



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 6, 2022

From: Wayne Craig
Director, Development

File: DP 21-933784

Re: Application by Don Dockstader Motors Ltd. for a Development Permit at
10700 Cambie Road

Staff Recommendation

That a Development Permit be issued which would permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

Wayne Craig
Director, Development
(604-247-4625)

WC/RP:blg
Att. 2

Staff Report

Origin

Don Dockstader Motors Ltd. has applied to the City of Richmond on behalf of the owner, Pacific Grove Plaza Inc., for permission to undertake exterior renovations of the existing two-storey southerly building and improvements to landscaping on the site at 10700 Cambie Road, which is zoned “Auto-Oriented Commercial (CA)”. The site currently contains three commercial buildings. The Directors of Don Dockstader Motors Ltd. are Kapil, Tony and Ajay Dilawry, and the Director of the owner, Pacific Grove Plaza Inc., is Minaz Shajani. A Location Map of the subject site is provided in Attachment 1.

The subject site has been developed as an auto-oriented commercial centre, and the subject building was designed and built to accommodate an auto dealership.

There is no rezoning application associated with this Development Permit application, and no associated Servicing Agreement.

Development Information

In 2011, Council issued Zoning Amendment Bylaw 8808 (via RZ 11-561611) and its associated Development Permit (DP 11-561612), which consolidated several zones on the site into a single “Auto-Oriented Commercial (CA)” zone and facilitated the development of the Mini Cooper dealership on the subject building.

The proposed improvements to the site are limited to exterior renovations to the existing dealership building and landscape improvements along the Highway 99 frontage. There are no changes to the overall site plan and vehicle circulation approved via the previous Development Permit and no new variances associated with the current development permit application.

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject site is located at the corner of Cambie Road and Highway 99 and is designated ‘Commercial’ in the East Cambie Area Plan. The site contains three buildings that include the subject two-storey building at the south of the site abutting Highway 99, a single-storey auto body shop at the west side of the site fronting Cambie Road and single-storey building containing a McDonald’s fast food restaurant with drive-through service and a travel agency, also fronting Cambie Road. The proposed changes are limited to the southerly building, the landscaping along the highway frontage and the addition of two EV charging stations in the parking area in front (north) of the subject building.

Development surrounding the subject site is as follows:

To the north Across Cambie Road and St. Edwards Road, an office is located on a property zoned “Industrial Business Park (IB1)” and a hotel is located on a property zoned “Auto-Oriented Commercial (CA)”.

- To the east A hotel with an attached restaurant and an auto dealership fronting Cambie Road are located on properties zoned “Auto-Oriented Commercial (CA)” and “Gas & Service Stations (CG1)”.
- To the south The Highway 99 right-of-way (ROW) and an established townhouse neighbourhood zoned “Low Density Townhouses (RTL1)”.
- To the west The Highway 99 right-of-way (ROW) and an established townhouse neighbourhood zoned “Low Density Townhouses (RTL1)” and an established single-family neighbourhood zoned “Single Detached (RS1/B)”.

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 (OCP) and is generally in compliance with the Zoning Bylaw.

Advisory Design Panel Comments

The proposed exterior alterations are limited in scope and will not impact the overall form, massing or site plan of the existing building. Therefore, it was not presented to the Advisory Design Panel (ADP).

Analysis

Conditions of Adjacency

- The site is double-fronting, with frontages on Cambie Road and Highway 99.
- The site is accessed from the adjacent property at 10720 Cambie Road, via an easement agreement with the owner of that lot. The property at 10720 Cambie Road contains a hotel and restaurant, and is accessed via Cambie Road.
- The hotel and restaurant located at 10720 Cambie Road is approximately 25.3 m from the south corner of the subject building, between which is located parking, drive-aisles and landscaping.
- The subject building fronts onto Highway 99 (but is not accessed from the highway). The southwest façade of the building, which faces Highway 99, includes a green wall, mounted on the westerly portion of the building in an artistic arrangement on four separate vertical panels, which will be retained. Changes to this building face include the replacement of the existing cladding on the easterly portion of the building with a glass curtain wall. A significant portion of the glass curtain wall on this building face is proposed have a ‘Volvo blue’ colour that would provide a backdrop to wall-mounted signage.
- Existing landscaping along the lot line shared with Highway 99 consists of trees and low shrubs, and the applicant has agreed to provide additional trees and shrubs to enhance that interface.

Urban Design and Site Planning

- The proposed development does not impact the existing building's massing, site plan or layout and operations.
- The subject site consists of three buildings.
- The existing textured concrete pedestrian crossings across internal driveways are proposed to be repainted, in order to improve the safety of pedestrian circulation within the site.
- The parking area and the drive aisles are generally located in the middle of the site, with a drive aisle on the southwest perimeter.
- Inventory parking is located along the south and west ends of the site.
- Any proposed signage is subject to approval via a separate Sign Permit application and compliance with the City's Sign Regulation Bylaw No. 9700.

Architectural Form and Character

- The building exterior is proposed to be re-clad and improved.
- The east portion of the building is proposed to replace the existing Aluminium Composite Material (ACM) cladding with a new glass curtain wall system on the north, east and south elevations.
 - The majority of the full-height glass walls would be partially opaque to diffuse light.
 - Various sections of the glass curtain wall, including doorways, would be fully transparent at key areas that would allow visual permeability into the interior showroom and the vehicles displayed therein.
 - Sections of the glass curtain wall at the upper portion of the south corner of the building would be blue, mostly opaque, glass. These panels would serve as the backdrop to the Volvo signage that would be approved by a separate Sign Permit.
 - A wood (Oak) accent material is proposed for a partial enclosure of the main entrance and as borders for the fully translucent glass panes.
- The west portion of the building would retain its ACM cladding on the north, west and south elevations, but would be repainted to a silver metallic colour.

Landscape Design and Open Space Design

- On-site landscaping was secured through the 2011 Development Permit (DP 11-561612), which remains generally consistent with contemporary design guidelines. Staff have visited the site and confirm that the landscaping has generally been maintained in good condition by the owner. However, the existing landscaping (trees and low-lying shrubs) along the Highway 99 frontage is in need of attention.
- To address the landscaping along the Highway 99 frontage, the applicant has agreed to re-instate, improve and increase the extent of plantings along this frontage, without impacting vehicle circulation around buildings. The proposed landscaping includes six new Bowhall Red Maple trees and shrub plantings consisting of Oregon Grape Holly, Dwarf Fountain Grass and Privet Honeysuckle, all of which are consistent with existing plantings along the Highway 99 frontage.
- Existing landscaping around the building and in the parking area is provided in accordance with the previous Development Permit (DP 11-561612) and is to be retained.
- The parking area includes perimeter landscaping, landscaped islands, lighting and textured raised pedestrian crossings.
- Accessible parking spaces are provided near the building entrance.

