



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: March 4, 2008
File: DP 06-345763
Re: **Application by Interface Architecture Inc. for a Development Permit at
12020 1st Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned "Steveston Commercial (Three-Storey) District (C5)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks;
 - b) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m;
 - c) Permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces); and
 - d) Reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop a three-storey mixed-use building at 12020 1st Avenue on a site zoned “Steveston Commercial (Three-Storey) District (C5)”. The site currently contains a temporary storage structure and surface parking. There is no associated rezoning application.

Prior to future Building Permit issuance, the developer is required to enter into a separate Servicing Agreement for the design and construction of frontage improvements along their lane frontage (see Servicing and Utilities section below).

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.

Background

The subject site is located in the Moncton Street character sub-area of the Steveston Village (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north, is a heritage character three-storey mixed-use building with residential above commercial at grade and an open continuous pedestrian arcade fronting onto 1st Avenue, zoned “Steveston Commercial (Three-Storey) District (C5)”;
- To the east, across the rear lane is a grocery store and Credit Union and their surface parking fronting onto No. 1 Road, zoned “Steveston Commercial (Two-Storey) District (C4)”;
- To the south, is the historically significant Sakada House and Garden fronting onto 1st Avenue, zoned “Steveston Commercial (Three-Storey) District (C5)”;
- To the west, across 1st Avenue is a three-storey mixed-use building with residential above commercial at grade, zoned “Steveston Commercial (Three-Storey) District (C5)”.

Policies

The proposal to provide new commercial spaces along the sidewalk is in keeping with the Official Community Plan’s (OCP) Steveston Area Plan (Steveston Village Character Area). It is in keeping with the existing character of 1st Avenue to the north and across the street to the west. It is also consistent with the Richmond Heritage Committee’s Draft Steveston Village Conservation Program Concept and the City’s flood protection efforts as outlined below.

Official Community Plan (Steveston Area Plan)

The Steveston Village Character Area additional Development Permit guidelines call for continuity and animation of the streetscape, which the proposed development provides. The proposal provides a continuation of the three-storey building massing established to the north on 1st Avenue, including a pedestrian arcade along the sidewalk in front of retail storefronts and two storeys of residential above. The small retail storefronts animate the streetscape with active uses. The proposal complies with the Steveston Character Areas Checklist for General Development Permit Guidelines (**Attachment 2**).

Draft Steveston Village Conservation Program – Conservation Strategy

On July 23, 2007, the Draft Steveston Village Conservation Program – Conservation Strategy was approved in principle by Council subject to the preparation of an Implementation Program; and staff were instructed to prepare a Steveston Village Conservation Program: Implementation Program. Work on the implementation program is underway by staff, the Richmond Heritage Commission and external consultants.

The proposed development complies with the Draft Steveston Village Conservation Program in respecting and promoting the identified Steveston Village heritage resources of:

- Remnants of Original Survey – the proposal continues the existing original 19th Century survey parcel;
- Present Ground Level – the proposal respects and continues the existing grade;
- East Lane of the Three Lanes – the proposal continues the existing pattern of vehicle access from East Lane and opens onto the lane with residential balconies; and
- First Avenue – the proposal reinforces the First Avenue small town aesthetic and mix of commercial and residential uses.

Floodplain Management Implementation Strategy

In accordance with the City's Floodplain Management Implementation Strategy (Policy 7000), the applicant is required to register a Flood Indemnification Covenant on title as a condition of the Development Permit, referencing the minimum habitable elevation for the area, which is 0.9 m (geodetic). The proposed development building grade elevation satisfies the required Flood Plain Construction Elevation in the area.

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 is generally in compliance with the "Steveston Commercial (Three-Storey) District (C5)" except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks.

(Staff supports the proposed variance that is limited to a small area in the centre of the roof as it results in the residents being able to use a portion of the roof for outdoor semi-private outdoor living space and limited container gardening. The variance is needed to accommodate a small central stair tower to provide residents with access to the roof.)

2) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.

(Staff supports the proposed variance as it enables the provision of additional on-site parking and is consistent with other mixed-use projects in Steveston Village. The City's Transportation Department has been consulted and does not object to the variance).

3) Permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces).

(Staff supports the proposed variance as it enables the provision of additional on-site parking and the percentage is less than the 30% small parking spaces that would be allowed in a parking area with 31 or more stalls. The City's Transportation Department has been consulted and does not object to the variance).

4) Reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line.

(Staff supports the proposed variance as the reduced setbacks are mitigated with landscape buffers including fencing with trellis elements, ground cover, shrub and tree planting to contain the surface parking area. The proposed variance enables the provision of additional on-site parking and is consistent with other mixed-use projects in Steveston Village. The City's Transportation Department has been consulted and does not object to the variance).

Richmond Heritage Commission Comments

The proposal was presented to the Richmond Heritage Commission on November 16, 2006. The Commission was generally supportive, stating that the scheme was in character with the heritage theme in Steveston. The Commission asked the applicant to soften and break up the massing of the exposed concrete block blank wall, which the applicant did achieve with changes made after the Commission presentation. An annotated copy of the relevant excerpt from the Richmond Heritage Commission Minutes is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the Heritage Commission decision and is identified in '*bold italics*'.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, July 5, 2007 is attached for reference (**Attachment 4**). The design response from the applicant has been included immediately following the specific Design Panel decision comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The form and massing of the three-storey mixed-use development generally complies with Official Community Plan (OCP) guidelines;
- A pedestrian-oriented streetscape is provided on 1st Avenue with commercial storefronts and a modest residential lobby;
- The proposed height, location and orientation of the building respects the massing of the existing adjacent three-storey mixed-use building to the north and across the street to the west;

- The applicant has improved the party wall and provided 1.8 m privacy fencing with added trellis elements to address the interface of the party wall and rear surface parking area to the adjacent residence, private garden and views from the street. The party wall massing was improved with horizontal siding, a vertical recessed area and horizontal barge boards; and
- The applicant is proposing to meet the grade of the sidewalk and adjacent lot.

Urban Design and Site Planning

- In compliance with the OCP, the proposal provides a continuation of the three-storey building massing the full width of the lot as established to the north and across the street on 1st Avenue, including a pedestrian arcade pulled forward to the front property line along the sidewalk in front of retail storefronts and two storeys of residential above. Consistent with adjacent development, the building is pulled forward on the site with party walls on both sides, leaving an exposed surface parking area in the rear, accessed from the lane. The project will conceal the existing exposed party wall of the adjacent building to the north and will leave it's own exposed party wall to the south. The architect has included measures to improve the appearance of the exposed party wall by breaking down it's appearance into smaller horizontal and vertical components through the use of horizontal siding, a vertical recessed area and horizontal barge boards;
- The 1st Avenue streetscapes is animated with pedestrian-oriented and active commercial storefronts and a modest residential lobby;
- Vehicular access is provided from the lane. Consistent with adjacent development, loading will occur in the very generous 10 m wide lane;
- The provision of the number of off-street parking spaces meets the bylaw requirement with a combination of 11 parking spaces provided on-site and a \$21,000.00 cash contribution to the Steveston Townsite Parking Fund. The Transportation Department has been consulted and supports the proposal;
- Variances have been requested to provide three (3) small car parking spaces and to provide a 6.7 m wide manoeuvring aisle. The Transportation Department has been consulted and supports the proposal;
- 11 off-street parking spaces are proposed, including: five (5) commercial parking spaces and six (6) residential parking spaces;
- An enclosure has been provided adjacent to the lane for recycling carts and private collection garbage dumpster;
- The site has been designed to accommodate fire-fighting requirements.
- Unfortunately this small 4-unit project does not include a unit that has been designed to allow future conversion for wheelchair accessibility. The difficulty is that the small lot has resulted in a floor plan with all of the residential units raised up to the second and third floors. All access to the residential units is through a shared stairwell, which makes it difficult to provide a stair glide;
- Measures have been incorporated into the residential units to promote aging in place (such as lever handles and taps, backing board behind the bath, etc.)

