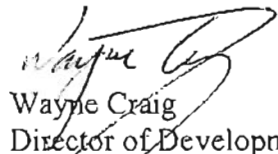




To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: February 19, 2013
File: DP 12- 624347
HA 12- 624348
Re: **Application by Chercover / Massie and Associates Ltd. for a Development Permit and Heritage Alteration Permit at 12191 First Avenue**

Staff Recommendations:

1. That a Development Permit be issued which would permit the alteration of the exterior of the building at 12191 First Avenue on a site subject to Land Use Contract 028; and
2. That a Heritage Alteration Permit be issued for the site at 12191 First Avenue in accordance with Development Permit DP 12 - 624347.


Wayne Craig
Director of Development

WC:bk
Att. 3

Staff Report

Origin

Chercover / Massie and Associates Ltd. has applied to the City of Richmond for permission to alter the exterior of the existing building at 12191 First Avenue. The site is currently occupied by a building which is listed on the Richmond Heritage Inventory: the Japanese Buddhist Temple (aka the Steva Theatre). The building has been identified by Council as one of 17 heritage structures in the Steveston Village that is to be preserved, in accordance with the Steveston Village Conservation Strategy.

The land uses for the site are currently regulated under Land Use Contract 028.

There is no rezoning or Servicing Agreement associated with this proposed development.

Development Information

The building has been vacant for approximately two years, but prior to that a daycare / art education business operated out of the building.

The owner has leased the building to a daycare operator who would provide daycare for 25 children. Interior renovations are required to meet Vancouver Coastal Health requirements for the daycare, and the operator proposes some minor exterior renovations: to add 4 windows to the north facade for interior lighting; and 4 new windows on the south wall to provide interior lighting and improve direct surveillance / supervision of the play space proposed for south portion of the site.

The rear of the site will be reconfigured to provide a fenced secured play space for the children in the daycare operation. Additional play space will be provided on the south of the site, between the subject building and the adjacent two storey building at 12211 First Avenue.

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: Existing commercial building (1): under Land Use Contract No. 122, maximum height two (2) storeys;
- To the east: Existing commercial buildings (2): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys, and Light Industrial (IL) maximum building height 12 m;
- To the south: Existing commercial building (1): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys and
- To the west: Existing commercial building (1): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys.

Site Zoning History

The subject property is regulated by Land Use Contract 028, which was registered on the title of the property on April 6, 1976. The Land Use Contract permits all commercial uses permitted under the General Commercial District of the day. The proposed daycare has been reviewed by staff in the context of the Land Use Contract is a permitted use.

Steveston Village Conservation Strategy and Heritage Alteration

The Steveston Village Conservation Strategy (the Strategy) was developed to provide an incentive-based program to support and facilitate heritage conservation in the Steveston Village, and in particular preservation of 17 heritage buildings identified as important features of the community. The Strategy was approved by Council on June 22, 2009.

In the process Council designated the Steveston Village Core as a Heritage Conservation Area and established development application requirements for the alteration of land and buildings located within the Conservation Area. Council also adopted revisions to the Development Permit Guidelines in the Steveston Area Plan (Schedule 2.4 of the Official Community Plan). The new development permit guidelines are intended to preserve the exteriors of the 17 identified heritage buildings in the Village, and provide general guidelines for the alteration or re-development of the other 73 non-heritage buildings in the Village Conservation Area. The structure on the subject property is one of the 17 buildings identified as heritage resources to be preserved. We note for the Development Permit Panel that the building on the subject property has no formal heritage protection.

Heritage Values of Existing Building

The structure on the subject property is known as the Japanese Buddhist Temple (and also as the Steva Theatre), and was constructed in 1924. A two-storey false front addition built over the front yard now meets the edge of the sidewalk. As families began to join the young men working in the fishery and canneries, a temple was needed to serve the growing Japanese population in the core of Steveston. The temple remained in active use as a place of worship until 1941 and the internment of the Japanese during World War II, and is symbolic of Japanese culture, religion and community. The false front addition reflects the second use of the building as a theatre in the 1940's. The Steva Theatre opened in the building in 1947 and operated until 1975 when the building became a retail and performing arts centre.

An excerpt from the Richmond Heritage Inventory regarding the subject site is provided in **Attachment 2**.

Heritage Procedures

The Strategy establishes the process for alterations to buildings within the Village. Under the Strategy, a Development Permit application and a Heritage Alteration Permit is required to alter the exterior of this building. The required permits must be reviewed by the Development Permit Panel and issued by Council.

Heritage Commission Review

The proposed renovation was received by the Richmond Heritage Commission at the January 16, 2013 meeting. The proposal was endorsed by the Commission with some suggestions regarding colour and materials. The submission of a final design package including details on proposed window design and materials, colour scheme and proposed signage is required prior to the Development Permit and Heritage Alteration Permit being forwarded to Council for approval. An excerpt from the Minutes from the January 16, 2013 meeting of the Heritage Commission is attached (**Attachment 3**). In response to the comments from the Heritage Commission, the design was amended to change the proposed windows from PVC framed to wood framed windows, and the style of window was changed, to create a more appropriate scale and rhythm for the windows, in particular on the north facade.

Rezoning and Public Hearing

For the purposes of the current Development Permit and Heritage Alteration Permit neither a rezoning nor a Public Hearing is required.

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 and Heritage Alteration Permit applications. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the guidelines of the Steveston Area Plan

Analysis

Conditions of Adjacency

- The primary visual impact of the proposed renovations will be from the north-east, from First Avenue.
- No significant impacts are anticipated to any adjacent properties.

