



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

---

**To:** Development Permit Panel

**Date:** March 18, 2013

**From:** Wayne Craig  
Director of Development

**File:** DP 12-622136

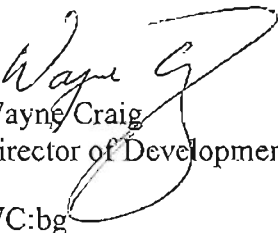
**Re:** Application by Chandler Associates Architecture Inc. for a Development Permit  
at 3388 Sweden Way (formerly 12751 Bathgate Way)

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the renovation of an existing building including an approximate building addition of 1,114 m<sup>2</sup> (11,991 ft<sup>2</sup>) at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Increase in lot coverage from 60% to 68.4%; and
  - b) Allow a maximum of 8 tandem parking spaces for employee use only.

  
Wayne Craig  
Director of Development  
WC:bg

## Staff Report

### Origin

Chandler Associates Architecture Inc., on behalf of Trail Appliances Ltd., has applied to the City of Richmond for permission to renovate an existing building including the construction of additional floor area resulting in a proposed gross floor area of 3,156 m<sup>2</sup> (33,973 ft<sup>2</sup>) and a proposed net floor area of 3,093 m<sup>2</sup> (33,295 ft<sup>2</sup>) with a 0.74 FAR at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1). The proposed gross floor area of 3,156 m<sup>2</sup> (33,973 ft<sup>2</sup>) includes 2,042 m<sup>2</sup> (21,982 ft<sup>2</sup>) of renovated existing floor area and 1,114 m<sup>2</sup> (11,991 ft<sup>2</sup>) of additional floor area. The existing building on this site is currently occupied temporarily by an organic food company.

This site does not require rezoning for this proposed development but a separate Servicing Agreement for frontage improvements along Sweden Way and Bathgate Way is a requirement prior to issuance of the Building Permit.

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

This project consists of a major renovation and expansion of the existing building. The existing site area is 4,171.6 m<sup>2</sup> (44,903.2 ft<sup>2</sup>). The applicant proposes the interior demolition of the over height 1-storey portion of the existing building and the construction of a new 2-storey addition over the existing surface parking lot, which would increase the overall building area to 3,126 m<sup>2</sup> (33,652 ft<sup>2</sup>). The parking layout has been reconfigured to accommodate the proposed expansion.

Development surrounding the subject site is as follows:

To the north, is the recently redeveloped IKEA site (RZ 09-497385 and DP 10-525175) located within the Bridgeport Planning Area with "Industrial Retail (IR1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map. The IKEA parking lot is immediately adjacent to the subject site and the existing Kinder Morgan jet fuel pipeline traverses underground across the south perimeter of the IKEA parking lot;

To the east, is an older 2-storey, multi-tenant (20 units) retail/industrial building located at 12851 Bathgate Way with "Industrial Retail (IR1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map. The proposed 2-storey addition to the existing building on the subject site would be located abutting the existing building on the neighbouring property to the east (12851 Bathgate Way);

To the south, across Bathgate Way is an older 2-storey, multi-tenant (18 unit) retail/industrial building located at 12880 Bathgate Way with "Industrial Business Park (IB1)" zoning and designated as "Industrial" on the East Cambie Land Use Map; and

To the west, across Sweden Way is an older but renovated industrial/retail furniture outlet located at 3283 Sweden Way with "Industrial Business Park (IB1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified during the review of this Development Permit application. This Development Permit application also complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the existing Industrial Retail (IR1) zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase in lot coverage from 60% to 68.4%;

*Staff supports the proposed lot coverage variance that has resulted from the proposed 2-storey building addition extending over the parking area. Proposed permeable paving in the parking area and landscape improvements throughout the site facilitate storm water infiltration while meeting the parking requirements by retaining and reconfiguring the existing surface parking lot.*

- 2) Allow a maximum of 8 tandem parking spaces for employee use only.

*Staff supports the requested 8 tandem parking spaces, which represent approximately 12% of the proposed on-site parking spaces, since these spaces are proposed for employee use only and will be signed accordingly. The amount of proposed parking (67 stalls) is within 10% of the required parking (70 stalls) and the owner has agreed to provide a series of Transportation Demand Management (TDM) measures supported by Transportation staff including a bus shelter contribution, end of trip bicycle facilities, electric vehicle infrastructure and parking space wheel stops. No variance is required for the reduced number of parking stalls. See the Transportation and Traffic section and the Development Permit Considerations in this document for a full description of the proposed TDM measures.*

## Advisory Design Panel (ADP) Comments

This Development Permit application was exempted from the ADP given the extent and overall quality of the proposed west and south facade upgrades to this existing building along the respective Sweden Way and Bathgate Way frontages. Furthermore, the proposed building addition is set back from the Bathgate Way approximately 42 m and from the Sweden Way approximately 21 m together with a sensitive architectural design intended to complement proposed facade upgrades to the existing building exterior.

## Analysis

### Conditions of Adjacency

- To the North: The applicant proposes a new fence along the north property line, south of the existing hedge along the IKEA parking lot. The fence will comply with the various Kinder Morgan requirements including hand digging within 2.5 m of the jet fuel SRW, on-site inspection by a Kinder Morgan inspector for work within 7.5 m of the jet fuel SRW and submission of a permit application for work within 20 m of the jet fuel SRW.
- To the East: The applicant will initiate appropriate surveys and photo documentation of existing conditions to verify that no damage results to the existing building located

immediately adjacent to the east (i.e., 12851 Bathgate Way). The owner also indicates that the existing condition of the adjacent building will be continually monitored, surveyed and photo documented during construction to ensure the proposed development does not cause any damage to adjacent buildings or structures. The owner is responsible for any damages caused to neighbouring buildings or structures resulting from development activity.

- To the South: The applicant proposes on-site improvements to this edge of the site in order to screen the outdoor storage and loading area including a free standing architecturally designed fence and a dense landscape screen of trees and shrubs that will provide complete screening of this outdoor compound area. In addition, the applicant will provide off-site boulevard frontage improvements as part of the Servicing Agreement including a 1.5 m wide boulevard planting strip complete with street tree planting and sodded grass and a new 1.5 m wide concrete sidewalk.
- To the West: The applicant proposes various facade upgrades to the west facade of the existing building in order to improve the Sweden Way frontage character including a new pedestrian entry highlighted by new signage, vertical punctuation of this long building facade, the introduction of clear glazing along this side of the building, a series of overhead canopies at the entry, wood panels, fascia signage, wall mounted lighting and life style graphics banners. The applicant also proposes off-site streetscape improvements including street tree, shrub planting and sidewalk upgrades to create a more positive street presence for the existing building.

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

1. Streetscape Enhancements: The applicant has agreed to eliminate an existing site access driveway along Sweden Way and undertake boulevard improvements along both Sweden Way and Bathgate Way including a minimum 1.5 m wide boulevard strip complete with street trees and sodded turf grass and a minimum 1.5 m wide continuous concrete sidewalk. The applicant also proposes architecturally designed fencing consistent with proposed facade enhancements to screen the outdoor storage and loading area along Bathgate Way, a minimum 3.5 m wide landscape planting strip consisting of trees, shrubs and groundcovers along Bathgate Way as well as a low foundation planting strip of shrubs at the base of the building along Sweden Way.
2. Facade Encroachments: The west wall of the existing building is located on the Sweden Way property line with little opportunity to improve the architectural character of this wall without minor encroachments over the City boulevard right-of-way. The proposed building facade encroachments include various architectural interventions (i.e., canopies, wood panels and life style banners) intended to improve the appearance of the existing west facade of the existing building. These proposed encroachments serve to add visual interest, colour, articulation, vertical elements to reduce the apparent length of this wall. All these architectural feature are proposed to be demountable. The applicant has also agreed to the provision of a separate legal agreement and license that would grant the City the right to request the removal of these building facade encroachments if required, at no cost to the City.
3. Site Planning: The 3<sup>rd</sup> storey building addition extends over the surface parking lot and allows for the retention of all existing parking. The applicant also proposes to relocate the loading bay to the south side of the existing building along Bathgate Way, which will allow for additional on-site customer parking at-grade.

4. Pedestrian Circulation: The addition of a new pedestrian entry on Sweden Way adds visual interest to this facade of the building and helps to activate the Sweden Way streetscape. The applicant has also included a ramp access from the surface parking lot to the main floor of the building as there is an approximate 1.2 m grade change between these 2 areas.

#### *Architectural Form and Character*

1. Architectural Character: The proposed modern west-coast architectural character of the renovation and facade improvements to the existing building provide a fresh update to the existing 1970's industrial masonry walls, stucco and corrugated metal cladding. The light and dark beige banding around the building with the addition of wood finished panels and black accent elements are in keeping with the corporate branding for Trail Appliances.
2. West Facade Enhancements: The applicant proposes to enhance the west facade of the existing building along Sweden Way with a partial transparent glass wall framed by wood panels, black metal panels and steel canopies to identify the proposed new pedestrian entry. The proposed design for the remainder of the west elevation includes a section of punched windows framed by wood panels and eyebrow canopies at the new street entrance. Colourful lifestyle panels framed with timber elements are proposed to further animate the street and provide vertical articulation to the existing long blank wall. These proposed architectural elements extend beyond the existing property line but would significantly improve the existing streetscape experience and would be designed as demountable.
3. Proposed Building Addition: The majority of the new building floor area is contained within a proposed 3<sup>rd</sup> storey addition, which is designed to coordinate with the proposed facade improvements to the existing building and intended to present a unified overall architectural design character. The 3<sup>rd</sup> storey extension is set back approximately 46 m from Bathgate Way and 21 m from Sweden Way with limited visual impact from the fronting streets and is in scale with the proportions of the existing 1-storey building.
4. Building Materials: The applicant considered metal panel cladding but indicates that these are susceptible to dents and scratches, which are more difficult and costly to repair. In addition, the applicant believes that adding a stucco scratch coat to the existing concrete block construction is a durable treatment that can be easily painted to address graffiti and is more economical for long term maintenance. As a result, the colours employed are earth tones used to compliment the colours of surrounding buildings with careful consideration for durability. The contrasting wood tone and black accent colour create a dramatic visual impact. Some painted metal panels with horizontal reveals are used in some building expansion and infill areas. Painted concrete with matching reveals is used adjacent to the covered parking area to minimize longer term maintenance costs. The proposed materials are tailored to reflect the corporate branding of Trail Appliances and their other store locations.
5. Signage: in combination with the new pedestrian entry on Sweden Way, the proposed signage adds visual interest and relief to the existing bleak architectural character of the existing west facade of the building. In addition, the increased height of the sign element is in scale with the building, calls attention to the new pedestrian entry and reduces the apparent length of the long horizontal west wall.

