



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: August 3, 2006

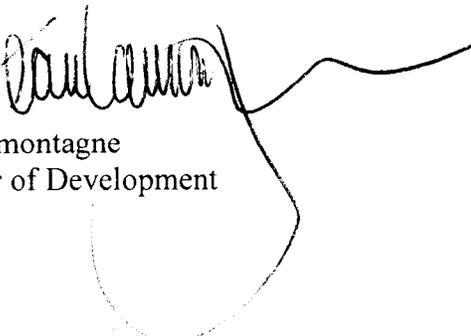
From: Jean Lamontagne
Director of Development

File: DP 05-319300

Re: **Application by Eagle Ridge Enterprises for a Development Permit at 20499 and 20599 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would permit the construction of an industrial/warehouse building and a perimeter landscape buffer at 20499 and 20599 Westminster Highway on a site zoned Business Park Industrial District (I3).



Jean Lamontagne
Director of Development

JL:ke
Att.

Staff Report

Origin

Eagle Ridge Enterprises has applied to the City of Richmond for permission to develop industrial/warehouse buildings at 20499 and 20599 Westminster Highway. Both sites are currently vacant.

A Development Permit is required for the purposes of:

- Providing an adequate landscape buffer and screen due to the adjacency of the development to the Agricultural Land Reserve.
- Providing an adequate landscape buffer and screen to the existing school located on the neighbouring lot to the west.

This grouping of properties was excluded from the Agricultural Land Reserve (ALR) in 2001. A rezoning application was subsequently approved in 2004, designating the site for Business and Industry in the Official Community Plan and implementing Business Park Industrial (I3) zoning on the subject site.

A separate rezoning application (RZ 04-274416) to permit a private school and college with accessory dormitory facilities was withdrawn by the applicant after the rezoning bylaw was granted 3rd Reading.

Development Information

Please refer to the attached Development Application Data Sheets for a comparison of the proposed development data with the relevant bylaw requirements. Development data is contained in two (2) tables as this Development Permit applies to two (2) properties. The westerly development site is addressed as 20499 Westminister Highway (**Attachment 1**) and the easterly site addressed as 20599 Westminister Highway (**Attachment 2**).

Background

Development surrounding the subject site is as follows:

To the north, a golf driving range zoned Golf Course District (AG2) in the ALR;

To the east, farmland separated by an undeveloped road right of way;

To the south, Westminister Highway and Highway 91 and

To the west, a site zoned for Assembly (ASY) with an existing school (First Choice School).

Rezoning and Public Hearing Results

The subject site was excluded from the ALR in March 2001. Council adopted the rezoning application in June 2004. The rezoning report identified that a future Development Permit would be required to address buffer issues to the surrounding agricultural activities. No issues or concerns were raised at the Public Hearing that require follow-up through this Development Permit.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the Development Permit guidelines in regards to industrial land use adjacencies to the ALR and school sites by implementing a landscape buffer around the perimeter of the site. No variances are being

requested as part of the Development Permit Application. Technical staff comments are listed in **Attachment 3**.

Agricultural Advisory Committee Comments

The Agricultural Advisory Committee (AAC) reviewed and considered the proposed industrial development and ALR/School site buffer on March 9, 2006. Comments from AAC members were as follows:

- An industrial land use adjacency (compared to residential) was preferred with respect to surrounding agricultural activities. Members noted that this should be taken into account when considering the composition of the buffer.
- Buffering to the existing school to the west and farms on the east side of the site should be the primary concern.
- Ensure that garbage and recycling areas are enclosed and situated in an area that would avoid spillage into neighbouring agricultural properties.
- The AAC had no objections to the project and directed that the developer continue to work with staff on the composition of the landscape buffer (particularly along the west and east adjacencies).

Advisory Design Panel Comments

The development was not submitted to the Advisory Design Panel for review on the basis that the landscape buffer was acceptable to the AAC and that revisions be incorporated based on staff comments.

Analysis

Conditions of Adjacency

- Building massing and composition of the landscape buffer around the perimeter of the site is designed to be sensitive to the school site to the immediate west and agricultural operations to the east.
- The building at 20499 Westminster Highway (westerly site) is situated along the north property line, which abuts an existing driving range in the ALR.
- Buffer guidelines for adjacency issues are addressed in the Official Community Plan (OCP) in order to minimize land use conflicts. The proposed landscape buffer complies with the OCP guidelines. Details of the buffer composition are contained in the landscaping section of this report
- Buffering along the north edge of the site takes into account the existing driving range, which serves to separate agricultural activities from the industrial land uses on the subject site. Plantings and fencing are proposed along the north edge to address any land use conflicts in the short and long term.
- The Business Park Industrial (I3) zoning does not require building setbacks for property lines not abutting a public road. To ensure adequate space for implementation of a landscaped buffer, a minimum building setback of 4 m (school), 6 m (agricultural activities) and 3 m (driving range) is provided.

Urban Design and Site Planning

- The placement of buildings and layout of parking areas is dictated by the primary use of these buildings for warehouse activities and need for adequate loading bay/staging areas. The large vacant areas in front or in behind the buildings is required to provide adequate turning radii for trucks.

