



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

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**To:** Development Permit Panel

**Date:** January 27, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 11-594513

**Re:** **Application by Sandhill Development Ltd. for a Development Permit at  
11000 No. 5 Road**

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## **Staff Report**

### **Origin**

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". The proposal is for two (2) commercial retail buildings totalling 672 m<sup>2</sup> in size as the second phase of a two-phase development. The site is the currently vacant portion of the Sands Plaza commercial mall site.

There is no rezoning application associated with the proposed development.

The Sands Plaza commercial development is located at the southeast corner of No. 5 Road and Steveston Highway (RZ 04-286494 and DP 05-292236) with vehicle access from No. 5 Road. Council approved a similar Phase II development proposal for the site, and the Development Permit has since expired (RZ 05-309078 and DP 05-315410). A hotel proposal was also investigated for the site, but was withdrawn due to economic feasibility (DP 07-398708).

No servicing upgrades are needed to accommodate the proposed development. Substantial improvements to the No. 5 Road and Steveston Highway intersection were constructed through a previous Servicing Agreement (SA 05-301070) associated with the rezoning of Phase I of the commercial development.

### **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**

Development surrounding the subject Ironwood Sub-Area (Shellmont) site is as follows:

- To the north, across Steveston Highway, is the recently approved development site for the mixed-use Gardens development (RZ 08-450659 and Phase I DP 10-544504);
- To the east and south, is an existing industrial warehouse building zoned "Industrial Business Park (IB1)"; and
- To the west, is Phase I of the commercial development on the same property, under the same zoning, "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

### **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 "Auto-Oriented Commercial and Pub (ZC26) – Ironwood" zone.

### **Advisory Design Panel Comments**

Phase I of the project was reviewed and supported by the Advisory Design Panel on April 6, 2005. Given that Phase II is consistent with the established design program, the application was not referred to the Advisory Design Panel for review.

## **Analysis**

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

- The subject application constitutes Phase II of a two-phase commercial development. The site is located east of Phase I and is adjacent to the neighbouring industrial property. The proposed development will present carefully detailed side elevations, moderate retaining wall and a decorative metal picket fence to the adjacent lower industrial property. Downward facing lighting fixtures will light the parking area while avoiding glare and light pollution. No east side yard landscaping buffer has been provided for the front building to the shared property line with the adjacent industrial property because of the operational need for a drive aisle and minimum viable commercial unit size; and
- The project complies with the flood construction level requirement to raise the building slab elevation to minimum 2.9 m GSC. Phase I was built under a previous lower requirement of 2.6 m GSC. With the flood construction level requirement, accessibility requirements, ground level continuity with Phase I and associated site grading, the site will be raised above the Steveston Highway sidewalk level. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

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

- The Phase II commercial buildings have been located on the site to tie into the site planning of Phase I in regards to building architectural form and character, landscaping, siting, parking, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area, and pedestrian connections between the buildings, through the parking areas and to both No. 5 Road and Steveston Highway have been incorporated through both phases;
- The provision of 140 parking spaces onsite exceeds the bylaw requirement. The provision of seven (7) accessible parking spaces exceeds the bylaw requirement;
- Private garbage and recycling collection is accommodated in Phase I; and
- A loading bay is provided contiguous with the one-way drive aisle located at the east edge of the site, which is acceptable to the Transportation Division.

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

- The proposed simple building forms fit the form and character of the established Phase I, articulated with strong column expression, pilasters, recessed entries, and projecting awnings and canopies;
- The proposed building materials (Hardi-board and batten, Hardi shakes, Hardi trim, glass and painted steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and spandrel glazing) are consistent with the existing shopping centre and the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall two-phase development with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions; and
- Signage opportunities are integrated into the architectural design including signage and awnings attached to the buildings. Separate application(s) are required to permit signage. Two (2) free standing sign towers for the commercial development were included in the proposal for phase I: one (1) facing No. 5 Road and the other facing Steveston Highway.

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

- The landscape design includes six (6) new trees on this small site with limited frontage. The new trees proposed will soften the visual impact of the surface parking areas;
- The landscape design also includes planting areas along the east edge of the site and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, drive aisle areas and parking areas;
- The applicant is proposing to install a variety of City boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw;
- Parking is partially screened from Steveston Highway with landscaping; and
- Decorative metal picket fencing with carefully detailed wood posts is provided along the east property lines adjacent to the industrial lot.

***Crime Prevention Through Environmental Design***

- Lighting has been incorporated into the building and parking area design in such a way as to limit light pollution off site; and
- To mitigate the concern that the one-way drive aisle located at the east edge of the site would not be easily visible from the majority of the development, the applicant proposes visually permeable metal picket fencing along this edge. Natural surveillance is provided from the north, south and east.

***Servicing and Utilities Capacity***

- Required City infrastructure upgrades and connections were designed to accommodate both phases of development (SA 05-301070).

**Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)  
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$13,108.

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

- Separate Building Permit for 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.
- 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



**DP 11-594513**

**Attachment 1**

Address: 11000 No. 5 Road

Applicant: Sandhill Development Ltd.

Owner: Sandhill Development Ltd.

Planning Area(s): Ironwood Sub-Area (Shellmont)

	Existing	Proposed
<b>Site Area:</b>	8,420 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Vacant portion of Commercial site	Commercial
<b>OCP Designation:</b>	Commercial	No Change
<b>Zoning:</b>	Auto-Oriented Commercial and Pub (ZC26) – Ironwood	No Change
<b>Number of Units:</b>	Vacant	2 commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.41	None Permitted
Lot Coverage:	Max. 50%	31%	None
Front Yard (Steveston Hwy)	Min. 6 m	16.3 m	None
Side Yard (No. 5 Road)	N/A	N/A	None
Setback – Side Yard (east)	N/A	0.1 m – 4.1 m	None
Setback – Rear Yard (south)	N/A	0 m	None
Height (m):	Max. 12 m	7.3 m	None
Off-street Parking Spaces	135	140	None
Accessible Parking Spaces	Min 2% (3 spaces)	5% (7 spaces)	None
Small Car Parking Spaces	Max 50 % (70 spaces)	27% (38 spaces)	None





# City of Richmond

## Development Permit

**No. DP 11-594513**

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK  
PJ LOVICK ARCHITECT LTD.  
3707 1<sup>ST</sup> AVENUE  
BURNABY, BC V5C 3V6

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 #9 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 \$13,108. 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.

