



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: November 8, 2005
File: DP 05-300085
Re: **Application by HCL Holdings Ltd. for a Development Permit at 9200 Bridgeport Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an automobile dealership at 9200 Bridgeport Road on a site zoned Automobile-Oriented Commercial District (C6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the side-yard parking setback from 1.5 m to a minimum of 0.85m along the western property line and to a minimum of 1.18m along the eastern property line.

Holger Burke
Acting Director of Development

HB:dcb
Att. 2

Staff Report

Origin

HCL HOLDINGS LTD. has applied to the City of Richmond for permission to develop a Mitsubishi Automobile Dealership at 9200 Bridgeport Road. The site is currently vacant except for an existing office building at the western end of the site.

The subject site is located on the south side of Bridgeport Road, between Garden City Road and the Oak Street Bridge off-ramp from Highway 99 (see **Schedule "A"**). It was rezoned in 2000 to Comprehensive Development District (CD/111) from Automobile-Oriented Commercial District (C6) and Land Use Contract No. 156 for the purpose of developing the site as a company headquarters for "Ritchie Bros. Auctioneers". Since that time, however, Ritchie Bros. relocated to a property on River Road, leaving the subject site without a major tenant. HCL Holdings is proposing to locate a Mitsubishi Automobile Dealership on the site. The former Ritchie Bros. Auctioneers office building at the western end of the site is proposed to be subdivided off (SD 03-254622) and retained for office uses.

The site is being rezoned from Comprehensive Development District (CD/111) to Automobile-Oriented Commercial District (C6) for this project under Bylaw 7632 (RZ 03-239626).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. A detailed storm utility analysis has been undertaken as part of the Development Permit requirements for this site and has been agreed to by the City's Engineering Department.

At the time of writing this report, the existing office building at the western end of the site is being used as a private college with approximately 70 foreign adult students. The Provincial Ministry of Transportation has indicated that it would not support the subdivision of this property because of the shortfall in parking (some 27 stalls short) given the college use. While the actual use would be permitted on the site under the proposed C6 Zoning, the limited amount of parking available would not support the use. Consequently, the applicant has agreed to terminate the lease with the College and place a covenant on title prohibiting the use of the site for educational institutions unless it can be demonstrated that parking arrangements have been secured to the satisfaction of both the Ministry of Transportation and the City. The on-site parking provided is sufficient to meet the City's Bylaw requirements for office uses.

Background

The site is located across from Costco on the south side of Bridgeport Road and between the Abercorn Inn to the east and the undeveloped portion of the Bridgeport Fire Hall site to the west.

Rezoning and Public Hearing Results

Although the one-storey retail strip mall use originally contemplated for this site at the time of the rezoning application is not the same as the use being planned with this development permit application, several comments were made during the rezoning process which are still pertinent to

this application. During the rezoning application, staff identified the following design issues to be resolved at the Development Permit stage:

- i. *Streetscape/landscaping design along both Bridgeport and Sea Island, to ensure that the project enhances the level of pedestrian amenity and safety in this area and the attractiveness of the site as part of an important "gateway" to Richmond (i.e. through tree planting and substantial vegetative screening along the site's rear property line, tree planting at a rate of at least 1 tree for every 3 stalls in the parking lot, enhanced pedestrian access to the building from the street, vegetative screening of parking along Bridgeport, continuous weather protection along the store fronts with links to buildings to the east and west, etc.); and*
- ii. *Signage (e.g. a full signage concept should be prepared), to ensure that it is attractive and oriented exclusively to Bridgeport Road (not Sea Island Way or the Oak Street Bridge).*

The Public Hearing for the rezoning of this site was held on January 19, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed:

Mr. Gary Janusc, 9131 Patterson Road, and Ms. Donna Patterson, 9191 Patterson Road, expressed their concerns regarding the proposed lighting and signage for the subject property. Mr. Janusc referred to a Husky Station that had recently opened two lots away from the subject property that had installed lighting such that Mr. Janusc's backyard was affected by the bright light.

Staff worked with the current applicant to ensure that landscaping appropriate to the site was addressed for all the property edges and as possible within the site itself. Signage for the development is primarily confined to the building itself and a single pylon sign on Bridgeport Road (as indicated on the plans). The applicant has provided detailed information with their submission on the proposed luminaries for the lot and building lighting and have indicated that all the site lights are down-lighting with "sharp cut-off to minimize spill light".

Additionally, development requirements were made during the Rezoning review seeking contributions of \$20,000 towards the future installation of an illuminated pedestrian-actuated signal on Bridgeport Road and \$10,000 towards future construction of a bike/pedestrian path along the subject side's Sea Island Way frontage. Both of these conditions have been satisfied by the current applicant.

Staff believe that each of the above issues have been addressed satisfactorily in the current proposal.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Automobile-Oriented Commercial District (C6) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the side-yard parking setback from 1.5 m to a minimum of 0.85m along the western property line and to a minimum of 1.18m along the eastern property line.