Urban Design and Site Planning

- The proposed physical changes to the building are 4 additional windows on each of the north and south facades, creation of a play space on the south portion of the site, and a proposed re-configuration of the rear of the site to provide an out-door, secured play area for children in the proposed daycare.
- There is no on-site vehicular circulation under the existing site configuration. The rear (west) of the site is currently occupied by 5 parking spaces.
- The 5 parking spaces currently located at the rear (west) of the property would be eliminated to provide space for an outdoor playground area for the proposed daycare. The 5 parking spaces are an existing non-conformity under the parking requirements of the Zoning bylaw. As the subject property is occupied by a recognized heritage resource, staff have required the owner to secure a formal agreement for parking elsewhere in the Village, which has been demonstrated by the applicant. Parking will be provided on the parking lot at 3117 Bayview Street, located approximately 135 m to the west by road.
- No changes are proposed or required to the site elevation.

Architectural Form and Character

- The general character of the building will not be changed through the proposed construction. There is historical photographic record that indicates that the north wall of the building at one time contained several windows, similar to the design proposed. The Heritage Commission requested that the windows be wood framed. The design drawings provided by the architect indicate that wood-framed double hung windows will be installed on the north and south facade.
- The cladding is a mixture of stucco and siding, which will be maintained. The horizontal siding at the front of the building was installed a number of years ago as part of the 'false front' renovations after the movie theatre ceased operation.
- There will no changes at the front of the building except for updated signage, consistent with the requirement of Richmond Sign Bylaw No. 5560, and the heritage design guidelines in the Steveston Area Plan.
- No change is proposed for the roof of the structure.

Landscape Design and Open Space Design

- Landscape / play areas – there is no opportunity for formal on-site landscaping as the building covers the majority of the site, and any areas not covered by building will be used for play areas for children in the daycare.

Crime Prevention Through Environmental Design

- The proposed installation of the windows on the south wall will allow direct surveillance and visual observation of the play space enhancing security on the site. The play area at the rear of the building is also overlooked by existing windows on the rear of the building. All play areas will be secured behind fencing. The windows proposed for the north facade would enhance casual surveillance of the parking lot of the adjacent (north) bank building.

Conclusions

Staff have reviewed the proposed alteration to the heritage building at 12191 First Avenue in Steveston. The addition requires a Development Permit and a Heritage Alteration Permit as the building is located within the Steveston Village Heritage Conservation Area.

The proposed land use is consistent with the range of uses permitted under the existing Land Use Contract, and is also consistent with the uses permitted on the surrounding properties under the CS2 and CS3 zones. The proposal alterations are relatively minor, and would be consistent with the heritage design guidelines in the Official Community Plan and the Steveston Area Plan.

From a design perspective, the proposed windows on the south wall have no impact on the overall character of the building, and the proposed windows for the north facade would result in a character consistent with the historical record for the building.

Staff are recommending support for this Development Permit and Heritage Alteration Permit applications subject to satisfactory fulfillment of the Development Permit and Heritage Alteration Permit Considerations.



Barry Konkin
Planner 2

Attachment 1 – Development Application Data Sheet

Attachment 2 – Excerpt from the Richmond Heritage Inventory

Attachment 3 – Excerpt from the Minutes of the February 20, 2013 Meeting of the Richmond Heritage Commission

BK:cas

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

- Submit a sign design / proposal for all proposed signage.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*



DP DP 12- 624347 / HA 12- 624348

Attachment 1

Address: 12191 First Avenue

Applicant: Chercover / Massie and Associates Ltd. Owner: Capstone Management Ltd.

Planning Area(s): Steveston Village / Steveston Village Conservation Area

Floor Area Gross: 411 m² (4,420 ft²) Floor Area Net: No change

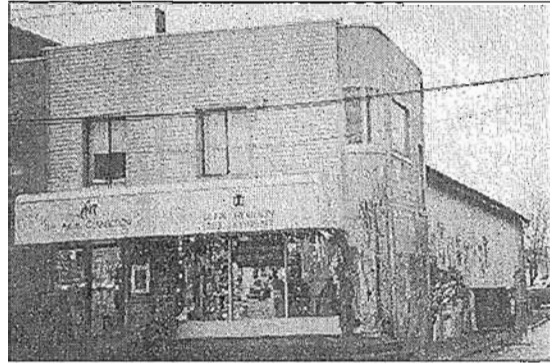
	Existing	Proposed
Site Area:	612 m ²	No change
Land Uses:	Vacant. Last use: Childrens' arts centre	Daycare
OCP Designation:	Neighbourhood Service Centre (NSC)	No change
Zoning:	Land Use Contract 028	No change
Number of Units:	1	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:		Existing building No change	none permitted
Lot Coverage:	NA	No change	
Setback – Front Yard:	7.5 m	0 m - existing building No change	None
Setback – Side Yard (north):	NA	1.2 m - existing building No change	None
Setback – Side Yard (south):	NA	0 m - existing building No change	None
Setback – Rear Yard:	7.5 m	6 m - existing building No change	None
Height (m):	10.6 m	7 m - existing building No change	
Lot Size:	612 m ²	No change	
Off-street Parking Spaces – Regular/Commercial:	5 provided at rear lane	5 secured at off-site location	No change - existing non-conformity
Off-street Parking Spaces – Accessible:	NA	NA	No change - existing non-conformity
Total off-street Spaces:	5	5	No change - existing non-conformity

Japanese Buddhist Temple

General Information

Type of Resource: Building
 Also Known As: Steva Theatre; Arts Connection Building
 Address: 12191 First Avenue
 Neighbourhood (Planning Area Name): Steveston
 Construction Date: 1924
 Current Owner: Private
 Designated: No



Statement of Significance

Description of Heritage Site: Constructed in 1924, the Japanese Buddhist Temple is a rectangular one and one-half storey gabled structure with a small front yard area fronting First Avenue in Steveston. A two-storey false front addition built over the front yard now meets the edge of the sidewalk.

