



**City of Richmond**  
Urban Development Division

## **Report to Development Permit Panel**

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

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### **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 <sup>2</sup> (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 <b>2.7 to trellis</b>	<b>3.3 m (trellis only)</b>
– Sea Island: (S)	6	6m to building <b>2.1 to trellis</b>	<b>3.9 m (trellis only)</b>
Setback – Rear Yard (E):	3	12 m +	
Height (m):	12	<b>12.4 to trellis</b> <b>19.5 to flagpole</b>	<b>.4 m (trellis)</b> <b>7.5 m (flagpole)</b>
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 19<sup>th</sup>, 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, 1<sup>st</sup> 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 4<sup>th</sup> 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.

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

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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

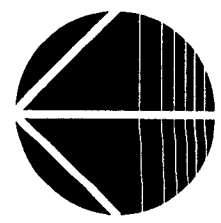
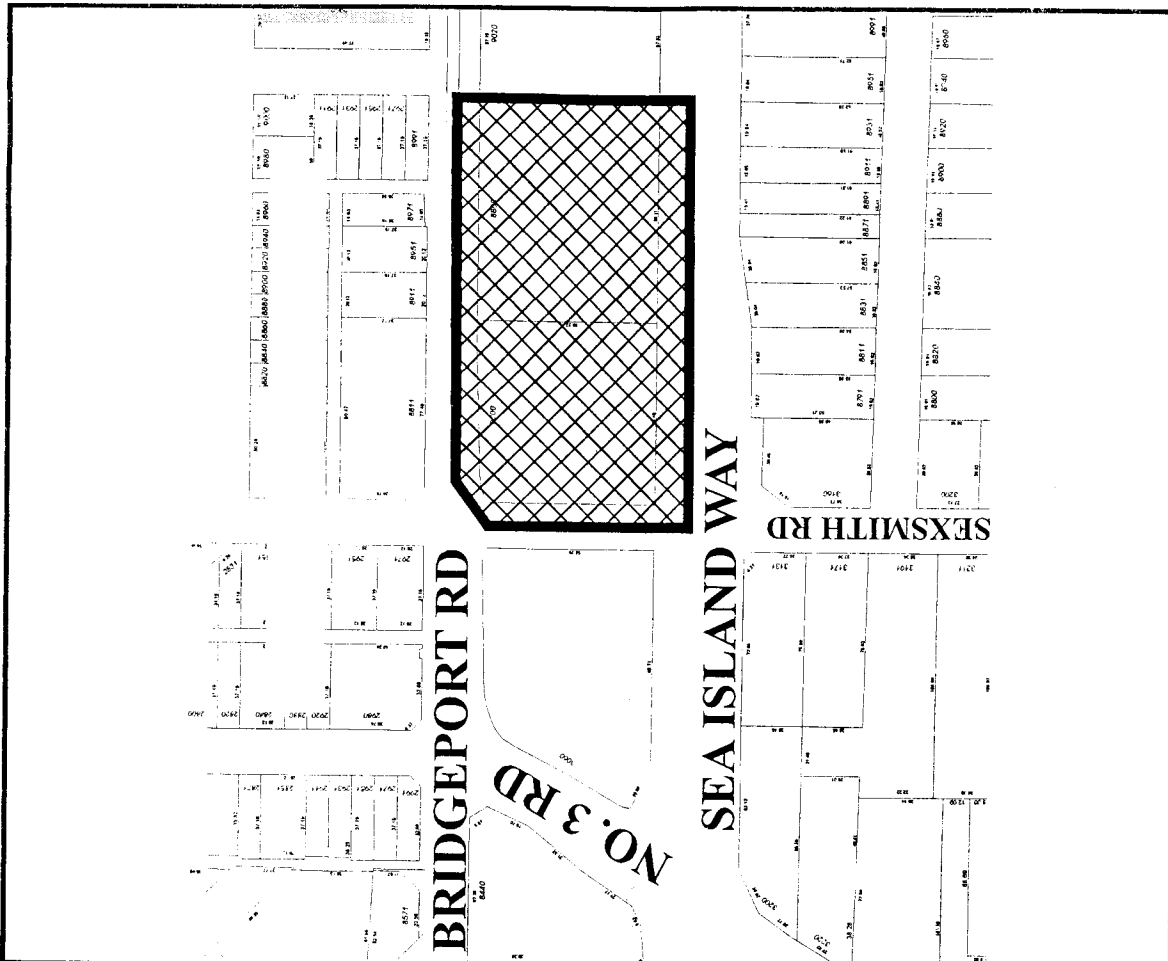
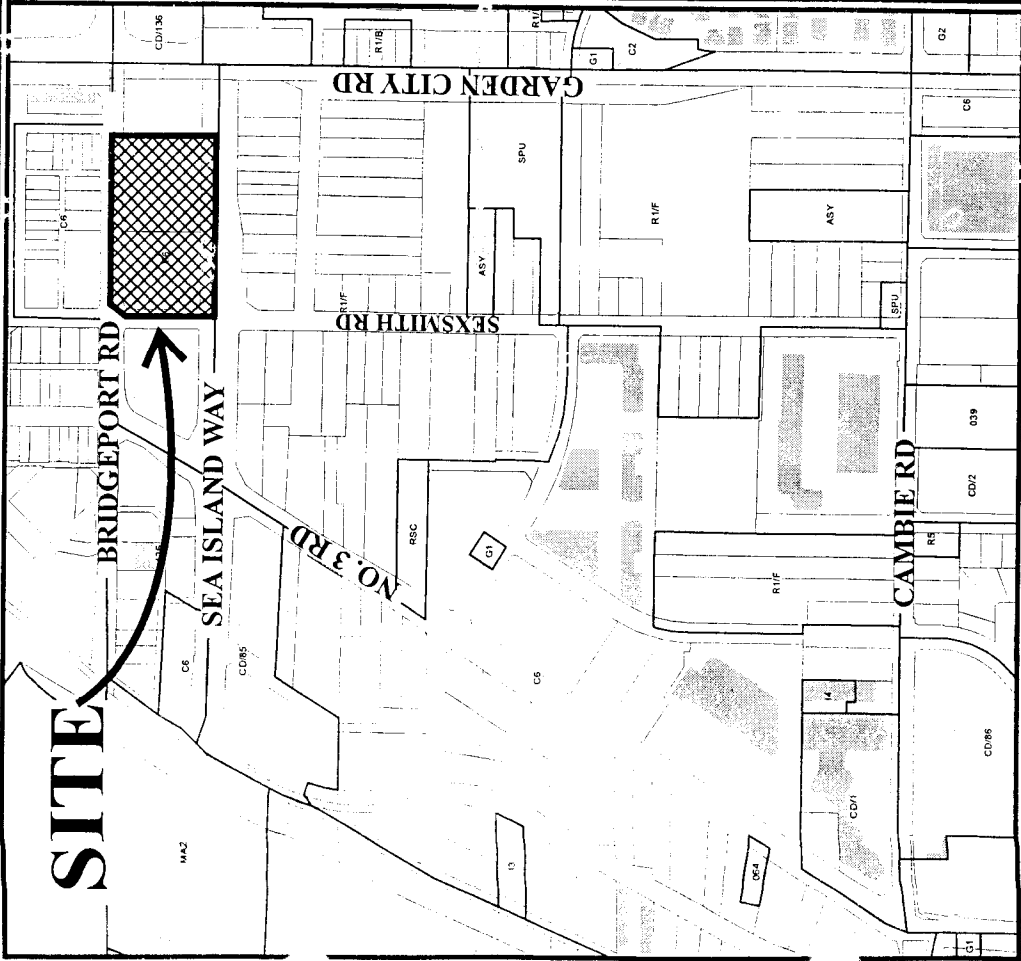
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DP 03-254551 SCHEDULE "A"