### ***Landscape Design and Open Space Design***

1. Boulevard Enhancements: The proposed landscape improvements include a planting bed with a feature tree at the northwest corner of the site to further improve the streetscape appearance approaching the site from the north along Sweden Way as well as a feature planting area at the Sweden Way and Bathgate Way intersection consisting of tree, shrub and groundcover plantings. In addition, the applicant proposes an approximate 3.5 m wide planting strip consisting of tree, shrub and groundcover plantings on-site between the proposed parking/loading area and the boulevard sidewalk along the Bathgate Way.
2. Site Landscape Design: The applicant has introduced landscape improvements within the existing parking area including a shrub planting strip at the base of the existing building along the south half of the east facade, adjacent to the pedestrian access ramp. The landscape design also includes intermittent shrub and vine planting beds along the east property line plus a new metal picket security fence along the north property line together with a small planting bed adjacent to the existing hedge on the neighbouring IKEA site to the north.
3. Adjacent Blank Wall: The adjacent property to the east includes an older 2-storey multi-tenant retail/industrial building with a large blank rear wall along the east property line of the subject site. The applicant proposes to screen the portion of this existing large blank wall exposed to views from the street with an intermittent, free-standing timber and lattice architectural screen complete with vine planting.

### ***Traffic and Transportation***

1. Land: The owner has agreed to the approximate 4 m x 4 m land dedication at the intersection of Sweden Way and Bathgate Way as well as the minimum 1.8 m wide road SRW for future bike lane purposes along Bathgate Way. In addition, the owner has agreed to provide a legal agreement stipulating that in the future when this site is redevelopment and/or if the building is demolished, a minimum 1.8 m wide road SRW along Sweden Way for future bike lane purposes will be secured for the City.
2. Frontage Improvements: The owner has agreed to upgrade both the Sweden Way and Bathgate Way frontages as requested by the City. See the Development Permit Considerations for a detailed description of proposed frontage improvements and see the Lands and Building section of this report for the associated land requirements.
3. Site Parking: The parking requirement for this proposed development is 70 spaces and the applicant proposes 67 parking spaces. The proposed parking is within 10% of the parking requirement and the applicant proposes a series of Transportation Demand Management (TDM) measures to compensate for the proposed parking reduction (see the TDM section below for details). The proposed parking layout also includes 8 tandem parking spaces intended for employee use only, which will require a variance and a separate legal agreement for tandem parking. Staff supports the proposed number of parking spaces provided and no parking variance is required.
4. Loading Requirements: The applicant proposes one large vehicle (WB-17) loading space, with two overlapping medium vehicle (SU9) loading spaces. In addition, the applicant has provided a diagram illustrating adequate manoeuvring space for all service vehicles. Since the turning movements of WB-17 vehicles require the full width of the parking lot these vehicles can only access the site during non-business hours. The owner has submitted a letter

indicating that WB-17 vehicles do not service this site, sales deliveries do not originate from this site and that this site is a showroom location only. In addition, the owner has control of the truck delivery schedule and can arrange for non-business hour deliveries, if necessary. Staff supports the proposed loading facilities and no variance is required.

5. Transportation Demand Management (TDM): The proposed parking reduction is within 10% of the required number of parking spaces (67 spaces provided and 70 spaces required). The applicant has agreed to provide the following TDM measures, which staff support:
  - \$25,000 contribution towards a bus shelter in the vicinity of the site;
  - end of trip bicycle facilities for employees (separate male and female bathroom, change-room and shower facilities);
  - 10% of parking stalls to have 240V EV receptacle to accommodate electric vehicle charging equipment; and
  - Concrete bumper curbs provided to avoid vehicle overhang onto landscaped and treed areas.

### ***Engineering and Servicing***

1. Servicing Requirements:
  - a) Services: No upgrades to water, storm or sanitary sewers are required. Confirmation of adequate storm sewer capacity will be required during the Servicing Agreement prior to Building Permit issuance.
  - b) Additional Requirements: The City requires confirmation that Kinder Morgan supports the proposed development prior to issuance of the Development Permit.
2. Frontage Upgrades: See the Transportation and Traffic section as well as the Development Permit Considerations for a detailed description of required and agreed to frontage improvements.

### ***Sustainability and Crime Prevention Through Environmental Design (CPTED)***

1. Sustainability: The applicant proposes the following list of sustainability features:
  - a) Building reuse and solar orientation were major reasons for selecting this site. Reusing the existing open warehouse space provides ideal commercial space with little need for major structural changes and will reduce the amount of demolition waste directed to the landfills. Extending the new office expansion over top of the existing parking lot provides a more compact development and reduces exposed asphalt.
  - b) The applicant was able to increase the parking capacity, without the need for excavating for underground parking. The overlapping 3<sup>rd</sup> storey office also has the added benefit of providing covered parking to half of the parking stalls on site, thereby significantly reducing the heat island effect.
  - c) Expansive south facing energy efficient glazing is proposed in order to provide natural sunlight to the new office spaces while horizontal sunshades and generous eyebrow overhangs reduce direct solar heat gain. North facing windows provide additional light while allowing views to the north shore mountains. Other measures such as the use of

skylights, energy efficient glazing and operable windows also enhance occupant comfort, natural daylight and ventilation.

- d) The existing building walls and roof would be insulated to the latest standards enhancing the thermal performance of the existing building and new high performance mechanical equipment will further improve the energy consumption of the renovated building.
  - e) The provision of staff amenity spaces such as a roof top terrace, fitness room and shower facilities further add to the occupant comfort in the building and encourage use of bicycles.
  - f) Some permeable parking pavement is proposed to increase groundwater infiltration.
2. CPTED: The applicant intends to incorporate the following CPTED features within the overall design of this proposed development including:
- a) Landscape will be kept low to improve visibility and reduce concealment areas.
  - b) Open spaces maximized in the covered parking area to eliminate concealment areas.
  - c) Exterior materials will be impact resistant and come with graffiti resistant finishes (texturing and coating).
  - d) Lighting (decorative and service) is incorporated around all sides of the building.
  - e) All exterior service doors swing outward with “no-pull” hardware and astragals.
  - f) Upper level office glazing provides visual surveillance over the site.
  - g) The covered parking area is open air for better visibility.
  - h) All walls, columns and ceiling in the covered parking area will be painted in light colours and will incorporate lighting levels designed for personal safety.
  - i) The main entrance to the store and offices is located at the covered parking area providing increased traffic and reduced opportunity for vandalism.

### ***Refuse and Recycling***

1. A dedicated refuse and recycling room was requested but the applicant has been unable to accommodate this space within the building. The applicant currently proposes an outdoor location associated with the loading bays for these storage requirements and has incorporated solid enclosures, free standing architectural screens and a layer landscape design of tree and shrub planting to block views of this outdoor storage area from the street.
2. The applicant has demonstrated that there is sufficient vehicle manoeuvring and loading space to adequately access and load refuse and recycling container and cards from the proposed loading area.
3. No repairs or servicing of appliances will be performed on site, therefore there is no need for collection of metal scraps and chlorofluorocarbons (CFC's).
4. The required number of refuse and recycling containers will be provided by the owner. Food scraps carts are not required due to negligible food waste that will be created. Small scale food waste bins will be located in staff lunch areas and regular pick-ups will be scheduled.



## Conclusions

Staff supports the proposed renovations to the existing building including the proposed building addition plus all the proposed on-site and off-site landscape improvements, since this proposed development will make a significant, positive contribution to the revitalization of this neighbourhood and the adjacent streetscape character.



Brian Guzzi, MCIP, MCSLA  
Senior Planner/Urban Design

BG:cas

Att. Attachment 1 – Development Application Data Sheet

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Provision of an approximate 4 m x 4 m corner cut road dedication at the intersection of Sweden Way and Bathgate Way for future road widening purposes. The owner shall be solely responsible for the design and construction of the frontage improvements within this road dedication according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road dedication area after construction is complete and the City has accepted the work.
2. Receipt of a Letter of Credit for landscaping in the amount of \$77,607.38 (based on a cost estimate prepared by a BC registered Landscape Architect).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the existing large tree on the adjacent property (12851 Bathgate Way) the property line to be retained.
5. Granting a minimum 1.8 m wide statutory road right-of-way along the entire Bathgate Way property line for future road/bike lane widening purposes. The owner shall be solely responsible for the design and construction of the frontage improvements within this road SRW according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road SRW area after construction is complete and the City has accepted the work.
6. Granting a triangular shaped statutory road right-of-way at the northwest corner of the subject property for future road/bike lane widening purposes and to smooth the transition of the proposed sidewalk alignment with the existing boulevard sidewalk recently installed along the Sweden Way frontage of the IKEA redevelopment site at 3320 Jacombs Road. The owner shall be solely responsible for the design and construction of the frontage improvements within this road SRW according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road SRW area after construction is complete and the City has accepted the work.
7. Registration of a legal agreement that ensures the provision of a minimum 1.8 m wide road SRW along the entire Sweden Way frontage for future road and bike lane purposes prior to

issuance of any future Rezoning, Development Permit and/or Building Permit for the redevelopment of this site that would involve the demolition of the existing building.

