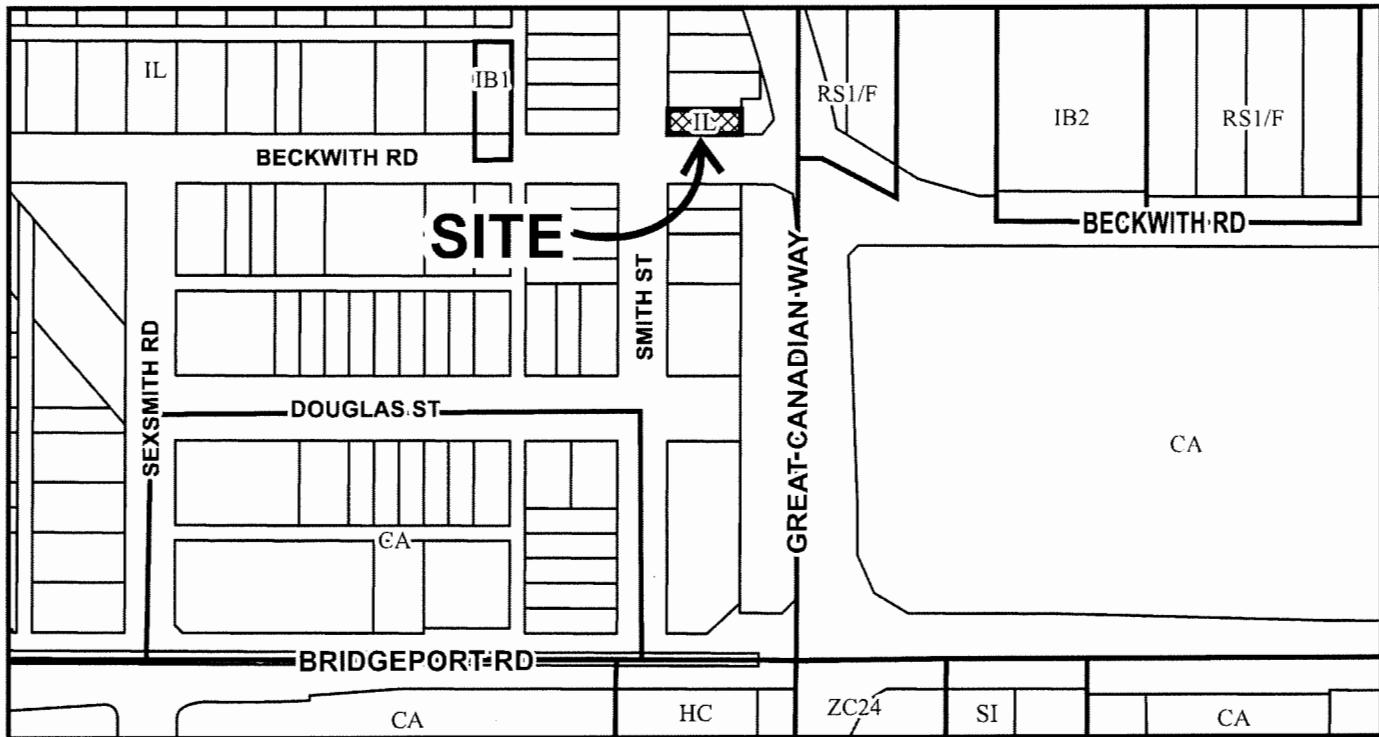
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