(Staff support the proposed variance as the applicant has committed to installing a vegetation strip along both property line edges between the parking and the existing buildings on the adjacent sites. The building on the adjacent site to the west is built on a podium without any windows at grade along the property edge. The building on the site to the east is the Abercorn Inn and the windows at this end of the building are hallway end windows with limited exposure. The variance along the west property line is a function of the site subdivision.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project although no formal endorsement was provided due to a lack of quorum. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 21, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

The constraints associated with the development of this site have also served to challenge the design response. This has resulted in the site's design being reworked several times in order to come up with a design solution that attempts to respond to as many of the site's issues as possible.

Conditions of Adjacency

- At approximately 8.2m. in height the building will be an appropriate fit with the building heights to the east and west.
- Concerns regarding light spillage from the site onto adjacent properties have prompted the selection of light standards that will minimize such impacts. More details are provided under the Landscape Design comments below.
- Identity signage has been integrated into both the front and the rear of the building and have been designed not to be intrusive to the neighbouring properties.

Urban Design and Site Planning

- Access constraints were imposed upon the site and the planned subdivided lot during the Rezoning review. The design response closes off the driveway access to Bridgeport Road for the planned subdivided lot and provides a shared access through the main entrance for 9200 Bridgeport Road.
- The design has accommodated a 2.13 m frontage dedication for a future bicycle lane along Bridgeport Road.
- The internal drive aisle layout was redesigned to move the aisle away from the east side of the building and relocate the handicapped parking stall in a prominent location near one of the building entrances.

- The drive aisle and entrance layout was designed to accommodate an SU9 sized vehicle. The owner has indicated that new vehicles will be driven/transported to the site one at a time from an offsite delivery centre. Large transport vehicles will not be used for delivery to this site. The owners have provided a letter indicating their commitment that loading and unloading will not occur on Bridgeport Road and that they will seek to secure a storage site elsewhere for holding their new vehicles. The applicant has committed to secure a vehicle storage site prior to a building permit being issued.
- Parking calculations have been undertaken for both the automobile dealership uses and the adjacent office building and sufficient on-site parking is provided for both uses.

Architectural Form and Character

- Architectural finishes have been carried around to all sides of the proposed 790 m² building.
- Additional glazing has been added to both the east and west façades to match the architectural expression along the north – street facing façade.
- Large sections of glazing have been incorporated into the street façade providing views to the interior show room.
- Building materials include glass, smooth face concrete block, smooth finish stucco and alucobond panels. The color palette for the building will include super white face blocks, silver aluccobond panels, delicate whites and grey accent trims and upper facings.

Landscape Design and Open Space Design

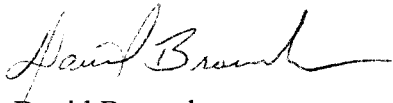
- Perimeter landscaping has been incorporated around the site and adjacent to the building with fourteen trees incorporated along the street frontage and the eastern perimeter of the site. A variety of low shrubs and groundcovers are proposed for three sides of the site's perimeter with the fourth - southern side incorporating the retention of an existing hedge-row. The statutory Right-of-Way limits the ability to plant more trees along the frontage.
- Colored stamped concrete paving is used at the vehicle entrance to differentiate this area and signify a pattern change in vehicle and pedestrian movements.
- Decorative pavers have also been incorporated along the western side of the building at the pedestrian doorways to enhance safety and differentiate the uses.
- A screened refuse and recycling area has been planned for the south-east corner of the site.
- A pedestrian entrance to the site is incorporated with the driveway entrance to the site.
- As noted earlier, luminaries for the lot and building lighting have been selected to minimize spill light yet still provide adequate coverage of the property. Neon lights will not be used. Pole lighting will be down lights with sharp cut off characteristics.
- A single pylon sign is proposed to be located on the west node from the entrance.

Crime Prevention Through Environmental Design

- Responding to concerns about visibility and security, the hedgerow along the southern property boundary will be pruned to improve visibility from adjacent properties.
- Sconces and down lighting have been incorporated into the side and back of the building to improve night visibility.
- A chain link gated fence is proposed to be incorporated behind the existing hedge at the southern property line to protect the rear storage area.

Conclusions

The applicant has satisfactorily addressed the relevant issues identified through the rezoning process, staff's application review comments and the Advisory Design Panel's comments related to site planning, urban design, architectural form and character, landscaping design and adjacency. Based upon the applicant's proposal, staff are recommending support for this Development Permit application.



David Brownlee
Planner 2

DCB:cas

Conditional Requirements:

- 1) Prior to forwarding this Development Permit application to Council for approval:
 - Receipt of a Letter-of-Credit for landscaping in the amount of \$22,729.82 (based on total floor area of 1055.8 m²), and;
 - Registration of a Covenant prohibiting the use of 9140 Bridgeport Road (the existing office building site) for **Education Institution** uses unless it can be demonstrated that parking arrangements have been secured to the satisfaction of both the Ministry of Transportation and the City.
- 2) Prior to the issuance of a building permit:
 - The applicant is to provide the City with evidence of an agreement that a separate storage site for the dealership's new vehicles has been secured.
 - A construction parking and traffic management plan is to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



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

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-300085

Attachment 1

Address: 9200 Bridgeport Road

Applicant: HCL Holdings Ltd. Owner: HCL Holdings Ltd.

