

Re:	Application by Gradual Architecture Inc. for a Development Permit at		
From:	Wayne Craig Director of Development	File:	DP 18-826280
То:	Development Permit Panel	Date:	April 8, 2020

Staff Recommendation

4100 Vanguard Road

That a Development Permit be issued which would permit the development of a 927 sq. m light industrial building at 4100 Vanguard Road on a site zoned "Industrial Retail (IR1)".

Wayne Craig Director of Development

WC:ke Att. 2

Staff Report

Origin

Gradual Architecture Inc. has applied to the City of Richmond for permission to develop a 927 sq. m light industrial building at 4100 Vanguard Road on a site zoned "Industrial Retail (IR1)". The site is currently vacant and does not contain any buildings. There is no rezoning application associated with this proposal.

A Servicing Agreement will be required to be entered into prior to issuance of the building permit for off-site frontage improvements and review of existing and proposed site service connections for the development.

Development Information

The proposal is for a light industrial building in accordance with the "Industrial Retail (IR1)" zone for the subject site, which will contain warehousing space on the ground floor and accessory offices in a second storey mezzanine area.

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north:	a site zoned "Industrial Retail (IR1)" that contains existing industrial buildings;
To the east:	residential properties containing a duplex on a site zoned "Two-Unit Dwellings (RD1)" and a single-family dwelling on a site zoned "Single-Detached (RS1/E)";
To the south:	a site zoned "Industrial Retail (IR1)" that contain existing industrial buildings; and
To the west:	across Vanguard Road, a site zoned "Industrial Retail (IR1)" that contains off-street parking and loading and a light industrial building.

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 and East Cambie Area Plan and is generally in compliance with the "Industrial Retail (IR1)" zone.

Advisory Design Panel Comments

The project was not presented to the Advisory Design Panel as it is a relatively minor redevelopment in an existing industrial area.

Analysis

Floodplain Management Implementation Strategy

• The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is a development permit consideration for this project (Attachment 2).

Aircraft Noise Sensitive Development Management

• The property is located within an Aircraft Noise Sensitive Development area; therefore, registration of an aircraft noise indemnity covenant on title is a development permit consideration for this project.

Conditions of Adjacency

- The applicant has sent letters to the three residential properties to the immediate east of the subject site (4111, 4091 and 4071/51 Danforth Drive) to inform the residents of the proposal and seek applicable feedback. To date, the applicant has not received any specific comments from the residents on the proposal.
- In response to the existing residential uses to the east of the subject site, the industrial building provides for a 3 m (10 ft.) setback at the rear property line.
- Rooftop building mechanicals units to service the warehouse are situated on the west portion of the proposed building away from the residential uses, with screening implemented around each unit.
- An acoustical consultant confirmed that the building envelope design and rooftop mechanical units operation would comply with the City's Noise Regulation Bylaw 8856 in relation to sound generated from within the building and rooftop units in accordance with the residential adjacency to the site. A legal agreement registered on title will be secured as a development permit consideration indicating that the development is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Regulation Bylaw 8856 and noise generated from rooftop mechanical units will comply with the City's Noise Regulation Bylaw 8856.
- A majority of the developments windows and openings are oriented to Vanguard Road to the west, with no windows proposed on the east of the site to the neighbouring residential. As a result, no potential overlook or privacy concerns will arise to the adjacent residential uses.
- The applicant undertook a shadow analysis that demonstrates minimal shadowing to the existing industrial zoned property to the north (currently used for off-street parking and storage). Shadowing of the adjacent residential properties is limited to the west portion of these properties during afternoon periods. A tall hedge located on these residential properties also shadows portions of these properties.
- The applicant undertook an analysis of the visibility of the proposed building to neighbouring residential properties to the east that took into account the heights of the existing hedging, which confirmed a majority of the building will be screened by the existing hedge.

• Exterior wall mounted lighting will be situated on the lower parts of the building with all fixtures downward oriented and shielded to prevent light overspill and glare into surrounding areas.

