



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To:	Development Permit Panel	Date:	July 14, 2004
From:	Raul Allueva Director of Development	File:	DP 03-254551
Re:	Application by Wensley Architecture Ltd. for a Development Permit at 8700 and 8800 Bridgeport Road		

Staff Recommendation

That a Development Permit be issued that would:

1. Permit a large-format building supply retail store with rooftop parking at 8700 and 8800 Bridgeport Road on a site zoned Automobile-Oriented Commercial District (C6).
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:
 - a) Reduce the road setback from 6 m to 2.7 m for the trellis structures only along Bridgeport Road and to 2.1 m for the trellis structures only along Sea Island Way; and
 - b) Increase the maximum permitted height from 12 m to 12.4 m for the trellis structures on the roof parking level and to 19.5 m for the two (2) decorative "flag poles" mounted on the south elevation of the proposed building only.


Raul Allueva
Director of Development

CA:
Att.

Staff Report

Origin

Wensley Architecture Ltd. has applied to the City of Richmond on behalf of Rona for permission to construct a one-storey-with-mezzanine large-format building supply retail store with roof top parking on this site zoned Automobile Oriented Commercial District (C6).

Development Information

Information on the project including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

Background

The original submission included three sites: 3060 No. 3 Road, which is west of Sexsmith Road and the two subject properties at 8700 and 8800 Bridgeport, which are east of Sexsmith Road. The proposal has since been revised to include only the two sites east of Sexsmith Road. The applicant will develop the west parcel at a later date.

The two subject properties will be consolidated into one site as part of this development application. In addition, the site configuration and area will be adjusted to include land exchange/purchase with the Ministry of Transportation to facilitate reconfiguration of Bridgeport Road and Sea Island Way to address current and future local and regional transportation needs. As part of the proposal, the applicant agreed to dedicate a 9 m wide strip along the east side of No. 3 Road at 3060 No. 3 Road to accommodate the potential RAV alignment.

The proposed development is in the West Bridgeport Sub-Area within the Bridgeport Area Plan. The proposed development complies with the Richmond Official Community Plan. West Bridgeport is an area in transition, and is subject to significant impacts of the third runway at the Vancouver International Airport and proposed rapid transit system for Richmond. On this basis, commercial development is deemed appropriate. Nevertheless, a detailed West Bridgeport Sub-Area Plan will likely be completed in the future to address development potential of the area resulting from integration of a rapid transit corridor.

Development surrounding the subject site is as follows:

1. To the north, a hotel and mixture of older single-family and small industrial buildings across Bridgeport Road zoned Automobile Oriented Commercial District (C6);
2. To the east, an existing four-storey hotel zoned Automobile Oriented Commercial District (C6);
3. To the south, Sea Island Way and an approximately 17 acre site currently under application to be rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to a Comprehensive Development District (RZ 03-254977) to accommodate a high density, mixed use neighbourhood containing a combination of high rise, mid rise and low rise residential buildings and street oriented commercial development which would contain approximately 1400 new residential units.

4. To the west, existing vacant site zoned Automobile Oriented Commercial District (C6) west of Sexsmith Road.

Rezoning and Public Hearing Results

Not applicable. The C6 zoning on this site has been in place for a long time.

Staff Comments

The revised scheme has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process. In addition, it meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.4 Commercial Guidelines and Schedule 2: 2.12 Bridgeport Area Plan).

Zoning Compliance/Variations (*Note: Staff Comments in bold*):

The applicant is generally in compliance with the Automobile Oriented Commercial District (C6) Schedule of the Zoning and Development Bylaw No. 5300 except for the following variations noted below.

1. To vary the road setback from 6 m to 2.7 m for the trellis structures only along Bridgeport road and to 2.1 m for the trellis structures only along Sea Island Way.
(Staff support the proposed variance. The variance is requested to permit trellis structures for landscaping which provides additional screening to the parking area in conjunction with the proposed trees and plant materials. The proposed variance will not create any negative impact for adjacent developments).
2. To vary the maximum permitted height from 12 m to 12.4 m for the trellis structures on the roof parking level and to 19.5 m for the two (2) decorative “flag poles” mounted on the south elevation facing (Sea Island Way) of the proposed building only.

(Staff support the proposed variance. The trellis structures provide additional opportunity to plant vines to improve privacy screening to the existing hotel to the east. The trellis are incorporated in response to the Advisory Design Panel comments to address the neighbouring hotel operator’s concern regarding privacy and visual screening. The proposed variance will not adversely impact the adjacent developments. The flagpoles are mounted on the building façade to provide additional architectural articulation. If the flagpoles were proposed as free standing, they would be considered as “structures” under the Zoning Bylaw and would have a permitted height of 20 m in the C6 Zone. The south elevation faces the internal parking lot and the height variance for the flagpoles will not create any significant impact on adjacent developments. The flag poles will fly only Canadian and Rona flags, and will not be used for advertising).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on May 19, 2004. The Panel supported the development subject to having the applicant work with staff to address minor design concerns regarding the intensification of the roof top landscaping, security for roof top parking, deterrence for skateboard use of the ramp to the roof top, and to increase the height of the parapet to ensure that headlights would not shine into the hotel rooms to the east. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**).

The applicant has successfully addressed the design comments from the Advisory Design Panel to the satisfaction of staff.

Public Consultation

The neighbouring property owner and hotel operator have written the City to express concern with respect to

- The hours of operation of the loading east of the proposed building during night time hours, and
- Privacy and visual screening for hotel guests on the upper floors of the hotel to ensure that the headlights from vehicles using the roof top parking do not shine into the hotel rooms

The applicant has worked diligently to revise the proposed scheme to satisfactorily address the concerns raised by the adjacent hotel operator. The proposed privacy and visual screening measures are described below.