- Business Park Industrial (I3) zoning does not allow for any outdoor storage or staging areas either in front or behind the proposed buildings.
- The building proposed for 20599 Westminster Highway is intended to be used as an auto detailing and service bay facility. Based on the permitted uses contained in the Business Park Industrial (I3) zoning, no long-term storage of automobiles is permitted on this site. Only automobiles intended to be serviced/detailed at the facility will be permitted to be located on the site for a short-term basis only.
- Each site has been granted two (2) vehicle accesses each for a total of four (4) permitted access points onto this portion of Westminster Highway. Gated accesses are being provided for security reasons. The applicant has indicated that security gates will remain open during regular business hours, which will avoid situations of queuing vehicles along Westminster Highway. Gates will be opened/closed by employees upon the commencement or conclusion of the working day. This has been reviewed by the Transportation Department with no concerns noted.
- Off-street parking is located around the perimeter of the site or buildings, depending on the requirement of loading bays for each building.
- A Servicing Agreement will be required at Building Permit and will cover design and construction of frontage works along Westminster Highway (driveway crossings and ditch infill) along with upgrades to the storm drainage system along the frontage of both sites.

Architectural Form and Character

- For the building proposed for 20499 Westminster Highway (westerly site), building materials consist of tilt-up concrete panels (painted) with reveals to help break up massing. Glazing is implemented for the office component of the project. Overhead loading doors are provided for each warehouse space.
- For the building proposed for 20599 Westminster Highway (easterly site), building materials consist of split-face concrete block. Garage bay doors are situated on the east and west elevations of the building and function as the entrances to the service bays for a car detailing operation. A future building is proposed for the remainder of this site, details of which have not yet been finalized. A future Development Permit is not required for this proposed future building provided that the proposed landscape buffers are approved and implemented through this Development Permit.

Landscape Design and Open Space Design

- A majority of the landscaping is designed around the perimeter of both sites to address the buffering requirements in the OCP. The following is a breakdown of the components and rationale behind each buffer along the perimeter:
 - **West Adjacency** – This buffer addresses the neighbouring school site and is designed to provide adequate barriers in the form of chain link fencing (6 ft in height) and transplanting the existing 4-5 ft tall cedar hedges (from Westminster Highway) along the west property line. Efforts are taken to ensure that the fence is not directly visible with the implementation of shrubbery, hedging and deciduous trees on either side of the fence. To address maintenance and ownership, all components of the buffer are located on the subject property. The width of the buffer is maintained at 6 m narrowing to 4 m at the north edge of the site.
 - **East Adjacency** – This buffer addresses the agricultural land uses to the east, which are separated by an undeveloped City road right-of-way. The composition of the buffer is similar to the approach along the west edge of the site with chain link fencing (6 ft. in height) and cedar hedging providing a solid screen, which is further articulated by larger

scale deciduous plantings at equal spacing and lower level shrubbery. The buffer width is 5 m along the entire east property line.

- **North Adjacency** – The width of this buffer is 3 m and consists of an existing cedar hedge, chain link fencing and evergreen trees planted at even spacing behind the building at 20499 Westminster Highway. Further to the east along the north edge of 20599 Westminster Highway, the landscape treatment is continued with additional plantings in the form of shrubbery and evenly spaced deciduous birch trees.
- **Westminster Highway** – The main function of the proposed treatment is to provide an appropriate visual screen and adequate landscaped edge along Westminster Highway. The existing hedge is being relocated along the east and west edges and a combination of groundcovers, low-level shrubbery and deciduous trees are being implemented. The chain link fencing is situated behind the plantings to minimize visibility from the street.

Servicing Capacity Analysis

- A capacity analysis has been completed for the storm, sanitary and water systems. Upgrades to the storm system were identified along the development sites entire Westminster Highway frontage. No upgrades were identified for the sanitary or water systems servicing the development site.
- A Servicing Agreement is required for improvements along the subject sites entire Westminster Highway frontage and is to include upgrades to the storm system identified in the previously submitted capacity analysis. This Servicing Agreement must be completed prior to issuance of the Building Permit.

Conclusions

The proposed landscaping buffer around the perimeter of 20499 and 20599 Westminster Highway and development of industrial warehouse buildings in accordance with the Business Park Industrial District (I3) zoning addresses all adjacency issues to the existing school and surrounding agricultural properties. On this basis, staff recommends issuance of the Development Permit.



Kevin Eng
Planner 1

KE:rg

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

- For 20499 Westminster Highway - Receipt of a Letter-of-Credit for landscaping in the amount of \$71,152 (based on a cost estimate provided by the developers consulting landscape architect).
- For 20599 Westminster Highway - Receipt of a Letter-of-Credit for landscaping in the amount of \$59,869 (based on a cost estimate provided by the developers consulting landscape architect).
- Registration of a Floodplain Covenant.



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-319300

Attachment 1

Address: **20499 Westminster Highway**

Applicant: **Eagle Ridge Enterprises**

Owner: **Eagle Ridge Enterprises**

Floor Area Gross: **3,188 m²**

Floor Area Net: **3,188 m²**

| | Existing | Proposed |
|-------------------------|--|-----------------------|
| Site Area: | 13,946 m ² | 13,946 m ² |
| Land Uses: | Vacant | Warehouse & Office |
| OCP Designation: | Business and Industry | No change – complies |
| Zoning: | Business Park Industrial District (I3) | No change – complies |

| | Bylaw Requirement | Proposed | Variance |
|--|--------------------------|-----------------|-----------------|
| Floor Area Ratio: | 1.0 F.A.R | 0.23 F.A.R | None permitted |
| Lot Coverage: | Max. 50% | 20% | None |
| Setback – Public Road: | Min. 6 m | 66 m | None |
| Setback – West: | Min. 0 m | 4.27 m | None |
| Setback – East: | Min. 0 m | 21.58 m | None |
| Setback – North: | Min. 0 m | 3 m | None |
| Height (m): | Max. 12 m | 10.56 m | None |
| Off-street Parking Spaces – Industrial and Office: | 60 stalls | 60 stalls | None |
| Off-street Parking Spaces – Accessible: | 2 stalls | 2 stalls | None |



City of Richmond

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

Development Application Data Sheet Development Applications Department

DP 05-319300

Attachment 2

Address: 20599 Westminster Highway

Applicant: Eagle Ridge Enterprises

Owner: G.E. Cowell Holdings Inc.