Urban Design and Site Planning

- The proposed industrial building provides a 3 m (10 ft.) setback to the rear (east) property line to enable sufficient space to allow for protection and retention of the existing mature hedge located on the neighbouring properties to the east. Furthermore, an existing 3 m (10 ft.) wide utility right-of-way exists along the site's east property line and contains overhead lines and the building complies with this right-of-way. The west portion of the site adjacent to the street contains off-street parking/loading areas setback 3 m (10 ft.) and screened by landscaping along the street frontage.
- The proposed site plan has been arranged to enable the proposed industrial building to maximize usage of the relatively narrow lot width for the purposes of optimizing the floor area for the proposed warehouse activities. This site plan also provides for a 3 m (10 ft.) rear yard setback (also containing a utility right-of-way) while still providing for adequate space to accommodate off-street parking/loading, vehicle circulation and a landscaped street frontage in the subject site's front yard. Other site plan layouts were examined by the applicant and were determined to not be feasible due to the resulting building form and increased pavement/hard surfaces to accommodate additional driveways providing access to off-street parking/loading areas.
- A clearly marked (through permeable pavers) pedestrian linkage from the street frontage improvements (that includes a proposed new concrete sidewalk) to the entrance of the buildings will be provided for in this development.
- The proposed off-street parking, drive-aisle and loading bay complies with the City's Zoning Bylaw requirements.

Architectural Form and Character

- The proposed building includes a number or architectural elements to articulate the elevation fronting the public street as follows:
 - Multiple openings and windows on both the ground level and 2nd mezzanine level of the development.
 - Inclusion of building recesses and projections that assist to break up the massing and add architectural interest of the street elevation.
 - Application of varying cladding materials (concrete block, corrugated metal) colours to add further articulation along this elevation.
- A canopy at the main entrance to the building is integrated into the building to provide weather protection and also adds additional architectural detailing for the front elevation of the development.
- Screening to the rooftop mechanical units are provided and incorporated into the architectural design of the building.

- To address the zero lot line adjacency along the subject site's side yards (north and south property line) and rear (east) elevation, the block wall will include two horizontal bands of lighter coloured concrete block.
- The garbage and recycling area is fully contained and secured within the existing industrial building, with the exterior design and finishing consistent with the design of the building.

Landscape Design and Open Space Design

- Landscaping along the west and portions of the north property line enable for plantings to be implemented to provide a buffer between the off-street parking area and frontage improvements (including a new concrete sidewalk) along Vanguard Road.
- There is an existing mature evergreen hedge located on the neighbouring residential properties to the east that will be retained as part of this development. This existing hedge provides for an existing landscaped buffer and visual screen between industrial land uses along Vanguard Road and neighbouring residential uses.
- To ensure that the existing mature hedge is not impacted by the development, the following measures are proposed:
 - The project arborist noted existing bramble shrubs located on the east portion of the subject site would need to be removed to accommodate the proposed development. The arborist determined that the removal of bramble shrubs would not impact the existing mature evergreen hedge on the neighbouring property and recommended that this work be supervised by a certified arborist and that a tree protection zone be implemented on the subject site for the neighbouring hedges to be retained.
 - Proof of a contract or letter of assurance is required to confirm that a certified arborist has been hired to supervise all works along the east edge of the site, including confirming the installation of the tree protection zone on the subject site in accordance with the arborist recommendations. Removal of existing brambles along the east portion of the site and tree protection fencing is required to be installed prior to issuance of a building permit for the project.
- A 3 m (10 ft.) wide statutory right-of-way (SRW) exists along the rear (east) property line of the site for the purposes of an existing overhead utility line. As a result of the existing SRW and utility infrastructure, the ability to implement taller landscape plantings within this rear yard setback area adjacent to the neighbouring residential uses is limited. Furthermore, the project arborist has also recommended a tree protection zone that also covers a portion of the utility right-of-way area that restricts the ability to place any additional landscaping in the area. In response to this existing utility right-of-way limitation and tree protection zone, the following is proposed:
 - A new 1.8 m (6 ft.) height solid wood panel fence is proposed along the east property line, which has been reviewed by the project arborist.
 - Additional landscaping is implemented along the east building wall of the proposed development in the form of vines that will grow on a trellis structure mounted to the building, which will add an additional planted buffer.

- The existing hedge that provides for a tall planted screen to the neighbouring residential uses to the east will be retained as part of this development.
- A new 1.8 m (6 ft.) tall metal picket fence is proposed along the north and south property lines adjacent to the parking lot.
- Permeable pavers have also been incorporated to the driveway entrance from Vanguard Road and for the pedestrian pathway to the building entrance, providing additional visibility and surface treatment to the proposed asphalt parking and loading areas.
- All on-site landscaping will have in-ground irrigation installed.
- A landscape bond in the amount of \$12,434 will be secured as a development permit consideration for this project.