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.  
Property Address: 11000 NO. 5 ROAD  
Address: C/O PETE LOVICK  
PJ LOVICK ARCHITECT LTD.  
3707 1<sup>ST</sup> AVENUE  
BURNABY, BC V5C 3V6

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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.

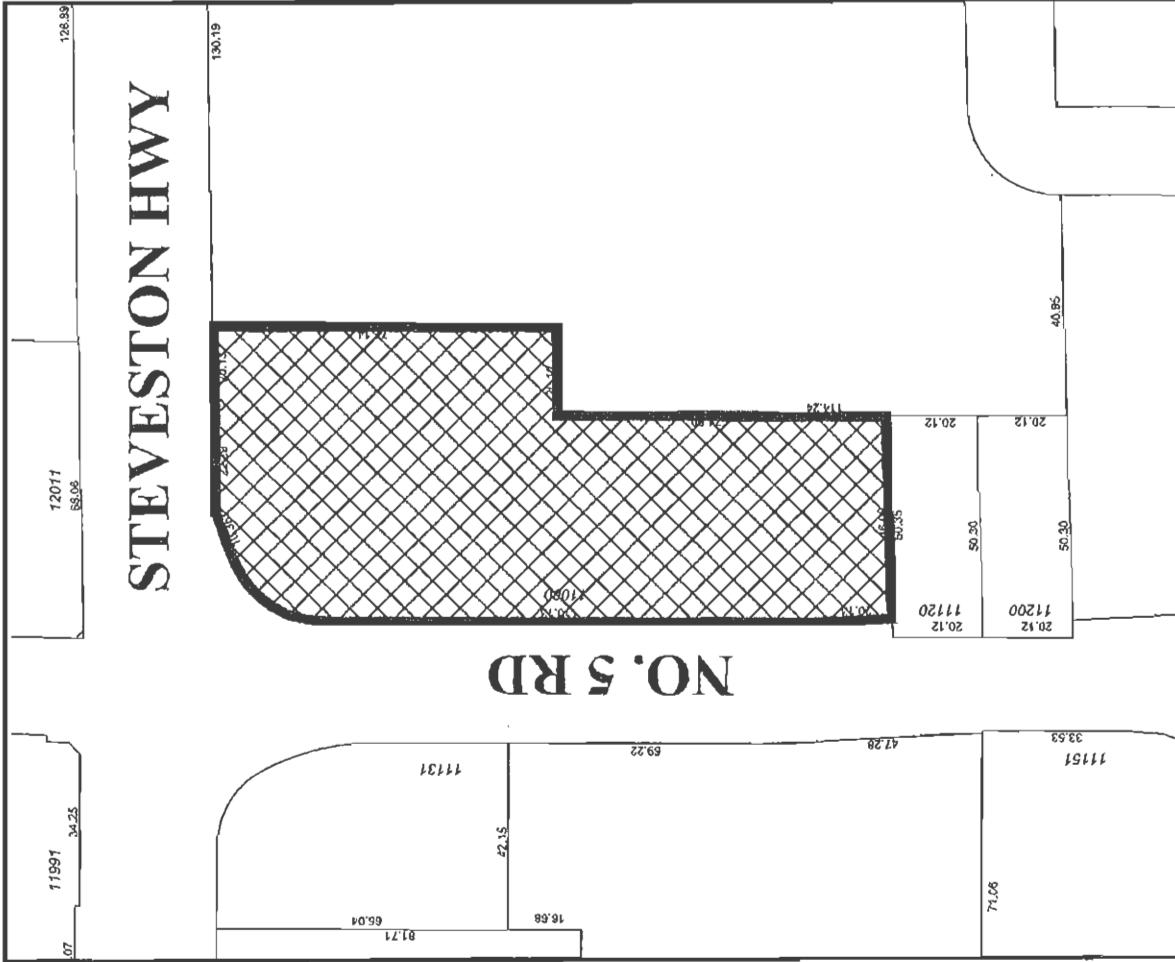
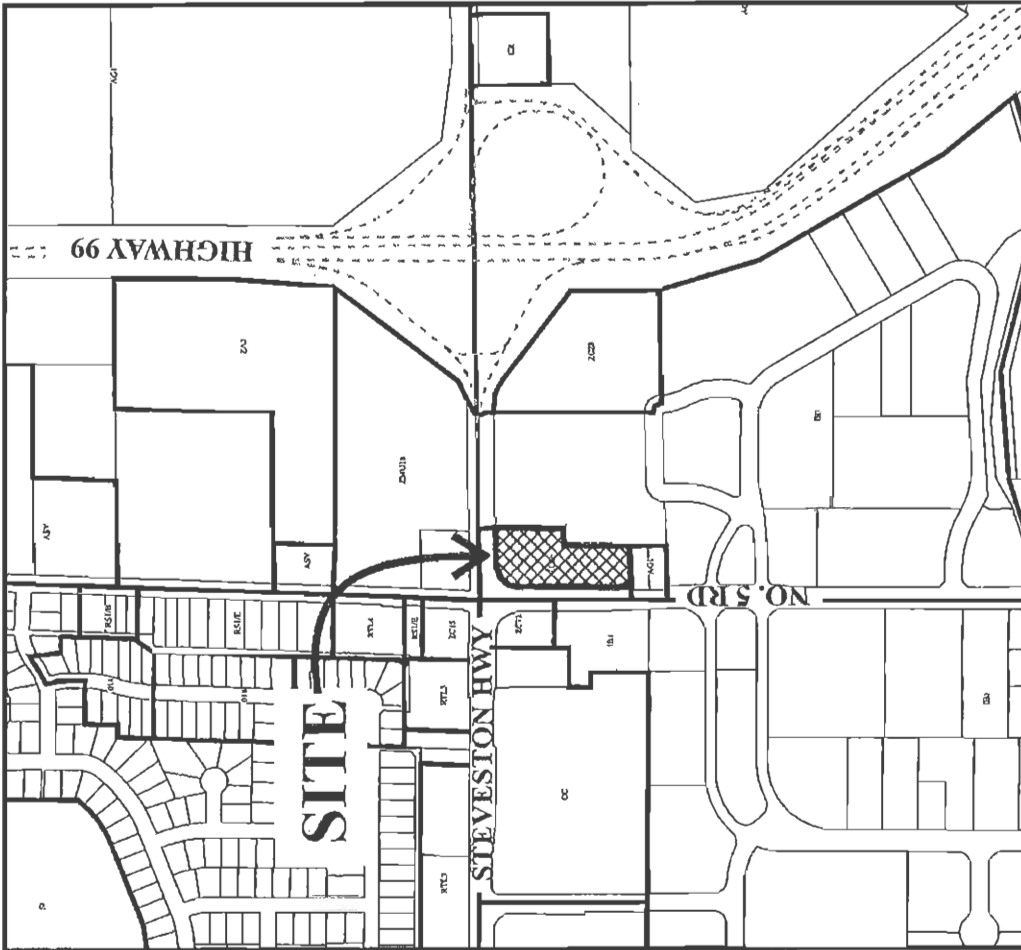
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 11-594513 SCHEDULE "A"