Planning Area(s): Bridgeport (Area 12) – West Bridgeport Sub-Area

Floor Area Gross: Gross: 1,055.8 m² Floor Area Net: 1004.3 m²

	Existing	Proposed
Site Area:	3534.8 m ² after dedications	Same
Land Uses:	New Vehicle Storage / vacant	Automobile Dealership
OCP Designation:	Mixed Use	Same
Zoning:	CD/111	Automobile-Oriented Commercial District (C6)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.3	none permitted
Lot Coverage:	Max. 50%	21.9%	None
Building Setback – From Roads:	Min. 6 m	Exceeds 6.0 m to building	None
Parking Setback – From SideYard:	Min. 1.5 m	East sideyard (1.18 to 1.29m) West Sideyard: (0.85 to 1.39m)	Variance requested
Height (m):	Max. 12 m	8.14 m	None
Lot Size:	--	3,534.8 m ²	
Off-street Parking Spaces – Automobile Dealership:	28	63 (16 Visitor; 16 Staff; 5 Service; 26 Inventory)	None
Off-street Parking Spaces – Office Building:	18	18	None
Off-street Parking Spaces – Total Site:	46	81	None
Accessible Off-street Parking Spaces – Automobile Dealership:	1	1	None
Accessible Off-street Parking Spaces – Office Building:	1	1	None

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, September 21, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Attendance:

Members: Mr. Al Tanzer - Chair
Mr. Jim Carter-Huffman
Mr. Jerry Doll
Constable Jack Harrison

Staff: Ms. Cecilia Achiam
Ms. Sara Badyal
Mr. David Brownlee

Recording
Secretary: Desiree Wong

The meeting was called to order at 4:15 p.m.

1. The minutes could not be adopted as there was no quorum.

2. Auto Dealership
MQN, Arch.
9200 Bridgeport Road
(Formal)

DP 05-300085

Mr. David Brownlee, Planner, reviewed the staff comments provided for the project, (a copy of these comments are attached as Schedule 1 and form a part of these notes.)

With the aid of a model and artist's renderings, Mr. Brian Quiring, introduced Priscilla Chan, Todd Ho and Marlene Messier, and briefly described the project.

Ms. Messier described the details of the landscape plans for the project.

General questions put forth by the Panel included:

- What was the hatched area outside the boxwood hedge. **A right of way landscaped with grass.**
- Existing building – what will happen to this.. **It will remain as is - the lot will be subdivided.**
- Landscape area along Sea Island Way. **This area belonged to the Ministry of Highways and was not a part of the application.**

- Is the hedge worth saving. **Not sure – it may have to be supplemented or buffered with landscape to screen it.**
 - Eastern edge. **Existing hedge will be replaced with a cedar hedge and tall trees. Have not spoken to the Hotel about this as yet.**
 - Are the rooms of the hotel looking onto the site. **Not sure about this.**
 - Light Standards. **Not neon. Pole with downward light.**
 - Drainage issues. **These were still being discussed with engineering staff. The cost would be significant. Options are being investigated to address this issue. Pervious pavers would be of marginal benefit.**
 - Signage: **Pylon sign free standing and would be installed close by the entrance.**
 - **Comments from the Panel**
 - Area isolated and the storage area too concealed. May invite break ins. Consider mitigating with light. **A chain link gated fence would be incorporated behind hedge . The hedge would be lowered so the storage area would be more visible.**
 - A zone of decorative pavers could be installed at the side entrance to slow down cars and mitigate drive aisle safety concerns. **Applicant will comply.**
 - Nice landscape. Could use some trees on either side of the driveway. The sign could be moved forward, widen island on one side to get some extra land between existing parkade and west side of storage area. Consider patterned coloured pavers.
 - It was suggested that the hedge along the southern property line be lowered and trees included to make the rear of the building more visible.
 - Plant some trees in the planting strip on the west property line.
 - The applicant was told that this project could be taken forward to the next stage without a formal resolution.
-



No. DP 05-300085

To the Holder: HCL HOLDINGS LTD.
Property Address: 9200 BRIDGEPORT ROAD
Address: 2130-13700 MAYFIELD PLACE
RICHMOND BC, V6V 2E4

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 to reduce the side-yard parking setback from 1.5 m to a minimum of 0.85m along the western property line and to a minimum of 1.18m along the eastern property line.
4. 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 #5 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including any necessary off-site storm sewer upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$22,729.82 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.
7. 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 05-3000085

To the Holder: HCL HOLDINGS LTD.
Property Address: 9200 BRIDGEPORT ROAD
Address: 2130 – 13700 MAYFIELD PLACE
RICHMOND BC, V6V 2E4

8. 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 , .