# City of Richmond

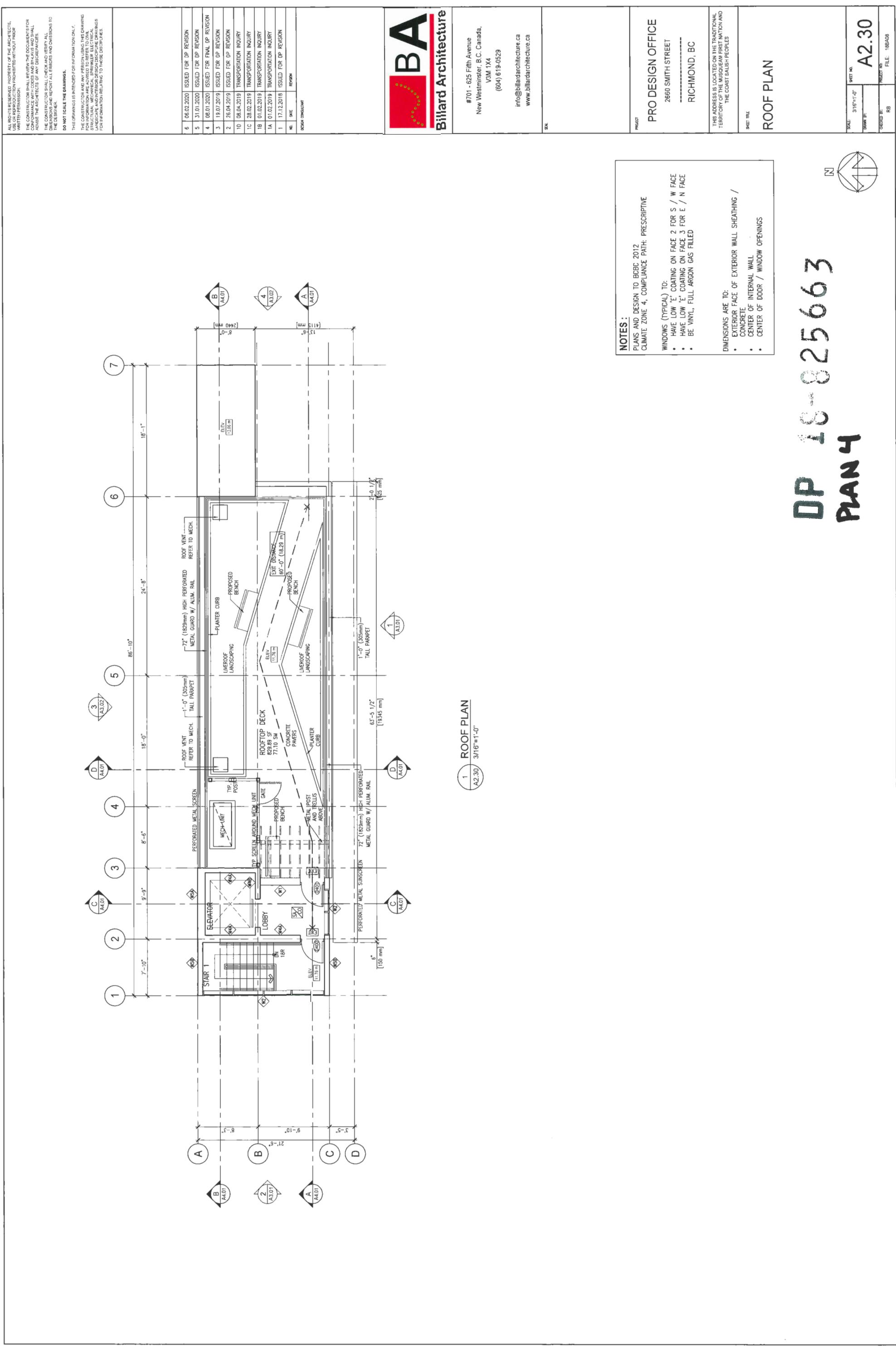


	<b>DP 18-825663</b> <b>SCHEDULE "A"</b>	Original Date: 07/05/18 Revision Date: Note: Dimensions are in METRES
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ALL RIGHTS RESERVED. PROTECTION OF THE ARCHITECT'S  
USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR  
WRITTEN PERMISSION.  
THE CONTRACTORS SHALL REVIEW THE DOCUMENTS FOR  
CONFORMITY WITH CODES AND LAWS AND SHALL  
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
THE CONTRACTORS SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO  
THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THE DRAWINGS IS INTENDED FOR INFORMATION ONLY.  
THE CONTRACTORS AND ANY PERSON USING THIS DRAWING  
SHOULD MAKE INDEPENDENT CHECKS ON THE CIVIL  
STRUCTURE WHICH CAN BE FOUND IN THE CIVIL  
LANDSCAPE AND INFRASTRUCTURE DESIGN DISCIPLINE DRAWINGS  
FOR INFORMATION RELATING TO THESE DISCIPLINES.

NO.	DATE	ISSUED FOR OP REVISION	REVISION
6	06/10/2020	ISSUED FOR OP REVISION	
5	31/01/2020	ISSUED FOR OP REVISION	
4	08/01/2020	ISSUED FOR FINAL OP REVISION	
3	19/07/2019	ISSUED FOR OP REVISION	
2	26/04/2019	ISSUED FOR OP REVISION	
10	08/04/2019	TRANSPORTATION INQUIRY	
1C	28/02/2019	TRANSPORTATION INQUIRY	
1B	01/02/2019	TRANSPORTATION INQUIRY	
1A	01/02/2019	TRANSPORTATION INQUIRY	
1	17/12/2016	ISSUED FOR OP REVISION	



**Billard Architecture**

#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529

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www.billardarchitecture.ca

SEAL

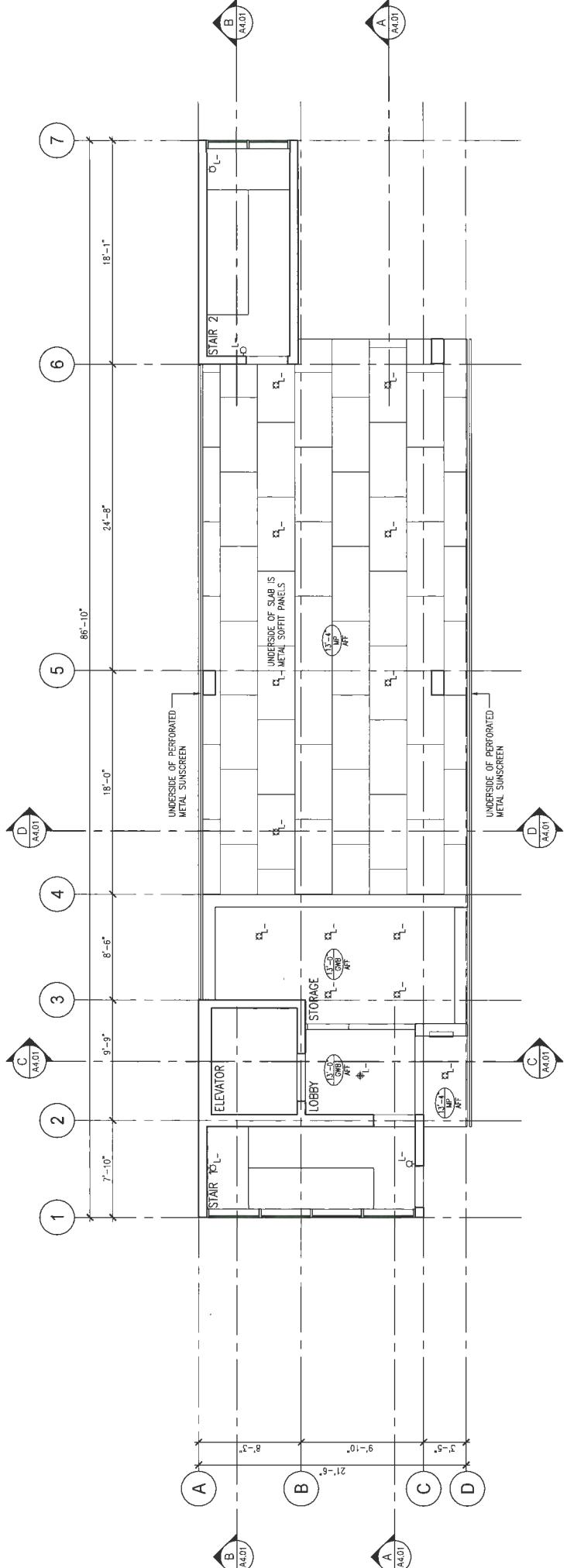
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■ BE VINYL, FULL ARGON GAS FILLED  
■ DIMENSIONS ARE TO:  
EXTERIOR FACE OF EXTERIOR WALL SHEATHING /

**PRO DESIGN OFFICE**  
2860 SMITH STREET  
-----  
**RICHMOND, BC**

RCP - MAIN FLOOR  
PLAN

A2.50  
SHEET NO.  
3.115" = 1" C.R.  
DRAWN BY: CC



1 RCP - MAIN FLOOR PLAN

RCP - N

NOTES.