Statement of Heritage Values: The Japanese Buddhist Temple has historical associations to the history of the Japanese in Richmond. As families began to join the young men working in the fishery and canneries, a temple was needed to serve the growing Japanese population in the core of Steveston. The temple remained in active use as a place of worship until 1941 and the internment of the Japanese during World War II, and is symbolic of Japanese culture, religion and community.

The rectangular shape of the building with its short façade facing the street reflects the building's use as a place of worship. The false front addition reflects the second use of the building as a theatre in the 1940's.

Character Defining Elements: Key elements that define the heritage character of the site include:

- The design elements of the original temple building including its rectangular shape, gable roof, and horizontal row of windows on the long side of the building
- The location of the temple in the heart of Steveston
- The siting of the building on its lot, with the original front facade set back from the edge of the sidewalk.

History

History: In 1924 a Buddhist temple for the Japanese population was built south of Moncton Street on First Avenue. Early Japanese plans for such a temple had met with opposition from the white population whose fear was that such a symbol of foreign culture would arouse fear and suspicion in the community. Earlier, a mission had been founded near the Phoenix Cannery to serve the workers there, but a temple was needed to serve the growing population of Japanese families in the core of Steveston.

The temple remained in active use until 1941 and the internment of the Japanese during World War II. The Steva Theatre opened in the building in 1947 and operated until 1975 when the building became a retail and performing arts centre.

RICHMOND HERITAGE COMMISSION
Wednesday, January 16, 2013

2. PRESENTATION – Proposed Heritage Alteration Permit and Development Permit at 12191 1st Avenue

Douglas Massie, Architect, made a brief presentation regarding the development permit and heritage alteration permit application for this site. The proposal is to use the building for a day care with space for 25 children. The permits are required to allow renovations to the facade of the building: minor alterations and a new sign for the front of the building; the addition of three windows to the north wall; and two windows to be added on the south wall. It was noted by Mr. Massie that this building has been sitting empty for over two years. Discussion ensued on the past uses (such as movie theatre, art studio, etc.) of this building and various alterations the building has undergone since it was built as a Buddhist temple. Staff noted that the heritage review is limited to the building exterior.

The different exterior facades of this building throughout history were discussed and Commission members noted the preference for the heritage movie theatre exterior. It was noted by the architect that the owners do not have a budget for extensive exterior restoration at this time, and estimated that returning the facade to the theatre facade would cost approximately \$100,000. Staff noted that projects such as this are an 'interim stage' and the building would still be a candidate for future restoration with possible heritage grants.

Discussion ensued on similar projects and heritage buildings in the area. It was noted by Commission members that guidelines from the Steveston Village Conservation Strategy and Implementation Program have positively influenced policy and planning in this area.

Discussion further ensued on leaving opportunities open to returning to the heritage movie theatre façade in the future. Kathleen Beaumont in her absence forwarded to the committee her comments and feedback regarding the proposed alteration permit and development permit at 12191 1st Ave. Her comments were subsequently incorporated in the committee's recommendation to Council.

Recommendations from the Commission on retaining heritage style included choosing a paint colour for the exterior that is in keeping with a heritage palette, consider wood frames for the windows and try to stay within the original heritage vernacular and style. It was noted by the architect that the closed in outdoor play areas will have a wood fence instead of chain link.

Commission members noted the emphasis on encouraging Council to fund a restoration to the original facade when time and money permits as well as encouraging staff to pursue heritage grants to further the restoration of heritage buildings in the Village.

It was moved and seconded

That the Heritage Commission support this application subject to the colours, materials and style conforming to the heritage aspect of the community.

CARRIED

It was moved and seconded

That the Commission encourage staff to continue to look for resources for heritage conservation specific to the heritage inventory in Steveston.

CARRIED



No. DP 12- 624347

To the Holder: Chercover Massie & Associates Ltd.

Property Address: 12191 First Avenue

Address: 120-01200 W. 73rd Avenue, Vancouver BC V6P 6G5

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 screening shall be constructed generally in accordance with Plans attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