Original Date: 11/29/11

Revision Date:

Note: Dimensions are in METRES



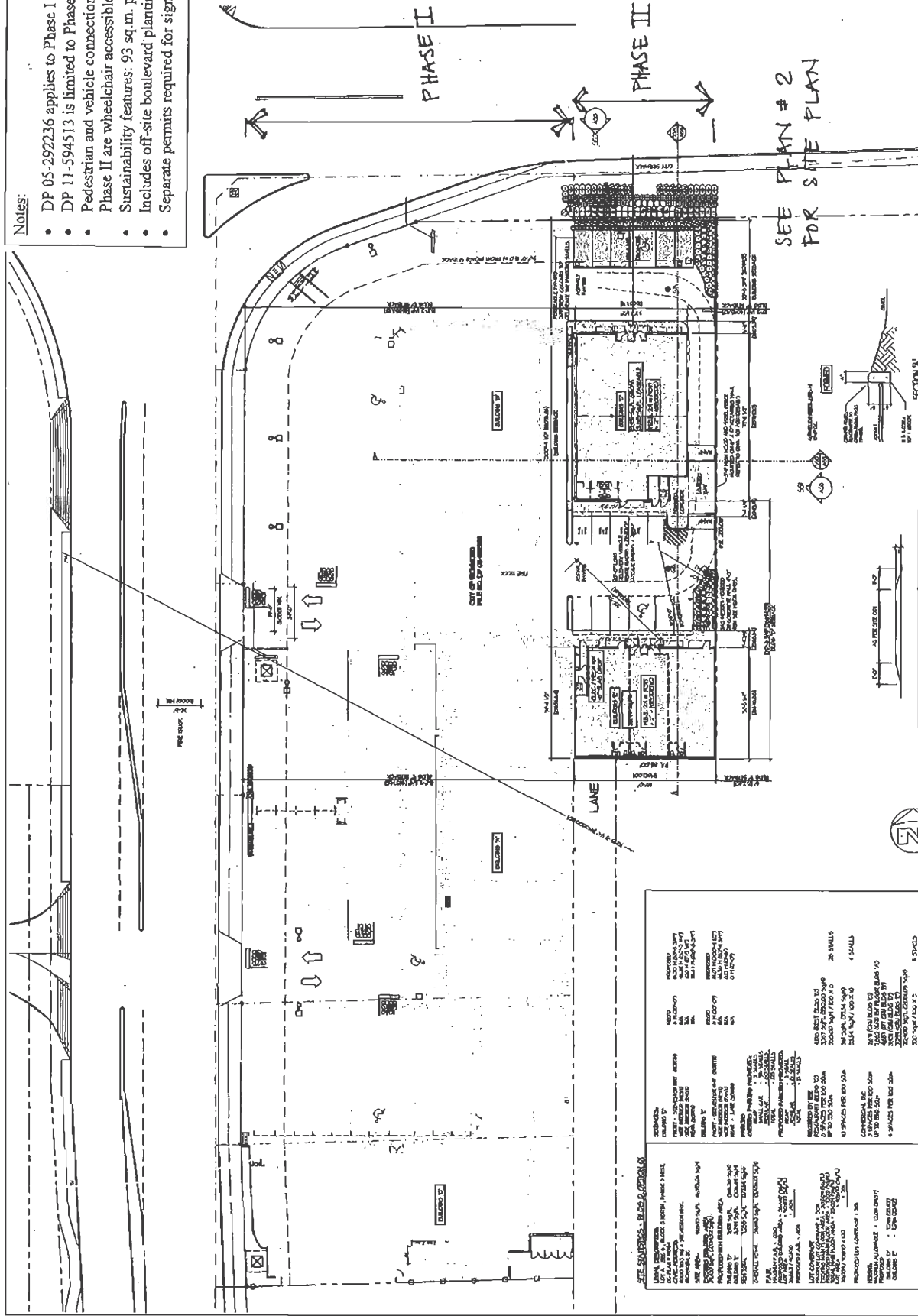
**Notes:**

- DP 05-292236 applies to Phase I area
- DP 11-594513 is limited to Phase II area
- Pedestrian and vehicle connections between Phase I and Phase II are wheelchair accessible.
- Sustainability features: 93 sq. m. permeable paving
- Includes off-site boulevard planting.
- Separate permits required for signage.

