



**To:** Development Permit Panel

**Date:** December 16, 2019

**From:** Wayne Craig  
Director, Development

**File:** DP 18-818161

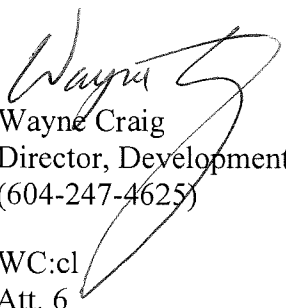
**Re:** Application by Christopher Bozyk Architects Ltd. for a Development Permit at  
5660 Parkwood Way

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a new 9,052.25 m<sup>2</sup> (96,447 ft<sup>2</sup>) three-storey commercial vehicle retail facility with a mezzanine and roof top parking at 5660 Parkwood Way on a site zoned "Vehicle Sales (CV)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) increase the maximum permitted height for buildings from 12.0 m to 16.0 m to accommodate various roof elements (roof deck, parapet, solar panels, skylight roof, three stairwells, and rooftop over vehicle ramp);
  - b) Reduce the minimum number of on-site loading spaces required from two medium spaces and one large space to one large space; and
  - c) Reduce the landscaping requirement along a property line abutting a road from 3.0 m to zero (0.0) m along portions of the south and west property lines.

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

WC:cl  
Att. 6

## Staff Report

### Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop a new 9,052.25 m<sup>2</sup> (96,447 ft<sup>2</sup>) three-storey commercial vehicle retail facility at 5660 Parkwood Way on a site zoned “Vehicle Sales (CV)” (Attachment 1). The site is currently vacant, the two previous dealership facilities that occupied the site having been removed in 2017.

The applicant has provided a copy of a letter from the Richmond Auto Mall Association (RAMA)’s Board of Directors confirming support for the proposal (Attachment 2).

The site is currently the subject of an application for a Zoning Text Amendment to the “Vehicle Sales (CV)” zone to increase the maximum permitted Floor Area Ratio (FAR) from 0.50 to 0.84 for this project under Richmond Zoning Bylaw, Amendment Bylaw 9981 (ZT 18-818164); which received Third Reading following the Public Hearing on February 19, 2019.

A Servicing Agreement will be required to be entered into prior to issuance of a Building Permit, for off-site works including the installation of soft landscaping, irrigation, and special paving treatments extending into the boulevard on City-owned property.

### Development Information

The proposed facility at the subject site is for a new Volkswagen automobile dealership, to contain a sales/showroom area, a service area, a mezzanine, offices, employee amenities, covered parking, as well as interior and rooftop vehicle storage. The proposed facility is intended to accommodate sufficient on-site vehicle inventory to reduce the need for off-site vehicle storage and improve operational efficiency.

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant bylaw requirements (Attachment 3).

### Background

Being centrally located within the Richmond Auto Mall, the site is entirely surrounded by automobile dealerships; all of which are on properties zoned “Vehicle Sales (CV)”.

Existing land use and development immediately surrounding the subject site is as follows:

- To the north is a 0.93 ha (2.3 acre) lot containing the Richmond Acura dealership (ZT 15-694669 adopted and DP 14-669686 issued July 27, 2015).
- To the south is a 1.0 ha (2.46 acre) lot containing the Richmond Honda dealership (DP 14-677729 issued May 11, 2015).
- To the east is a 2.54 ha (6.28 acre) lot containing the Richmond Audi and the Jaguar Land Rover of Richmond dealerships (ZT 15-694669 adopted and DP 14-676613 issued July 13, 2015).
- To the west is a 0.93 ha (2.3 acre) lot containing the Open Road Lexus Richmond dealership (DV 10-529985 issued September 13, 2010) and a 0.63 ha (1.56 acre) lot owned by Mercedes-Benz Richmond.

## Rezoning and Public Hearing Results

The Public Hearing for the Zoning Text amendment associated with the proposal at this site was held on February 19, 2019. The City did not receive any submissions from the public about the proposed Zoning Text amendment for the property.

During the rezoning process, staff identified the following design issues to be addressed as part of the Development Permit application review process:

- Assessing compliance with the Official Community Plan Development Permit Guidelines.
- A review of the proposed landscape planting and tree selections, sizes, locations and rationale, as well as additional landscaping securities to address any landscaping revisions.
- A review of the proposed exterior materials and colours as they relate to the proposed parkade.
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Richmond Zoning Bylaw 8500.
- Further review of the height, loading space and landscaping variances requested.
- A more detailed review of the waste management overlay plan, and assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site.
- A review of the southern face of the parkade for consideration of enhancement opportunities.

Through the Development Permit application review process, these issues were addressed in the following ways:

- The project's design rationale was reviewed by staff and endorsed by the Advisory Design Panel, and involves the intensification of an existing auto dealership site and enclosure of automobile display, repair, and inventory as much as possible, consistent with the intent of the design guidelines in the Official Community Plan (OCP).
- Proposed landscape plantings and tree selections have been reviewed by staff and the Advisory Design Panel, with recommendations having been incorporated into the final plan set.
- A landscaping security based on 100% of a cost estimate of the proposed on-site landscape works, provided by the project's Landscape Architect (inclusive of all materials, installation, and a 10% contingency), is required to be submitted by the applicant prior to Development Permit issuance (i.e., \$214,830.00). A landscaping security for the off-site landscaping works will be addressed through a separate Servicing Agreement.
- The material selections and colours were reviewed and supported by staff and the Advisory Design Panel. Materials and colours consist of high-quality white and grey metal panels and corrugated siding, light and dark grey painted concrete walls and stair towers, clear glazing with clear anodized aluminum frame.
- The 156 customer and employee parking spaces shown in the accompanying plans comply with the Zoning Bylaw requirements. The facility also provides for an additional 229 parking spaces for vehicle display and inventory storage.

- The requested variances were reviewed and supported by staff and the Advisory Design Panel, and remain the same as those identified at rezoning stage.
- The applicant submitted an acceptable waste management overlay plan with detailed sizing and container capacity and frequency of pickup, which has been accepted by staff.
- The revised plans include modifications to both the southern and eastern elevations, as well as landscaping on the south portion of the site, in response to comments by staff and the Advisory Design Panel.

**Staff Comments**

The proposed scheme attached to this report (Plans #1.a to #4.f) 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 “Vehicle Sales (CV)” zone except for the variances noted below.

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

As identified during the review of the Zoning Text Amendment application, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Increase the maximum permitted height for buildings to from 12.0 m to 16.0 m to accommodate various roof elements (roof deck, parapet, solar panels, skylight roof, three stairwells, and rooftop over vehicle ramp.

*(Staff supports the proposed variance as it will allow improved land utilization and greater vehicle storage capacity on-site thereby freeing up industrial lands elsewhere in the City. This will also help to reduce transportation impacts associated with off-site storage and vehicle transfer requirements. The proposed density and associated height increase is in keeping with OCP policies regarding higher utilization of employment lands. The taller elements of the building requiring the additional 3.0 to 4.0 m in height are primarily for projections consisting of a skylight roof, stairwells, and rooftop over a vehicle ramp.*

*The table below shows the requested height variances compared with the Zoning Bylaw requirement, and demonstrates that the scope of the variance has remained consistent with that considered at the Public Hearing, at which no concerns from the public were expressed.*

<b>Area Affected</b>	<b>Zoning Bylaw Requirement</b>	<b>Variance</b>
Roof Over Vehicle Ramp	12 m	16.0 m
Three Stairwells	12 m	15.54 m (rounded to 15.6 m)
Skylight Roof	12 m	15.12 m (rounded to 15.2 m)
Rooftop Parapet & Solar Panels	12 m	13.72 m (rounded to 13.8 m)
Roof Deck	12 m	12.09 m (rounded to 12.1 m)

*The proposed building height at the subject site is less than, but comparable with, that of other recently approved developments or applications currently under review on nearby sites within the Richmond Auto Mall [Attachment 4].)*

- b) Reduce the minimum number of on-site loading spaces required from two medium spaces and one large space to one large space.

*(A reduction to the number of proposed on-site loading spaces is supported by staff as it reflects the unique context and operating characteristics within the Richmond Auto Mall where new vehicle deliveries are coordinated by RAMA and occur on the street in the early morning or late evening hours [see RAMA's confirmation of this role in Attachment 5]. Staff note that the proposed variance is consistent with that granted to other nearby auto dealerships in the Auto Mall in recent years).*

- c) Reduce the landscaping requirement along a property line abutting a road from 3.0 m to zero (0.0) m along portions of the south and west property lines.

*(Staff supports the proposed variance as it is consistent with the existing condition of other dealerships in the Auto Mall and the applicant has worked to minimize the extent of the variance to a small portion of the south property line and portions of the west property lines only, with deeper landscaped areas along the east and north sides).*

The proposed variances are shown clouded on Plans #1.c, #2.a, #4.a and #4.b, and are supported by RAMA (as confirmed in Attachment 2).

### **Advisory Design Panel Comments**

The Advisory Design Panel review of the proposal occurred on April 24, 2019. The Advisory Design Panel was supportive of the proposal, subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting is attached for reference (Attachment 6). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '**bold italics**'.

### **Analysis**

#### ***Conditions of Adjacency***

- The subject site is surrounded entirely by other auto dealerships within the Richmond Auto Mall, which are separated from the proposed development by intervening roads along all four frontages (i.e., Parkwood Way to the west, and Parkwood Crescent to the north, east, and south). Due to the site's unique context with frontage on all four sides, effort has been made to minimize the sense of a "back-of-house" fronting a street. Service areas, loading, and bay overhead doors are situated on the east side of the building fronting Parkwood Crescent, away from the more prominent circulation route along Parkwood Way.
- In addition to the retention of existing trees within the boulevard along the west frontage on Parkwood Way, a variety of new trees and soft landscaping is proposed around much of the site's perimeter, with low shrubs and groundcover extending into the City's boulevard.

- No perimeter fencing is planned for the site, however a low gabion retaining wall and landscape berm is proposed along a portion of the west, north, and east edges of the site to accommodate grade changes and to screen the ground level service areas of the building. Both structures will serve to define edges along their adjacent perimeters.
- A detailed shadow impact analysis was submitted by the applicant as part of the Zoning Text Amendment application review process. The analysis is intended to gauge the level of sun penetration and shadowing during high-use periods (i.e., 10 am, 12 pm, and 2 pm between March and September). The shadow impact analysis shown in the Reference Plans to the Development Permit indicates that the building will not cast shadows on adjacent sites during these times. Additional findings show that if the analysis is extended beyond the high-use periods, some shading of adjacent lots will occur for short periods of time around sunrise and sunset.

### ***Urban Design and Site Planning***

- The redevelopment proposal at the subject site is consistent with other recently approved dealership facilities in the Richmond Auto Mall in terms of scale, form, siting, architectural style, and use (e.g. Audi, Jaguar Land Rover, Toyota, Lexus, etc.).
- The proposed Site Plan consists of a three-storey auto dealership building positioned towards the north of the site, with a surface parking area and three-storey parkade in the south portion of the site.
- The building is designed with consideration of the various functions proposed on-site
  - The north portion of the building is to contain reception, automotive service, and parts storage areas on the ground and mezzanine levels; showroom, office, new vehicle delivery, and employee amenity areas on the second level; and skylights, screened mechanical equipment, and an array of solar panels on the rooftop.
  - The south portion of the building is designed to contain customer and employee parking within the parkade on the first and second levels, as well as vehicle display and inventory storage on the second, third and rooftop levels.
- Pedestrians will be able to safely enter the site at several clearly defined pathways between landscaped areas along the west frontage on Parkwood Way, to access vehicle display areas and the main building entrance.
- Vehicle access to and from the site is proposed via the following driveway crossings on three of the four frontages:
  - One-way in direction off Parkwood Way to the west, for auto service drop-off and parkade access.
  - Off Parkwood Crescent to the south, for surface parking and parkade access.
  - Off Parkwood Crescent to the east, for service and delivery area access.
- Garbage and recycling is proposed within an enclosed room on the ground level on the east side of the parkade, and is adequately sized to accommodate the required containers for the facility.

***Parking and Loading***

- The proposed surface parking area and parkade accommodates the required 156 employee and customer parking spaces, consistent with the Zoning Bylaw. An additional 229 vehicle inventory spaces are also proposed on-site.
- One large loading space is proposed near the north east corner of the building adjacent to the parts storage area.
- 12 “Class 1” bicycle parking spaces are proposed within a secured room within the parkade, and 15 “Class 2” bicycle parking spaces are proposed in bike racks near the front entrance to the facility, consistent with the Zoning Bylaw.

***Architectural Form and Character***

- The form and character of the building has been influenced by design criteria developed by Volkswagen as the parent corporation, guidelines established by the Richmond Auto Mall, and in response to the Development Permit design guidelines as applied to the unique site context.
- The building’s location and orientation toward a roundabout at the intersection of Parkwood Way and Parkwood Crescent make this a prominent site within the Auto Mall to which the building design attempts to address.
- A landscaped berm will extend around a portion of the western side and all along the northern side of the ground floor service area, to reduce the apparent mass of the building.
- Curtain wall glazing surrounds two sides of the second storey showroom, displaying the vehicles inside and providing natural daylight for activity within the showroom and office area.
- The building is proposed to be constructed with cast-in-place concrete and finished with subtle variations of white and grey paint and cladding (high-quality metal panels and siding), which assist with providing visual interest and breaking the building down into smaller components.
- Metal louvers will be used to screen roof top mechanical units and solar panels.

***Landscape Design***

- The proposed landscape design at the subject site has been developed with consideration of the building’s design and functions, while also being consistent with the updated master landscape plan concept that is proposed by the Richmond Auto Mall (Note: the proposed master landscape plan concept is currently being reviewed through a separate Development Permit application, and will be brought forward to the Development Permit Panel for consideration separately [DP 18- 842750]). The proposed master landscape plan concept is intended to provide a more uniform frontage appearance across all the auto dealerships in the Auto Mall.
- The tree and plant selections in the Landscape Plan on-site are drought tolerant while providing a native, natural landscape appearance. Tree species include Himalayan Birch, Japanese Black Pine, Austrian Black Pine, while plant species include Boxwood, Prairie Fire Sedge, Green Fescue, Salal, Blue Oat Grass, Oregon Grape, Mexican Feather Grass, and Evergreen Huckleberry.

- To reduce the apparent building mass along the north side and a portion of west side, where the ground floor auto service area is located, a sloped landscape berm is proposed to wrap around the building, consisting of a variety of shrubs, grasses, groundcover, deciduous and coniferous trees, and a gabion wall to define its' edge. The gabion wall extends around to the east side of the site, along with additional soft landscaping in the form of shrubs and grasses.
- Planting islands consisting of shrubs, grasses, and trees are proposed within the surface parking area and along the building face on the south side of the site, as well as along the remaining portion of the west side of the site.
- Tree retention and removal was assessed as part of the Zoning Text Amendment application, and is illustrated in the Tree Management plan forming part of the Development Permit (Plan #3.b). Six existing City street trees within the boulevard along Parkwood Way are to be protected and retained, and three on-site trees are proposed to be removed. The Landscape Plan illustrates that 46 new trees are proposed to be planted and maintained on-site, well in excess of the OCP's 2:1 tree replacement ratio, and that 23 trees are proposed to be planted off-site within the City boulevard all along Parkwood Crescent (to be finalized through the Servicing Agreement design review process).
- To improve infiltration of storm water, permeable pavers are proposed for pedestrian pathways to the site, customer parking spaces along the southern and western property boundaries, and for a vehicle display area located in the south portion of the site adjacent to Parkwood Way.
- Soft and hard landscaping around the perimeter of the site is also proposed to extend over Statutory Right-of-Ways (SRW) on a portion of the site, and into the City boulevard on all four frontages. Prior to Building Permit issuance, the applicant must obtain written approval from the City's Engineering department for the proposed soft and hard landscaping into SRWs on-site, and the applicant must enter into Servicing and Encroachment Agreements for the off-site works. (Note: additional information on the Servicing Agreement is provided in this report under "Site Servicing and Frontage Improvements").
- Dealership signage shown on the plans are conceptual and will be reviewed through separate applications under the City's Sign Regulation Bylaw 9700.
- Maintenance of the existing and proposed works illustrated in the Landscape Plan will include a high efficiency automatic irrigation system.
- Prior to issuance of the Development Permit, the applicant is required to submit a Landscaping Security based on 100% of a cost estimate for the proposed works provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency (i.e., \$214,830.00).

### *Accessibility*

- A total of four accessible parking spaces are proposed near main building entrances within the surface parking area and the parkade, consistent with the Zoning Bylaw.
- Main building entries are accessible without steps or abrupt changes in grade, and are equipped with push control access or fully automatic doors activated by motion detectors.
- Vertical circulation to upper levels is provided through an elevator, and accessibility measures applied to stairs for the mobility and visually impaired (e.g., textured non-slip finish, contrasting nosing, and tactile warning strips).



- The building shall comply with all applicable accessibility requirements established in the BC Building Code.

### ***Environmental Sustainability***

- Although the proposed building is not subject to the Energy Step Code requirements of the City's Building regulation Bylaw, a number of measures oriented toward creating a more efficient development are proposed, including: high efficiency mechanical and hot water heating systems; a car wash water recovery system with sediment separators; and roof-mounted solar panels capable of producing approximately 75kW of peak power output for the facility. The applicant is required to register a legal agreement on title prior to adoption of the Zoning Text Amendment to secure the provision of the solar panels.
- Glazing has been designed to optimize use of natural daylight to the showroom and the shop areas, while minimizing glazing in low-activity areas to maximize thermal efficiency.
- Landscaping includes native, non-invasive plant species, an automatic irrigation system with rain sensors, and permeable pavers to improve infiltration of storm water.
- One electric vehicle (EV) charging station for two vehicles is proposed for customer and employee use and is to be located in the surface parking area near the northwest corner of the site, which is to be secured through registration of a legal agreement on Title prior to Development Permit issuance. The legal agreement is to ensure installation and maintenance as well as to include provisions for upgrading or amending subject to City approval. In addition to the secured dual-vehicle EV charging station, the applicant also plans to accommodate an additional five future EV charging stations, although the ultimate quantity, number of cars they serve, and their electrical output are still under review and will depend on Volkswagen Canada requirements.

### ***Public Art***

- The Public Art Policy applies to the proposed development as the total buildable commercial floor area exceeds 2,000 m<sup>2</sup>. At rezoning stage, it was identified that the recommended contribution of \$36,642.15 must be submitted to the Public Art Reserve for City-wide projects prior to adoption of the Zoning Text Amendment.

### ***Crime Prevention Through Environmental Design***

- Natural access control is demonstrated through defined vehicle and pedestrian routes to the site and building, which are emphasized through the use of decorative permeable pavers at the transition from public to private property.
- The proposed Site Plan and building's design provides opportunities for natural surveillance of public and private areas.
- Perimeter landscaping and circulation routes have been carefully designed to allow clear, unobstructed views of surrounding areas.
- Carefully located lighting is proposed to provide security, safety and convenient access without producing glare into adjacent properties (e.g., landscape lighting, building-mounted lighting, pole-mounted lighting at driveway crossings and in surface parking areas, and in-ceiling lighting within the parkade).
- RAMA provides overall security for the dealerships within the Auto Mall. It also works with the dealerships to ensure that properties are kept to a high standard of maintenance.

### ***Site Servicing and Frontage Improvements***

- Off-site improvements along Parkwood Way and Parkwood Crescent required to service the proposed development at the subject site were completed under a previous Servicing Agreement (SA) associated with redevelopment of land in this area of the Richmond Auto Mall (SA 14-674419).
- Through the review of the Development Permit application at the subject site, it has been determined that the proposed installation of soft landscaping, irrigation, and special paving treatments extending into the boulevard on City-owned property will be reviewed through a separate Servicing Agreement and Encroachment Agreement required prior to Building Permit issuance. The required service connections to the existing water, storm, and sanitary systems will also be designed as part of this Servicing Agreement review process.
- In addition to the proposed encroachments into the boulevard off-site, the proposed landscape treatments, irrigation, and signage on-site along the west property line will also encroach into an existing SRW for the sanitary sewer (EPP47271). Through the Development Permit application review process, the proposed encroachments have been considered and supported in principle by the City's Engineering Department, however the applicant must seek formal written authorization for these encroachments into the SRW prior to Building Permit issuance.
- Prior to DP issuance, the applicant is also required to register a new 3.0 m wide SRW on Title of the subject site to account for a portion of the existing sanitary sewer that runs parallel to the west property line along Parkwood Way, which was not included in the existing SRW EPP47271. The new SRW will extend approximately 34.0 m from the southern end of the existing SRW, up to the existing southern manhole.
- The property owner and RAMA will be responsible for maintenance, liability and replacement of the proposed materials within the boulevard on City-owned property and within SRWs on-site, if the City needs to remove them for any reason.

### ***Existing Legal Encumbrances***


- As part of the Zoning Text Amendment application review process, the applicant submitted a title search and a lawyer's title summary of legal notations and charges for the subject site. It was determined that a covenant registered on title with respect to Fire equivalencies for the buildings on the predecessor properties that have since been removed must be discharged from title prior to final adoption of the Zoning Text Amendment.
- In addition, there are legal notations on title with respect to a Development Variance Permit issued in 2001 for the buildings on the predecessor properties that have since been removed (BR329027 and BX247262). Prior to DP issuance, the applicant is required to remove these legal notations be removed from title.

## Conclusions

The proposed auto dealership facility responds to the design objectives in the City's Development Permit Guidelines for commercial developments in the context of the subject site's location in the Richmond Auto Mall.

The densification of the site contributes to maximizing the function of the Richmond Auto Mall and is consistent with the City's objectives for economic growth while preserving commercial land located elsewhere in the City for other uses.

Staff recommend that the proposed Development Permit be endorsed, and considered for issuance by City Council.



Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

### Attachments:

- Attachment 1: Location Map
- Attachment 2: Letter of support from RAMA
- Attachment 3: Development Application Data Sheet
- Attachment 4: Comparison of Building Heights in the Richmond Auto Mall
- Attachment 5: Letter from RAMA confirming loading arrangement
- Attachment 6: Excerpt from the Minutes to the April 24, 2019 Advisory Design Panel Meeting (including applicant responses)

The following items are to be completed prior to forwarding the Development Permit application to Council for issuance:

- Registration of a new 3.0 m wide SRW on title for the existing sanitary sewer, acceptable to the Director of Engineering, extending approximately 35 m from the southern end of existing SRW EPP 47271 on the subject site adjacent to Parkwood Way to include the southern manhole of the existing sanitary line. The agreement will include similar conditions and requirements as the existing SRW agreement inclusive of the City's right to access and maintain the underlying utilities.
- Registration of a legal agreement on title to ensure that the proposed EV charging station (dual-port) for two vehicles will be installed and maintained on site (available for public use). The agreement will include provisions for upgrading and replacement upon approval by the Director of Engineering.
- Removal of legal notations registered on title as it relates to a Development Variance Permit on the predecessor properties (BR329027 and BX247262).
- Receipt of a Letter-of-Credit (or other format acceptable to the City) for landscaping in the amount of \$214,830.00 (100% of a cost estimate prepared by the Registered Landscape Architect, including all materials, installation, and a 10% contingency).

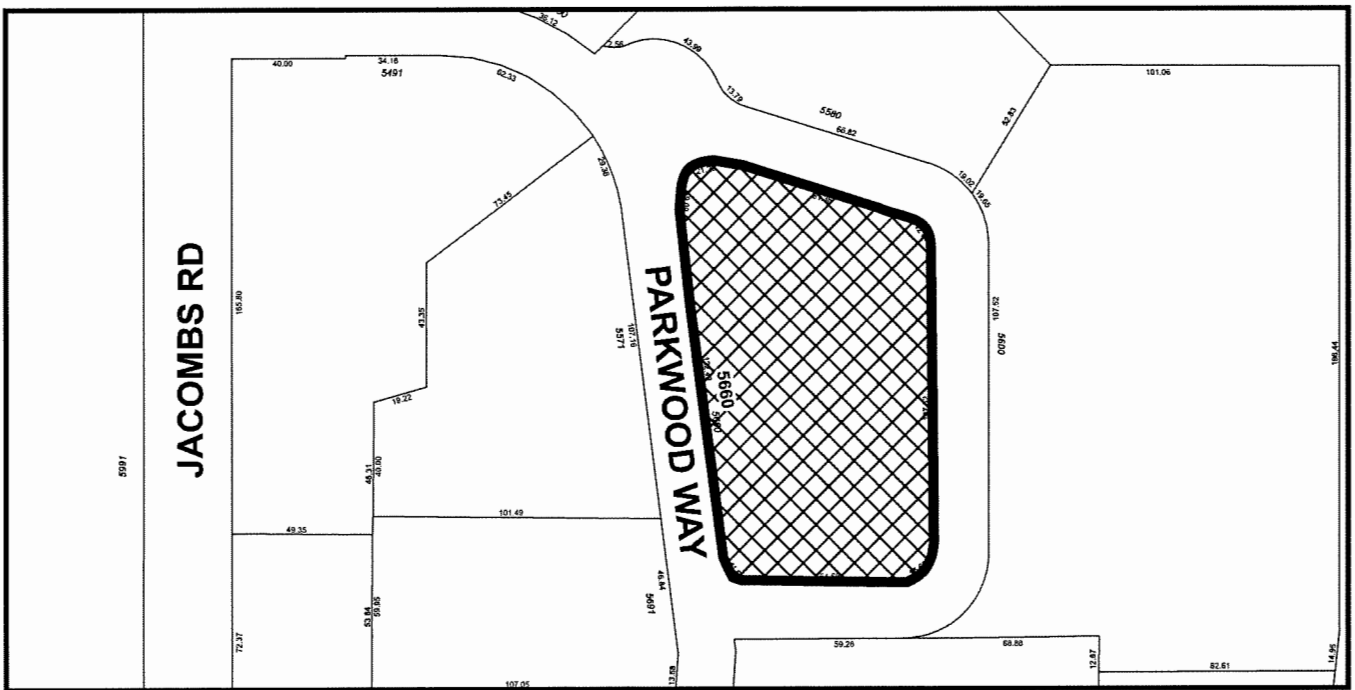
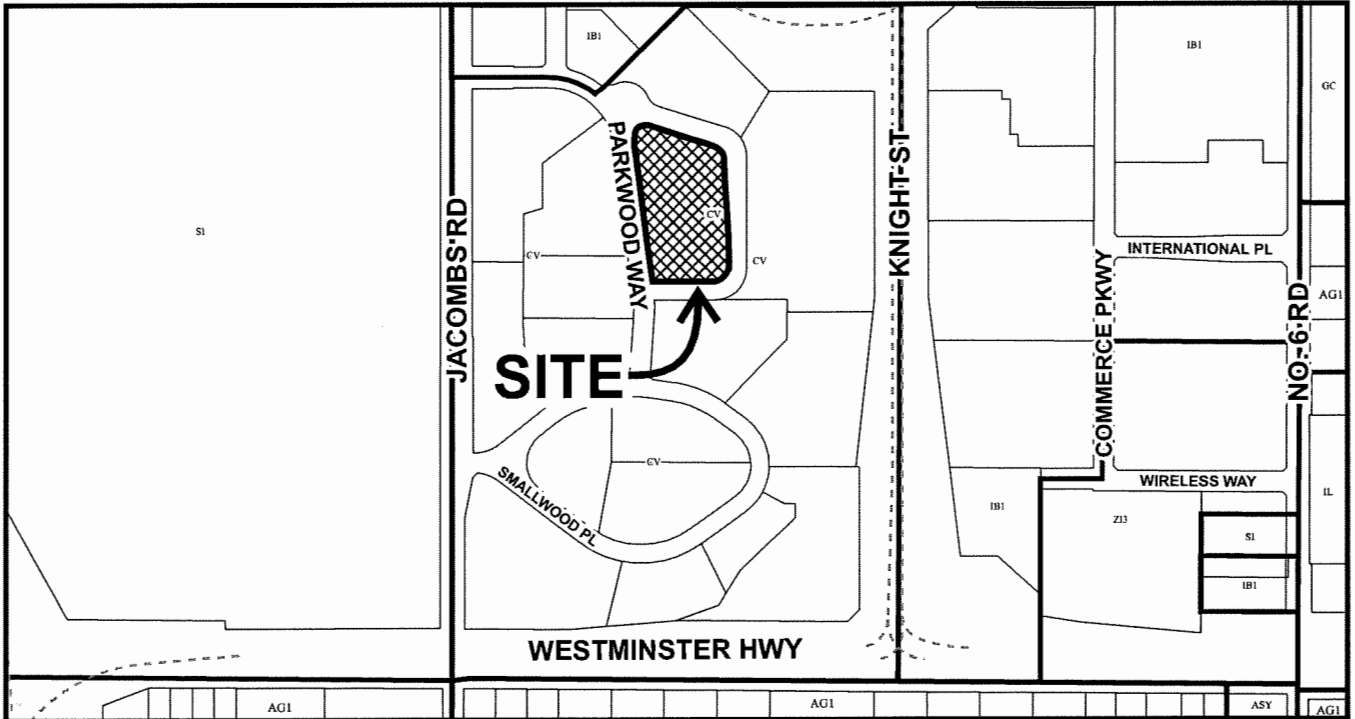
Prior to future Building Permit issuance, the applicant is required to complete the following:

- Enter into a Servicing Agreement for the proposed off-site landscaping installations as conceptually shown in the Reference Plans to the Development Permit.
- Enter into an Encroachment Agreement for soft and hard landscaping, and irrigation proposed within the boulevard on City-owned property on all four frontages. Plans prepared by a registered BC Land Surveyor are

- required to be submitted to show the location and extent of all applicable encroachments extending onto City property. Liability, maintenance and replacement of these materials within these areas are the responsibility of the property owner and RAMA (should the City need to remove the materials to access the underlying utilities).
- Obtain a letter from the City's Engineering department approving installation of soft and hard landscaping, irrigation, and signage within City SRWs. Liability, maintenance and replacement of these materials within the SRWs are the responsibility of the property owner and RAMA (should the City need to remove the materials to access the underlying utilities).
  - Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
  - 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>).



