



**City of Richmond**  
Urban Development Division

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** April 1, 2004

**From:** Raul Allueva  
Director of Development

**File:** DP 03-238031

**Re:** Application by James Lam for a Development Permit at 8777 Odlin Road

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### **Staff Recommendation**

That a Development Permit be issued for a 2,620 m<sup>2</sup> (28,200 ft<sup>2</sup>), one-storey-with-mezzanine light industry/retail trade and services building at 8777 Odlin Road on a site zoned Comprehensive Development District (CD/55).

Raul Allueva  
Director of Development

CA:blg

Att.

## Staff Report

### Origin

James Lam, on behalf of The China Cereals and Oil Corporation, proposes to develop a one-storey-with-mezzanine light industry/retail trade and services building for the wholesaling and retailing of rice and other dry goods on the existing vacant site.

A copy of the development application filed with the Urban Development Division is appended to this report.

### Development Information

Site Area:	7605 m <sup>2</sup> (81,862 ft <sup>2</sup> )
Building Area:	2703 m <sup>2</sup> (29,100 ft <sup>2</sup> )
Site Coverage:	60 % Allowed 33 % Proposed
F.A.R.:	1.0 Allowed 0.36 Proposed
Setbacks:	Garden City Road (east): minimum required: 3m (10ft.) minimum provided: 3m (10ft.)
	Odlin Road: minimum required: 6m (20 ft.) minimum provided: 55.8m (183 ft.)
	Odlin Crescent: minimum required: 3m (9.8ft.) minimum provided: 75.8m (249ft.)
	North: minimum required: 0m (0 ft.) minimum provided: 0m (0 ft.)
Height:	15 m (49 ft.) Permitted 9.2 m (30 ft.) Proposed
Parking:	89 Spaces Required (based on 2062 m <sup>2</sup> retail and 641 m <sup>2</sup> warehouse) 101 Spaces Proposed
Loading:	2 Required 2 Proposed

## Background

The site is located in a neighbourhood with a variety of uses and eclectic mix of architectural styles. The irregularly shaped site has three (3) frontages: Garden City Road, Odlin Road and Odlin Crescent. There are existing trees worthy of retention including four (4) Fir trees at the south-east corner of the site and two (2) Oak trees within the proposed surface parking lot. The proposed development was substantially redesigned in response to staff input and Advisory Design Panel comments from October 22, 2003 to arrive at the current scheme. The major concerns precipitating the redesign related to:

- “back door” orientation of the proposed building to Garden City Road;
- the proposed size, location and layout of the loading area;
- inadequate queuing lane, poor manoeuvring for some of the parking stalls, and the use of Odlin Crescent to provide circulation for the proposed parking;
- the number and location of proposed vehicular entrances; and
- insufficient consideration given to the retention of significant trees on the site.

Staff and the applicant have since worked closely to address the above-noted concerns. The ultimate siting of the building was largely influenced by the effort to retain the significant trees on site while still responding to the operational needs of the development. Staff presented the revised scheme to Advisory Design Panel on January 21, 2004 and the project received unanimous support by the Panel to proceed.

Development surrounding the subject site is as follows:

To the north, an existing three-storey, retail/office complex fronting Garden City Road along the east half of the site, and a temple building under construction facing Odlin Crescent along the west half of the site;

To the east, existing older single-family neighbourhood across Garden City Road;

To the south, Odlin Road and existing older single-family neighbourhood; and

To the west, Odlin Crescent and existing private language school and office buildings.

## Staff Comments

The revised scheme attached to this report has satisfactorily addressed all the significant staff comments documented in our letter dated February 12, 2004. The following is a brief discussion of the resolution of the major issues.

### Transportation Department:

The main entrance on the south side of the building facing the parking lot with principle pedestrian access off Garden City Road. No vehicular access is provided off Garden City Road as it is an arterial road. Vehicular accesses are provided off Odlin Road and Odlin Crescent.

In accordance with Transportation Department recommendation, the applicant has incorporated continuous landscape planting along a portion of the boulevard on Garden City Road, closest to the main entrance of the premise, to deter illegal drop off/loading on Garden City Road.

### Zoning Compliance/Variances:

The proposed development conforms to the regulations set out in the Comprehensive Development District (CD/55) zone.

### **Advisory Design Panel Comments**

The project was first referred to the Advisory Design Panel on October 22, 2003. Some of the major concerns raised by the Panel are discussed in the "Background" section in this report. The revised scheme was presented to the Panel on January 21, 2004. The Panel supported the project subject to the applicant addressing a number design issues outlined in the January 21, 2004 Minutes (Appendix I).