Analysis

Criteria and policies for the issuance of Development Permits appear in 9.2 General Guidelines, and 9.4 Commercial Guidelines of Bylaw 7100, the Official Community Plan.

Adjacency

- The proposed development has successfully addressed adjacency issues. The adjacent hotel is 4 storeys in height. There is an existing 3 storey high hedge on the neighbouring site along the west property line. Only the fourth storey west facing hotel rooms will have direct view onto the site assuming the hedge remains. The design scheme has been revised to address the privacy issues raised by the adjacent hotel operator by providing additional landscape screening (vines on trellis) and raising the parapet height to ensure that headlights will not shine into the adjacent hotel rooms.
- The loading area is set back more than 12 m from the common property line and additional screening has been provided for the loading bay. Loading is expected to occur between 7 am and 10 pm Monday through Friday, 7 am to 8 pm on Saturday and 8 am to 6 pm on Sunday. There is an existing hedge approximately 6 m. tall along the entire west property of the hotel property that provides very effective visual screening to the loading area already. The proposal includes further hedging material along the east property line to augment the existing landscape screening.

Urban Design and Site Planning

- Generally, staff support the approach of using a combination of large landscape elements (including trees, shrubs and trellis features) and architectural features (glazing, spandrel glass, texture and score lines) to articulate the building facades.
- The operational requirements for the floor layout of a large format home improvement storey provided a challenging work program, which has been successfully met by the applicant.
- Significant perimeter landscaping has been provided to soften the impact of building massing and to screen the surface parking lot.
- The developer will maintain the vacant remnant site west of Sexsmith Road to ensure that the site will be kept in good order until it is developed.
- The applicant has submitted an “Opening Day” as well as a “Built-Out” Transportation Management plan to address both Ministry of Transportation and City requirements. In addition, the applicant will be installing underground conduits at the intersection at Bridgeport and Sexsmith Roads to accommodate the potential for a future traffic signal.

Architectural Form and Character

- The proposed architectural detailing including glazing, spandrel glass, masonry veneer, and metal frames will collectively provide sufficient animation to the building facades.
- The substantial landscaping proposed along the edges of the building will further soften the massing of the proposed building.
- The proposed signage has been designed to address the business need of the operator and in keeping with the architectural style of the building.

Landscaping and Open Space Design

- Double rows of trees are provided along both Bridgeport Road and Sea Island Way to provide a “green” entrance into Richmond.
- Both Sea Island Way and Bridgeport Road are under Ministry of Transportation (MOT) jurisdiction. Staff, in consultation with MOT and the applicant have negotiated a bike path, additional turning lanes and improved the road layout to satisfy both regional and local transportation needs.
- The applicant has incorporated Crime Prevention Through Environmental Design (CPTED) measures to address safety and security issues. The applicant has incorporated grooves in the parking ramp to deter skateboard usage, good night lighting throughout the site and rooftop parking area for security and glazing on the storefront where practical and in the stairwells to improve natural surveillance.
- In general, the landscaping is well considered and includes a variety of native and ornamental trees and plant species that will contribute to the streetscape, perimeter landscaping to screen the building and the parking, and provide privacy screening of the roof top parking area for the hotel guest to the east.

Conclusions

The proposed project is generally of high design quality and the revised scheme has satisfactorily addressed staff and Advisory Design Panel comments. The applicant has worked cooperatively with the neighbouring property owner, the Ministry of Transportation and staff to resolve outstanding issues. The project, when completed, will enhance the West Bridgeport area. Staff recommend approval of this Development Permit application



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

Prior to forwarding this application to Council:

- Contribute \$45,709 to the Richmond Public Art Program to develop a public art project.
- A Letter of Credit for \$144,232 landscaping will be required.
- Registration of a subdivision plan indicating new site boundaries, including dedication of 9 m along No. 3 Road at 3060 No. 3 Road.
- Approval of the Development Permit by the Ministry of Transportation.

Prior to issuance of the Building Permit:

- The developer to enter into the City's standard Servicing Agreement to design and construct beatification works.
- The developer to submit construction traffic & parking management plan to Transportation for review & approval.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

Attachment 1

Address: 8700 and 8800 Bridgeport Road

Applicant: Wensley Architecture Ltd.

Owner: Genda Investment Ltd.

Planning Area(s): 2.12 Bridgeport

	Existing	Proposed
Site Size:		14,774 m ² (159,035 sq. ft.)
Land Uses	Vacant	Large format retail
OCP Designation	2.12 Bridgeport	
702 Policy Designation	N/A	
Zoning	C6	C6
Number of Units		

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.48	
Lot Coverage – Building:	50%	49%	
Density (unit/acre)			
Density (units/hectare)			
Setback – Front Yd: Sexsmith (W)	6	47 m +	
Setback – Bridgeport (N):	6	6 m to building 2.7 to trellis	3.3 m (trellis only)
– Sea Island: (S)	6	6m to building 2.1 to trellis	3.9 m (trellis only)
Setback – Rear Yard (E):	3	12 m +	
Height (m):	12	12.4 to trellis 19.5 to flagpole	.4 m (trellis) 7.5 m (flagpole)
Lot Size:	8093 (.81 ha)	25346.3 (2.53 ha)	
Off-street Parking Spaces – Regular/Visitor:	270	277	
Off-street Parking Spaces – Accessible:	5	5	
Off-street Parking Spaces – Total:	270	277	

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, May 19th, 2004 – 4:00 p.m.

RICHMOND CITY HALL

3. 2004-21 RONA Store
 Barry Weih Wensley, Architect.
 8700, 8800 Bridgeport Road
 (Formal) DP 03-254551

Ms. Achiam introduced the project and then reviewed the staff comments provided on the project, a copy of which are attached as Schedule 1 and received from the Executive Inn that outlined several concerns, including the loss of privacy and construction noise.