8. Registration of an aircraft noise indemnity covenant on title.
9. Registration of a flood indemnity covenant on title. This site is located in Area A as defined by Flood Plain Designation and Protection Bylaw 8204 with a required Flood Construction Level (FCL) of 2.9 GSC.
10. Registration of a legal agreement on title ensuring that the only means of vehicle access is to Bathgate Way and that there be no access to or from Sweden Way.
11. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement the inner or constrained parking spaces must be assigned to staff parking only.
12. Registration of appropriate legal agreement(s) on title that would permit various building components proposed to be attached to the west facade of the existing building to encroach over the west property line of the subject site onto the City right-of-way (ROW) along Sweden Way. A one-time \$4,000.00 fee will be required as part of the agreement. The owner shall be solely responsible for all costs associated with the installation and maintenance of these building encroachments including all removal costs if deemed appropriate by the Director of Development. These building encroachments are intended to remain in place for the life of the renovated building subject to continuing consent of the City. These proposed building encroachments include the following:
  - a. wall metal cladding (0.92 m<sup>2</sup>): 0.30 m (1'-0") x 3.05 m (10'-0") at +/- 0.20 m (8") clear above grade
  - b. wall wood finished cladding (0.73 m<sup>2</sup>): 0.15 m (6") x 4.88 m (16'-0") at +/- 0.20 m (8") clear above grade
  - c. metal canopy (5.00 m<sup>2</sup>): 0.91 m (3'-0") x 5.49 m (18'-0") at +/- 3.81 m (12'-6") clear above grade
  - d. lifestyle banners & frame (1.12 m<sup>2</sup>): 0.35 m (1'-2") x 3.2 m (10'-6") at +/- 2.15 m (7'-0") clear above grade
  - e. lifestyle banners & frame (1.12 m<sup>2</sup>): 0.35 m (1'-2") x 3.2 m (10'-6") at +/- 2.15 m (7'-0") clear above grade
  - f. wall wood finished cladding (0.73 m<sup>2</sup>): 0.15 m (6") x 4.88 m (16'-0") at +/- 0.20 m (8") clear above grade
  - g. metal canopy (20.38 m<sup>2</sup>): 1.52 m (5'-0") x 13.41 m (44'-0") at +/- 3.81 m (12'-6") clear above grade
  - h. metal canopy (5.67 m<sup>2</sup>): 0.6 m (1'-0") x 9.45 m (31'-0") at +/- 7.47 m (24'-6") clear above grade
  - i. wall metal cladding (2.24 m<sup>2</sup>): 0.30 m (1'-0") x 7.47 m (24'-6") at +/- 0.20 m (8") clear above grade
  - j. wall wood finished cladding (0.18 m<sup>2</sup>): 0.15 m (6") x 1.22 m (4'-0") at +/- 0.20 m (8") clear above grade
  - k. wall wood finished cladding (0.36 m<sup>2</sup>): 0.15 m (6") x 2.44 m (8'-0") at +/- 0.20 m (8") clear above grade
  - l. wall wood finished cladding (0.36 m<sup>2</sup>): 0.15 m (6") x 2.44 m (8'-0") at +/- 0.20 m (8") clear above grade
  - m. wall wood finished cladding (0.18 m<sup>2</sup>): 0.15 m (6") x 1.22 m (4'-0") at +/- 0.20 m (8") clear above grade
  - n. metal canopy (10.54 m<sup>2</sup>): 0.91 m (3'-0") x 11.58 m (38'-0") at +/- 3.81 m (12'-6") clear above grade
  - o. wall metal cladding (0.92 m<sup>2</sup>): 0.30 m (1'-0") x 3.05 m (10'-0") at +/- 0.20 m (8") clear above grade.
13. Cash contribution of \$25,000.00 for a City bus shelter to be located in the vicinity of the site as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
14. A legal agreement to secure the provision of end of trip bicycle facilities for employees (separate male and female bathroom, change-room and shower facilities) as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
15. A legal agreement to secure the provision of 10% of parking stalls with 240V EV receptacles to accommodate electric vehicle charging equipment as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
16. Confirmation from Kinder Morgan that the proposed development is acceptable to proceed.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Enter into a Servicing Agreement\* for the design and construction of service connections and frontage improvements. Works include, but may not be limited to:
  - a. Frontage Improvements:
    - i. Sweden Way: Provision of a minimum 1.8 m wide landscape boulevard strip behind the existing curb complete with street trees and sodded turf grass plus a minimum 1.5 m wide new concrete sidewalk all within the existing road right-of-way or the required road SRW with all work according to City standards, at the sole cost of the owner with no cost to the City and subject to the satisfaction of the Director of Transportation. The existing site access/egress driveway to/from Sweden Way is to be decommissioned.
    - ii. Bathgate Way: Provision of a minimum 1.8 m wide landscape boulevard strip behind the existing curb complete with street trees and sodded turf grass plus a minimum 1.5 m wide new concrete sidewalk all within the existing road right-of-way or the required minimum 1.8 m wide road SRW. The vehicle access/egress to the site from Bathgate Way shall be designed as a driveway crossing of the sidewalk (i.e., not curb returns) and the sidewalk design at the intersection of the Sweden Way and Bathgate Way shall be designed to include a curb let down with all work according to City standards, at the sole cost of the owner with no cost to the City and subject to the satisfaction of the Director of Transportation.
  - b. Servicing Requirements:
    - i. Water: Water analysis is not required. However, once the building design is finalized at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
    - ii. Storm: If the existing site connection cannot be utilized and needs to be upgraded to accommodate the addition, then a storm analysis is required to the major conveyance.
    - iii. Sanitary: Sanitary analysis and upgrades are not required.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be

registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Private utility companies may require rights-of-ways to accommodate their equipment. The developer is responsible to contact the private utility companies in order to learn of their requirements.

Executed Copy in the Development Permit file

---

Signed

---

Date



**DP 12-622136**

**Attachment 1**

Address: 3388 Sweden Way (formerly 12751 Bathgate Way)

Applicant: Chandler Associates Architecture Inc. Owner: Trail Appliances Ltd.

Planning Area(s): Bridgeport Planning Area – Bridgeport Road Corridor Sub-Area

Floor Area Gross: 3,156 m<sup>2</sup> (33,973 ft<sup>2</sup>) Floor Area Net: 3,093 m<sup>2</sup> (33,295 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	4,171.6 m <sup>2</sup>	4,163.6 m <sup>2</sup>
Land Uses:	Not Occupied	Retail / Commercial
OCP Designation:	Mixed Employment	Mixed Employment
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1)
Number of Commercial Retail Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.74	none permitted
Lot Size: (after dedication)	4,171.6 m <sup>2</sup>	(4,163.6 m <sup>2</sup> )	none
Lot Coverage:	Max. 60%	68.4%	variance requested
Setback – Bathgate Way:	Min. 3 m	3 m	none
Setback – Sweden Way:	Min. 3 m	0.02 m existing	some encroachments allowed – no variance
Setback – Side Yard (North):	No minimum	3.33 m	none
Setback – Rear Yard (East):	No minimum	0.10 m	none
Height (m):	Max. 12 m	11.98 m	none
Off-street Parking Spaces – Regular/Small:	70	32 and 33 = 65 (plus 3 electric scooters)	none
Off-street Parking Spaces – Accessible:	2	2	none
Total off-street Spaces:	70	67	none
Tandem Parking Spaces	not permitted	8	variance requested
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	90 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 100 m <sup>2</sup>	199 m <sup>2</sup>	none



No. DP 12-622136

To the Holder: Chandler Associates Architecture Inc.  
Property Address: 3388 Sweden Way (formerly 12751 Bathgate Way)  
Address: 270 – 601 Cordova Street, Vancouver, BC V6B 1G1

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 in lot coverage from 60% to 68.4%; and
  - b) Allow a maximum of 8 tandem parking spaces for employee use only.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #13 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 \$77,607.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

## Development Permit

**No. DP 12-622136**

To the Holder: Chandler Associates Architecture Inc.

Property Address: 3388 Sweden Way (formerly 12751 Bathgate Way)

Address: 270 – 601 Cordova Street, Vancouver, BC V6B 1G1

8. The land described herein shall be developed generally in accordance with the terms and considerations and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

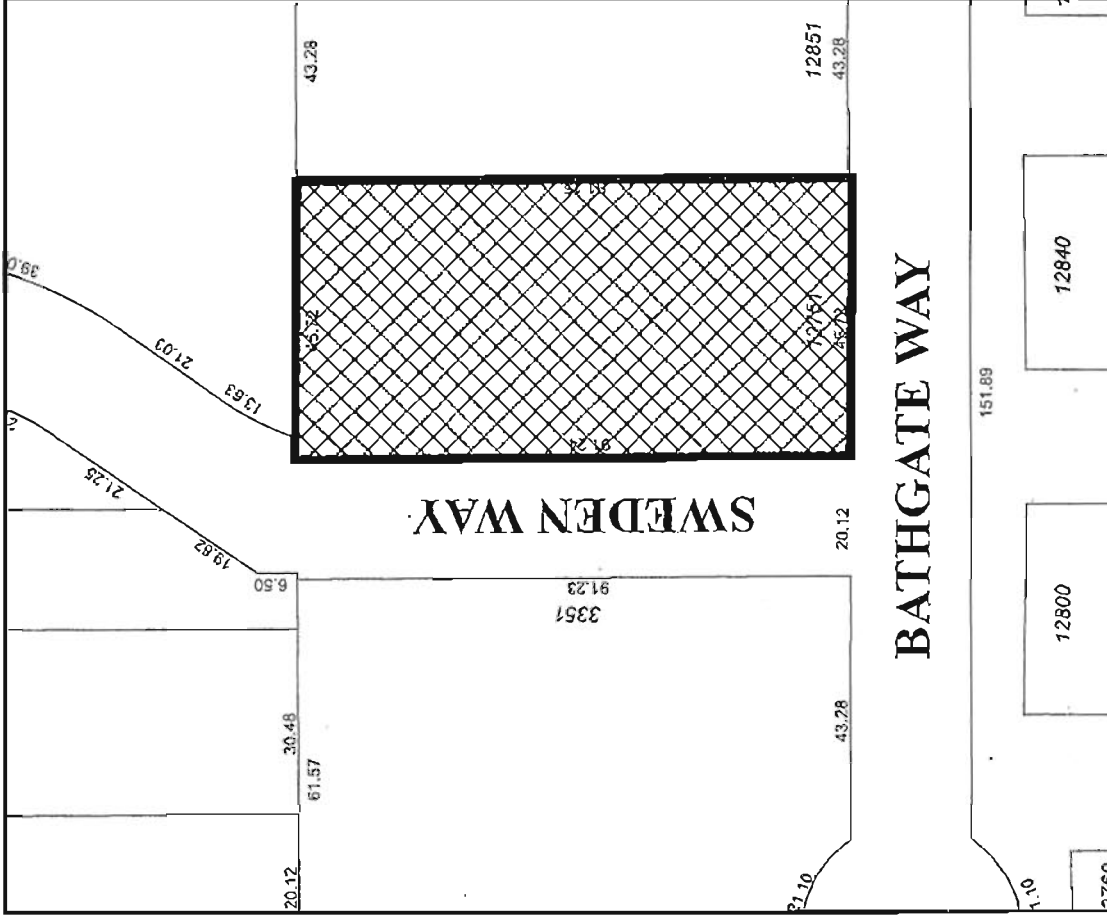
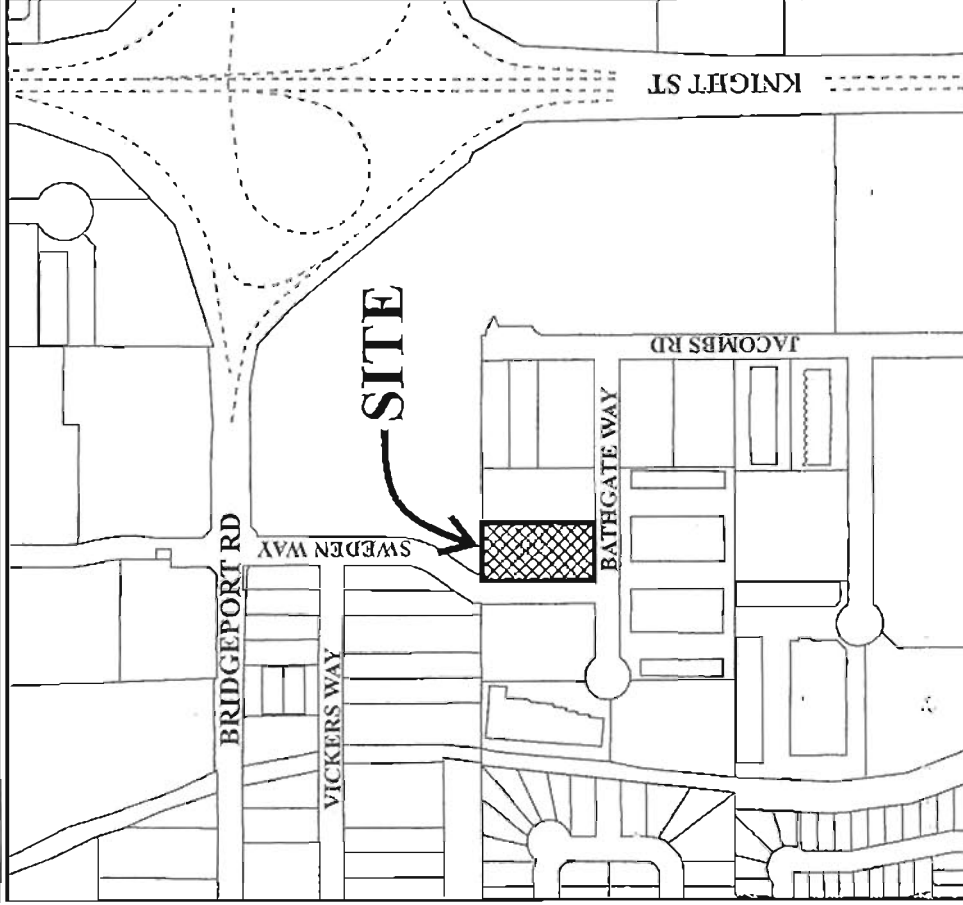
ISSUED BY THE COUNCIL THE