The applicant has satisfactorily addressed the Panel's comments.

### **Analysis**

Criteria and policies for the issuance of Development Permits appear in Schedule 1, Section 9 Development Permit Guidelines and Schedule 2, Section 2.10 City Centre Area Plan of Bylaw 7100, the Official Community Plan.

### **Urban Development- Design**

The proposed development is a large format wholesale/retail use. The form and massing of the building reflects the single tenant nature of this type of use.

The applicant and staff have worked closely to improve the architectural expression of the proposed building and the streetscape. The revised plans made significant design development to address the following areas:

#### Conditions of Adjacency:

- The robust perimeter planting along street frontages provides high quality landscape treatment along Garden City Road, Odlin Road and Odlin Crescent;
- The roof top mechanical units are screened to minimize visual impact to the adjacent three-storey retail building to the north; and
- The enclosed garbage and loading areas minimize visual impact to the adjacent developments.

#### Site Planning and Urban Design:

- The entry plaza provides opportunity for the incorporation of Public Art and bicycle parking to improve the pedestrian interface with the Garden City Road;
- The revised pedestrian circulation on site incorporates wide walkways and letdowns at curb improve wheelchair accessibility; and
- The applicant has agreed to participation in the Richmond Public Art Program by incorporating an artwork estimated at \$17,000 (total artwork budget) into the public plaza.

#### Architectural Form and Character:

- The introduction of a continuous canopy along the south side of the building in conjunction to the “arcade” at the south-east portion of the façade creates a focal entry element that also provides weather protection for pedestrians;
- The incorporation of glazing improves articulation of the building facades; and
- The inclusion of signage design in the Development Permit application assures that the signage will be an integral part of the architecture of the proposed building.

#### Landscape Design

- The applicant has made great efforts to retain significant trees on the site and incorporate the trees into the landscape design to preserve some of the natural heritage of the City;
- Some of the proposed trees have been upsized to be more in keeping with the surrounding mature landscaping; and
- The incorporation of porous paving material instead of asphalt on some of the parking spaces improves permeability.

#### Conclusions

Staff support this application and appreciate the applicant’s willingness to work closely with staff to improve the building design and site circulation to address urban design and Advisory Design Panel concerns and to preserve existing trees where possible.



Cecilia Achiam, MCIP  
Urban Design Planner

CA:blg

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

- A Letter of Credit for \$58,200 for landscaping.

Prior to issuance of the Building Permit:

- The applicant is responsible for ensuring that protective fences are installed around the existing trees to be retained, and submitting evidence that a qualified professional has been retained to supervise work around the trees during construction, including a post-construction report on the condition of the trees.
- Arrangements to be made, to the satisfaction of the Parks , Recreation and Cultural Services for the maintenance of the barrier planting along Garden City Road.
- Any alterations to driveway crossings, etc. will be handled via Work Order at Building Permit stage.
- Prior to the initiation of the project, the applicant will provide a project Public Art plan including: proposed artwork, description of artwork theme (for an estimated value of \$17,000); and artist biography, and artwork location for approval by Richmond Public Art Commission.

**MINUTES FROM THE DESIGN PANEL MEETING**

**Wednesday, January 21st, 2004 – 4:00 p.m.**

**Rm. 1.002**

**RICHMOND CITY HALL**

Attendance:

Members: Mr. Jim Huffman  
Mr. Jerry Doll  
Ms. Annette Martin  
Mr. Arlen Johnson  
Mr. Sheldon Chandler  
Mr. David Lee  
Ms. Alina Maness

Staff: Mr. Brian Guzzi  
Ms. Cecilia Achiam  
Ms. Sara Badyal  
Mr. Kevin Eng

Recording Secretary: Deborah MacLennan

Representatives: **DP 03-238031**  
Mr. Gen Yada  
Mr. James Lam  
Mr. Fred Liu

**DP 03-243985**  
Mr. Norm Couttie  
Mr. Jonathan Losee  
Mr. Darren Chung

The meeting was called to order at 4:00 p.m.

Mr. Brian Guzzi, provided an introduction of the new Panel members and the new staff members .