Mr. Barry Weih, Wensley Architecture Ltd., then provided, with the aid of a model, context plans, a materials board and a landscape plan, a comprehensive overview of the project.

Mr. David Stoyko, Sharp & Diamond Landscape Architecture and Planning, presented the landscape details.

In response to questions, the following information was provided:

- a regular rhythm of trellises and roof top units would be provided;
- Mr. Trevor Ward, Ward Consulting Group, said that a number of transportation issues had been taken into consideration, and that City engineering staff and Ministry of Transport officials had been included in the discussions;
- that the main concern of the hotel regarded loading issues. Mr. Norman Tan, developer of the site, indicated that the owners of the hotel were satisfied with the project with the exception of the parking lights on the roof top. Mr. Tan further indicated that the issue had been addressed by the use of low glaze parking lot lights that were directed to the west. He also said that the construction period for the project would occur during the months of September thru April, the low season, and further that the construction would affect one side of the hotel only;
- that vines would be planted on the ground only and not on the rooftop;
- that the 100 at grade parking spaces would satisfy the normal Rona projected parking requirement, with the additional 160 roof top spaces being utilized for overflow only.

Minutes of Design Panel Meeting
Wednesday, May 19, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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The comments of the Panel were as follows:

- the building was very attractive;
- the parking on the roof was efficient;
- the trellises close to the hotel should have vines added to mitigate light and view issues while not affecting the structural component;
- an interesting project . The articulation of the landscaping and the parking trellises was appreciated. It was recommended that the roof top trellises have vines added which would aid the view from the 4th floor of the hotel;
- the smooth concrete surfaces should be nicked to discourage skateboarders. Safety should not be minimized by the use of low glaze lighting on the rooftop – the minimum standard of face visibility at 15m should be maintained. The stairwells should contain glass in order that views in are maintained.

The Chair stated that he agreed with the previous comments and also that the colour and thoroughness of the presentation and sample panels, and the clarification of elements offered by the model, were appreciated. The articulation and order of the project was also appreciated, and the thoughts incorporated into the landscaping were considered excellent.

Mr. Al Tanzer apologized for his late arrival and said that the landscape architect had done an excellent job on the plantings and sizes, but he suggested that planter boxes for small trees be provided on the roof top at the end of parking aisles.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That the project go forward subject to the following issues being addressed:

- (a) an intensification of the roof top landscaping which would include small trees and vines;***
- (b) the security of the roof top being maintained to the usual standard; and the discouragement of skateboard use of concrete areas; and***
- (c) an examination of the parapet to ensure that vehicle headlights did not impact the hotel.***

CARRIED

A suggestion was then made that if clear glass were utilized in the stairwells that the stairwells should be painted inside.



City of Richmond
Urban Development Division

Development Permit

No. DP 03-254551

To the Holder: WENSLEY ARCHITECTURE LTD.

Property Address: 8700 AND 8800 BRIDGEPORT ROAD

Address: C/O BARRY WEIH
 #301 – 1444 ALBERNI STREET
 VANCOUVER, BC V6G 2Z4

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 #1a and b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1a, b and c attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2a-c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1a, b and c 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 #3 to #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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 landscaping security is that should the Holder fail to carry out the landscaping of 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.

No. DP 03-254551

To the Holder: WENSLEY ARCHITECTURE LTD.
Property Address: 8700 AND 8800 BRIDGEPORT ROAD
Address: C/O BARRY WEIH
#301 - 1444 ALBERNI STREET
VANCOUVER, BC V6G 2Z4

4. There is filed accordingly:

An Irrevocable Letter of Credit for landscaping in the amount of \$144,232.

5. 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.

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. This is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