NO.	DATE	DESCRIPTION
01	01-15-10	RE-DESIGN FOR PHASE II
02	01-15-10	RE-DESIGN FOR PHASE II
03	01-15-10	RE-DESIGN FOR PHASE II
04	01-15-10	RE-DESIGN FOR PHASE II
05	01-15-10	RE-DESIGN FOR PHASE II
06	01-15-10	RE-DESIGN FOR PHASE II
07	01-15-10	RE-DESIGN FOR PHASE II
08	01-15-10	RE-DESIGN FOR PHASE II
09	01-15-10	RE-DESIGN FOR PHASE II
10	01-15-10	RE-DESIGN FOR PHASE II
11	01-15-10	RE-DESIGN FOR PHASE II
12	01-15-10	RE-DESIGN FOR PHASE II
13	01-15-10	RE-DESIGN FOR PHASE II
14	01-15-10	RE-DESIGN FOR PHASE II
15	01-15-10	RE-DESIGN FOR PHASE II
16	01-15-10	RE-DESIGN FOR PHASE II
17	01-15-10	RE-DESIGN FOR PHASE II
18	01-15-10	RE-DESIGN FOR PHASE II
19	01-15-10	RE-DESIGN FOR PHASE II
20	01-15-10	RE-DESIGN FOR PHASE II

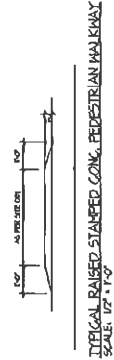
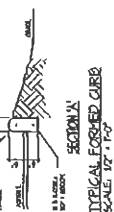
**PILLOW ARCHITECT LTD**  
 3707 1st AVENUE  
 BURNABY, BRITISH COLUMBIA  
 V5C 1V6 EMAIL: pillow@pillowarchitect.com  
 TEL: (604) 298-3700 FAX: (604) 298-3701  
 Number of the S.D. 1  
 Number of the A.C. 1  
 Number of the S.D. 1  
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 Number of the S.D. 1  
 Number of the A.C. 1

CONTRACT NO.	11-594513
PROJECT NAME	SANDS PLAZA PHASE II
LOCATION	1040 1040 - 1045 ROAD RICHMOND, B.C.
DATE	2012
SCALE	AS SHOWN
DATE	2012
SCALE	AS SHOWN



SEE PLAN # 2  
FOR SITE PLAN

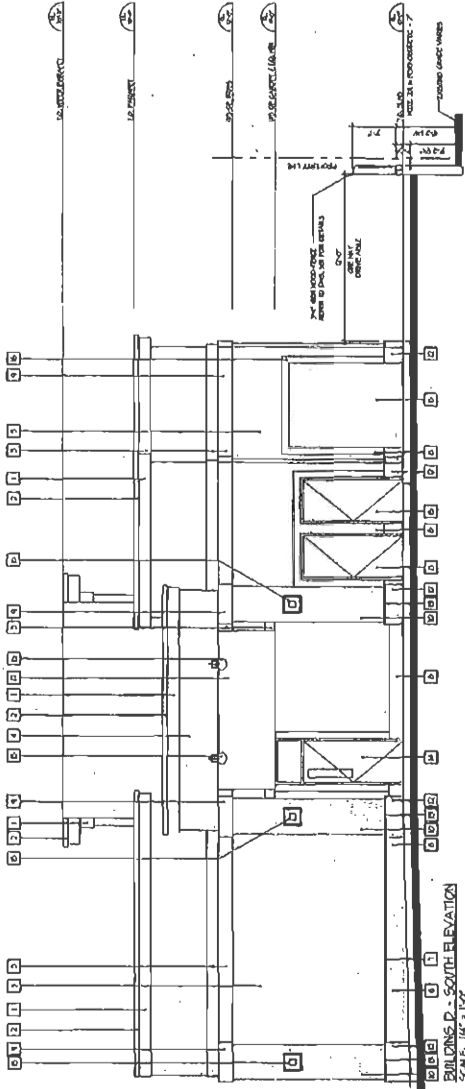
Plan 1 Jan 27 2012  
**DP 11-594513**



NO.	DATE	DESCRIPTION
01	01-15-10	RE-DESIGN FOR PHASE II
02	01-15-10	RE-DESIGN FOR PHASE II
03	01-15-10	RE-DESIGN FOR PHASE II
04	01-15-10	RE-DESIGN FOR PHASE II
05	01-15-10	RE-DESIGN FOR PHASE II
06	01-15-10	RE-DESIGN FOR PHASE II
07	01-15-10	RE-DESIGN FOR PHASE II
08	01-15-10	RE-DESIGN FOR PHASE II
09	01-15-10	RE-DESIGN FOR PHASE II
10	01-15-10	RE-DESIGN FOR PHASE II
11	01-15-10	RE-DESIGN FOR PHASE II
12	01-15-10	RE-DESIGN FOR PHASE II
13	01-15-10	RE-DESIGN FOR PHASE II
14	01-15-10	RE-DESIGN FOR PHASE II
15	01-15-10	RE-DESIGN FOR PHASE II
16	01-15-10	RE-DESIGN FOR PHASE II
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19	01-15-10	RE-DESIGN FOR PHASE II
20	01-15-10	RE-DESIGN FOR PHASE II