Ms. Cecilia Achiam distributed an information package to those present. A copy of the package is on file in the City Clerks Office. A discussion then ensued on the matter of the vote accorded to staff in the Terms of Reference for the Panel during which Mr. Guzzi expressed the opinion that staff would prefer to not utilize that vote other than in a situation where quorum was not present. The Panel indicated a preference for staff to be consistent and not to vote under any situation to preserve neutrality. Staff concurred.

Minutes of Design Panel Meeting  
Wednesday, January 21<sup>st</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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Mr. Chandler was elected, by acclamation, Chair of the Advisory Design Panel for 2004. He then assumed the Chair.

1. Adoption of the December 17<sup>th</sup>, 2003 minutes.

It was requested that Alina Maness be shown as present.

It was moved and seconded

***That the minutes of the Advisory Design Panel meeting held on December 17th, 2003 be adopted as amended.***

**CARRIED**

2. 2004-01 **Warehouse**

*Gen Yada Architect*

8777 Odlin Road/8822 Odlin Crescent

(Formal - Re-submission)

DP 03-238031

Ms. Achiam distributed and reviewed staff comments on the project, a copy of which is attached as Schedule 1 and forms a part of these minutes.

Ms. Achiam summarized the previous comments of the Panel, and indicated that she had reviewed the new drawings. The following comments were then made:

- the back wall was a blank wall – it was then questioned whether the proximity of the walkway to the wall would be of issue;
- although the entrance plaza was appreciated the weather protection did not continue around the building;
- the ramp for the 2 handicapped parking stalls created a potential conflict between the stalls and the shopping carts storage area. It was suggested that the ramp be relocated;
- the bike racks should be located closer to the staff entrance;
- a canopy should be provided over the entrance plaza which would aid in creating a more prominent plaza.

Mr. Gen Yada, architect, with the aid of a model, an artists' rendering, elevations, a site plan and a landscape plan, expressed his opinion that a number of the comments presented by Ms. Achiam were not comments made by the previous planner on the project, Mr. Alex Jamieson. Mr. Yada referred to a detailed letter provided by Mr. Jamieson. He then introduced Mr. James Lam, representative of the owner, and Mr. Fred Liu, landscape architect, to the Panel.

Minutes of Design Panel Meeting  
Wednesday, January 21<sup>st</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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Mr. Yada said that the presented scheme of October 22<sup>nd</sup>, 2003 had been modified with significant changes that addressed the Design Panel comments at that time. Mr. Yada then reviewed the those changes as follows:

- a relocated loading bay location to the west side of the building – a location noted to be less visible from the prominent driveway;
- additional glazing had been added along Garden City Road;
- a relocation of the entry to the corner of the site which tied into the additional glazing along Garden City Road. The exit was located close to the entry as a result of the significant security concerns of the owner as to how people will enter and exit the building;
- the incorporation of various design elements that are well proportioned and would aid in breaking down the appearance of the building;
- the incorporation of a stepped covered main portion of the building that would provide cover to the entry of the building.

Mr. Yada then reviewed the materials, lighting and glazing that will be utilized.

Mr. Fred Liu, Landscape Architect, reviewed the landscape changes as follows:

- a pedestrian entry plaza was created that better addressed Garden City Road;
- in addition to the existing Maple trees planted along Garden City Road, a second row would be planted in a triangular, zigzag pattern, along with low evergreen shrubs, and rose bushes;
- larger tree planting in the parking area in front of the entry,
- additional green area around the base of an existing Oak tree;
- a walkway along the south property line that intersected with an interlocking paver pedestrian crossing to the building;
- the planting of additional trees wherever possible for visual relief and greenery.

Discussion then ensued among Panel members and Mr. Yada, following which the Chair summarized the Panel's points as being:

- a good response to the design issues;
- a suggestion as to the preferred length of the canopy;
- a question about the restricted vehicular access to Odlin Road;



Minutes of Design Panel Meeting  
Wednesday, January 21<sup>st</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

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ITEM	MINUTE	SUBJECT	FILE
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- should relook at the plaza for the possibility of re-orienting the handicapped parking stalls to make them more usable while enlarging the plaza;
- the arrangement, size, and type of signage will be important;
- investigate the use of porous paving;
- review the shopping cart area to reduce clutter and conflict with handicap ramp access to the handicap parking spaces;
- look at relocating some of the bike racks or incorporate them into the public art feature;
- consider substituting larger calliper trees for the secondary line of trees proposed on the development site along Garden City Road
- review opportunity to eliminate the "redundant" walkway from Odlin Road to the front entrance and incorporating additional landscaping instead;
- ensure that walkways are universally accessible by incorporating ramp/curb cuts where necessary;
- consider addressing the vandalism potential for the rear wall.