Original Date: 01/06/04  
Revision Date: 07/05/04  
Note: Dimensions are in METRES

RECEIVED  
JUN 15 2004

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 Abbott St.  
Vancouver, B.C. V6A 3K4  
Tel: 604-683-7333  
info@wensley.com



# AREA SUMMARY

SALES/RECEIVING - 72,949 SF  
 INCL. HIGH AREA UNDER RAMP 3,772 SF  
 INCL. RECEIVING - SERVICE 6,419 SF  
 MEZZANINE 4,565 SF  
 GREENHOUSE 2,419 SF  
 GARDEN CENTRE 2,419 SF  
 TOTAL AREA UNDER RAMP TO 7' 6.621 SF

# LEASE AREA

INCLUDES SALES, RECEIVING & MEZZANINE  
 HIGH AREA UNDER RAMP  
 SALES/RECEIVING - 72,949 SF  
 INCL. HIGH AREA UNDER RAMP 3,772 SF  
 MEZZANINE 4,565 SF  
 GREENHOUSE 2,419 SF  
 LEASE AREA: 79,953 SF

# SITE COVERAGE

INCLUDES SALES AND RECEIVING - GREENHOUSE - ALL RAMP  
 NO GARDEN CENTRE - NO MEZZANINE  
 SITE AREA 59,035 SF  
 SITE COVERAGE 74,094 SF  
 SITE COVERAGE = 49.1%  
 MAX ALLOWABLE SITE COVERAGE % = 50

# FLOOR SPACE RATIO (F.S.R.)

INCLUDES SALES AND RECEIVING - GREENHOUSE - MEZZANINE  
 NO GARDEN CENTRE - NO AREA UNDER TOTAL RAMP  
 SALES/RECEIVING 72,949 SF  
 MEZZANINE 4,565 SF  
 GREENHOUSE 2,419 SF  
 LEASE AREA UNDER RAMP IN SALES 3,772 SF  
 F.S.R. AREA 75,811 SF  
 F.S.R. = 47.9%  
 MAX ALLOWABLE F.S.R. % = 50