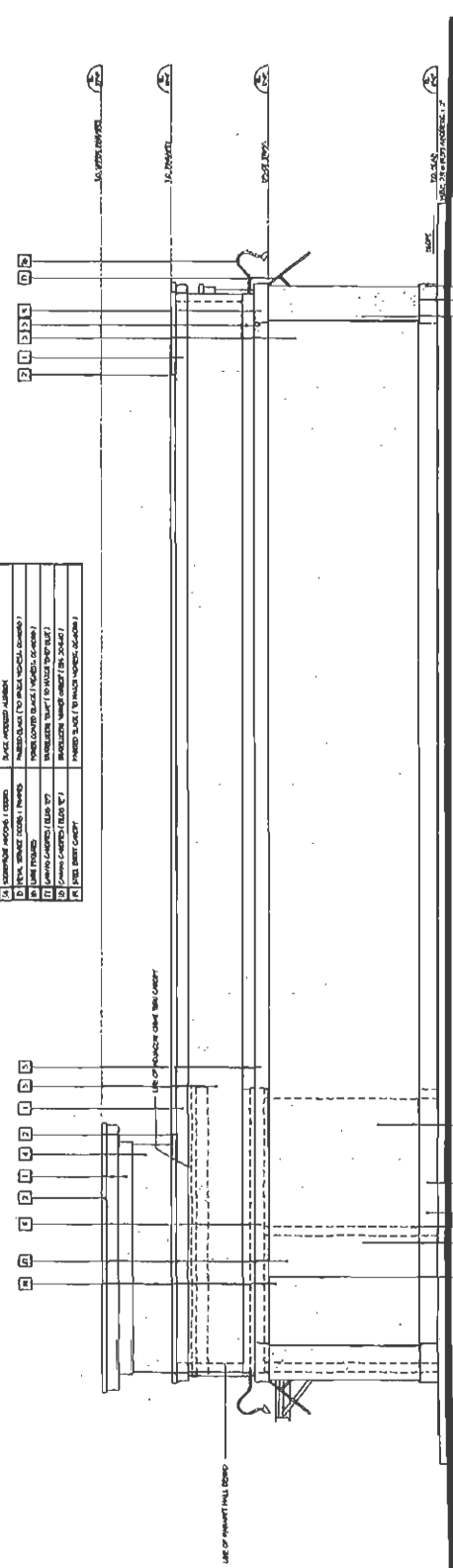






BUILDING D - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

ITEM / MATERIAL	COLOR
1. FLOORING: POLISHED CONCRETE	100% GREY (BY 3000-01)
2. EXTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
3. INTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
4. FLOORING: POLISHED CONCRETE	100% GREY (BY 3000-01)
5. EXTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
6. INTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
7. FLOORING: POLISHED CONCRETE	100% GREY (BY 3000-01)
8. EXTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
9. INTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
10. FLOORING: POLISHED CONCRETE	100% GREY (BY 3000-01)
11. EXTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)
12. INTERIOR WALLS: POLISHED CONCRETE	100% GREY (BY 3000-01)



BUILDING D - WEST ELEVATION  
SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION	QUANTITY
1	100% GREY (BY 3000-01)	1000
2	100% GREY (BY 3000-01)	1000
3	100% GREY (BY 3000-01)	1000
4	100% GREY (BY 3000-01)	1000
5	100% GREY (BY 3000-01)	1000
6	100% GREY (BY 3000-01)	1000
7	100% GREY (BY 3000-01)	1000
8	100% GREY (BY 3000-01)	1000
9	100% GREY (BY 3000-01)	1000
10	100% GREY (BY 3000-01)	1000
11	100% GREY (BY 3000-01)	1000
12	100% GREY (BY 3000-01)	1000

DATE: 11/27/2012

PROJECT: SANDS PLAZA PHASE II

ARCHITECT: PLOVOY ARCHITECT LTD.

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 1S6  
TEL: (604) 291-1700 FAX: (604) 291-1701  
WWW.PLOVOYARCHITECT.COM

DESIGNED BY: PLOVOY ARCHITECT LTD.

DATE: 11/27/2012

PROJECT: SANDS PLAZA PHASE II

ARCHITECT: PLOVOY ARCHITECT LTD.

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 1S6  
TEL: (604) 291-1700 FAX: (604) 291-1701  
WWW.PLOVOYARCHITECT.COM

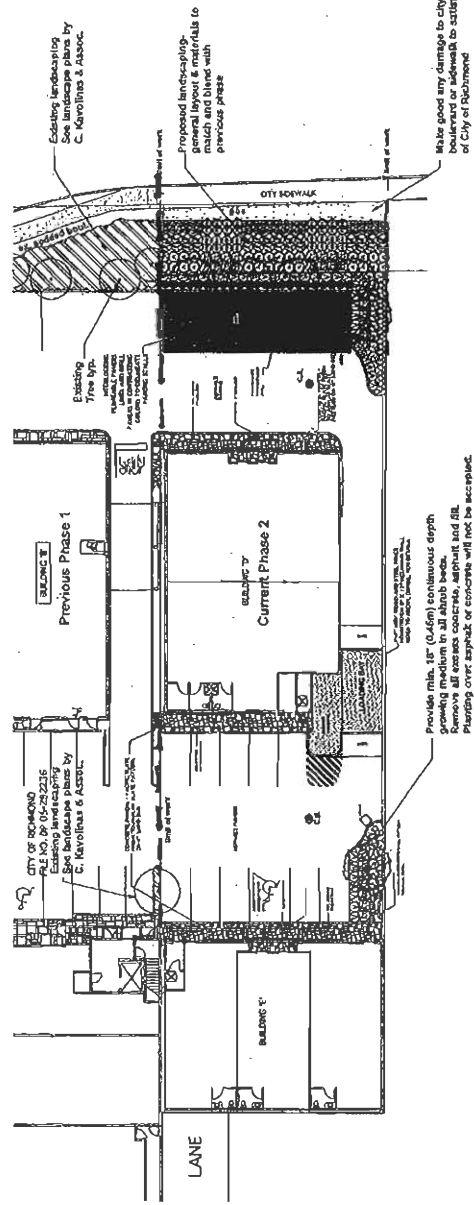
Plan 4 Jan 27 2012  
DP 11-594513







NOTES:  
 1. LANDSCAPE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A LANDSCAPE PLAN THAT MEETS THE CITY OF RICHMOND'S STANDARDS AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION OF THE PROJECT.  
 2. THE LANDSCAPE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A LANDSCAPE PLAN THAT MEETS THE CITY OF RICHMOND'S STANDARDS AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION OF THE PROJECT.