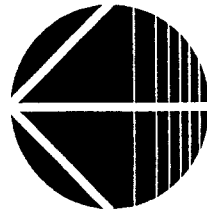
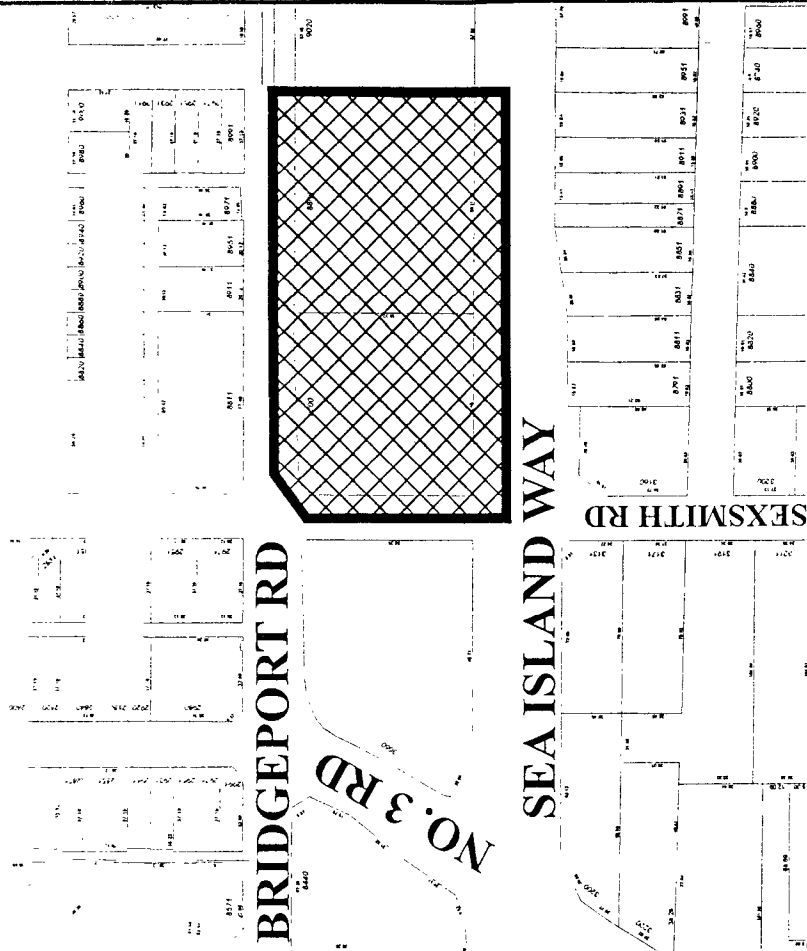
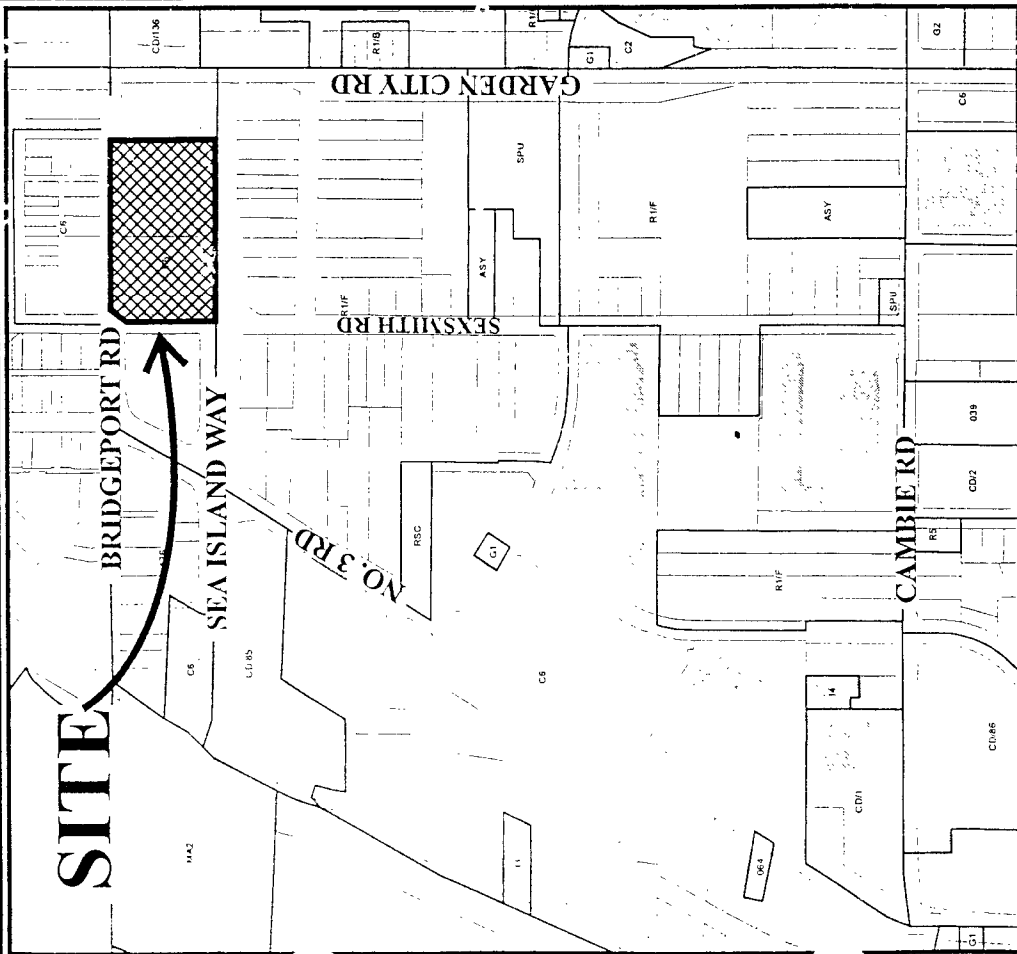
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



SITE



DP 03-254551
SCHEDULE "A"

Original Date: 01/06/04

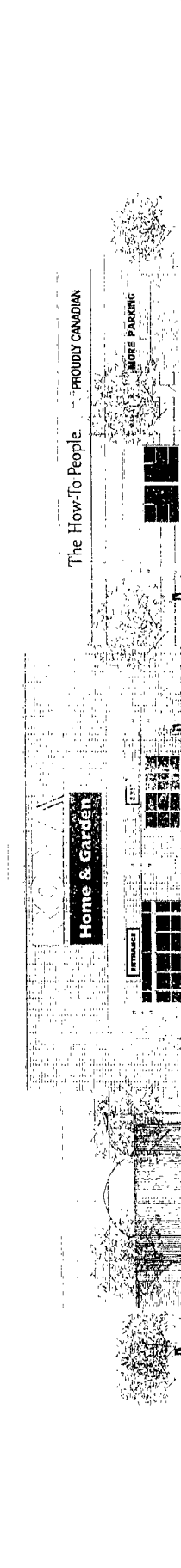
Revision Date: 07/05/04

Note: Dimensions are in METRES

RECEIVED

BY:.....

PROPOSED COMMERCIAL
DEVELOPMENT
RICHMOND
B.C.