City of  
Richmond



	<p><b>DP 18-818161</b></p>	<p>Original Date: 05/09/18 Revision Date: 03/13/19 Note: Dimensions are in METRES</p>
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Monday, December 17, 2018

**MEMO TO:** Ryan Cowell, Cowell Volkswagen  
**FROM:** RAMA Board of Directors  
**RE:** Cowell Volkswagen Development Permit Application

Dear Ryan,

This letter is to inform you that your building design application submitted March 16, 2018 for the new Cowell Volkswagen dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of .85 is higher than the municipal bylaw of .5 and that the main building height of 16m exceeds the bylaw maximum of 12m.

We also note that there will be a reduction of loading bays from 3 medium and 2 large to 1 large and that the parking spaces situated in the setback are approved as per the design guidelines.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility!

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', written in a cursive style.

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval



# City of Richmond

## Development Application Data Sheet

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

### DP 18-818161

Address:	5660 Parkwood Way		
Applicant:	Christopher Bozyk Architects Ltd.	Owner:	GE Cowell Holdings Inc.
Planning Area(s):	East Cambie		
Floor Area	Gross: 24,163.53 m <sup>2</sup>	Net:	9,0525.25 m <sup>2</sup>

	Existing	Proposed
Site Area	11,053.21 m <sup>2</sup> ( 2.73 acres) =	No Change
Land Uses	Vacant	Auto Dealership
OCP and Area Plan Designation	Commercial	No Change
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) with a site-specific FAR of 0.84 via ZT 18-818164 (pending)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.84 via ZT 18-818164 (pending)	0.81	None permitted
Lot Coverage:	Max. 50%	44%	None
Building Setbacks:	Front (south): Min. 3.0 m Rear (north): Min. 3.0 m Ext. Side (east & west): Min. 3.0 m	Front (south): 33.71 m Rear (north): 8.36 m Ext. Side (west): 8.68 m Ext. Side (east): 7.82 m	None
Landscaping Requirement adjacent to Road (ZB 6.5.3):	Min. 3.0 m	Varies to 0.0 m along the southern and western PL	Variance
Height:	Max. 12.0 m	T/O Roof Ramp: 16.0 m Roof parapet: 13.72 m T Roof deck: 12.09 m	Variance
On-site Parking Spaces:	Employees/Customers: Min. 156 spaces	Employees/Customers: 156 spaces	None
Accessible Spaces:::	Min. 4	4	None
Small Spaces:	Max. 50% (78 spaces)	15 % (24 spaces)	None
Loading Spaces:	Min. 2 medium and 1 large space	1 large space	Variance
Bicycle Spaces:	Class 1: Min. 12 Class 2: Min. 15	Class 1: 12 Class 2: 15	None
Vertical Spaces (Class 1):	Max. 33%	25%	None

Richmond Auto Mall Building Heights\*

Dealership	Address	Application	Status	Parapet Height	Built or Max Height**
Acura	5580 Parkwood Cr	DP14-669686	Issued	8.24 m	11.79 m
Audi	5600 Parkwood Cr	DP14-676613	Issued	12.8 m	14.5 m
Honda	13600 Smallwood Pl	DP14-677729	Issued	7.16 m	10.06 m
Jaguar Land Rover	5600 Parkwood Cr	DP14-676613	Issued	12.8 m	14.5 m
Lexus	5631 Parkwood Way	ZT09-462526 DP09-472843 DV10-529985	Issued	10.8 m	14.40 m
Mazda	13800 Smallwood Pl	DP10-539427	Issued	N/A	10.85 m
Nissan	13220 Smallwood Pl	DP05-302568 DP05-307245	Issued	7.5 m approx.	11.3 m
Toyota	13100 Smallwood Pl	ZT18-818765 DP18-818762	Issued	16.2 m	19.9 m
Volkswagen (subject site)	5660 Parkwood Way	ZT18-818164 DP18-818161	Public Hearing Feb 19 2019	13.72 m	16.00 m
Porsche	13171 Smallwood Pl	ZT18-835424 DP18-810720	Public Hearing March 18 2019 DP Panel Oct 30 2019	16.25 m	20.33 m

\* Data only includes sites with recent applications

\*\* Built or Maximum Height includes elevator over runs, stair covers, ramp covers, etc.

All properties are zoned "Vehicle Sales (CV)"

December 16, 2019





June 30, 2015

MEMO TO: Ryan Cowell, Cowell Auto Group

FROM: RAMA Board of Directors

**RE: Auto Deliveries in Richmond Auto Mall**

Dear Ryan,

This letter is to confirm the arrangement between the member-dealers of the Richmond Auto Mall Association (RAMA) regarding the delivery of vehicles to each dealership.

The majority of the auto carriers that service the mall are in excess of 40 feet in length and cannot physically fit onto the dealers' properties for unloading as space is very limited. This requires all dealerships to receive their auto deliveries via street drop-offs. This has been the case since the auto mall was constructed in 1985.

Measures have been put in place to mitigate the disruption for the benefit of members and customers and to make the process as safe as possible. These include a policy that requires deliveries to take place in the evening wherever feasible to avoid peak traffic in the mall, truck drivers to place orange traffic cones out a good distance behind their vehicles and to use four-way flashers to alert traffic in advance that the lane is temporarily blocked. All members have communicated this policy to their delivery companies in an effort to keep the flow as smooth as possible.

In addition, the RAMA office facilitates communication between the members in the event that there are any issues that need addressing. Bi-monthly member meetings also act as an open forum where topics such as this are discussed and resolutions found as necessary.

If you require any further info, please don't hesitate to call. Please also feel free to provide my contact info to the City in the event they wish to discuss with me in person.

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', written in a cursive style.

**Gail Terry  
General Manager  
Richmond Auto Mall Association**

CC: RAMA Board of Directors, Bibiane Dorval

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

Wednesday, April 24, 2019 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. **DP 18-818161 – 3-STOREY COMMERCIAL VEHICLE RETAIL, STORAGE AND SERVICE DEVELOPMENT**

ARCHITECT: Christopher Bozyk Architects Ltd.

LANDSCAPE ARCHITECT: Connect Landscape Architecture

PROPERTY LOCATION: 5660 Parkwood Way

**Applicant's Presentation**

Stephen Price, Christopher Bozyk Architects Ltd., and Ken Larsson, Connect Landscape Architecture, presented the project and together with Ryan Cowell and Robert Harrison, Cowell Auto Group, answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- the proposed building with four sides fronting the street presents interesting challenges;
- south façade of the building needs further design development; applicant could introduce additional colours and provide additional articulation of the façade;

*The façade has been revised to incorporate the following changes:*

- *The introduction of another colour (RAL 9006) for the middle portion of the wall.*
- *The middle portion of the wall's face projects from the adjacent walls on the west and east sides of it. This breaks up the monolithic appearance of the wall by introducing deeper shadows to help articulate it.*
- appreciate that the all-white is the corporate look of the building; consider introducing landscaping on the southern wall, e.g., a growing medium at the base of the wall or an extensive green wall;

*Additional landscaping has been incorporated; including and a series of trees in front of the centre portion of the wall.*

*The on-site parking layout has been redesigned to allow for additional landscaping and to create a tree flanked centre aisle leading to the building.*

- consider future proofing by installing additional electric vehicle chargers or conduit for public use;

*While one 6.6 kW AC EV dual-port charging station servicing two vehicles is being provided initially (available for public use), there are plans for five future stations. The proposed locations are now indicated on sheet A01.*

*While an additional 5 future EV charging stations are being planned for the facility, the final quantity, number of cars they serve, and their electrical output are still under review and will depend upon Volkswagen Canada requirements.*

- consider continuing the differentiation of the first and upper floors in the northern half of the east façade to the southern half and provide weather protection over the overhead doors;

*We have reviewed this to see if this is feasible. Unfortunately, due to circulation requirements for the site and within the detail bays of the building we cannot adjust the location of this portion of the building or relocate the east wall inward without compromising the function of the facility.*

*We also looked at extending the upper portion of the building in order to create the shadow line, but functionally it doesn't offer any benefit for the client that would support the additional expense of the floor area.*

*The main level is differentiated from the upper levels through the use of different building materials and maintains the datum line created by the overhang.*

- landscaping needs to be shown in the model and renderings as it is an important part of the project;

*The landscaping has been revised and renderings reflect these changes.*

*The missing landscape on the model has been added.*

- consider perimeter screening for the two back of house sides of the building or installing intermittent gabion walls with some landscaping to define the edge of the property lines of the back of house frontages of the building;

*The eastern portion of the site has been revised to incorporate the addition of a gabion wall and some screening landscape.*

- the shear wall is high on the south side; explore all stair towers feature treatment for better integration;

*We have revised the south façade. The wall between the two stair towers has been divided into 3 parts. The centre wall (which is the shear wall) has been brought forward from the adjacent walls and its finish now matches the finish of the stair towers.*

- textured paving at the main entrance could be made more of a feature if the paving surface could be brought further into the indoor parkade drive aisle; consider installing bollards to identify vehicle and pedestrian circulation areas;

*The indoor drive aisle paving is the same as that at the main entrance of the site: scored concrete.*

*It is differentiated from the parking as it will be concrete, while the parking paving will be asphalt.*

*A linear metal ceiling is located above it, emphasizing its importance to the design.*

- the berm is a significant feature of the project; consider extending it along the west side up to the main entrance and making it a longer feature along Parkwood Crescent; would enhance the character and consistency of the form of the development;

*This is already incorporated into the design. The berm is along the entire length of the North façade and wraps the northwest corner of the building. A second section of the berm is located between the doors for the service department and one of the main entrances.*

- investigate opportunities for introducing a feature material in the soffit at the main building entrance and ceiling of the indoor parkade to provide visual interest;

*Although it wasn't discussed at the meeting, we are providing a linear metal ceiling system which incorporates recessed linear LED downlighting above the entire length of the interior drive aisle.*

*This is intended to create the feeling of a hotel drop-off for our customers. It will also serve to further define the drive aisle from the adjacent covered parking.*

- appreciate the presentation of the project;
- applicant needs to give further consideration to wayfinding to lead visitors towards the main entrance of the building due to the emphasis of the building architecture on the northwest corner;

*Wayfinding at the main entrance is being addressed with the following:*

- *A monument sign, in keeping with the Richmond Auto Mall Association Design Guidelines, at the main entrance driveway.*
- *A Volkswagen required archway with integrated LED light strips (defining the sides and top of the opening) and the text "Reception" located at the entrance into the covered drive aisle.*
- *An additional Alucobond archway featured at each of the building's pedestrian entrances. These arches also incorporate LED lighting and corporate signage.*
- *The driveway and drive aisle are a different material and finish from the parking areas.*

- the intersection sight triangle at the northwest corner needs better delineation of vehicle and pedestrian areas; consider not using for car display; consider continuing the diagonal pedestrian path and installing groundcover or low planting in the triangular area to better delineate pedestrian area, soften paving and prevent vehicular circulation in the area;

*The car display at this corner has been redesigned. It has been reduced in size to prevent encroachment upon the sight triangle.*

*The pedestrian pathway has been redesigned and there are additional planting areas as a result.*

*Additional fixed seating has been incorporated into this area which provides a barrier between display vehicles and pedestrian access – this also ensures that vehicles will not be inadvertently placed within the sight triangle.*

- consider tapering down the west end of the berm to grade to create a stronger feature; would also soften the northwest corner and provide a better way to introduce pedestrians and motorists to the dynamic of the architectural gesture;

*We have reviewed the design of the berm and are tapering the edges down to a low gabion wall on all sides.*

*We feel that the gabion wall is a strong design element that further integrates the architectural forms into the landscape and will keep it in place as a result.*

- overall, a well done project;
- agree with Panel comments that the project is nicely done; appreciate the visual permeability of the site and the change of materials on the ground plane;
- appreciate the proposed berm; question the balance and scale of the plant materials on the berm;

*Trees are placed primarily at base of slope and will create small groves.*

*The birch will grow to about 5.5m max, the pines will grow slowly as they have been 'bonsai'd' in form at the nursery.*

*Understory massed ground covers - (Salal and Mahonia) will create a native plant and evergreen carpet) and stabilize the slope. The plant palette is a metaphor for Richmond bog planting.*

- investigate opportunities for introducing planting/greenery on the top of the south façade and repeated at the bottom;

*The south wall of the building is the highest portion of the building and is set at 16m A.F.F. To incorporate landscaping at this location, we would need to add an additional 1 – 1 ½ meters to the height.*

*There is also the concern of maintenance. This area is remote and would be difficult to maintain.*

*The site layout has been revised to allow for additional landscape along the south wall at grade.*

- agree with Panel comments that the project is nicely done; appreciate the proposed sustainability features, e.g., solar PV panels, use of heat pumps, and heat recovery ventilators (HRVs);

*Noted.*

- ensure that vestibules are provided at the two building entrances as required by the BC Building Code;

*The primary entrance currently has a vestibule. The secondary entrance has been revised to have a vestibule as well.*

- appreciate the use of recycled water for the car wash;

*Noted.*

- support the Panel comment for the applicant to consider installing additional electric vehicle charging stations for public use;

*Additional future locations have been added. Refer to sheet A00 "Site Plan."*

- proposed trees are not shown on the berm in the model;

*Noted. The model has been revised to incorporate them.*

- would have been nice to see shrubs planted on the south side of the site; however, there is limited space for landscaping due to the proposed landscaping variance along the southern property boundary;

*Although the model didn't reflect it, there are plantings along the south side of the property.*

*These will be low height shrubs and street trees.*

- nice project; appreciate the location of the site entrance coming from the roundabout;
- concerned about the east and south walls of the building; consider further treatment considering their visibility to the existing adjacent automobile dealerships to the east and south of the subject site;

*We are incorporating the addition of a gabion wall and plantings to act as a screening element.*

*The landscaping at the south end of the building has been revised to incorporate additional trees and plantings.*

- appreciate the applicant's presentation of the project;
- appreciate the intention to investigate a large scale public art feature near the roundabout for the entire Richmond Auto Mall; public art would benefit the project; and

*We are excited about this opportunity as well. We feel the adjacency of public art in the roundabout will enhance our project.*

- the southwest intersection of the site is prominent; consider bringing the south façade down to pedestrian scale by breaking it down into smaller components; applicant could introduce different colours and materials to reduce the scale of the south wall and to provide more visual interest.

*The functional requirements and the parking requirements for the project make this impractical to achieve. We have reviewed the possibility of introducing different materials and feel they do not resolve this concern. The solution we are proposing: breaking the south façade into three different parts, differentiating them through colour and depth in order to break up the monolithic feeling of the façade.*

#### **Panel Decision**

It was moved and seconded

*That DP 18-818161 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



No. DP 18-818161

To the Holder: CHRISTOPHER BOZYK ARCHITECTS LTD.

Property Address: 5660 PARKWOOD WAY

Address: #414 - 611 ALEXANDER STREET  
VANCOUVER, BC V6A 1E1

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 Bylaw 8500" is hereby varied to:
  - a) Increase the maximum permitted height for buildings to from 12.0 m to 16.0 m to accommodate various roof elements (roof deck, parapet, solar panels, skylight roof, three stairwells, and rooftop over vehicle ramp;
  - b) Reduce the minimum number of on-site loading spaces required from two medium spaces and one large space to one large space; and
  - c) Reduce the landscaping requirement along a property line abutting a road from 3.0 m to zero (0.0) m along portions of the south and west property lines.
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.a to #4.f attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$214,830.00 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.



**Development Permit**  
**No. DP 18-818161**

To the Holder: CHRISTOPHER BOZYK ARCHITECTS LTD.

Property Address: 5660 PARKWOOD WAY

Address: #414 - 611 ALEXANDER STREET  
VANCOUVER, BC V6A 1E1

- 
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.
  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



# Cowell Auto Group Richmond Volkswagen

**CHRISTOPHER  
BOZYK ARCHITECTS LTD**  
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1  
PHONE (604) 251-3440 FAX (604) 251-3848



## BUILDING STATISTICS

REGISTERED OWNER	COWELL AUTO GROUP		
CIVIC ADDRESS	5680 PARKWOOD WAY, RICHMOND, BC V6V 2M4		
LEGAL DESCRIPTION	LOT 3 SECTIONS 8 & 9 BLOCK 4 NORTH RANGES 5 WEST NEW WESTMASTER DISTRICT PLAN EPR17428		
JURISDICTION	CITY OF RICHMOND		
DCP DESIGNATION	AUTO DEALERSHIP COMMERCIAL		
ZONING	CV		
CODE REQUIREMENTS (CONFORMING TO BCBC 2019)	D, E, F, 2, 3 ANY HEIGHT, ANY AREA SPRINKLERED (ART. 3.22.215)		
10.1.2. LAND USE	10.1.2. LAND USE		
10.1.2.1. LOT COVERAGE	MAX. 50%	44%	None
10.1.2.1.1. FRONT YARD (PARKWOOD WAY)	3 m (9.84 ft)	6.68 m (21.88 ft)	None
10.1.2.1.2. SIDE YARD (PARKWOOD CRES)	3 m (9.84 ft)	9.37 m (30.73 ft)	None
10.1.2.1.3. REAR YARD (PARKWOOD CRES)	3 m (9.84 ft)	8.50 m (27.89 ft)	None
10.1.2.1.4. HEIGHT	MAX. 12.0 m (39'-4")	15.00 m (49'-3")	Requested
10.1.2.1.5. AMENITY SPACE	1 m / 1100 m <sup>2</sup> = 175 m <sup>2</sup>	254.26 m <sup>2</sup> (2737 sq ft)	None

## CONTEXT PLAN



## DRAWING INDEX

SHEET NUMBER	TITLE
A00	COVER SHEET
A01	PLAN #1: SITE PLAN
A02.1	PLAN #1: MAIN LEVEL PARKING PLAN
A02.2	PLAN #2: SECOND LEVEL PARKING PLAN
A03.1	PLAN #2: ROOF LEVEL PARKING PLAN
A03.2	LOT COVERAGE PLAN
A04	SITE CONTEXT
A05	CIVIL - LOT GRADING PLAN
A06	SITE LIGHTING PLAN
A07	ACCESSIBILITY PLAN
A08	WASTE MANAGEMENT PLAN
A09	ACCESSIBILITY PLANS
A10	MAIN LEVEL PLAN
A11	MEZZANINE LEVEL PLAN
A12	SECOND LEVEL PLAN
A13	ROOF PLAN
A14	BUILDING SECTIONS
A15	BUILDING ELEVATIONS
A16	MEZZANINE LEVEL F.A.R.
A17	SECOND LEVEL F.A.R.
A18	ROOF LEVEL F.A.R.
A19	FLOOR AREA RATIO CALCULATIONS
A20	PERSPECTIVE VIEWS - WEST
A21	PERSPECTIVE VIEWS - EAST
A22	PERCUSSION STUDY - AUTUMN & WINTER
A23	BICYCLE COURT WORKSHEET

PARKING & LOADING	REQUIRED	PROVIDED	VARIANCE	REQUIRED	PROVIDED	VARIANCE
Inventory Parking (By Level):						
Level 1:	11	38	27	11 - DISPLAY PARKING	38	27
Level 2:	109	109	0		109	0
Roof:	229	229	0		229	0
<b>Total:</b>	<b>150</b>	<b>156+228 = 385</b>	<b>235</b>			
<b>Grand Total:</b>						
Class 1 (0.27100 m <sup>2</sup> - 100 m <sup>2</sup> ):	7	7	0			
Class 2 (0.267100 m <sup>2</sup> - 100 m <sup>2</sup> ):	10	10	0			
<b>7.1.4.3. BICYCLES</b>						
Class 1 (0.27100 m <sup>2</sup> - 100 m <sup>2</sup> ):	7	7	0			
Class 2 (0.267100 m <sup>2</sup> - 100 m <sup>2</sup> ):	10	10	0			
Level 1: 1,683.50 m <sup>2</sup>						
Level 2: 591.52 m <sup>2</sup>						
Subtotal: 2,275.02 m <sup>2</sup>						
Industrial:						
Level 1: 1,750.94 m <sup>2</sup>						
Level 2: 0.27100 m <sup>2</sup> - 100 m <sup>2</sup> :	5	5	0			
Level 3: 0.27100 m <sup>2</sup> - 100 m <sup>2</sup> :	5	5	0			
Subtotal: 10						
<b>Total: 27</b>						
<b>Total: 27: 12 Class 1 (3 Vertical - 25%), 15 Class 2</b>						
<b>LANDSCAPING</b>						
Subtotal:	3M from Property Line	OM @ West & South Property Lines	Requested			
Coverage:	LOT SIZE: 11,093.21 m <sup>2</sup>	COVERAGE: 2,870.09 m <sup>2</sup>				
<b>SOLAR</b>						
Roof Mounted Solar Panels:	185 X 3500 Solar Modules	77,026 kWh				

**DP**

**18-818161**

**PLAN # 1A**

**A00**

DEC 16 2019

COVER SHEET

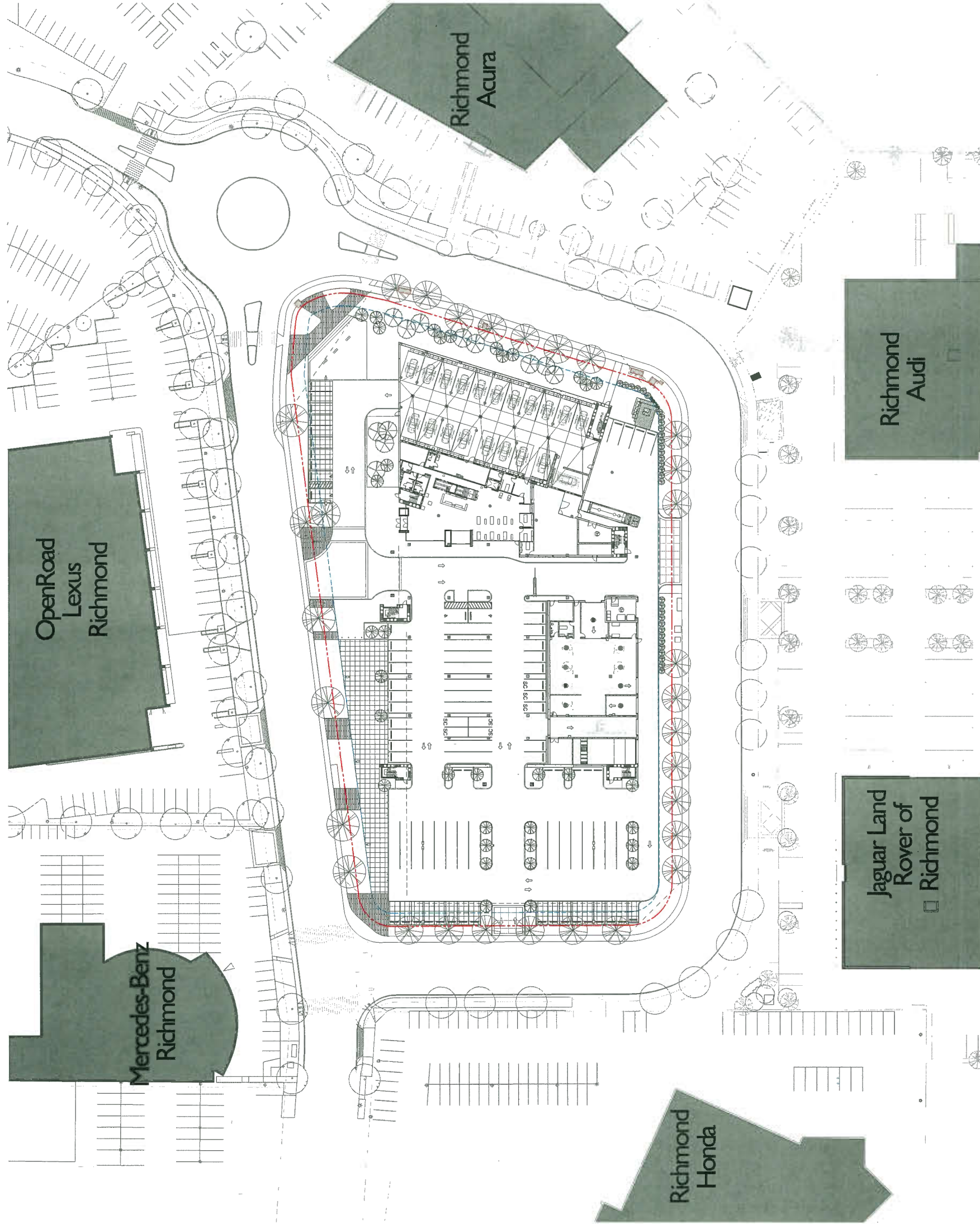
Cowell Volkswagen  
5680 Parkwood Way  
Richmond, BC V6V 2M4  
DP #18-818161 / ZTA 18-818164

REVISION DATE DESCRIPTION

1	2018.12.17	PROPOSED VARIANCES
2	2018.12.18	AMP PACKAGE
3	2018.12.17	POST AND LETTER SUBMISSION
4	2018.12.18	CITY OF RICHMOND
5	2018.12.11	CITY OF RICHMOND

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Within dimensions shall have provisions over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the site and shall be responsible for any discrepancies. Failure to obtain such verification renders the contractor responsible for any resulting stoppage work and the cost of re-verification.