DELIVERED THIS                      DAY OF                      ,

MAYOR



City of Richmond



# DP 12-622136 SCHEDULE "A"

Original Date: 10/24/12

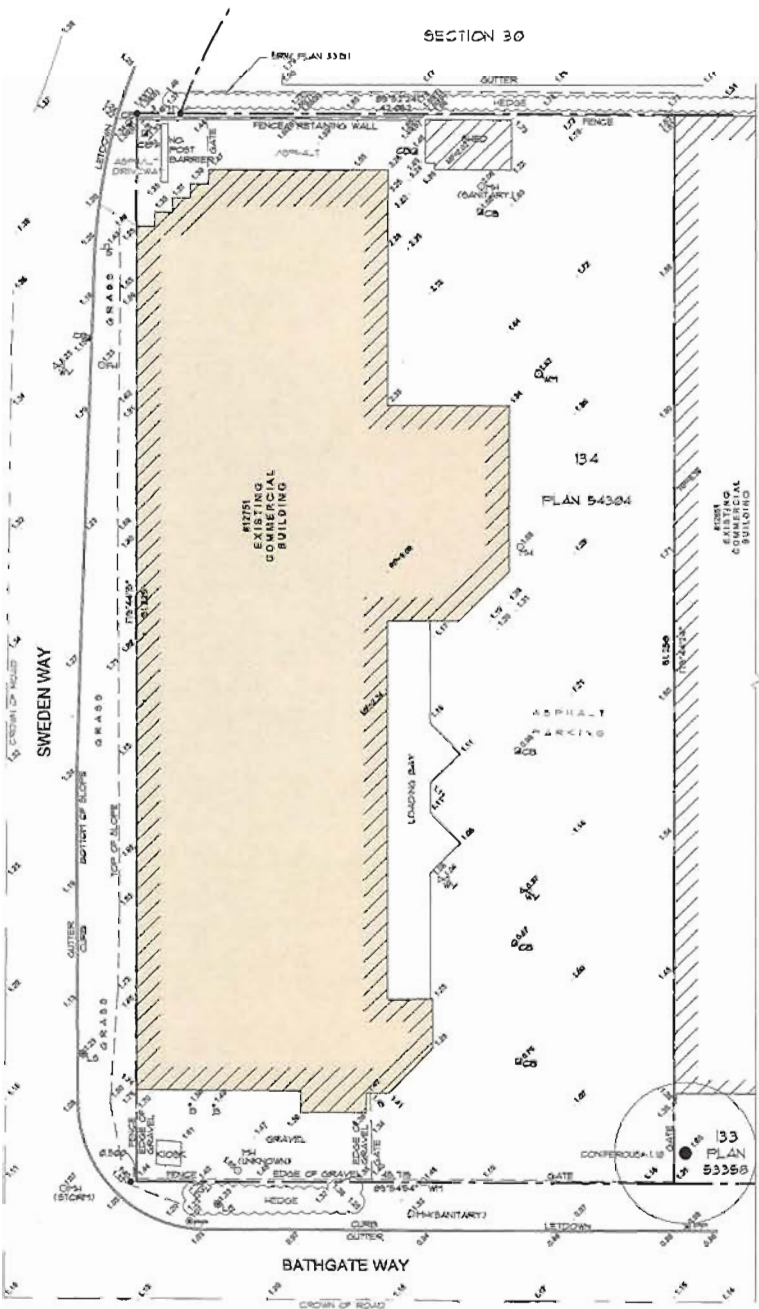
Revision Date:

Note: Dimensions are in METRES

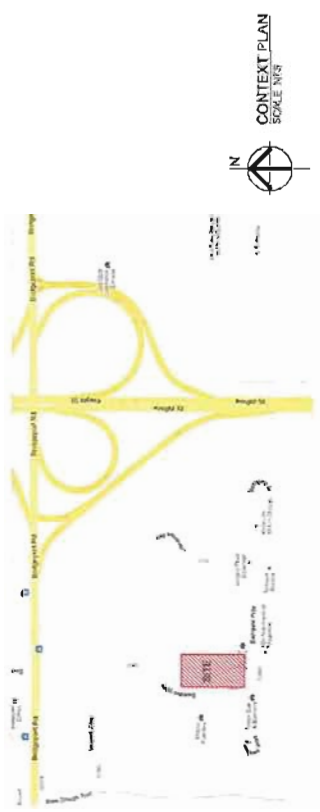




<b>LEGAL DESCRIPTION:</b> LOT 134 OF SECT. 30 BATHWAY SW. 1/4, 1/4 PLAN 543/04	
<b>ZONING:</b> INDUSTRIAL RETAIL (IR1)	
<b>SITE AREA:</b> SITE AREA WITHOUT 4m x 4m CORNER CUT:	4,171.6 m <sup>2</sup> 44,903.2 m <sup>2</sup> 4,193.8 m <sup>2</sup> 44,817.1 m <sup>2</sup>
<b>SITE COVERAGE:</b> ALLOWED PROPOSED	60.7% 66.7%
<b>FLOOR AREA RATIO (FAR):</b> NET FLOOR AREA: ALLOWED PROPOSED	3,093.2 m <sup>2</sup> 33,294.5 m <sup>2</sup> 1.0 0.74
<b>FINISHED SITE GRADE (AVERAGE GRADE):</b> BUILDING HEIGHT: ALLOWED PROPOSED	1.03 m (3'4") 12.0 m (39'3" 1/2") 11.88 m (39'3" 7/8")
<b>EXISTING BUILDING:</b> AREA: GROUND FLOOR: SECOND FLOOR: TOTAL:	1,894 m <sup>2</sup> 39,668 m <sup>2</sup> 180 m <sup>2</sup> 1,982 m <sup>2</sup> 2,074 m <sup>2</sup> 21,650 m <sup>2</sup>
<b>EXISTING PARKING (PROVIDED):</b> 32 SPACES + 2 LOADING	
<b>PROPOSED EXPANSION: WAREHOUSE SALES &amp; OFFICE SPACE</b>	
<b>GROUND LEVEL:</b> SALES FLOOR: OFFICE: STORAGE: SERVICE/UTILITY: TOTAL AREA:	1,637 m <sup>2</sup> 17,615 m <sup>2</sup> 148 m <sup>2</sup> 1,593 m <sup>2</sup> 78 m <sup>2</sup> 838 m <sup>2</sup> 1,071 m <sup>2</sup> 11,581 m <sup>2</sup> 1,583 m <sup>2</sup> 17,335 m <sup>2</sup>
<b>2ND LEVEL:</b> OFFICE: STORAGE: SERVICE/UTILITY: TOTAL AREA:	600 m <sup>2</sup> 6,643 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 127 m <sup>2</sup> 1,371 m <sup>2</sup> 727 m <sup>2</sup> 7,914 m <sup>2</sup>
<b>3RD LEVEL:</b> STORAGE: SERVICE/UTILITY: TOTAL AREA:	61 m <sup>2</sup> 664 m <sup>2</sup> 178 m <sup>2</sup> 1,897 m <sup>2</sup> 237 m <sup>2</sup> 2,533 m <sup>2</sup>
<b>TOTAL SALES AREA:</b> TOTAL OFFICE AREA: TOTAL STORAGE AREA: TOTAL SERVICE/UTILITY AREA: TOTAL BUILDING AREA:	1,637 m <sup>2</sup> 17,615 m <sup>2</sup> 148 m <sup>2</sup> 1,593 m <sup>2</sup> 145 m <sup>2</sup> 1,592 m <sup>2</sup> 1,298 m <sup>2</sup> 13,979 m <sup>2</sup> 3,156 m <sup>2</sup> 33,973 m <sup>2</sup>
<b>PROPOSED PARKING:</b> SMALL CAR (9m x 5m): DISABILITY: ELECTRICAL SCOOTERS: TOTAL PROPOSED:	
<b>BICYCLE PARKING:</b> CLASS 1: CLASS 2: TOTAL PROPOSED:	



- SURVEY PLAN**  
SCALE 1:625
- SURVEY LEGEND:**
- X 1/2 INDICATES SPOT ELEVATION
  - LS INDICATES LAMP STANDARD
  - MM INDICATES MANHOLE
  - PH INDICATES FIRE HYDRANT
  - PP INDICATES POWER POLE
  - IC INDICATES INSPECTION CHAMBER
  - CB INDICATES CATCH BASIN
  - LS INDICATES SIGN POST
  - WV INDICATES WATER VALVE
  - GV INDICATES GAS VALVE
  - B INDICATES BOLLARD
  - PL INDICATES LEAD PLUG
  - IP INDICATES IRON POST
  - MF INDICATES MAIN FLOOR
  - NP INDICATES ROOF PEAK