RE-ISSUED FOR DEVELOPMENT PERMIT, JUNE 15, 2004

- LIST OF DRAWINGS:
- DP00, COVER PAGE
 - DP01, CONTEXT PLAN
 - DP02, AREA MAP
 - DP04, SITE/FLOOR PLAN
 - DP05, ROOF PLAN/SECTION
 - DP06, ELEVATIONS
 - DP07, SIGNAGE
 - L1, LANDSCAPE PLAN
 - L2, LANDSCAPE DETAILS
 - L3, LANDSCAPE DETAILS

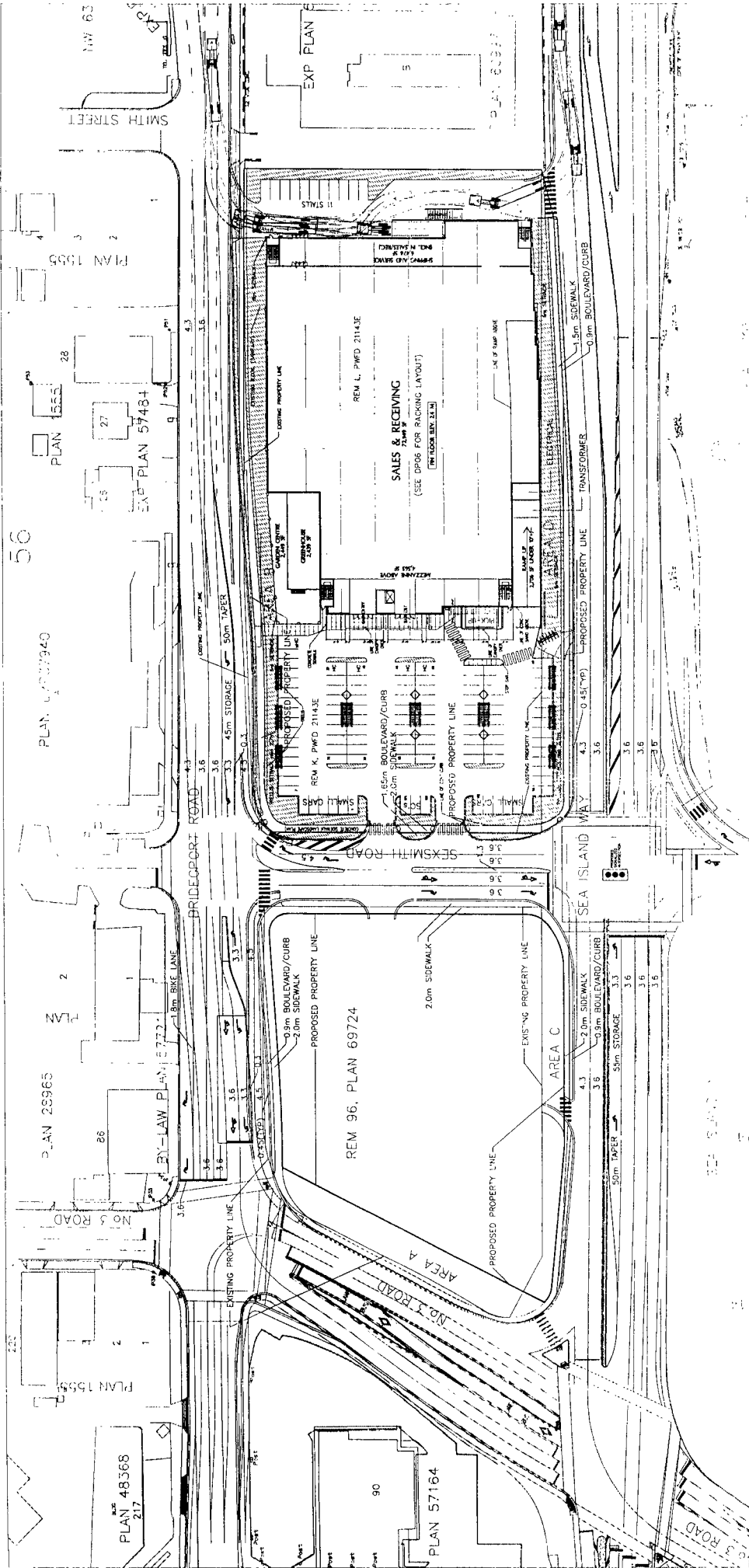
BRIDGEPORT ROAD
EQUITES INC.
RICHMOND, B.C.

REFERENCE



Wensley
Architecture Ltd

301 - 1444 Alton St.
Richmond, BC V6X 1A4
Tel: 604-271-1111
Fax: 604-271-1112
info@wensley.com



CONTEXT PLAN

JUL 28 2004

DP 03254551

BRIDGEPORT ROAD
EQUITIES INC.
RICHMOND, B.C.

DATE: JUNE 15, 2004
RE-ISSUED FOR DEVELOPMENT PERMIT, CITY OF RICHMOND



#1a

SALES/RECEIVING - 72,949 SF
INCL. HIGH AREA UNDER RAMP 3,772 SF
INCL. RECEIVING / SERVICE 6,478 SF

MEZZANINE 4,565 SF
GREENHOUSE 2,439 SF
GARDEN CENTRE 2,449 SF
TOTAL AREA UNDER RAMP TO 0' 66,221 SF

INCLUDES SALES, RECEIVING & MEZZANINE
HIGH AREA UNDER RAMP

SALES/RECEIVING - 72,940 SF
(INCL. - HIGH AREA UNDER RAMP: 3,772 SF)
MEZZANINE 4,563 SF
GREENHOUSE 2,439 SF

LEASE AREA: 79,953 SF

*INCLUDES SALES AND RECEIVING - GREENHOUSE - ALL RAMP
 NO GARDEN CENTRE - NO MEZZANINE
 SITE AREA: 159,035 SF
 SITE COVERAGE: 74,094 SF
 SITE COVERAGE = 49.19%
 MAX ALLOWABLE SITE COVERAGE % = 50