Architectural Form and Character

- The building form incorporates references to heritage simple massing. The building mass is articulated with a combination of small storefronts, modest false front parapet, inset balconies and projections and recesses to animate the 1st Avenue façade. This is in keeping with the Moncton Street character sub-area of Steveston Village Development Permit guidelines in the Official Community Plan (OCP) Steveston Area Plan;

- The party wall to the south will be exposed to views from the street. The architect has included measures to improve the appearance of the exposed party wall by breaking down it's appearance into smaller horizontal and vertical components through the use of horizontal siding, a vertical recessed area and horizontal barge boards;
- The proposed building materials (horizontal wood siding, wood trim, wood frame windows and party wall non-combustible Hardi-plank siding) and colour scheme (muted grey) are consistent with the Official Community Plan (OCP) Guidelines (**Attachment 2**); and
- Surface parking has been located behind the building on-site off the lane with no visual impact to the streetscape.

Landscape Design and Open Space Design

- There are no existing trees on-site;
- No streetscape landscaping in the 1st Avenue City boulevard is required. Streetscape on-site landscaping includes planters;
- The residential mailboxes are located on the front of the building;
- Paving treatment includes an area of permeable pavers in the surface parking area to increase permeability of the site and break up the expanse of asphalt paving;
- The landscape design includes a roof deck for each of the four (4) dwelling units with planters for privacy screening. The decks offer opportunities for limited container gardening;
- The landscape design at grade includes four (4) trees in the parking area, planting beds, planted parking overhang strips, and privacy fencing with trellis elements at the interface to the neighbouring residence and private garden. These measures soften the appearance of the building from the lane as less formal than the formal 1st Avenue streetscape façade and help mitigate the pavement and parking;
- An enclosure has been provided adjacent to the lane for recycling carts and private collection garbage dumpster;
- No outdoor amenity space has been provided for this small-scale mixed-use development, which is consistent with existing development in the Moncton Street character sub-area of the Steveston Village; and
- On-site indoor amenity space is not proposed in this small mixed-use development with four (4) residential units. The developer has agreed to provide a voluntary contribution in the amount of \$4,000 as a condition of the Development Permit, in compliance with the Official Community Plan (OCP).

Crime Prevention Through Environmental Design

- Residential mailboxes face the street in the entry alcove, which has been consolidated, kept shallow, surrounded by vision glass and open to the streetscape to maximize visibility;
- The surface parking area is consolidated and open to the wide lane, allowing for natural surveillance;
- The approximate 0.51 m gap between the proposed building and the existing adjacent building will be closed at both the front and back of the building to provide pedestrian safety and avoid unsightly debris collection. The owner has agreed in writing to pay for and construct front and rear 1.8 m high solid wood hinged gates with locks on the neighbouring property at 12000 1st Avenue. These will be built at the front and back to close off the approximate 0.51 m gap between the proposed building and the existing adjacent building, which results from the neighbouring building being setback on their site 0.51 m; and
- The residential lobby is secured.

Affordable Housing

- No affordable housing units are proposed in this small mixed-use development with four (4) residential units. The developer has agreed to provide a voluntary contribution as a condition of rezoning in the amount of \$0.60 per buildable ft² (e.g. \$3,966) in accordance with the City's affordable housing strategy for applications received before July 1, 2007.

Servicing and Utilities

- The developer has submitted storm and sanitary sewer capacity analyses as requested by the City's Engineering Department. The analyses identified sanitary sewer upgrades required to facilitate the proposed development. The sanitary sewer analysis identified that over 200 m of sanitary sewer is undersized under Moncton Street from the lane west of 1st Avenue to the lane west of 3rd Avenue (from MH 5118 to MH 5131). The developer has agreed to contribute \$24,930.00 to the City for the future upgrading of the undersized downstream sanitary sewer.
- A Servicing Agreement is required prior to the issuance of future Building Permit for the design and construction of lane improvements, extending works being done immediately to the north (SA 05-297963). Works include, but are not limited to: lane widening from the existing edge to create a 8 m wide lane (5.5 m travel portion and 2.5 m future potential parking) sloped down to a new barrier curb and gutter, catch basins as required for surface drainage, Steveston laneway street lighting (Spec L11.5) in a new 1.85 m wide concrete sidewalk. All works are at the developer's sole cost.

Conclusions

This application is generally in conformance with the Moncton Street character sub-area (Steveston Village) and the Richmond Heritage Committee's Draft Steveston Village Conservation Program. Staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch
Planner
(Local 4282)

SB:blg

See **Attachment 5** for requirements to be met prior to forwarding this application to Council for approval.

List of Attachments

- Attachment 1 Development Application Data Sheet
- Attachment 2 Steveston Character Areas Checklist for General DP Guidelines
- Attachment 3 Annotated Excerpt of Richmond Heritage Commission Minutes (2006 Nov 16)
- Attachment 4 Annotated Excerpt of Advisory Design Panel Minutes (2007 July 05)
- Attachment 5 Development Permit considerations



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-345763

Attachment 1

Address: 12020 1st Avenue

Applicant: Interface Architecture Inc.

Owner: J C Lu Ltd.

Planning Area(s): Steveston Area Plan - Moncton Street character sub-area of Steveston Village

Floor Area Gross: 642.1 m²

Floor Area Net: 612.8 m²

	Existing	Proposed
Site Area:	614 m ²	No change
Land Uses:	Temporary structure & parking	Mixed-Use (residential over commercial)
OCP Designation:	Commercial	No change
Zoning:	Steveston Commercial (Three-Storey) District (C5)	No change
Number of Units:	0	4 dwelling units & 2 CRUs

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	1.0	None permitted
Lot Coverage:	n/a	35.4 %	n/a
Setback – Front Yard:	n/a	0 m	n/a
Setback – Side Yard:	n/a	Min 0 m	n/a
Setback – Rear Yard:	n/a	23 m	n/a
Setback – Parking:	Min. 1.5 m & Min. 3 m Lane	0 m to 0.6 m & 0.6 m	2.4 m Reduction
Height (m):	Max. 12 m & 3 storey	12.8 m & 3 storey	0.8 m Increase for stair tower
Off-street Parking Spaces:	Resident 6 Visitor 1 Commercial 6 Accessible 0	Resident 6 Visitor 0 Commercial 5 Accessible 0	No variance cash-in-lieu of 2 spaces
Total off-street Spaces:	13	11	See above
Tandem Parking Spaces	Not permitted	0	None
Small Parking Spaces	Not permitted	27% (3 spaces)	27 % (3 spaces)
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None



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Steveston Character Areas Checklist for General Guidelines

Development Applications Division

DP 06-345763

Contact 604-276-4122 Fax 604-276-4052

8.3.1 Area A: Steveston Village

8.3.1.1 General Guidelines

1.1 Architectural Elements

- Roofs, walls, finishes: “humble structures”.
- Buildings to have a base, middle, and top.
- Pitched roofs, gable-ends, and false fronts. – *modest false front parapet*
- First floor about 5m high, with high interiors, continuity with adjacent buildings.
- Wood door and window frames.
- Larger windows on the ground floor.
- Recessed entries (at least 1m) – *recess balanced with CPTED*
- High-quality materials and craftsmanship.
- Primary cladding materials are wood and brick.
- n/a Punched windows, post-and-beam, heavy timber, etc.
- Personalized building details & add-ons.