Floor Area Gross: 1993 m²

Floor Area Net: 1993 m²

| | Existing | Proposed |
|------------------|--|----------------------|
| Site Area: | 10520 m ² | 10520 m ² |
| Land Uses: | Vacant | Industrial |
| OCP Designation: | Business and Industry | No change |
| Zoning: | Business Park Industrial District (I3) | No change |

| | Bylaw Requirement | Proposed | Variance |
|---|-------------------|--|----------------|
| Floor Area Ratio: | 1.0 F.A.R. | 0.34 (including potential future building) | none permitted |
| Lot Coverage: | Max. 50% | 19% | None |
| Setback – Public Road: | Min. 6 m | 18.3 m | None |
| Setback – West: | Min. 0 m | 11.8 m | None |
| Setback – East: | Min. 0 m | 6 m | None |
| Setback – North: | Min. 0 m | 47.8 m | None |
| Height (m): | Max. 12 m | 7 m | None |
| Off-street Parking Spaces – Industrial: | 36 | 47 | None |
| Off-street Parking Spaces – Accessible: | 1 | 1 | None |

Technical Staff Comments

Engineering

- ❑ A servicing capacity analysis has been completed to the satisfaction of the City's Engineering Department. The capacity analysis identified the requirement to upgrade the existing storm drainage system along the frontage of the development site to a 600mm diameter pipe. These upgrades are to be identified in the forthcoming Servicing Agreement design drawings.
- ❑ A servicing capacity analysis for the sanitary sewer and water has been reviewed and completed with no upgrades required.
- ❑ A Servicing Agreement is required, prior to issuance of the Building Permit, for works along the subject sites Westminster Highway frontage.

Transportation

- ❑ No concerns regarding the 4 vehicle accesses off Westminster Highway so long as a minimum spacing of 30 m is provided between each driveway crossing.
- ❑ On site manoeuvrability and turning radius' have been submitted with no concerns noted.
- ❑ Right-in/Right-out turning movements have adequately demonstrated that vehicles can access and exit the sites without having to cross the centre line on Westminster Highway.



No. DP 05-319300

To the Holder: WAYNE GRAFTON (EAGLE RIDGE ENTERPRISES)
Property Address: 20499 & 20599 WESTMINSTER HIGHWAY
Address: C/O WAYNE GRAFTON
13466 VERDUN PLACE
RICHMOND, B.C. V6V 1V2

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 #8 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 \$131,021 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 05-319300

To the Holder: WAYNE GRAFTON (EAGLE RIDGE ENTERPRISES)

Property Address: 20499 & 20599 WESTMINSTER HIGHWAY

Address: C/O WAYNE GRAFTON
13466 VERDUN PLACE
RICHMOND, B.C. V6V 1V2

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.
DAY OF , .

ISSUED BY THE COUNCIL THE

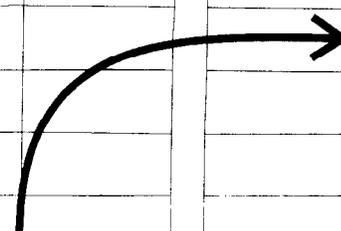
DELIVERED THIS DAY OF , .

MAYOR

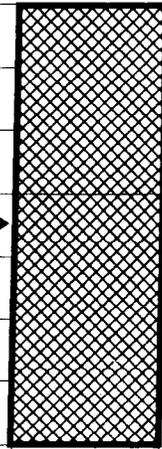


City of Richmond

SITE



DHILLON WAY



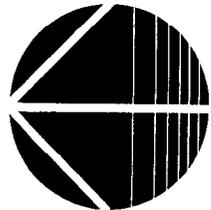
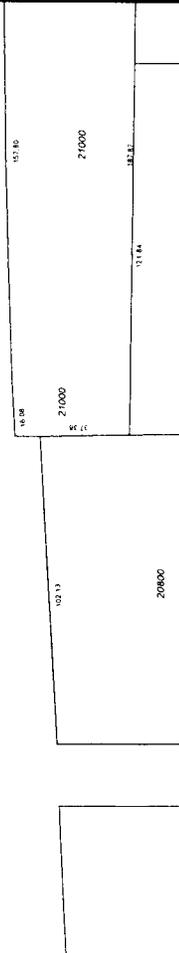
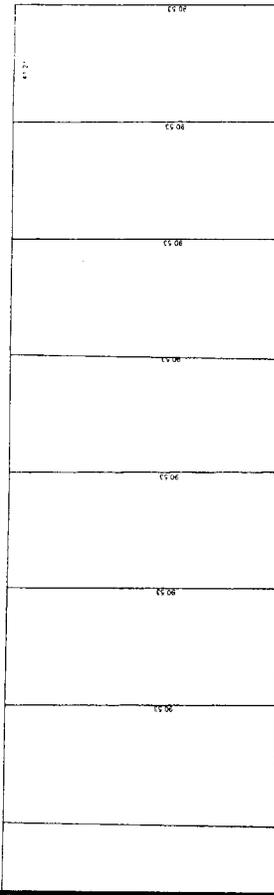
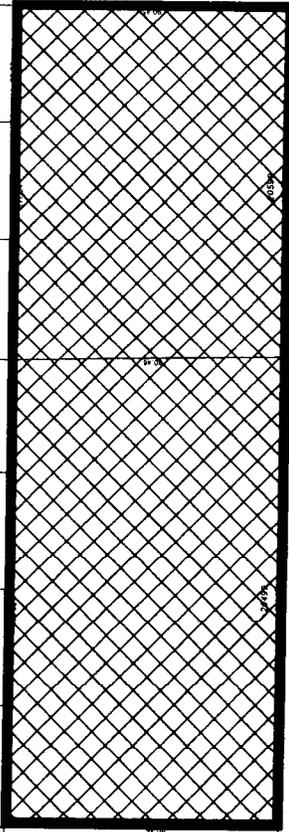
WESTMINSTER HWY NORTH