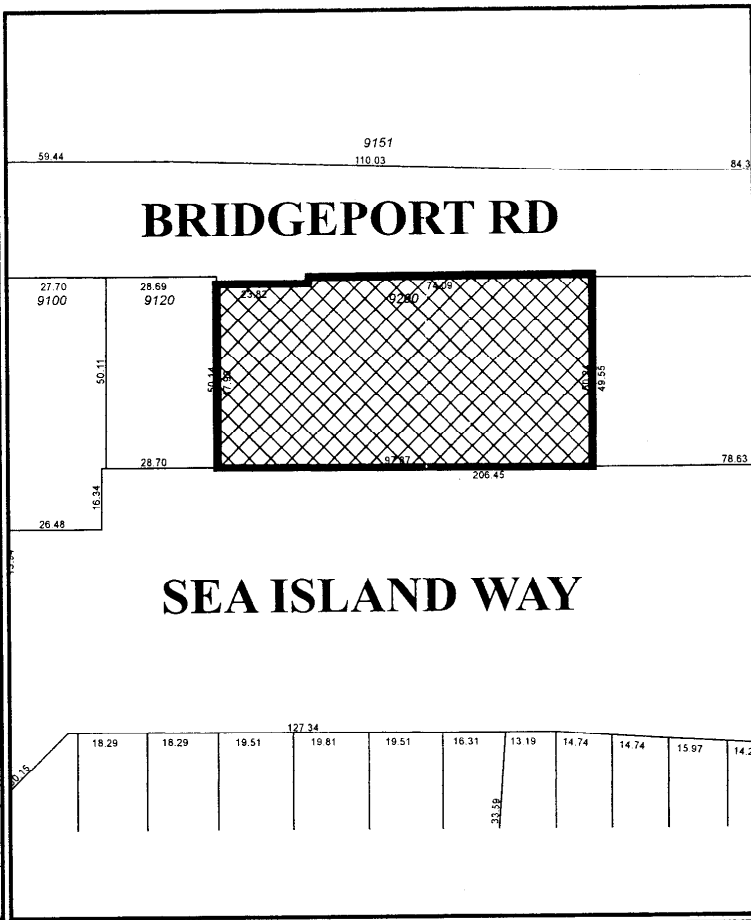
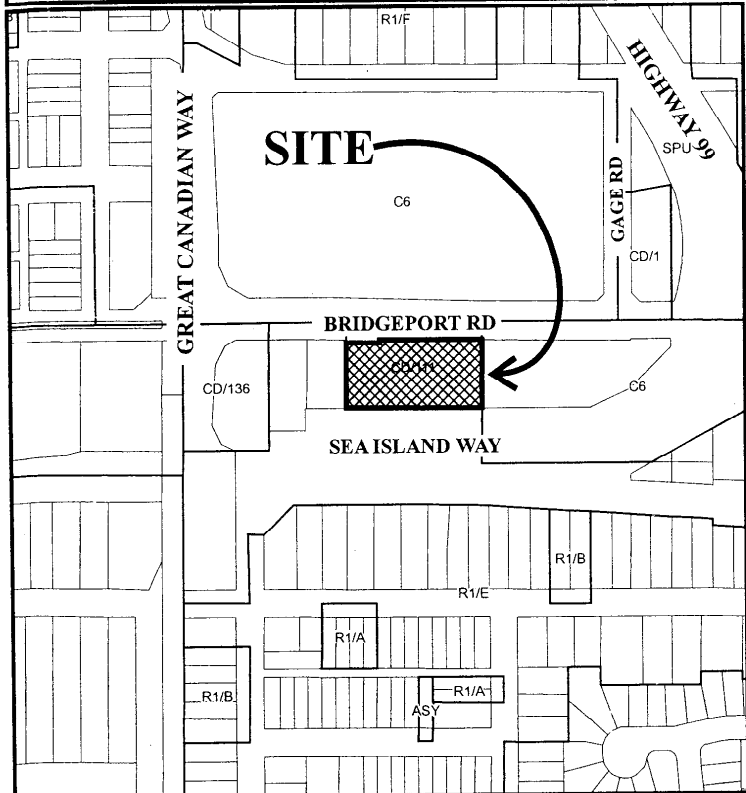
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-300085 SCHEDULE "A"

Original Date: 05/17/05

Revision Date:

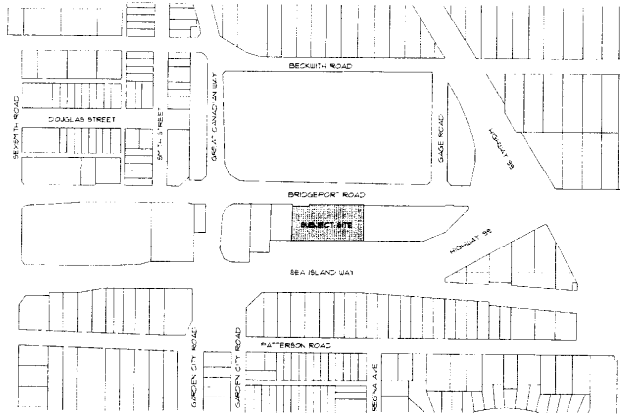
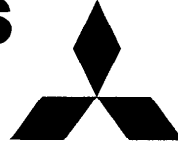
Note: Dimensions are in METRES

MITSUBISHI MOTORS

9200 BRIDGEPORT ROAD

RICHMOND, B.C.