1.2 Weather Protection

- Awnings simple, flat, durable fabric (not vinyl or plastic), and permanent structures.
- Canopy posts on private property, 2.7m clearance to ground.
- Canopy minimum 1.2m depth.
- Clearances from canopies to curbs (0.6m), utility poles (1m) and utility wires (2.1m).

1.3 Signs (Requires Separate Sign Permit)

- Integrated with building.
- Wood, metal, fabric, or painted / etched onto windows or glazed door panels.
- Not plastic, back-lit awnings, moving, or neon.
- Primarily oriented to pedestrians.
- n/a Not a river navigation hazard.

- ☑ Illuminated externally, nautical or industrial character.
- ☑ Maximum sizes as per guidelines.

1.4 Landscape Elements

- ☑ Sidewalks narrow.
- ☑ Timber, gravel, or special paving, rather than asphalt.
- ☑ Planters with seasonal colour.
- ☑ Indigenous plants.
- n/a Plant / retain trees near riverfront.
- ☑ Trees in parking lots, 1 for every 3 stalls. Plant at sides, not heads of stalls – *appropriate tree numbers and spacing for larger species with a mix of orientation*
- n/a Industrial furnishings and City standard street furniture.

8.3.1.2 Steveston Character Area Guidelines

8.3.1.2.A Moncton Street

2.A.1 Settlement Patterns

- ☑ Continuous street wall built at or close to property line. Interruptions for special public open space, heritage or tree preservation.
- n/a Pedestrian-oriented open spaces and mixed-uses abutting lanes, particularly south of Moncton Street – *Not applicable on small mid-block lot*
- ☑ Varied lane setbacks.
- n/a Network of pedestrian arcades and courtyards linking streets and lanes – *Not applicable on small mid-block lot*

2.A.2 Massing and Height

- ☑ Typically two-storey and 8-9m in height along Moncton Street. Setback taller buildings at least 10m from Moncton Street.
- ☑ Maximum 20m building frontage. Break up larger frontages.
- ☑ Varied building height along lanes.
- ☑ Direct sunlight access into arcades and courtyards.

2.A.3 Architectural Elements

- ☑ Continuous animated uses at grade along all street frontages, rather than blank walls and private offices.
- ☑ Varied architectural form and character along lanes. Enable buildings to open up to the lane.
- ☑ Provide 3-5m wide open-air pedestrian arcades, preferably at grade.

2.A.4 Landscape Elements

- Limited street tree planting at street wall interruptions.
- Varied large species at rear of buildings.
- Planters, window boxes and climbing vines along lanes.
- Setback garbage uses 15m from street in building or garbage enclosure which enhances area.

2.A.5 Parking and Services

- Locate parking and on-site loading bays at rear of buildings, screened from streetscape.
- Support primary use of lane system south of Moncton for non-parking uses.
- n/a Conceal parking structures with non-parking uses along streets and open spaces.

**Annotated Excerpt from the Minutes from
The Richmond Heritage Commission
November 16, 2006 Meeting**

A. Design Review: Proposed Development Permit – 12020 1st Ave

Applicant: Interface Architecture Inc. Ken Chow MAIBC

Staff: Sara Badyal (Development Planner) Terry Brunette (Heritage Planner)

Interface Architecture Inc. has applied to the City of Richmond for permission to develop a three-storey building with 4 residential units over 2 commercial spaces fronting onto the street. The Commission was asked to review the architectural drawings submitted as a Development Permit application regarding 12020 1st Avenue (next to the “Sakada House and Garden”). The proposed development would be adjacent to the house and garden, which together comprise a Steveston vernacular landmark.

Key issues for the Commission’s consideration include:

- i) Compatibility of infill form and character with historical house and Steveston Village Context;
- ii) Appropriateness of detailed resolution including parti, massing, fenestration, exposed side elevation, use of material and component design (e.g. storefront, balustrades, soffits, brackets, etc.) and;
- iii) Development Permit Proposal.

Sara Badyal, Planner briefly reviewed the project context, and introduced Mr. Ken Chow of Interface Architecture Inc. Mr. Chow provided a detailed review of the project rationale and the project plans. He noted that the parking will be located at the back of the building and that there will be a blank wall on the side of the building that faces the garden.

Mr. Chow then circulated images of the garden and house next door, the building on the left hand side of the proposed project and the building across the street, noting that the building across the street had a traditional Steveston frontage and also had a blank wall similar to the one being proposed with this project.

He said that in reference to the existing area, the building massing and circulation of the proposed project are similar, and that the modern design strives to compliment and not mimic the surrounding buildings.

Commission member Wendy Andrews arrived and a quorum was now present.

In response to a question posed with regard to softening the blank wall on the side of the proposed project, Mr. Chow advised that although the wall had been designed to offset the neighbouring gardens with shadows, it could be developed further. A discussion ensued and several suggestions were made about how to soften the wall including painting a mural; using split face concrete block at the first storey and along the banding; and growing vines along the face of the wall from either above or below.

It was moved and seconded

That the Proposed Development Permit for 12020 1st Avenue is in character with the heritage theme in Steveston, and that the project move forward upon addressing the issues related to softening and breaking up the massing of the blank wall – *The blank concrete block wall was improved with Hardi-plank siding, a vertical recess, and horizontal barge boards.*

CARRIED

**Excerpt from the Minutes from
The Design Panel Meeting
Wednesday, July 5, 2007 – 4:00 p.m.**

2. Development Permit 06-345763
 APPLICANT: Ken Chow
 PROPERTY LOCATION: 12020 1st Avenue

Staff Comments

Sara Badyal, Planner noted that the project had been reviewed by the Advisory Design Panel on December 20, 2006, and proceeded to review the revisions made to the project in response to the Panel's previous comments. Upon her review, Ms. Badyal identified the following two significant remaining issues:

1. **The separation between the rear surface parking lot and the Sakada House and Garden** – the covered area at the back of the site has been removed; the loading zone has been relocated off site; and the building will be shifted back to allow continuation of the arcade. – *The interface was improved with privacy fencing, trellises and tree planting*
2. **The exposed party wall** – split face concrete block with two colour tones and horizontal banding has been proposed. Due to Building Code issues related to the firewall, the exposed party wall continues to be solid without any openings and requires further design development to provide relief, both horizontal and vertical. This wall is both a hard transition to the important garden next door, and is also highly visible in the Steveston Village. – *The party wall was improved with horizontal siding, a vertical recessed area and horizontal barge boards*

With regard to the architectural form and character of the elevation treatment, the Panel was presented with two alternatives (i) Drawing A4, reflecting a more traditional approach with wood picket guardrails; and (ii) Drawing A4 Optional, with aluminium and glass guardrails.

Applicant's Comments

In the absence of Ken Chow, Project Architect, Sam Lu, the owner of the property was available to answer questions. Mr. Lu advised that the owner of the neighbouring Sakada House and Garden property has expressed her preference for a simple and clean end wall.

Landscape Architect, Fred Liu described the changes that have been made to the roof top's landscape scheme, including the introduction of four separately identifiable patio spaces for each of the units with planting and screening. Interlocking permeable pavers have also been incorporated in the parking area to create a simple pattern in the centre.