# PARKING SUMMARY

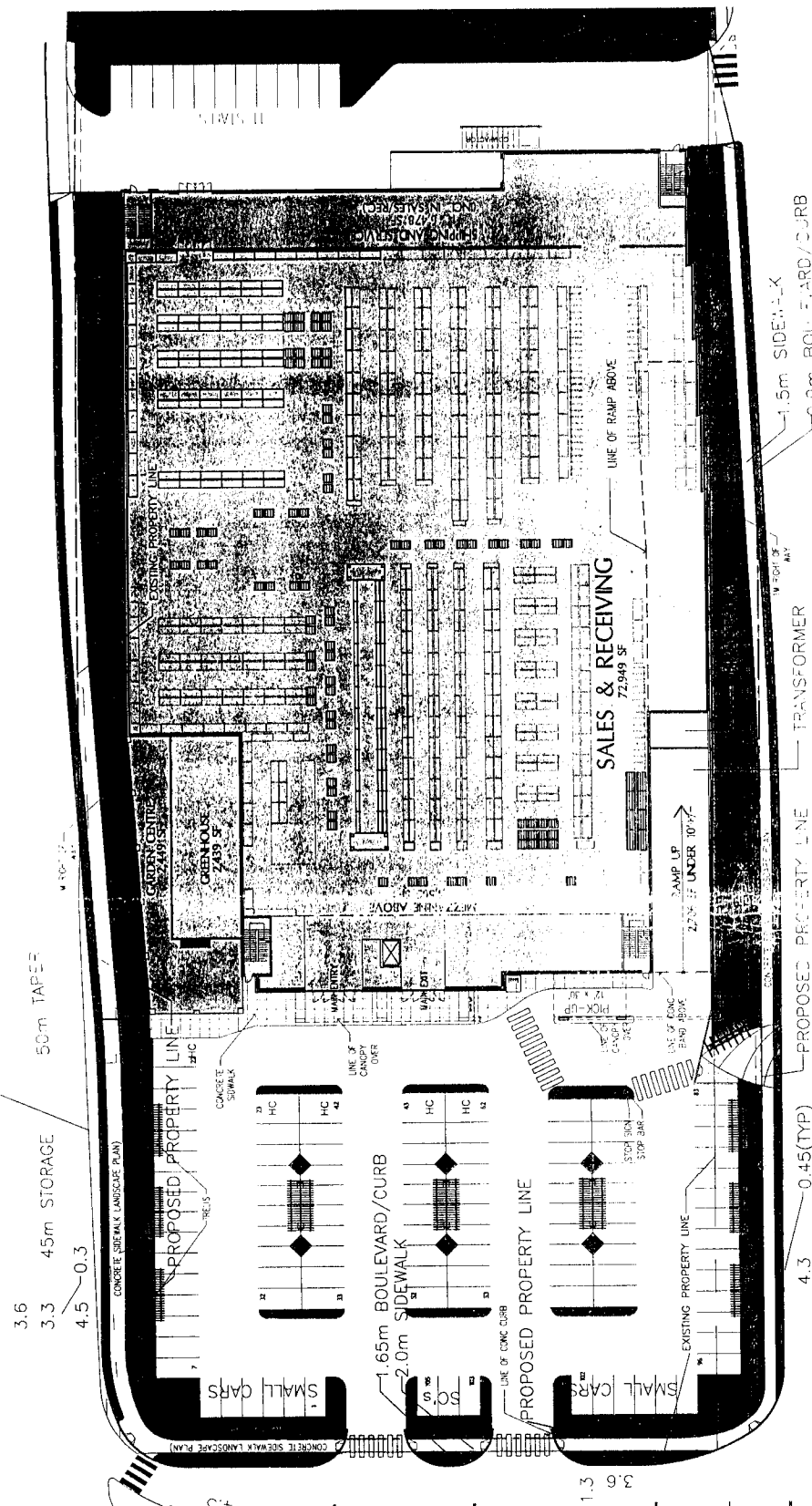
NO PARKING REQD. FOR GREENHOUSE, GARDEN CENTRE  
 OR LOW RAMP  
 SALES FLOOR 66,471 SF @ 4.00% = 247  
 MEZZANINE 4,565 SF @ 4.00% = 17  
 RECEIVING 6,419 SF @ 4.00% = 25  
 TOTAL PARKING REQUIRED 270 STALLS

# PARKING PROVIDED

ROOF PARKING - 81 SPACES  
 GRADE PARKING - 19 SPACES (15 SPACES HAVE REDUCED LENGTH)  
 TOTAL PARKING PROVIDED 277 SPACES (15 SMALL CARS)

# SITE / FLOOR PLAN

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



JUL 28 2004

DP 03254551

# 1b

BRIDGEPORT ROAD  
 EQUITIES INC.  
 RICHMOND, B.C.