DEVELOPMENT PERMIT APPLICATION #05-300085

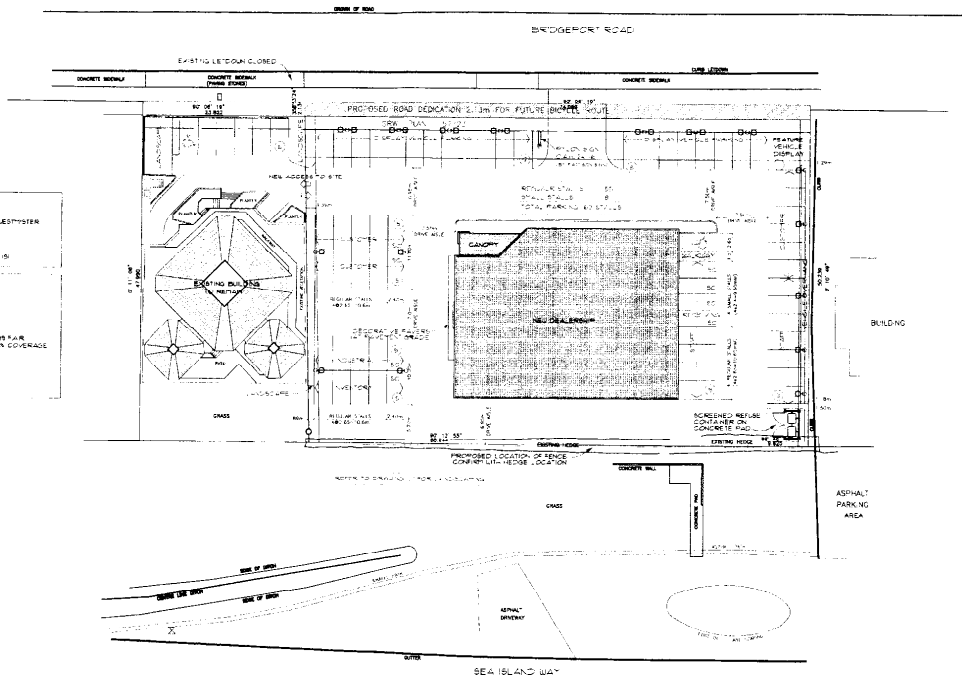
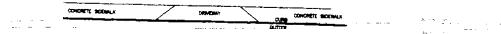


KEY SITE PLAN

IMQ McEwen
Quiring
Nolan
ARCHITECTS

05300085

SI-MIT-01 PLAN TO EAST OF BRIDGEPORT ROAD, SECTION 27, BLOCK 6, NORTH-RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 19443-01



LEGAL DESCRIPTION
 PART OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAN #1

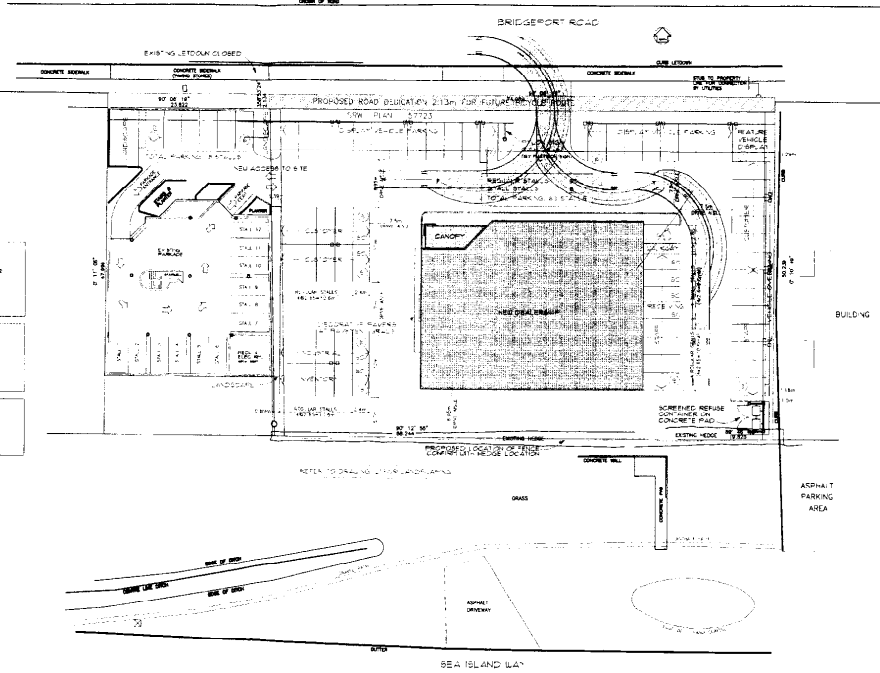
Project MITSUBISHI MOTORS .0200 BRIDGEPORT ROAD, RICHMOND, B.C.
 Drawing SITE PLAN