HIGHWAY 91

WESTMINSTER HWY

McMILLAN WAY

WESTMINSTER HWY NORTH
HIGHWAY 91



DP05-319300
SCHEDULE "A"

Original Date: 12/13/05

Revision Date: 06/15/06

Note: Dimensions are in METRES

20599 WESTMINSTER HWY.

| NO. | REVISIONS |
|-----|-----------------------|
| 1 | ISSUED FOR PERMITTING |
| 2 | ISSUED FOR PERMITTING |
| 3 | ISSUED FOR PERMITTING |
| 4 | ISSUED FOR PERMITTING |
| 5 | ISSUED FOR PERMITTING |

RESUME

CIVIC ADDRESS
20599 WESTMINSTER HWY. RICHMOND, B.C.

LEGAL DESCRIPTION
LOT 8, SEC. 6, REG. 4 SURV. TRANSFER ACT, WEST TWO PLAN

EXISTING ZONING
I-8 BUSINESS PARK INDUSTRIAL

SITE AREA
10252 M² (25240 SQ. FT.)

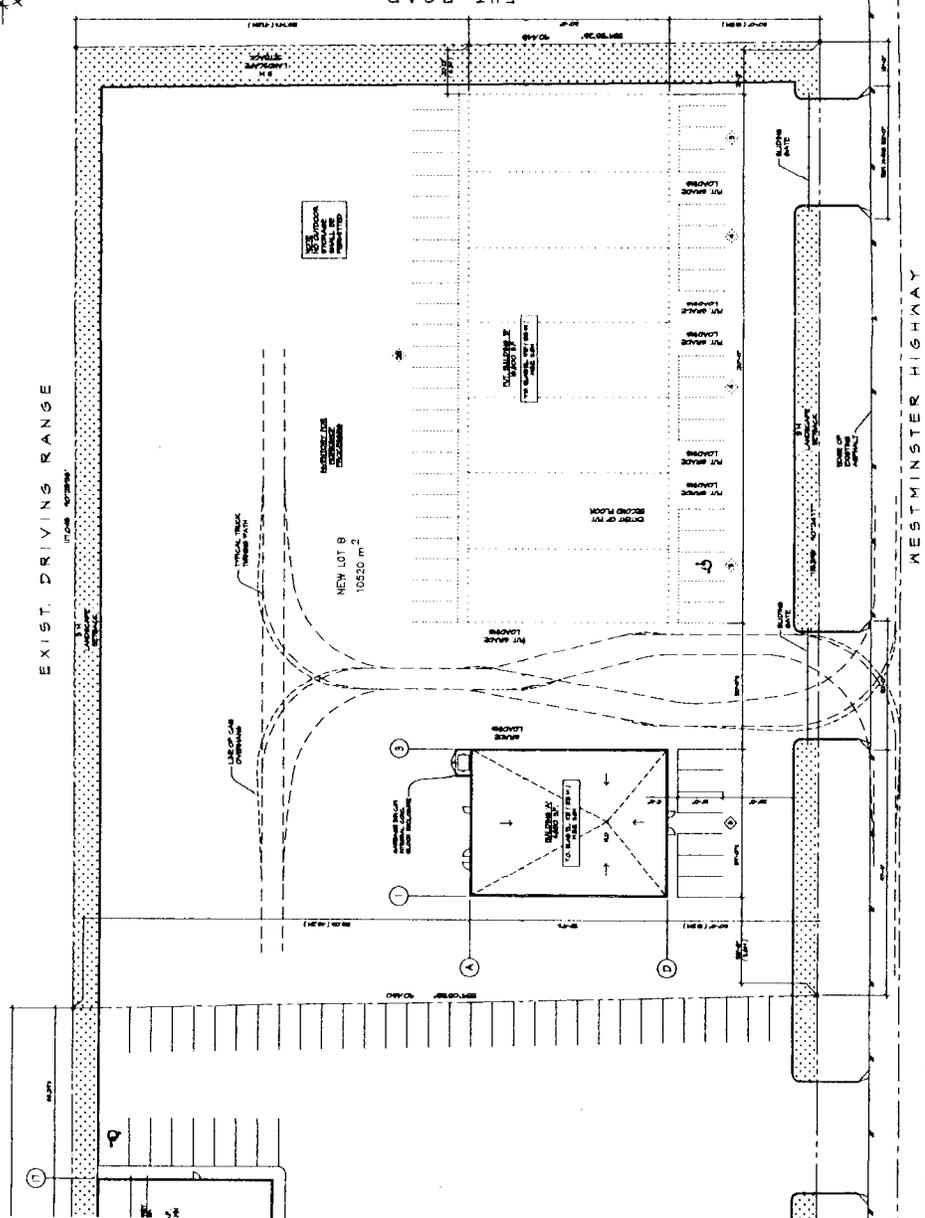
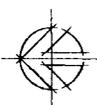
BUILDING AREA
4800 SQ. FT. (10240 SQ. FT.)

SITE COVERAGE
46.8%

SLAB AREAS
4800 SQ. FT. (10240 SQ. FT.)

PAVING
10252 M² (25240 SQ. FT.)