Crime Prevention Through Environmental Design

- Pedestrian wayfinding from the proposed new sidewalk and building entrance is direct and highly visible from the street and building.
- The off-street parking and loading areas are visible from the street and building, maximizing surveillance of these areas.

Off-Site Improvements

- Upgrades will be completed along subject site's Vanguard Road frontage consisting of a new sidewalk, grass and treed boulevard, concrete curb and gutter and road widening (east half).
- Review and installation of new site service connections and related infrastructure will be completed as part of this development.
- These works will be completed through a Servicing Agreement, which will be required to be completed prior to issuance of the building permit for the project.

Sustainability Measures

- The proposed development is subject to the energy efficiency requirements contained in Part 10 of the *BC Building Code 2018* for new buildings. To achieve enhanced building energy efficiency beyond the minimum requirements identified in the *BC Building Code 2018*, the applicant has engaged an energy consultant to model the building. The consultant has confirmed that the proposed building design will be able to achieve a 10% total energy savings when compared to the modelled baseline case, which is based on minimum *BC Building Code 2018* requirements. A legal agreement will be secured as a Development Permit consideration to ensure the 10% total energy savings as identified in consultant's report is implemented with this project.
- The applicant proposes to install infrastructure and charging stations to support two parking stalls (approximately 20% off-street parking stalls) providing Level 2 (240 volt) charging service for electric vehicles. A legal agreement will be secured as a development permit consideration to require the developer to construct, install and provide power/service to two (2) Level 2 charging infrastructure capable of providing electric vehicle charging to a minimum of 2 vehicles at any given time.

Conclusions

The proposed development meets applicable policies and Development Permit Guidelines for industrial developments within the context of the site's residential adjacency. On this basis, staff recommend that the development permit be endorsed, and considered for issuance by Council.

The list of development permit considerations is included in Attachment 2, which has been agreed to by the applicant (signed concurrence on file).

Kevin Eng Planner 2

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Attachment 1: Development Data Attachment 2: Development Permit Considerations



Development Application Data Sheet Development Applications Department

DP 18-826280		Attachment 1	
Address: 4100 Vanguard Road			
Applicant: Gradual Architecture Inc	. Owner: Julo	Julong Properties Ltd.	
Planning Area(s): _East Cambie Sub Area Plan			
Floor Area Gross: 926 m ²	Floor Area Net: 900 m ²		
	Existing	Proposed	
Site Area:	1,226 m ²	1,226 m ²	
Land Uses:	Industrial	No change	
East Cambie Area Plan Designation:	Industrial	No change	
Zoning:	IR1	No change - complies	

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.74	none permitted
Lot Coverage (building):	Max. 60%	54%	none
Setback – Front Yard:	Min. 3 m	24.2 m	none
Setback – Side Yard (south and north):	le Yard (south and No min. side yard 0 m		none
Setback – Rear Yard:	No min. rear yard setback	3 m	none
Height (m):	Max. 12 m	10.32 m	none
Off-street Parking Spaces	8 stalls	8 stalls	none
Off-street Parking Spaces – Accessible:	1 accessible stall	1 accessible stall	none
Total off-street Spaces:	9 stalls	9 stalls	none
Bicycle Parking	Class 1 – 3 stalls Class 2 – 3 stalls	Class 1 – 3 stalls Class 2 – 3 stalls	none



		NO. DP 18-826280
To the Holder:	Gradual Architecture Inc.	
Property Address:	4100 Vanguard Road	
Address:	c/o lan Guan 200 - 1892 West Broadway Vancouver, BC V6J 1Y9	

- 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 #6 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 \$12,434 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.

To the Holder:	Gradual Architecture Inc.
Property Address:	4100 Vanguard Road
	200 - 1892 West Broadway Vancouver, BC V6J 1Y9

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. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



Development Permit Considerations

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

Address: 4100 Vanguard Road

File No.: DP 18-826280

Prior to issuance of the Development Permit, the Applicant is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$12,434.00.

NOTE: landscape estimates for the purposes of a landscape letter of credit to include a 10% contingency cost.