NOTES: PLANS AND DESIGN TO BCBC 2018  
CLIMATE ZONE A COMPLIANCE PATH: PRESCRIPTIVE

- CLIMATE ZONE 4, COM LARVAL PATH, FREIGHT HLL

- DIMENSIONS ARE TO:
- EXTERIOR FACE OF EXTERIOR WALL SHEATHING
- CONCRETE
- CENTER OF INTERNAL WALL
- CENTER OF DOOR / WINDOW OPENINGS

LIGHTS LEGEND		DESCRIPTION		
SYMBOL				
—○—○— L—	CEILING MOUNTED TRACK LIGHT	●	SMOKE DETECTIVE	
	FLUORESCENT FIXTURE L—	○ L—	WALL SCONCE	
● F.L.L.	FLOOR RECESSED FIXTURE	○ L—	RECESSED WALL SCONCE	
♦ L—	PENDANT FIXTURE	○ L—	PUCK LIGHT	
♦ L—	WALL WASH / DIRECT LIGHTING	—L—	LED VANTY WALL SCONCE	
☒ L—	RECESSED POT FIXTURE	\$	SWITCH	
❖ L—	CEILING SURFACE MOUNTED FIXTURE	BB	FAN	
—○—○— L—	WALL MOUNTED TRACK LIGHT	■	WALL MOUNTED EXIT SIGNAGE	

PLAN 5

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS,  
WANTER & FERGUSON.  
THE CONTRACTOR SHALL RETURN THIS DOCUMENTS FOR  
CONFORMANCE WITH CODES AND LAWS AND SHALL  
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
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STRUCTURAL, MECHANICAL, ELECTRICAL,  
LANDSCAPE AND INTERIOR DESIGN DURING DRAWING  
FOR INFORMATION RELATING TO THESE DISCIPLES.

6	06/02/2020	ISSUED FOR DP REVISION
5	31/01/2020	ISSUED FOR DP REVISION
4	08/01/2020	ISSUED FOR FINAL DP REVISION
3	19/07/2019	ISSUED FOR DP REVISION
2	26/04/2019	ISSUED FOR DP REVISION
10	08/04/2019	TRANSPORTATION INQUIRY

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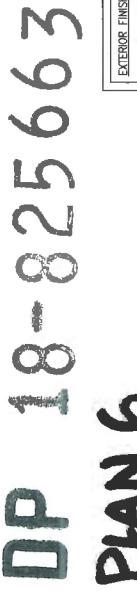
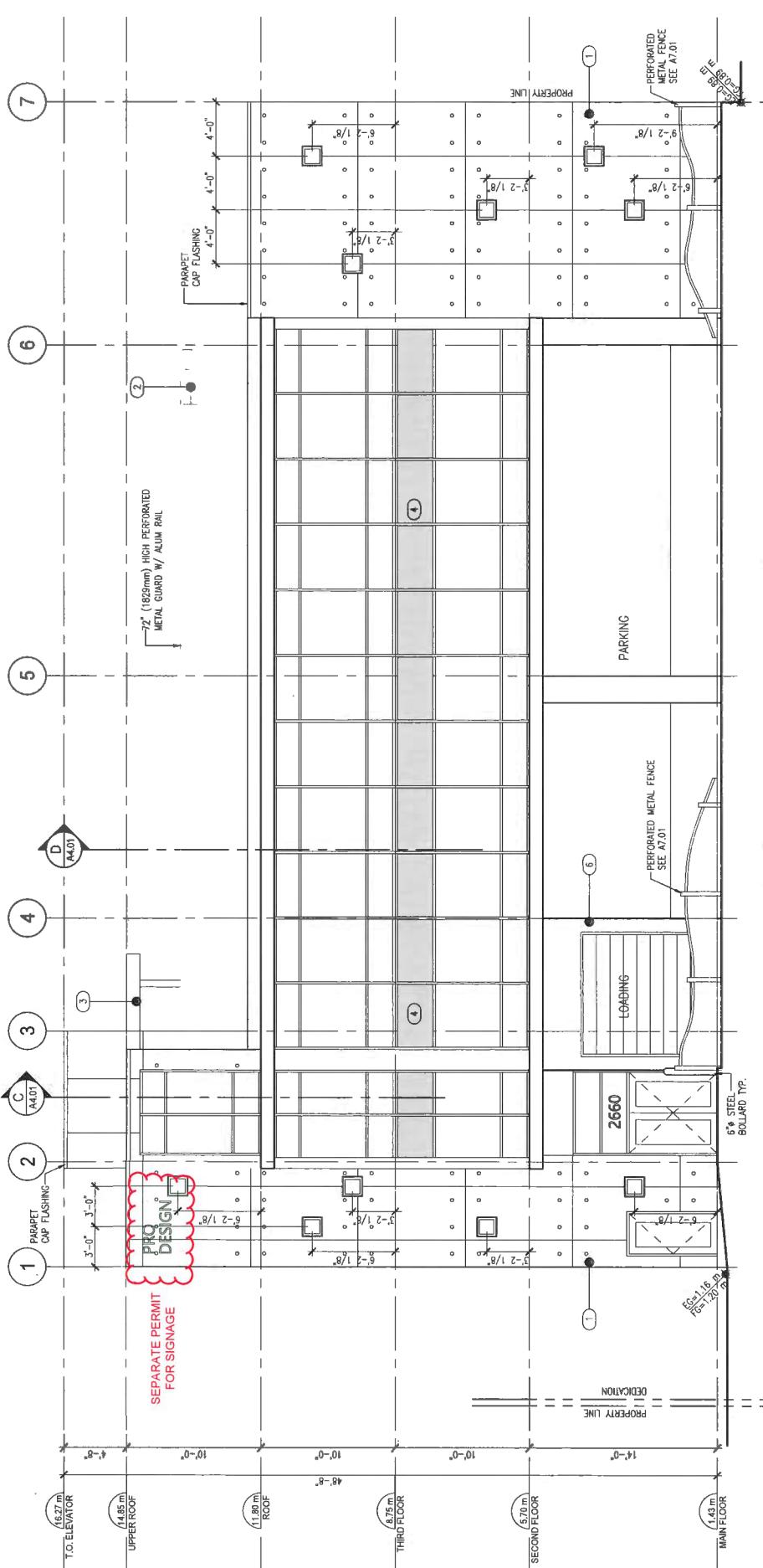
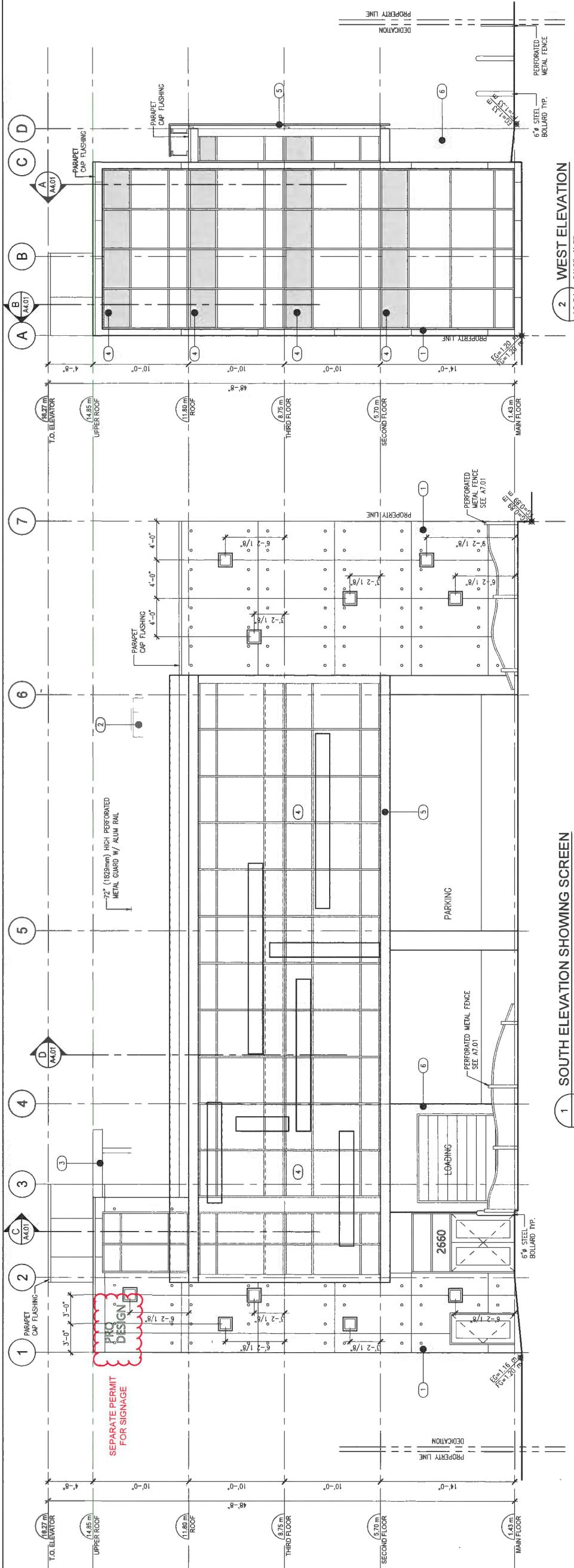
#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
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2660 SMITH STREET  
-----  
**RICHMOND, BC**