Project No. 05103
 Scale 1:200

Date OCTOBER 31, 2005
 DP



05300085



LEGAL DESCRIPTION		
MUNICIPALITY OF RICHMOND PARCELS 2 REGION 1 BLOCK 5 NORTH RANGE 6 WEST NEQUATHOSTER DISTRICT SLAY JPM&A		
CIVIC ADDRESS		
1900 BRIDGEPORT ROAD RICHMOND BRITISH COLUMBIA V6X 5		
PARKING CALCULATION 1900 BRIDGEPORT ROAD		
CATEGORY	REQUIRED	PROVIDED
DISPLAY / INVENTORY	26 STALLS	
OFFICE / VISITORS	AREA 100 SQM	26 STALLS
CONSTRUCTION	AREA 200 SQM	26 STALLS
TOTAL PARKING	26 STALLS	43 STALLS
PARKING CALCULATION 1900 BRIDGEPORT ROAD		
OFFICE	REQUIRED	PROVIDED
TOTAL PARKING	41 STALLS	43 STALLS

PLAN #2

Project: MITSUBISHI MOTORS 1900 BRIDGEPORT ROAD RICHMOND, B.C.
 Drawing: PARKING PLAN

Project No 05103
 Scale 1 : 200

Date OCTOBER 31, 2005
 DP

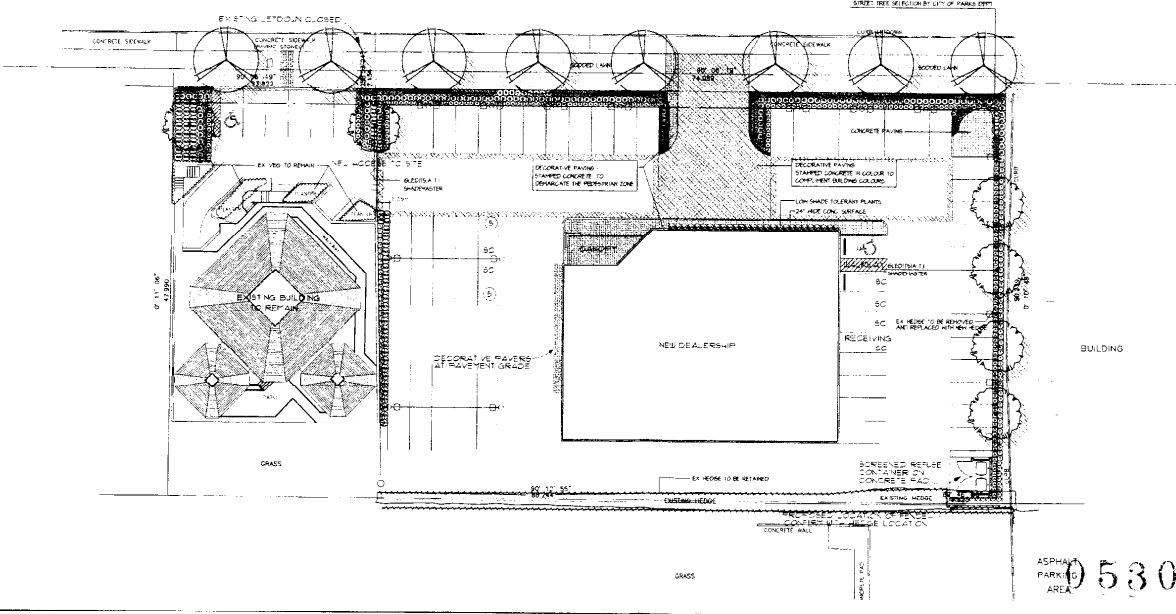
MON
 05300085

KEY	SYMBOL	PLANT SCHEDULE	COMMON NAME	DMG JOB NUMBER	REMARKS
1	(Symbol)	BLENDED BLUE HYDRANGEA	SHADYBARK HOME LOCUST	120101010	PLANTED 12/01/01
2	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
3	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
4	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
5	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
6	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
7	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
8	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
9	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
10	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
11	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
12	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
13	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
14	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
15	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
16	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
17	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
18	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
19	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01
20	(Symbol)	RED TIGER LILY	SMALL LEAF BOX	120101010	PLANTED 12/01/01

NOTE: PLANT SIZES IN PARENTHESIS ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS (LATEST EDITION). CONTAINER SIZE SPECIFIED IN PARENTHESIS ARE OTHER PLANT MATERIALS. ALL PLANTS ARE TO BE DELIVERED AND PLANTED WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. ALL PLANTS ARE TO BE DELIVERED AND PLANTED WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. ALL PLANTS ARE TO BE DELIVERED AND PLANTED WITHIN 14 DAYS OF THE DATE OF THE CONTRACT.