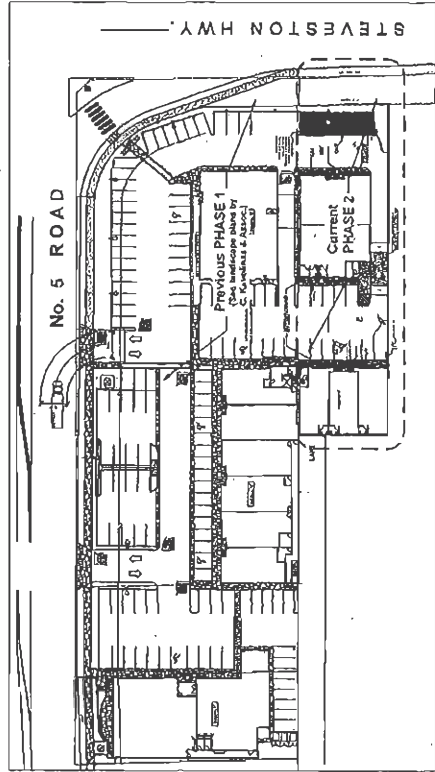
REFER TO PLAN # 9  
 FOR BLOW-UP

LANDSCAPE PLAN

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
<b>TREES</b>				
1	2	Leucodermis str. Palo Alto	Pale Alb Swallowtail	5m cal., 1.8m std.
2	4	Pyra chinensis	Quercus (Blackford) Pear	5m cal., 1.8m std.
<b>SHRUBS</b>				
3	41	Abies 'Edward Goucher'	Edward Goucher Abies	#3 Cont.
4	16	Abies japonica 'New Horizon'	Common Japanese	#2 Cont.
5	16	Nolina parviflora	Dull Dragon Grape	#3 Cont.
6	30	Rondeletia yucca 'Teddy Bear'	Teddy Bear Rhododendron	#2 Cont.
7	28	Rosa sanguinea	Red Flowering Quince	#3 Cont.
8	23	Thuja occ. 'Spiral'	Hedge Cedar	1.8m cal., 0.75m O.C.
9	61	Viburnum chin. Dwarf	Dwarf Spring Bouquet Viburnum	#2 Cont.
<b>GROUNDCOVERS</b>				
10	50	Gaultheria procumbens	Shrub	#1 Cont. 60cm O.C.

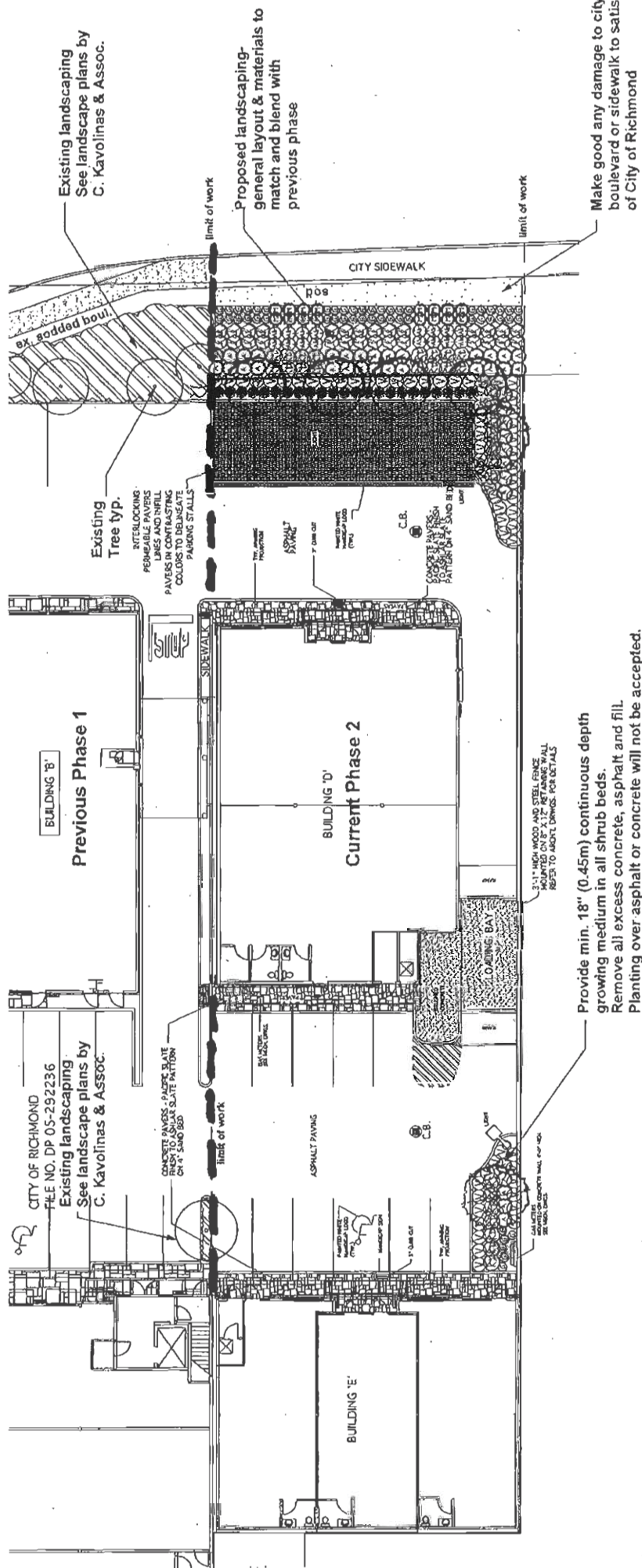
NOTES:  
 1. CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING WORK OR ANY DELIVERIES. 804-460-0000  
 2. ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE IRL LANDSCAPE STANDARD AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION OF THE PROJECT.  
 3. THE LANDSCAPE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A LANDSCAPE PLAN THAT MEETS THE CITY OF RICHMOND'S STANDARDS AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION OF THE PROJECT.