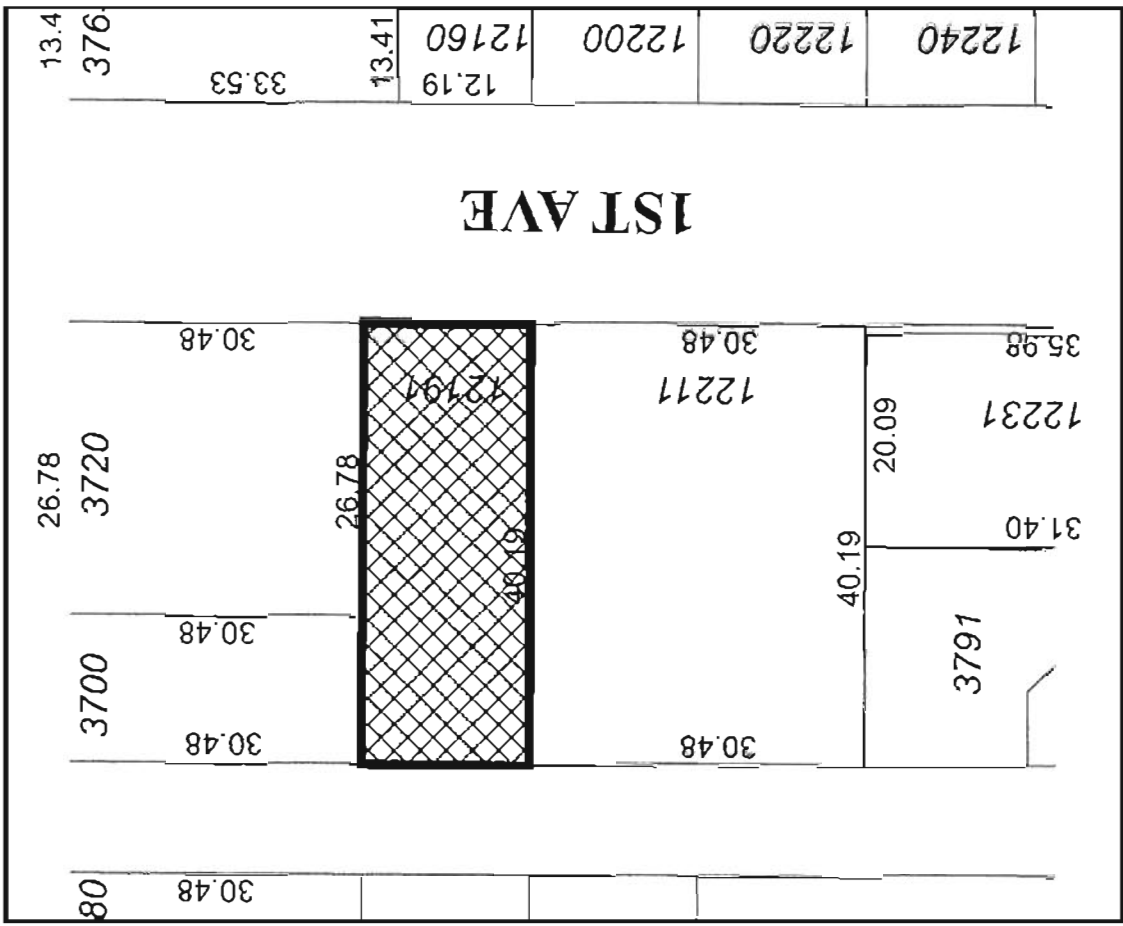
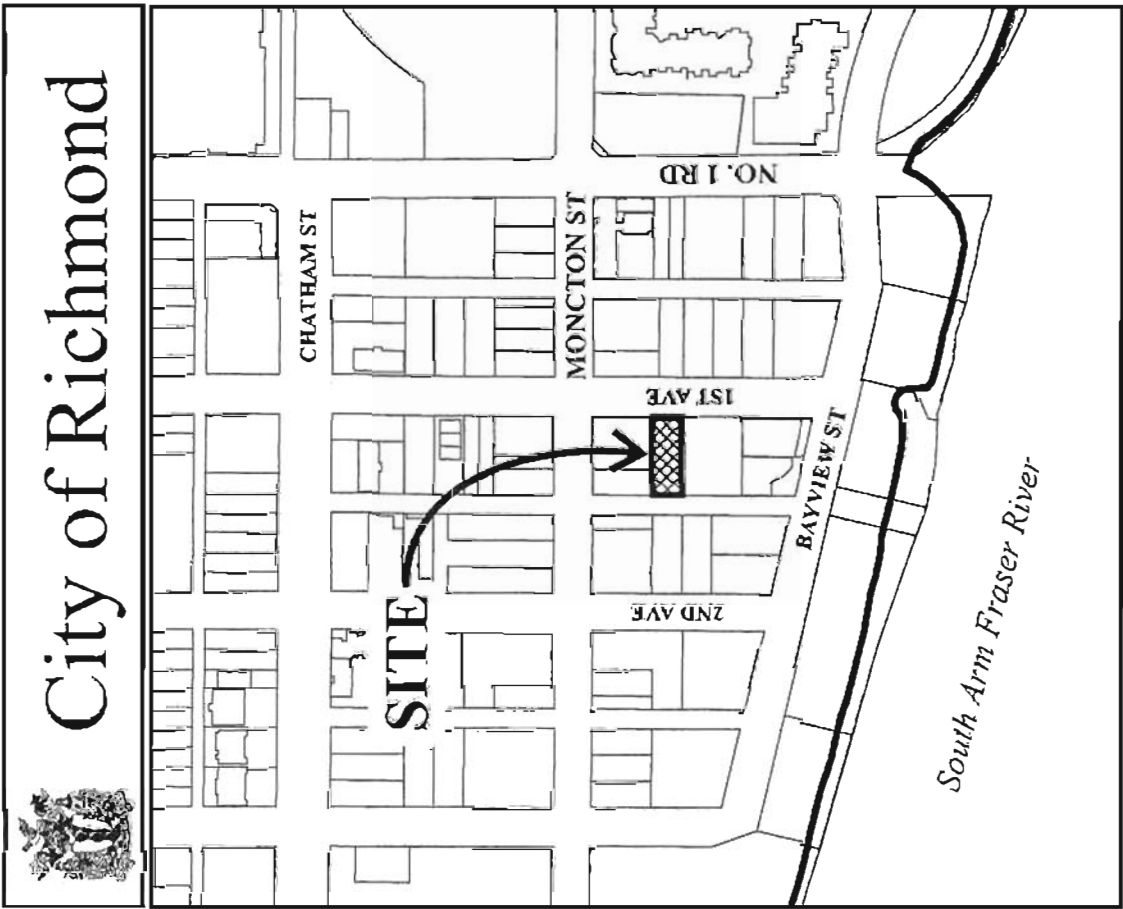
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , 2013 .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



DP 12-624347 SCHEDULE "A"

Original Date: 11/28/12

Revision Date:

Note: Dimensions are in METRES

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REVISION	DRAWN	DATE

NO.	DATE

CHEKOVER MASSIE & ASSOCIATES LTD.
1000 SHEPPARD AV. E. SUITE 200
SCARBOROUGH, ONT. M1B 3P9
TEL: (416) 291-1888
WWW.CHEKOVERMASSIE.COM