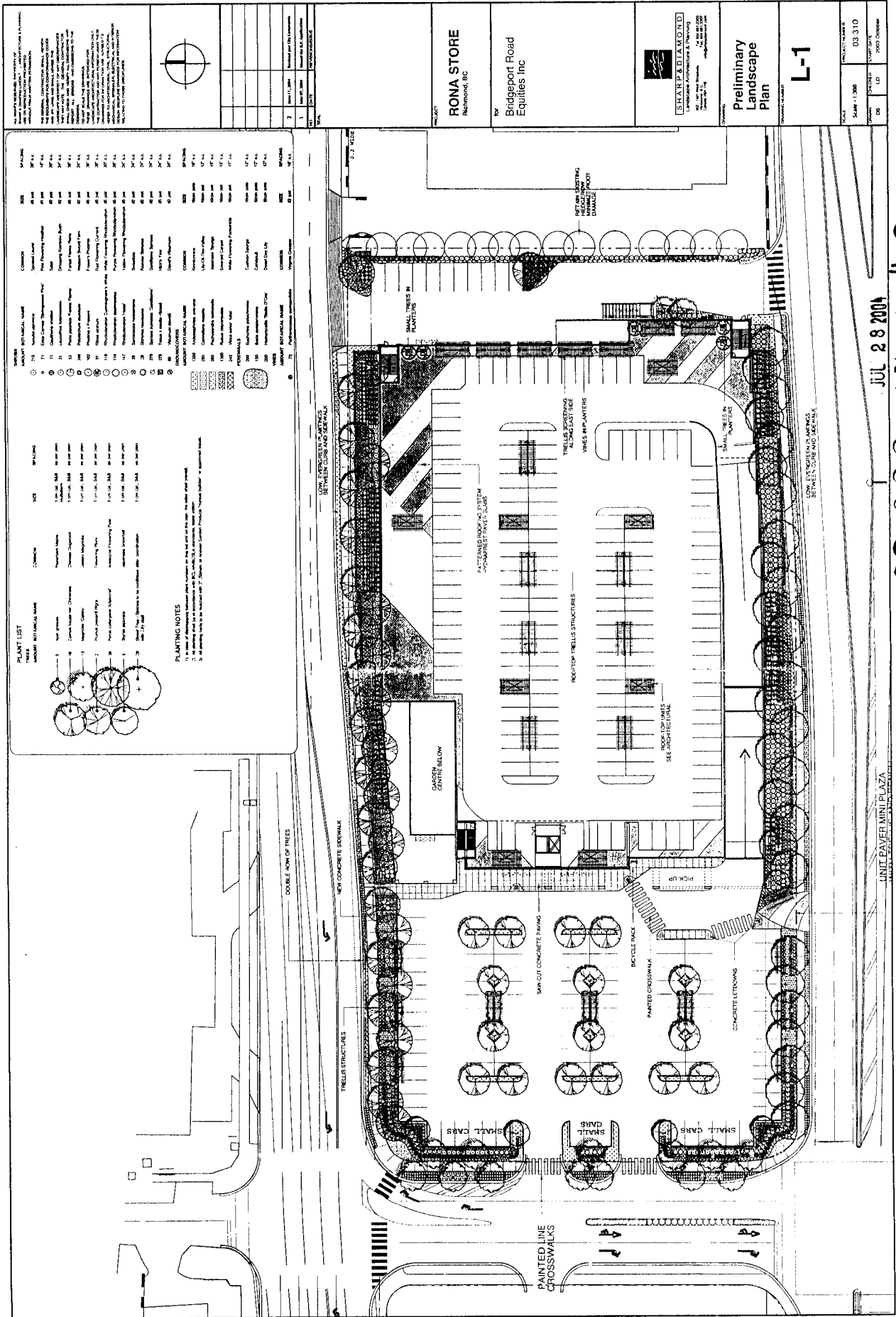
① ROOF PLAN  
 JUL 20 2007  
 DP 03254551  
 BRIDGEPORT ROAD  
 EQUITIES INC.  
 RICHMOND, B.C.

