

**Nirbhai Virdi Architect**

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Date: June 28, 2006

Project No.: 05-196-S

TO: Development Permit Panel  
CITY of RICHMOND

6911 No. 3 Road, Richmond, BC. V6Y 2C1

Attn: Mr. Joe Erceg, Chair ; Mr. Jeff Day & Ms. Cathy Volkering Carlile.

PROJECT: GRANVILLE PLACE, Mixed Use Development.  
6780 No. 4 Road, Richmond, BC.

File: DP 06-327868

Owner: Mr. Jagtar Sihota, Sihota Ventures Ltd.,  
9800 Alexander Road, Richmond, BC. V6X 1C5

Dear Chair and Panel Members.

My name is Nirbhai Virdi & I am making presentation on behalf of Mr. Jagtar Sihota.

1. Background

A Development Permit [04-280263-6780 No. 4 Road] has been issued by the City Council for this Project on October 11, 2005. Mr. Jagtar Sihota had many concerns with the Design & Siting of the Building as follows;

- a. Apartment Parking & access from Parking to Apartment crosses the main Commercial Parking / Driveway. This is not safe for his Family & Children.
- b. Private Outdoor area for Apartment is open to & crosses across Commercial Parking making this layout unsafe for his Family & Children.
- c. Apartment Entrance is adjacent to Commercial Entrances, causing again the safety concerns.
- d. Mr. Sihota, had no luck with any potential Tenants in leasing his Building because they all wanted Parking on the front facing both Streets.
- e. Mr. Sihota had many discussions with Mr. Holger Burke of Planning Department on the above issue & it was agreed that the City will be willing to look at Parking on the front + Building at rear option.
- f. A new Development Permit application was applied with new set of Drawings with Parking on front + Building at rear in February 2006.

2. The New Development Permit Application.

As per new Design, we have addressed the problems associated with first Design as follows;

- a. Apartment Parking & access from Parking to Apartment is separate from the Commercial Parking / Driveway making this layout safe for his Family & Children.
- b. Private Outdoor area for Apartment is separate from Commercial Parking making this layout safe for his Family & Children.
- c. Apartment Entrance is totally separate & fenced from Commercial Entrances, making it safe & private.
- d. With this layout many potential Tenants have indicated their willingness in leasing his Building.

3. **Conclusion.**

Based on the foregoing, the new proposed Design addresses all safety & leasing concerns that Mr. Sihota had on this Project under previous Development Permit and we request your support & approval of our new Proposal.

I am available to answer any questions that you may have.