KEY PLAN Scale = 1:500

Plan 8 Jan 27 2012  
 DP 11-594513

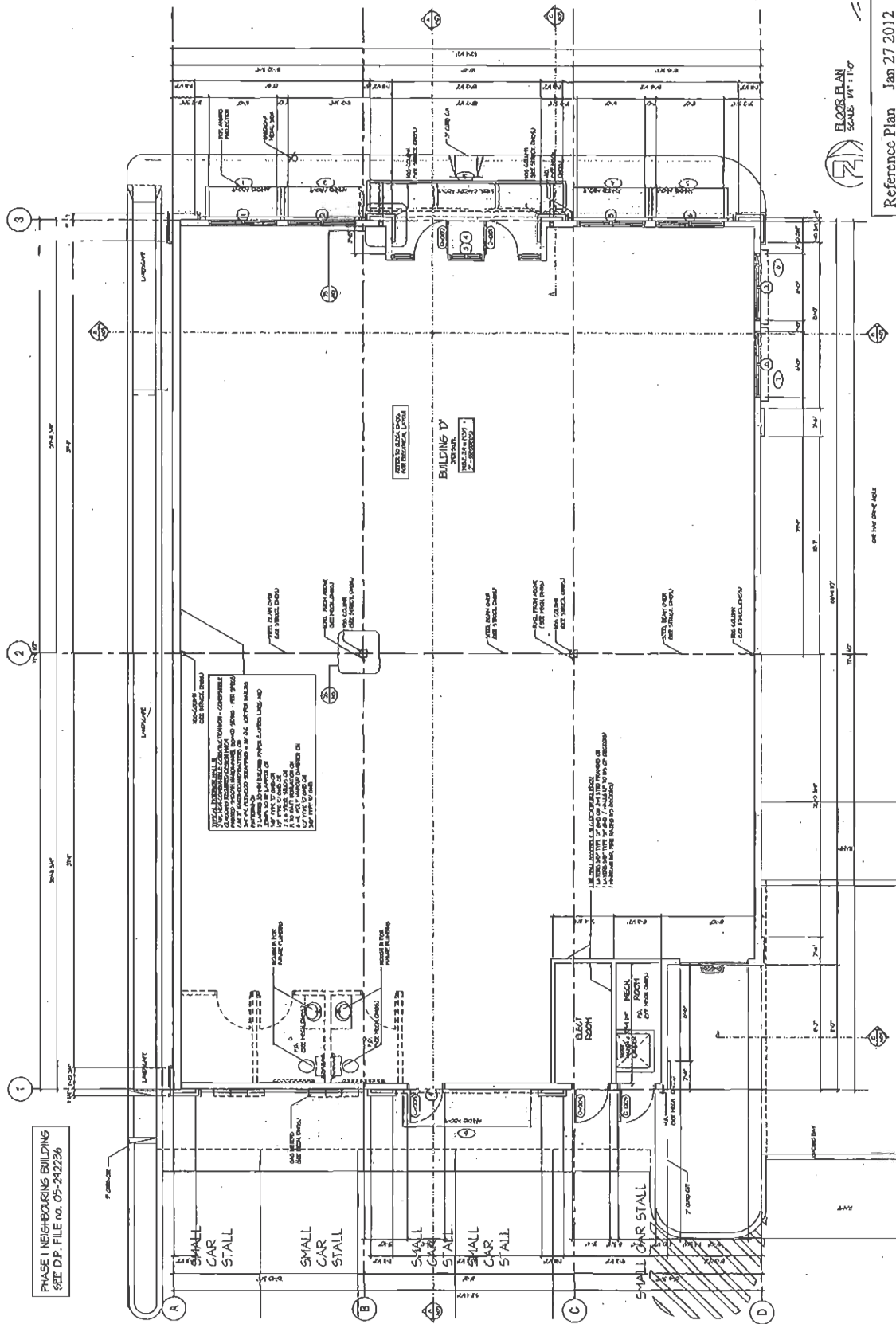
SANDS PLAZA PHASE II  
 1000, 1100 - HOLS ROAD  
 RICHMOND, VA.  
 LANDSCAPE PLAN  
 L1 of 1



## LANDSCAPE PLAN

Plan 9 Jan 27 2012  
DP 11-594513

CONSULT



PHASE I NEIGHBORING BUILDING  
SEE DP FILE NO. 05-242226

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE LATEST EDITIONS OF THE CANADIAN NATIONAL PLUMBING AND MECHANICAL CODES (CNPM/CNMC).  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND THE LATEST EDITIONS OF THE CANADIAN NATIONAL FIRE PROTECTION CODE (CNFPC).  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL MECHANICAL AND PLUMBING CODES (CNMPC/CNPLC).  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL ELECTRICAL AND MECHANICAL CODES (CNEM/CNMC).