ROOF PLAN/SECTION

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



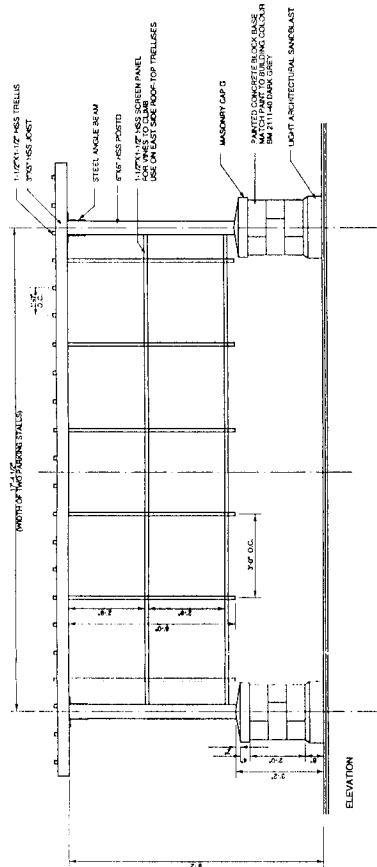




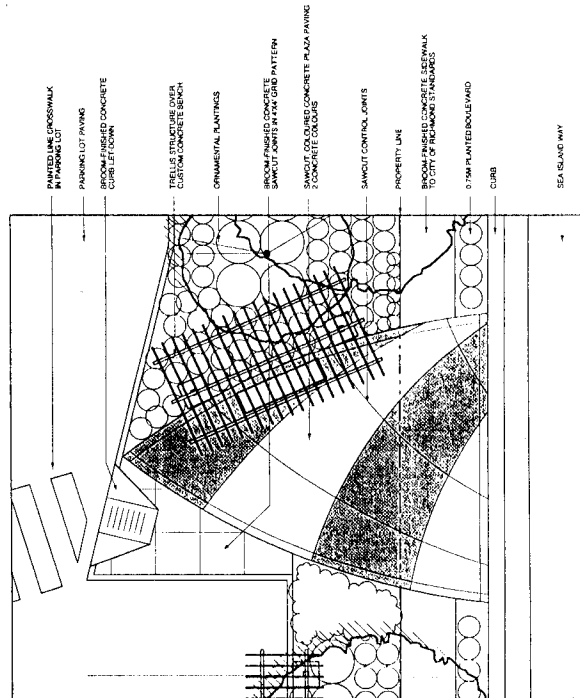
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UNIT PAVING MINI PLAZA

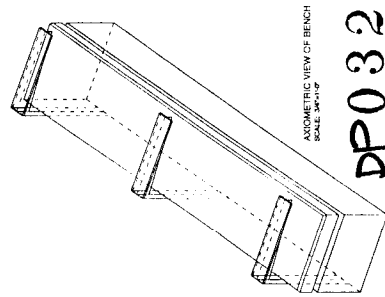
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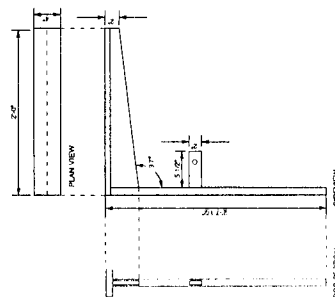
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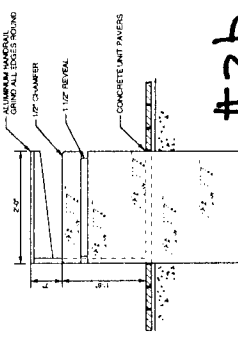
2 SEA ISLAND WAY MINI-PLAZA  
SCALE: 1/60



AXONOMETRIC VIEW OF BENCH  
SCALE: 3/4"=1'-0"



3 BENCH HANDRAIL DETAIL




#2A

**THE STATE OF TEXAS, COUNTY OF DALLAS**  
**Know all men** that **BRIDGEPORT ROAD EQUITIES, INC.** a corporation duly organized and existing under the laws of the State of Texas, for purposes hereinafter expressed, do hereby certify that the following is a true and correct copy of the **ARTICLES OF INCORPORATION** of said corporation as the same have been amended to date hereof.