Thank you  
Yours truly,



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NIRBHAI VIRDI Architect

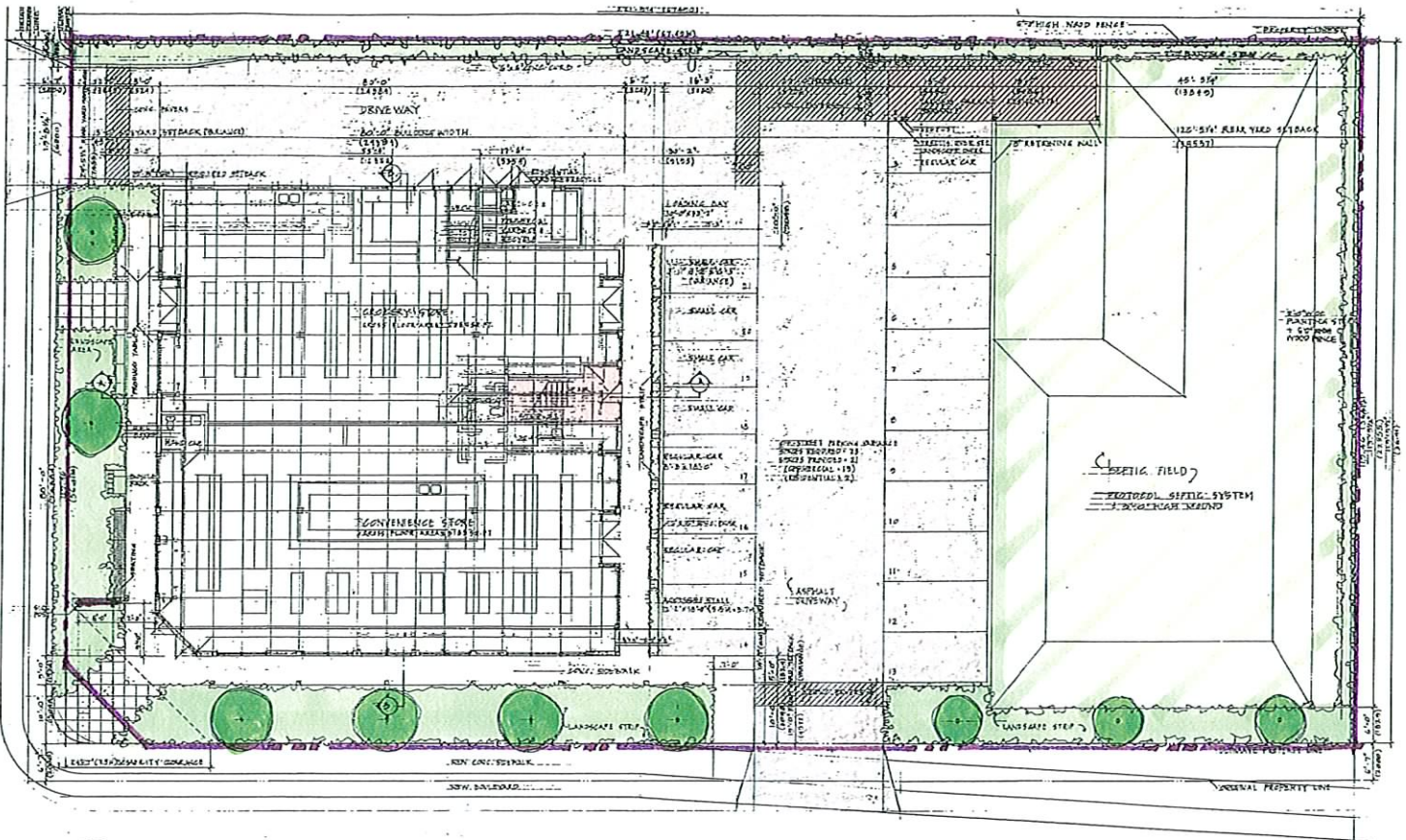
B. Arch. (Hon's); M. Arch; MAIBC

**Attachments;**

Drawing. A-1, Oct. 2005 - Existing Development Permit, Site Plan reduced Drawing.

Drawing. A-2, Feb. 2006 - Proposed Development Permit, Site Plan reduced Drawing.

No. 4 Road



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

Granville Avenue

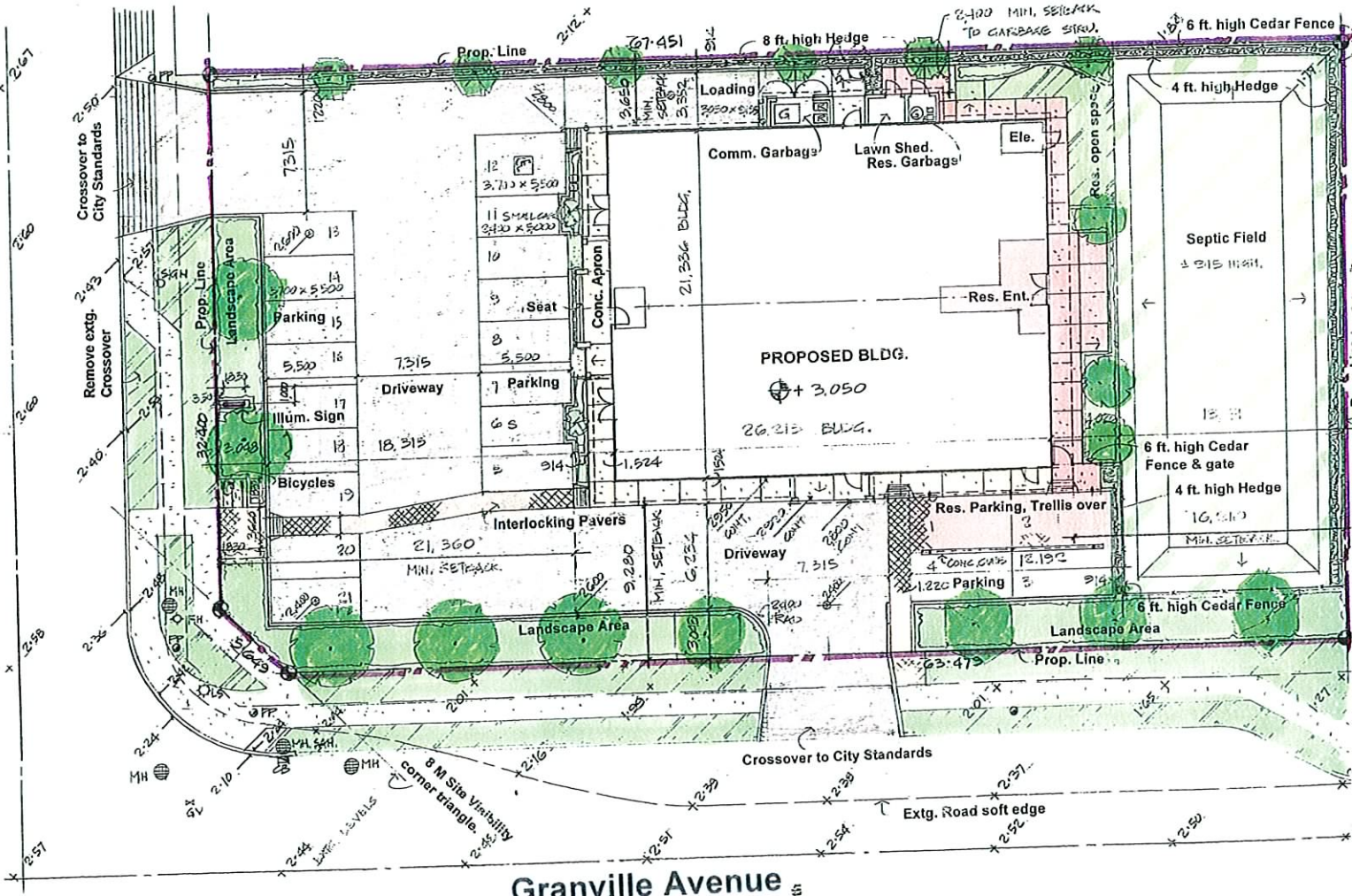
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granville  
mixed us  
6780 no 4  
Kensel, E. K.  
Architects, PA  
a Professional Corp.  
1231 Hickory St  
St. Louis, MO 63103  
2010

Drawing. A-1  
Oct. 2005 - Existing Development Permit,  
Site Plan reduced Drawing.



No. 4 Road



6780 No. 4 Road, Richmond, EC.



Site Plan

Drawing. A-2  
Feb. 2006 - Proposed Development Permit,  
Site Plan reduced Drawing.