The vote in support of the project moving forward, subject to the above comments, was unanimous.



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit Application**  
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 8777 ODLIN / ~~8822 Odlin St~~ B39

Legal Description(s): Lot 10 Sec 33/34-5-6 PLLMP 30785  
Lot 31 Sec 33-5-6 CMP 54149

Applicant: James Lam

Correspondence/Calls to be directed to:

Name: James Lam

Address: 123 W 43rd Ave Vancouver BC  
VS92T6  
Postal Code

Te. No.: 604 377 6103  
Business

E-mail: James.lam@shaw.ca

Residence: 604 321-3813  
Fax

Property Owner(s) Signature(s): [Signature]

KAN FAT TONG, CHINA CEREALS & OILS CORP  
Please print name

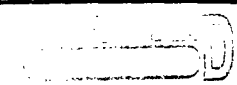
or

Authorized Agent's Signature: [Signature]  
Attach Letter of Authorization

KAN FAT TONG  
Please print name

[Signature]

<b>For Office Use</b>	
Date Received: <u>June 11/03</u>	Application Fee: <u>4545.00</u>
File No.: <u>030-238031</u>	Receipt No.: <u>17-0007158</u>
Only assign if application is complete	





**No. DP 03-238031**

To the Holder: JAMES LAM  
Property Address: 8777 ODLIN ROAD  
Address: C/O 123 WEST 43<sup>RD</sup> AVENUE  
VANCOUVER, BC V5Y 2T6

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 or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #2, 4 and 5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that the landscaping 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, or 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. If the existing tree that has been identified for retention dies as a result of construction activity, the City may cash the Letter of Credit for the value of the tree or request replanting as appropriate.

# Development Permit

No. DP 03-238031

To the Holder: JAMES LAM  
Property Address: 8777 ODLIN ROAD AND 8822 ODLIN CRESCENT  
Address: C/O 123 WEST 43<sup>RD</sup> AVENUE  
VANCOUVER, BC V5Y 2T6

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$58,200.

- 4. 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.
- 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_,

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
MAYOR







APR 28 2004

03238031

GARDEN CITY RD.

10' 0" x 3.25m setback  
(9' 0" x 3m)

212' 2" x 64.67m

223' 0" x 68.04m

182' x 111' 0" = 20200  
+ 95' x 21' 4" = 2025 22225 sq. ft.

PROPOSED ONE STOREY  
LIGHT INDUSTRY/  
RETAIL SERVICES BUILDING  
Main Fl. ±28000ft<sup>2</sup>  
+ mezz. ±10500ft<sup>2</sup>

1.0g of floor slab  
1.800 x 1.90

RETAIL AREA  
±22225 sq. ft.

MEZZANINE FL  
±10500ft<sup>2</sup>

mezzanine over  
±10500ft<sup>2</sup>

14th 1990	Building Permitted Plans for One-Storey Building
15th 1990	Final Permitted Plans for One-Storey Building
16th 1990	Final Permitted Plans for One-Storey Building
17th 1990	Final Permitted Plans for One-Storey Building
18th 1990	Final Permitted Plans for One-Storey Building
19th 1990	Final Permitted Plans for One-Storey Building
20th 1990	Final Permitted Plans for One-Storey Building
21st 1990	Final Permitted Plans for One-Storey Building
22nd 1990	Final Permitted Plans for One-Storey Building
23rd 1990	Final Permitted Plans for One-Storey Building
24th 1990	Final Permitted Plans for One-Storey Building
25th 1990	Final Permitted Plans for One-Storey Building
26th 1990	Final Permitted Plans for One-Storey Building
27th 1990	Final Permitted Plans for One-Storey Building
28th 1990	Final Permitted Plans for One-Storey Building
29th 1990	Final Permitted Plans for One-Storey Building
30th 1990	Final Permitted Plans for One-Storey Building
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32nd 1990	Final Permitted Plans for One-Storey Building
33rd 1990	Final Permitted Plans for One-Storey Building
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39th 1990	Final Permitted Plans for One-Storey Building
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41st 1990	Final Permitted Plans for One-Storey Building
42nd 1990	Final Permitted Plans for One-Storey Building
43rd 1990	Final Permitted Plans for One-Storey Building
44th 1990	Final Permitted Plans for One-Storey Building
45th 1990	Final Permitted Plans for One-Storey Building
46th 1990	Final Permitted Plans for One-Storey Building
47th 1990	Final Permitted Plans for One-Storey Building
48th 1990	Final Permitted Plans for One-Storey Building
49th 1990	Final Permitted Plans for One-Storey Building
50th 1990	Final Permitted Plans for One-Storey Building

PROPOSED LIGHT  
INDUSTRY SERVICES BUILDING  
8777 OULIN RD. 8822 OULIN CTS.  
Richmond, B. C.