Mr. Liu also spoke about (i) the frontage, noting that no street trees will be planted along the narrow space; (ii) the original chain link fence at the parking area, which was proposed to be repaired and retained, but will now be replaced by a solid wood fence; (iii) details proposed for the garbage and recycling enclosure to enhance the appearance; and (iv) wheel stops will be located at the end of the parking spaces to prevent vehicles from coming in contact with the fence.

Panel Discussion

In answer to questions, the applicant provided the following advice:

- the proposed material for the siding of the building is hardi-plank – *Changed to wood siding with the exception of Hardi-plank siding on the party wall.*

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- the gas meter will be located on the exterior, and the water meter will be located on the interior – *relocated from the front façade of the building*
- an permeable paver area would catch some rain water with excess water continuing to a central catch basin in the centre of the parking area, which will then be surrounded by asphalt paving;
- the site is required to have [13] parking stalls, however variances have been requested to allow 11 parking spots with payment in-lieu, three spots that will be smaller in size, and a narrower manoeuvring aisle.
- the proposal presented to the Panel in December was reviewed by the Heritage Committee;
- the Sakada family has a long history in the area and intend to retain the garden; however, it does remain privately owned.

Comments from the Panel were as follows:

- Provisions for an accessible unit(s) has/have not been provided.
- With regard to the two options provided for guardrails, preference is given to the A4, which leans towards the traditional Heritage character. The consideration given by the applicant in respecting the neighbour's requests regarding treatment of the party wall is appreciated. A two foot distance seems tight for the trees, however the site configurations make it difficult to work with. The drainage pattern is interesting, and a positive gesture.
- Heritage character should be followed through on the project, and glass panels are not appropriate at the balconies. Traditional guardrails should be used; the glass panels on the roof are to be removed. The dog house element requires further design development. Like the ground floor recess and continuation of the arcade. Comfortable with the project entries, but the separation of the parking area has not been sufficiently resolved. The fence is beneficial, but the narrow landscape edge seems harsh, and it is uncertain what the best solution would be. A trellis was preferred to give the parking area separation a stronger edge.
- The applicant is encouraged to request a reduction in parking requirements for greater landscape buffer to neighbour.
- The project revisions are reasonable, and respond well to the comments provided previously by the Panel. Traditional picket guardrails are strongly recommended on the balconies instead of the glass panels. Consider choosing pavers that are close in colour to the surrounding surface; currently there is too much differentiation between the pavers and the asphalt.
- An opening on the wall where the arcade would be along the south side of the building, facing the Sakada House and Garden property is indicated in the plans for the first floor, consider providing an identical opening on the other (north) side of the building. A firewall is not required at this location if the adjoining property has one. The glass panels at the roof edge were requested by the Panel and incorporated by the applicant to make the roof deck disappear. Recommend relocating the gas meter to the back of the building. Comments provided by the owner of the Sakada House and Garden property regarding the wall are appreciated, however, give careful consideration to the treatment of the wall as it will be visible to everyone. Suggested further relief to the blank wall, by changing the depth of bricks, or mixing split face with brick.

Panel Decision

It was moved and seconded

That Development Permit 06-345763 move forward to Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel:

1. Use of traditional Heritage wood picket balcony guard rails instead of the modern glass panel option d – ***Matching heritage picket guard rails were incorporated at the balconies and also at the roof decks. Black painted aluminium was chosen for durability, particularly at the roof.***
2. Demonstrate that the two foot strip can support the proposed planting – ***Proposed by a registered Landscape Architect.***
3. Consider reducing the number of cars on site, and requesting a reduction in parking requirements to increase the landscaping edge to the parking area – ***Considered, but further reduction to already reduced manoeuvring aisle width and/or number of parking spaces provided onsite is not recommended by staff.***
4. Consider requesting a reduction of the drive aisle width – ***The required width has been reduced from 7.5 m to 6.7 m through a requested variance.***
5. Consider further design development to the dog house stair tower – ***Improved with window detail from lower floor, continuation of lower level wood siding and trim detail, and partially screened from streetscape view with modest false front parapet detail.***
6. Consider matching the colour of the asphalt and concrete pavers – ***Incorporated. The SF RIMA permeable pavers are grey in colour which will match the colour of the asphalt in time;***
7. Consider further design development to the south facing block wall – ***Incorporated. As discussed earlier, the architect has included measures to improve the appearance of the exposed party wall by breaking down it's appearance into smaller horizontal and vertical components through the use of horizontal Hardi-siding, a vertical recessed area and horizontal barge boards.***
8. Consider providing a complimentary arcade portal on the north wall – ***The arcade portal has been provided in the south wall for the flexibility to provide pedestrian access to the south to future potential commercial development pedestrian arcade. Unfortunately the existing pedestrian arcade to the north ends with a party wall on the neighbouring property. The architect is proposing to also construct a party wall on the subject site and 1.8 m high solid wood locked gates to close off the approximate 0.51 m gap between the proposed and adjacent buildings which results from the setback of the neighbours building.***

CARRIED

OPPOSED: Damon Oriente

Development Permit Considerations 12020 1st Avenue (“the lands”)

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

1. Provision of on-site indoor amenity space or payment in lieu as per the OCP (e.g. \$4,000.00 for four (4) dwelling units).
2. Contribution to the Steveston Townsite Parking Fund in the amount of \$21,000 (e.g. \$10,500 for each of two (2) required off-street parking spaces not provided on-site).
3. Payment of \$24,930.00 to the City for the future upgrading of the downstream sanitary sewer, which is undersized under Moncton Street from the lane west of 1st Avenue to the lane west of 3rd Avenue (from MH 5118 to MH 5131).
4. The City acceptance of the developer’s voluntary offer of an amenity contribution for affordable housing in the amount of \$0.60 per buildable ft² (e.g. \$3,966.00 for a net site area of 614 m²) towards the City’s affordable housing strategy.
5. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,824.

[signed original in file]

Signed

Date

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

6. Enter into a Servicing Agreement* for the design and construction of lane improvements, extending works being done via SA 05-297963/DP 03-248226 immediately north in lane at 3880 Chatham Street. Works include, but are not limited to, lane widening from the existing edge, to create a 8 m wide lane (5.5 m travel portion and 2.5 m future parking potential, sloped down to a new barrier curb & gutter, with catch basins as required for surface drainage, Steveston laneway street lighting (Spec L11.5) in the 1.85 m wide concrete sidewalk.
7. Incorporation of measures for aging in place in Building Permit drawings for all residential units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
8. 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.
9. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.



No. DP 06-345763

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 12020 1ST AVENUE
Address: C/O MR. KEN CHOW
 #230 – 11590 CAMBIE ROAD
 RICHMOND, BC V6X 3Z5

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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks.
 - b) Reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.
 - c) Permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces).
 - d) Reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$13,824. 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.

Development Permit

No. DP 06-345763

To the Holder: INTERFACE ARCHITECTURE INC.