LEGAL DESCRIPTION

1. SEC. 10

LOT 10

Block 1

Sheppard Block 1

Zone: O3B

City: Scarborough

Province: Ontario

SITE AREA: 48,835 SQ FT

LOT COVERAGE: 260,000 SQ FT

MAIN FLOOR AREA: 296,655 SQ FT

SECOND FLOOR AREA: 614,316 SQ FT

TOTAL AREA: 418,849 SQ FT

NUMBER OF CHILDREN

REQUIRED OUTDOOR PLAY FOR CHILD: 1.00M OR 12.5L SP

REQUIRED TOTAL OUTDOOR PLAY AREA: 7.00M X 25M = 175.00M OR 1788.00 SP

PROPOSED TOTAL OUTDOOR PLAY AREA: 1443.00M OR 1443.00 SP

TOTAL AREA: 2000 SQ FT = 182.86M

REQUIRED INDOOR PLAY FOR CHILD: 2.70M OR 40.00 SP

REQUIRED TOTAL INDOOR AREA: 2.70M X 25M = 67.50M OR 675.00 SP

PROPOSED TOTAL INDOOR AREA: 1443.00M OR 1443.00 SP

PROPOSED TOTAL AREA: 2886.00M OR 2886.00 SP

PROPOSED WORKSHOP: 1 WORKSHOP

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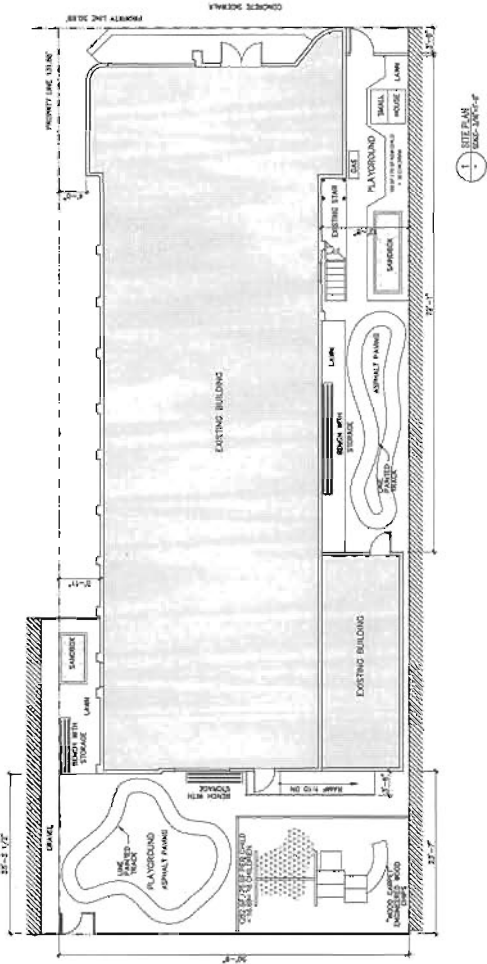
PROPOSED WORKSHOP: 1 WORKSHOP



PROPOSED DAYCARE AND EXISTING BUILDING

PROPOSED 6 PARKING SPACES FOR DAYCARE

1st AVENUE



PROJECT
TENANT IMPROVEMENTS
CHEKOVER MASSIE & ASSOCIATES LTD.
1000 SHEPPARD AV. E. SUITE 200
SCARBOROUGH, ONT. M1B 3P9
TEL: (416) 291-1888
WWW.CHEKOVERMASSIE.COM

SITE PLAN

DATE: JULY 2013	REV: A1
SCALE: 1/8"=1'-0"	OF: -
PROJECT No: 2013-001	REV: -

PP 12624347-

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REVISION	SUMMARY	DATE

NO.	REVISION	DATE

SCHEDULES	



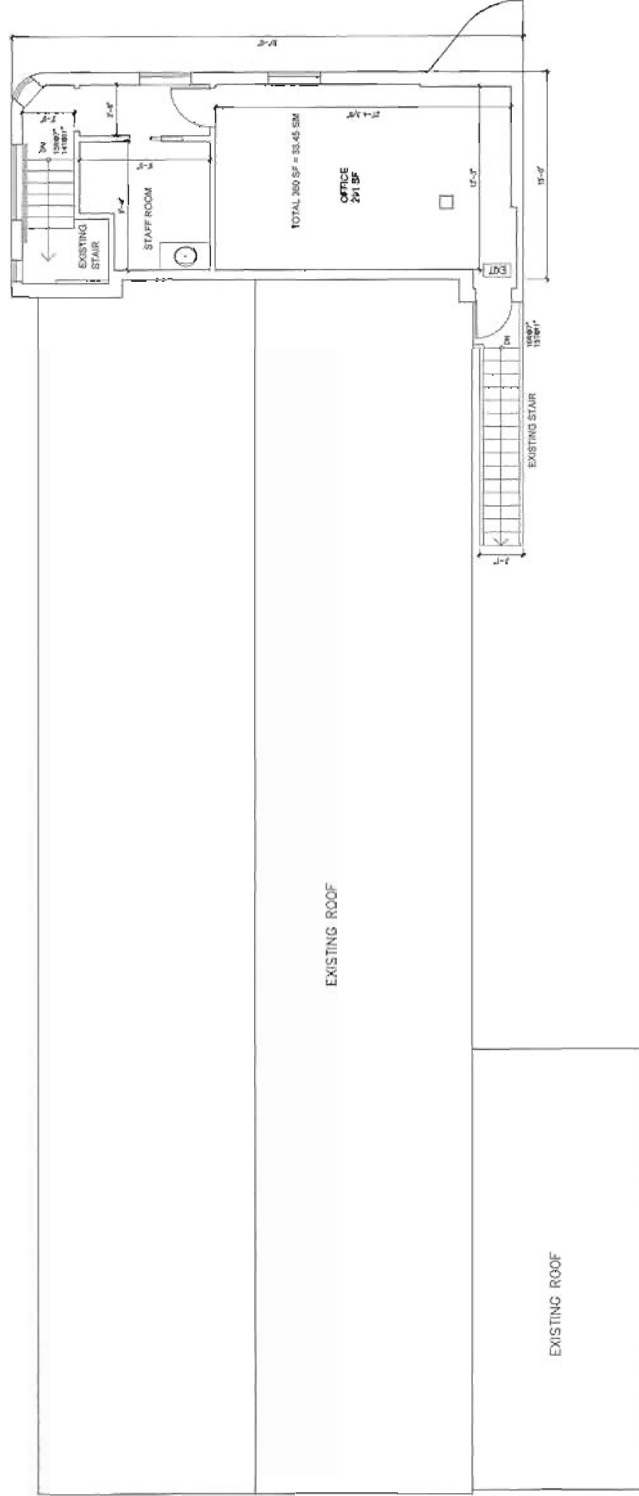
CHESTER MASSIE & ASSOCIATES LTD.
 ARCHITECTS & INTERIORS
 1050 SHEPPARD AV. E. UNIT 100, SCARBOROUGH, ONT. M1B 3Z4