**1** CONTEXT SITE PLAN  
 Scale: 1" = 30'-0"

DEC 16 2019  
 SCALE: 1" = 30'-0"  
 PROJECT NUMBER: 18-818161  
 DATE: 2018.11.08  
 DRAWN: SJP  
 CHECKED: ZH

DP #18-818161 / ZTA 18-818164  
 CONTEXT SITE PLAN

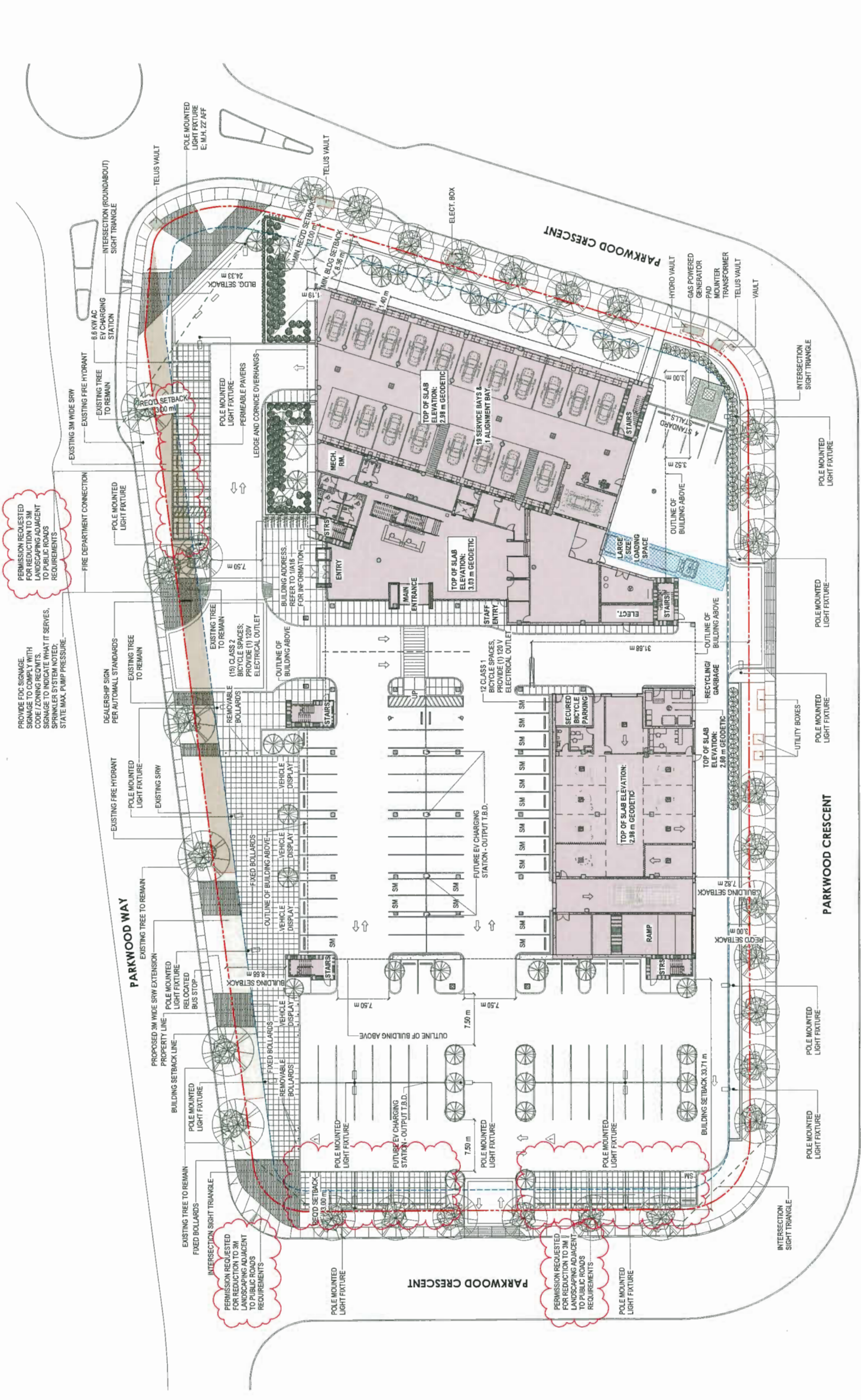
**Cowell Volkswagen**  
 5650 Parkwood Way  
 Richmond, BC V6Y 2M4

REVISION	DATE	DESCRIPTION
1	2018.12.28	PROPOSED VARIANCES
2	2019.01.09	APP PACKAGE
3	2019.06.17	POST ADP LETTER SUBMISSION
4	2019.11.08	CITY DP REVIEW

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**DP**  
**18-818161**  
**A05** PLAN# 1B



PERMISSION REQUESTED FOR REDUCTION TO 3M LANDSCAPING ADJACENT TO PUBLIC ROADS REQUIREMENTS

PROVIDE FDC SIGNAGE TO COMPLY WITH CODE/ZONING REQMTS. SIGNAGE TO BE INSTALLED BY CONTRACTOR. PROVIDE STATE MAX. PUMP PRESSURE.

PERMISSION REQUESTED FOR REDUCTION TO 3M LANDSCAPING ADJACENT TO PUBLIC ROADS REQUIREMENTS

PERMISSION REQUESTED FOR REDUCTION TO 3M LANDSCAPING ADJACENT TO PUBLIC ROADS REQUIREMENTS

**ELECTRIC VEHICLE CHARGING STATION INFORMATION**

2 VEHICLE CHARGING STATION:  
 MANUFACTURER: CHARGEPOINT OR APPROVED EQUAL  
 MODEL: 150 (150 kW) DUAL PORT BOLLARD MOUNT  
 ELECTRICAL INPUT: 30A 2  
 ELECTRICAL OUTPUT: 6.6kW (220V AC @ 30A) 2  
 FEATURES:  
 CABLE LENGTH: 6.5m (18 FT.) 2  
 UTILITIES: BOLLARD MOUNT SYSTEM  
 ISO 15863, ISO 14444, NFC CARD READER  
 LOCKING: HOLLSTER 2

**BICYCLE STALL STANDARDS**

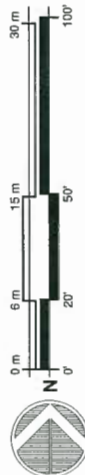
0.60 m  
 0.60 m  
 1.80 m  
 CLASS 1 HORIZONTAL SPACE  
 CLASS 1 VERTICAL SPACE

**PARKING STALL STANDARDS**

5.00 m  
 2.40 m  
 2.05 m  
 5.50 m  
 5.50 m  
 7.40 m  
 3.40 m  
 1.50 m  
 2.50 m  
 HC  
 SC

**2 VEHICLE CHARGING STATION:**  
 CURRENT PLANS FOR FUTURE STATIONS:  
 FOUR SINGLE VEHICLE FAST CHARGE UNITS (24kW DC) AND  
 ONE DUAL VEHICLE STANDARD CHARGING STATION (6.6kW).  
 FUTURE EV STATIONS ARE SUBJECT TO CHANGE  
 BASED UPON VOLKSWAGEN CANADA EVOLVING  
 ELECTRIC VEHICLE STANDARDS.

**1 SITE PLAN**  
 Scale: 1" = 20'-0"

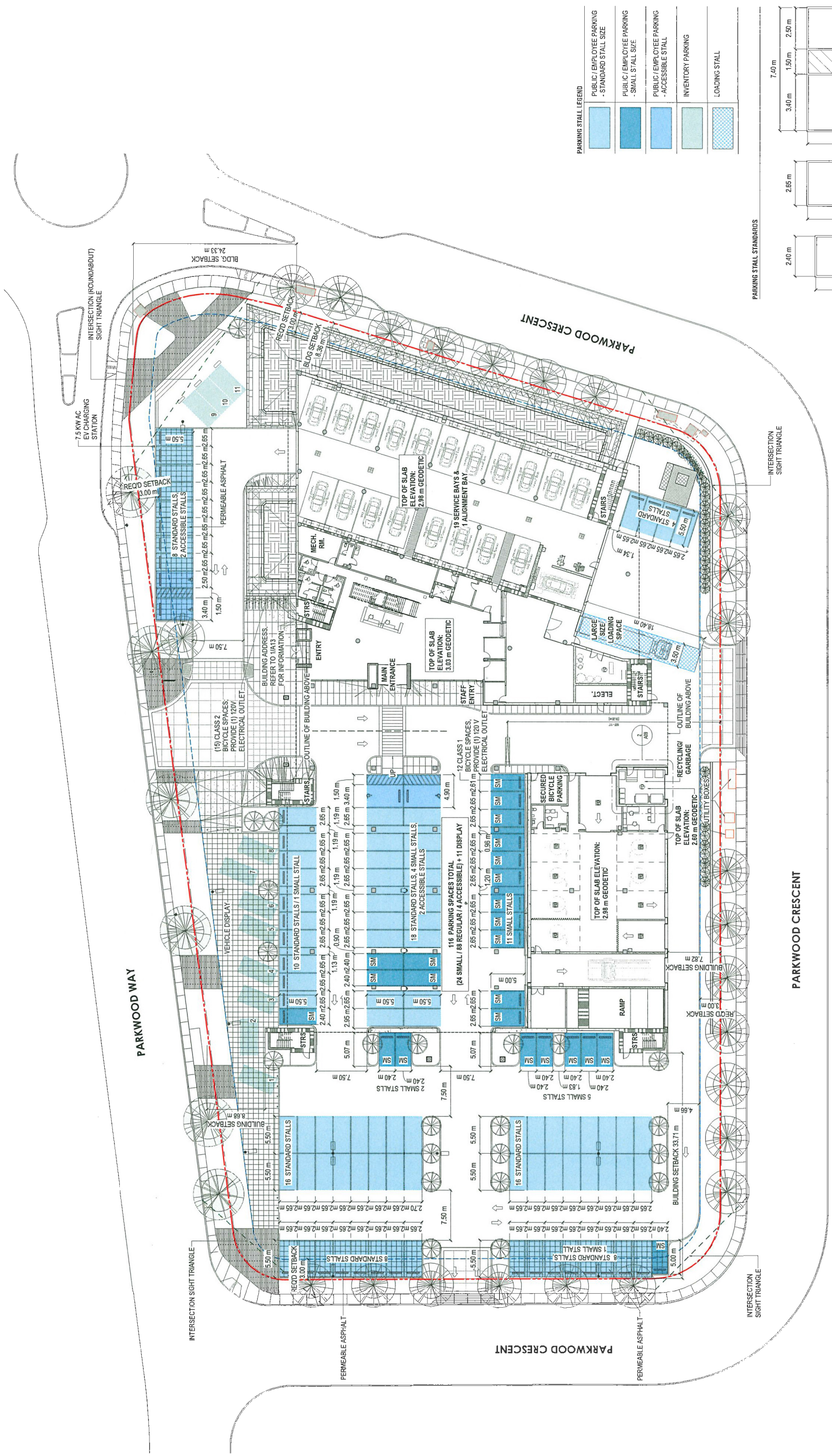


REVISION	DATE	DESCRIPTION
1	2018.12.07	PROPOSED VARIANCES
2	2018.12.08	ADP PACKAGE
3	2018.12.17	POST ADP LETTER SUBMISSION
4	2018.11.28	CITY OF REVIEW
5	2018.12.11	CITY OF COMMENTS

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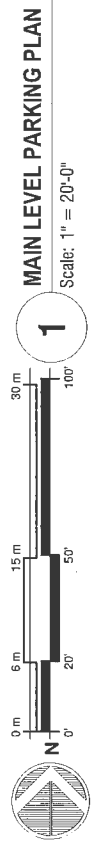
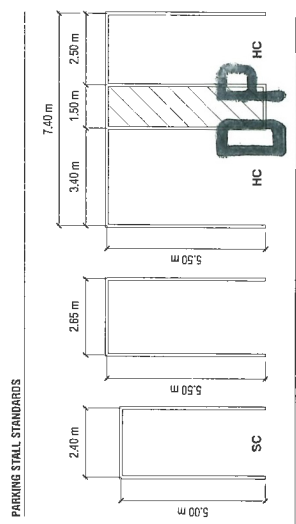
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**Cowell Volkswagen**



**PARKING STALL LEGEND**

	PUBLIC / EMPLOYEE PARKING - STANDARD STALL SIZE
	PUBLIC / EMPLOYEE PARKING - SMALL STALL SIZE
	PUBLIC / EMPLOYEE PARKING - ACCESSIBLE STALL
	INVENTORY PARKING
	LOADING STALL



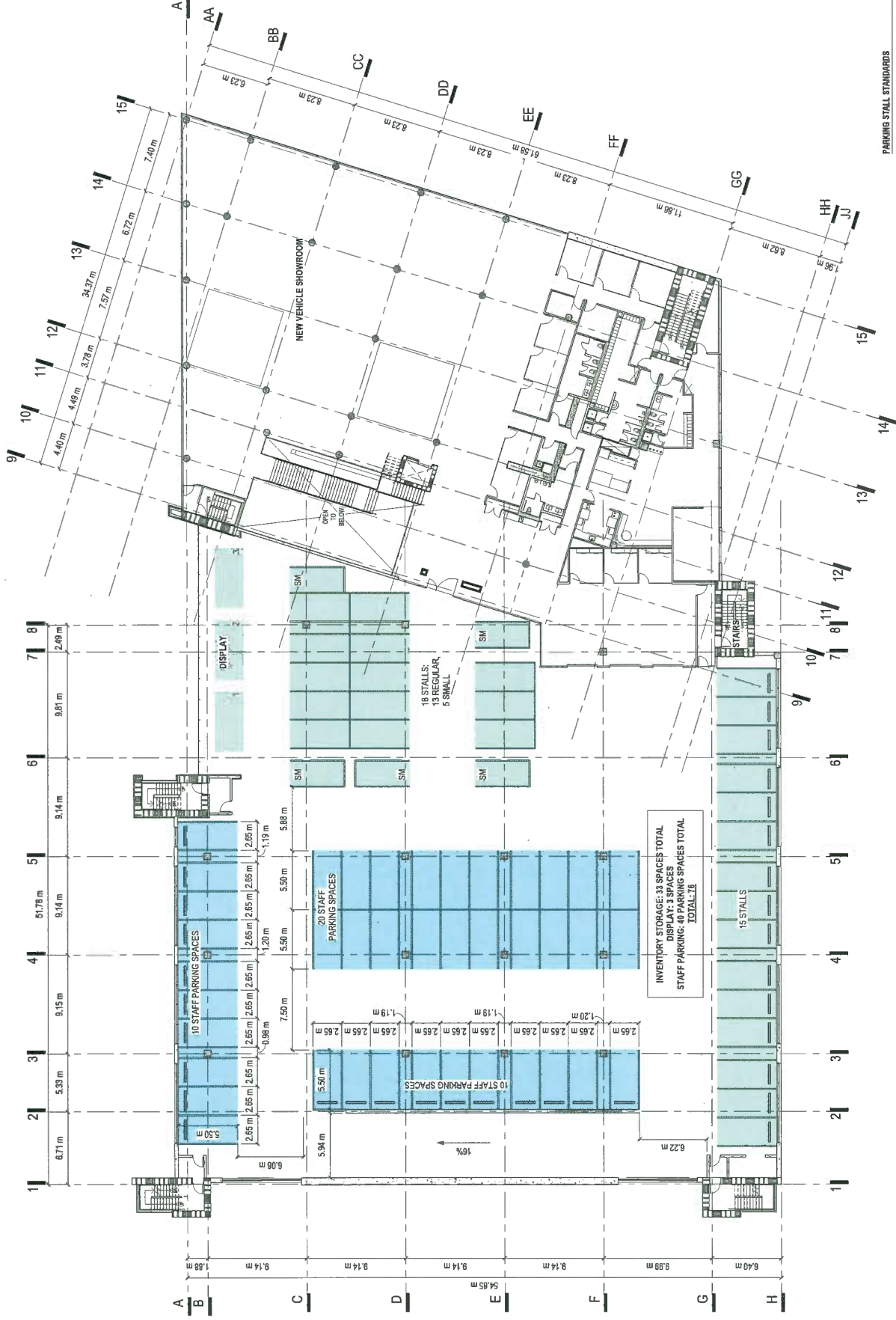
**Cowell Volkswagen**  
 5660 Parkway Way  
 Richmond, BC V6V 2M4

**REVISION**

NO.	DATE	DESCRIPTION
1	2018.12.27	PROPOSED DIMENSIONS
2	2018.12.27	POST-ACCIDENT LETTER SUBMISSION
3	2018.12.27	CITY OF RICHMOND
4	2019.11.28	CITY OF RICHMOND

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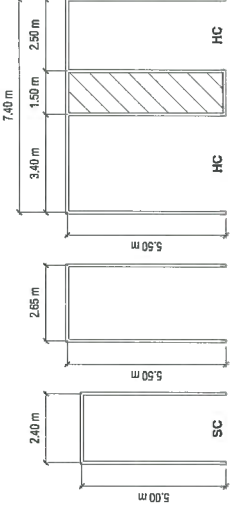
When dimensions conflict, the dimensions shown on the drawings shall prevail. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities. The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities.



**PARKING STALL LEGEND**

[Blue Box]	PUBLIC / EMPLOYEE PARKING - STANDARD STALL SIZE
[Light Blue Box]	PUBLIC / EMPLOYEE PARKING - SMALL STALL SIZE
[Lighter Blue Box]	PUBLIC / EMPLOYEE PARKING - ACCESSIBLE STALL
[Green Box]	INVENTORY PARKING
[White Box]	LOADING STALL

**PARKING STALL STANDARDS**

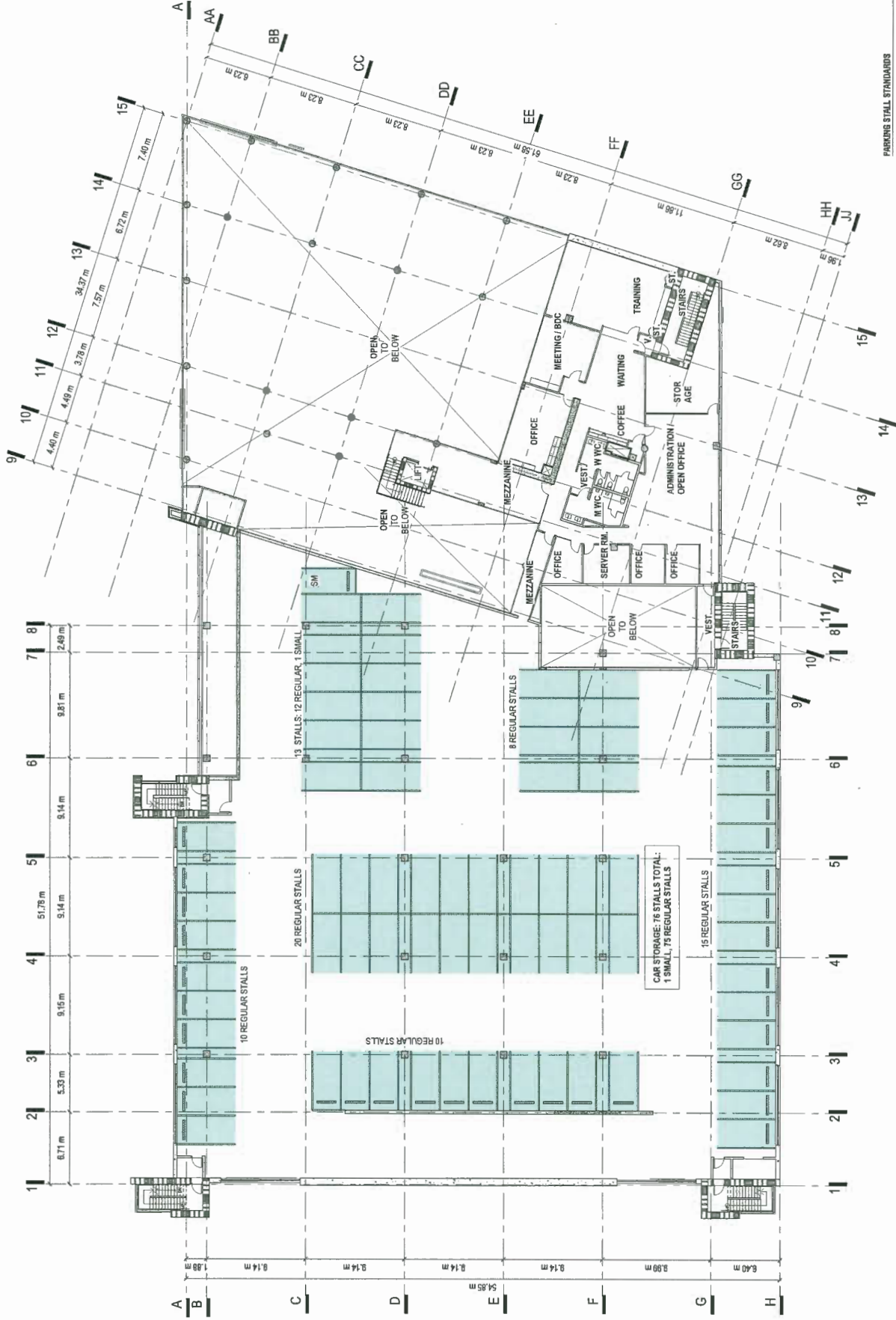


**Cowell Volkswagen**  
 5650 Parkwood Way  
 Richmond, BC V6V 2M4

**PLAN #2.2 - SECOND LEVEL PARKING PLAN**  
 DEC 16 2019  
 SCALE: As Indicated DATE: 2019.11.08 DRAWING: SDP  
 PROJECT NUMBER: 210005

**1 SECOND LEVEL PARKING PLAN**  
 Scale: 1/16" = 1'-0"

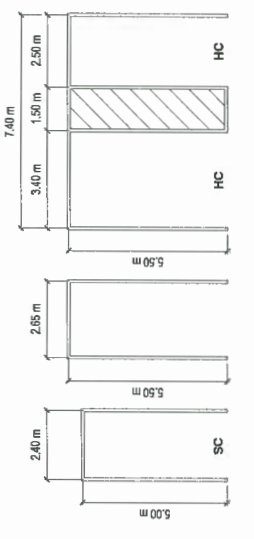
**DP**  
 18-818161  
 A02.2 PLAN #2.2



**PARKING STALL LEGEND**

	PUBLIC/EMPLOYEE PARKING - STANDARD STALL SIZE
	PUBLIC/EMPLOYEE PARKING - SMALL STALL SIZE
	PUBLIC/EMPLOYEE PARKING - ACCESSIBLE STALL
	INVENTORY PARKING
	LOADING STALL

**PARKING STALL STANDARDS**

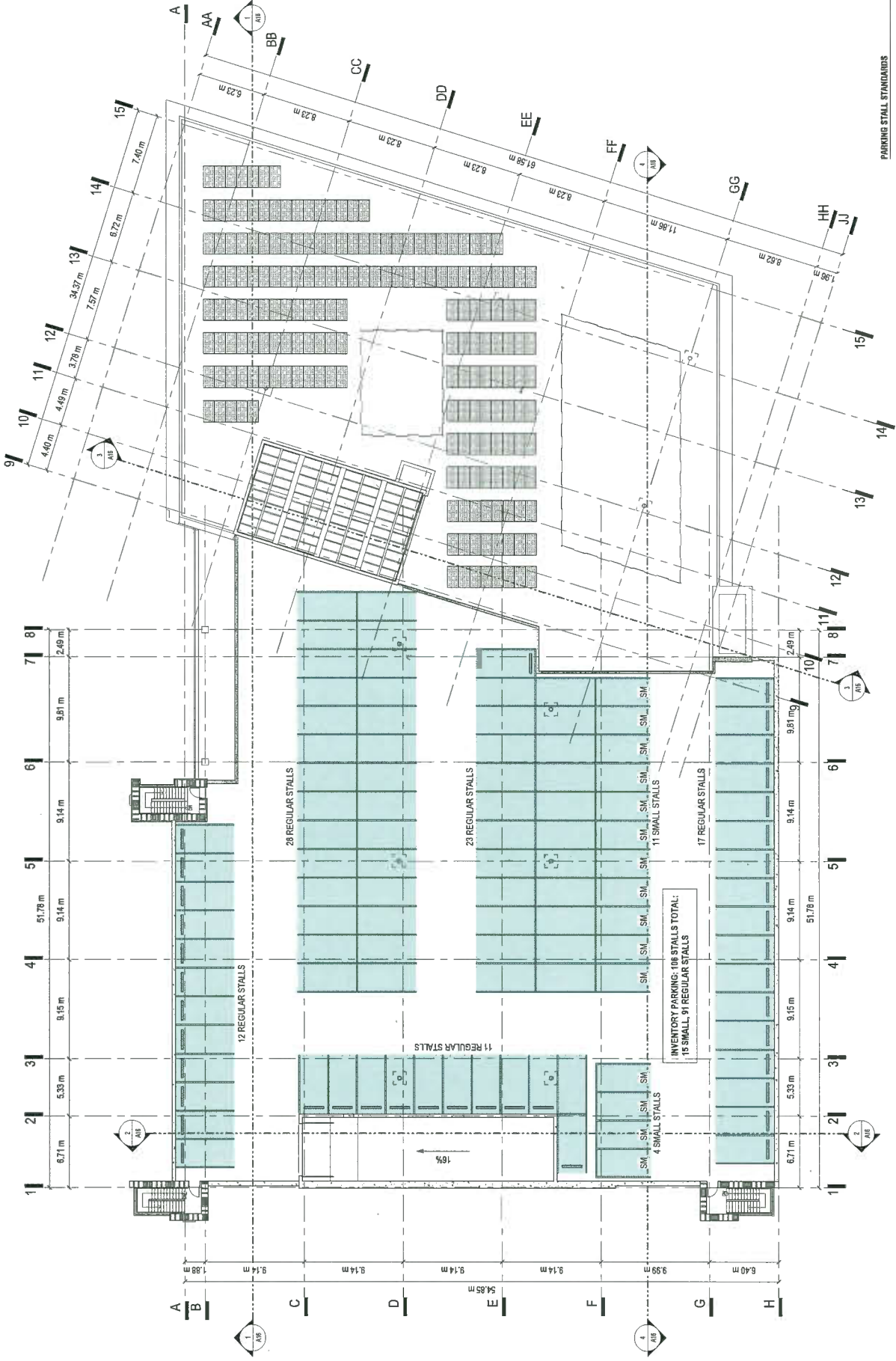


**PLAN #2.3 - THIRD LEVEL PARKING PLAN**  
 DEC 16 2019  
 SCALE: AS SHOWN DATE: 2019.11.08 DRAWN: SP  
 PROJECT NUMBER: 21009

**Cowell Volkswagen**  
 5650 Parkwood Way  
 Richmond, BC V6V 2M4

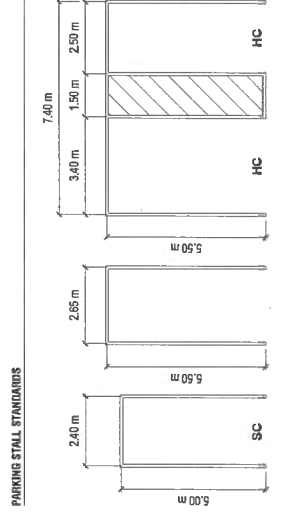
**1** THIRD LEVEL PARKING PLAN  
 Scale: 1/16" = 1'-0"

**DP 18-818161**  
**A02.3 PLAN # 2.3**



**PARKING STALL LEGEND**

[Light Blue Box]	PUBLIC/EMPLOYEE PARKING - STANDARD STALL SIZE
[Medium Blue Box]	PUBLIC/EMPLOYEE PARKING - SMALL STALL SIZE
[Light Blue Box]	PUBLIC/EMPLOYEE PARKING - ACCESSIBLE STALL
[Green Box]	INVENTORY PARKING
[Blue Box]	LOADING STALL



**REVISION**

NO.	DATE	DESCRIPTION
1.	2018.12.07	PROPOSED VARIANCES
2.	2018.04.08	ADP PACKAGE
3.	2018.03.17	POST LETTER SUBMISSION
4.	2018.11.08	CITY DP REVIEW

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Where applicable, all work shall conform to the applicable codes. Contractors shall verify and be responsible for all dimensions and conditions on the job, and request clarification of errors, discrepancies, or omissions in writing. The architect is not responsible for any existing conditions on the job. The contractor is responsible for any existing conditions on the job and for the cost of modification.