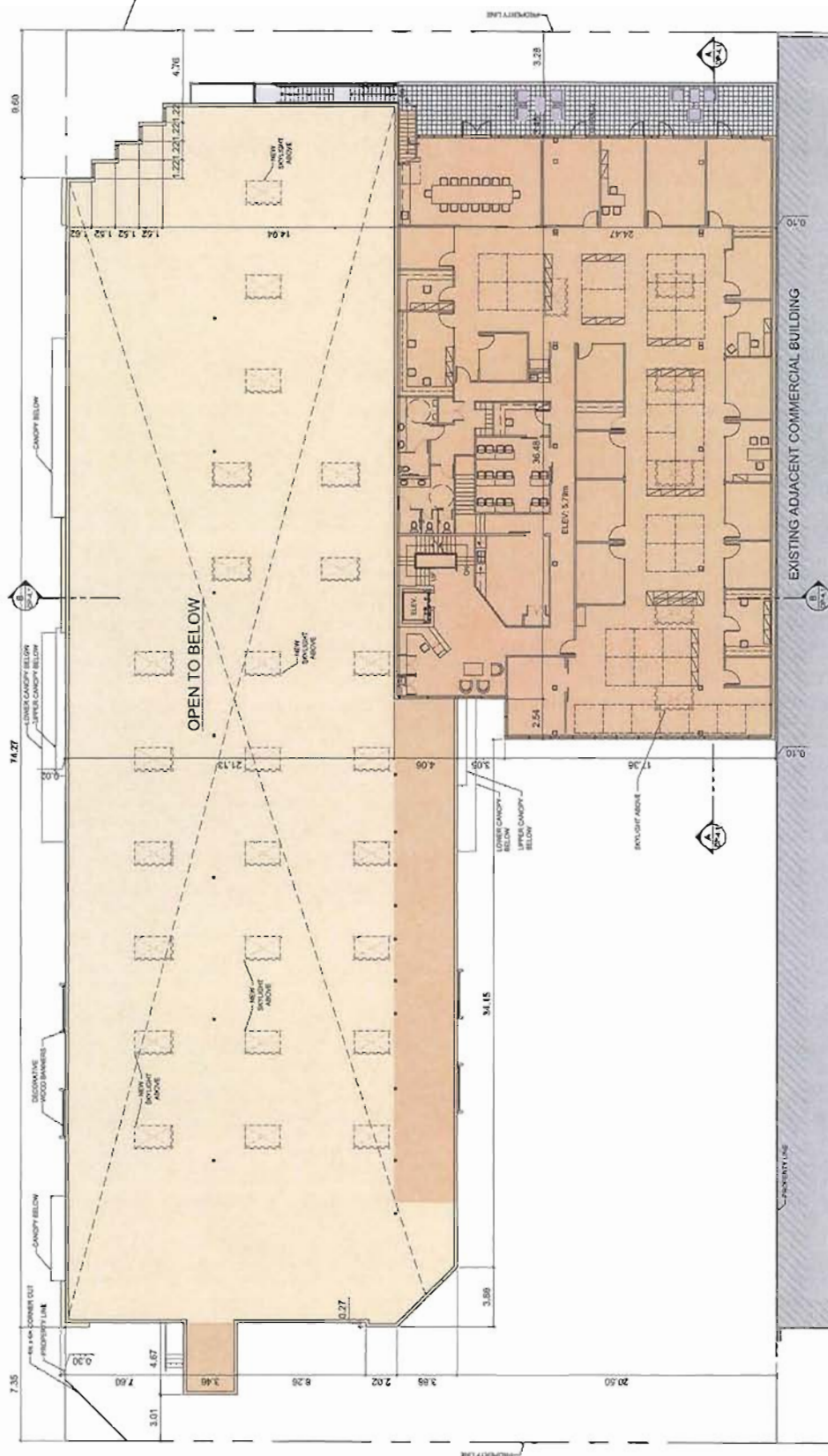
DP 12-622136: REISSUED MARCH 11, 2013

A-2.1

**SURVEY PLAN**  
DATE: MARCH 11, 2013  
SCALE: AS NOTED  
PROJECT: 1192

**PROPOSED RENOVATION:**  
12751 BATHGATE WAY RICHMOND, B.C.





**2nd LEVEL PLAN**  
SCALE 1:100

**COLOUR LEGEND:**

EXISTING BUILDING

PROPOSED EXPANSION

DP 12-822136, REISSUED MARCH 11, 2013

## 2nd LEVEL PLAN

DATE: JANUARY 11, 2019

SCALE 1.500

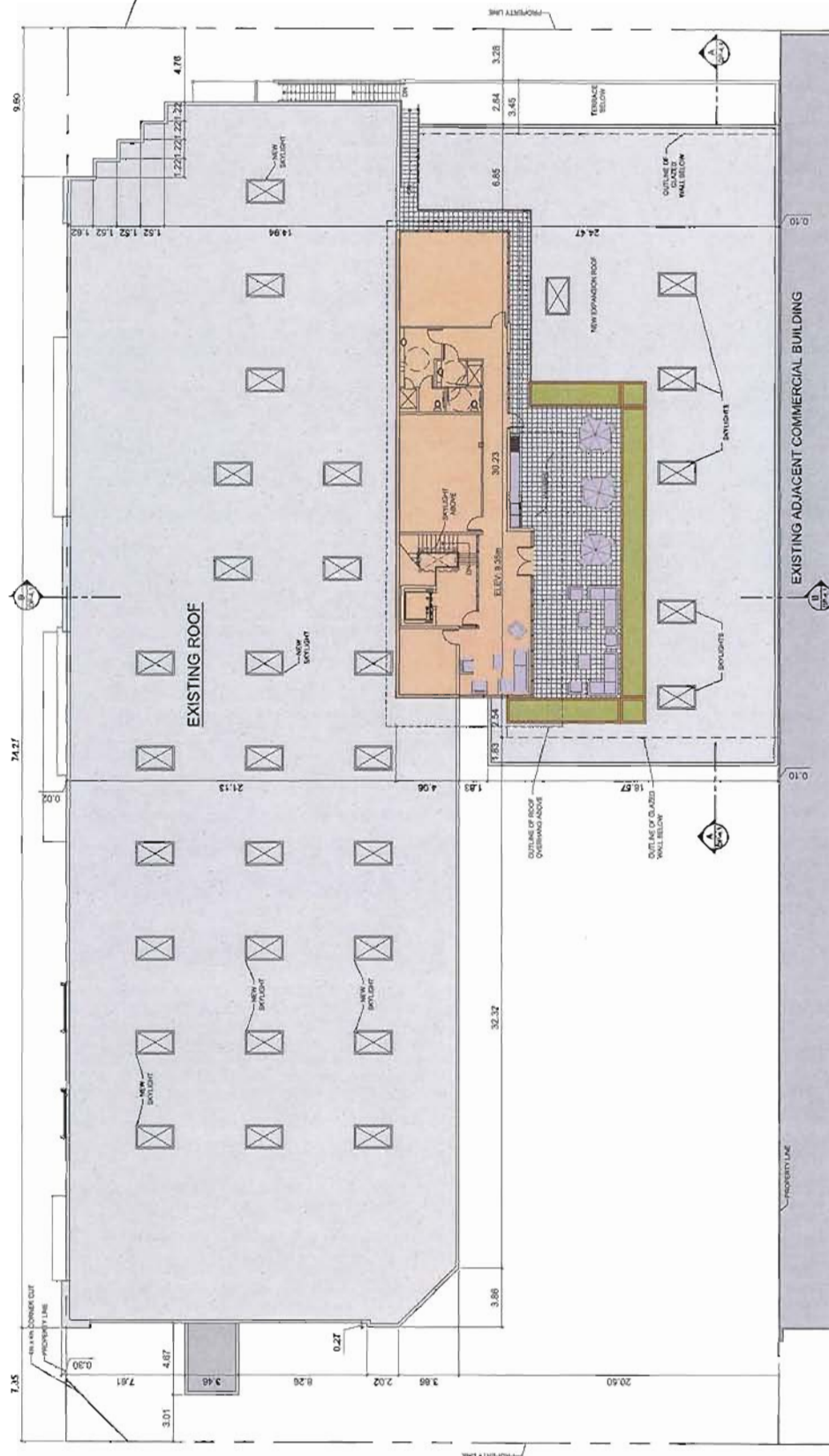
bioRxiv preprint doi: <https://doi.org/10.1101/110112>; this version posted May 1, 2017. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

**PROPOSED RENOVATION:**  
12751 BATHGATE WAY RICHMOND.B.C.

### A-2.3

**Chandler Associates  
Architecture, Inc.**  
The Pavilion  
2701 E. 101st St., Carlsbad, IL  
Vernon Hills, IL 60061  
312 694 1871 ext. 2393  
Fax 312 631 3229  
a member of the chandler group

**Chandler Associates**



3rd LEVEL / ROOF PLAN  
SCALE 1/100

**COLOUR LEGEND:**

A small, light blue rectangular box, likely a placeholder for a logo or a design element.

PROPOSED EXPANSION

DP 12-622138, REISSUED MARCH 11, 2013

3RD LEVEL / ROOF PLAN

DATE: JANUARY 11, 2017

SCALE 1-100

101012

**PROPOSED RENOVATION:**  
12751 BATHGATE WAY RICHMOND, B.C.

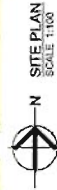
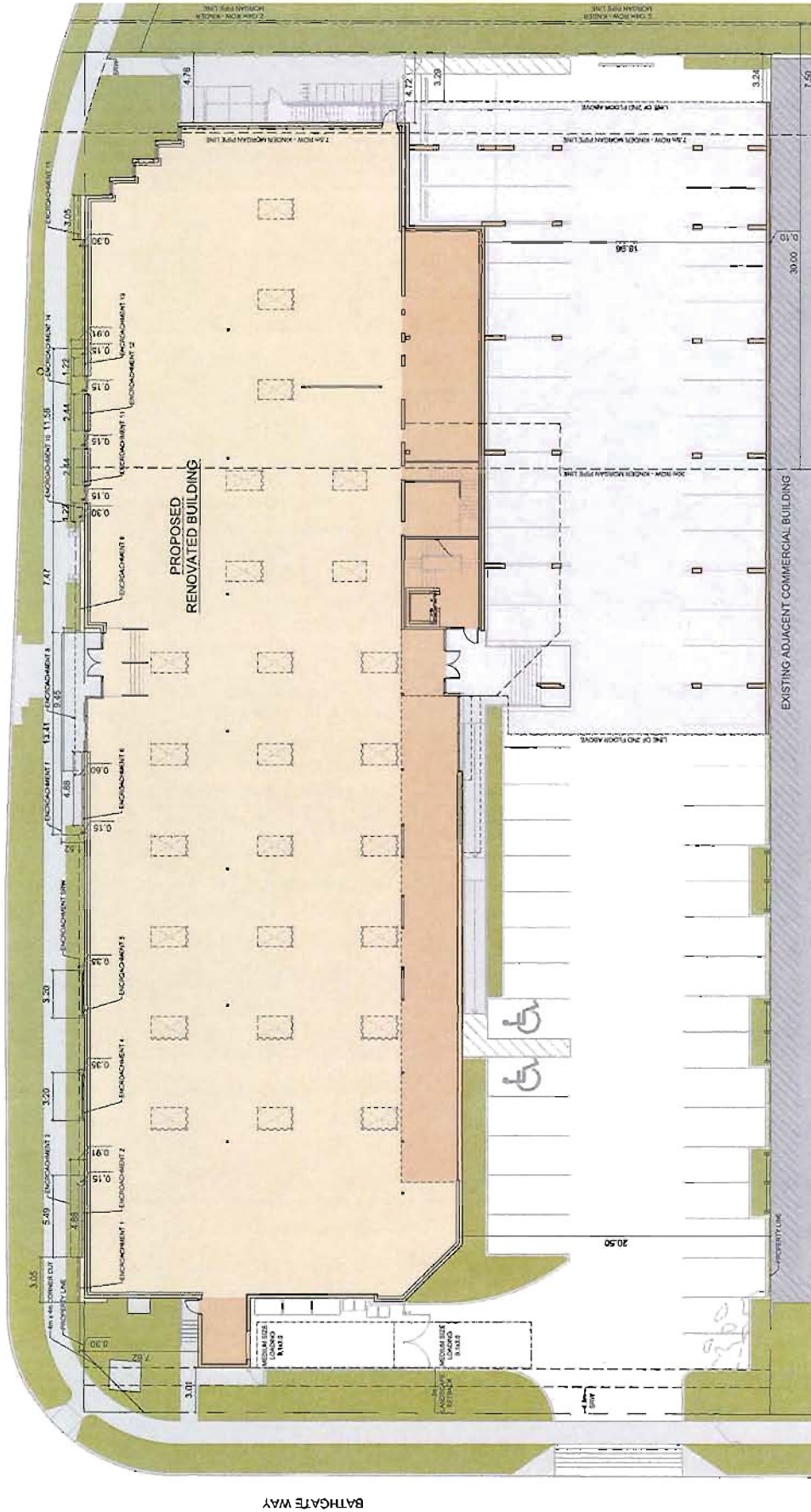