PROJECT	
TENANT IMPROVEMENTS	
1050 SHEPPARD AV. E., UNIT 100	
SCARBOROUGH, ONT.	

DRAWING TITLE	
EXISTING SECOND FLOOR PLAN	

NO.	REVISION	DATE
A3		
OF		

FEB 19 2013



DP 12624347-3

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REVISION	DATE

FIELD	DATE

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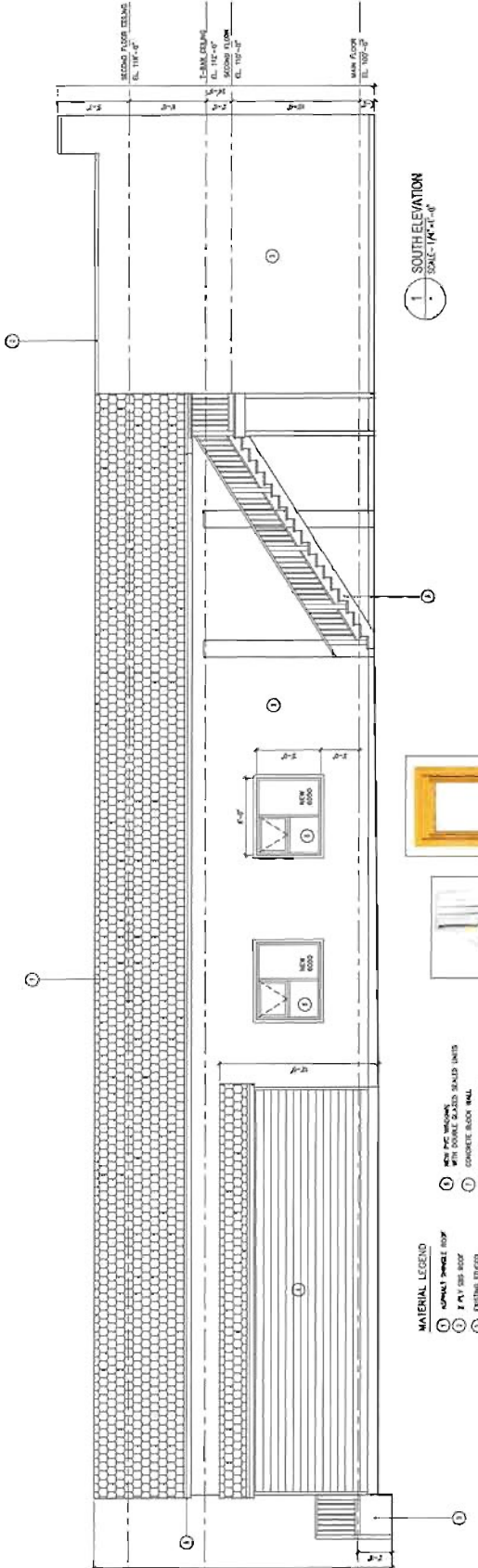
TENANT IMPROVEMENTS
 PROJECT # 2021-001
 RICHMOND, B. C.

BUILDING ELEVATIONS

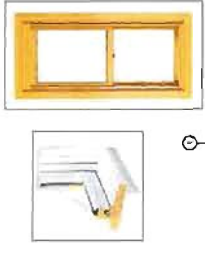
DATE: MAY 2021
 SCALE: 1/4" = 1'-0"
 PROJECT No: 215-001