Property Address: 12020 1ST AVENUE

Address: C/O MR. KEN CHOW
#230 – 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

7. 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.
8. 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

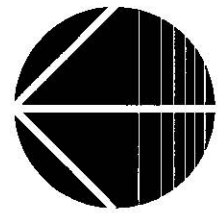
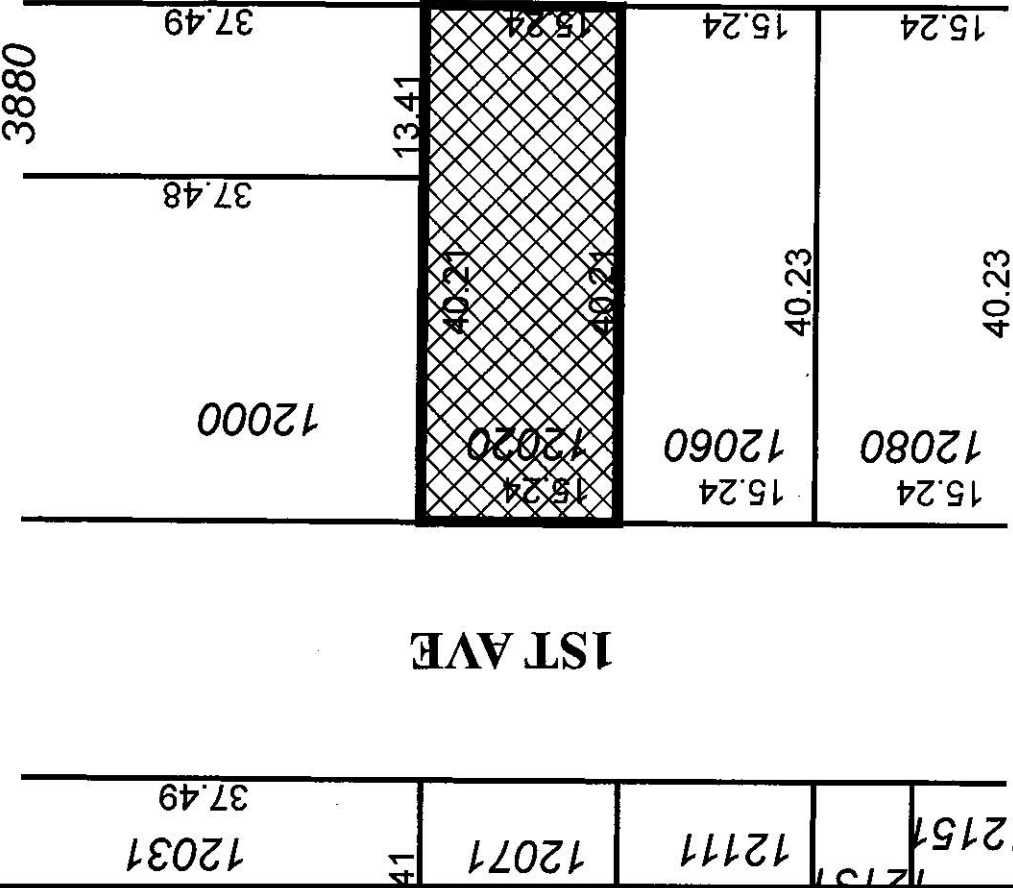
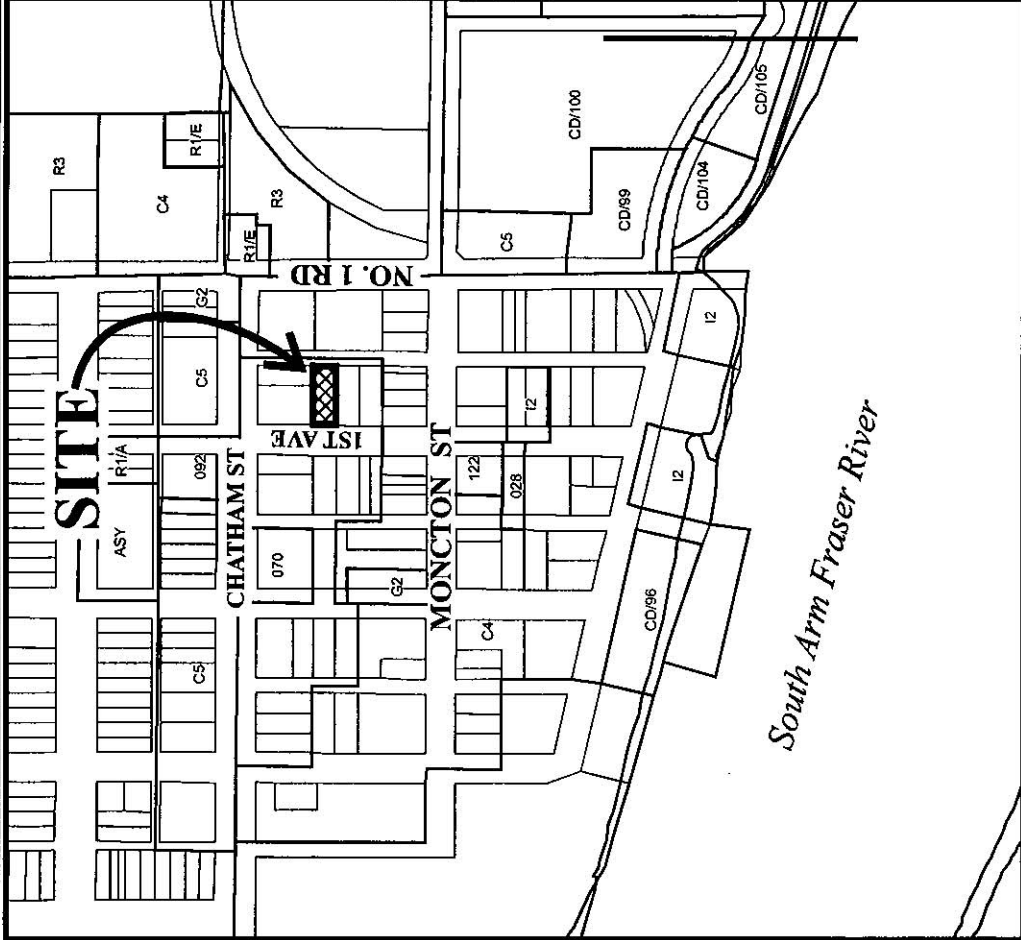
DELIVERED THIS DAY OF

MAYOR

9.



City of Richmond

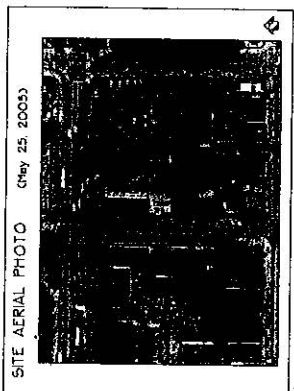
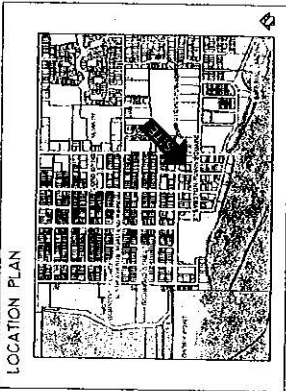


DP 06-345763 SCHEDULE "A"

Original Date: 08/24/06

Revision Date:

Note: Dimensions are in METRES



CITY BYLAW SUMMARY

Richmond Zoning Bylaw No. 2500 - amendments - 48 various variances requested

12020 First Avenue, Richmond, BC
 Parcel A, Sect. 28, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BUILDING CODE SUMMARY