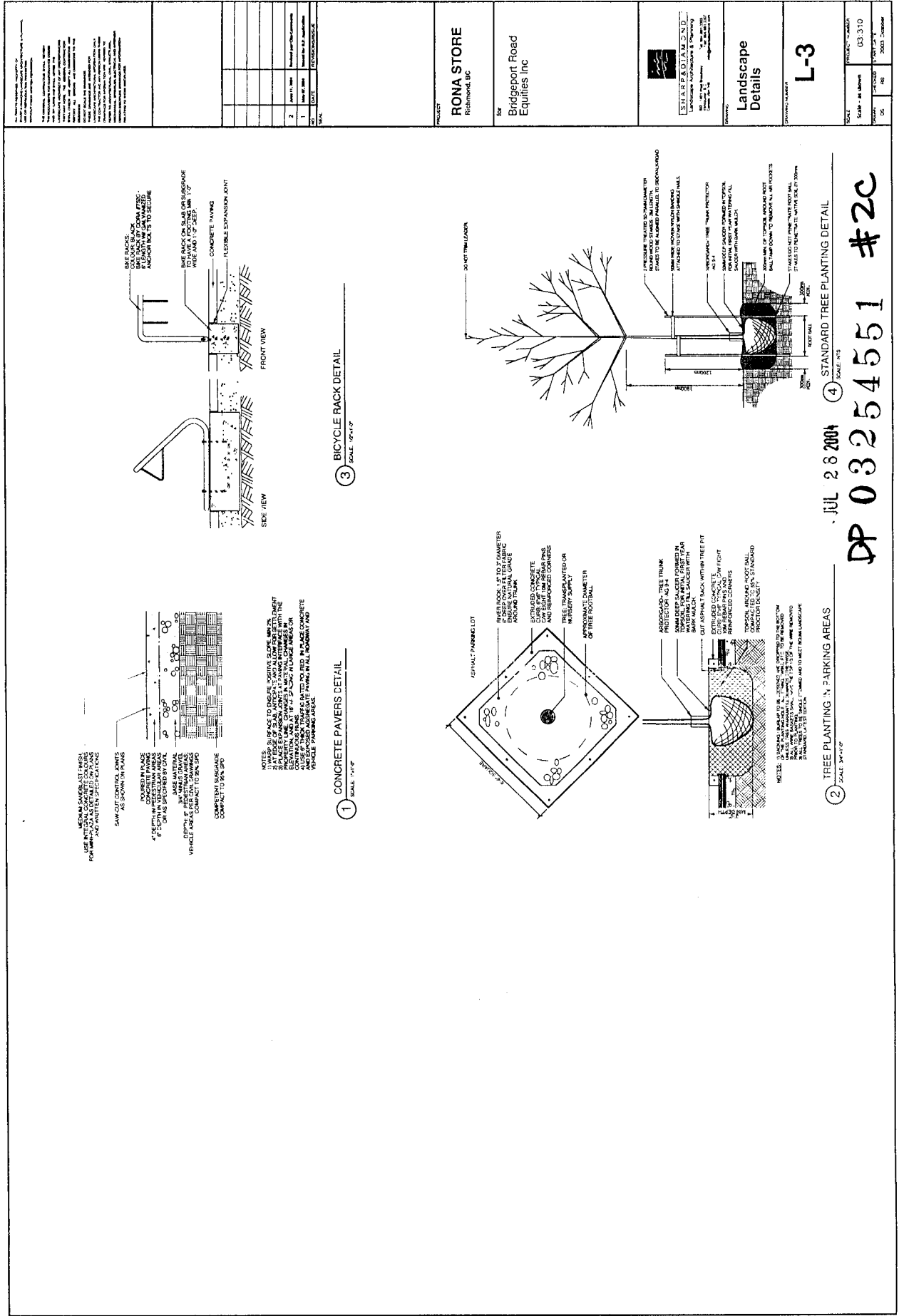
**WITNESSETH** that the foregoing is a true and correct copy of the **ARTICLES OF INCORPORATION** of said corporation as the same have been amended to date hereof.

**IN WITNESS WHEREOF**, I, the undersigned, Secretary of said corporation, have hereunto set my hand and the seal of said corporation at the City of Dallas, State of Texas, this **11th** day of **June**, 2003.

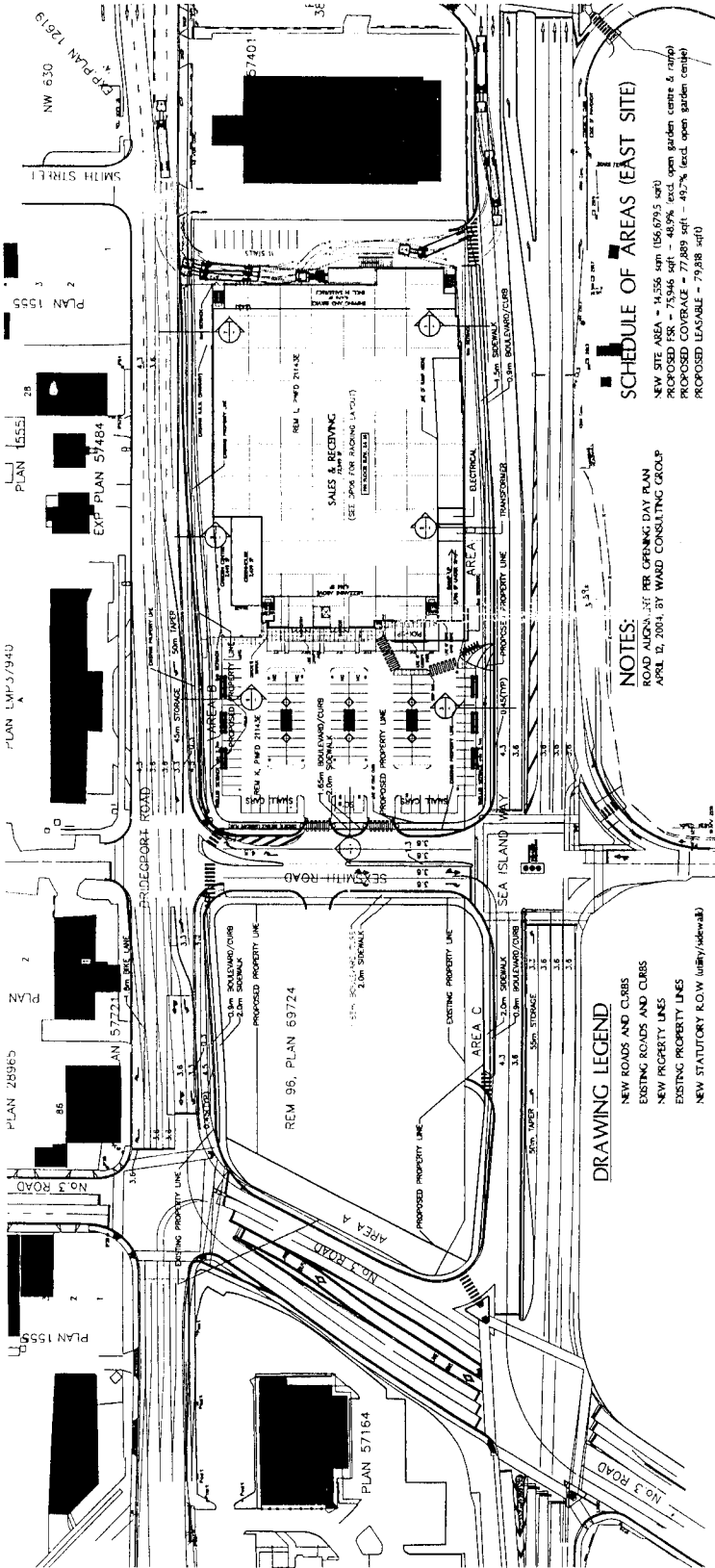
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 Secretary