**STREET NAME**

**LEVELS  
SOUTH AND WEST**

EXTERIOR FINISHES: LEGEND:	
(1)	CONCRETE
(2)	PERFORATED METAL GUARDRAIL
(3)	BLACK METAL TRELLIS
(4)	GLOSS SPANDECK PANEL
(5)	PERFORATED METAL SUNSCREEN
(6)	HORIZONTAL RED CEDAR SIDING



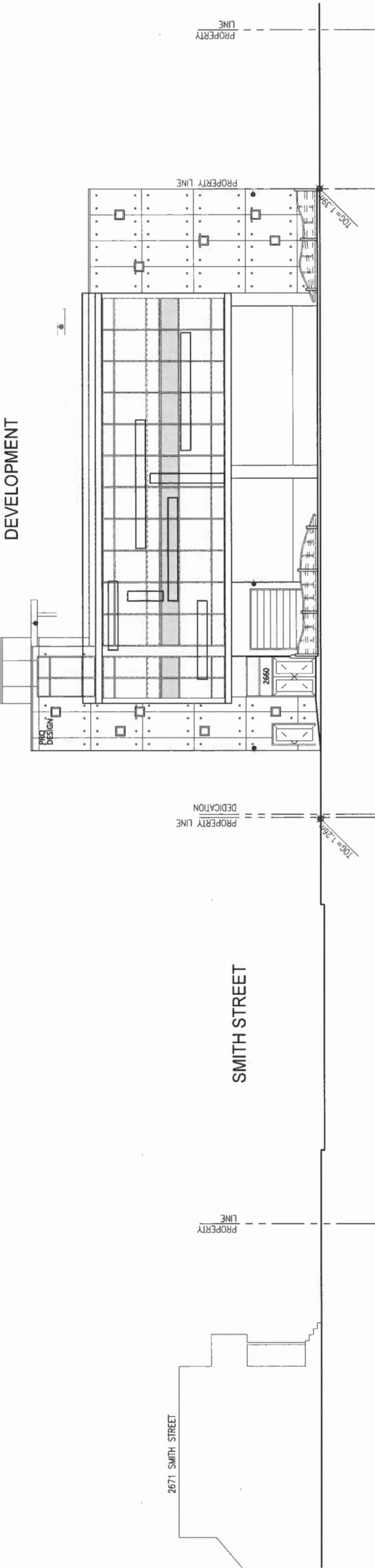
ELEVATION SHOWING CURTAIN WALL  
PERFORATED SCREEN NOT SHOWN FOR CLARITY



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS,  
WHICH ARE NOT RESPONSIBLE FOR ANY ERRORS  
OR OMISSIONS IN THIS DRAWING.  
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TO CONSTRUCT A BUILDING OR OTHER WORK SHALL  
CONSULT APPROPRIATE SPACING, ELECTRICAL,  
STRUCTURAL, MECHANICAL, SPRINKLER, LANDSCAPE AND  
INTERIOR DESIGN DOCUMENTS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

## PROPOSED DEVELOPMENT



#701 - 625 Fifth Avenue  
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SQ4

PROJECT  
PRO DESIGN OFFICE  
2660 SMITH STREET  
RICHMOND, BC

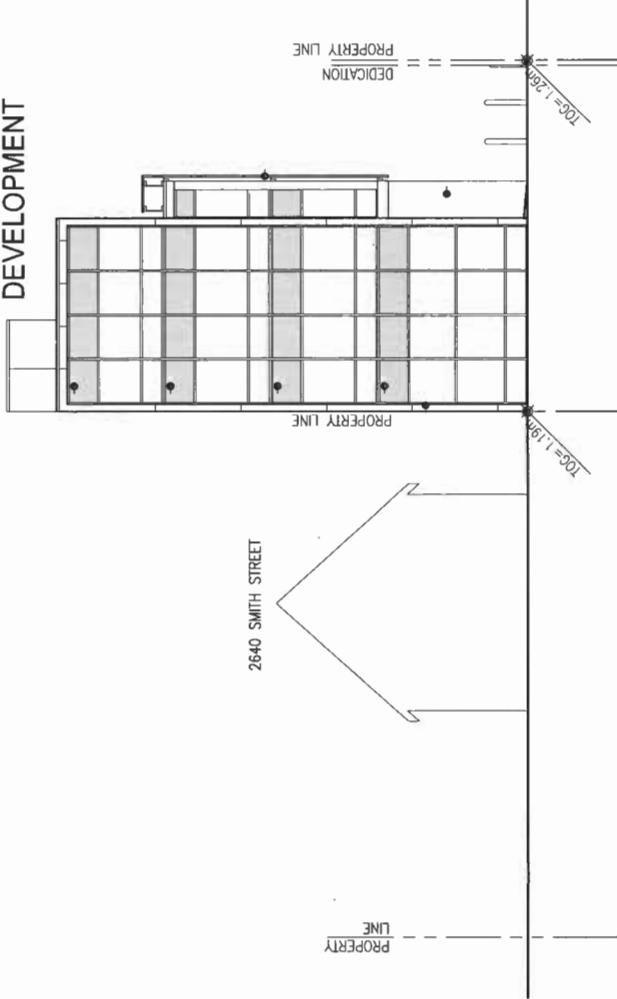
THIS ADDRESS IS LOCATED ON THE TRADITIONAL  
TERRITORY OF THE MUSQUEAM FIRST NATION AND  
THE COAST SALISH PEOPLES