B.C. Building Code 2006

Part 1: 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100

DRAWING LIST

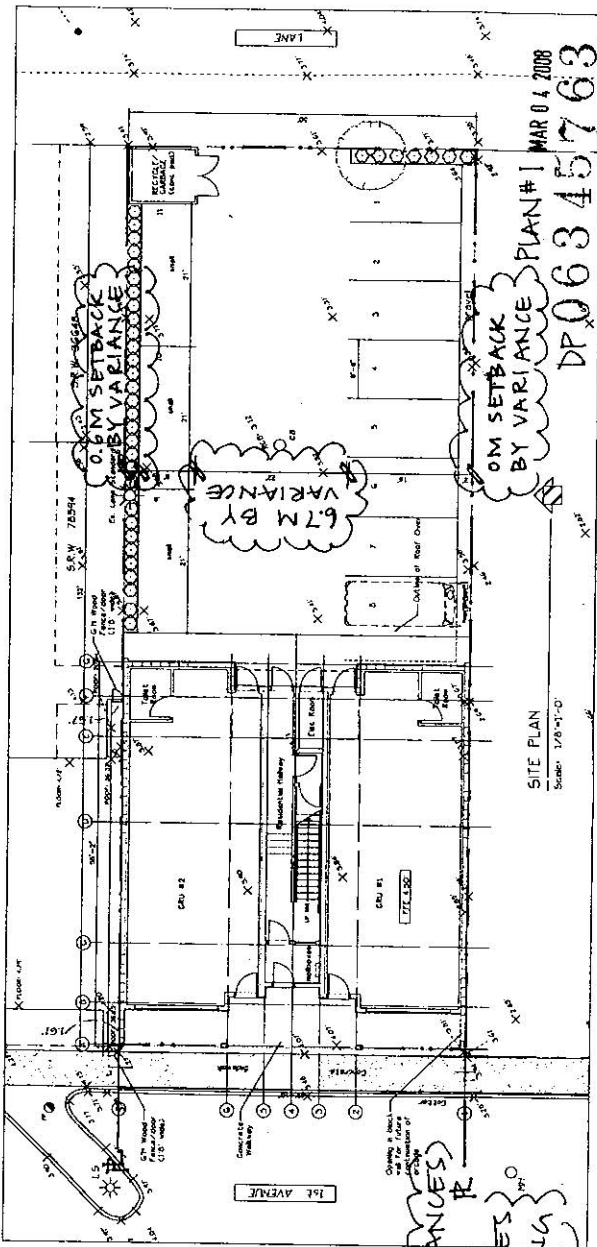
Architectural	LANDSCAPE
ALL PROJECT DATA, SEE PLAN	M/E
ALL MEASUREMENTS AND DIMENSIONS	M/E
ALL BALANCING LOCATIONS, NOTED	M/E
Structural	Electrical
Geotechnical	Surveyor

PROJECT DESCRIPTION

A 2-STORY, 6000 SQ. METRE DEVELOPMENT IS PROPOSED FOR A PORTION OF THE 12020 FIRST AVENUE. THE BUILDING IS TYPICALLY 10 METRES WIDE AND 30 METRES DEEP. THE DEVELOPMENT WILL CONSIST OF 1200 SQ. METRES OF GROUND FLOOR AREA AND 4800 SQ. METRES OF SECOND FLOOR AREA. THE DEVELOPMENT WILL BE USED FOR OFFICE AND RETAIL PURPOSES. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. BUILDING CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. FIRE CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. ELECTRICAL CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. MECHANICAL CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. SURVEYOR CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. GEOTECHNICAL CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. LANDSCAPE CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. ARCHITECTURAL CODE. THE DEVELOPMENT WILL BE BUILT TO THE 2006 B.C. ALL CODES.

CONTACTS

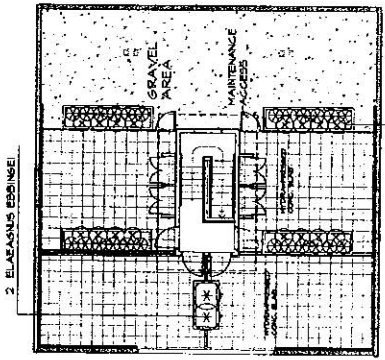
Owner	12020 First Avenue, Richmond, BC V6V 2G9
Architect	Interface Architecture Inc., 12020 First Avenue, Richmond, BC V6V 2G9
Landscaper	12020 First Avenue, Richmond, BC V6V 2G9
Structural	
Electrical	
Code Consultant	
Surveyor	
Geotechnical	



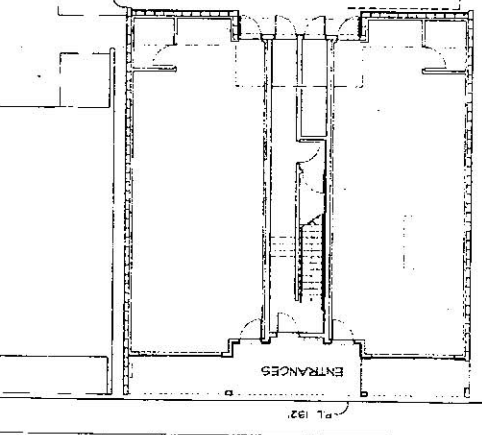
Development Permit - 12020 First Avenue, Richmond, BC

PLANT LIST		Project No. 06345763
CITY:	NOTATIONAL NAME	PLANTED BY:
1	MALETIA T. SHAWMASTER	DATE:
2	SAULITERIA SHALON	BY:
3	ELAEAGNUS BRUNSE	SCALE:
4	ROSEMARINUS ORIGINALIS	
5	PASTRUCOSISUS DE	
6	TALLIA O F	

NOTES:
 1. All plants to be installed in accordance with the attached specifications.
 2. Plants to be installed in accordance with the attached specifications.
 3. Plants to be installed in accordance with the attached specifications.

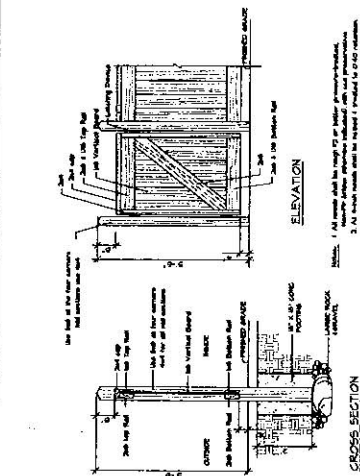


ROOF DECK PLAN



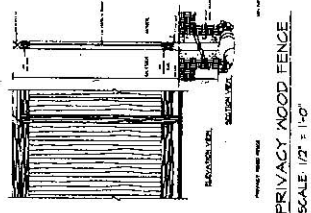
SITE PLAN

CITY BYLAW SUMMARY
 The City of Richmond Planning
 Division No. 7503
 City Manager
 11900 First Avenue, Richmond, BC
 Parcel # 001 001 001 001 001 001
 Current Zoning: C-1
 Lot Area: 10,000 sq. ft.