FLOOR PLAN

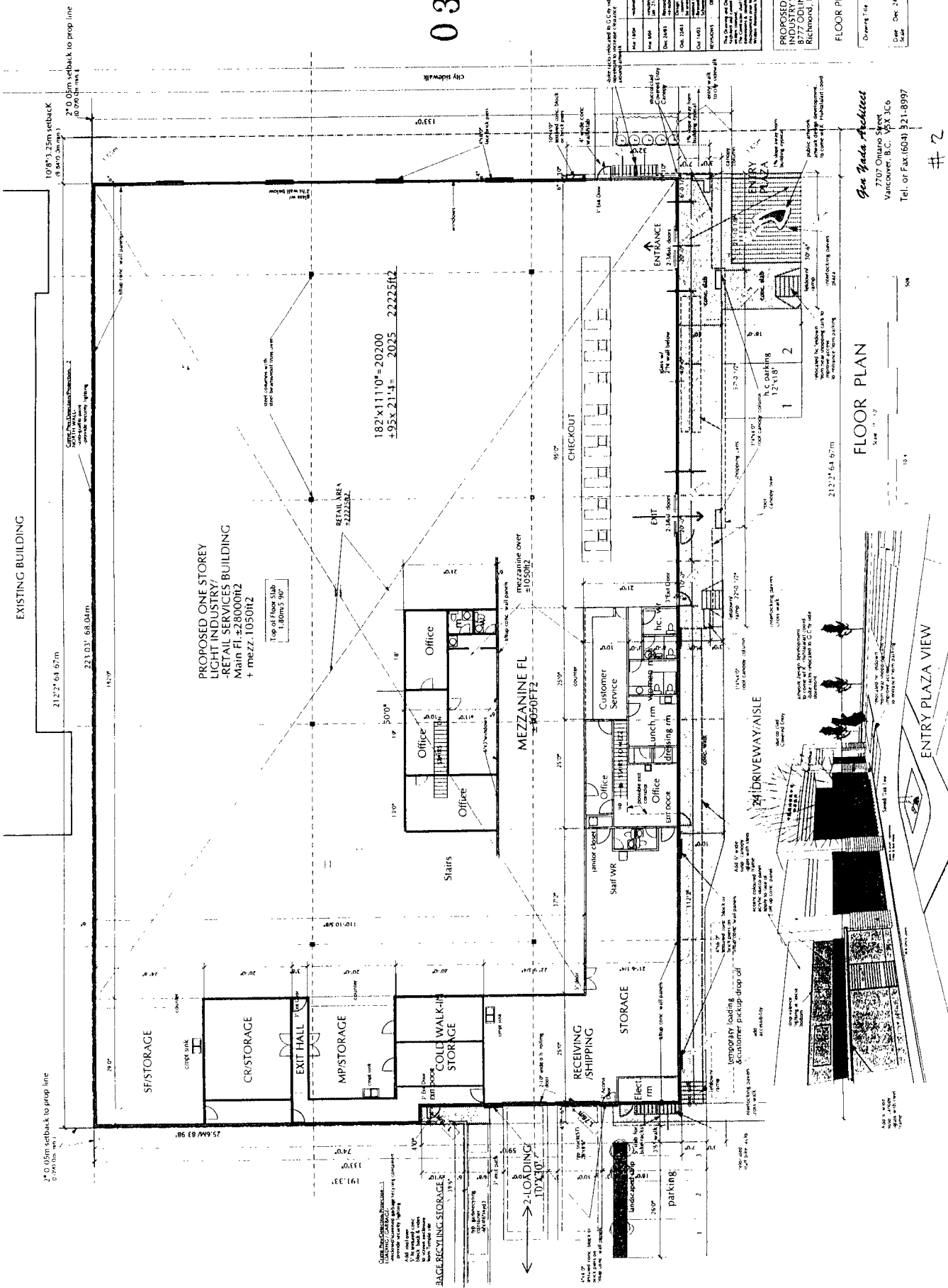
Drawing Title  
3  
Date: Dec. 2003  
Scale