- As previously noted, the existing textured concrete pedestrian crossings across internal driveways are proposed to be repainted, in order to improve the safety of pedestrian circulation within the site.
- Existing external lighting includes existing in-ground lights and wall-mounted lighting around the building, and pole-mounted lighting in the parking areas. The most significant change to exterior lighting will be as a result of the new glass curtain wall that is proposed to replace the cladding on the easterly part of the existing building; although the majority of the glazing is proposed to be semi-opaque, some internal light would emit from that easterly portion of the building. New lighting is also proposed at the main entrance that will emphasize the safety and character of the building at night. The applicant has provided an Exterior Lighting Plan with the Development Permit drawings (Plan #8) which demonstrates the existing and proposed exterior lighting.
 - The project's electrical engineer has indicated that proposed exterior lighting, including interior light emitted from the translucent glass curtain wall, would not exceed 3 foot-candles at the closest property line.
 - The proposed exterior lighting at the main entrance is downward focused and shielded by the proposed partial enclosure, and therefore would not trespass onto abutting sites.
 - All other exterior lighting (wall-mounted, ground and bollard lights) are existing and not proposed to be changed. Staff have received no complaints regarding the existing lighting of the subject building.
- The applicant has prepared a landscape plan, which is provided as part of this permit (Plans #11 and #12), and a cost estimate for the project. As a condition of the permit's issuance, the applicant is to provide a letter of credit for \$27,372.68, which includes a 10% contingency.

Sustainability

- The applicant has demonstrated that the glass curtain wall would employ light diffusing glass panels, which would help to mitigate the heat gain (during warmer weather) and heat loss (in cooler weather) that would result from the increased window-to-wall ratio at the south side of the building.
- There is an existing 160-panel photovoltaic array on the roof of the subject building, installed and maintained by Terratek Energy Solutions, which provides approximately 37% of the building's power demand (while occupied). The system can also supply power to BC Hydro during times when the building's power demand is significantly reduced.
- The applicant has indicated an intent to retain the rooftop photovoltaic system. A legal agreement between the City and the owner is required as a condition of permit issuance that secures the use of the photovoltaic system and details its purpose in powering building systems.
- The applicant proposes two new EV charging stations in the parking lot, in addition to the two existing EV charging stations (which are being upgraded to Level 3). The exterior EV charging stations would be available for customers and members of the public. A legal agreement between the City and the owner is required as a condition of permit issuance that secures the use of the new EV charging stations.
- The existing green wall facing Highway 99 is proposed to remain and be maintained by Allstar Landscape Management via a private agreement with the tenant (Volvo).

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Robin Pallett, RPP, MCIP
Planner 2
(604-276-4200)

RP:blg

Attachments:

1. Location Map
2. Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$27,372.68 (which includes a 10% contingency cost).
- Registration of an agreement on Title, prior to permit issuance, ensuring that the existing solar panels will be maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
- Registration of an agreement on Title, prior to permit issuance, ensuring the installation and use of two new EV charging systems, each assigned to an existing parking space, and securing the upgrade and use of two existing EV charging systems already installed in the parking area, for use by customers and the public.

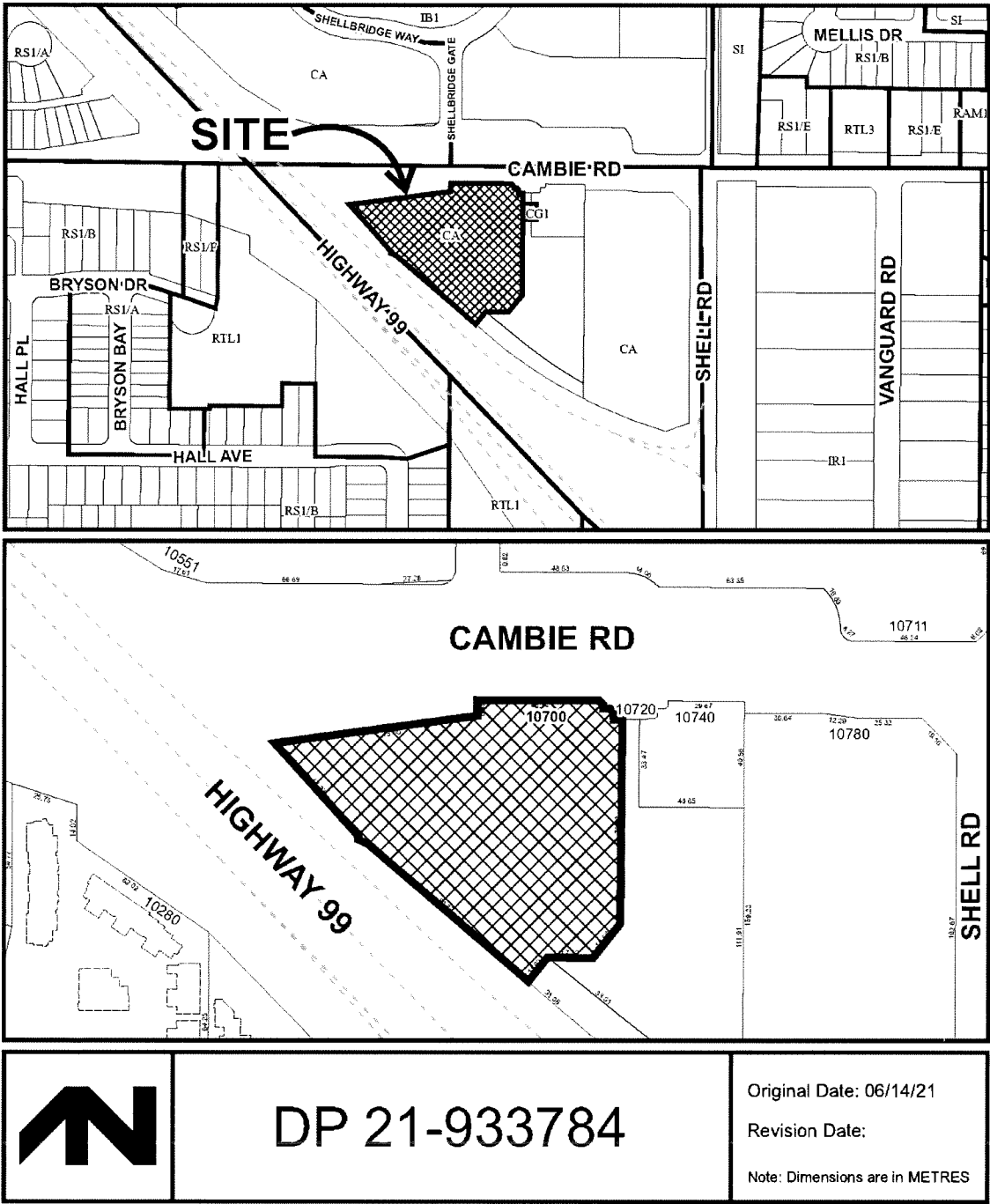
Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

Location Map



City of
Richmond





DP 21-933784

Attachment 2

Address: 10700 Cambie Road

Applicant: Don Dockstader Motors Ltd.