**Cowell Volkswagen**  
 5590 Pinewood Way  
 Richmond, BC V6V 2M4

**PLAN #2.4 - ROOF LEVEL PARKING PLAN**

SCALE: AS SHOWN DATE: 2018.11.08 DRAWN: SJP PROJECT NUMBER: 214005

**1** ROOF PARKING PLAN  
 Scale: 1/16" = 1'-0"



**DP 18-818161**  
**A02.4 PLAN #2.4**



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LOCATION, AND ELEVATION OF UTILITIES AND /  
OR CONCEALED STRUCTURES AT THE PROJECT  
SITE.

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ELEVATION OF ALL UTILITIES AND / OR  
CONCEALED STRUCTURES, AND IS  
RESPONSIBLE FOR NOTIFYING THE  
APPROPRIATE COMPANY, DEPARTMENT OR  
PERSON(S) OF ITS INTENTION TO CARRY OUT ITS  
OPERATIONS.

**PLAN #3A**

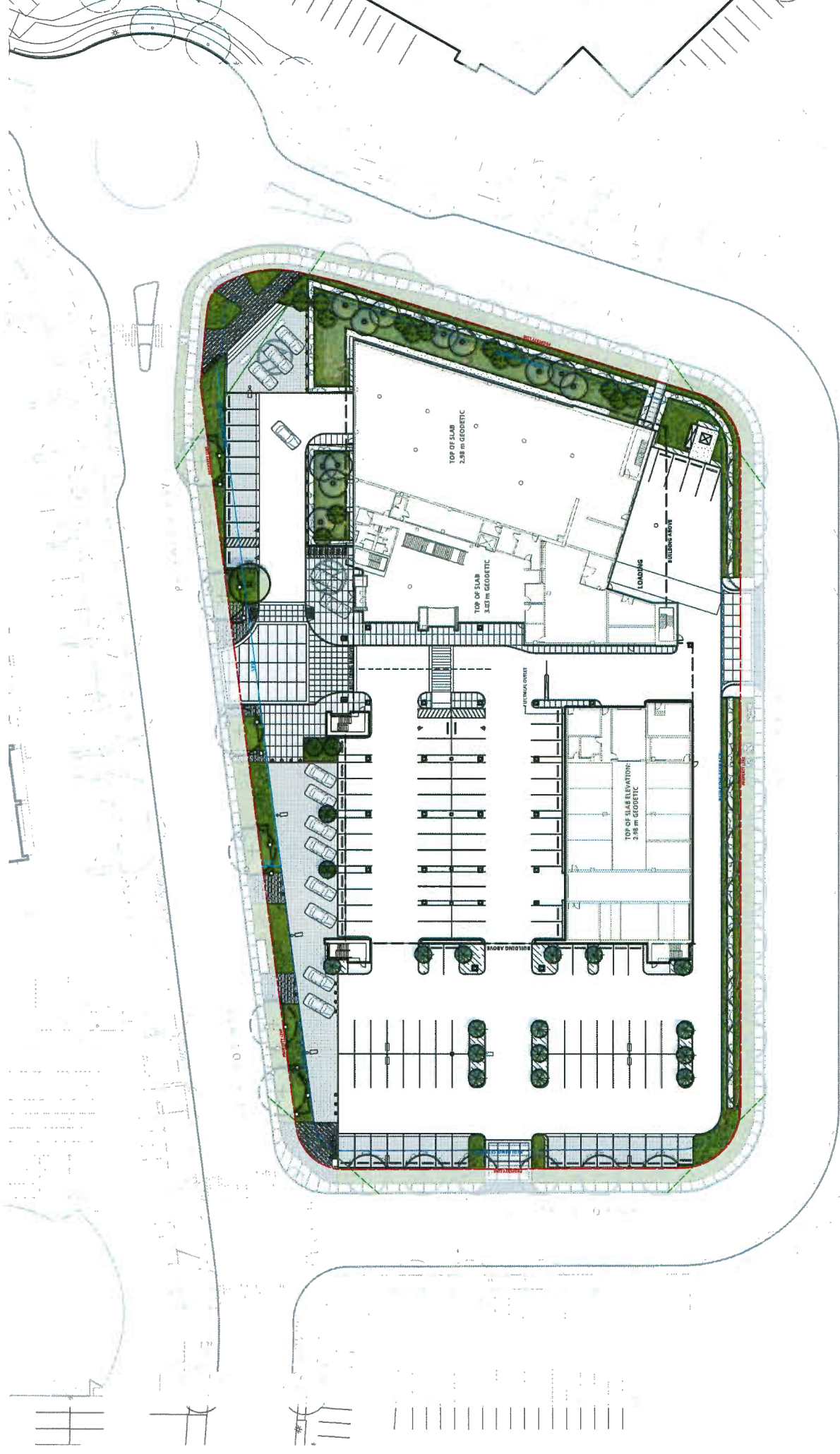
**Cowell VW**  
**LANDSCAPE ARCHITECTURAL SET — ISSUED FOR CITY COMMENTS RESPONSE**  
**DECEMBER 16, 2019**

**LANDSCAPE DRAWING INDEX**

SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	OFFSITE LANDSCAPE SITE PLAN
L2.0	LANDSCAPE MATERIALS PLANTING PLAN
L2.1	OFFSITE PLANTING PLAN
L2.2	LANDSCAPE DETAILS - GABION WALL CONCEPT
L3.0	

**GENERAL NOTES**

1. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
3. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUCTED TO BE COMPLETE OR ACCURATE.
6. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



DEC 16 2019

PLAN #3A

DP 18-818161

0 5 10 m

10.0

COWELL VW

5660 Parkwood Way  
Richmond, British Columbia

Scale:	1:400
Drawn:	KD
Reviewed:	KL
Project No.	06-600

COVER SHEET &  
DRAWING LIST

NO.	REVISIONS	DATE
14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-08
11	RE-ISSUED FOR DP	19-10-31
10	ISSUED FOR BP	19-08-26
9	RE-ISSUED FOR DP	19-06-20
8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-05
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

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OPERATIONS.

**PLAN #3B**

14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-08
11	RE-ISSUED FOR DP	19-10-31
10	ISSUED FOR BP	19-06-26
9	RE-ISSUED FOR DP	19-06-20
8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-05
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

**REVISIONS**

**COWELL VW**

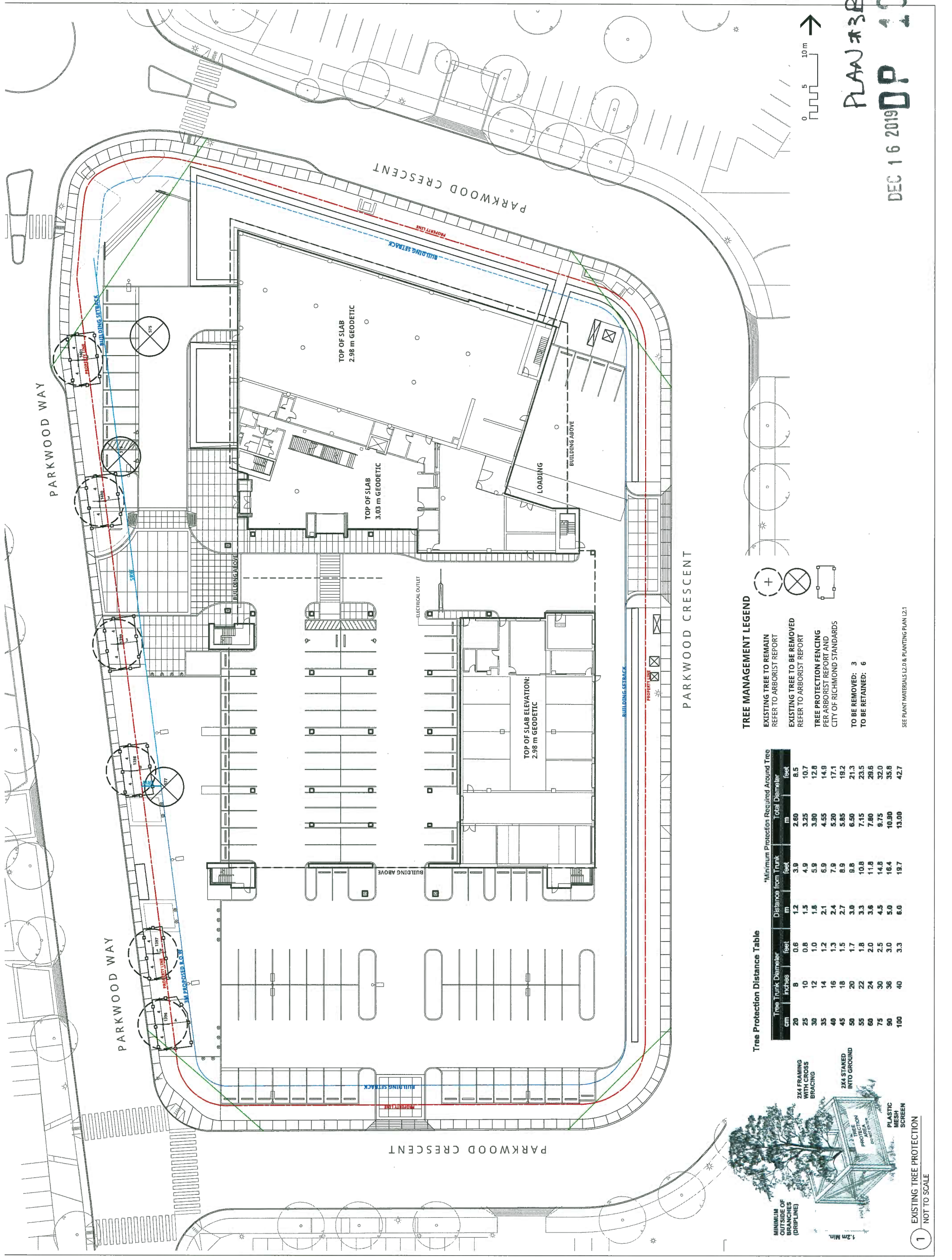
5660 Parkwood Way  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD
Reviewed:	KL
Project No.:	06-600

**TREE MANAGEMENT**

PLAN #3B

DEC 16 2019 DP 19-010161  
LO.1

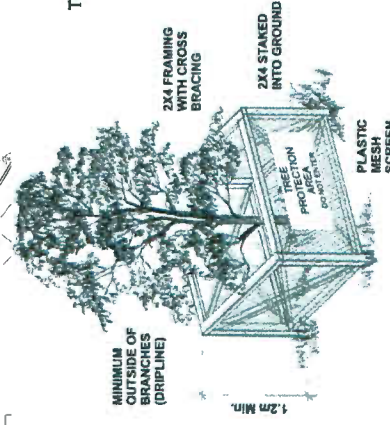


**TREE MANAGEMENT LEGEND**

- EXISTING TREE TO REMAIN  
REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED  
REFER TO ARBORIST REPORT
- TREE PROTECTION FENCING  
PER ARBORIST REPORT AND  
CITY OF RICHMOND STANDARDS
- TO BE REMOVED: 3
- TO BE RETAINED: 6

**Tree Protection Distance Table**

Tree Trunk Diameter	Minimum Protection Required Around Tree			
	Distance from Trunk	Total Diameter		
cm	feet	m	feet	
20	0	3.9	2.60	8.5
25	10	4.9	3.25	10.7
30	12	5.9	3.90	12.8
35	14	6.9	4.55	14.9
40	16	7.9	5.20	17.1
45	18	8.9	5.85	19.2
50	20	9.8	6.50	21.3
55	22	10.8	7.15	23.5
60	24	11.8	7.80	26.6
75	30	14.8	9.75	32.0
90	36	16.4	10.90	35.8
100	40	18.7	13.00	42.7



1 EXISTING TREE PROTECTION  
NOT TO SCALE

SEE PLANT MATERIALS L2.0 & PLANTING PLAN L2.1

CONNECT LANDSCAPE ARCHITECTURE INC.  
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**PLAN #3C**

NO.	REVISIONS	DATE
14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-09
11	RE-ISSUED FOR DP	19-10-31
10	ISSUED FOR BP	19-06-26
9	RE-ISSUED FOR DP	19-06-20
8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-05
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

**COWELL VW**

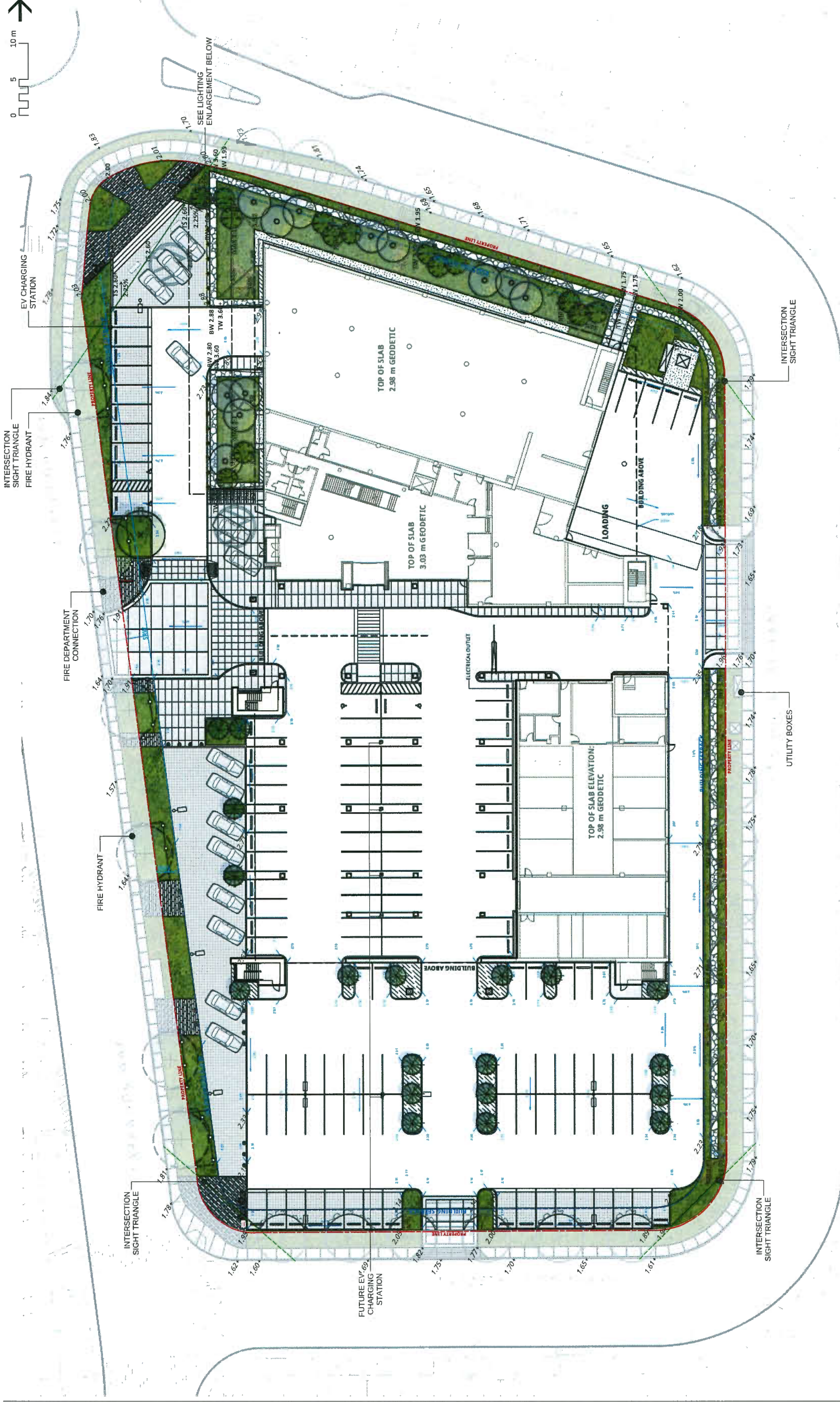
5660 Parkwood Way  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD
Reviewed:	KL
Project No.:	06-600

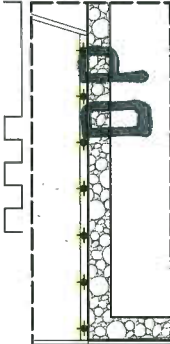
**LANDSCAPE**

**SITE PLAN**

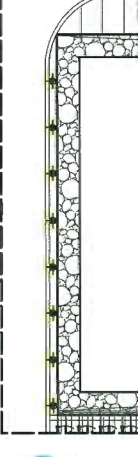
**18-818161**  
**PLAN #3C L1.0**



DEC 16 2019



LIGHTING CONCEPT ENLARGEMENT:



LAYOUT AND MATERIALS	
GRAVEL PER PLAN	REMOVABLE/FIXE BOLLARDS PER PLAN & DETAILS
SAWCUT CONCRETE PER PLAN	AUTOMALL FURNISHINGS PER AUTOMALL STANDARDS
PEDESTRIAN BOARDWALK PAVER BY: BARKMAN CONCRETE	EXISTING TREE TO REMAIN
PERMEABLE PAVERS SF: RIMA PAVER BY: EXPOCRETE	DECIDUOUS TREE PER PLANS AND DETAILS
GABION WALL PER PLAN	EVERGREEN TREE PER PLANS
LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL	SVEN BENCH BY: SANDERSON CONCRETE
DEALERSHIP SIGN PER AUTOMALL STANDARDS	TRASH & RECYCLING PER PLANS
BIKE RACK PER PLANS	BIKE RACK PER PLANS

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LOCATION, AND ELEVATION OF UTILITIES AND /  
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NO.	DESCRIPTION	DATE
14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
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4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

REVISIONS

**COWELL VW**

5660 Parkwood Way  
Richmond, British Columbia

Scale: 1:250  
Drawn: KD  
Reviewed: KL  
Project No. 06-600

LANDSCAPE OFFSITE  
SITE PLAN

DEC 16 2019  
PLAN #3D  
DP 18-818161



**NOTES:**  
1. OFFSITE WORK TO BE PROVIDED IN SEPARATE SERVICING AGREEMENT (SA).  
2. SIGNAGE LOCATIONS FOR CONCEPTUAL PURPOSE ONLY. ALL SIGNAGE  
SUBJECT TO SEPARATE SIGN BYLAW APPLICATION AND TO BE REVIEWED BY SIGN  
AND ENGINEERING STAFF INDEPENDENT OF DP APPLICATION.

- LAYOUT & MATERIALS**
- PEDESTRIAN PAVERS TYPE A  
BOARDWALK PAVER  
BY: BARKMAN CONCRETE
  - PEDESTRIAN PAVERS TYPE B  
BOARDWALK PAVER  
BY: BARKMAN CONCRETE
  - SAWCUT CONCRETE  
PER PLAN & DETAIL
  - DEALERSHIP SIGN  
PER AUTOMALL STANDARDS
  - PROPOSED PLANTING  
PER PLANS & DETAILS
  - EXISTING TREE  
TO REMAIN
  - DECIDUOUS TREE  
PER PLANS & DETAILS

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**PLAN #3D**

**ONSITE PLANT LIST**

**TREES**

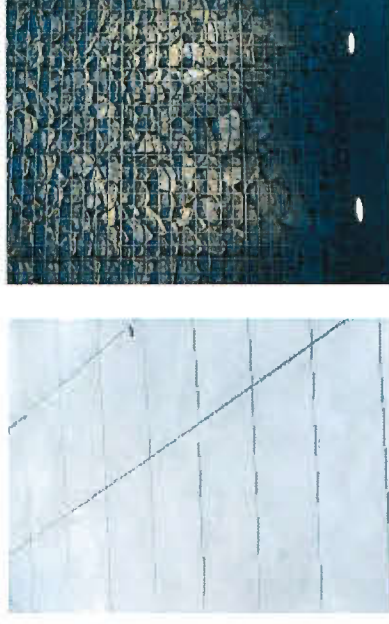
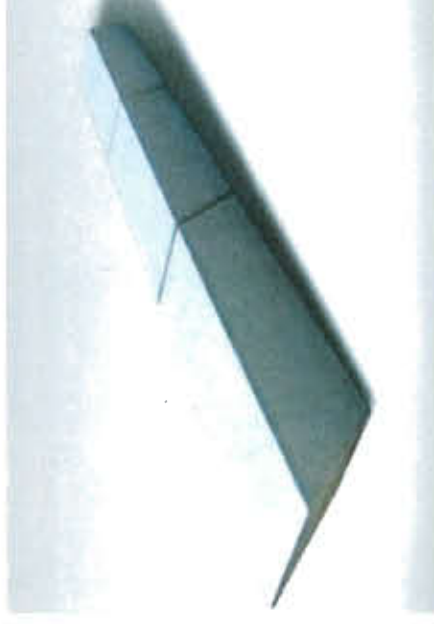
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	Existing Tree to Remain			
1	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust	7cm Standard	as shown
12	<i>Betula utilis</i> var. <i>jacquemontii</i>	Himalayan Birch	3-4m Ht multi-stem	as shown
19	<i>Pinus nigra</i> 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	3m Ht.	as shown
14	<i>Pinus thunbergii</i>	Japanese Black Pine *Bonsai Form	2.5-3m Ht.	as shown

**SHRUBS, GROUNDCOVERS, & GRASSES**

633	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300mm o.c.
577	<i>Buxus microphylla</i> 'Winter Beauty'	Korean Boxwood	#2 pot	400mm o.c.
462	<i>Carex testacea</i> 'Prairie Fire'	Prairie Fire Sedge	#2 pot	400mm o.c.
726	<i>Festuca ovina</i>	Green Fescue	#2 pot	400mm o.c.
2914	<i>Gaulltheria shallon</i>	Salal	#1 pot	300mm o.c.
1750	<i>Helictotrichon sempervirens</i> 'Blue Sapphire'	Blue Oat Grass	#2 pot	450mm o.c.
867	<i>Mahonia aquifolium</i>	Oregon Grape	#2 pot	450mm o.c.
170	<i>Stipa tenuissima</i>	Mexican Feather Grass	#2 pot	600mm o.c.
120	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2 pot	600mm o.c.

**PERENNIALS**

TOTAL:	66
17	<i>Coreopsis</i> 'Polaris'
17	<i>Echinacea purpurea</i>
16	<i>Nepeta</i> 'Walkers Low'
16	<i>Salvia</i> 'Mainacht'
	Tickseed
	Coneflower
	Catmint
	May Night Salvia
	10cm pot
	#1 pot
	#1 pot



*Betula utilis* var. *jacquemontii*  
Himalayan Birch



*Gleditsia triacanthos* var. *inermis*  
Honeylocust



*Pinus nigra* Arnold Sentinel  
Arnold Sentinel Black Pine



*Festuca ovina*  
Green Fescue



*Carex testacea* 'Prairie Fire'  
Prairie Fire Sedge



*Stipa tenuissima*  
Mexican Feather Grass



*Gaulltheria shallon*  
Salal



*Mahonia aquifolium*  
Oregon Grape



*Vaccinium ovatum*  
Evergreen Huckleberry



*Arctostaphylos uva-ursi*  
Kinnikinnick



*Lonicera pileolata* 'Moss Green'  
Box Honeysuckle



*Nepeta* 'Walkers Low'  
Catmint

COWELL VW

5660 Parkwood Way  
Richmond, British Columbia

Scale: N/A  
Drawn: KD  
Reviewed: KL  
Project No. 06-600

LANDSCAPE MATERIALS  
DEC 16 2019

PLAN # 3E  
DP 18-818161 L2.0

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**PLAN #3E**

14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-08
11	RE-ISSUED FOR DP	19-10-31
10	ISSUED FOR BP	19-06-26
9	RE-ISSUED FOR DP	19-06-20
8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-06
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

**REVISIONS**

**COWELL VW**

5660 Parkwood Way  
Richmond, British Columbia

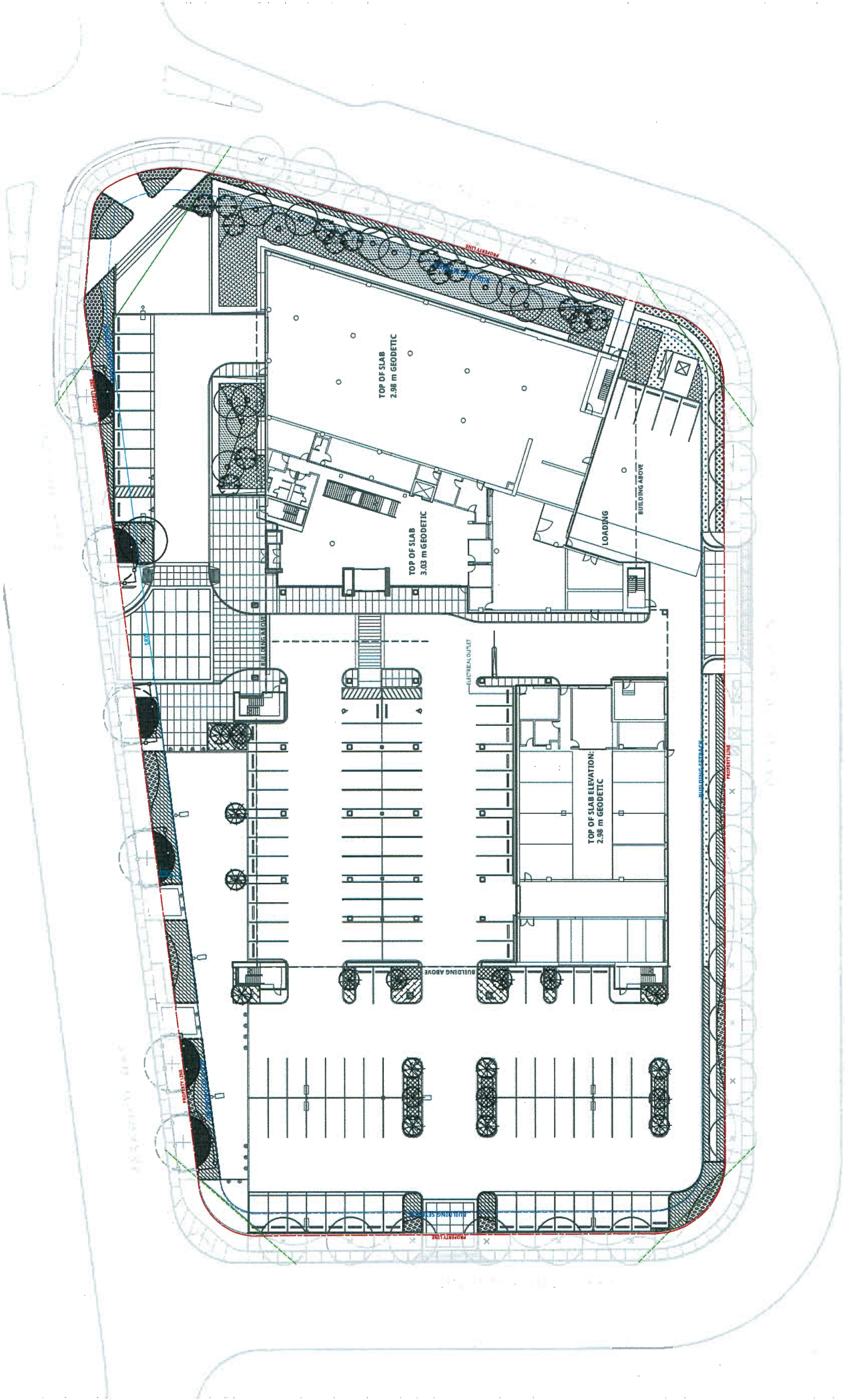
Scale:	1:250
Drawn:	KD
Reviewed:	KL
Project No.	06-600

**LANDSCAPE**

**PLANTING PLAN**

**PLAN # 3E**  
**DP 18-818161 L2.1**

DEC 16 2019



**IRRIGATION NOTES**

1. ALL "SOFT" LANDSCAPE AREAS ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IAABC STANDARDS.
2. ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPERS.
3. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IAABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

**PLANTING NOTES**

1. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. FINAL LANDSCAPE BERM/ BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

CONNECT LANDSCAPE ARCHITECTURE INC.  
DOES NOT GUARANTEE THE EXISTENCE,  
LOCATION, AND ELEVATION OF UTILITIES AND /  
OR CONCEALED STRUCTURES AT THE PROJECT  
SITE.