Gen Yada Architects  
7707 Ontario Street  
Vancouver, B.C. V5X 3C6  
Tel. or Fax: (604) 321-8997

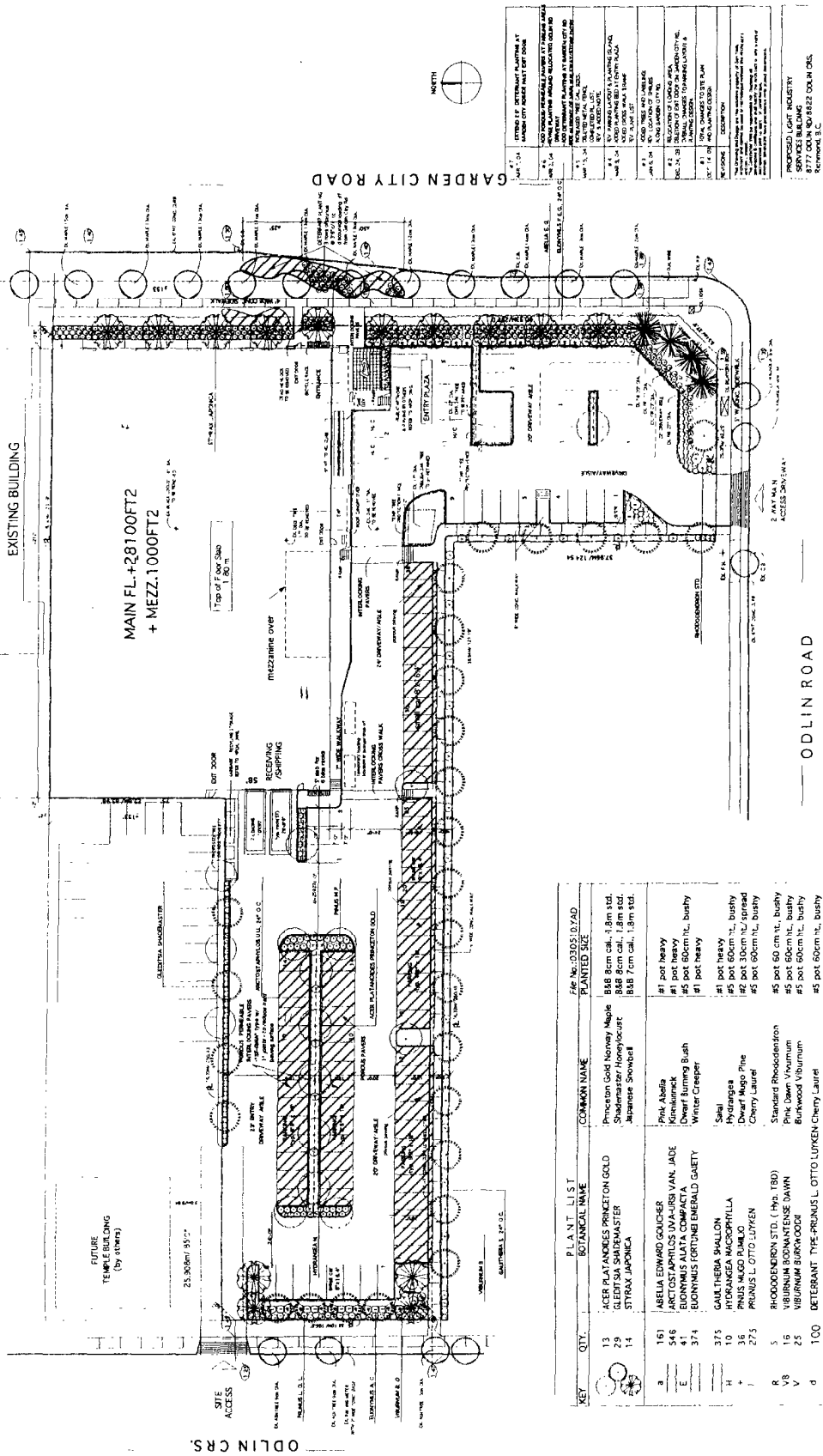
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FLOOR PLAN  
Scale: 1" = 12'

ENTRY PLAZA VIEW







PROPOSED LIGHT FIXTURES  
 1. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 2. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 3. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 4. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 5. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 6. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 7. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 8. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 9. 10' X 10' SQUARE RECESSED DOWN LIGHT  
 10. 10' X 10' SQUARE RECESSED DOWN LIGHT