CROSS SECTION
 ELEVATION
 SCALE: 1/2" = 1'-0"

GARBAGE / RECYCLING FENCE & GATE
 SCALE: 1/2" = 1'-0"



PRIVACY WOOD FENCE
 SCALE: 1/2" = 1'-0"

PLAN #2
 MAR 04 2008
 NORTH
 DP 06345763

FRED LIU & ASSOCIATES INC.
 BCSEA, CSIA, ASLU
 2090 Sutherland Avenue, Vancouver, BC V6E 2L3
 TEL: (604) 932-1754

PROPOSED
 Mixed-Use Building
 1000 1st Avenue
 Richmond, BC
 INTERFACE ARCHITECTURE INC.
 1000 1st Avenue
 Richmond, BC
 604-271-1111

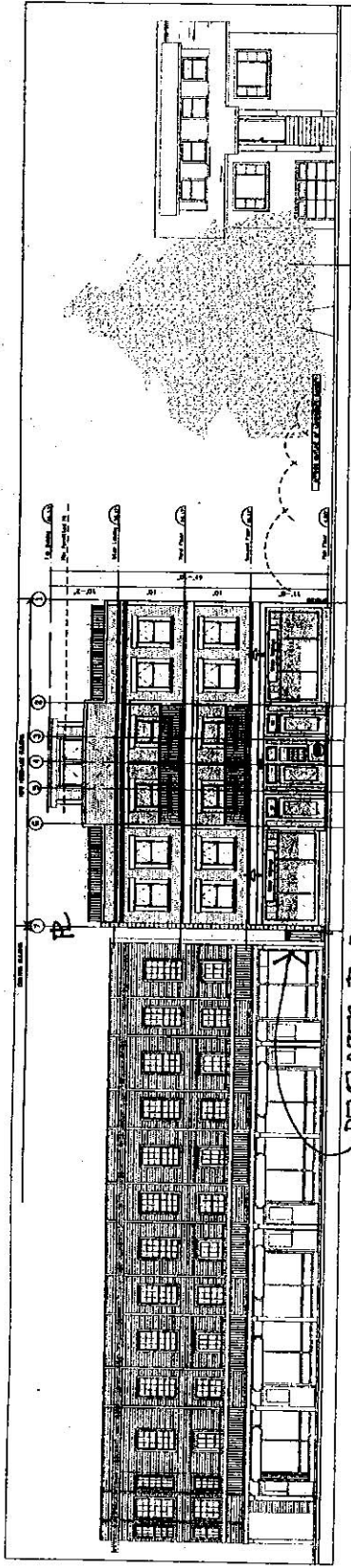
LANDSCAPE SITE /
 PLANTING PLAN &
 ROOF PLAN

DATE	
REVISION	
APPROVED FOR THE CITY	
APPROVED FOR THE COUNTY	
APPROVED FOR THE STATE	
APPROVED FOR THE FEDERAL	
APPROVED FOR THE LOCAL	
APPROVED FOR THE NATIONAL	
APPROVED FOR THE INTERNATIONAL	
APPROVED FOR THE UNIVERSE	

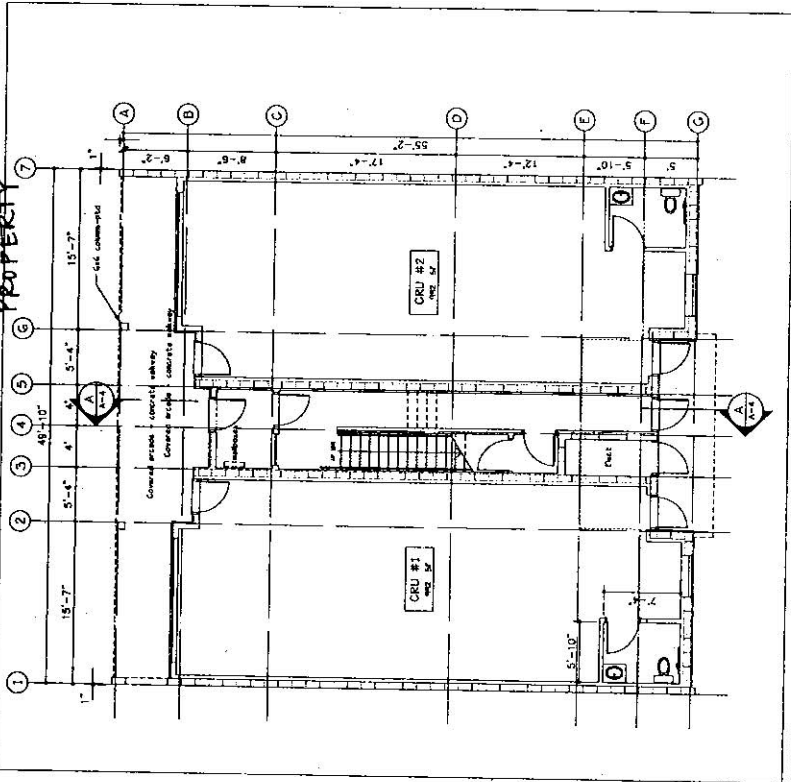
INTERFACE INC
 ARCHITECTURE INC
 1000 11th Street, NW
 Washington, DC 20005
 Tel: 202-462-1199
 Fax: 202-462-1198
 www.interfaceinc.com

PROJECT	DEVELOPMENT PERMIT
PROPOSED	Proposed
PROJECT NAME	Proposed 12020 1st Avenue Richmond, B.C.
CLIENT	DEVELOPER
DATE	As Noted
SCALE	1/8" = 1'-0"
DESIGNED BY	PTC
DRAWN BY	PTC
CHECKED BY	PTC
DATE	MAR 04 2008
PROJECT NO.	
DESCRIPTION	MAIN AND SECOND FLOOR PLANS

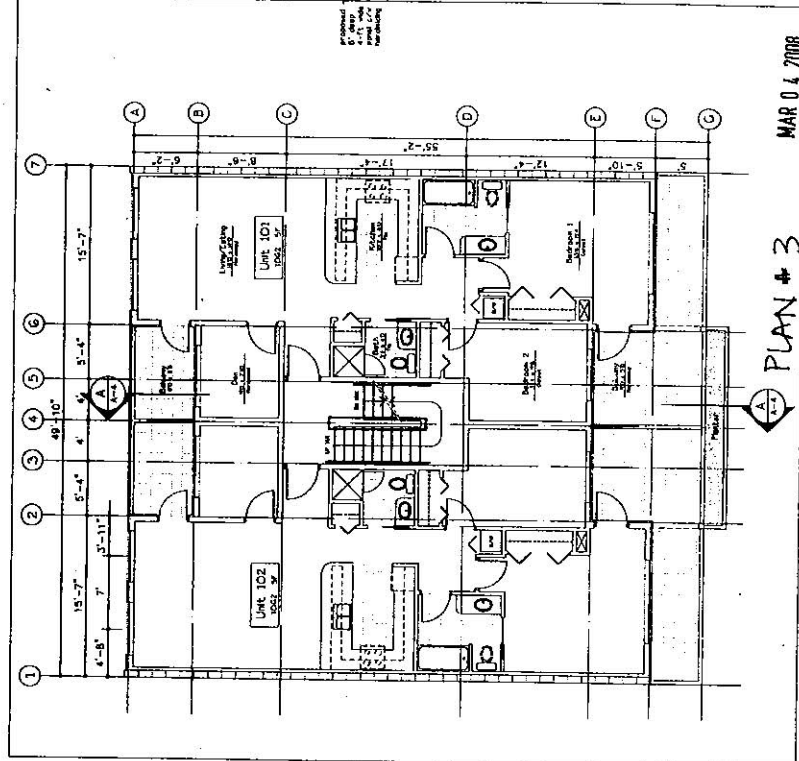
A-2



PROPOSED STREETSCAPE - FIRST AVENUE
 SCALE: 1/8"=1'-0"
 DEVELOPER TO BUILD
 FENCING ON NEIGHBOURING
 PROPERTY



GROUND FLOOR PLAN
 SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"