2	June 11, 2003	Notary at Large	Notary at Large	Notary at Large	Notary at Large	Notary at Large
1	Notary at Large	Notary at Large	Notary at Large	Notary at Large	Notary at Large	Notary at Large



<p>THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>DATE: 10/1/2001</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>PROJECT: [Signature]</p>	<p>PROJECT: RONA STORE Richmond, BC</p> <p>FOR: Bridgeport Road Equities Inc</p>	<p>STAFF: [Signature]</p> <p>ARCHITECT: [Signature]</p> <p>DATE: 10/1/2001</p>	<p>Landscaping Details</p>	<p>L-3</p>	<p>Scale: 1/4" = 1'-0"</p> <p>Sheet: 03.310</p> <p>Project: [Signature]</p> <p>Date: 10/1/2001</p>
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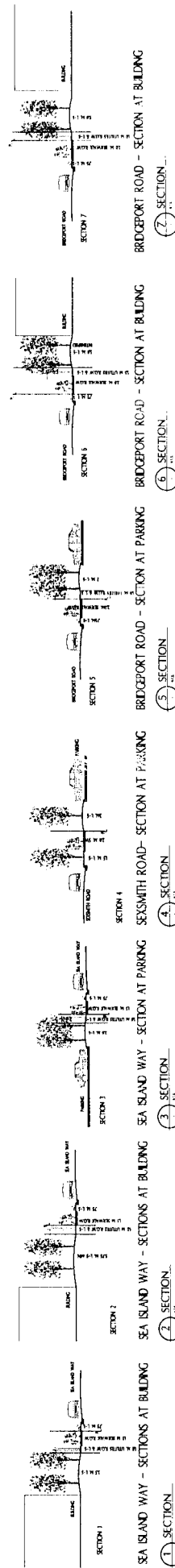
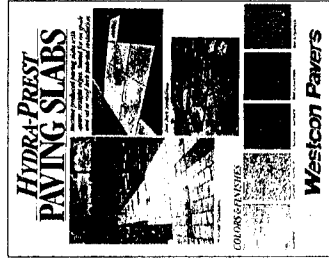
**NOTES:**  
 ROAD ALIGNMENT PER OPENING DAY PLAN  
 APRIL 17, 2004, BY WARD CONSULTING GROUP

**SCHEDULE OF AREAS (EAST SITE)**

NEW SITE AREA = 14,356 sqm (156,679.2 sqft)  
 PROPOSED FSR = 7,3945 sqft = 48.5% excl. open garden centre & ramp  
 PROPOSED COVERAGE = 77,889 sqft = 45.7% incl. open garden centre  
 PROPOSED LEASABLE = 79,288 sqft

**DRAWING LEGEND**

- NEW ROADS AND CURBS
- EXISTING ROADS AND CURBS
- NEW PROPERTY LINES
- EXISTING PROPERTY LINES
- NEW STATUTORY R.O.W. (utility/sewerable)



**AREA MAP**

JUL 28 2004

DP 03254551

BRIDGEPORT ROAD

EQUITIES INC.

RICHMOND, B.C.