DESIGN: MDV
 DATE: MAY 2021
 SCALE: 1/4" = 1'-0"
 PRODUCT No: 215-001

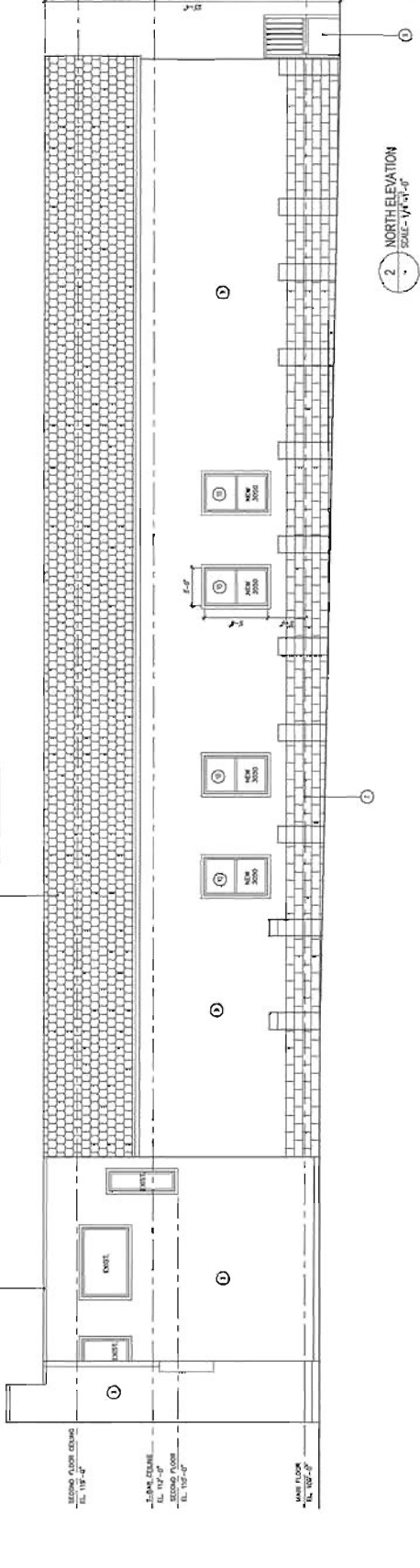
DP 12624347-4



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



- MATERIAL LEGEND**
- 1. ASPHALT FLAT ROOF
 - 2. FLY ASH ROOF
 - 3. EXTERIOR STUCCO
 - 4. EXTERIOR HARDY BOARD
 - 5. EXTERIOR WOOD SHAK
 - 6. NEW PVC WINDOWS WITH DOUBLE GLAZED UNITS
 - 7. CONCRETE BLOCK WALL
 - 8. SILE OF BRICK (OUTWARD)
 - 9. PUTTING STRIP
 - 10. NEW BRICK DOUBLE GLAZ WINDOW
 - 11. WOODEN WINDOWS AND DOORS PRODUCT LINE 200 SERIES DOUBLE-HUNG WINDOW



2 NORTHELEVATION
 SCALE: 1/4" = 1'-0"

FEB 19 2013

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REVISION	DATE

DATE

CONTRACT



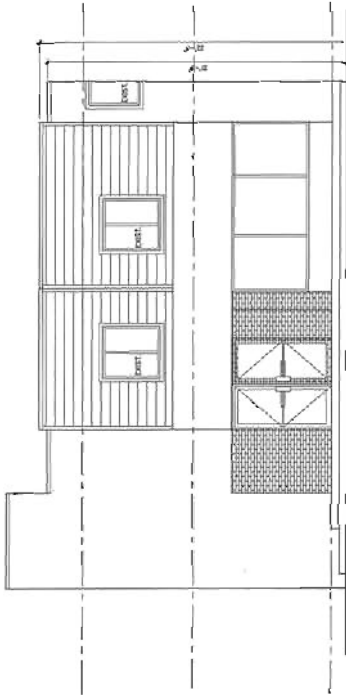
CHEMCOFFICE MAINTENANCE & ASSOCIATES LTD.
 1201 102nd Ave. N.W. #200
 Edina, MN 55425
 PH: 763.936.4400 Fax: 763.936.4401 Email: info@chemcoffice.com

TENANT IMPROVEMENTS
 1201 1ST AVENUE,
 RICHMOND, B. C.

BUILDING ELEVATIONS

DATE: JULY 2012
 SCALE: 1/4" = 1'-0"
 SUBJECT: No. 212-001

A5 OF -



1 - EXISTING EAST ELEVATION
 SCALE - 1/8" = 1'-0"



2 - EXISTING EAST ELEVATION
 SCALE - N.E.



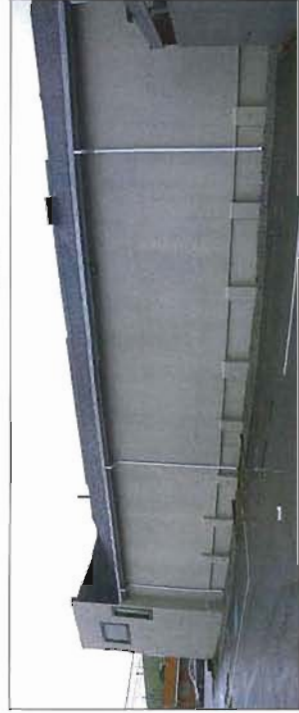
3 - EXISTING SOUTH ELEVATION
 SCALE - N.E.



4 - EXISTING WEST ELEVATION
 SCALE - N.E.



5 - EXISTING SOUTH ELEVATION
 SCALE - N.E.



6 - EXISTING NORTH ELEVATION
 SCALE - N.E.



7 - EXISTING WEST ELEVATION
 SCALE - N.E.

DR 12624347-5



File No.: HA 12 - 624348

To the Holder: Capstone Management Ltd.

Property Address: 12191 - 1st Avenue, Richmond

Legal Description: Parcel Identifier: 004-053-362
Lot 5 Block 5 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249

(s.972, Local Government Act)

- 1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
- 2. This Heritage Alteration Permit is issued in accordance with Development Permit DP 12 - 624347.
- 3. This Heritage Alteration 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.
- 5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