Owner: Pacific Grove Plaza Inc.

Planning Area(s): East Cambie

Floor Area Gross: 1,893.7 m²

Floor Area Net: 1,829.7 m²

	Existing	Proposed
Site Area:	8,856.4 m ²	No Change
Land Uses:	vehicle sale/rental, vehicle repair, vehicle body repair or paint shop, restaurant, drive-through,	No Change
OCP Designation:	Mixed Employment	No Change
Zoning:	Auto-Oriented Commercial (CA)	No Change
Number of Units:	4 commercial units (in 3 buildings)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (Subject Building):	Max. 0.5	0.3	none permitted
Lot Coverage:	Max. 50%	27%	none
Setback – Front and Exterior Side Yard:	Min. 3.0 m	Frontage: 7.5 m Exterior Side: 0 m (variance approved via DP 11-561612)	none
Setback – Interior Side & Rear Yard:	Min. 3.0 m	Interior Side: 7.54 m Rear 7.75 m	none
Subject Building Height (m):	Max. 12.0 m	8.5 m	none
Off-street Parking Spaces	85	93	none
Off-street Parking Spaces – Accessible:	2	3	none
Loading Bay	1 medium	1 medium	none



No. DP 21-933784

To the Holder: DON DOCKSTEADER MOTORS LTD.

Property Address: 10700 CAMBIE ROAD

Address: C/O 19th FLOOR
885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H4

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 Division 1, Part 9 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 #10 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$27,372.68 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.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 21-933784

To the Holder: DON DOCKSTEADER MOTORS LTD.

Property Address: 10700 CAMBIE ROAD

Address: C/O 19th FLOOR
885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H4

6. 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 , .

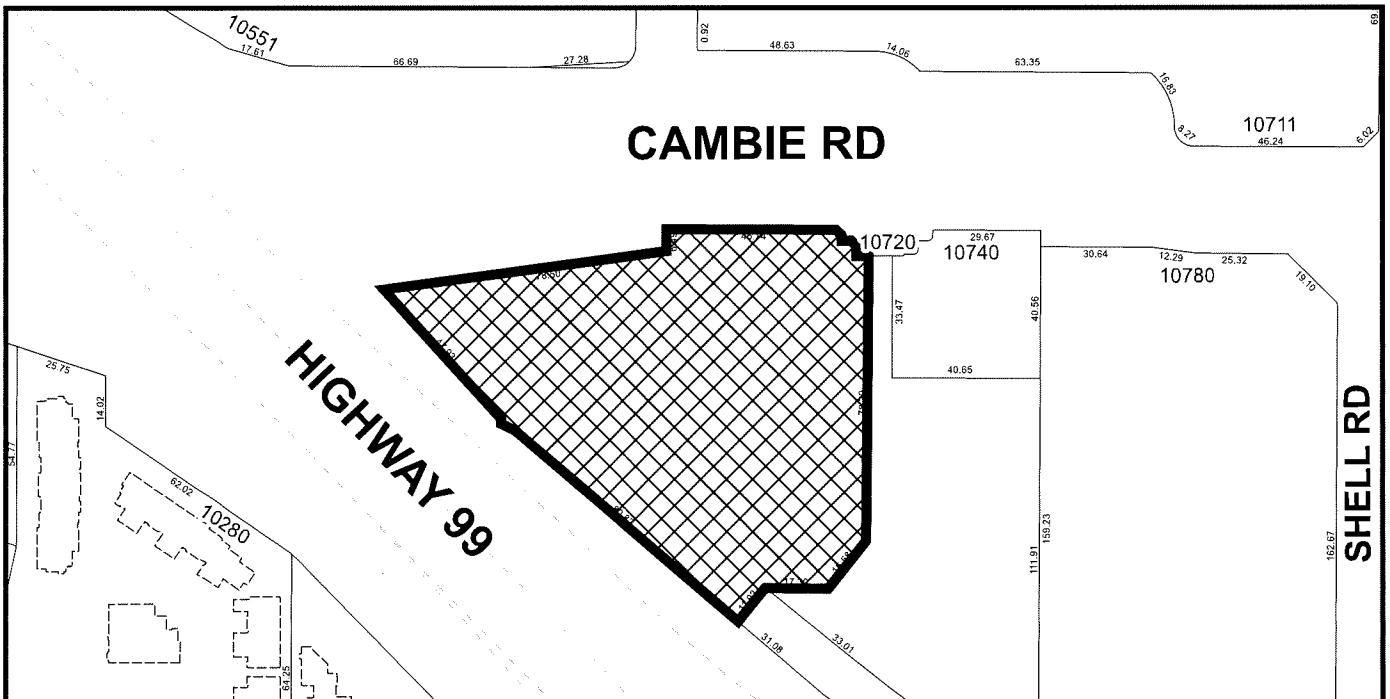
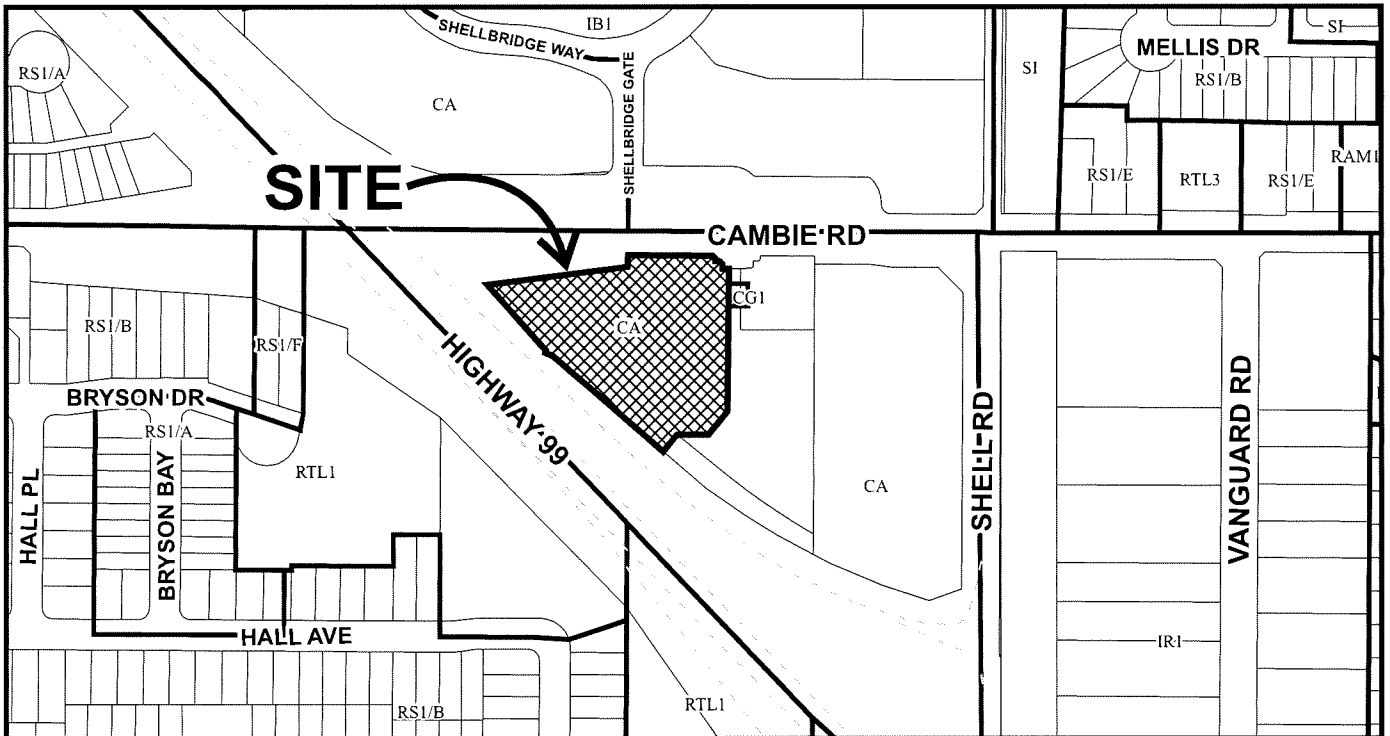
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