*INCLUDES SALES AND RECEIVING - GREENHOUSE - MEZZANINE
NO GARDEN CENTRE - NO AREA UNDER TOTAL RAMP
SALES/RECEIVING: 72,949 SF
MEZZANINE: 4,565 SF
GREENHOUSE: 2,439 SF
LESS: AREA UNDER RAMP IN SALES: 3,772 SF

* NO PARKING REQD. FOR GREENHOUSE, GARDEN CENTRE,
OR LOW RAMP

SALES FLOOR	66,471 SF	@ 4/1076	= 247
MEZZANINE	4,565 SF	@ 4/1076	= 7
RECEIVING	6,478 SF	@ 1/1076	= 5
TOTAL PARKING REQUIRED			270 STALLS

ROOF PARKING - 161 SPACES
GRADE PARKING 116 SPACES (15 SPACES HAVE REDUCED LENGTH)
TOTAL PARKING PROVIDED 277 SPACES (15

DATE: JUNE 15, 2004
SCALE: 1"=20'-0"
RE-ISSUED FOR DEVELOPMENT PERMIT, CITY OF RICHMOND



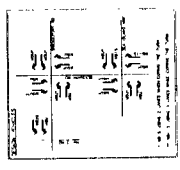
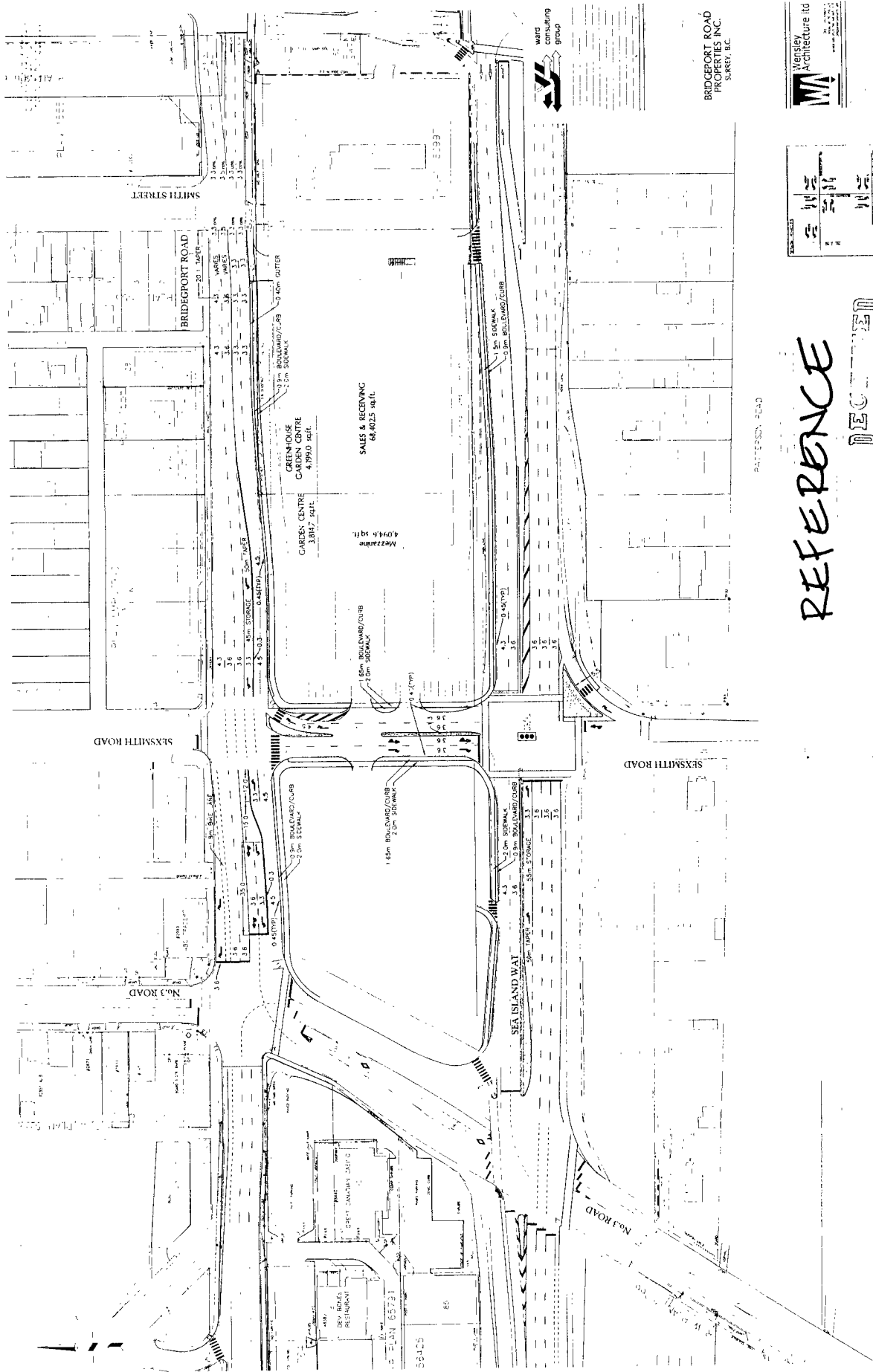
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RICHMOND, B.C.