THE CONTRACTOR IS RESPONSIBLE FOR  
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ELEVATION OF ALL UTILITIES AND / OR  
CONCEALED STRUCTURES, AND IS  
RESPONSIBLE FOR NOTIFYING THE  
APPROPRIATE COMPANY, DEPARTMENT OR  
PERSON(S) OF ITS INTENTION TO CARRY OUT ITS  
OPERATIONS.

14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-08
11	RE-ISSUED FOR DP	19-10-31
10	ISSUED FOR BP	19-06-26
9	RE-ISSUED FOR DP	19-06-20
8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-05
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

**REVISIONS**

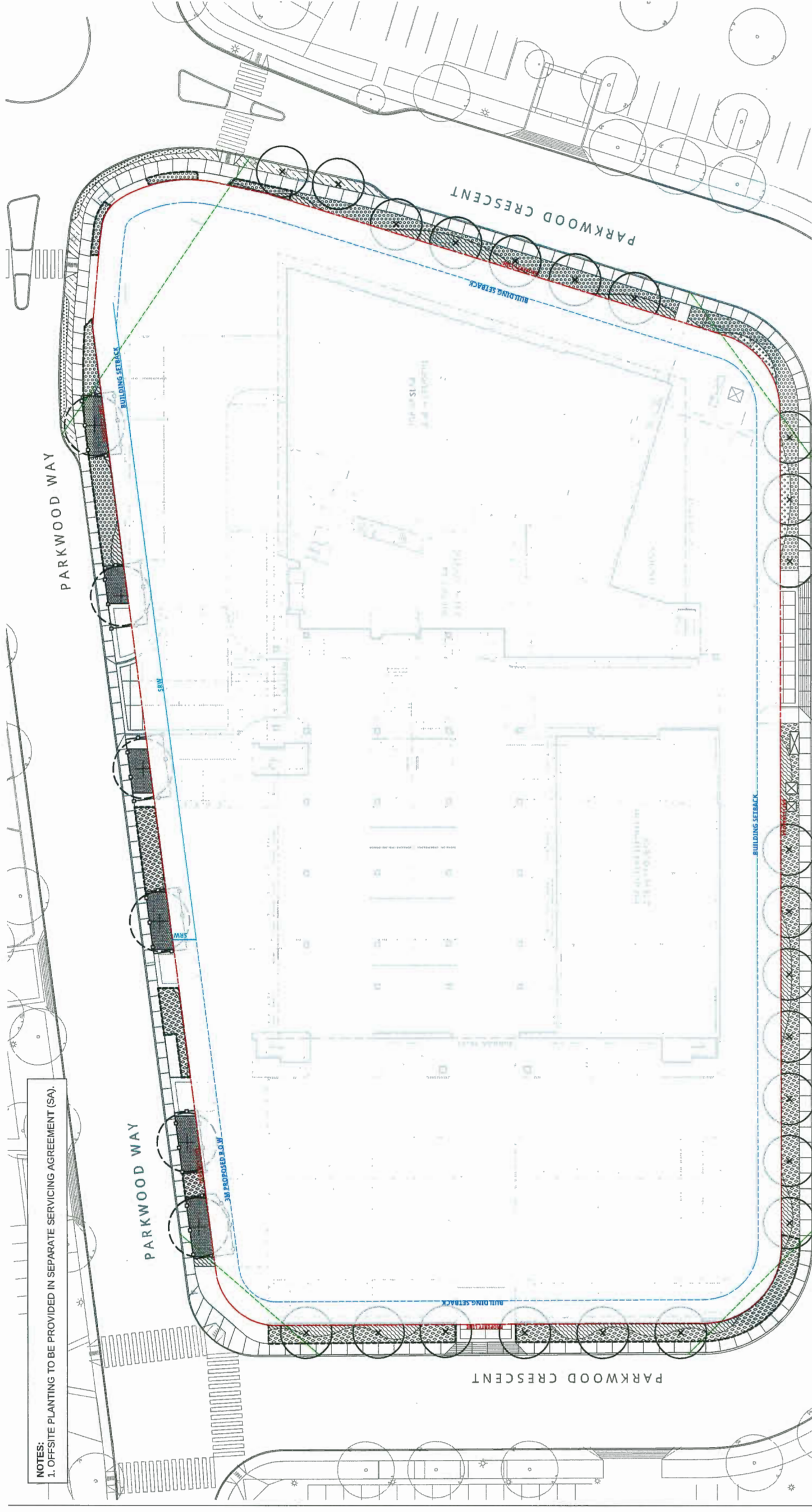
**COWELL VW**

5660 Parkwood Way  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD
Reviewed:	KL
Project No.:	06-600

**LANDSCAPE OFFSITE  
PLANT MATERIALS  
PLAN # 36**

**181612.2**



**NOTES:**  
1. OFFSITE PLANTING TO BE PROVIDED IN SEPARATE SERVICING AGREEMENT (SA).

**OFFSITE PLANT LIST**

**TREES**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
23	Gleditsia triacanthos var. inermis	Honeylocust	7cm Standard	as shown

Existing Tree to Remain

**SHRUBS, GROUNDCOVERS, & GRASSES**

2322	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300mm o.c.
659	Helictotrichon sempervirens 'Blue Sapphire'	'Blue Oat Grass	#2 pot	450mm o.c.
337	Lonicera pileata 'Moss Green'	Box Honeysuckle	#3 pot	450mm o.c.
753	Sedum 'Autumn Fire'	Autumn Fire Sedum	10cm pot	200mm o.c.
813	Stipa tenuissima	Mexican Feather Grass	#2 pot	600mm o.c.
67	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	600mm o.c.

**PERENNIALS**

MIX	Coreopsis 'Polaris'	Tickseed	200mm o.c.
	Echinacea purpurea	Coneflower	300mm o.c.
	Nepeta 'Walkers Low'	Catmint	400mm o.c.
	Salvia 'Mairacht'	May Night Salvia	

\*20% of area

**PLANTING NOTES**

- ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
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- CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

**IRRIGATION NOTES**

- ALL 'SOFT LANDSCAPE AREAS' ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IASBC STANDARDS.
- ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPERS.
- LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IASBC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

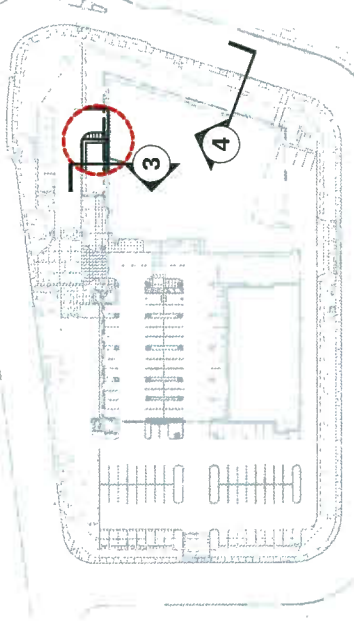
**DEC 16 2019**

**DP 181612.2**

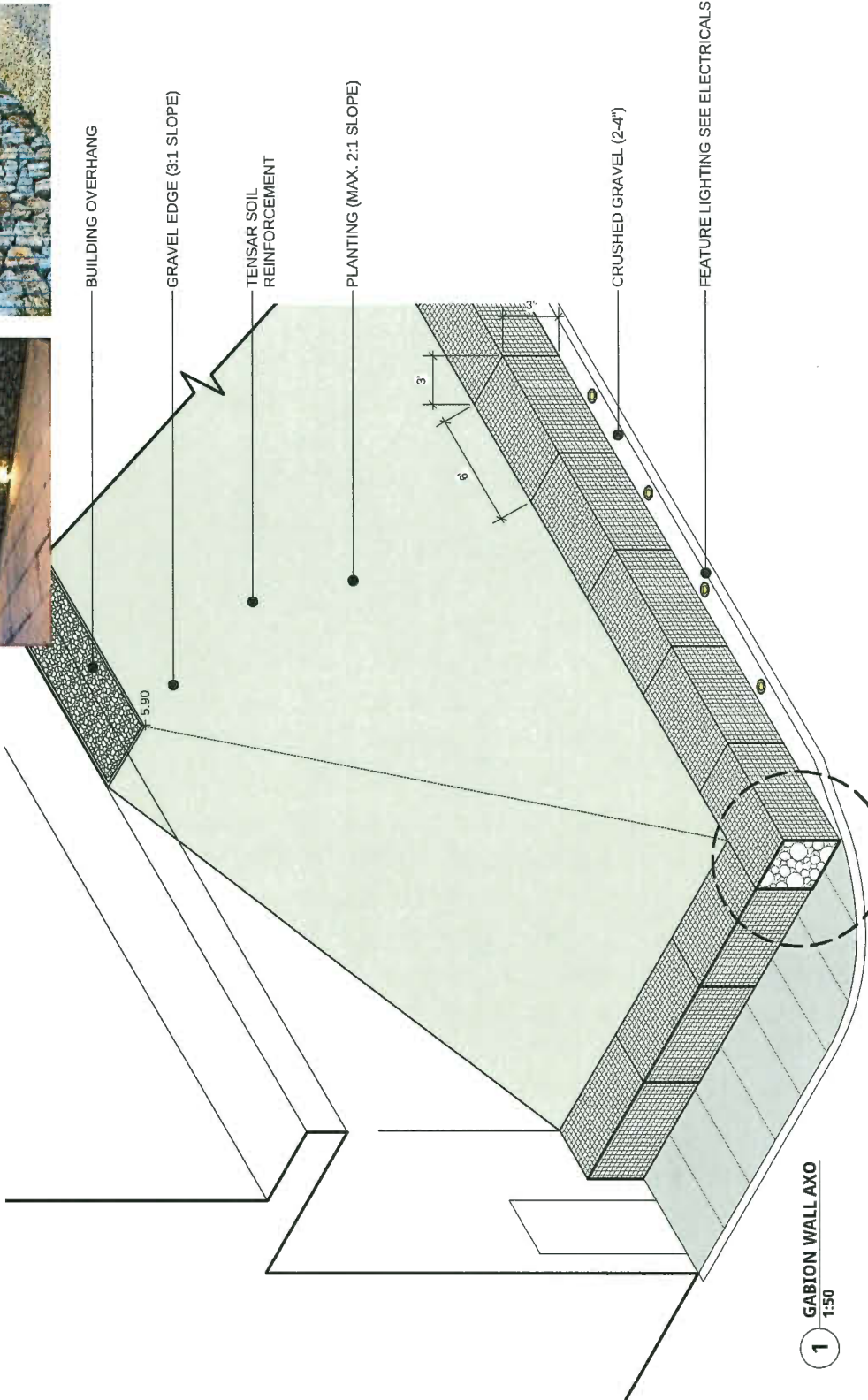
CONNECT LANDSCAPE ARCHITECTURE INC.  
DOES NOT GUARANTEE THE EXISTENCE,  
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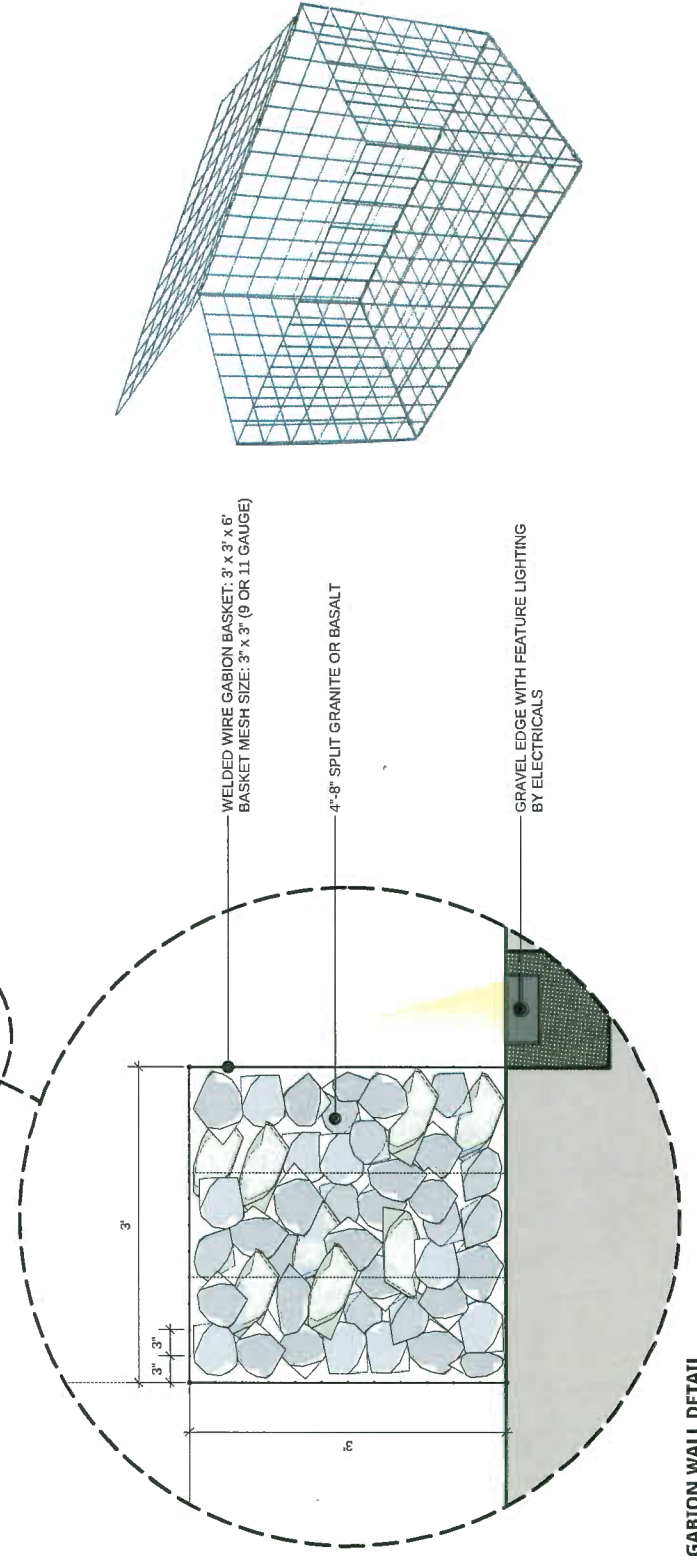
**PLAN #3F**



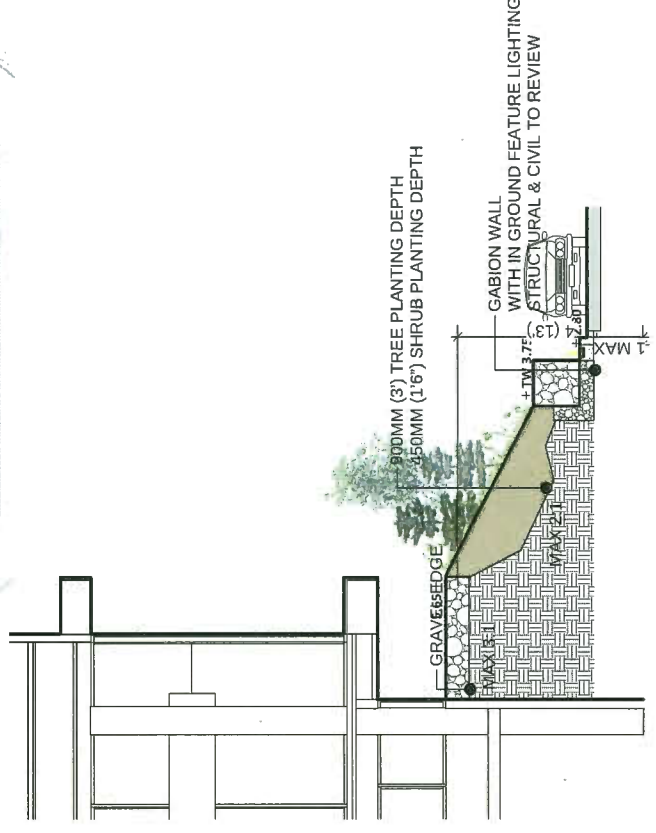
**NOTES:**  
1. STONE SELECTION TO BE APPROVED BY LANDSCAPE CONSULTANT,  
MACCAFERRI GABION PRODUCTS OR APPROVED ALTERNATE.  
2. DETAILS FOR INTENT AND SCHEMATIC PURPOSES. FINAL DETAILS AND  
INSTALLATION TO BE PROVIDED AND APPROVED BY STRUCTURAL AND GEOTECH.



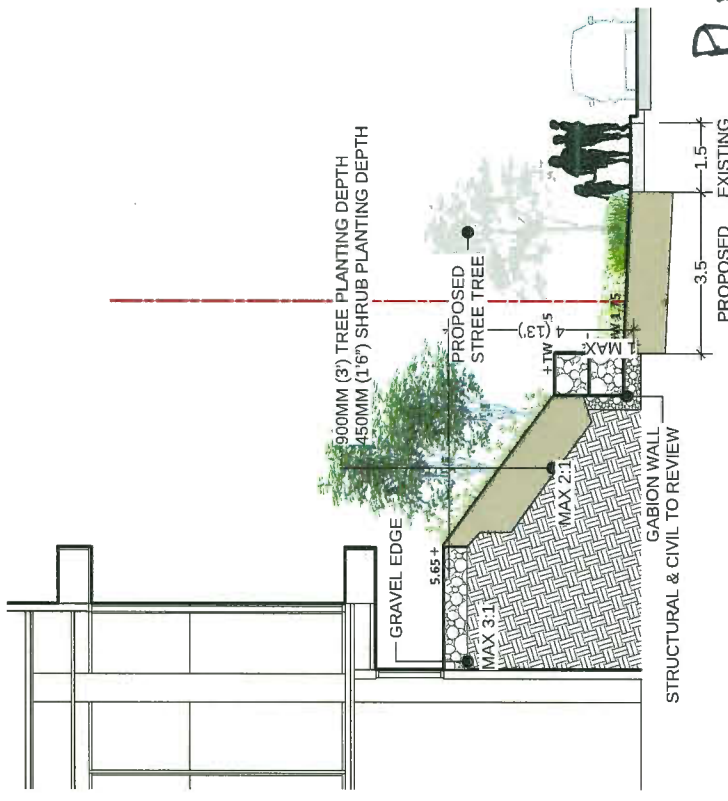
**1** GABION WALL AXO  
1:50



**2** GABION WALL DETAIL  
1:10



**3** WEST SLOPE - PLANTING  
1:75



**4** NORTH SLOPE - PLANTING  
1:75

NO.	DESCRIPTION	DATE
14	RE-ISSUED FOR TENDER	19-12-16
13	ISSUED FOR CITY COMMENTS RESPONSE	19-12-16
12	ISSUED FOR TENDER	19-11-08
11	RE-ISSUED FOR DP	19-10-31
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8	RE-ISSUED FOR DP	19-05-24
7	RE-ISSUED FOR DP	19-04-05
6	RE-ISSUED FOR DP	19-03-22
5	RE-ISSUED FOR DP	19-03-12
4	RE-ISSUED FOR DP	18-12-07
3	RE-ISSUED FOR DP	18-09-26
2	ISSUED FOR DP	18-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-03-01

**REVISIONS**

**COWELL VW**

5660 Parkwood Way  
Richmond, British Columbia

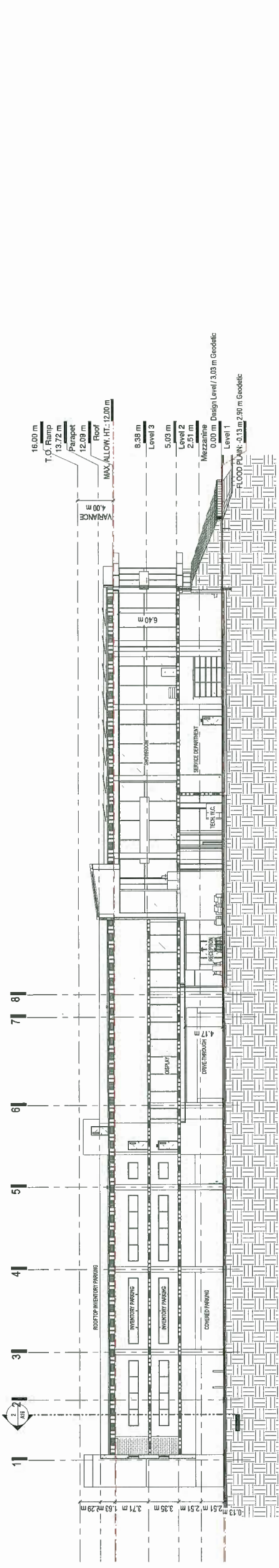
Scale: AS SHOWN  
Drawn: KD  
Reviewed: KL  
Project No. 06-600

**LANDSCAPE DETAILS**  
GABION WALL CONCEPT

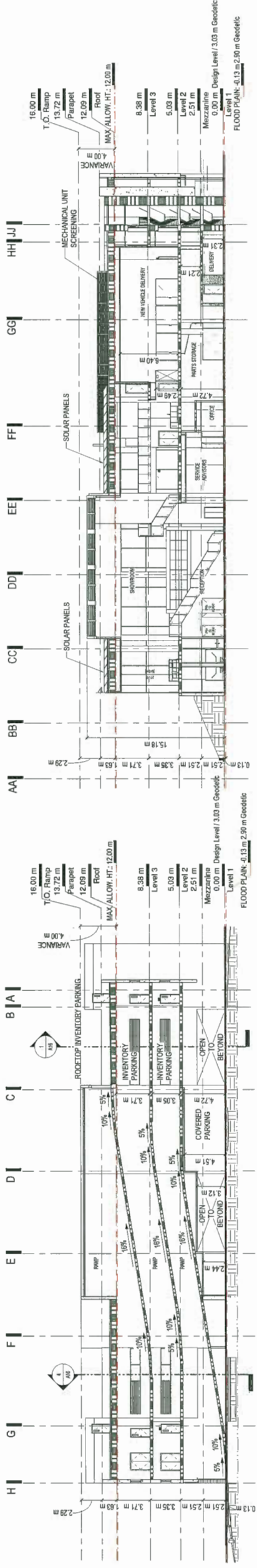
Plan # 3H

DEC 16 2019  
DP 18-818161 L3.0

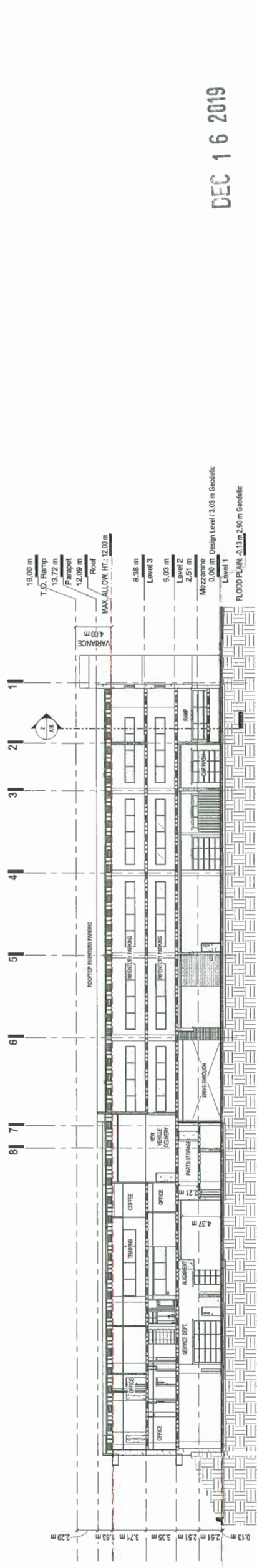




1. BUILDING LONGITUDINAL SECTION  
 1/16" = 1'-0"



2. BUILDING CROSS SECTION  
 1/16" = 1'-0"



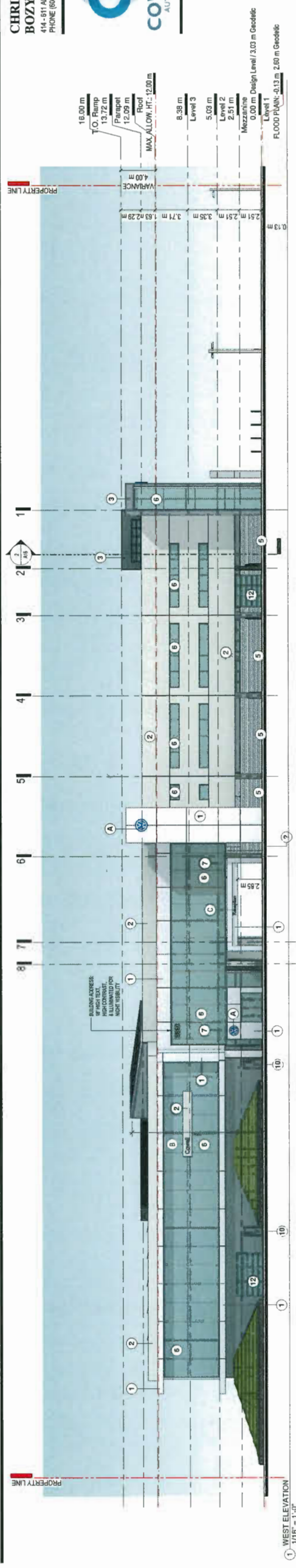
3. BUILDING CROSS SECTION  
 1/16" = 1'-0"

DEC 16 2019

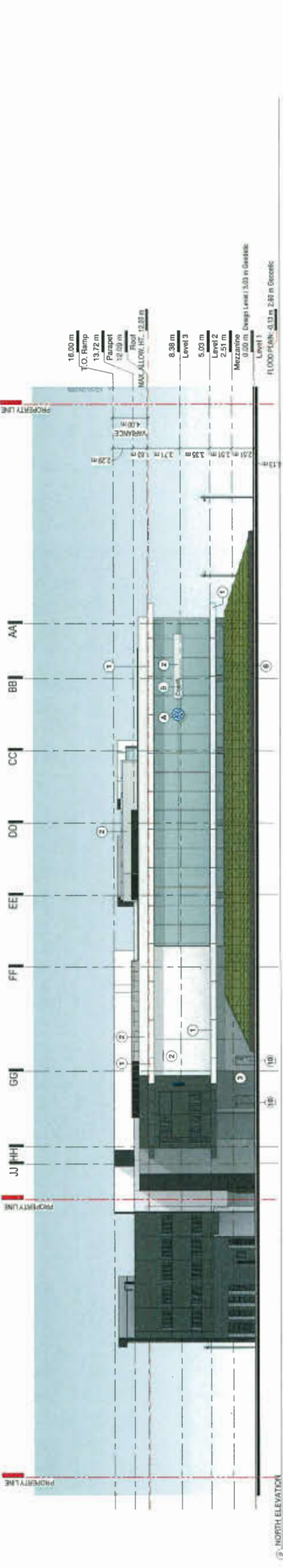
PLAN # 4A

DP 18-818161A16

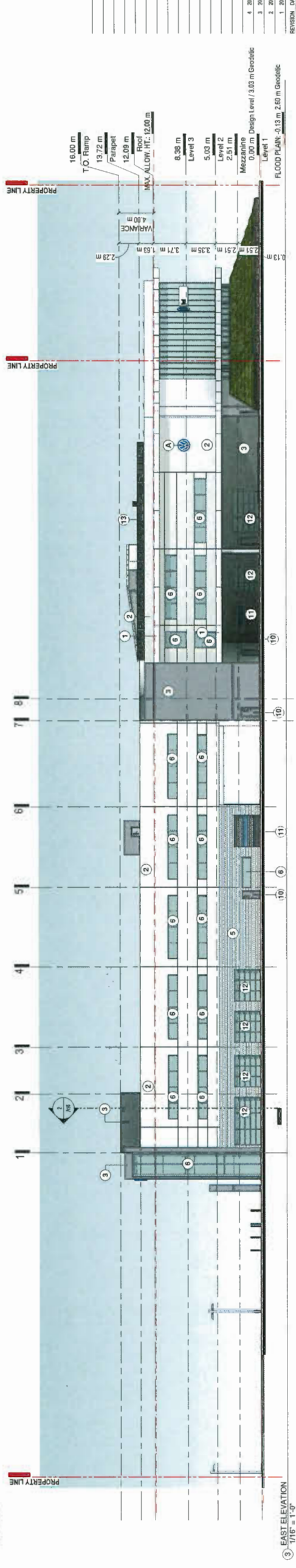
4.	2018.11.08	CITY OF VICTORIA
3.	2018.11.17	POST AND LETTER SUBMISSION
2.	2018.04.08	ADP PACKAGE
1.	2018.12.07	PROPOSED VARIANCES
REVISION	DATE	DESCRIPTION
<b>DESIGN NOTES:</b>		
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The contractor shall verify and be responsible for all dimensions and conditions at the job. The contractor shall be responsible for any missing information contained in the drawings. The contractor shall be responsible for any missing information contained in the drawings. The contractor shall be responsible for any missing information contained in the drawings.		
<b>Cowell Volkswagen</b>		
5680 Parkwood Way Richmond, BC V6V 2M4		
DP #18-818161 / ZTA 18-818164		
<b>BUILDING SECTIONS</b>		
SCALE:	1/16" = 1'-0"	DATE: 2019.11.08
PROJECT NUMBER:	21603	DRAWING: SDP