ENCLOSURE
10252 M² (25240 SQ. FT.)



#2
AUG 03 2006
DP 05-319300

MICHAEL D. BARLEY ARCHITECT
1000 WESTMINSTER HWY. RICHMOND, B.C. V6X 3E9
VANCOUVER, B.C. CANADA

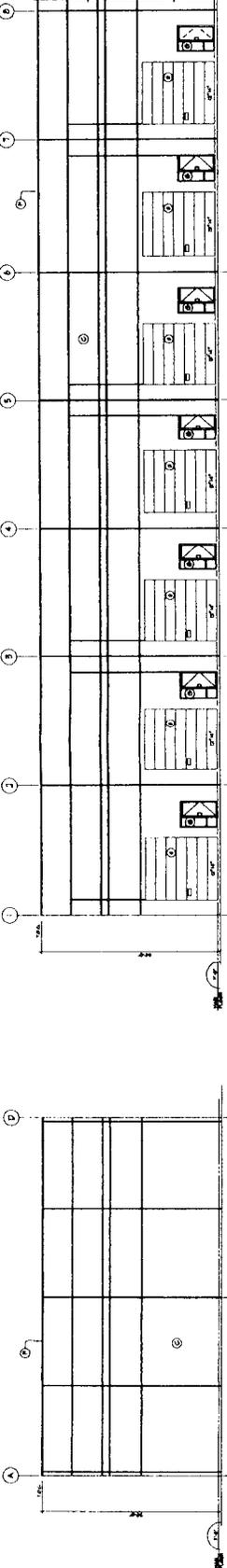
FOR: GOSD AUTO DETAILING SHOP
6 E. CORNELL HOLDINGS INC.

PROJECT TITLE: SITE DEVELOPMENT PLAN

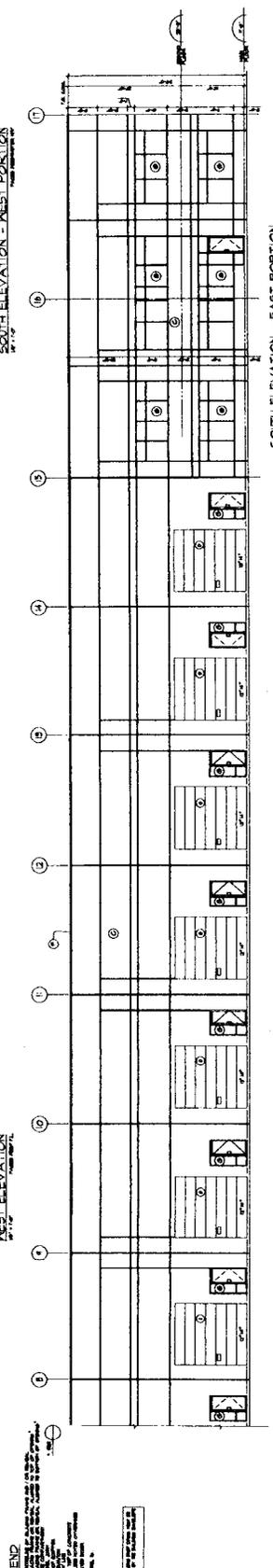
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|-----|----------|-----------------------|
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| 2 | 05-02-01 | ISSUED FOR PERMITTING |

BUILDING & INTERIOR DESIGN CONSULTANTS • Sanford design group
1000 WESTMINSTER HWY. RICHMOND, B.C. V6X 3E9
TEL: 604-271-1111 FAX: 604-271-1111