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NOTES:
 1. THIS PLAN IS FOR THE PURPOSES OF THE DEVELOPMENT PERMIT ONLY.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

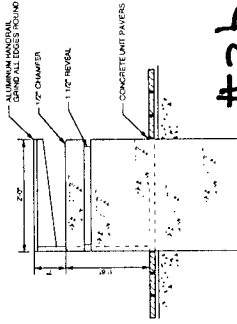
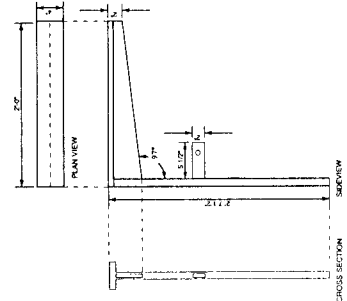
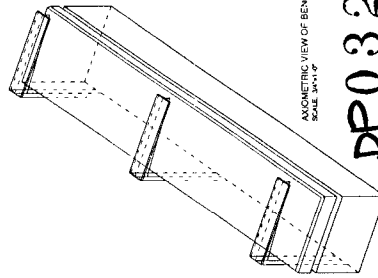
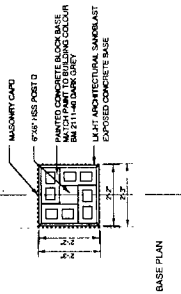
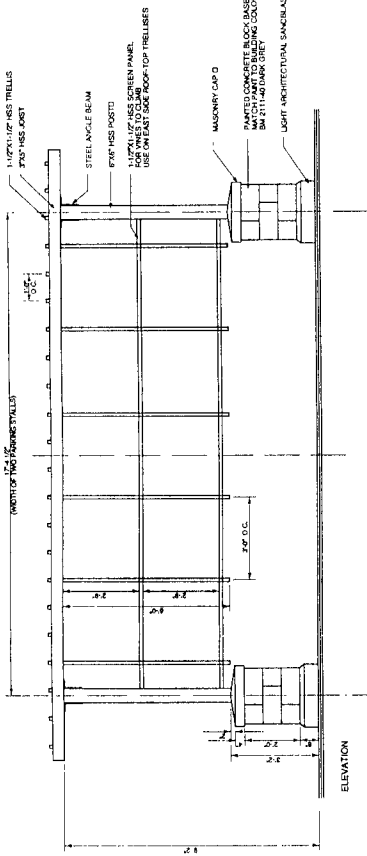
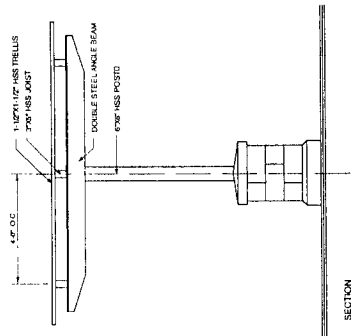
Wensley Architecture Ltd.
 12345 Main Street
 Vancouver, B.C. V6X 1A1
 Tel: (604) 123-4567
 Fax: (604) 123-4568
 Email: info@wensley.ca
 Website: www.wensley.ca

BRIDGEPORT ROAD
 PROPERTIES INC.
 SURREY, B.C.

REFERENCE

DEC 11

BY: _____

[illegible]

PROJECT
RONA STORE
Richmond, SC

to: Bridgeport Road
Equities Inc

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SHARP & DIAMOND
Landscape Architecture & Planning
822 1421 West Broadway
Vancouver, B.C.
Canada V6H 1M6
Tel: 604.681.2383
Fax: 604.681.7389
info@sharpdiamond.com

Landscape Details

2

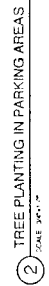
#2A

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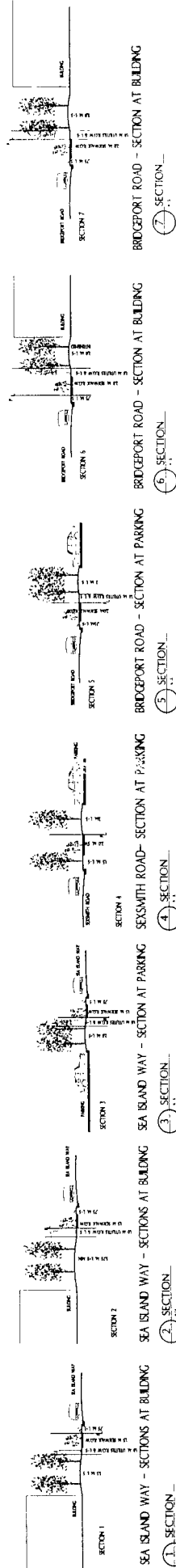
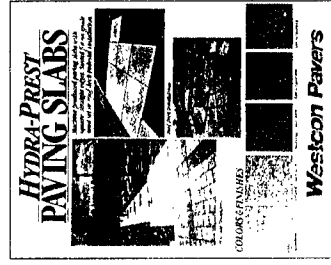
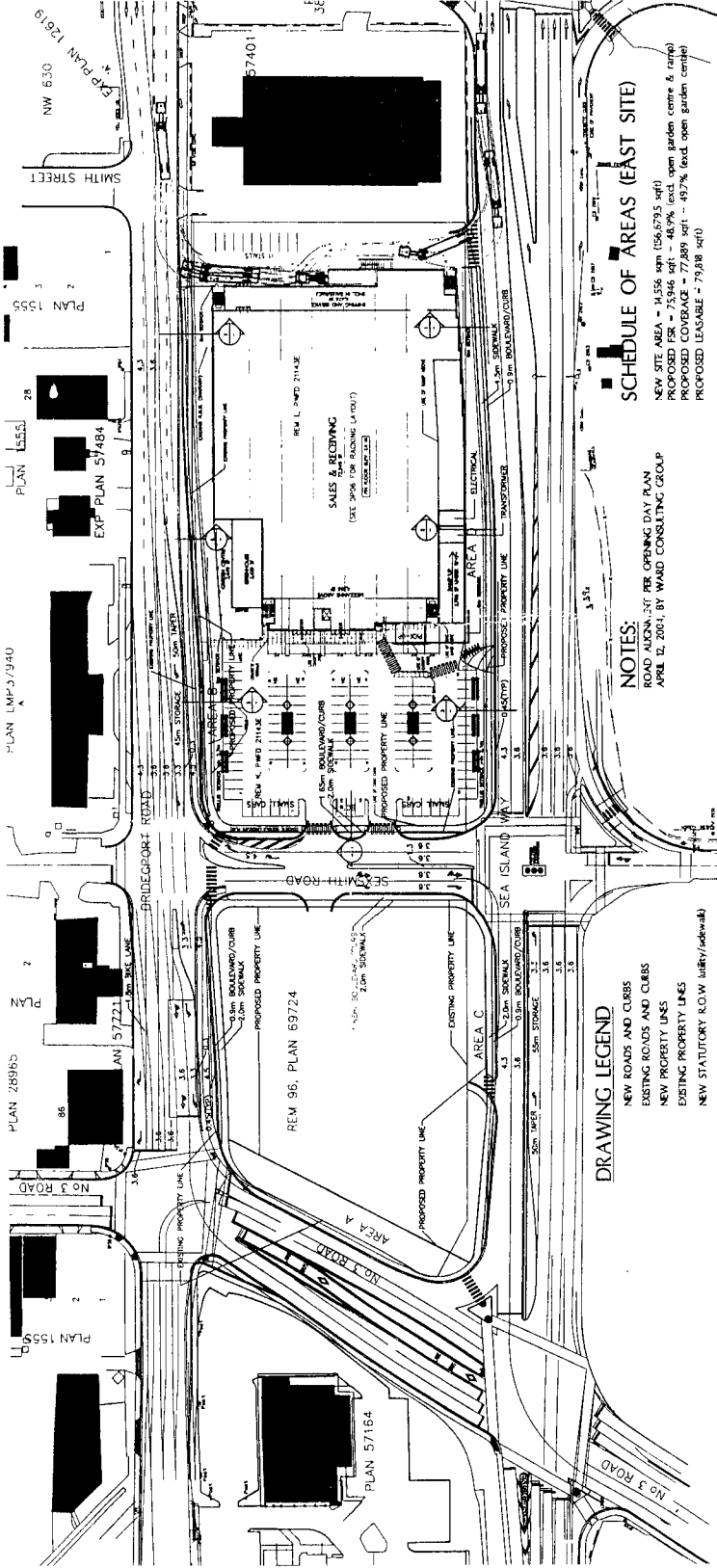
4 CONCRETE BENCH DETAIL
SCALE 1"=1'-0"