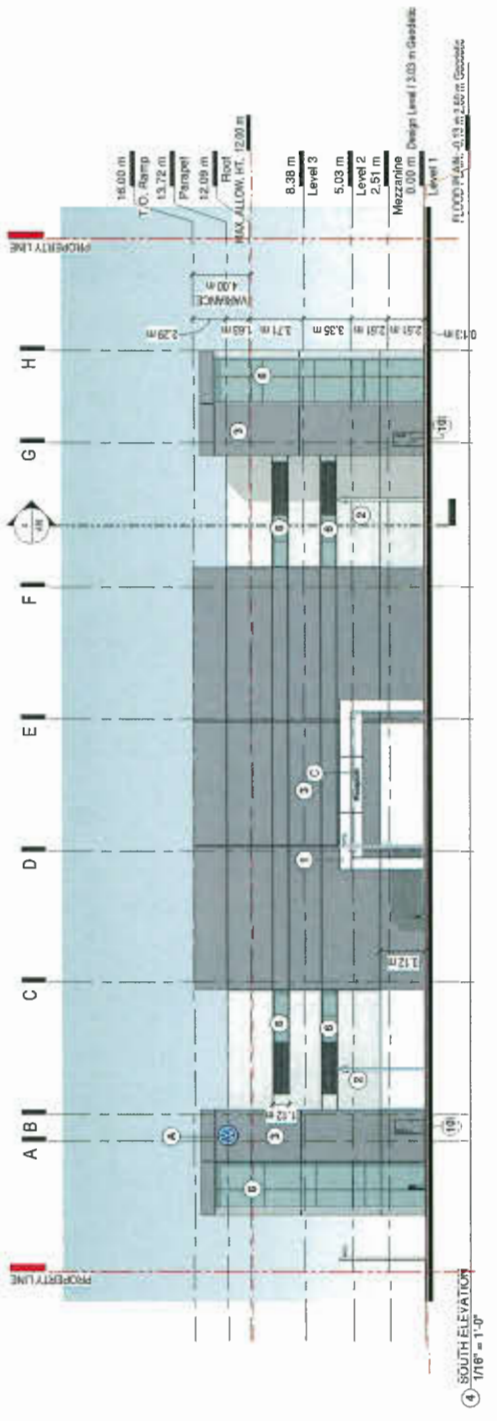
1 WEST ELEVATION  
1/16" = 1'-0"



2 NORTH ELEVATION  
1/16" = 1'-0"



3 EAST ELEVATION  
1/16" = 1'-0"



4 SOUTH ELEVATION  
1/16" = 1'-0"

**MATERIALS LEGEND:**

- ① ACM SANDWICH PANEL BY ALUCOBOND or APPROVED EQUAL w/ 1/2" REVEALS  
FINISH: DAS WHITE, 70% GLOSS
- ② CAST-IN-PLACE CONCRETE CW 34'4  
x 3/4" REVEALS
- ③ INSULATED STEEL DOORS IN PRESSED STEEL FRAMES  
FINISH: ACRYLIC PAINT, RAL 9006
- ④ INSULATED STEEL OH ROLLING DOORS  
MULTI-RIBBED PREFINISHED WHITE
- ⑤ INSULATED ALUMINUM FULL VIEW, SECTIONAL OH DOORS CW CLEAR GLASS WINDOWS; FINISH: CLEAR-ANODIZED ALUMINUM
- ⑥ ALUMINUM UNITS: FINISH: RAL 9006
- ⑦ ALUMINUM SCREENS BY VICHREST OR APPROVED EQUAL FOR ROOFTOP UNITS; FINISH: RAL 9006
- ⑧ STEEL ROLLERS FILLED WITH POLYURETHANE FOAM; FINISH: CONCRETE, PAINTED RAL 9003
- ⑨ 6" DIAMETER x 3-9" HIGH ABOVE GROUND CLEAR DOUBLE GLAZING, LOW E, TEMPERED WHERE REQUIRED BY CODE
- ⑩ ANODIZED ALUMINUM SPANDREL GLAZING, LOW E, TEMPERED WHERE REQUIRED BY CODE
- ⑪ FINISH: ARCTIC SNOW (85%), PPG INDUSTRIES OR EQD
- ⑫ INSULATED STEEL DOORS IN PRESSED STEEL FRAMES; FINISH: ACRYLIC PAINT, VED-CAR SILVER; CODE: 2121-50
- ⑬ INSULATED STEEL DOORS IN PRESSED STEEL FRAMES; FINISH: ACRYLIC PAINT, RAL 9003

**SIGNAGE:**

- ① ALL SIGNAGE MUST COMPLY WITH THE CITY OF RICHMOND SIGN BYLAW 5560.
- ② SIGN PERMITS ISSUED BY THE CITY OF RICHMOND ARE REQUIRED FOR ALL SIGNS PRIOR TO INSTALLATION.
- ③ THE TYPE FACE AND COLOUR WILL ADHERE TO VOLKSWAGEN CORPORATE STANDARDS.
- ④ VOLKSWAGEN LOGO CLIP: BLUE AND WHITE TING SURROUND. BACKLIT AT NIGHT.
- ⑤ DEALER NAME ELEMENT: FLAT WHITE BODY WITH DEALERSHIP NAME IN VM HEADLINE OF-BLACK IN A COMBINATION OF UPPER AND LOWER CASE LETTERING. THE LETTERING IS BLACK WITH THE OUTLINE BACKLIT AT NIGHT.
- ⑥ SERVICE DEPARTMENT ELEMENT: RECEPTION IVVM HEADLINE OF-BLACK IN A COMBINATION OF UPPER AND LOWER CASE LETTERING. THE LETTERING IS BLACK WITH THE OUTLINE BACKLIT AT NIGHT.
- ⑦ FREESTANDING SIGNS: SEE SITE PLAN. ENTRANCE Pylon SIGN TO CONFORM WITH AUTO MALL REQUIREMENTS.

**SIGN TYPE ON BUILDING:**

- ① VOLKSWAGEN LOGO CLIP: BLUE AND WHITE TING SURROUND. BACKLIT AT NIGHT.
- ② DEALER NAME ELEMENT: FLAT WHITE BODY WITH DEALERSHIP NAME IN VM HEADLINE OF-BLACK IN A COMBINATION OF UPPER AND LOWER CASE LETTERING. THE LETTERING IS BLACK WITH THE OUTLINE BACKLIT AT NIGHT.
- ③ SERVICE DEPARTMENT ELEMENT: RECEPTION IVVM HEADLINE OF-BLACK IN A COMBINATION OF UPPER AND LOWER CASE LETTERING. THE LETTERING IS BLACK WITH THE OUTLINE BACKLIT AT NIGHT.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2014.12.07	PROPOSED VARIANCES
2	2014.12.08	ADP PACKAGE
3	2018.03.17	POST ADP LETTER SUBMISSION
4	2018.11.28	CITY DP REVIEW

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Unless otherwise noted, all dimensions are in metric units. Contractors are to verify all dimensions and locations. Refer to other sheets for details. All dimensions are to be taken from the finished ground level unless otherwise noted.

**Cowell Volkswagen**

5950 Parkwood Way  
 Richmond, BC V6V 2M4  
**DP #18-818161 / ZTA 18-818164**  
**BUILDING ELEVATIONS**

**SCALE: As Indicated**  
**DATE: 16 2019**  
 PROJECT NUMBER: 21008

PLAN # 4B

**A17**

**DP 18-818161**



**PERSPECTIVE VIEW - NORTHWEST CORNER**



**PERSPECTIVE VIEW - SOUTHWEST CORNER**

REVISION	DATE	DESCRIPTION
1	2018.12.27	PROPOSED VARIANCES
2	2018.04.08	ADP PACKAGE
3	2018.06.17	POST ADP LETTER SUBMISSION
4	2018.11.08	CITY DP REVIEW
5	2018.12.11	CITY DP COMMENTS

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**Cowell Volkswagen**  
6660 Parkwood Way  
Richmond, BC V6V 2M4

**DP #18-818161 / ZTA 18-518164**  
**PERSPECTIVE VIEWS - WEST**

SCALE: \_\_\_\_\_ DATE: 2018.12.11 DRAWING: DP  
PROJECT NUMBER: 21400

PLAN #4C

**DP 18-818161 A24**





**AERIAL VIEW - NORTHWEST CORNER**



**AERIAL VIEW - SOUTHEAST CORNER**

REVISION	DATE	DESCRIPTION
1	2018.12.27	PROPOSED VARIANCES
2	2018.08.08	ADP PACKAGE
3	2018.08.17	POST ADP LETTER SUBMISSION
4	2018.11.08	CITY DP REVIEW
5	2018.12.11	CITY DP COMMENTS

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The contractor shall be responsible for all dimensions and conditions on this page. All work shall be done in accordance with the drawings and specifications. The contractor shall be responsible for all dimensions and conditions on this page. All work shall be done in accordance with the drawings and specifications. The contractor shall be responsible for all dimensions and conditions on this page. All work shall be done in accordance with the drawings and specifications.

**Cowell Volkswagen**

5650 Pinewood Way  
Richmond, BC V6V 2M4

DP #18-818161 / ZTA 18-818164

**AERIAL VIEWS**

**DEC 16 2019**

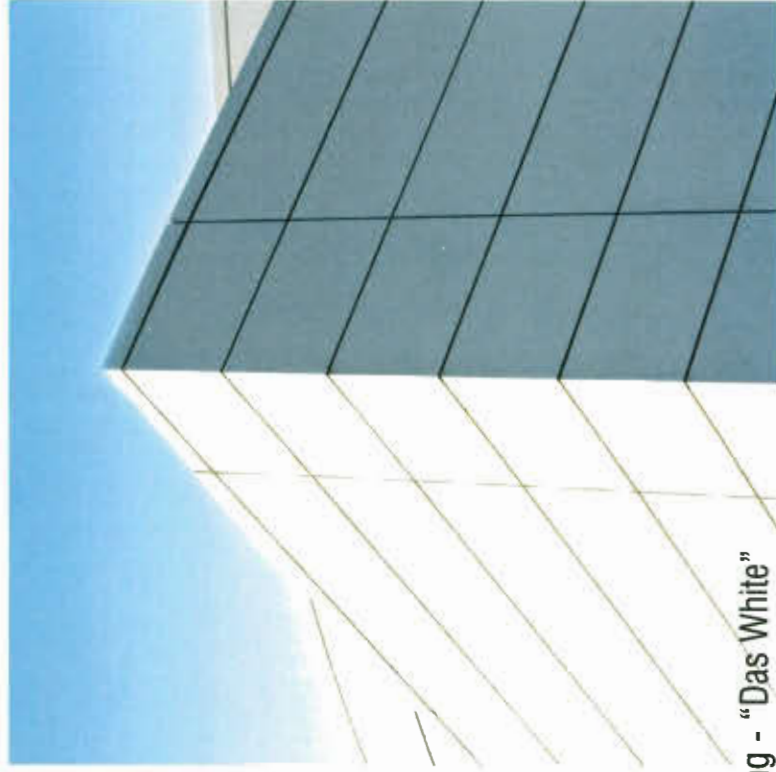
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PROJECT NUMBER: 21008

**PLAN 4E**

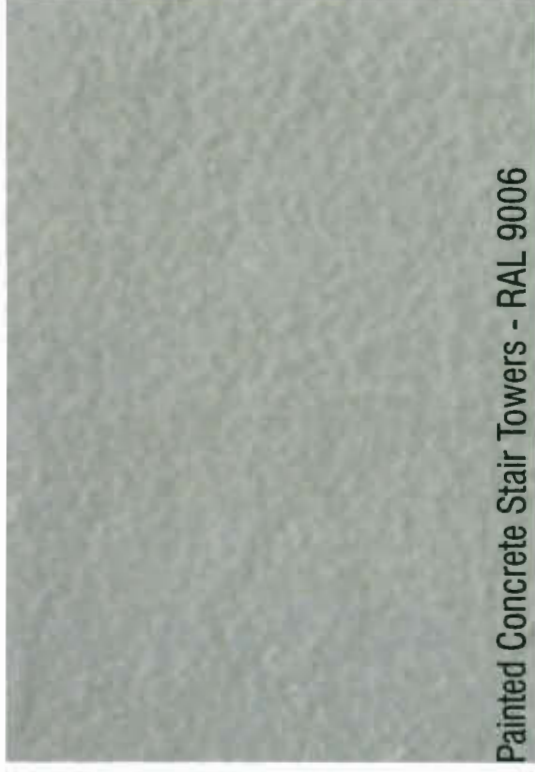
**DP 18-818161 A26**



Corrugated Metal siding - RAL 9006



Alucobond siding - "Das White"



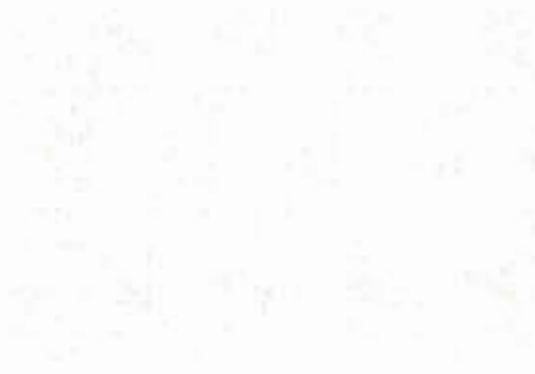
Painted Concrete Stair Towers - RAL 9006



Painted Concrete Walls - RAL 9003



Linear Metal Ceiling w/ Microperf - Silver Grey



Doors & Frames in RAL 9006 finished walls - Benjamin Moore Iced Cube Silver



Argon filled Clear Glass Units w/ Low E Film



Clear Anodized Aluminum Storefront



Volkswagen Blue Accent Colour

found only in signage

DEC 16 2019

PLAN #4F

DP 18-818161

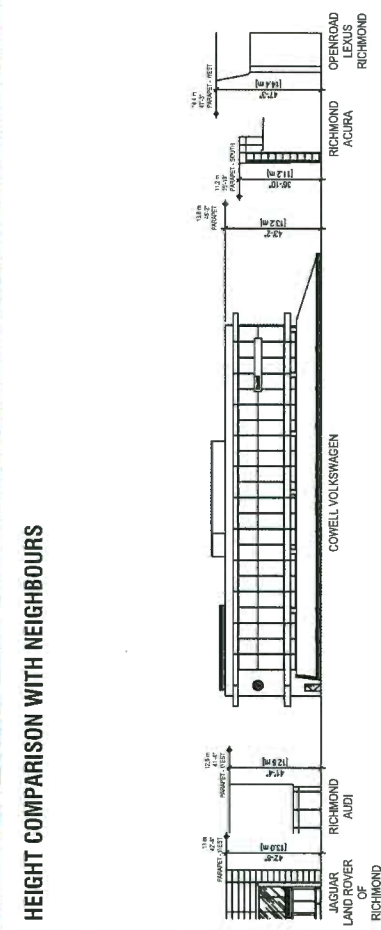
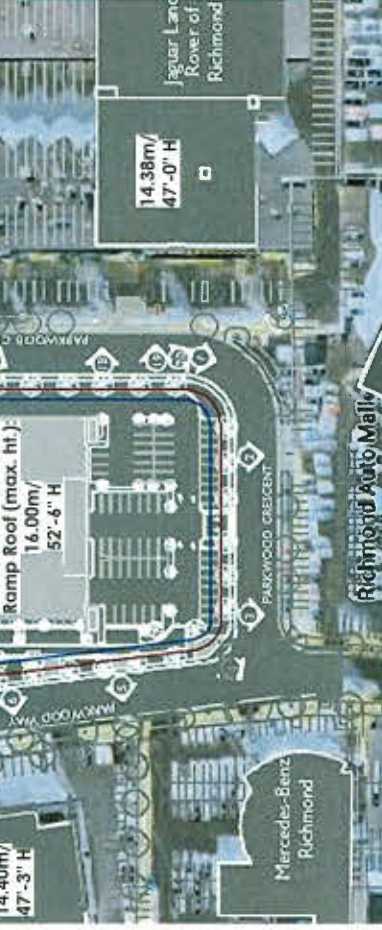
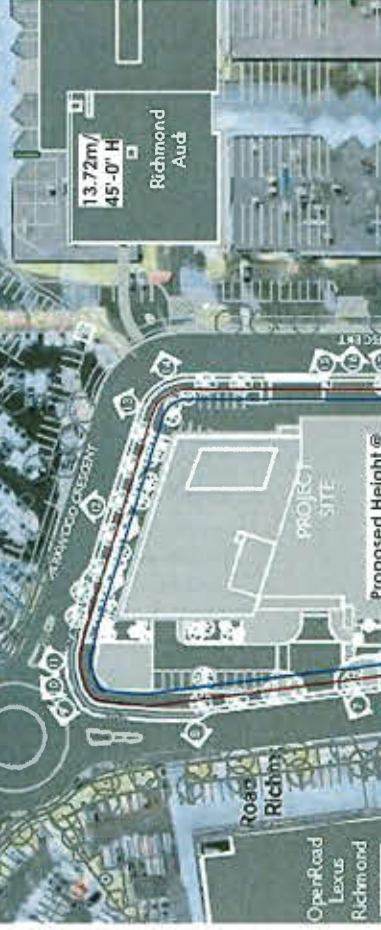
# Exterior Materials and Finishes

Cowell Volkswagen

**CHRISTOPHER BOZYK ARCHITECTS LTD**

414-611 ALEXANDER STREET VANCOUVER BC V6A 1E1  
PHONE (604) 251-3440 FAX (604) 351-3848

PROJECT NUMBER: 214009  
SCALE: N.T.S  
DATE: 2019.10.15



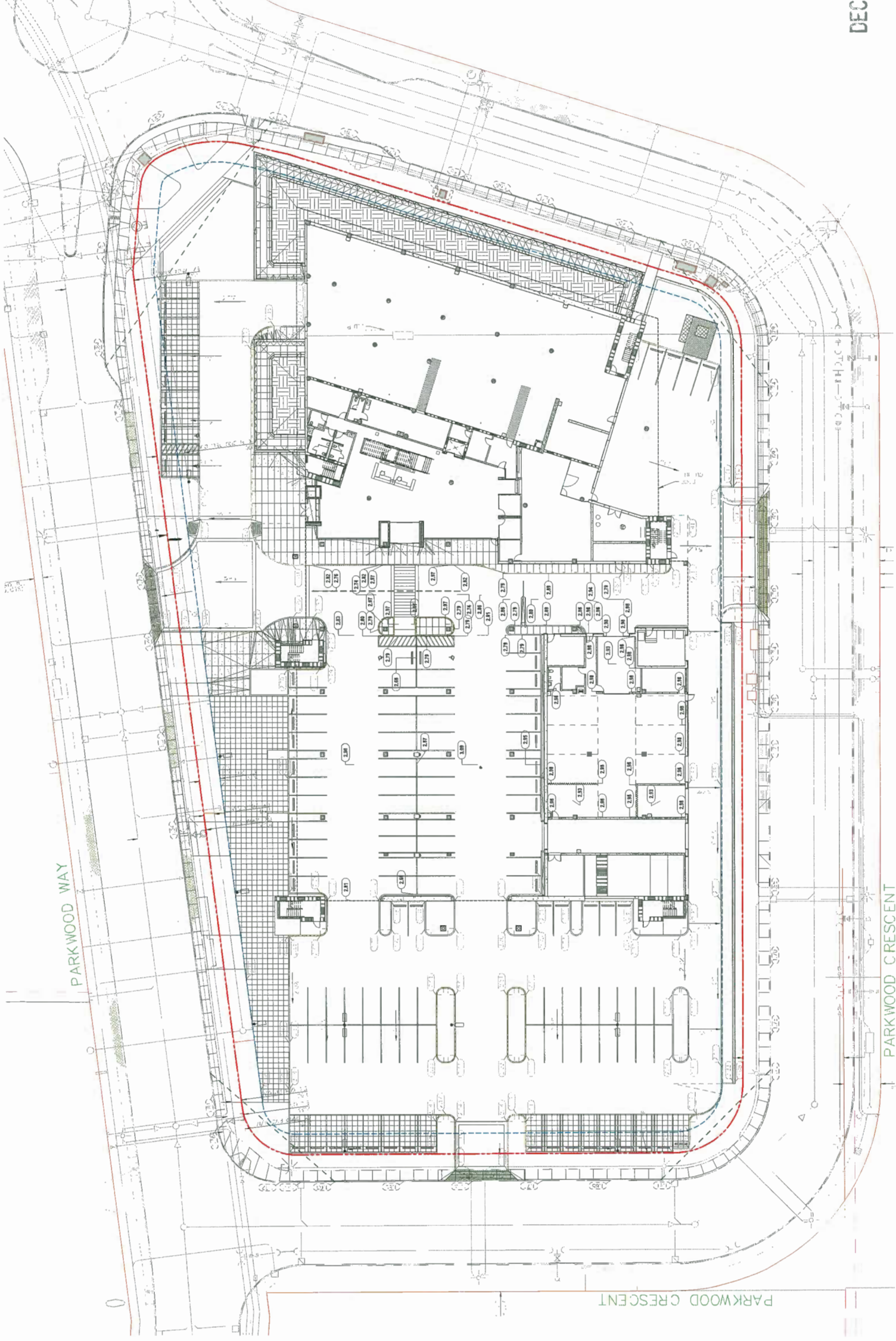
REVISION	DATE	DESCRIPTION
1	2018.12.07	PROPOSED VARIANCES
2	2018.10.18	ASIP PACKAGE
3	2018.10.17	POST ADP LETTER SUBMISSION
4	2018.11.16	CITY CP REVIEW

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**Cowell Volkswagen**  
 9660 Parkwood Way  
 Richmond, BC V6V 2M4

DP #18-818161 / ZTA 18-818164  
**SITE CONTEXT**

SCALE: 1/32" = 1'-0"  
 DATE: 2018.11.08  
 PROJECT NUMBER: 71409



DEC 16 2019

REFERENCE PLAN



1 LOT GRADING PLAN  
Scale: 1" = 20'-0"

CIVIL - LOT GRADING PLAN

Cowell Volkswagen  
5680 Parkwood Way  
Richmond, BC V6Y 2M4

REVISION	DATE	DESCRIPTION
1	2018.12.27	PROPOSED VARIANCES
2	2019.04.08	ADP PACKAGE
3	2019.04.11	POST ADP LETTER SUBMISSION
4	2019.11.08	LOTTI DP REVIEW

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**NOTICE TO CONTRACTOR:** The contractor shall verify all dimensions and conditions on the site and shall verify that the proposed work complies with all applicable laws, regulations, codes, standards, and specifications. The contractor shall be responsible for any modifications required to the design and shall be responsible for the cost of any modifications.

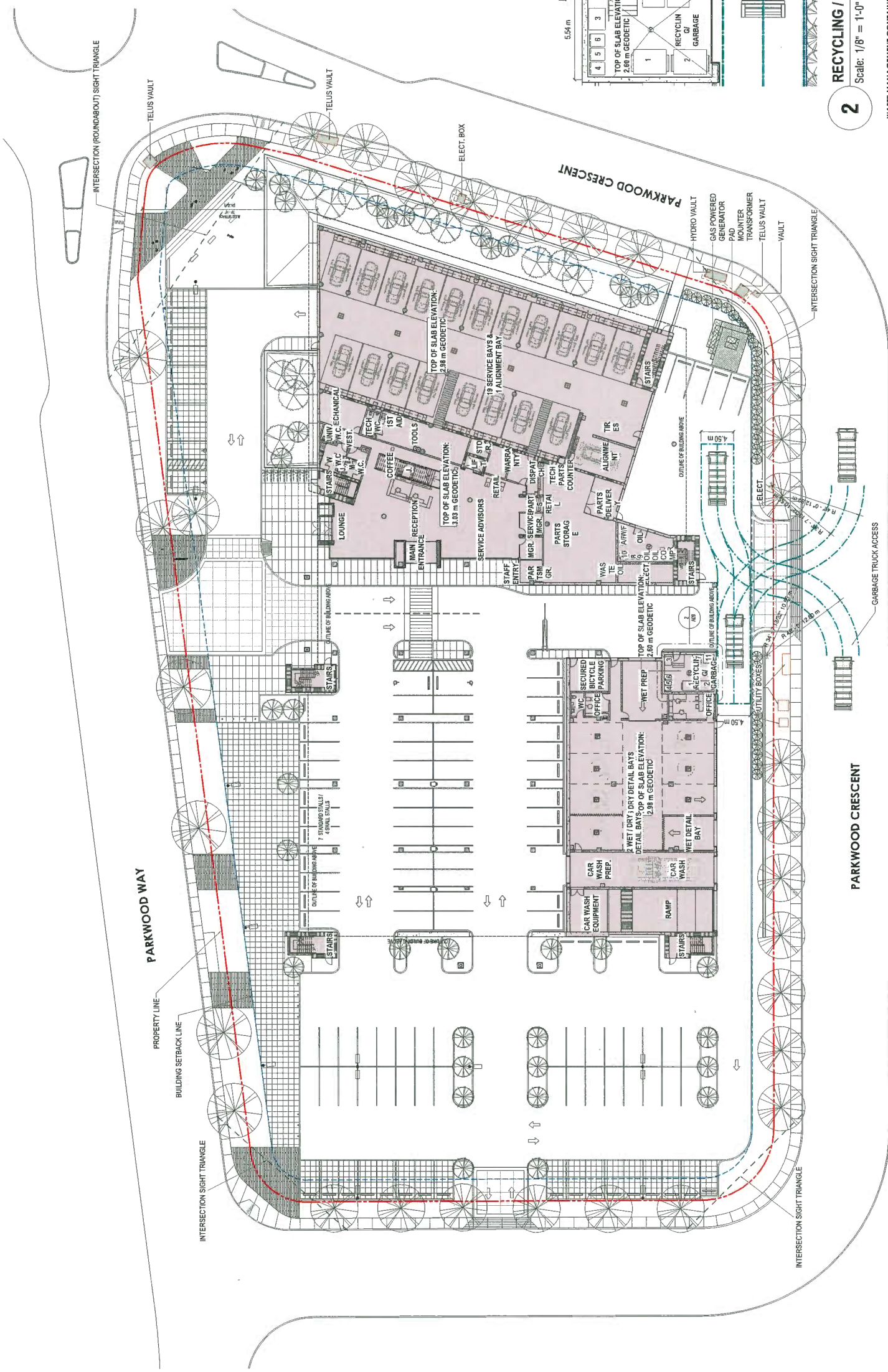
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DATE: 2019.11.08  
DRAWING: SDP  
PROJECT NUMBER: 21609

**DP 18-818161 A06**

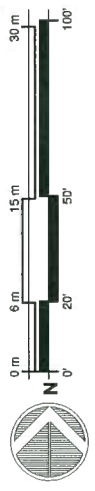








**1 WASTE MANAGEMENT PLAN**  
 Scale: 1" = 20'-0"



REVISION	DATE	DESCRIPTION
1	2014.12.07	PROPOSED VISUALS
2	2018.04.08	ADP PACKAGE
3	2018.06.17	POST AND LETTER SUBMISSION
4	2018.11.08	CITY DP REVIEW

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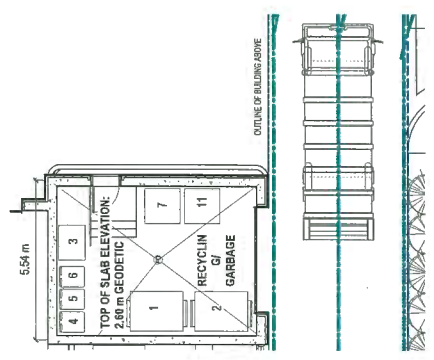
Unless otherwise noted, all dimensions are in metric. Contractors shall verify all dimensions and quantities. Contractors shall be responsible for obtaining all necessary permits and approvals. Plans to obtain such approvals are the responsibility of the contractor. Plans to obtain such approvals are the responsibility of the contractor. Plans to obtain such approvals are the responsibility of the contractor.