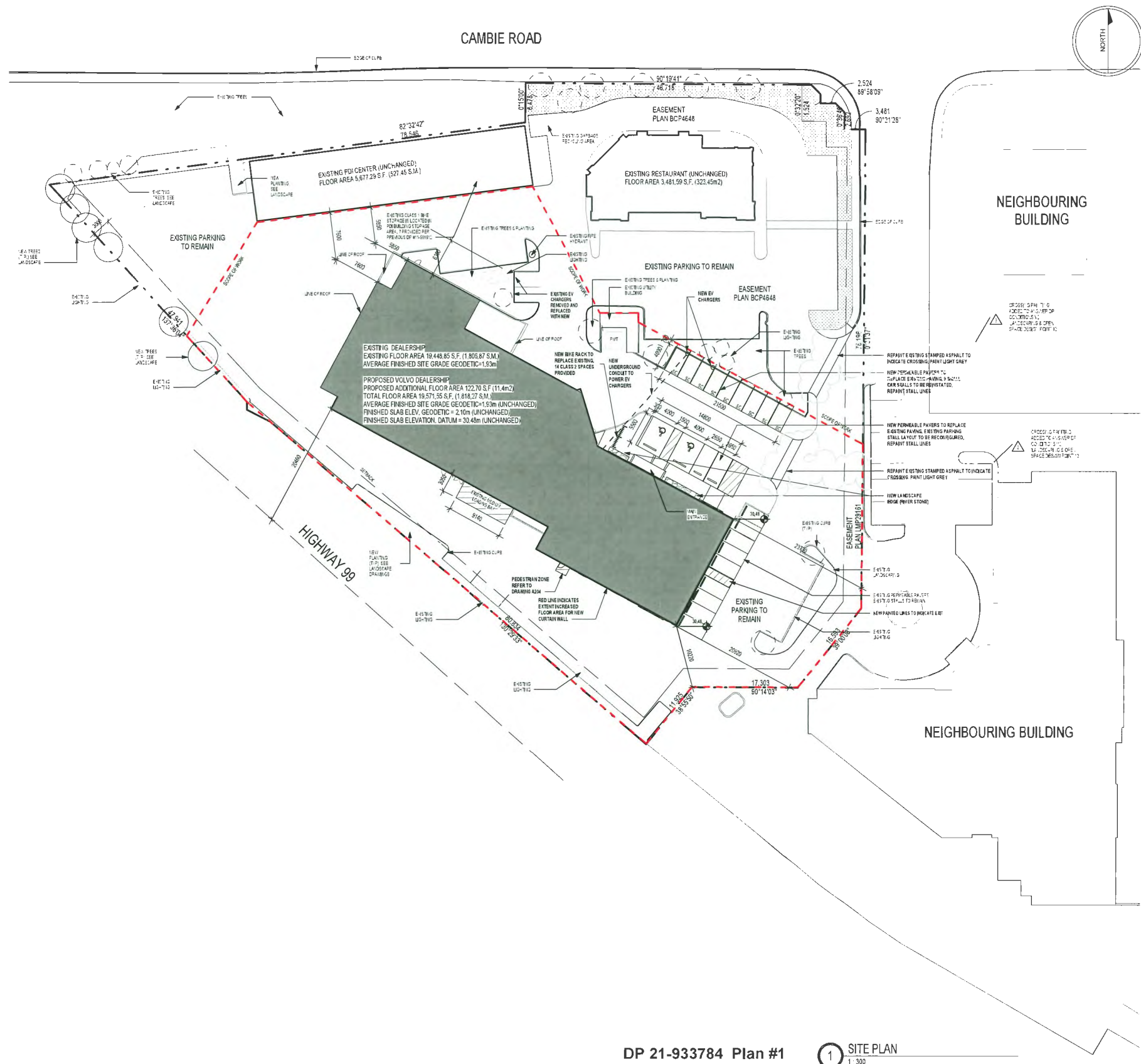


DP 21-933784
SCHEDULE "A"

Original Date: 06/14/21

Revision Date:

Note: Dimensions are in METRES



DP 21-933784 Plan #1

1 SITE PLAN

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3	ISSUED FOR DEVELOPMENT PERMIT	2022.03.18
2	ISSUED FOR DEVELOPMENT PERMIT	2022.02.15
1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.05