- 2. Submission of a Contract entered into between the applicant and a Certified Arborist to supervise all works along the east edge of the site, including removal of existing brambles and shrubbery and confirming the installation of the tree protection zone on the subject site in accordance with the arborist recommendations. Removal of existing brambles along the east portion of the site and tree protection fencing is required to be installed prior to issuance of a building permit for the project.
- 3. Registration of an aircraft noise indemnity covenant on title.
- 4. Registration of a flood indemnity covenant on title.
- 5. Registration of a legal agreement on title indicating that the development is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Regulation Bylaw 8856 and noise generated from rooftop mechanical units will comply with the City's Noise Regulation Bylaw 8856.
- 6. Registration of a legal agreement on title to secure a minimum of two (2) Level 2 charging stations and related infrastructure capable of providing electric vehicle charging to a minimum of 2 vehicles at any given time. This legal agreement would also indicate that prior to requesting final inspection or granting occupancy to the building, the applicant is required to confirm that all electric vehicle charging stations and related infrastructure is installed and operational on-site.
- 7. Registration of a legal agreement on title to ensure the development achieves a 10% total energy savings when compared to the modelled baseline case (BC Building Code 2018 requirements) in accordance with the applicant's energy consultant report. This legal agreement will require submission of reports from the appropriate consultant through the Building Permit application and inspection process confirming that the submitted building permit drawings are consistent with the consultant report.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. The certified arborist for the project is required to confirm removal of all existing brambles/shrubs along the east portion of the subject site and installation of the tree protection zone in accordance with the recommendations of their report.
- 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.
- 3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. 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:
 - a) Upgrades along the frontage of the subject site to construct a new 1.5 m wide concrete sidewalk, 1.5 m wide grass & treed boulevard, 0.15 m concrete curb & gutter and road widening for the east portion of Vanguard Road.
 - b) Engineering servicing/utility requirements as follows: Water Works:
 - The Developer is required to:

- Using the OCP Model, there is 291 L/s of water available at a 20 psi residual at Vanguard Rd. Based on the zoning your site requires a minimum fire flow of 250 L/s per the City's design specification.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit stage.
- 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 during the building permit process (or via the servicing agreement
 process, if one is required).
- At the Developer's cost, the City will:
 - Cut and cap existing water service connection
 - Install a new water connection. Water meter to be located onsite in a SRW.

Storm Sewer Works:

- The Developer is required to:
 - Check the existing storm service connection and lead at main at the east frontage of the subject site (STIC127829) via video inspection. Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection and/or lead may be retained to serve the lot. In the case that a service connection is not in a condition to be re-used, the service connection and/or lead shall be replaced by the Developer, as described below.
 - Cut and cap existing storm service connection and/or lead at main.
 - Install a new storm service connection, complete with inspection chamber and tie-in at main.
 - Confirm condition of existing private culvert, replace if required.

Sanitary Sewer Works:

- The Developer is required to:
 - Check the existing sanitary service connection at the east frontage of the subject site (SIC4816). Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
 - Protect existing AC watermain during sanitary installation. Any undermining breakages are to be replaced at the Developer's cost.
 - Replace the AC water main at the crossing location with the proposed connection, minimum 3m on either side of crossing.
- At the Developer's cost, the City will:
 - Cut and cap existing sanitary service connection.
 - Install a new sanitary service connection, complete with inspection chamber and tie-in.

Frontage Improvements:

• the Developer is required to:

- Provide frontage improvements along the subject site's Vanguard Road frontage consisting of implementing a new sidewalk, grass and treed boulevard, concrete curb and gutter and road widening (east half).
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- The existing 3m wide ROW along the east property line for the existing BC Hydro/TELUS overhead utilities must be clear of any permanent structures and remain accessible at all times.
- 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:
 - BC Hydro PMT 4.0 x 5.0 m
- BC Hydro LPT 3.5 x 3.5 m
- Street light kiosk 1.5 x 1.5 m
- Traffic signal kiosk 2.0 x 1.5 m
- Traffic signal UPS 1.0 x 1.0 m
- Shaw cable $kiosk 1.0 \ge 1.0 = m$
- Telus FDH cabinet 1.1 x 1.0 m
- Lighting drawing is required, complete with lighting layout for Vanguard Rd frontage.

General Items:

- At Developer's cost, the Developer is required to:
 - 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.
 - 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.
 - 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.
 - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other nonremovable structures.
- 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.
- 4. 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.

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.

Signed Copy on File

Signed

Date



Development Permit

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To the Holder:	Gradual Architecture Inc.	
Property Address:	4100 Vanguard Road	
Address:	c/o Ian Guan 200 - 1892 West Broadway Vancouver, BC V6J 1Y9	

- 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 #6 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 \$12,434 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.
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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





