**Cowell Volkswagen**  
 5660 Parkwood Way  
 Richmond, BC V6V 2M4  
**DP #18-818161 / ZTA 18-818164**  
**WASTE MANAGEMENT PLAN**

SCALE: As Indicated DATE: 2018.11.08 DRAWING: SWP  
 PROJECT NUMBER: 21000

REF.	QUANTITY	DESCRIPTION	CONTENTS	DIMENSIONS	FREQUENCY OF PICKUP
1	1	1. TO FURNISH AND DELIVER	WASTE	24.00 m x 6.00 m	1X PER WEEK
2	1	1. TO FURNISH AND DELIVER	RECYCLING	24.00 m x 6.00 m	1X PER WEEK
3	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
4	1	1. TO FURNISH AND DELIVER	FLUORESCENT LIGHTS	24.00 m x 6.00 m	1X PER WEEK
5	1	1. TO FURNISH AND DELIVER	RECYCLING	24.00 m x 6.00 m	1X PER WEEK
6	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
7	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
8	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
9	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
10	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK
11	1	1. TO FURNISH AND DELIVER	HAZARDOUS	24.00 m x 6.00 m	1X PER WEEK

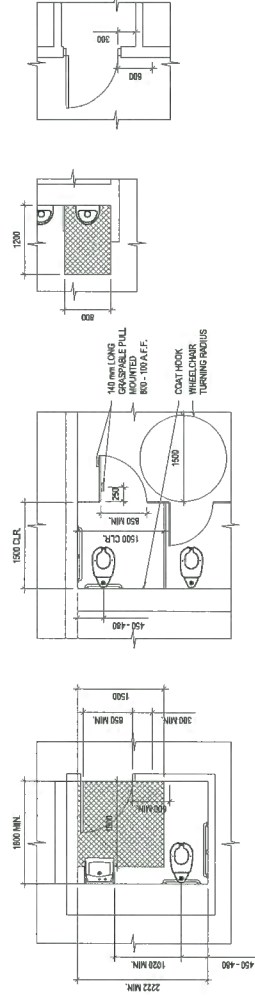
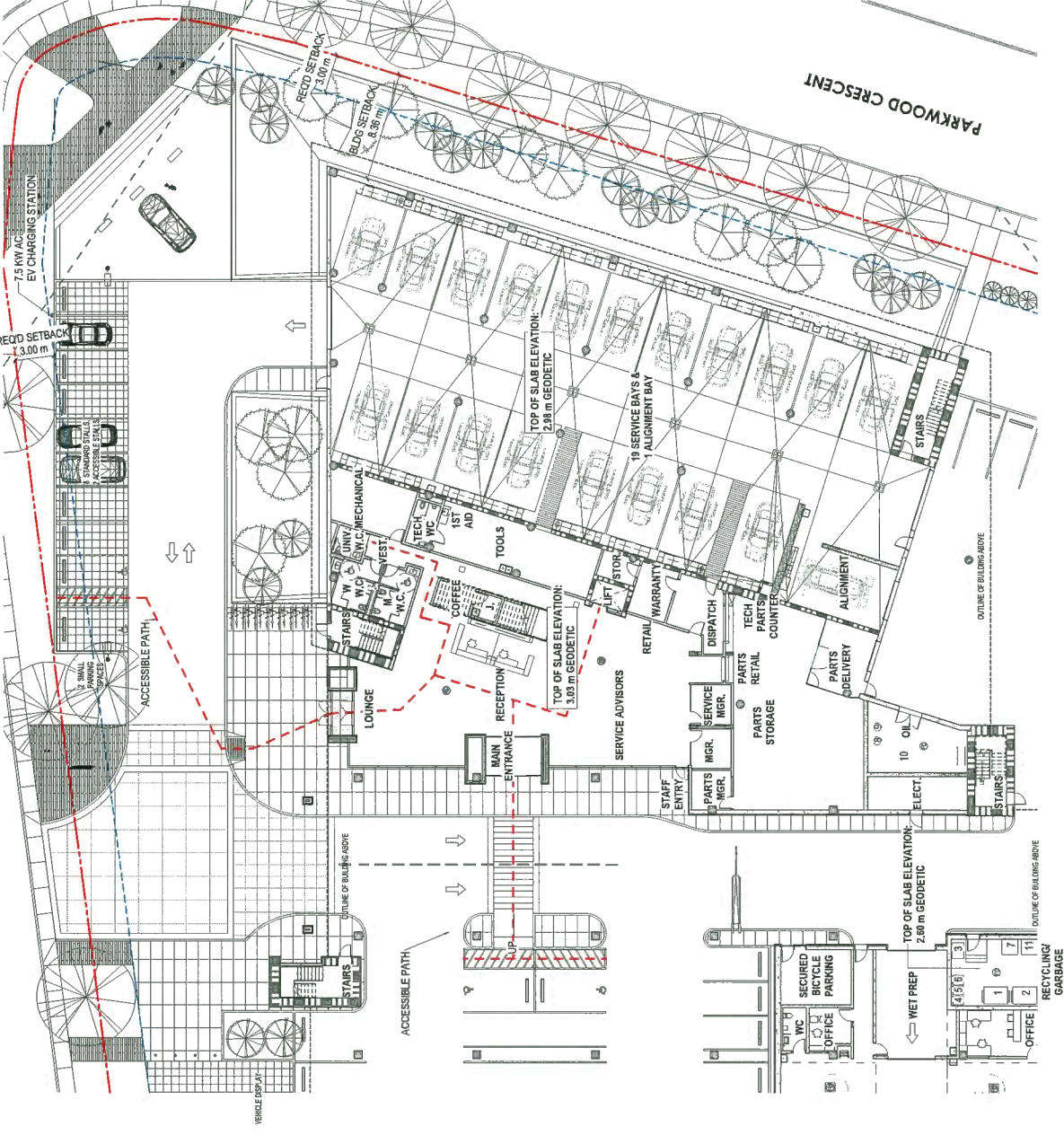
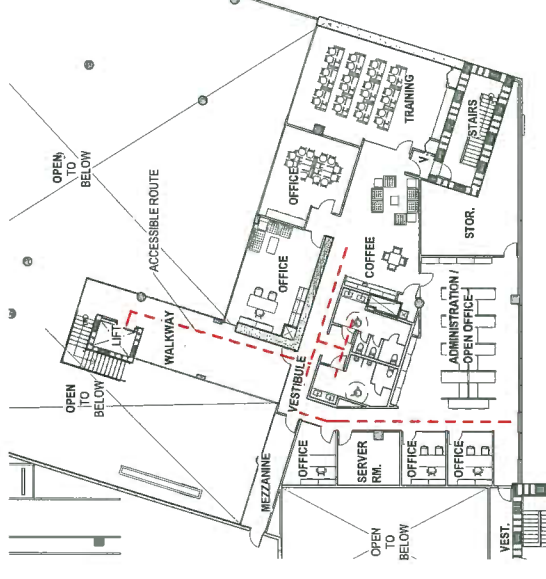
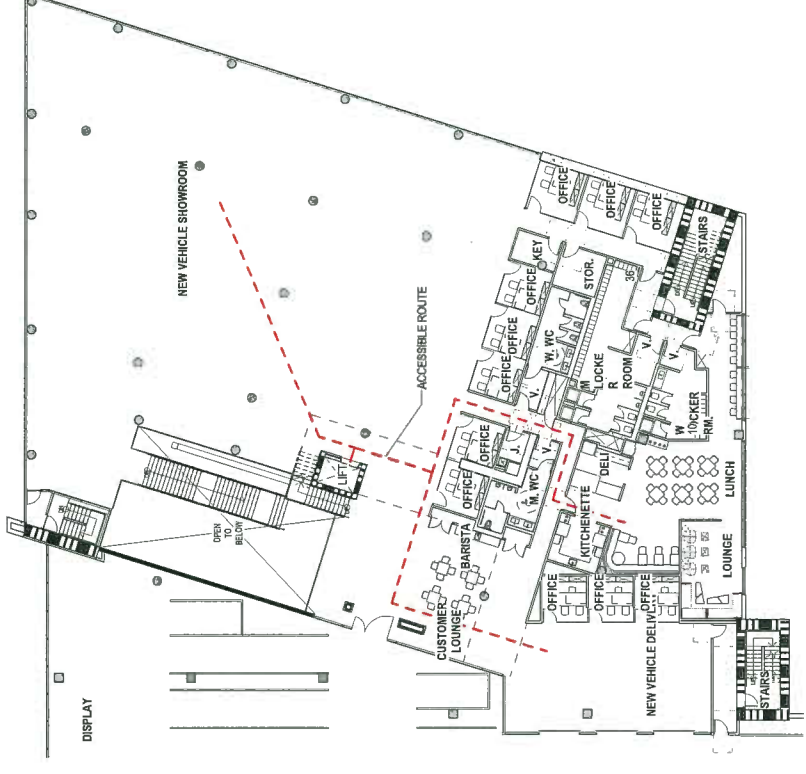
**2 RECYCLING / GARBAGE ROOM**  
 Scale: 1/8" = 1'-0"



REFERENCE PLAN

**DP 18-818161 A09**

DEC 16 2019



- ACCESSIBILITY REQUIREMENTS:**
1. THE BUILDING SHALL COMPLY WITH ALL REQUIREMENTS ESTABLISHED IN THE BCBC 2018, UNLESS EXEMPTED - REFER TO CODE REPORT.
  2. BOTH PUBLIC ENTRIES TO THE BUILDING ARE ACCESSIBLE.
  3. FOUR ACCESSIBLE PARKING SPACES ARE REQUIRED. TWO ARE PROVIDED FOR EACH ENTRANCE.
  4. CURB CUTS ARE PROVIDED ON ACCESSIBLE ROUTES.
  5. ALL PUBLIC WASHROOMS PROVIDE ACCESSIBLE STALLS, AND EACH MEN'S WASHROOM WILL HAVE AN ACCESSIBLE URINAL.
  6. A UNIVERSAL ACCESSIBLE WASHROOM IS PROVIDED ON THE MAIN LEVEL.
  7. ACCESSIBILITY TO UPPER LEVELS IS ACCOMPLISHED THROUGH THE USE OF AN ELEVATOR.

**ACCESSIBILITY PLANS**

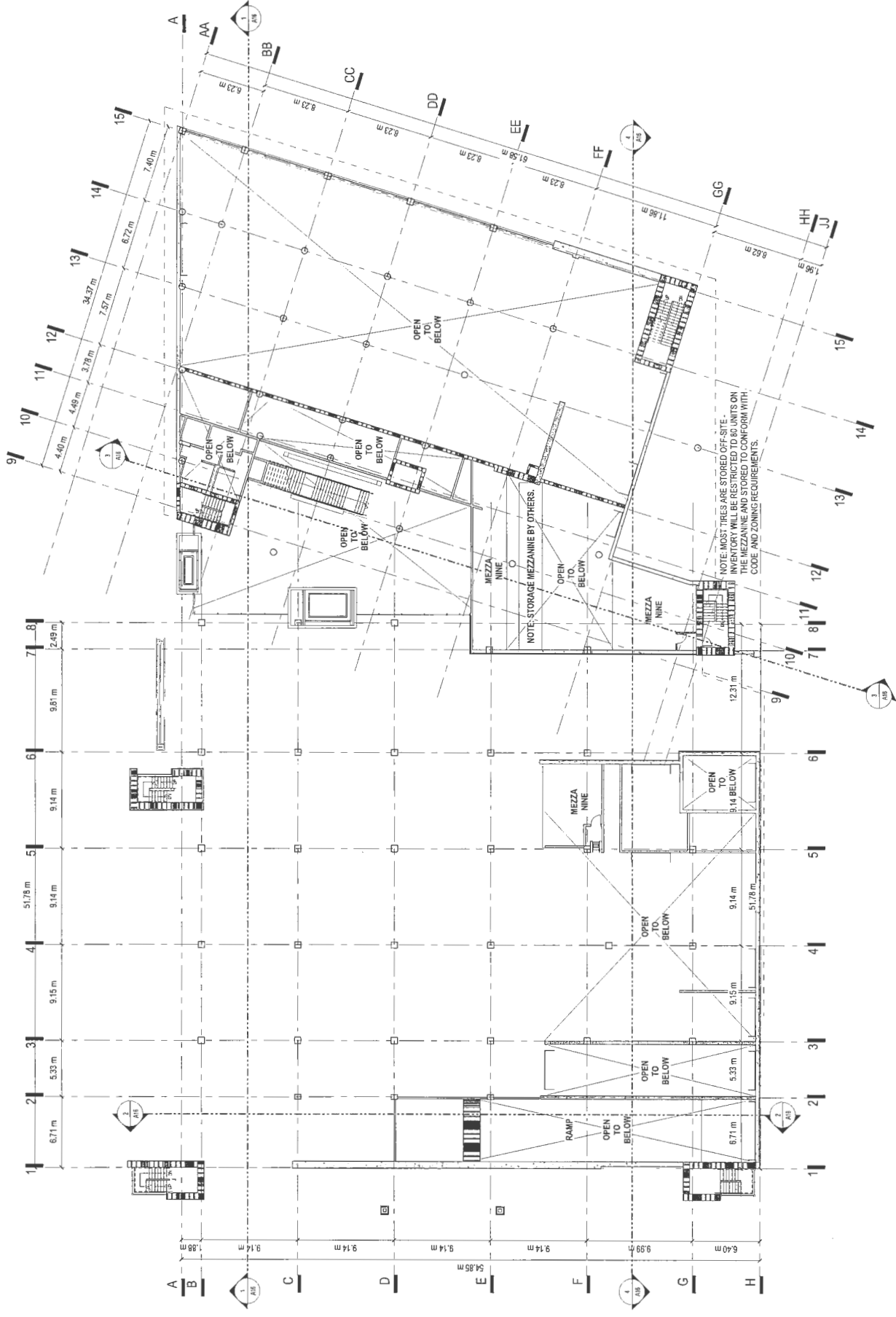
**DEC 16 2019**

SCALE: AS NOTED DATE: 2019.11.09  
 PROJECT NUMBER: 21605  
 DRAWINGBY: COWELL

**REFERENCE PLAN**

**DP 18-818161 A10**





DEC 16 2019

**1** MEZZANINE LEVEL PLAN  
 Scale: 1/16" = 1'-0"



REFERENCE PLAN

DP 18-818161 A12

MEZZANINE LEVEL PLAN  
 DP #18-818161 / ZTA 18-818164

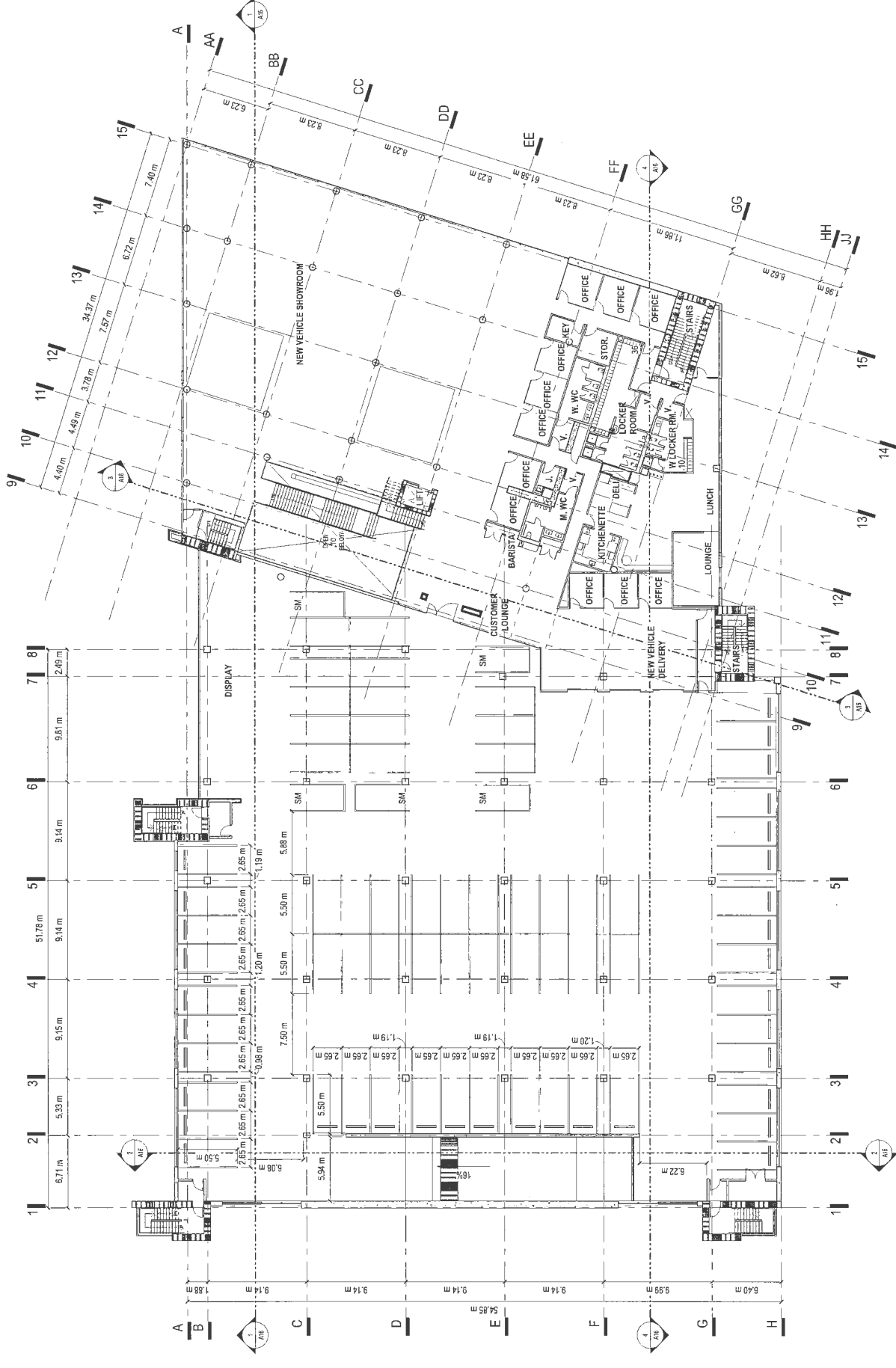
Cowell Volkswagen  
 5560 Parkwood Way  
 Richmond, BC V6V 2M8

SCALE: 1/16" = 1'-0"  
 DATE: 2019.11.08  
 PROJECT NUMBER: 214008  
 DRAWN: SOP

REV/NO	DATE	DESCRIPTION
1	2018.12.01	PROPOSAL VARIANCES
2	2019.04.08	ADP PACKAGE
3	2019.08.17	POST ADP LETTER SUBMISSION
4	2019.11.08	CITY CP REVIEW

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When dimensions conflict over scaled dimensions, Contractors shall refer to the original drawings. Contractors shall refer to the original drawings for all dimensions. Contractors shall refer to the original drawings for all dimensions. Contractors shall refer to the original drawings for all dimensions.



**Cowell Volkswagen**  
 5650 Parkwood Way  
 Richmond, BC V6V 2M4

DP #18-818161 / ZTA 18-818164  
**SECOND LEVEL PLAN**

DEC 16 2019

SCALE: 1/16" = 1'-0"  
 DATE: 2018.11.08  
 PROJECT NUMBER: 21605  
 DRAWING: SDP

**1 SECOND LEVEL PLAN**  
 Scale: 1/16" = 1'-0"

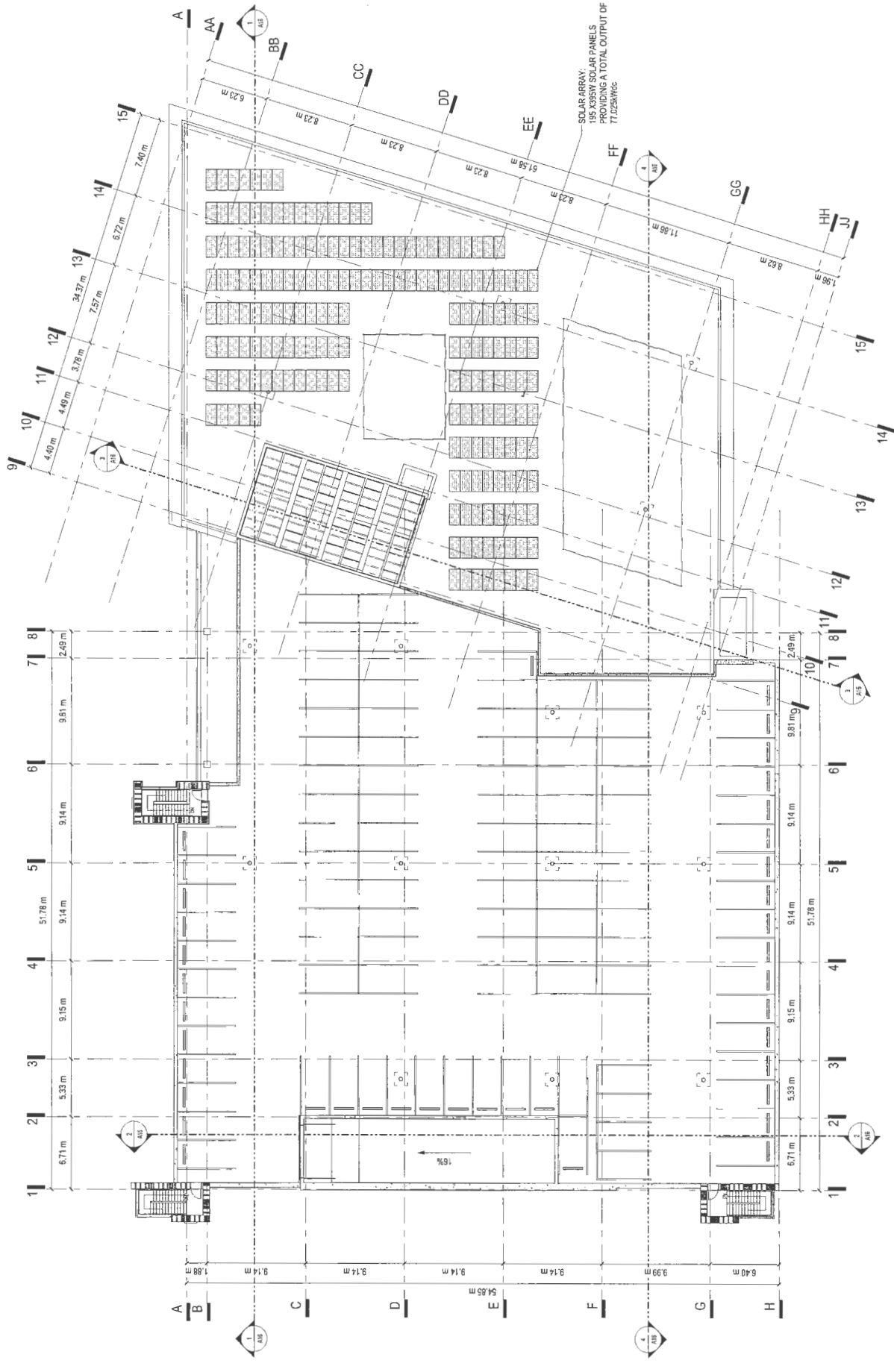


REFERENCE PLAN

**DP 18-018161 A13**







REVISION	DATE	DESCRIPTION
1	2018.12.07	PROPOSED VARIANCES
2	2019.04.08	ADP PACKAGE
3	2019.06.11	POST ADP LETTER SUBMISSION
4	2019.11.28	CITY DP REVIEW

**Cowell Volkswagen**  
 5650 Parkwood Way  
 Richmond, BC, V6V 2M4  
 DP #18-818161 / ZTA 18-818164  
 ROOF PLAN

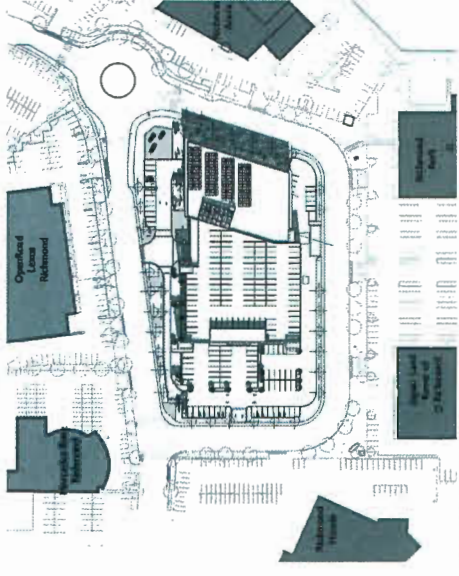
DEC 16 2019

**1** ROOF PLAN  
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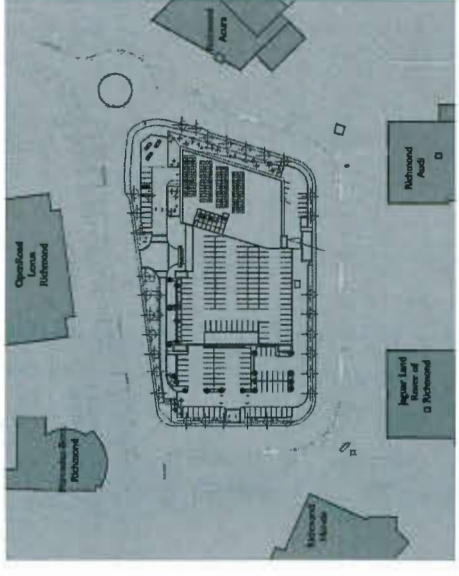
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 PROJECT NUMBER: 21009  
 DRAWN: SP