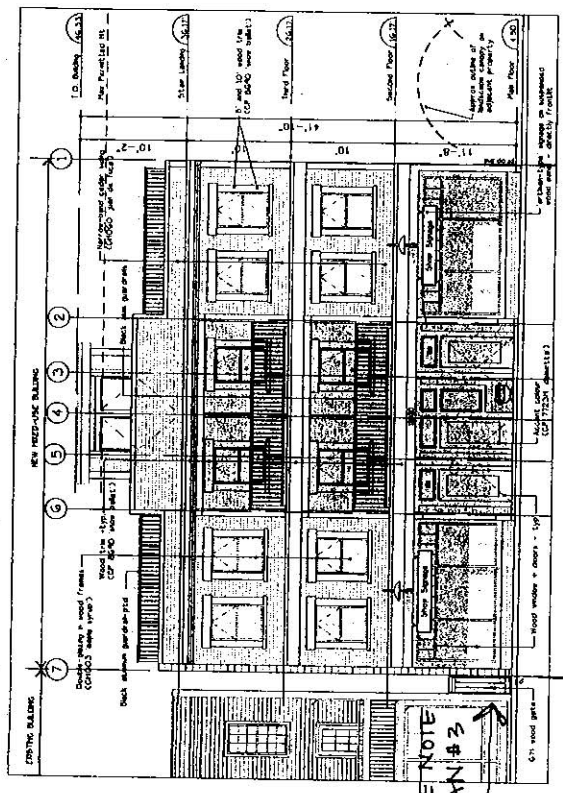
PLAN # 3
 DP 06345763
 MAR 04 2008

DATE:	12/15/06
PROJECT:	12020 1st Avenue Building
CLIENT:	12020 1st Avenue Building
DESIGNER:	INTERFACE ARCHITECTURE INC.
SCALE:	AS SHOWN
DATE:	12/15/06
PROJECT:	12020 1st Avenue Building
CLIENT:	12020 1st Avenue Building
DESIGNER:	INTERFACE ARCHITECTURE INC.
SCALE:	AS SHOWN
DATE:	12/15/06
PROJECT:	12020 1st Avenue Building
CLIENT:	12020 1st Avenue Building
DESIGNER:	INTERFACE ARCHITECTURE INC.
SCALE:	AS SHOWN
DATE:	12/15/06

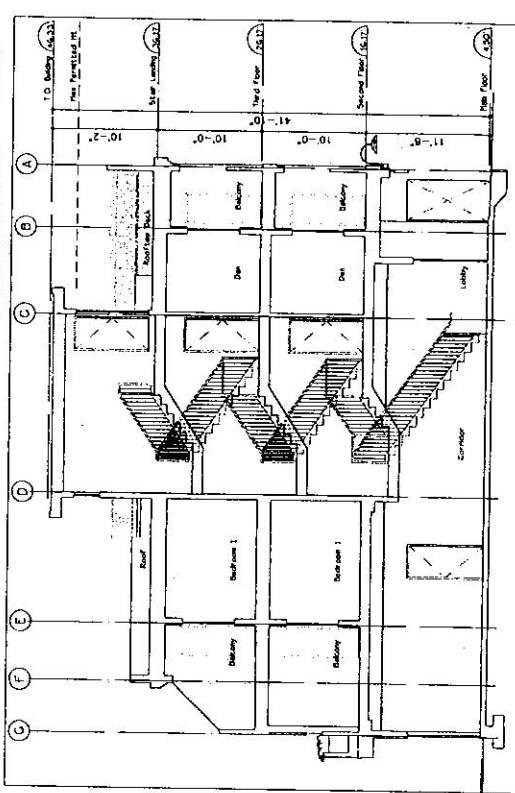
INTERFACE ARCHITECTURE INC.
 6300 N. 110th Street
 Raleigh, NC 27615
 Tel: (919) 211-1188
 Fax: (919) 211-1188
 info@interfacearch.com

DEVELOPMENT PERMIT:	Proposed Mixed-Use Building 12020 1st Avenue Richmond, B.C.
DATE:	05/21/06
SCALE:	AS SHOWN
DATE:	12/15/06
PROJECT:	12020 1st Avenue Building
CLIENT:	12020 1st Avenue Building
DESIGNER:	INTERFACE ARCHITECTURE INC.
SCALE:	AS SHOWN
DATE:	12/15/06

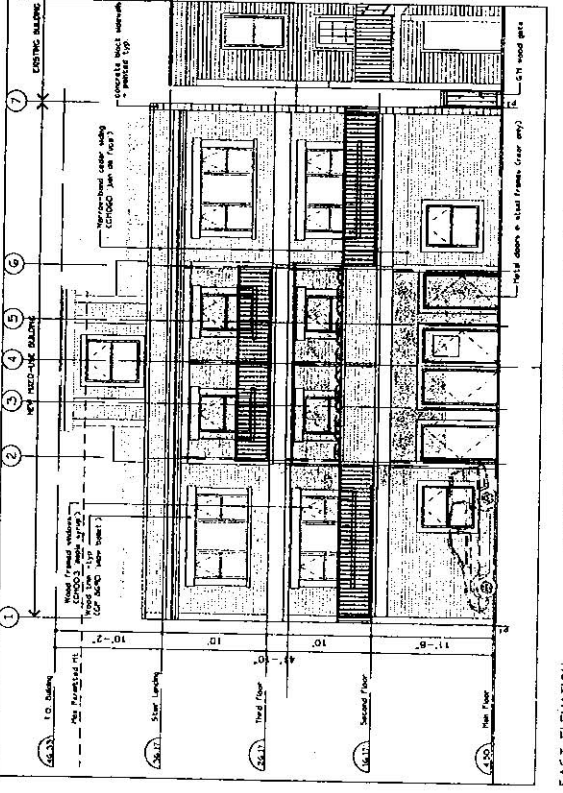
BUILDING ELEVATIONS AND SECTION



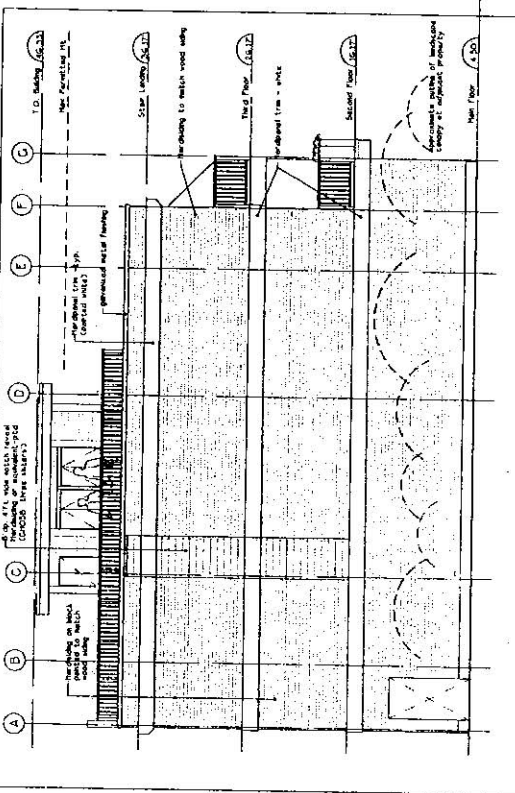
WEST ELEVATION
 SCALE: 3/8"=1'-0"



SOUTH ELEVATION
 SCALE: 3/8"=1'-0"



EAST ELEVATION
 SCALE: 3/8"=1'-0"



SECTION A-A
 SCALE: 3/8"=1'-0"

PLAN #5
 MAR 04 2008
 DP 06345763

SECTION A-A
 SCALE: 3/8"=1'-0"