**Chandler Associates**  
Architectural Inc.  
The Studio  
1001 41st St. Condo #1  
New York, NY 10018  
Tel 604 671 2332  
Fax 604 671 2322  
e-mail: [chandler@chandlerinc.com](mailto:chandler@chandlerinc.com)

## A-2.4

BATHGATE WAY

SWEDEN WAY



SITE PLAN  
SCALE: 1/100

PROPERTY LINE ENCROACHMENTS:

- 1 - WALL METAL CLADDING
- 2 - WALL WOOD FINISHED CLADDING
- 3 - METAL CANOPY
- 4 - LIFESTYLE BANNERS & FRAME
- 5 - LIFESTYLE BANNERS & FRAME
- 6 - WALL WOOD FINISHED CLADDING
- 7 - METAL CANOPY
- 8 - WALL WOOD FINISHED CLADDING
- 9 - WALL WOOD FINISHED CLADDING
- 10 - WALL WOOD FINISHED CLADDING

- 11 - WALL WOOD FINISHED CLADDING
- 12 - WALL WOOD FINISHED CLADDING
- 13 - WALL WOOD FINISHED CLADDING
- 14 - METAL CANOPY
- 15 - WALL METAL CLADDING

DEVELOPMENT VARIANCES:

- REFER TO A-1.2
- LOADING
- TRAILER PARKING

96.75%  
8.1m x 3m - MEDIUM SIZE  
8 STALLS



Chandler Associates, Inc.  
2700 North 1st Avenue, Suite 100  
Tampa, FL 33604  
Phone: 813.241.1111  
Fax: 813.241.1112  
Email: info@chandlerassoc.com

PROPOSED RENOVATION:  
12751 BATHGATE WAY RICHMOND, B.C.

DATE: MARCH 11, 2013  
SCALE: 1/100  
PROJECT: 1492

SETBACK & VARIANCES PLAN

DP-12-622136 REISSUED MARCH 11, 2013

A-2.5

5.



[illegible]

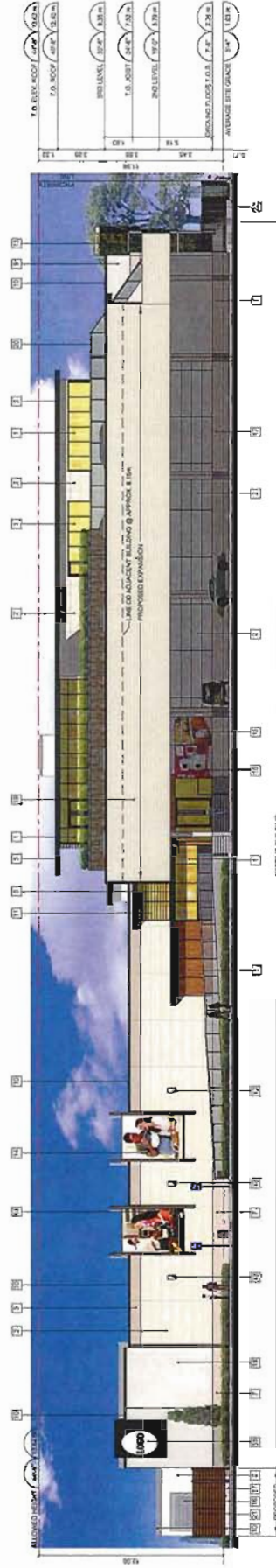
DATE: MARCH 19, 2012  
SCALE: AS NOTED  
PROJECT: 11012

**PROPOSED RENOVATION:**  
12751 BATHGATE WAY RICHMOND, B.C.

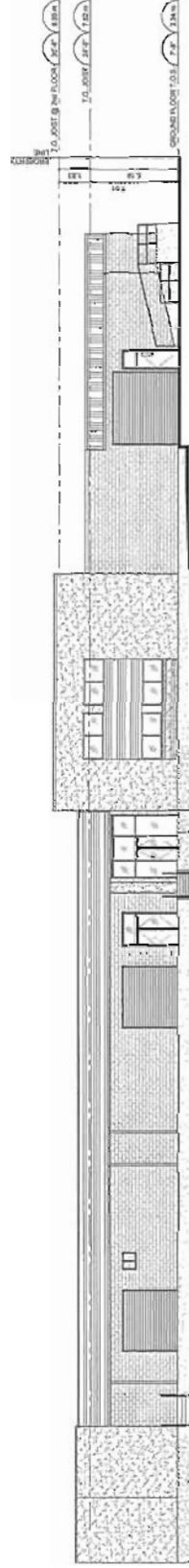
A-3.1

# FINISH LEGEND AND COLOUR SCHEDULE:

- |    |   |    |  |    |                                     |
|----|---|----|--|----|-------------------------------------|
| 1  | CLASH BLANK IN BLACK                          | 27 | EXISTING CONCRETE UPSTAND PAINTED        | 32 | NEW CONCRETE BLOCK WALL, PAINTED    |
| 2  | ALUMINUM FRAME                                | 28 | COLOUR TO MATCH EXISTING SCROLL BESE     | 33 | COLOUR TO MATCH EXISTING PAID WHITE |
| 3  | METAL PANELS - COLOUR TO MATCH:               | 29 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 34 | METAL GAMBRIAL, COLOUR TO MATCH     |
| 4  | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 30 | COLOUR TO MATCH EXISTING SCROLL BESE     | 35 | EXISTING DEEP GARY, GABLE - GABLE   |
| 5  | METAL PANELS - COLOUR TO MATCH:               | 31 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 36 | EXISTING DEEP GARY, GABLE - GABLE   |
| 6  | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 37 | COLOUR TO MATCH EXISTING SCROLL BESE     | 38 | EXISTING DEEP GARY, GABLE - GABLE   |
| 7  | METAL PANELS - COLOUR TO MATCH:               | 38 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 39 | EXISTING DEEP GARY, GABLE - GABLE   |
| 8  | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 39 | COLOUR TO MATCH EXISTING SCROLL BESE     | 40 | EXISTING DEEP GARY, GABLE - GABLE   |
| 9  | METAL PANELS - COLOUR TO MATCH:               | 40 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 41 | EXISTING DEEP GARY, GABLE - GABLE   |
| 10 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 41 | COLOUR TO MATCH EXISTING SCROLL BESE     | 42 | EXISTING DEEP GARY, GABLE - GABLE   |
| 11 | METAL PANELS - COLOUR TO MATCH:               | 42 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 43 | EXISTING DEEP GARY, GABLE - GABLE   |
| 12 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 43 | COLOUR TO MATCH EXISTING SCROLL BESE     | 44 | EXISTING DEEP GARY, GABLE - GABLE   |
| 13 | METAL PANELS - COLOUR TO MATCH:               | 44 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 45 | EXISTING DEEP GARY, GABLE - GABLE   |
| 14 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 45 | COLOUR TO MATCH EXISTING SCROLL BESE     | 46 | EXISTING DEEP GARY, GABLE - GABLE   |
| 15 | METAL PANELS - COLOUR TO MATCH:               | 46 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 47 | EXISTING DEEP GARY, GABLE - GABLE   |
| 16 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 47 | COLOUR TO MATCH EXISTING SCROLL BESE     | 48 | EXISTING DEEP GARY, GABLE - GABLE   |
| 17 | METAL PANELS - COLOUR TO MATCH:               | 48 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 49 | EXISTING DEEP GARY, GABLE - GABLE   |
| 18 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 49 | COLOUR TO MATCH EXISTING SCROLL BESE     | 50 | EXISTING DEEP GARY, GABLE - GABLE   |
| 19 | METAL PANELS - COLOUR TO MATCH:               | 50 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 51 | EXISTING DEEP GARY, GABLE - GABLE   |
| 20 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 51 | COLOUR TO MATCH EXISTING SCROLL BESE     | 52 | EXISTING DEEP GARY, GABLE - GABLE   |
| 21 | METAL PANELS - COLOUR TO MATCH:               | 52 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 53 | EXISTING DEEP GARY, GABLE - GABLE   |
| 22 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 53 | COLOUR TO MATCH EXISTING SCROLL BESE     | 54 | EXISTING DEEP GARY, GABLE - GABLE   |
| 23 | METAL PANELS - COLOUR TO MATCH:               | 54 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 55 | EXISTING DEEP GARY, GABLE - GABLE   |
| 24 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 55 | COLOUR TO MATCH EXISTING SCROLL BESE     | 56 | EXISTING DEEP GARY, GABLE - GABLE   |
| 25 | METAL PANELS - COLOUR TO MATCH:               | 56 | NEW STUCCO FINISH ON EXISTING BLOCK WALL | 57 | EXISTING DEEP GARY, GABLE - GABLE   |
| 26 | EXISTING STUCCO FINISH ON EXISTING BLOCK WALL | 57 | COLOUR TO MATCH EXISTING SCROLL BESE     | 58 | EXISTING DEEP GARY, GABLE - GABLE   |