NO	DATE	REVISION/DESCRIPTION	BY
1		ISSUE FOR PERMIT	
2		ISSUE FOR CONSTRUCTION	
3		ISSUE FOR AS-BUILT	

BRIDGEPORT ROAD



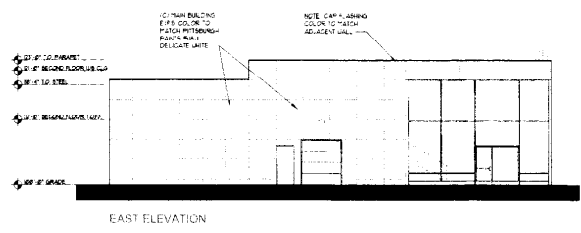
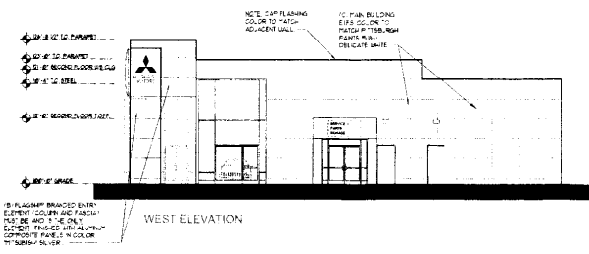
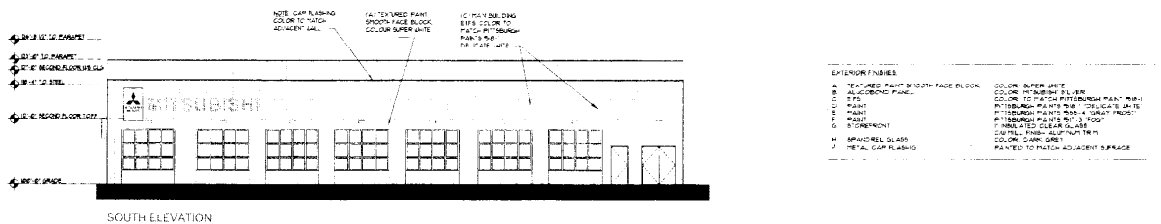
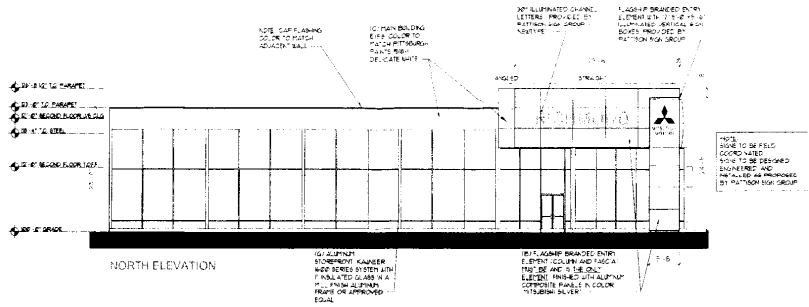
DMG
landscape architects
A subsidiary of
72 West 41st Street, 11th Floor
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Tel: 212 512 5000
Fax: 212 512 5001
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PROJECT:
MITSUBISHI DEALERSHIP
9200 BRIDGEPORT RD.
RICHMOND, B.C.

DRAWING NO. 15
LANDSCAPE PLAN

DATE	OBJECT	DRAWING NUMBER
		3

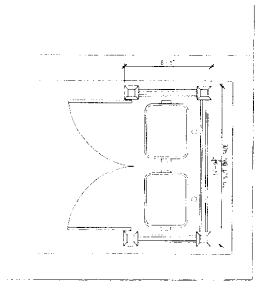
ASPHALT PARKING AREA 5300085



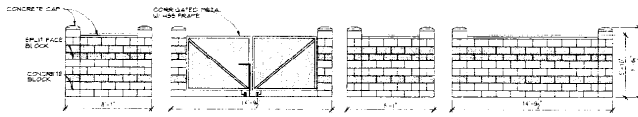
PLAN #4 | Project: **MITSUBISHI MOTORS** | 4900 BRIDGEPORT ROAD, RICHMOND, B.C.
 Drawing: **ELEVATIONS**

Project No: **05103** | Date: **OCTOBER 31, 2005**
 Scale: **1/8" = 1'-0"** | **DP**