2 SEA ISLAND WAY MINI-PLAZA

SCALE	PROJECT NUMBER	
Scale - as shown	03:310	
DESIGNED BY	CHECKED BY	DATE
DS	RS	2003 OCTOBER



DP 03254551 #20



AREA MAP

BRIDGEPORT ROAD
 DP 03254551
 EQUITIES INC.
 RICHMOND, B.C.

JUL 28 2004

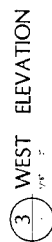
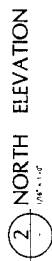
#3

DATE: JUNE 15, 2004
 RE-ISSUED FOR DEVELOPMENT PERMIT, CITY OF RICHMOND



Wensley
 Architecture Ltd
 100-1111 15th Avenue
 Richmond, B.C. V6V 1A1
 Tel: 604-271-1111
 Fax: 604-271-1112

- 1 PAINTED GREY ST 28-50
- 2 PAINTED GREY ST 28-50
- 3 PAINTED GREY ST 28-50
- 4 PAINTED GREY ST 28-50
- 5 PAINTED GREY ST 28-50
- 6 PAINTED GREY ST 28-50
- 7 PAINTED GREY ST 28-50
- 8 PAINTED GREY ST 28-50
- 9 PAINTED GREY ST 28-50
- 10 PAINTED GREY ST 28-50
- 11 PAINTED GREY ST 28-50
- 12 PAINTED GREY ST 28-50
- 13 PAINTED GREY ST 28-50



4 EAST ELEVATION

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#

JUL 28 2004

BRIDGEPORT ROAD DP 03254551
EQUITIES, INC.
RICHMOND, B.C.

**Wensley
Architecture Ltd**

DATE: JUNE 15, 2004
RE-ISSUED FOR DEVELOPMENT PERMIT, CITY OF RICHMOND

The How-To People.
PROUDLY CANADIAN

NORTH ELEVATION
NON ILLUM. INDIVIDUAL LETTERS & LOGO

1

RONA
Home & Garden

NORTH ELEVATION
INTERNALLY ILLUM. INDIVIDUAL LETTERS

2

RONA
Home & Garden

WEST ELEVATION
INTERNALLY ILLUM. INDIVIDUAL LETTERS

3

RONA SIGNAGE

The How-To People.

WEST ELEVATION
NON ILLUM. INDIVIDUAL LETTERS

4

PROUDLY CANADIAN

WEST ELEVATION
NON ILLUM. INDIVIDUAL LETTERS & LOGO

5

Everyday Low Prices
Guaranteed.

SOUTH ELEVATION
NON ILLUM. INDIVIDUAL LETTERS

6

PROUDLY CANADIAN

SOUTH ELEVATION
NON ILLUM. INDIVIDUAL LETTERS

7

ENTRANCE

WEST ELEVATION
ONE S.F. NON ILLUM. SIGN

8

EXIT

WEST ELEVATION
ONE S.F. NON ILLUM. SIGN

10

MOORE PARKING

WEST ELEVATION
NON ILLUM. INDIVIDUAL LETTERS

9

Tool Rental Contractor
Entrance

EAST ELEVATION
NON ILLUM. INDIVIDUAL LETTERS

8

JUL 28 2004

BRIDGEPORT ROAD
EQUITIES INC.
RICHMOND, B.C.

03254551 #5



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