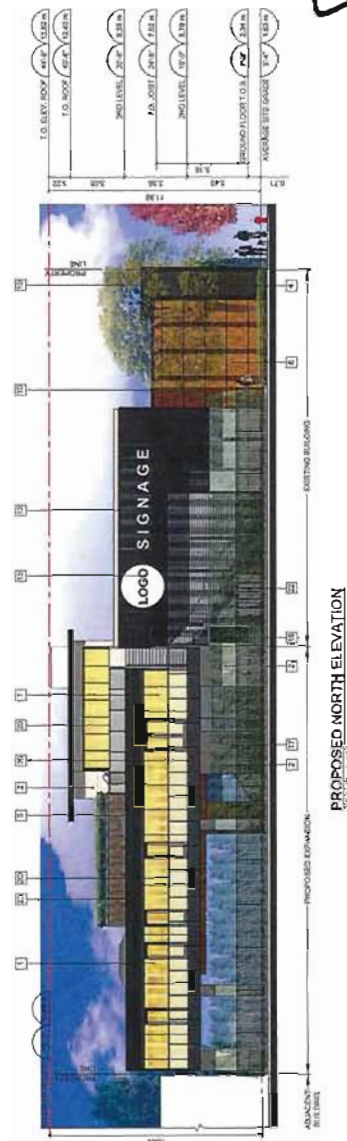
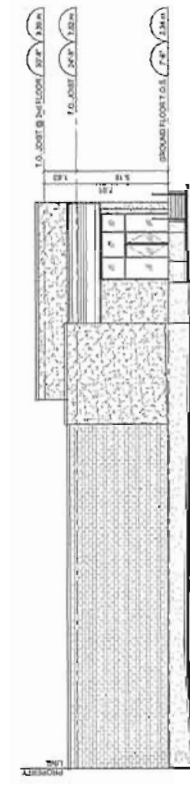
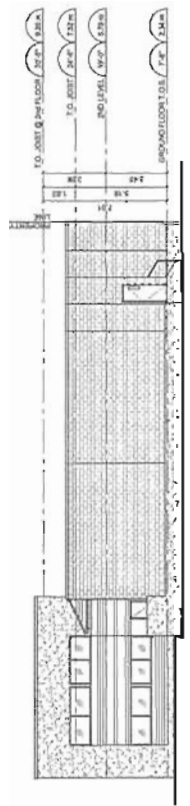
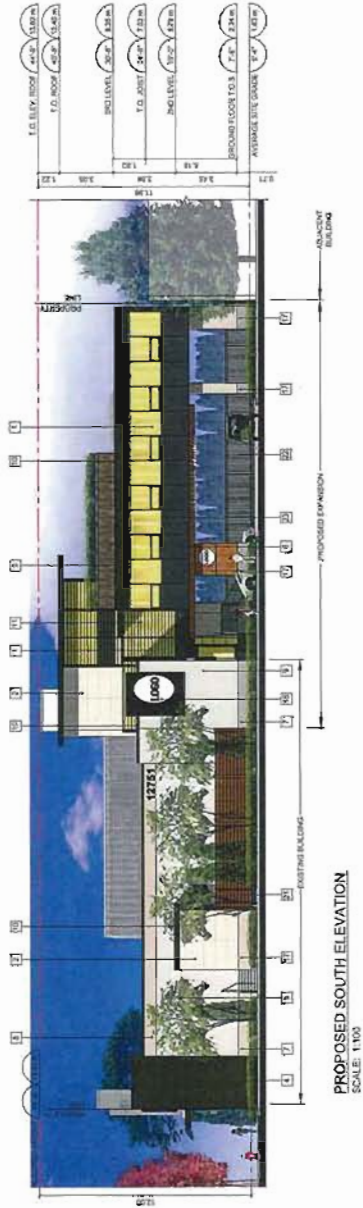
PROPOSED EAST ELEVATION  
SCALE: 1/100



EXISTING EAST ELEVATION  
SCALE: 1/100

# FINISH LEGEND AND COLOUR SCHEDULE:

- |   |   |
|---|---|
| 1) CLEAR GLAZING IN BLACK               | 18) ALUMINUM METAL COLOUR TO MATCH        |
| 2) METAL PANELS - COLOUR TO MATCH       | 19) USE STYLE COMPATIBLE WITH EXISTING    |
| 3) METAL PANELS - COLOUR TO MATCH       | 20) FINISHES TO MATCH EXISTING            |
| 4) METAL PANELS - COLOUR TO MATCH       | 21) TENANT SIGNAGE                        |
| 5) METAL PANELS - COLOUR TO MATCH       | 22) METAL DOOR - COLOUR TO MATCH          |
| 6) METAL CANOPY                         | 23) NEW CONCRETE UPSTANDING PAINTED       |
| 7) EXISTING CONCRETE UPSTANDING PAINTED | 24) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 8) NEW CONCRETE UPSTANDING PAINTED      | 25) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 9) NEW CONCRETE UPSTANDING PAINTED      | 26) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 10) NEW CONCRETE UPSTANDING PAINTED     | 27) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 11) NEW CONCRETE UPSTANDING PAINTED     | 28) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 12) NEW CONCRETE UPSTANDING PAINTED     | 29) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 13) NEW CONCRETE UPSTANDING PAINTED     | 30) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 14) NEW CONCRETE UPSTANDING PAINTED     | 31) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 15) NEW CONCRETE UPSTANDING PAINTED     | 32) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 16) NEW CONCRETE UPSTANDING PAINTED     | 33) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 17) NEW CONCRETE UPSTANDING PAINTED     | 34) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 18) NEW CONCRETE UPSTANDING PAINTED     | 35) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 19) NEW CONCRETE UPSTANDING PAINTED     | 36) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 20) NEW CONCRETE UPSTANDING PAINTED     | 37) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 21) NEW CONCRETE UPSTANDING PAINTED     | 38) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 22) NEW CONCRETE UPSTANDING PAINTED     | 39) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 23) NEW CONCRETE UPSTANDING PAINTED     | 40) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 24) NEW CONCRETE UPSTANDING PAINTED     | 41) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 25) NEW CONCRETE UPSTANDING PAINTED     | 42) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 26) NEW CONCRETE UPSTANDING PAINTED     | 43) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 27) NEW CONCRETE UPSTANDING PAINTED     | 44) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 28) NEW CONCRETE UPSTANDING PAINTED     | 45) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 29) NEW CONCRETE UPSTANDING PAINTED     | 46) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 30) NEW CONCRETE UPSTANDING PAINTED     | 47) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 31) NEW CONCRETE UPSTANDING PAINTED     | 48) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 32) NEW CONCRETE UPSTANDING PAINTED     | 49) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 33) NEW CONCRETE UPSTANDING PAINTED     | 50) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 34) NEW CONCRETE UPSTANDING PAINTED     | 51) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 35) NEW CONCRETE UPSTANDING PAINTED     | 52) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 36) NEW CONCRETE UPSTANDING PAINTED     | 53) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 37) NEW CONCRETE UPSTANDING PAINTED     | 54) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 38) NEW CONCRETE UPSTANDING PAINTED     | 55) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 39) NEW CONCRETE UPSTANDING PAINTED     | 56) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 40) NEW CONCRETE UPSTANDING PAINTED     | 57) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 41) NEW CONCRETE UPSTANDING PAINTED     | 58) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 42) NEW CONCRETE UPSTANDING PAINTED     | 59) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 43) NEW CONCRETE UPSTANDING PAINTED     | 60) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 44) NEW CONCRETE UPSTANDING PAINTED     | 61) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 45) NEW CONCRETE UPSTANDING PAINTED     | 62) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 46) NEW CONCRETE UPSTANDING PAINTED     | 63) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 47) NEW CONCRETE UPSTANDING PAINTED     | 64) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 48) NEW CONCRETE UPSTANDING PAINTED     | 65) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 49) NEW CONCRETE UPSTANDING PAINTED     | 66) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 50) NEW CONCRETE UPSTANDING PAINTED     | 67) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 51) NEW CONCRETE UPSTANDING PAINTED     | 68) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 52) NEW CONCRETE UPSTANDING PAINTED     | 69) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 53) NEW CONCRETE UPSTANDING PAINTED     | 70) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 54) NEW CONCRETE UPSTANDING PAINTED     | 71) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 55) NEW CONCRETE UPSTANDING PAINTED     | 72) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 56) NEW CONCRETE UPSTANDING PAINTED     | 73) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 57) NEW CONCRETE UPSTANDING PAINTED     | 74) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 58) NEW CONCRETE UPSTANDING PAINTED     | 75) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 59) NEW CONCRETE UPSTANDING PAINTED     | 76) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 60) NEW CONCRETE UPSTANDING PAINTED     | 77) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 61) NEW CONCRETE UPSTANDING PAINTED     | 78) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 62) NEW CONCRETE UPSTANDING PAINTED     | 79) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 63) NEW CONCRETE UPSTANDING PAINTED     | 80) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 64) NEW CONCRETE UPSTANDING PAINTED     | 81) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 65) NEW CONCRETE UPSTANDING PAINTED     | 82) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 66) NEW CONCRETE UPSTANDING PAINTED     | 83) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 67) NEW CONCRETE UPSTANDING PAINTED     | 84) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 68) NEW CONCRETE UPSTANDING PAINTED     | 85) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 69) NEW CONCRETE UPSTANDING PAINTED     | 86) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 70) NEW CONCRETE UPSTANDING PAINTED     | 87) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 71) NEW CONCRETE UPSTANDING PAINTED     | 88) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 72) NEW CONCRETE UPSTANDING PAINTED     | 89) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 73) NEW CONCRETE UPSTANDING PAINTED     | 90) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 74) NEW CONCRETE UPSTANDING PAINTED     | 91) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 75) NEW CONCRETE UPSTANDING PAINTED     | 92) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 76) NEW CONCRETE UPSTANDING PAINTED     | 93) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 77) NEW CONCRETE UPSTANDING PAINTED     | 94) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 78) NEW CONCRETE UPSTANDING PAINTED     | 95) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 79) NEW CONCRETE UPSTANDING PAINTED     | 96) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 80) NEW CONCRETE UPSTANDING PAINTED     | 97) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 81) NEW CONCRETE UPSTANDING PAINTED     | 98) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 82) NEW CONCRETE UPSTANDING PAINTED     | 99) COLOUR TO MATCH EXISTING SCROLL EDGE  |
| 83) NEW CONCRETE UPSTANDING PAINTED     | 100) COLOUR TO MATCH EXISTING SCROLL EDGE |



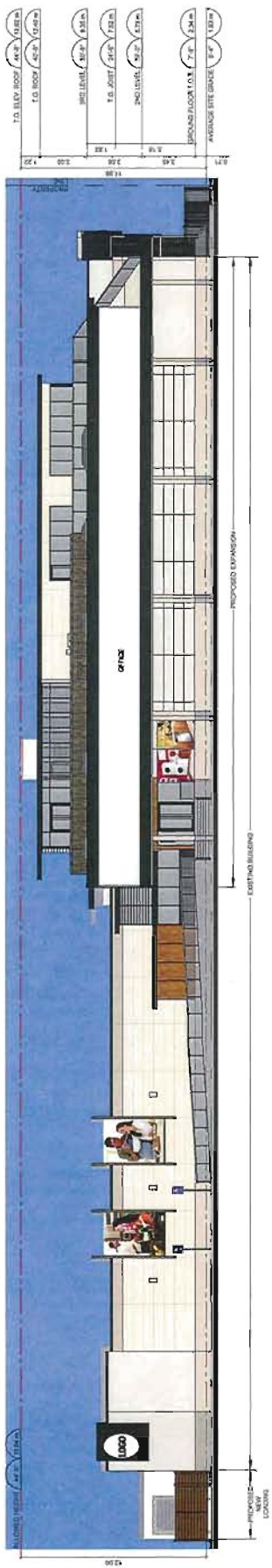
DP-12-622136, REISSUED MARCH 11, 2013

NORTH & SOUTH ELEVATIONS

DATE: MARCH 11, 2013  
SCALE: AS NOTED  
PROJECT: 1012

PROPOSED RENOVATION:  
12751 BATHGATE WAY RICHMOND, B.C.