SHEET TITLE  
STREET SCAPE  
ELEVATIONS

SCALE: 3'3"=1'-0"  
DRAWN BY: PROJECT NO: A0.22  
CHECKED BY: FILE: 16B408  
RB

1 STREETSCAPE ELEVATION (BECKWITH ROAD)  
A0.22 108'-0" = 1'-0"

## PROPOSED DEVELOPMENT

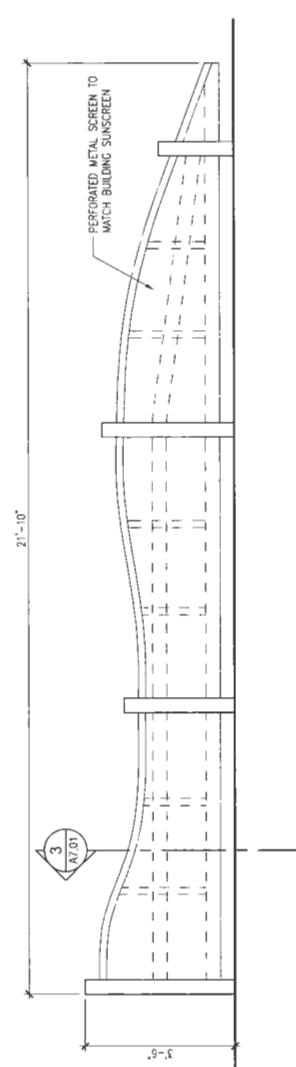
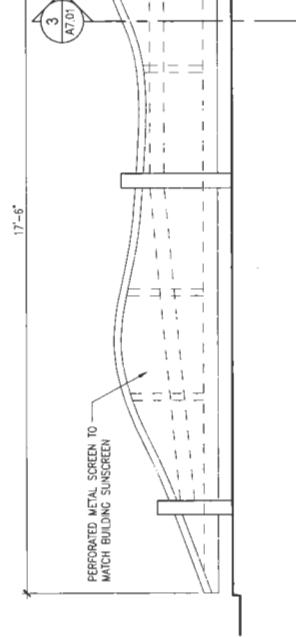
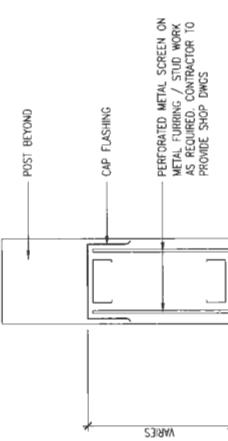


2 STREETSCAPE ELEVATION (SMITH STREET)  
A0.22 108'-0" = 1'-0"

**DP 18-825063**  
**PLAN 8**

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1 SCREEN FENCE ELEVATION  
A7.01 1/2'=1'-0"

2 SCREEN FENCE ELEVATION  
A7.01 1/2'=1'-0"

3 SCREEN FENCE SECTION DETAIL  
A7.01 3'=1'-0"



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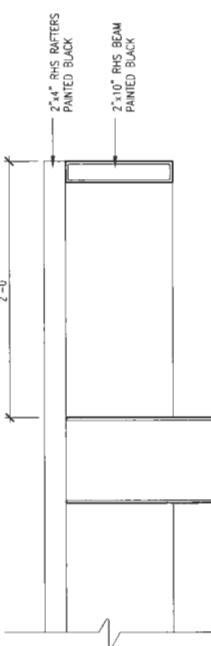
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PROJECT  
PRO DESIGN OFFICE  
2660 SMITH STREET  
RICHMOND, BC

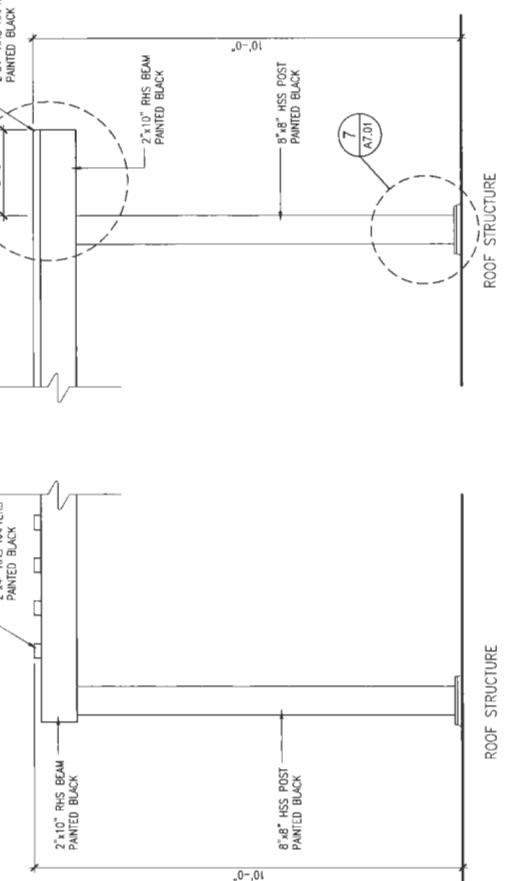
THIS ADDRESS IS LOCATED ON THE TRADITIONAL  
TERRITORY OF THE MUSQUEAM FIRST NATION AND  
THE COAST SALISH PEOPLES  
SKETCH MC