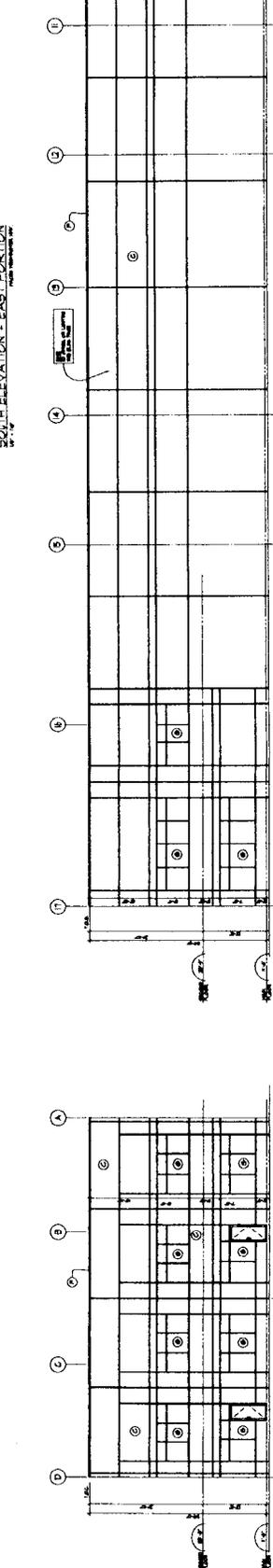
20419 WESTMINSTER HWY



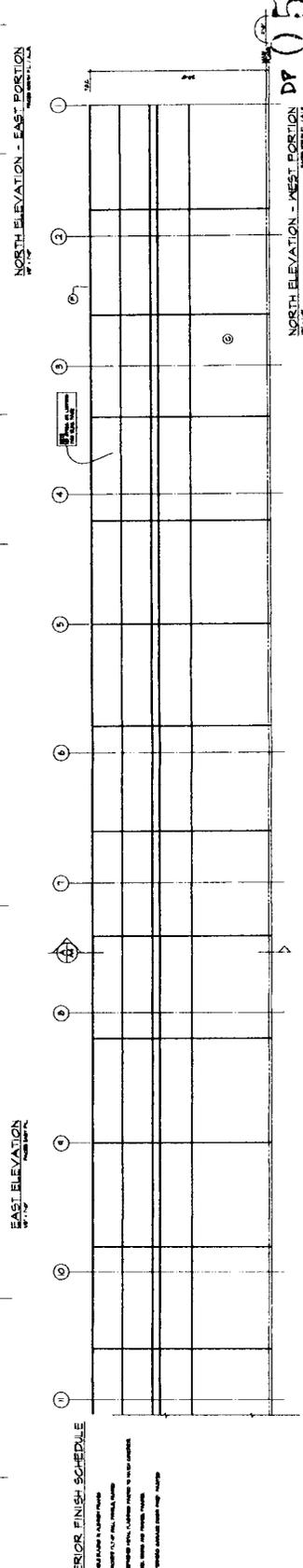
WEST ELEVATION
FROM SOUTH



SOUTH ELEVATION - WEST PORTION
FROM SOUTH



SOUTH ELEVATION - EAST PORTION
FROM SOUTH



NORTH ELEVATION - WEST PORTION
FROM NORTH



NORTH ELEVATION - EAST PORTION
FROM NORTH

- LEGEND**
- 1. FINISH TO BE DETERMINED BY THE ARCHITECT
 - 2. FINISH TO BE DETERMINED BY THE ARCHITECT
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 - 18. FINISH TO BE DETERMINED BY THE ARCHITECT
 - 19. FINISH TO BE DETERMINED BY THE ARCHITECT
 - 20. FINISH TO BE DETERMINED BY THE ARCHITECT

- EXTERIOR FINISH SCHEDULE**
- 1. BRICK
 - 2. CONCRETE
 - 3. GYP. BOARD
 - 4. METAL PANELS
 - 5. PAINT
 - 6. STONE
 - 7. TERRAZZO
 - 8. WOOD
 - 9. Zirconium Oxide

#3

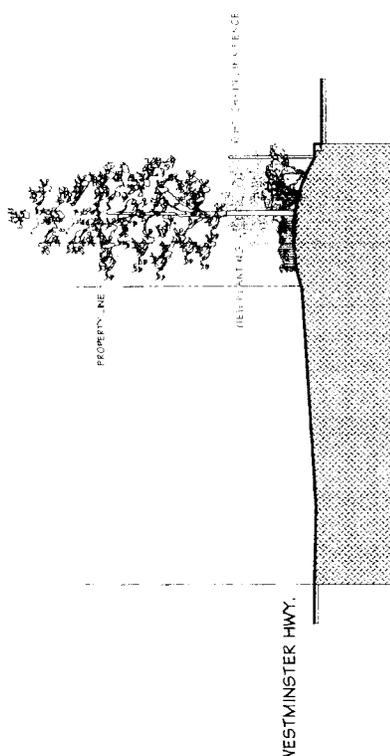
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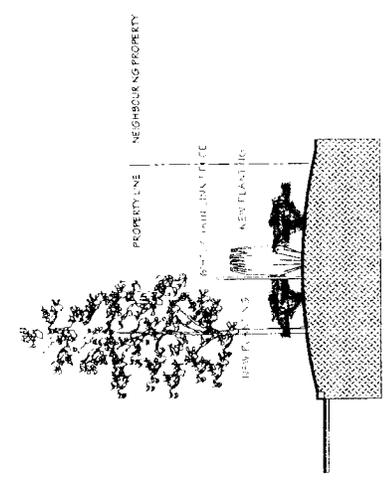
sanford design group
BUILDING & INTERIOR DESIGN CONSULTANTS
680-1ST AVENUE, SUITE 200, WESTMINSTER, CO 80031
TEL: 303.440.1111 FAX: 303.440.1112 WWW: www.sanforddesign.com

MICHAEL D. BARLEY
ARCHITECT
1000 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

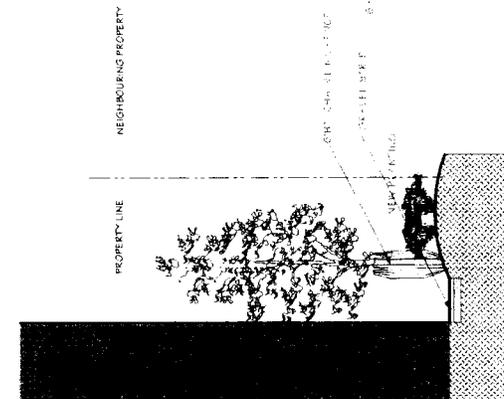
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DATE: 05-2006
SCALE: AS SHOWN
DATE: 05-2006
SCALE: AS SHOWN



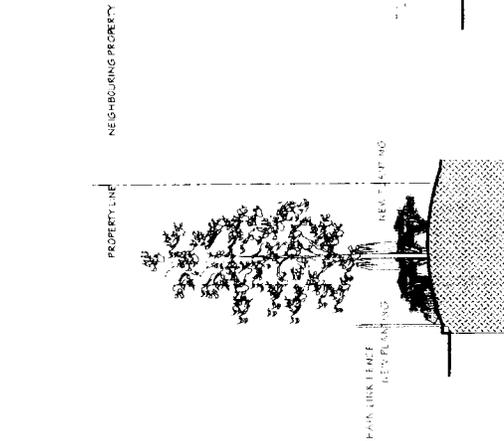
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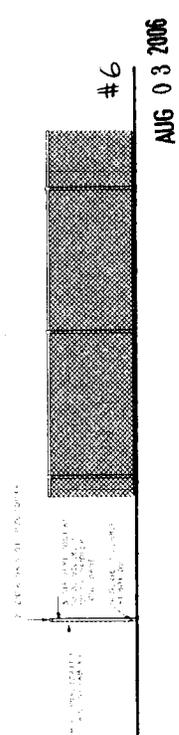
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SCALE 1/4"=1'-0"