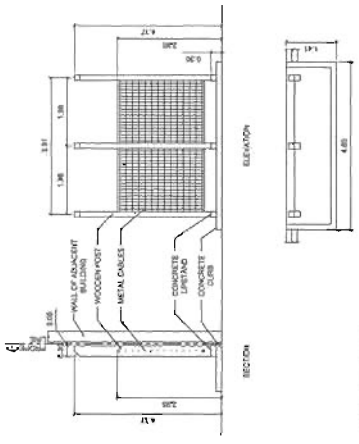




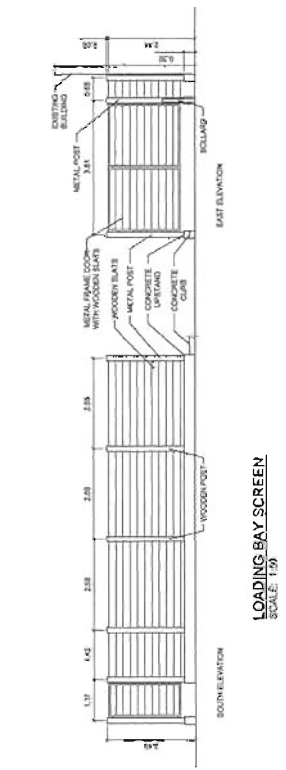
SECTION A-A  
SCALE: 1/100



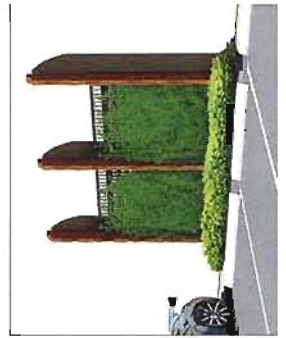
SECTION B-B  
SCALE: 1/100



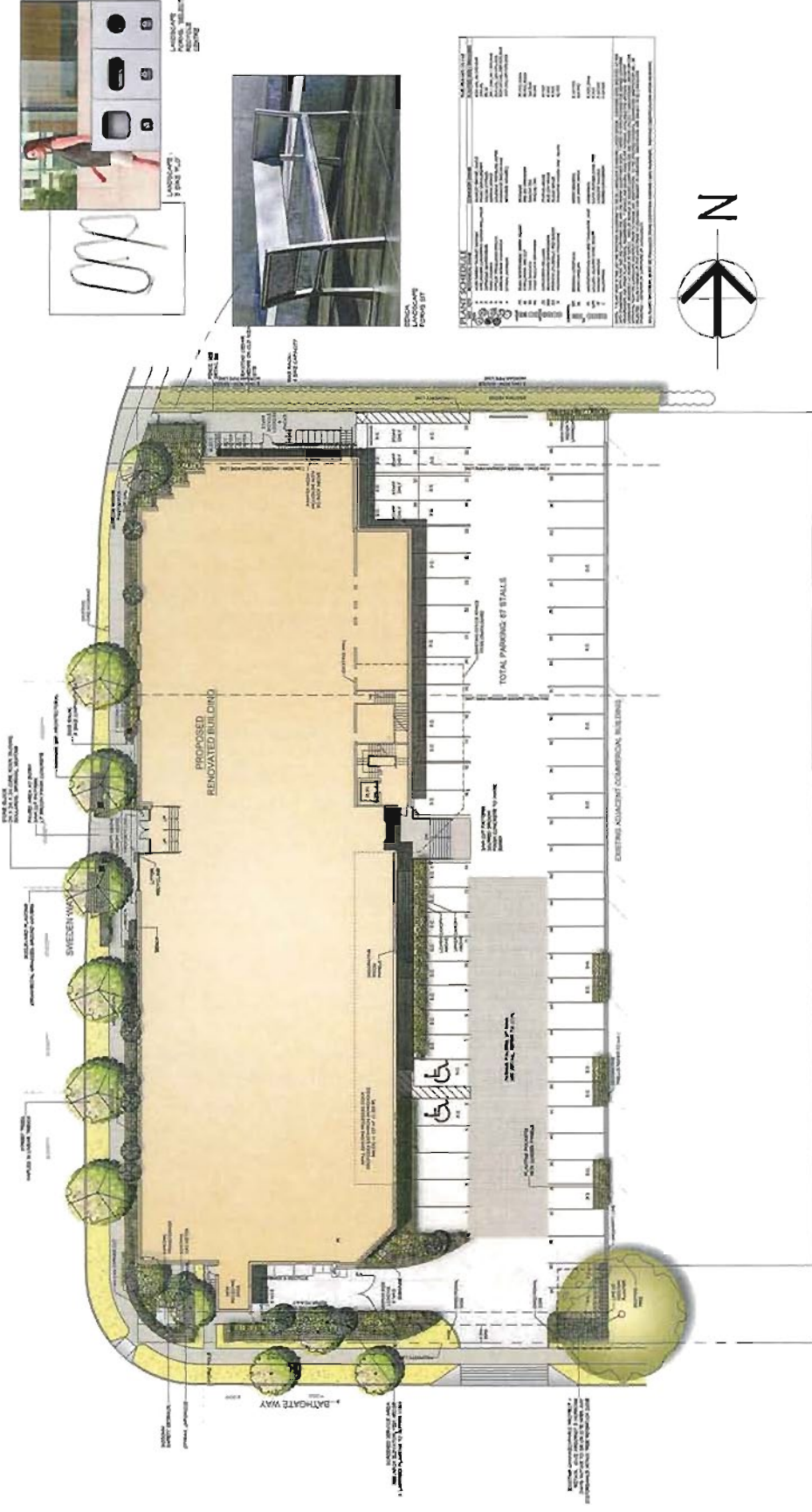
TRELLIS DETAIL  
SCALE: 1/50



LOADING BAY SCREEN  
SCALE: 1/50



TRELLIS PERSPECTIVE  
SCALE: 1/100



**PLANT SCHEDULE**

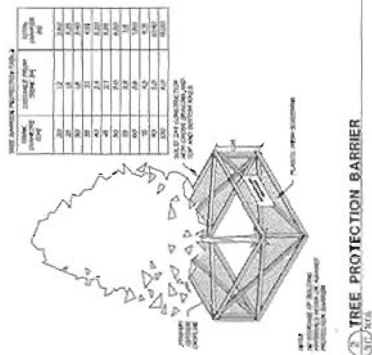
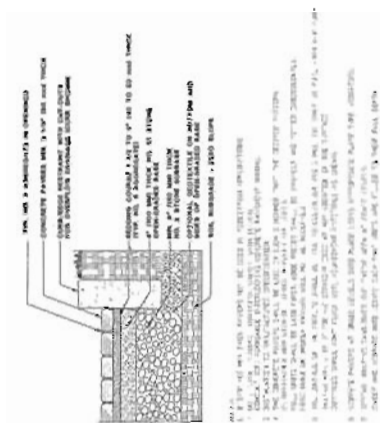
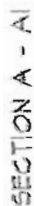
PLANT	QUANTITY	NOTES
1. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
2. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
3. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
4. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
5. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
6. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
7. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
8. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
9. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA
10. 12" DBL. SP. HYDRANGEA	10	PLANT IN 12" DBL. SP. HYDRANGEA



10.

DP 12622136 MAR 11 2013





3 SF RIMA PERMEABLE DRIVEWAY  
3C EXFILTRATION TO SOIL SUBGRADE

**NOTE:** Design to be determined on site. Curb/edge restraint will not interfere with achieving minimum active aisle widths of 6.1m or 6.7m (flush).







# DRAWING LIST

## ARCHITECTURAL

A-0.0	COVER PAGE / DRAWING LIST
A-1.1	DESIGN RATIONALE
A-1.2	DESIGN RATIONALE
A-1.3	CONTEXT PHOTOGRAPHS
A-2.1	SURVEY / SITE STATISTICS
A-2.2	SITE PLAN / FIRST LEVEL PLAN SETBACK & VARIANCES PLAN
A-2.3	SECOND LEVEL PLAN
A-2.4	THIRD LEVEL / ROOF PLAN
A-2.5	EXISTING AND PROPOSED VARIANCES PLAN
A-2.6	TRUCK MOVEMENTS
A-3.1	WEST ELEVATION
A-3.2	EAST ELEVATION
A-3.3	NORTH & SOUTH ELEVATIONS
A-4.1	BUILDING SECTIONS
A-5.1	PERSPECTIVES
A-5.2	PERSPECTIVES
A-5.3	PERSPECTIVES

## LANDSCAPE

L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	LANDSCAPE DETAILS
L-4	LANDSCAPE SPECIFICATIONS
CIVIL	
C-1	OFFSITE ROADWORKS
C-2	DRAINAGE AND GRADING PLAN
C-3	STANDARD DETAILS



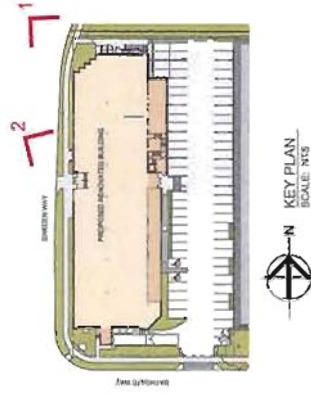
PERSPECTIVE 1  
EXISTING BUILDING LOOKING SOUTH - EAST  
SCALE: NTS



PERSPECTIVE 1  
PROPOSED BUILDING LOOKING SOUTH - EAST  
SCALE: NTS



PERSPECTIVE 2  
PROPOSED BUILDING LOOKING SOUTH - EAST  
SCALE: NTS



KEY PLAN  
SCALE: NTS

REF No. 2

DP 12-622136, REISSUED MARCH 11, 2013





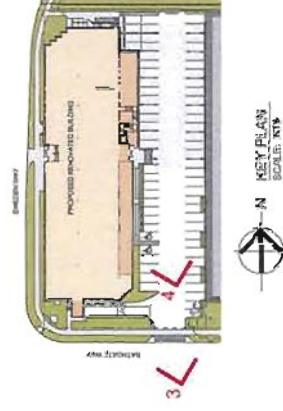
PERSPECTIVE 3  
EXISTING BUILDING LOOKING NORTH  
SCALE: NTS



PERSPECTIVE 3  
PROPOSED BUILDING LOOKING NORTH  
SCALE: NTS



PERSPECTIVE 4  
PROPOSED BUILDING LOOKING NORTH  
SCALE: NTS



REF. No. 3

DP 12-622136, REISSUED MARCH 11, 2013

A-5.2

# PERSPECTIVES

DATE: MARCH 11, 2013  
SCALE: AS NOTED  
PROJECT: 1002

PROPOSED RENOVATION:  
12751 BATHGATE WAY RICHMOND, B.C.





PERSPECTIVE 5  
EXISTING BUILDING LOOKING NORTH-EAST  
SCALE: NTS



PERSPECTIVE 5  
PROPOSED BUILDING LOOKING NORTH-EAST  
SCALE: NTS



PROPOSED BUILDING ROOF PATIO LOOKING NORTH  
SCALE: NTS



PERSPECTIVE 6  
PROPOSED BUILDING ENTRY LOOKING NORTH - WEST  
SCALE: NTS

REF. NO. 4



KEY PLAN  
SCALE: NTS

DP 12-622136, REISSUED MARCH 11, 2013