LANDSCAPE  
DETAILS

SCALE: AS NOTED  
DRAWN BY: CC  
CHECKED BY: RB  
FILE: 18BA08  
**A7.01**



6 ROOF TRELLIS SECTION DETAIL  
A7.01 1'-1/2'=1'-0"



5 SIDE ROOF TRELLIS ELEVATION  
A7.01 1/2'=1'-0"

4 FRONT ROOF TRELLIS ELEVATION  
A7.01 1/2'=1'-0"

7 ROOF TRELLIS SECTION DETAIL  
A7.01 1'-1/2'=1'-0"

**DP 18-025663**  
**PLAN 9**



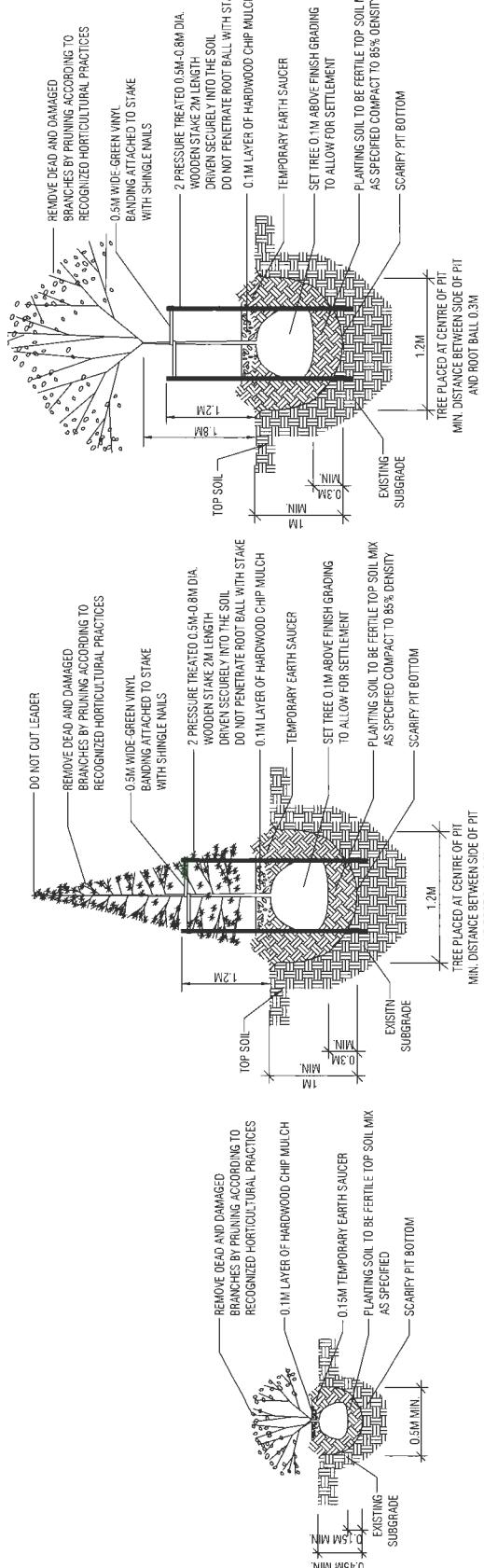




PLANT LIST:		KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE&COND.
		EC	5	EUPHORBIACEAS 'WULFENII'	MEDITERRANEAN SPURGE	#2 POT @ 3' O.C.

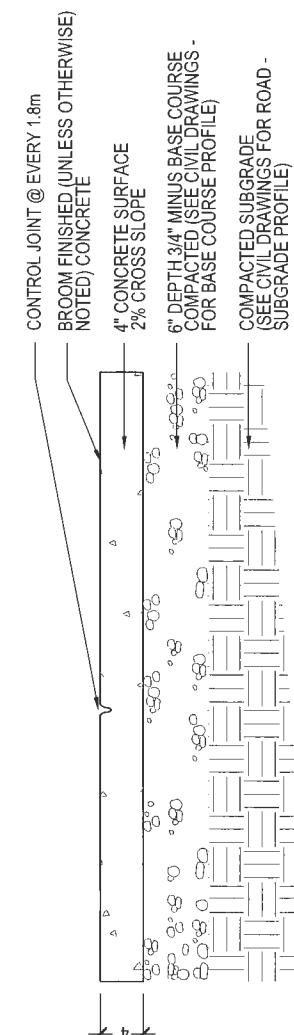
EXTENSIVE GREEN ROOF  
NAT'S NURSERY LIVE ROOF OF STANDARD

300 SF



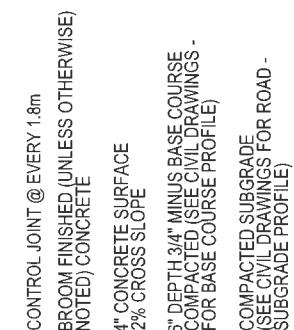
1 TYPICAL PLANTING DETAILS

SCALE NTS



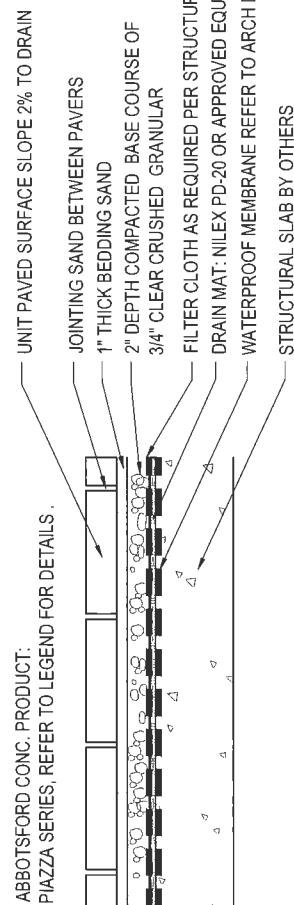
2 TYPICAL CONCRETE DETAILS

SCALE NTS



3 CONCRETE PAVERS ON SLAB DETAILS

SCALE NTS



### NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - GRADED AREAS: 150MM (6")
  - GROUND COVERS: 300MM (12")
  - SHRUBS: 450MM (18")
  - TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)
- LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
- 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

PLAN 12

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS,  
WANTEN PARTNERSHIP.  
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LANDSCAPE AND INTERIOR DESIGNERS FOR DETAILED  
DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

6	06/02/2020	ISSUED FOR DR REVISION
5	31/01/2020	ISSUED FOR DR REVISION
4	08/01/2020	ISSUED FOR FINAL DR REVISION
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1B	01/02/2019	TRANSPORTATION INQUIRY
1A	01/02/2019	TRANSPORTATION INQUIRY
1	17/12/2018	ISSUED FOR DR REVISION
No.	DATE	REVISION

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
info@billardarchitecture.ca  
www.billardarchitecture.ca

SEAL

PROJECT  
PRO DESIGN OFFICE  
2860 SMITH STREET  
RICHMOND, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL  
TERRITORY OF THE MUSQUEAM FIRST NATION AND  
THE COAST SALISH PEOPLES  
SHEET NO.  
REF ID: RB  
FILE: 18BADS

EXTERIOR  
RENDERINGS

CONCEPT RENDERING  
1 SOUTHEAST (BECKWITH ROAD)

SCALE: NTS

1  
AO.01

CC: NH

PROJ. NO:

CHG'D BY:

FILE: 18BADS

SCALE: NTS  
SHEET NO.  
DRAWN BY:  
CC: NH  
PROJ. NO.:  
CHG'D BY:  
FILE: 18BADS

A0.01

REF ID:

FILE: 18BADS

DP 1025663  
REF 1



# 2660 SMITH STREET

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USE, COPY, REPRODUCE, BORROW, LEND, OR  
TRANSMIT IN ANY FORM, IN WHOLE OR IN PART, IS FOR  
THE CONSTRUCTION CONTRACTOR'S USE ONLY. IT IS NOT TO BE  
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STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL,  
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## SITE & ZONING INFO

### EXIST ZONING IL (LIGHT INDUSTRIAL)

	GROSS AREA	LIGHT INDUSTRIAL AREA	AUXILIARY OFFICE AREA	OUTDOOR AMENITY	MECHANICAL	STAIR / ELEVATOR CORE EXEMPTION
FLOOR	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	653.09	60.67	0.00	0.00	0.00	0.00
2	1615.28	150.06	1022.57	95.00	0.00	0.00
3	1615.28	150.06	0.00	0.00	0.00	0.00
4	304.90	28.33	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>4188.55</b>	<b>389.12</b>	<b>1022.57</b>	<b>95.00</b>	<b>1022.57</b>	<b>68.42</b>

### LOT COVERAGE

FOOTPRINT	SQ FT	SQ M	ALLOWED	PROPOSED
1615.28	150.06	15.00	14.84 M	14.84 M

### % COVER GROSS

% COVER GROSS	50.53%
% COVER NET	52.70%

### CODE ANALYSIS

#### ITEM

#### REFERENCE

1. PROJECT DESCRIPTION	NEW CONSTRUCTION	PART 3
2. MULTIPLE OCCUPANCY	GROUP D, DIVISION 3 (WORKSHOP)	3.1.2.6
3. GROSS AREA (SM)	1ST FLOOR 60.67 SM (63.09 SF) 2ND FLOOR 150.06 SM (161.28 SF) 3RD FLOOR 150.06 SM (161.28 SF) TOTAL 393.2 SM (424.40 SF)	3.1.2.57 3.1.2.82
4. NUMBER OF STOREYS	3 STOREYS, ROOF ACCESS	-
5. BUILDING HEIGHT	14.84 M (48.69)	-
6. NUMBER OF STREETS	2	3.2.2.10 & 3.2.5.5
7. BUILDING CLASSIFICATION	GROUP D, UP TO 4 STOREYS, SPRINKLERED	3.2.5.7
8. SPRINKLER SYSTEM	GROUP F, DIV 3, UP TO 4 STOREYS, SPRINKLER YES	3.1.1.2 3.1.1.2 3.1.1.2
9. STANDPIPE REQUIRED	NO	-
10. FIRE ALARM REQUIRED	YES	3.2.4.1
11. WATER SUPPLY ADEQUATE	NO	3.2.5.7
12. HIGH BUILDING	NO	3.2.6
13. PERMITTED CONSTRUCTION	COMBUSTIBLE	-
14. MEZZANINE(S) AREA	NO	3.2.1.1 (3)(8)
15. EMERGENCY LIGHTING	YES	3.2.7.3 (1)(e)(6)
16. OCCUPANCY AREA	FFR 2 WORKSHOP 55.00 SM (1022.57 SF) FFR 3 AUX. OFFC. 55.00 SM (1022.57 SF)	-
17. OCCUPANT LOAD MAXIMUM (BY AREA)	2ND FLOOR 10 (GROUP F, DIV 3) TOTAL 20 PERSONS	3.1.1.7.1 3.1.1.7.1
18. WASHROOM FIXTURES	2ND FLOOR 1 TOILET, UNISEX ACCESSIBLE 3RD FLOOR 1 TOILET, UNISEX ACCESSIBLE	TABLE 3.1.2.2.6 TABLE 3.1.2.2.6
19. EXIT WIDTH REQUIRED	95.00 SM / PERSON 10.00 PERSON / 10.00 PERSON / PERSON 6.10mm / PERSON = 6.10mm REQUIRED 18.00mm PROVIDED	3.1.1.7.1 3.1.1.6 3.4.2.1(1)(a) 3.1.1.7.1 3.1.1.7.1 3.1.1.7.1 3.4.2.1(1)(a)
20. BARRIER-FREE DESIGN	YES	3.8
21. HAZARDOUS SUBSTANCES	NO	3.3.6
22. REQUIRED FIRE RESISTANCE RATING (FFR)	1 HOUR 1 HOUR 1 HOUR	3.2.2.57, 3.2.2.82 3.2.2.57, 3.2.2.82 3.2.2.57, 3.2.2.82
22.1. FLORS, LOADBEARING WALLS	22.1. LOADBEARING WALLS 22.2. LOADING WALLS 22.3. ROOF	WE WE WE
23. SEPARATION OF SUITES	-	3.1.3.1
24. PUBLIC CORRIDOR SEPARATIONS	N/A	3.3.1.4
25. EGRESS DOORWAYS	FIRST FLOOR 2 EXITS REQUIRED SECOND FLOOR 2 EXITS REQUIRED THIRD FLOOR 2 EXITS REQUIRED	3.4.2.1(1) 3.4.2.1(1) 3.4.2.1(1)
ROOF	1 EXIT REQUIRED 1 EXIT PROVIDED	1 EXIT PROVIDED

### CODE OF CONSTRUCTION

#### ITEM

#### REFERENCE

#### COMMENT

#### PROPOSED

#### ACCESSORY

#### LOADING CLASS A

#### LOADING REQUIRED

#### STALLS REQUIRED

#### 1 LOADING REQUIRED

#### STALLS PROVIDED

#### 1 LOADING PROVIDED

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THE CONTRACTOR SHALL REVIEW THESE DOCUMENTS FOR  
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THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO  
THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY.  
THE CONTRACTOR AND ANY PERSON USING THIS DRAWING  
ARE ADVISED TO REFER TO THE APPROPRIATE  
LANDSCAPE AND INTERIOR DESIGN DRAWINGS  
FOR INFORMATION RELATING TO THOSE DISCIPLINES.