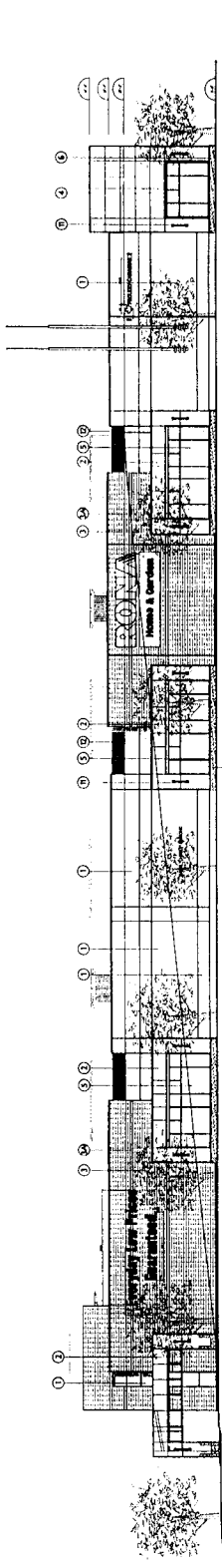
DATE: JUNE 15, 2004  
 RE-ISSUED FOR DEVELOPMENT PERMIT, CITY OF RICHMOND

#3

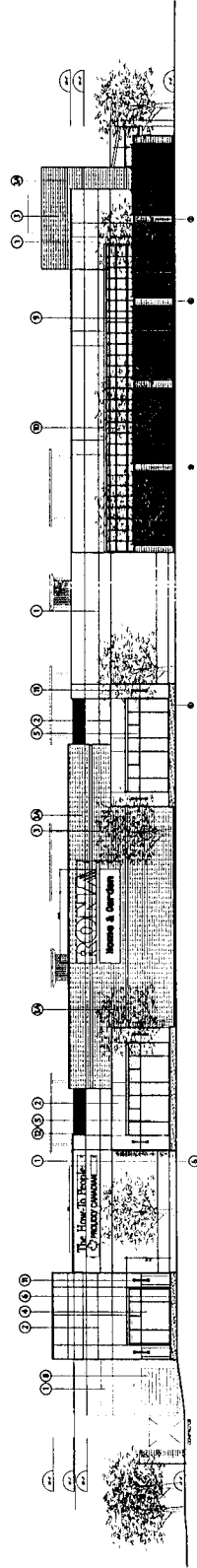


# MATERIALS

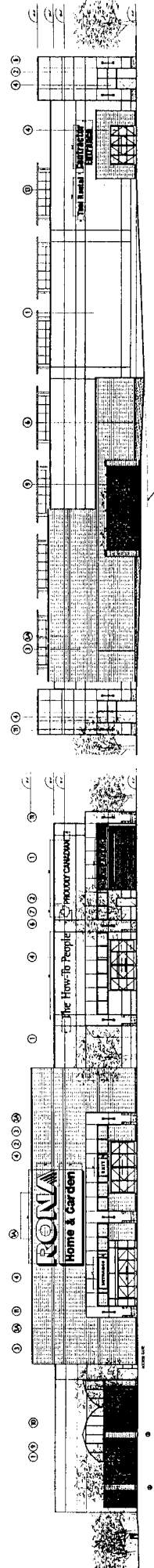
- 1 PAINTED TILT-UP CONCRETE  
LIGHTER GREY, 2" X 18" X 50"
- 2 PAINTED METAL PANEL  
SILVER, 2" X 18" X 50"
- 3 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 3A MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 4 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 5 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 6 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 7 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 8 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 9 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 10 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 11 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 12 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)
- 13 MASONRY VENEER CONCRETE BLOCK, 4" X 8" X 16" (FIELD)



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION

4 EAST ELEVATION

## RONA ELEVATIONS

#4

JUL 28 2004

BRIDGEPORT ROAD DP 03254551

EQUITIES INC.

RICHMOND, B.C.

DATE: JUNE 15, 2004  
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The How-To People.  
PROUDLY CANADIAN

1 NORTH ELEVATION  
NON ILLUM. INDIVIDUAL LETTERS & LOGO  
1/4" x 1/4"

RONA  
Home & Garden

2 NORTH ELEVATION  
INTERNALLY ILLUM. INDIVIDUAL LETTERS  
1/4" x 1/4"

RONA  
Home & Garden

3 WEST ELEVATION  
INTERNALLY ILLUM. INDIVIDUAL LETTERS  
1/4" x 1/4"

RONA SIGNAGE

The How-To People.

4 WEST ELEVATION  
NON ILLUM. INDIVIDUAL LETTERS  
1/4" x 1/4"

PROUDLY CANADIAN

5 WEST ELEVATION  
NON ILLUM. INDIVIDUAL LETTERS & LOGO  
1/4" x 1/4"

Everyday Low Prices  
Guaranteed.

6 SOUTH ELEVATION  
NON ILLUM. INDIVIDUAL LETTERS  
1/4" x 1/4"

PROUDLY CANADIAN

7 SOUTH ELEVATION  
1/4" x 1/4"

ENTRANCE

8 WEST ELEVATION  
ONE SF NON ILLUM. SIGN  
1/4" x 1/4"

EXIT

10 WEST ELEVATION  
ONE SF NON ILLUM. SIGN  
1/4" x 1/4"

MORE PARKING

9 WEST ELEVATION  
1/4" x 1/4"

Tool Rental Contractor  
Entrance

8 EAST ELEVATION  
NON ILLUM. INDIVIDUAL LETTERS  
1/4" x 1/4"

JUL 28 2004

03254551 #5

BRIDGEPORT ROAD  
EQUITIES INC.  
RICHMOND, B.C.



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