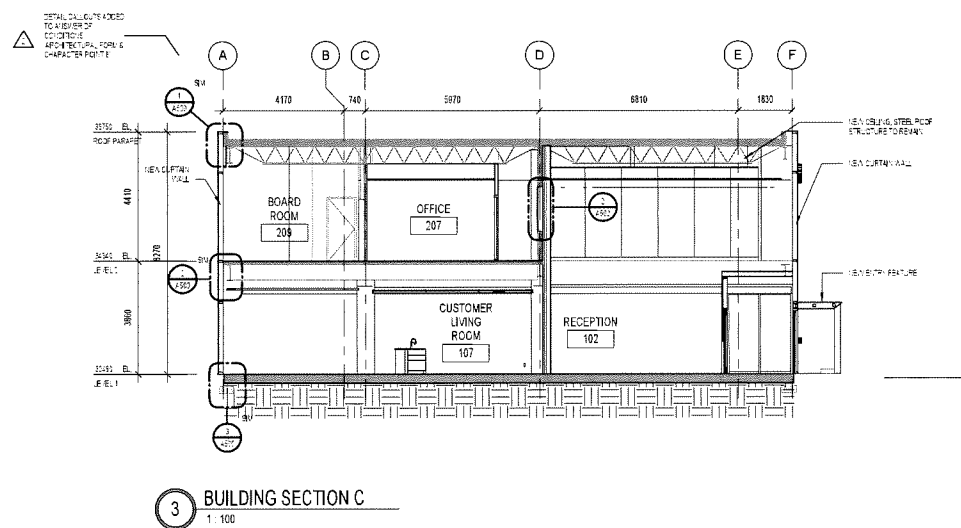
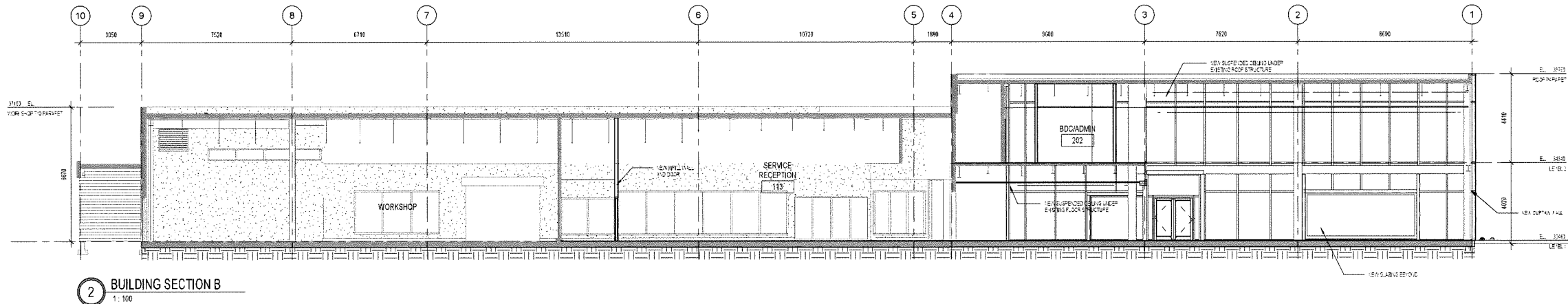
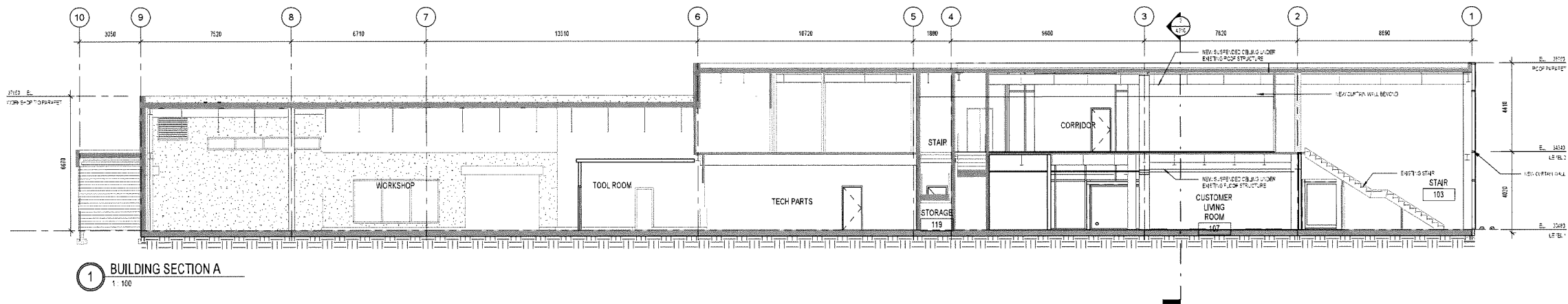
NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		3	

PROJECT ADDRESS
10700 CAMBIE ROAD,
RICHMOND, BC

PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE	PROJECT NUMBER
SITE PLAN	21-02
	DWG. NO.
	A101

DATE	SCALE	DRAWN	CHECKED
22.03.18	1:300	SD	KC



LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION

DP 21-933784 Plan #4

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2	ISSUED FOR DEVELOPMENT PERMIT	2022.02.15
1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.06