5	31.01.2020	ISSUED FOR DP REVISION
4	08.01.2020	ISSUED FOR FINAL DP REVISION
3	19.07.2019	ISSUED FOR DP REVISION
2	26.04.2019	ISSUED FOR DP REVISION
1D	08.04.2019	TRANSPORTATION INQUIRY
1C	28.02.2019	TRANSPORTATION INQUIRY
1B	01.02.2019	TRANSPORTATION INQUIRY
1A	01.02.2019	TRANSPORTATION INQUIRY
1	17.12.2018	ISSUED FOR DP REVISION
MD.	DATE	REVISION

DESIGN CONSULTANT



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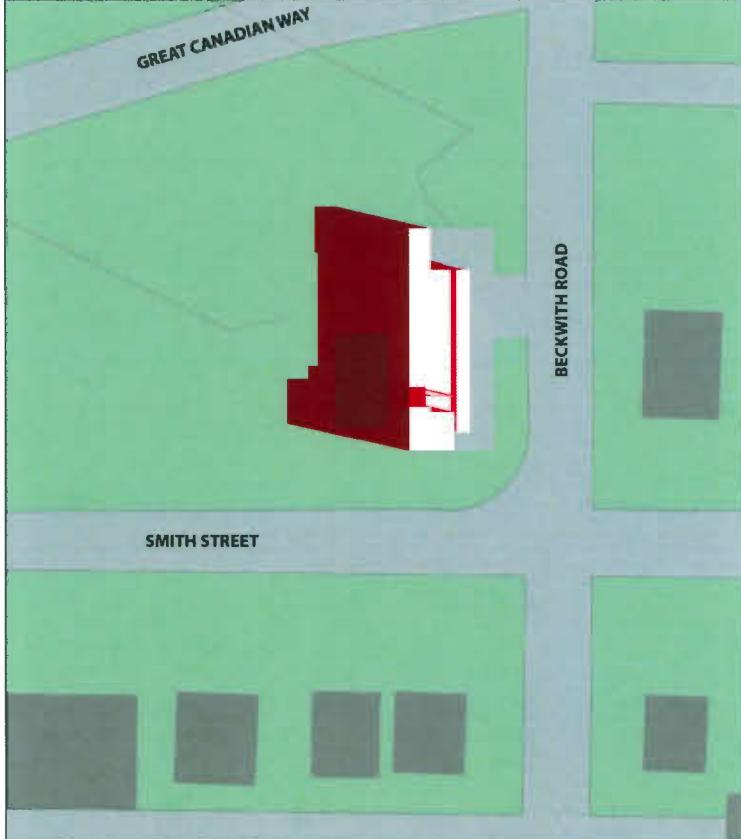
PROJECT  
PRO DESIGN OFFICE  
2660 SMITH STREET  
RICHMOND, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL  
TERRITORY OF THE MUSQUEAM FIRST NATION AND  
THE COAST SALISH PEOPLES

SHEET TITLE

**SHADOW STUDY**

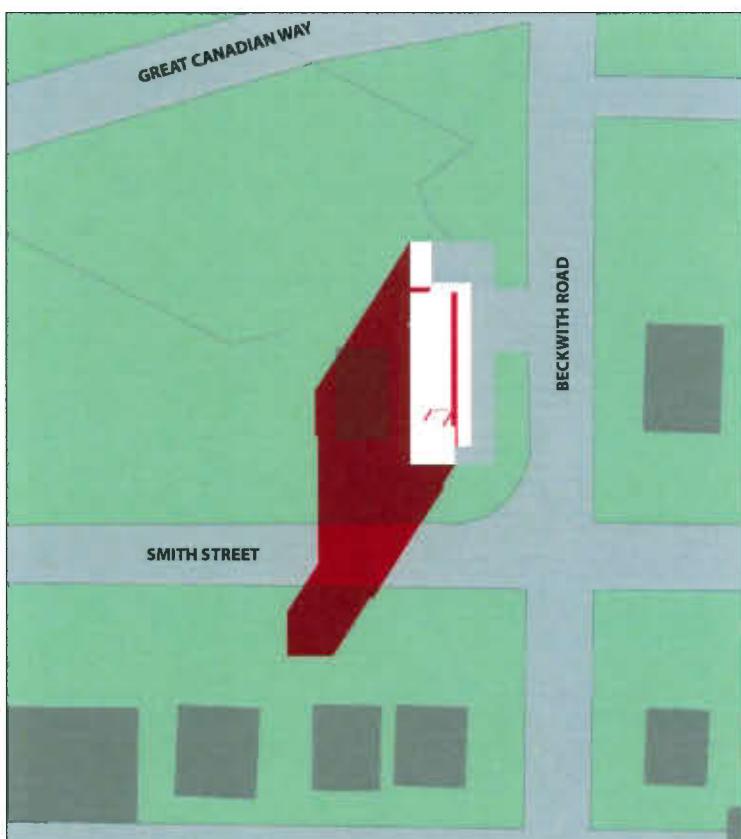
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BOOK #: C.C		PROJECT NO.:	18P0A08
FILE #:			



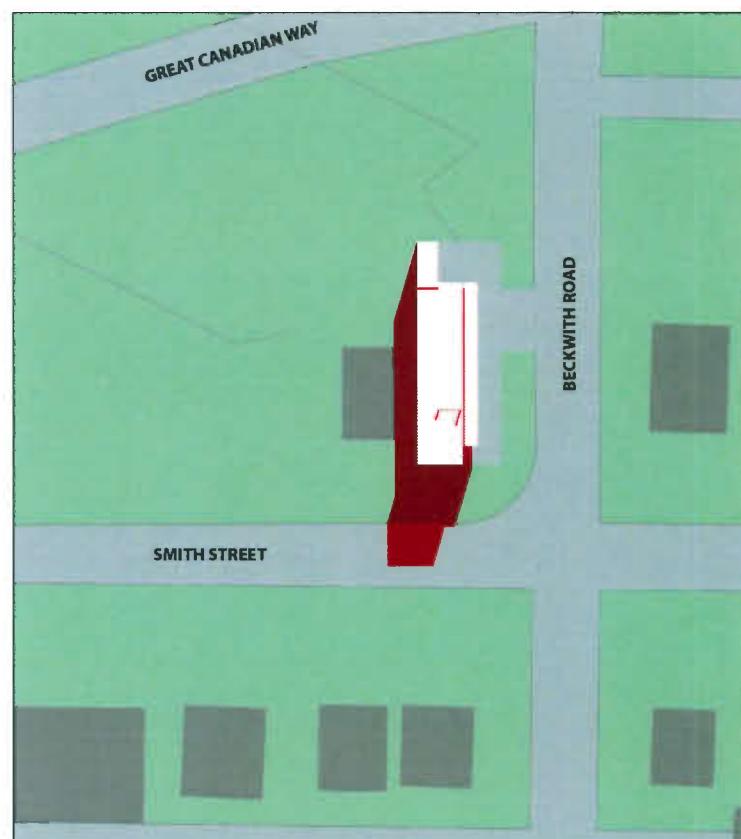
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A8.01 NTS



DP 18-025663  
REF 3  
4 SUMMER 14PM  
A8.01 NTS



1 SPRING 10AM  
A8.01 NTS



3 SUMMER 10AM  
A8.01 NTS