3 SECTION NORTH-A
SCALE 1/4"=1'-0"

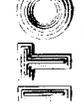


4 SECTION NORTH-B
SCALE 1/4"=1'-0"



5 CHAINLINK FENCE DETAIL
SCALE 1/2"=1'-0"

DATE: 01/2006
APP: 1/2006
PROJECT: WESTMINSTER
1800 100th Ave. S.E.
Richmond, BC V6X 2C6
TEL: 604-275-3815
FAX: 604-275-3836
WWW: www.jto.com
PROJECT #4628



JTO ASSOCIATES
LANDSCAPE ARCHITECTS
1800 100th Ave. S.E.
Richmond, BC V6X 2C6
Tel: 604-275-3815
Fax: 604-275-3836
Email: jto@jto.com

PROJECT:
20144
30444
WESTMINSTER
RICHMOND, B.C.

DATE: 08/06
SECTION:
DETAIL PLAN

DATE: 08/06
APP: 08/06
PROJECT: WESTMINSTER
1800 100th Ave. S.E.
Richmond, BC V6X 2C6
TEL: 604-275-3815
FAX: 604-275-3836
WWW: www.jto.com
PROJECT #4628

L2
012

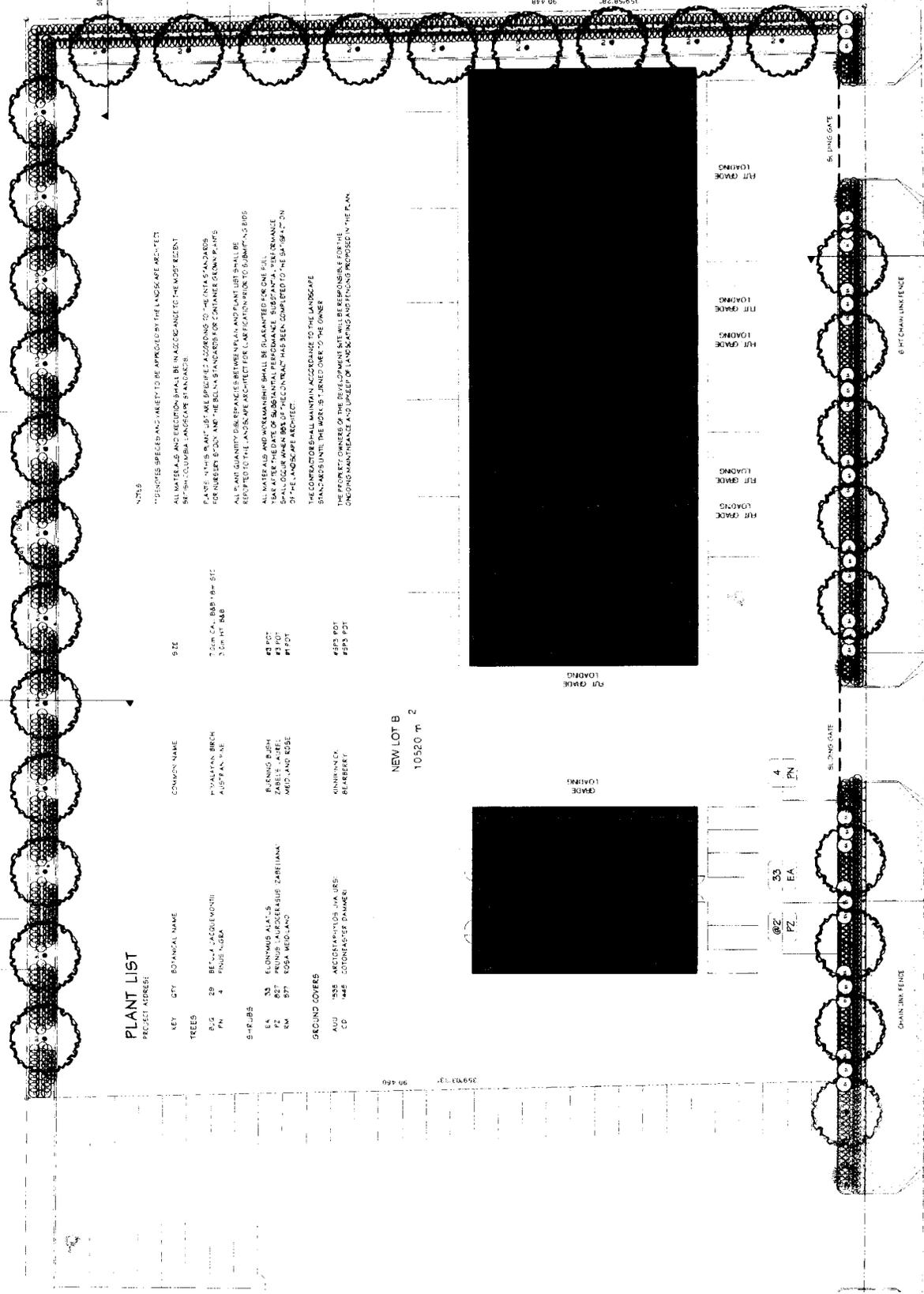
AUG 03 2006
PP 05319300

@16" RM
@2" PZ
@12" AUJ

8 FT CHAIN LINK FENCE
SEE SECTION 1

8 FT CHAIN LINK FENCE
SEE SECTION 1

8 FT CHAIN LINK FENCE
SEE SECTION 1



PLANT LIST
PROJECT ADDRESS:

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|----------------------|-----|----------------------------|-----------------|----------------------------------|
| TREES | | | | |
| RJ5 | 28 | BECA JACQUEMONTE | PINKALFAN BIRCH | 7.5m CA, 8.8m THT, 5.1m HT, 8.8m |
| PN | 4 | FRUS AGDA | AUSTRIAN PINE | |
| SHRUBS | | | | |
| EA | 33 | ELONKAS ALATIS | FLORING BUSH | 45 POT |
| PZ | 827 | FRUNIS AUZGERASIS ZARLIANA | ZARLES JARBE | 45 POT |
| SM | 571 | ROSA MEDLAND | MEDLAND ROSE | 11 POT |
| GROUND COVERS | | | | |
| AUJ | 135 | ARCTOSTAPHYLOS JAKURES | KINRINEX | #35 POT |
| CP | 442 | CONTRASTER DAMMIS | BLARBEKT | #35 POT |

NOTES

1. SPECIES SPECIFIED ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

2. ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT 95% IBC COLUMBIA LANDSCAPE STANDARDS.

3. PLANTING SHALL BE DONE ACCORDING TO THE IBC STANDARDS FOR NURSERY STOCK AND THE IBC STANDARDS FOR CONTAINER GROWN PLANTS.

4. ALL PLANT QUANTITY DIFFERENCES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS COMPLETED TO THE OWNER.

7. THE PROJECT OWNER OF THE DEVELOPMENT SITE WILL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE AND UPKEEP OF LANDSCAPING AND FENCING PROPOSED IN THE PLAN.

NEW LOT B
10520 m x 2

ROAD
(NOT CONSTRUCTED)

8 FT CHAIN LINK FENCE
SEE DETAIL

NEW LOCATION OF CEDAR HEDGE FROM WESTMINSTER HWY

@2" PZ

@12" AUJ

CP

@2" PZ

@12" AUJ

CP

SEE SECTION 1

LANDSCAPE PL

#7

AUG 03 2006

DP 05-319300

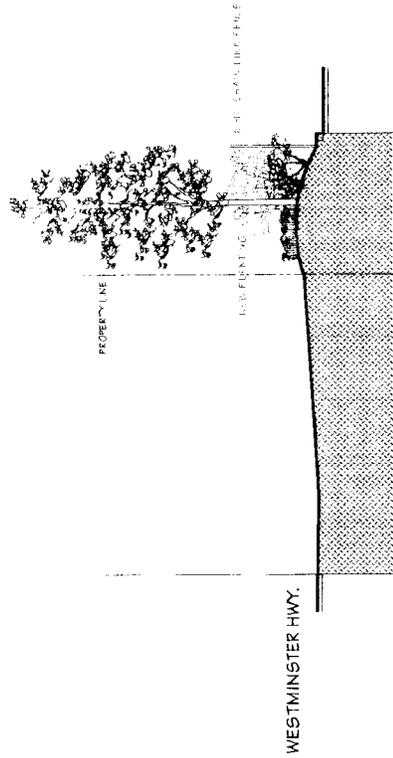


| NO. | DATE | BY | REVISION |
|-----|----------|-----|----------------------|
| 1 | 08/03/06 | JMM | ISSUED FOR PERMIT |
| 2 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 3 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 4 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 5 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 6 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 7 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 8 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 9 | 08/03/06 | JMM | REVISED PER COMMENTS |
| 10 | 08/03/06 | JMM | REVISED PER COMMENTS |

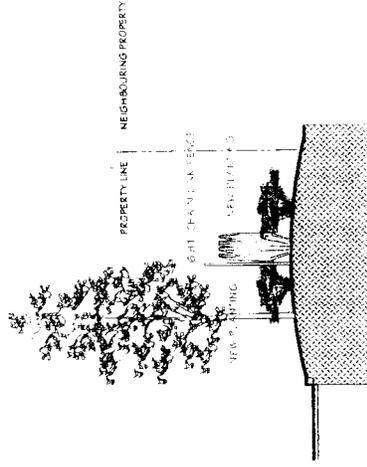
L1 of 2

WESTMINSTER HIGHWAY

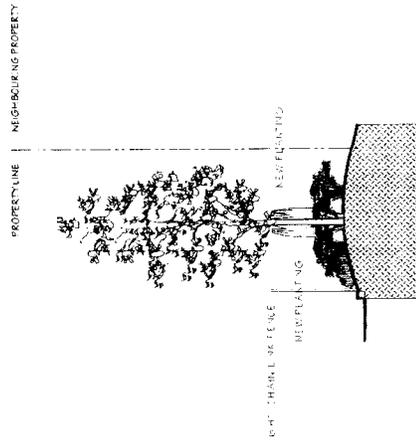
SEE SECTION 1



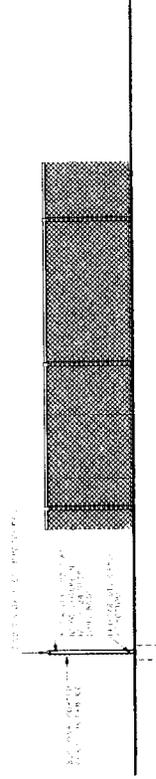
1 SECTION SOUTH
SCALE 1/4"=1'-0"



2 SECTION EAST
SCALE 1/4"=1'-0"



3 SECTION NORTH
SCALE 1/4"=1'-0"



4 CHAINLINK FENCE DETAIL
SCALE 1/2"=1'-0"

#8
AUG 03 2006

DP 05-319300

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Project: 00589
WESTMINSTER
RICHMOND, BC

Drawn by: [Name]
SECTION
DETAIL PLAN