NO.	DESCRIPTION	BY	DATE
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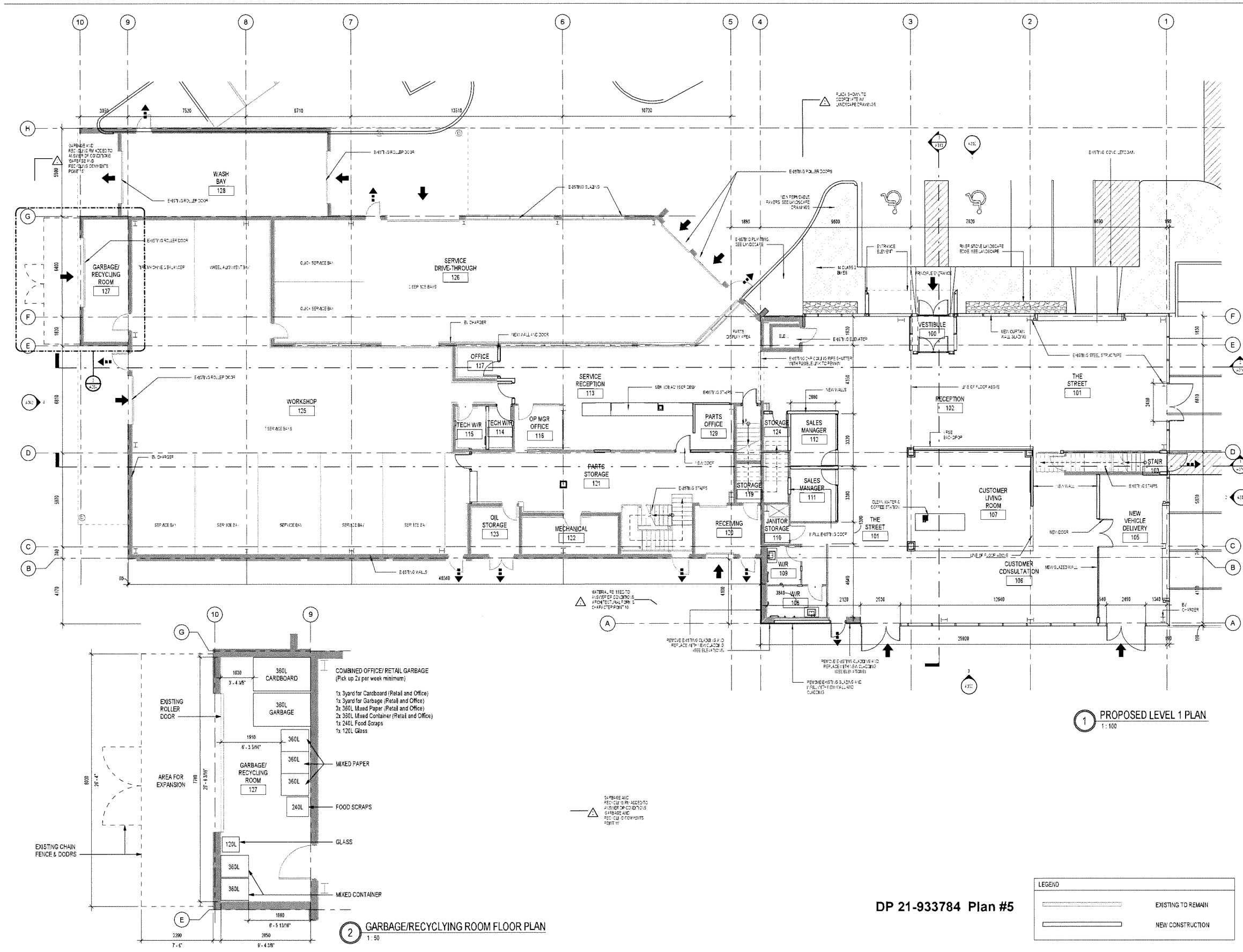
PROJECT ADDRESS
10700 CAMBIE ROAD,
RICHMOND, BC

PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE	PROJECT NUMBER
BUILDING SECTIONS	21-02

DWG. NO.
A310

DATE	SCALE	DRAWN	CHECKED
20.03.18	As indicated	SD	KC



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2	ISSUED FOR DEVELOPMENT PERMIT	2022.02.15
1	CONDITIONS	
1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.08

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		2	

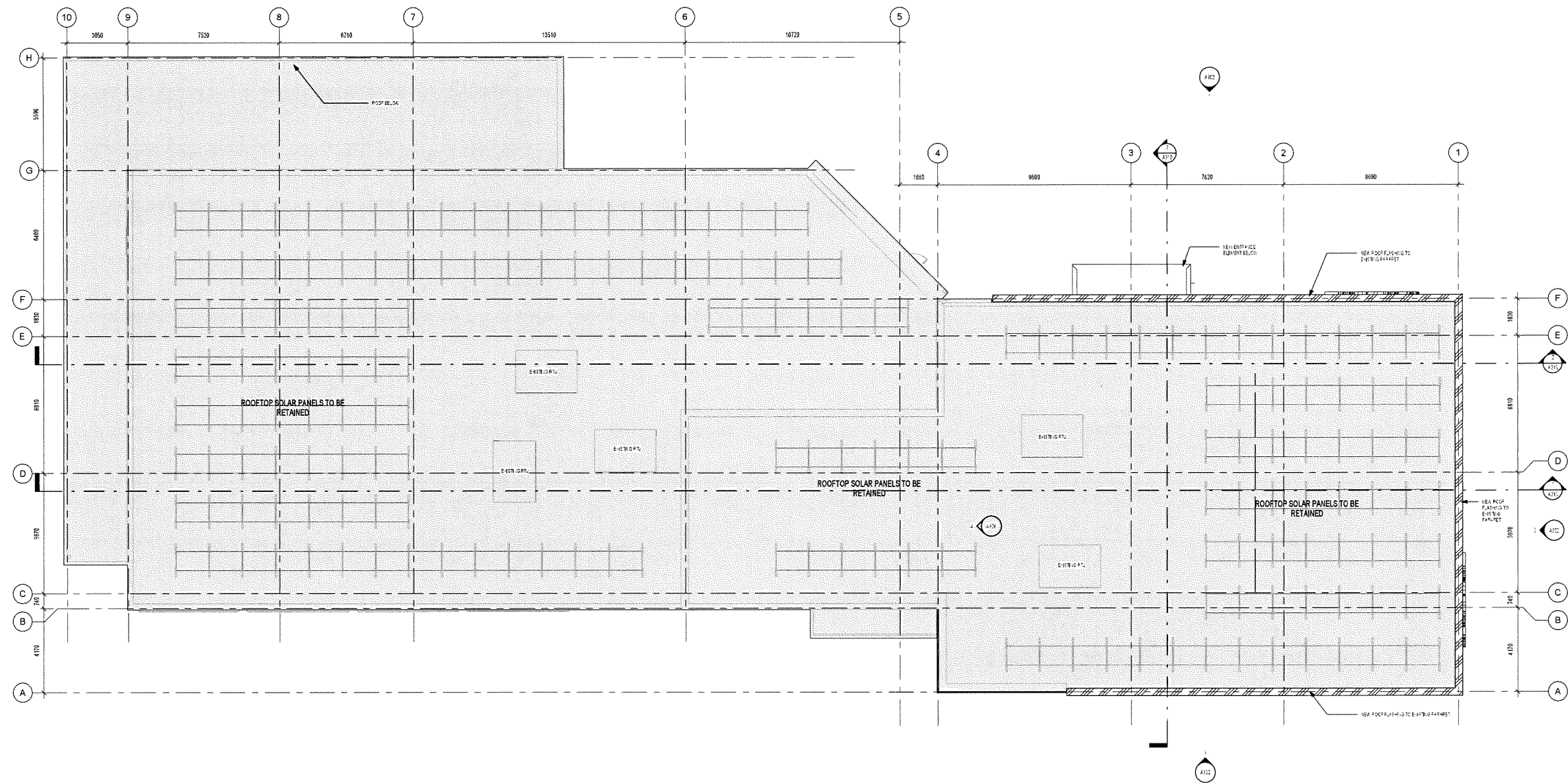
PROJECT ADDRESS
10700 CAMBIE ROAD,
RICHMOND, BC

PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE PROPOSED LEVEL 1 FLOOR PLAN	PROJECT NUMBER 21-02 DWG. NO. A204		
DATE 22.03.16	SCALE As Indicated	DRAWN GB	CHECKED KC