MCN PROJECTS
05300085



27 GARBAGE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



28 GARBAGE ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

PLAN #5

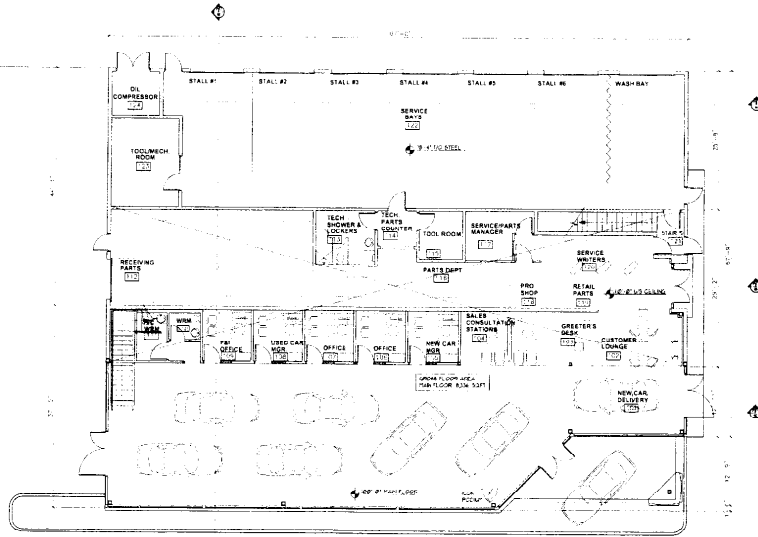
Project MITSUBISHI MOTORS - 9200 BRIDGEPORT ROAD, RICHMOND, B.C.
Drawing GARBAGE AND RECYCLING ENCLOSURE

Project No 05103
Scale 1/4" = 1'-0"

Date OCTOBER 31, 2005
DP

IMCON ARCHITECTS

05300085



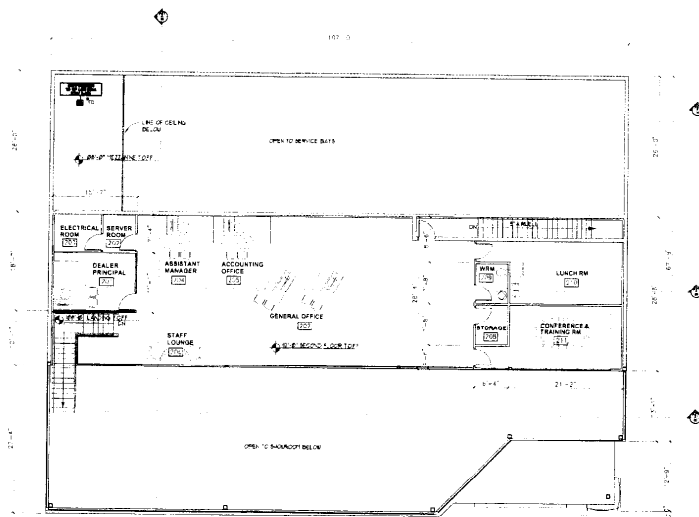
REFERENCE
PLAN #6

Project **MITSUBISHI MOTORS** - 9200 BRIDGEPORT ROAD, RICHMOND, B.C.
 Drawing **MAIN FLOOR PLAN**

Project No **05103**
 Scale **1/8" = 1'-0"**

Date **OCTOBER 31 2005**
DP

MON
 05300085



REFERENCE
PLAN #7

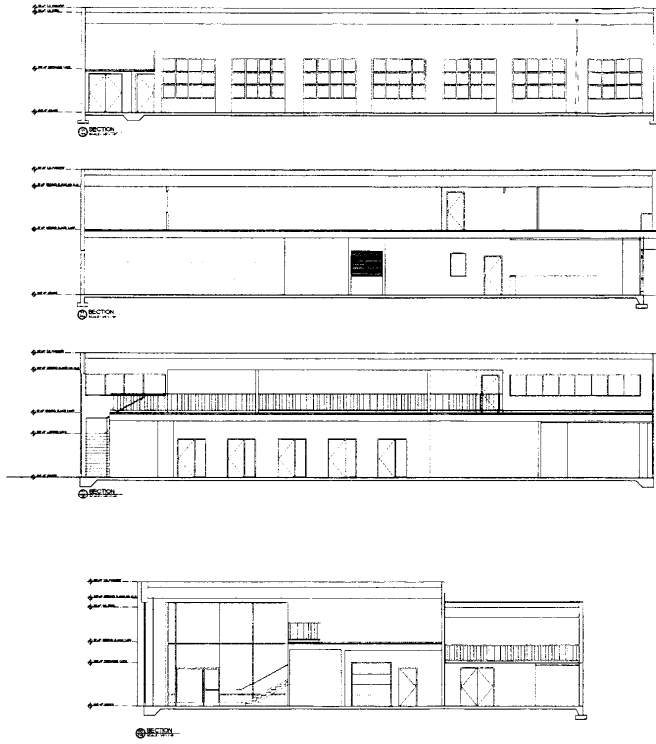
Project **MITSUBISHI MOTORS** .9200 BRIDGEPORT ROAD, RICHMOND, B.C.
 Drawing **SECOND FLOOR PLAN**

Project No **05103**
 Scale **1/8" = 1'-0"**

Date **OCTOBER 31, 2005**
DP

MON
 ARCHITECTS

05300085



REFERENCE
PLAN #8

Project **MITSUBISHI MOTORS** - 9200 BRIDGEPORT ROAD, RICHMOND, B.C.
 Drawing **SECTIONS**

Project No. **05103**
 Scale **1/8" = 1'-0"**

Date **OCTOBER 31 2005**
DP



05300085