BUILDING D  
2ND FLOOR  
1:1000

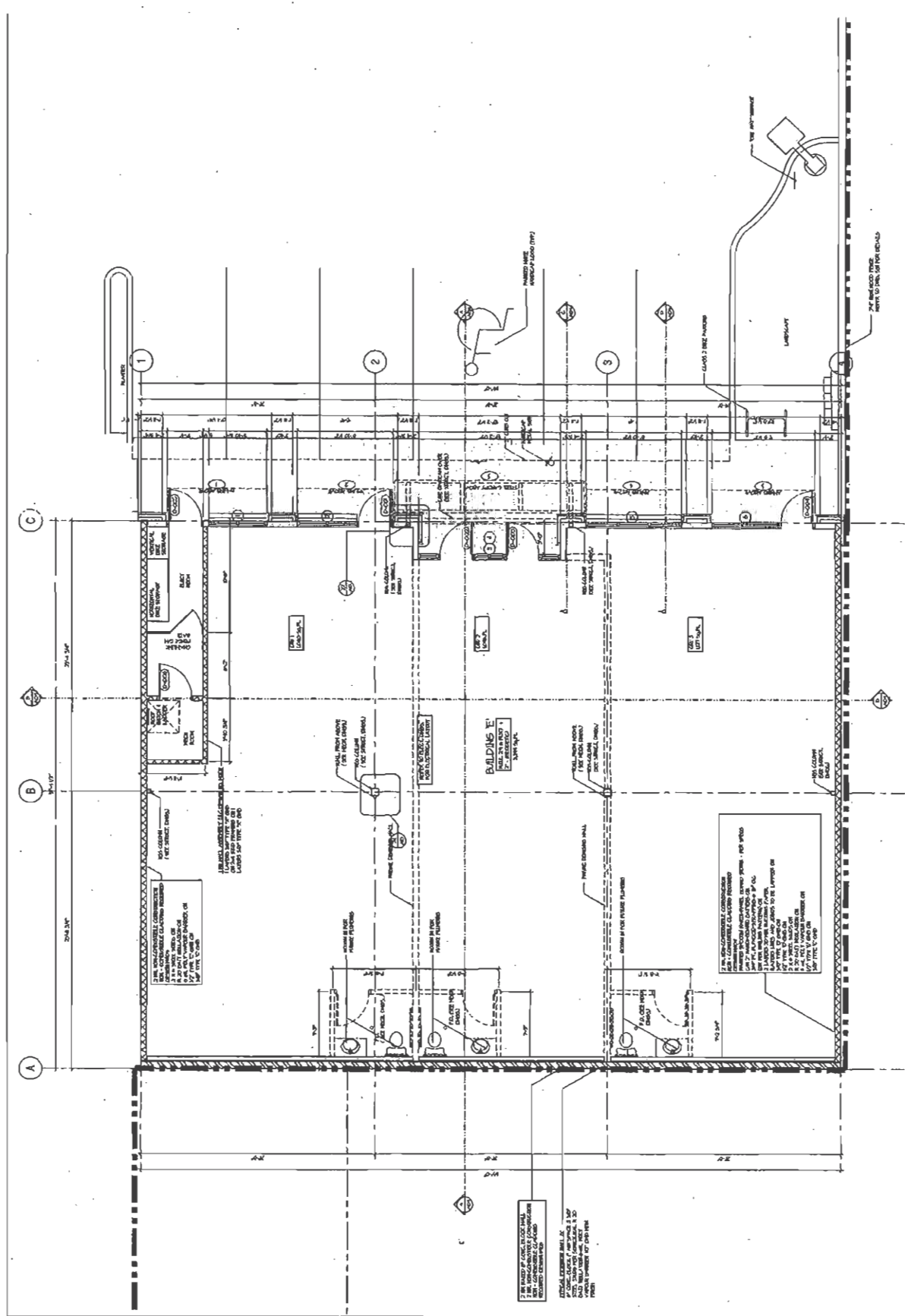
**FLOORS PLAN**  
SCALE: 1/4" = 1'-0"

Reference Plan Jan 27 2012  
**DP 11-594513**

**SANDS PLAZA PHASE II**  
10040 10040 - 1005 ROAD  
SCARBORO, ONT.  
PROJECT NO. 11-594513  
DATE: 01/27/2012  
DRAWN BY: A.O.I.  
CHECKED BY: A.O.I.  
SCALE: 1/4" = 1'-0"

**PIRONICK ARCHITECT LTD.**  
3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 1N6 EMAIL: pironick@pironick.com  
TEL: 604-298-3700 FAX: 604-298-6081  
Member of the B.C. Association of Architects  
Member of the B.C. Association of Engineers  
Member of the B.C. Association of Planners  
Member of the B.C. Association of Surveyors  
Member of the B.C. Association of Geomatics Engineers  
Member of the B.C. Association of Environmental Engineers  
Member of the B.C. Association of Environmental Scientists  
Member of the B.C. Association of Environmental Technicians  
Member of the B.C. Association of Environmental Health Officers  
Member of the B.C. Association of Environmental Health Technicians  
Member of the B.C. Association of Environmental Health Inspectors  
Member of the B.C. Association of Environmental Health Officers  
Member of the B.C. Association of Environmental Health Technicians  
Member of the B.C. Association of Environmental Health Inspectors

NO.	REVISION	DATE	BY	CHKD	DESCRIPTION
01	ISSUED FOR PERMIT				
02	ISSUED FOR PERMIT				
03	ISSUED FOR PERMIT				
04	ISSUED FOR PERMIT				
05	ISSUED FOR PERMIT				
06	ISSUED FOR PERMIT				
07	ISSUED FOR PERMIT				
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16	ISSUED FOR PERMIT				
17	ISSUED FOR PERMIT				
18	ISSUED FOR PERMIT				
19	ISSUED FOR PERMIT				
20	ISSUED FOR PERMIT				



**2**  
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Reference Plan Jan 27 2012  
**DP 11-594513**

NO.	DATE	REVISION
1	01/27/12	ISSUED FOR PERMIT
2	01/27/12	ISSUED FOR PERMIT
3	01/27/12	ISSUED FOR PERMIT
4	01/27/12	ISSUED FOR PERMIT
5	01/27/12	ISSUED FOR PERMIT
6	01/27/12	ISSUED FOR PERMIT
7	01/27/12	ISSUED FOR PERMIT
8	01/27/12	ISSUED FOR PERMIT
9	01/27/12	ISSUED FOR PERMIT
10	01/27/12	ISSUED FOR PERMIT

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**SANDS PLAZA PHASE II**  
11-59  
1040, 1050 - 1055 ROAD  
REDFORD, B.C.  
BUILDING E  
FLOOR PLAN  
PLAN #1  
DATE: 01/27/12  
SCALE: 1/4" = 1'-0"  
NOV 2011