DP 21-933784 Plan #5

LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION



1 PROPOSED ROOF PLAN
1:100

DP 21-933784 Plan #7

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1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.05
NO.	DESCRIPTION	BY DATE
CURRENT REVISION		1

PROJECT ADDRESS
10700 CAMBIE ROAD,
RICHMOND, BC

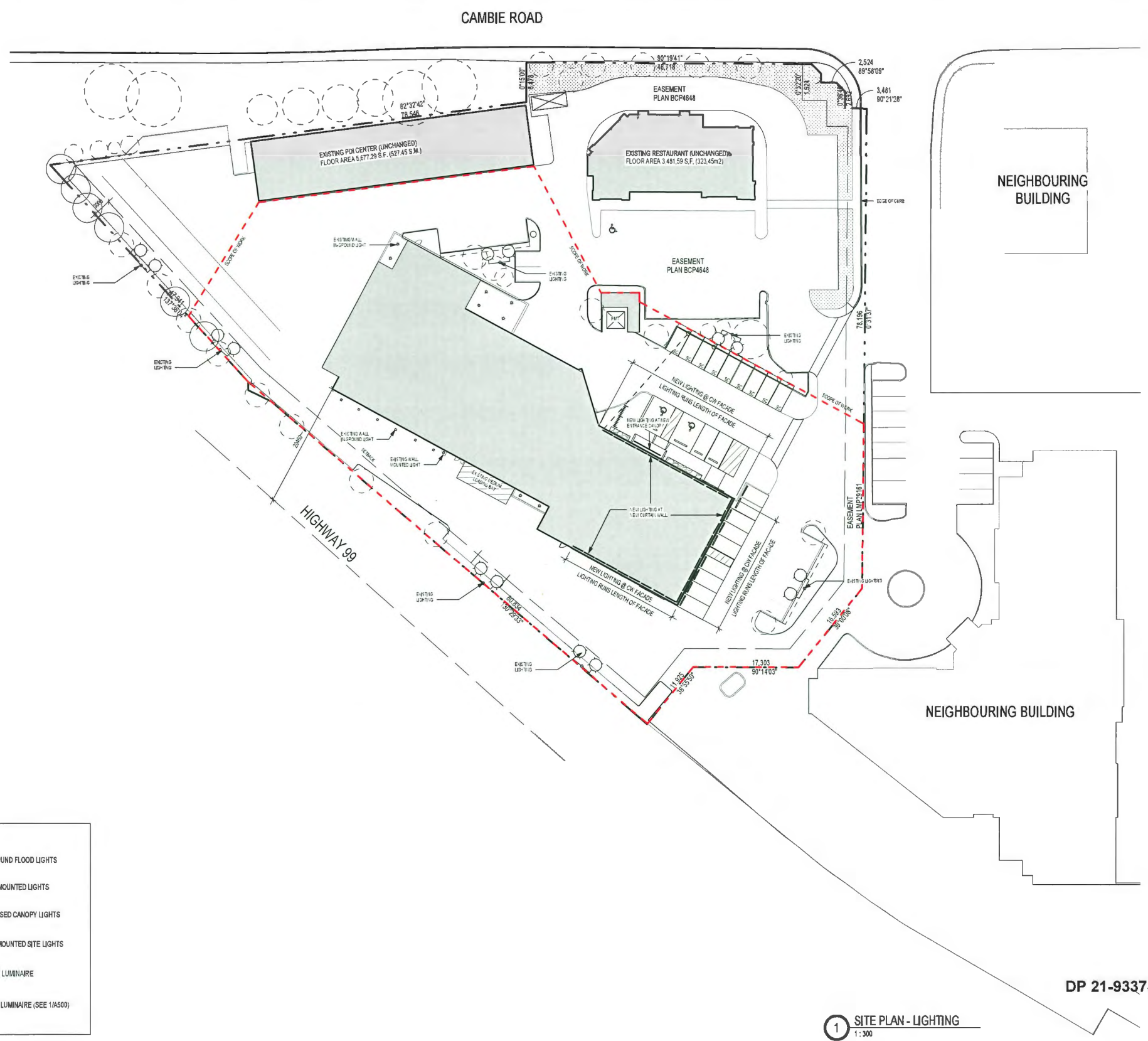
PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE
PROPOSED
ROOF PLAN

PROJECT NUMBER
21-02
DWG. NO.

A206

DATE 25.03.16	SCALE As Indicated	DRAWN SD	CHECKED KC
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SITE LIGHTING TYPE LEGEND:

- EXTERIOR IN-GROUND FLOOD LIGHTS EXISTING
- ⊙ EXTERIOR WALL MOUNTED LIGHTS EXISTING
- ⊙ EXTERIOR RECESSED CANOPY LIGHTS EXISTING
- ⊙ EXTERIOR POLE MOUNTED SITE LIGHTS EXISTING
- EXTERIOR LINEAR LUMINAIRE NEW
- INTERIOR LINEAR LUMINAIRE (SEE 1/A500) NEW

1 SITE PLAN - LIGHTING
1:300

DP 21-933784 Plan #8

PROSCENIUM
ARCHITECTURE + INTERIORS INC.
1 WEST 7TH AVENUE
VANCOUVER BC V6Y 1A4 CANADA
TEL: 604.681.1111
FAX: 604.681.1112

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NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR DEVELOPMENT PERMIT CONDITIONS V2		2022.05.18
2	ISSUED FOR DEVELOPMENT PERMIT CONDITIONS		2022.02.15
1	ISSUED FOR DEVELOPMENT PERMIT		2021.05.08