REFERENCE PLAN

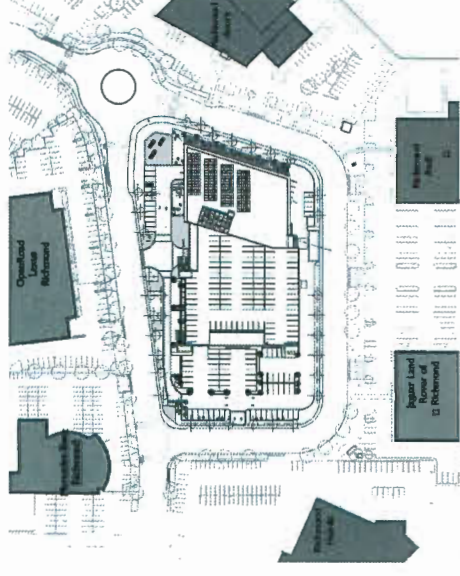
DP 18-818161 A15



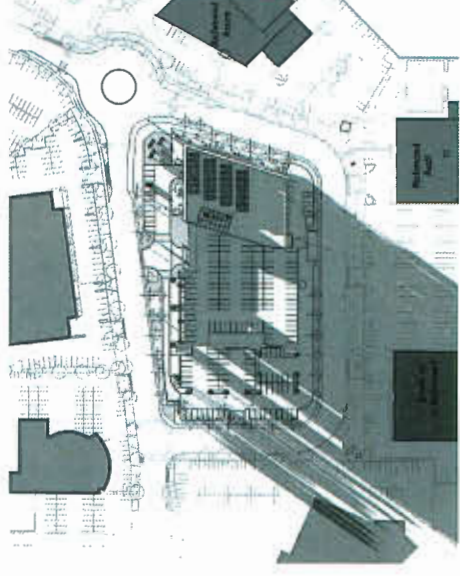
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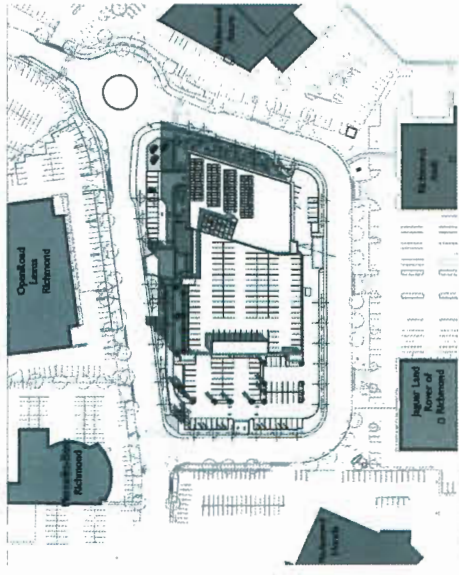
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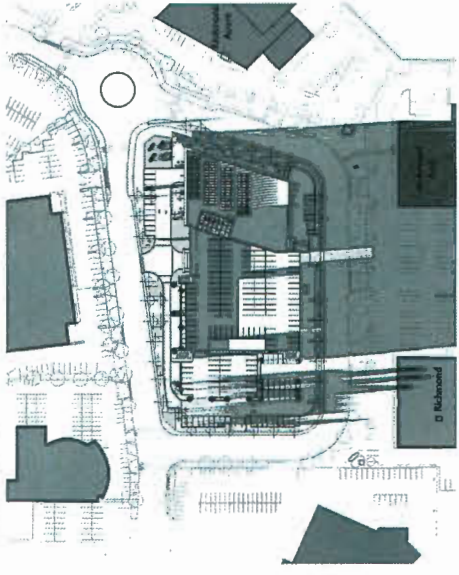
SUMMER SOLSTICE - NOON



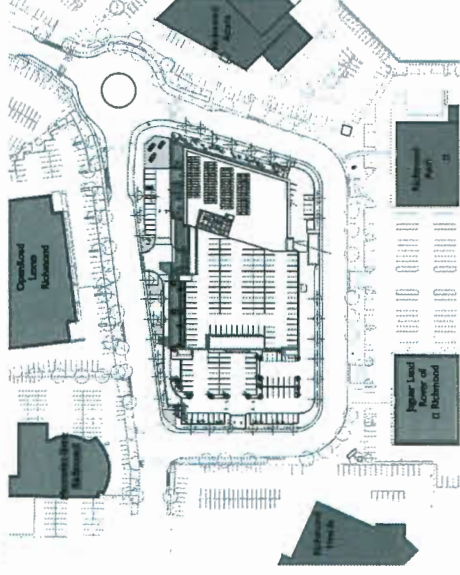
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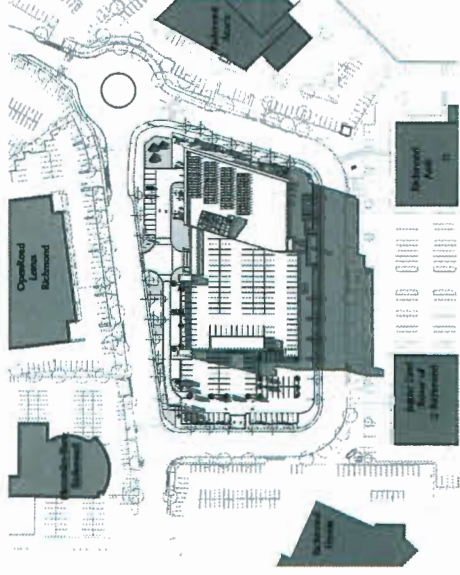
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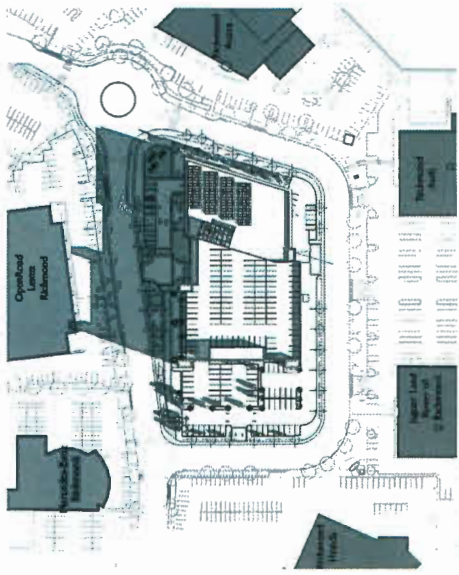
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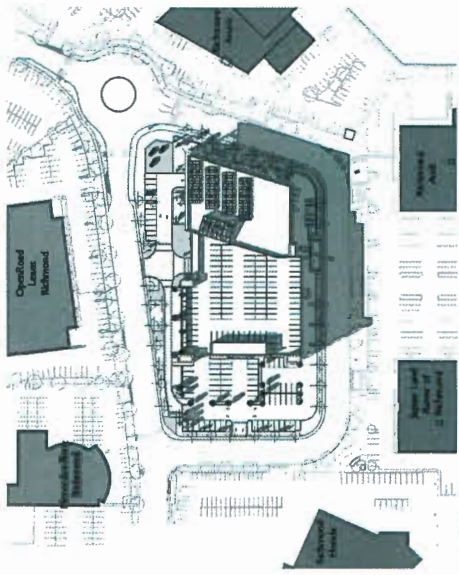
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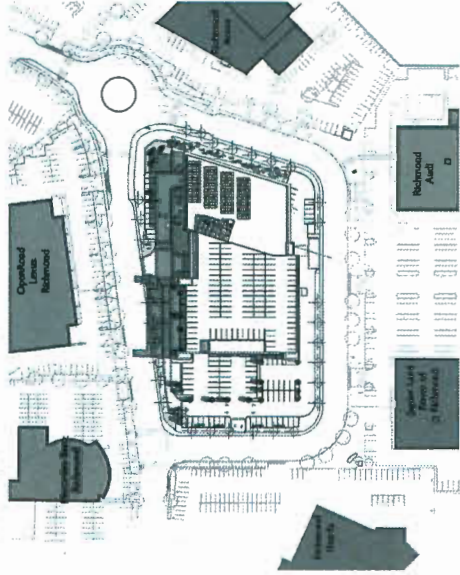
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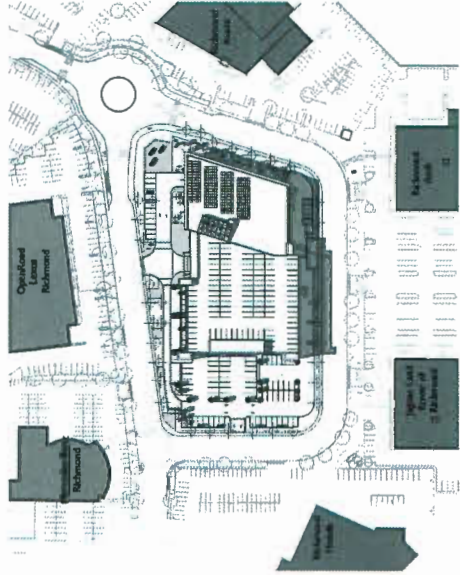
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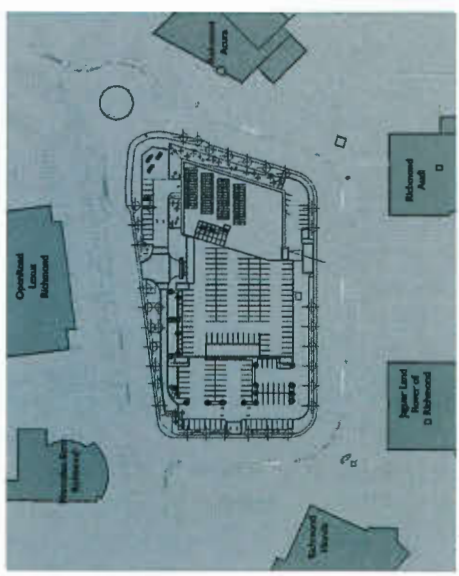
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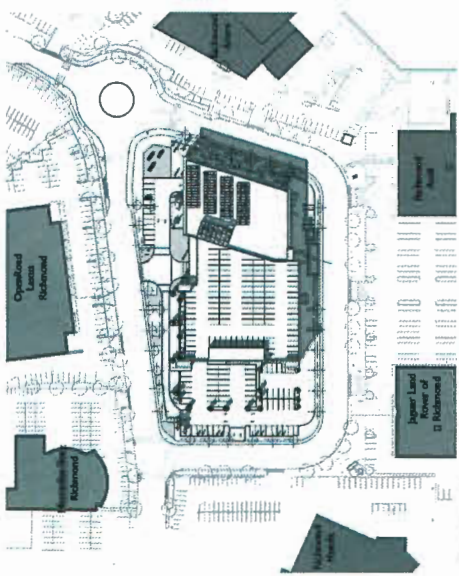
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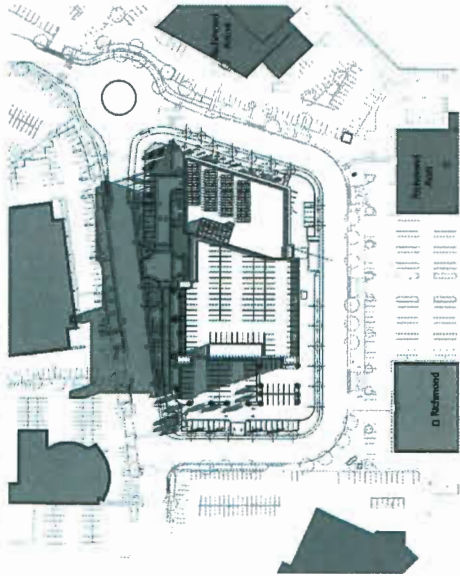
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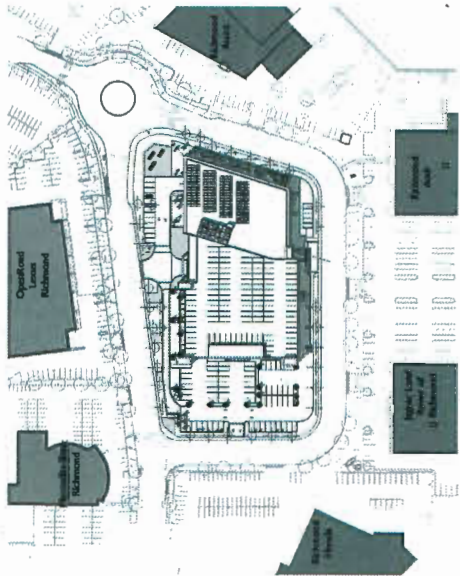
SPRING EQUINOX - 6:00 AM



SPRING EQUINOX - 2:00 PM



SUMMER SOLSTICE - 6:00 AM



SUMMER SOLSTICE - 2:00 PM

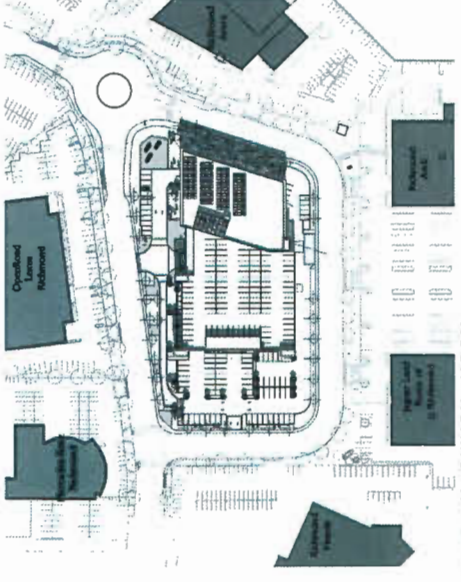
REVISION	DATE	DESCRIPTION
1	2018.03.08	APP PACKAGE
2	2018.03.08	APP PACKAGE
3	2018.03.17	POST APT LETTER SUBMISSION
4	2018.11.08	CITY DP REVIEW
5	2018.12.11	CITY DP COMMENTS

**Cowell Volkswagen**  
5580 Parkwood Way  
Richmond, BC V6V 2M4

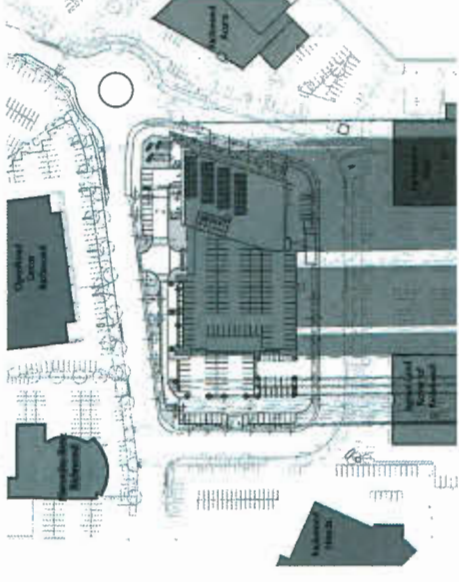
SHADOW STUDY - SPRING & SUMMER

SCALE: DATE: 2018.12.11 DRAWING: SDP  
PROJECT NUMBER: 214005  
**REFERENCE PLAN**

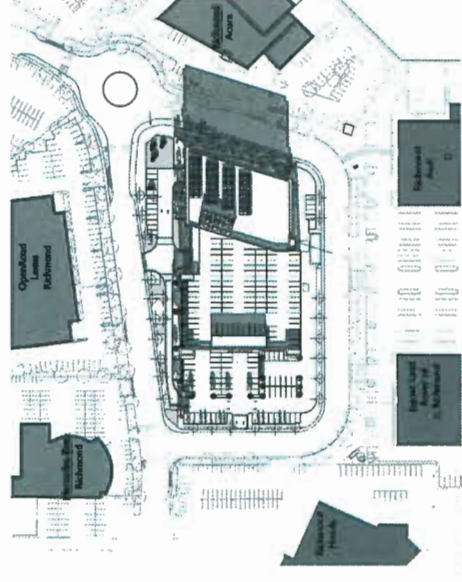
**DP 18-81816 A27**  
SUMMER SOLSTICE - 8:00 PM



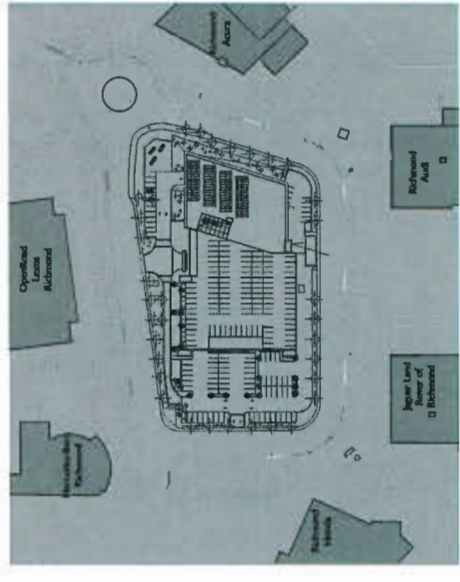
**AUTUMN EQUINOX - NOON**



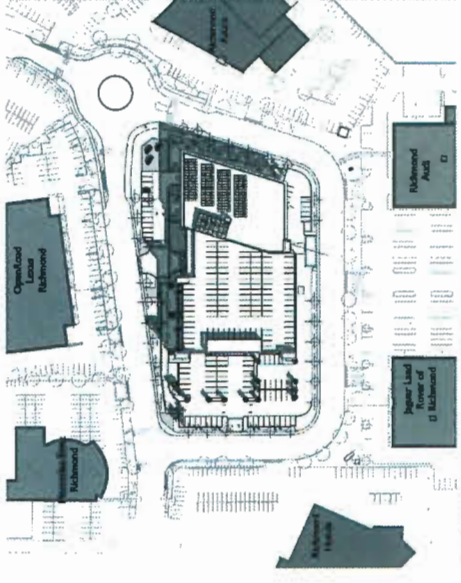
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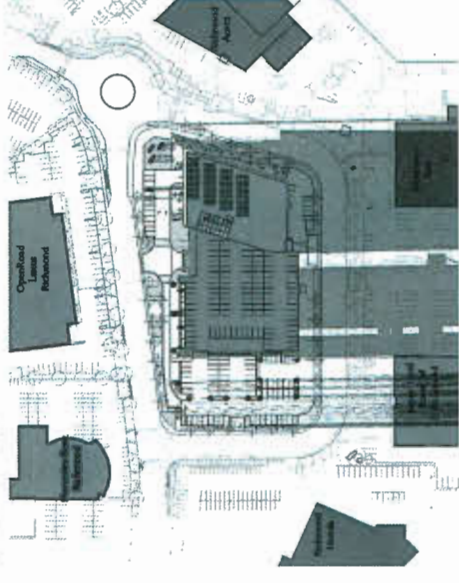
**WINTER SOLSTICE - NOON**



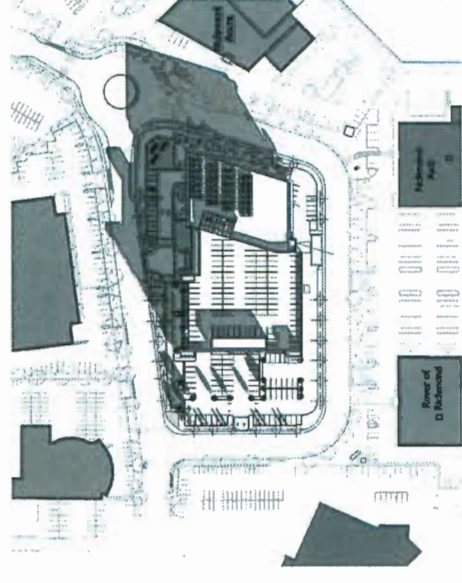
**WINTER SOLSTICE - 8:00 PM**



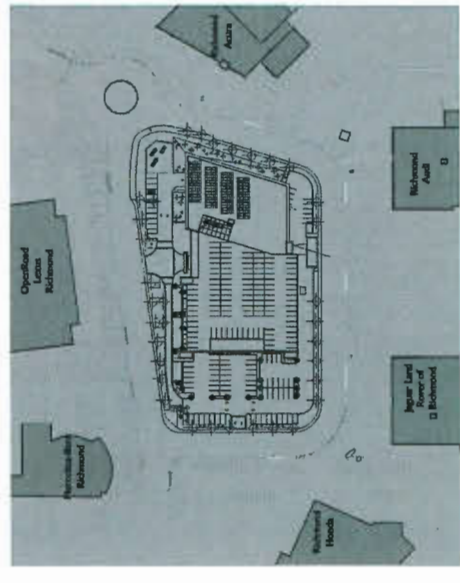
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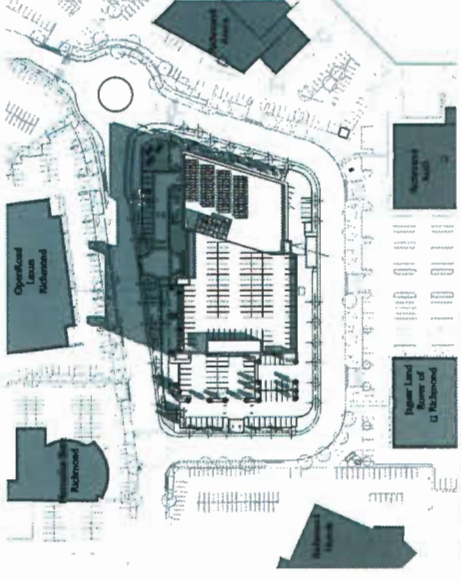
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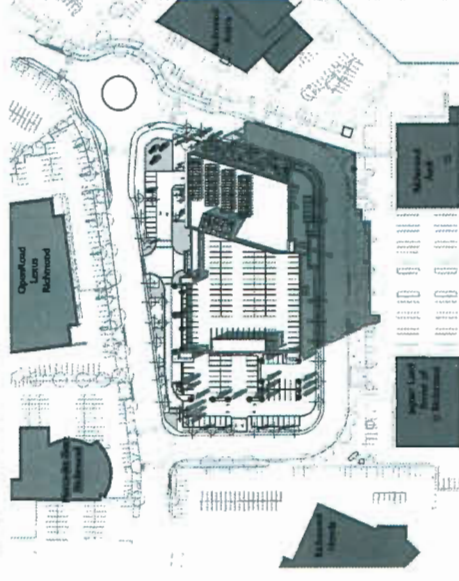
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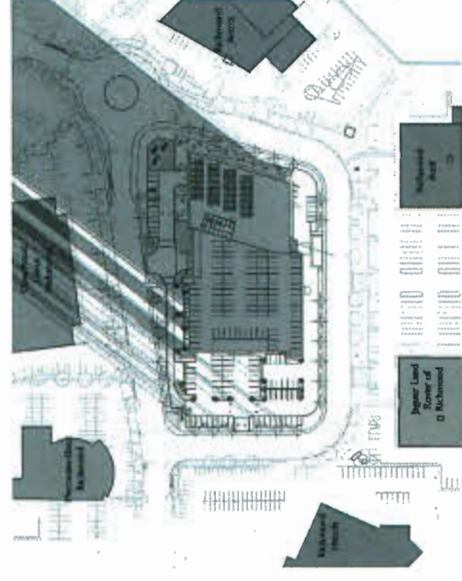
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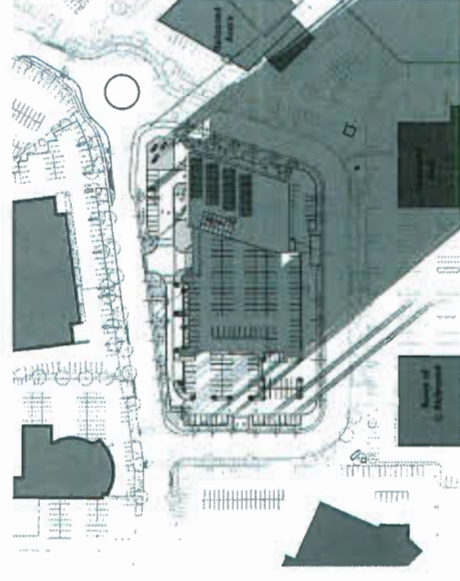
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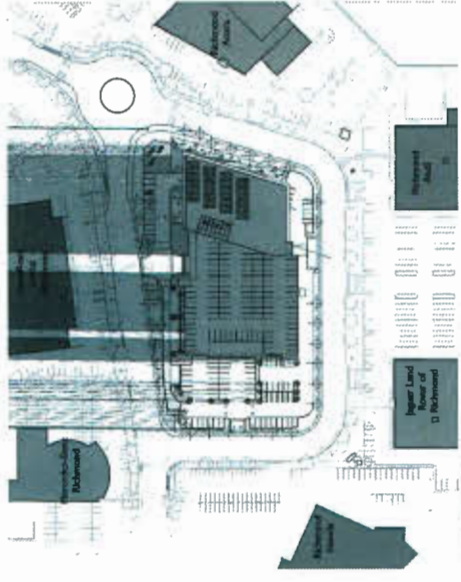
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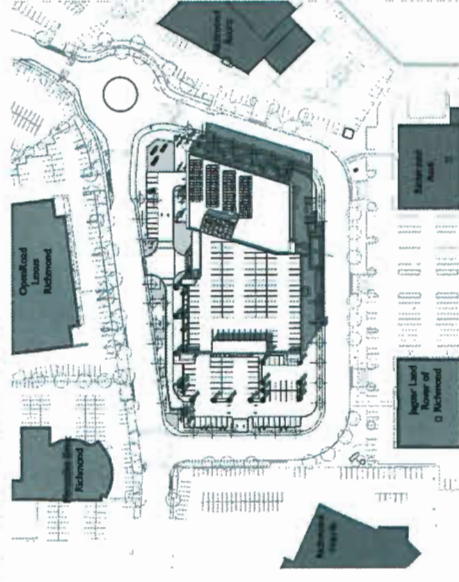
**WINTER SOLSTICE - 8:00 AM**



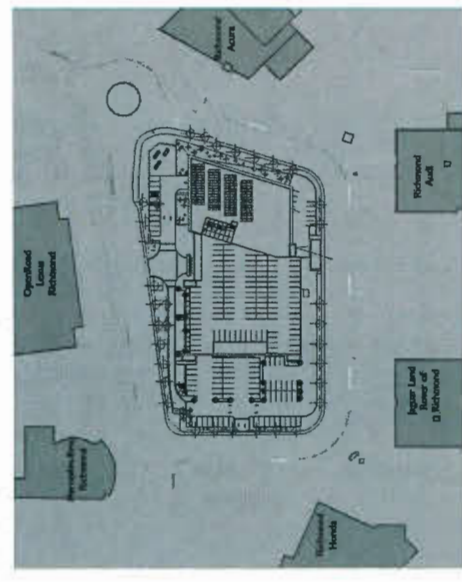
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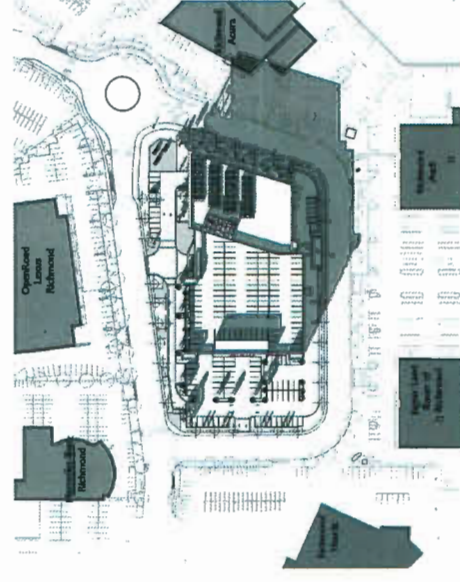
**AUTUMN EQUINOX - 6:00 AM**



**AUTUMN EQUINOX - 2:00 PM**



**WINTER SOLSTICE - 6:00 AM**



**WINTER SOLSTICE - 2:00 PM**

REVISION	DATE	DESCRIPTION
5	2018.12.11	CITY OF COMMENTS
4	2018.11.08	CITY OF REVIEW
3	2018.10.17	POST AND LETTER SUBMISSION
2	2018.10.08	ADP PACKAGE
1	2018.12.07	PROPOSED VARIANCES

**Cowell Volkswagen**  
 5650 Playwood Way  
 Richmond, BC V6Y 2M4

**SHADOW STUDY - AUTUMN & WINTER**

SCALE: DATE: 2018.12.11 DRAWING: SDP  
 PROJECT NUMBER: 214008

**REFERENCE PLAN**

FILED: "Cowell Volkswagen - 20181211" (20181211) 1:15 PM WEST COAST TIME (PST)