Gen Yada Architect  
 7707 Ontario Street  
 Vancouver, B.C. V5K 3C6  
 Tel. or Fax: (604) 321-8997

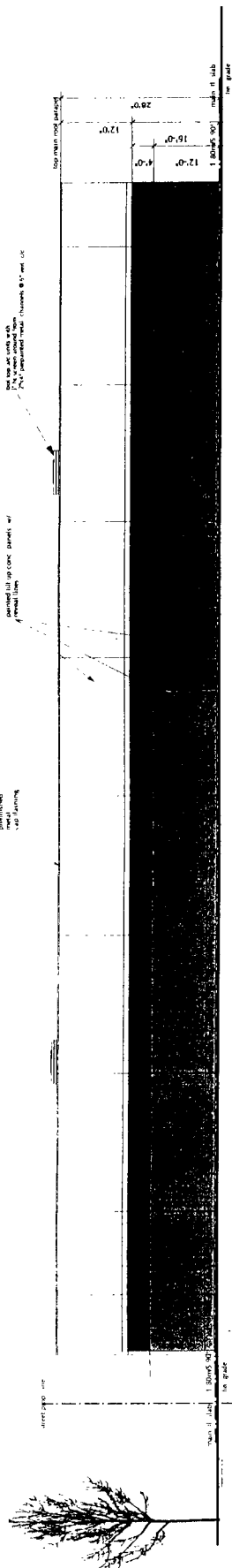
FRED LIU LANDSCAPE ARCHITECT  
 BCSCA, CSLA, ASLA  
 2080 Steeles Avenue  
 Vancouver, BC V5K 2G7  
 TEL: (604) 327-7541

APR 28 2004  
 03238031 #3

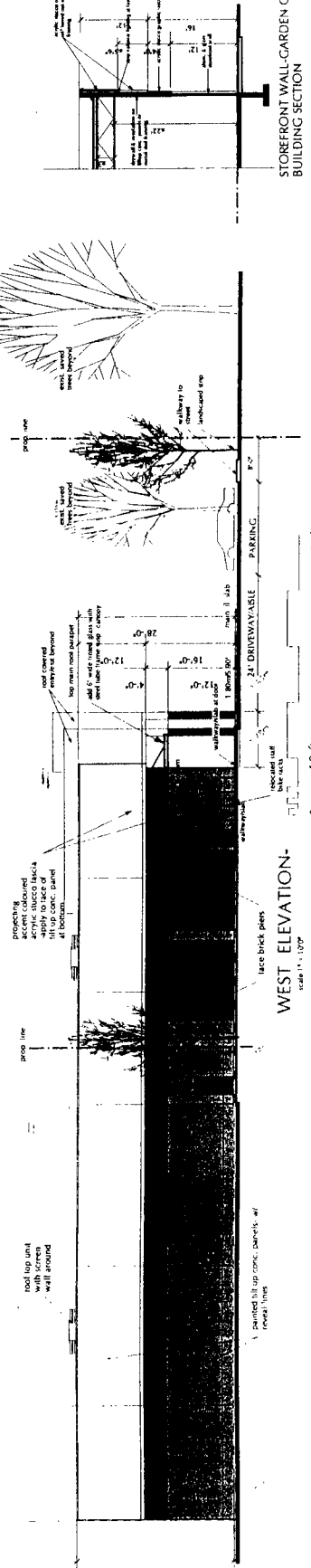
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
B	151	ARECA EDWARD GOUNDER	Pink Abelia	#1 pot heavy
VB	546	ARCTOSTAPHYLOS UVA-URSI VARI. JADE	Arctostaphylos	#5 pot heavy
E	41	BLONTHUS ALATA COMPACTA	Overhead Burning Bush	#5 60cm ht., bushy
V	374	BLONTHUS FORTUNEI EMERALD GAETI	Winter Creeper	#1 pot heavy
H	375	GAULTHERIA SHALLOON	Saili	#1 pot heavy
I	10	PHANUS MARGO BAMB	Hydrangea	#2 pot 60cm ht., bushy
J	275	PRUNUS L. OTTO-LUYKEN	Cherry Laurel	#2 pot 30cm ht., spread
R	5	RHOODEXDRON STD. (Fls. TB)	Standard Rhododendron	#5 pot 60 cm ht., bushy
VB	16	VIBURNUM BODINANTENSE JAWN	Pink Dawn Viburnum	#5 pot 60cm ht., bushy
V	25	VIBURNUM BURKWOODII	Burkwood Viburnum	#5 pot 60cm ht., bushy
d	100	DETERRANT PHY-PRUNUS L. OTTO-LUYKEN Cherry Laurel	Cherry Laurel	#5 pot 60cm ht., bushy

NOTE:  
 1. All plant materials shall meet or exceed BCSCA/BCSMA Standards.  
 2. All grass areas shall be sodded unless otherwise indicated.  
 3. All trees shall be established in the ground.  
 4. For all other requirements, see Landscape Specifications & Details on B.S.111 sheet.