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

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

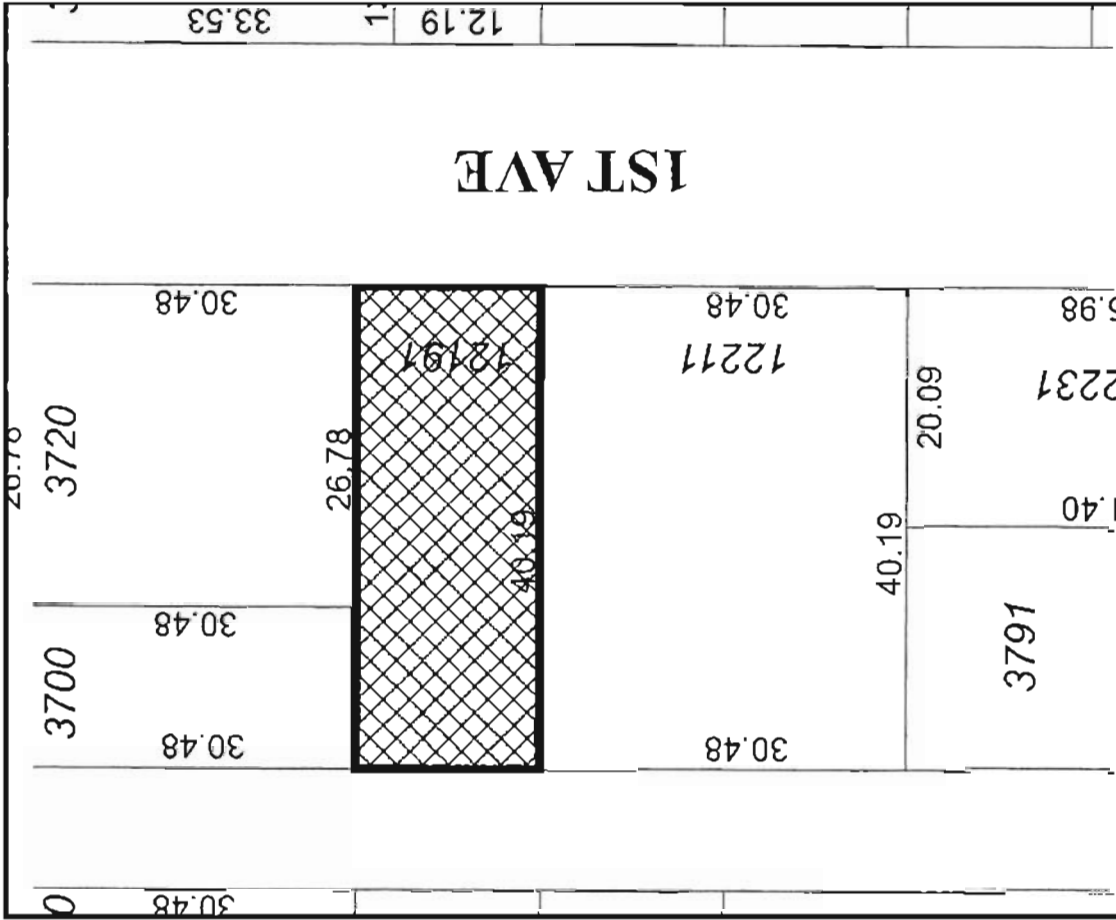
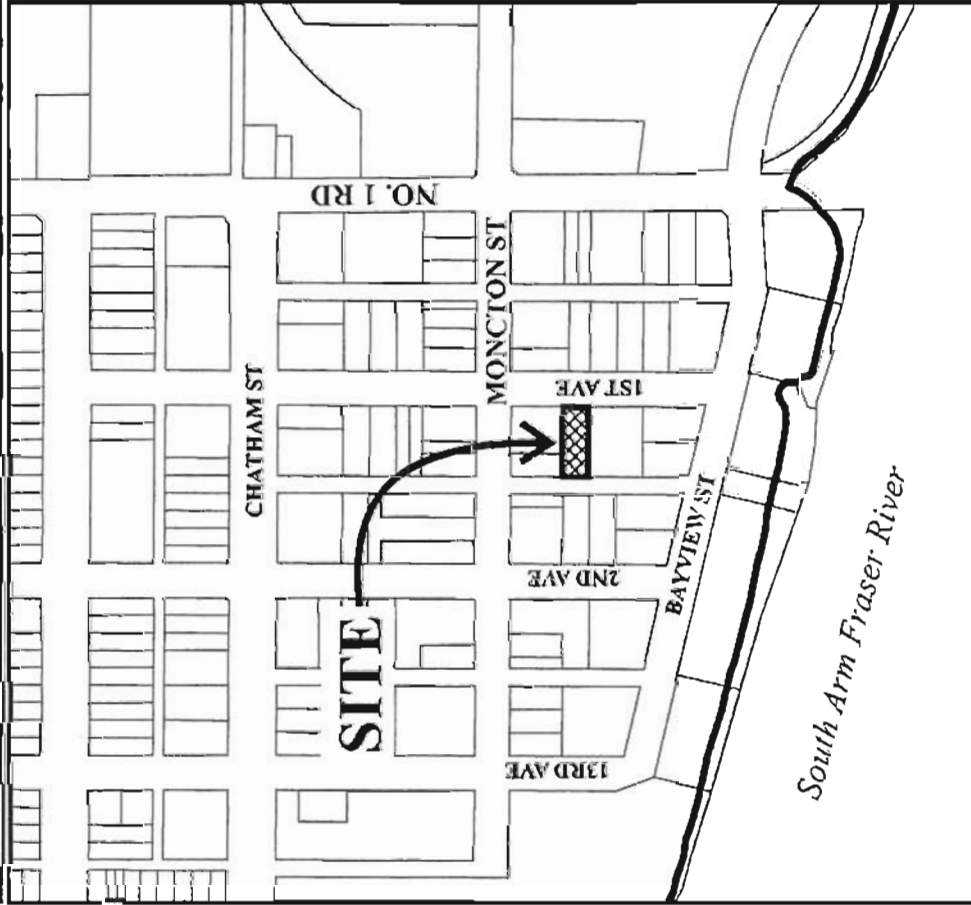
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 12-624348

Original Date: 11/26/12

Revision Date:

Note: Dimensions are in METRES