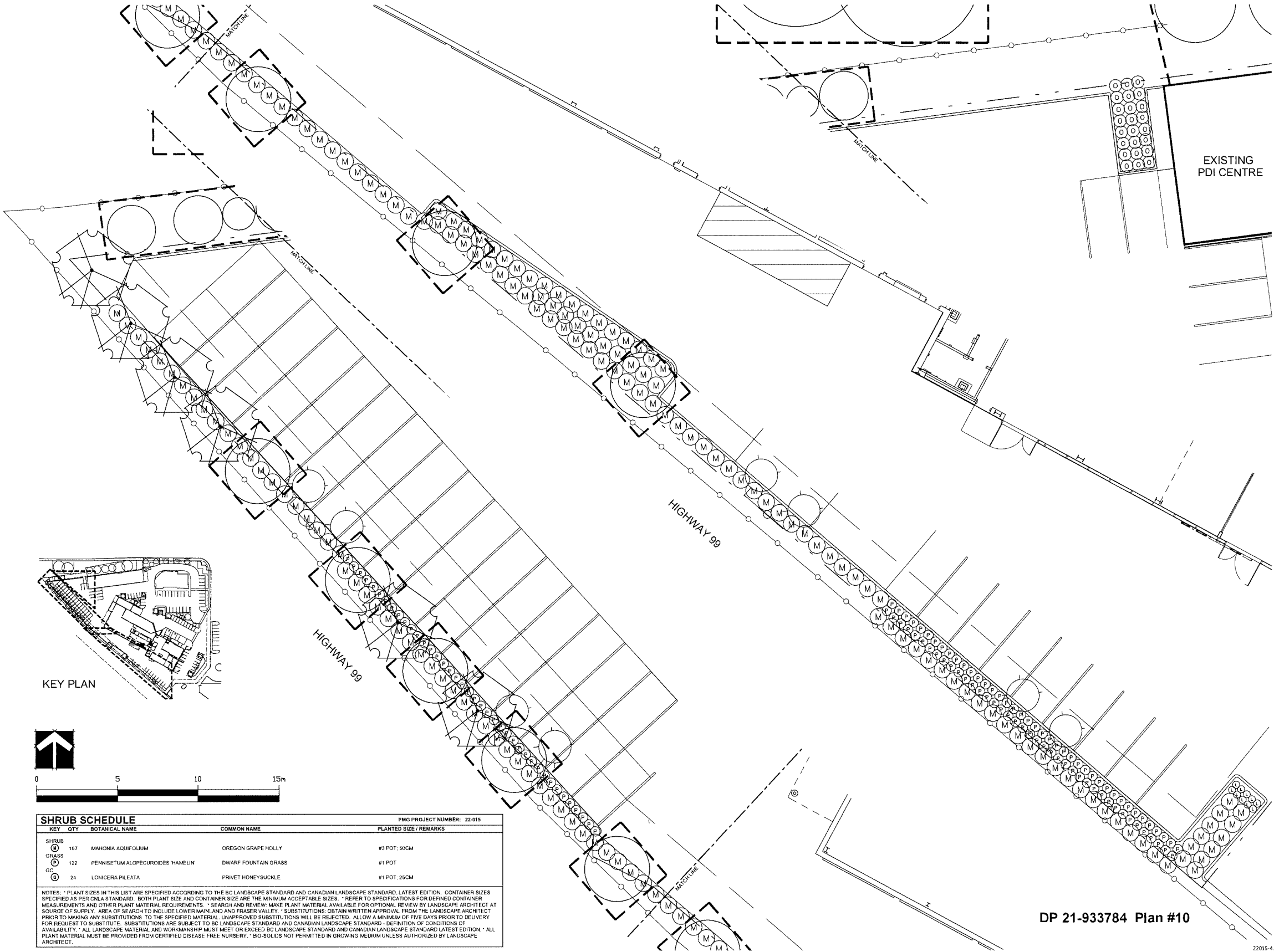
PROJECT ADDRESS
10700 CAMBIE ROAD, RICHMOND, BC

PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE	PROJECT NUMBER
SITE PLAN - LIGHTING	21-02

DATE	SCALE	DRAWN	CHECKED
22.05.18	As Indicated	TS	KC

A102



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:

EXISTING
PDI CENTRE

4	22-APR-07	CITY COMMENTS
3	22-MAR-18	CITY RESUBMISSION
2	22-FEB-07	BUILDING LAYOUT
1	22-JAN-26	TRAIL PROTECTION FENCE UPDATES
NO.	DATE	REVISION DESCRIPTION

CLIENT:

PROJECT:

VOLVO - RICHMOND

**10700 CAMBIE ROAD
RICHMOND, BC**

DRAWING TITLE:

**SHRUB ENLARGEMENT
PLANS**

DATE: 22-JAN-19 DRAWING NUMBER:

SCALE: 1:100

DRAWN: A

DESIGN:

CHK'D: MCV

L2

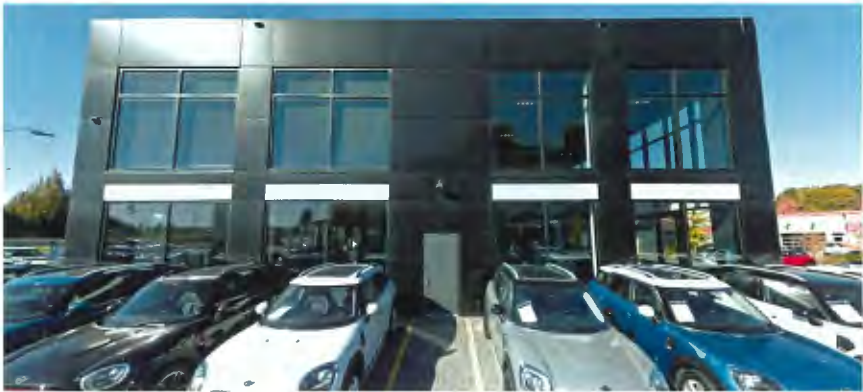
OF 2

PMG PROJECT NUMBER:

22-015



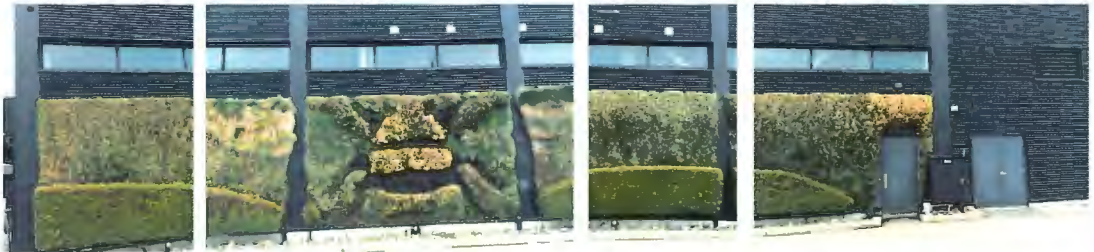
NORTH EAST CORNER



EAST ELEVATION



SOUTH ELEVATION



GREEN WALL - SOUTH ELEVATION



WEST ELEVATION

DP 21-933784 Reference Plan

PROSCENIUM
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PMG LANDSCAPE ARCHITECTS

1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.04
NO.	DESCRIPTION	BY DATE
CURRENT REVISION		1

PROJECT ADDRESS
10700 CAMBIE ROAD,
RICHMOND, BC

PROJECT
VOLVO CARS RICHMOND

DRAWING TITLE
EXISTING SITE
PHOTOS

PROJECT NUMBER

21-02

DWG. NO.

A104

DATE 23.03.18	SCALE 1 : 1	DRAWN GD	CHECKED KC
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