NORTH ELEVATION-



WEST ELEVATION-

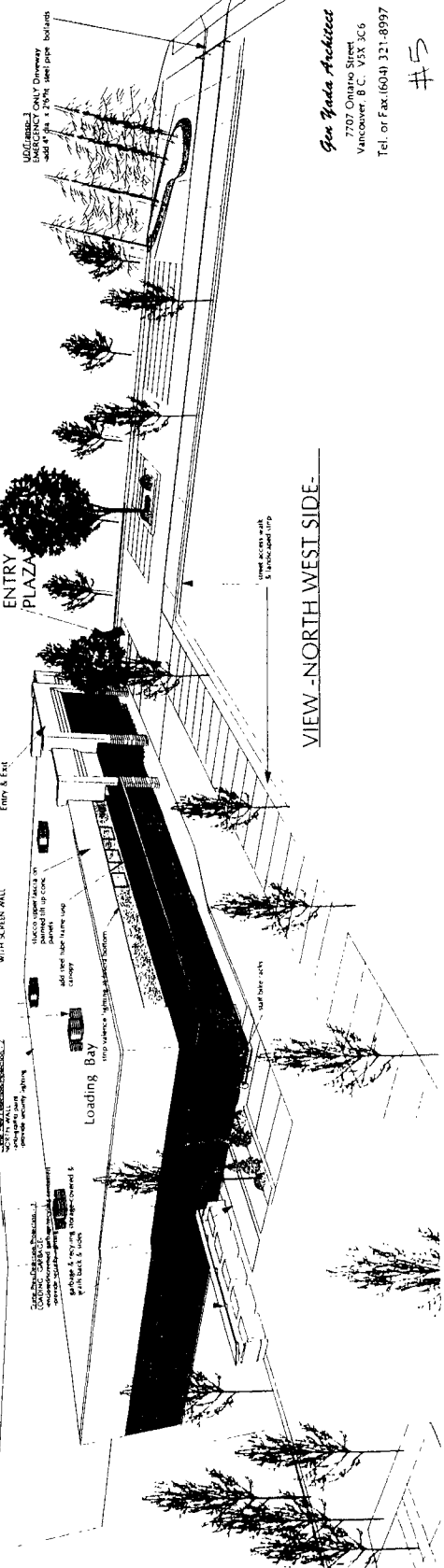
STOREFRONT WALL-GARDEN CITY RD  
BUILDING SECTION

APR 28 2004

REV	DATE	DESCRIPTION
01	04/28/04	ISSUED FOR PERMIT
02	04/28/04	REVISED PERMIT PLAN
03	04/28/04	REVISED PERMIT PLAN
04	04/28/04	REVISED PERMIT PLAN
05	04/28/04	REVISED PERMIT PLAN
06	04/28/04	REVISED PERMIT PLAN
07	04/28/04	REVISED PERMIT PLAN
08	04/28/04	REVISED PERMIT PLAN
09	04/28/04	REVISED PERMIT PLAN
10	04/28/04	REVISED PERMIT PLAN
11	04/28/04	REVISED PERMIT PLAN
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13	04/28/04	REVISED PERMIT PLAN
14	04/28/04	REVISED PERMIT PLAN
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44	04/28/04	REVISED PERMIT PLAN
45	04/28/04	REVISED PERMIT PLAN
46	04/28/04	REVISED PERMIT PLAN
47	04/28/04	REVISED PERMIT PLAN
48	04/28/04	REVISED PERMIT PLAN
49	04/28/04	REVISED PERMIT PLAN
50	04/28/04	REVISED PERMIT PLAN

PROPOSED LIGHT  
INDUSTRY SERVICES BUILDING  
8777 OCHINO RD 8822 OCHINO CRES,  
RICHMOND, B.C.

Client/Title	Drawing No.
Scale	Sheet No.
Date	5



VIEW-NORTH WEST SIDE-

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