



**Development Permit Panel  
Wednesday, October 30, 2019**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: John Irving, Chair  
Cecilia Achiam, General Manager, Community Safety  
Milton Chan, Acting Director, Engineering

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on October 17, 2019 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 17-781907**  
(REDMS No. 6046137)

APPLICANT: Bene No. 4 Development Ltd.

PROPERTY LOCATION: 6017 No. 4 Road (formerly 9980 Westminster Highway)

INTENT OF PERMIT:

Permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.

**Applicant's Comments**

Michael Cheung, Spectra Design, provided an overview of the application, highlighting the following:

- the proposed 17-unit townhouse development is located in a prominent corner and has been designed to provide a gateway feel;

## Development Permit Panel

### Wednesday, October 30, 2019

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- the architectural form and character of the proposed development fits well with the existing neighbourhood; and
- the architectural style and unique landscaping of the corner unit helps provide a gateway identity to the project.

Mary Chan Yip, PMG Landscape Architects, provided an overview of the main landscaping features of the project, noting that (i) the proposed landscaping for the project ties in with the existing landscaping of neighbouring developments and blends in with the streetscape, (ii) the proposed landscape design is pedestrian-friendly, (iii) the centrally located outdoor amenity area is sited away from Westminster Highway and No. 4 Road, and (iv) the required Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road include a double row of trees and dense understorey planting.

In addition, Ms. Chan noted that (i) on-site sustainability features include soft landscaping and installation of permeable pavers in certain areas throughout the site, (ii) proposed plant species to be planted are low maintenance, drought tolerant and have habitat value for small birds and pollinators, and (iii) lighting is provided along the street frontage and pedestrian walkways.

In reply to queries from the Panel, the project's design team acknowledged that each townhouse unit is provided with a private outdoor space on the ground level and a balcony on the second level.

#### **Panel Discussion**

In reply to queries from the Panel, the project's design team referenced their submission (attached to and forming part of these Minutes as Schedule 1) and acknowledged that (i) the existing hedge row and trees on the adjacent property to the south along the common property line will be retained and supplemented by an additional hedge along the subject site's south property line, (ii) the proposed height of the townhouse buildings on the subject site is compatible with the height of adjacent townhouse developments to the west and south, (iii) west-facing windows on the proposed development will not be directly facing the windows on the adjacent townhouse development to the west, and (iv) an automatic irrigation system will be provided on-site.

In reply to a query from the Panel, Mr. Craig confirmed that bollards are installed across the No. 4 Road access to the lane on the north side of the adjacent development to the south and will not conflict with the No. 4 Road vehicle entry to the subject site.

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#### Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works along Westminster Highway and No. 4 Road, (ii) the proposed vehicle access at No. 4 Road will be limited to right-in/right-out only and a physical barrier is incorporated in the driveway letdown to No. 4 Road, (iii) the size of the proposed secondary suite is approximately 590 square feet, (iv) four solar panels are proposed as part of the development to provide supplementary energy for on-site lighting, (v) two convertible units are included in the project, and (vi) the project was reviewed and supported by the City's Agricultural Advisory Committee and the Advisory Design Panel.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project, noting that the project fits well with surrounding developments and is a welcome addition to the neighbourhood. It was also noted that the proposed landscaping, including the ALR landscape buffers along Westminster Highway and No. 4 Road, is substantial.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.*

**CARRIED**

#### 2. **DEVELOPMENT PERMIT 18-810720** (REDMS No. 6293041)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 13171 and a Portion of 13251 Smallwood Place

## Development Permit Panel

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#### INTENT OF PERMIT:

1. Permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m<sup>2</sup> at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned “Vehicle Sales (CV)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;
  - (b) reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and
  - (c) reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.

#### **Applicant’s Comments**

Scott Douglas, Kasian Architecture Interior Design and Planning Ltd., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development and reviewed its site context, proposed vehicle and pedestrian entries and circulation, form and character, and building lay-out.

Mr. Douglas highlighted that (i) on-site signage will be installed to direct customers to their intended destination, (ii) the installation of skylight and use of glass material on ground level will introduce daylight into some areas of the building, (iii) a height variance is requested for the principal building, and (iv) the shadow study indicates minimal shadow impact of the building to the Richmond Nature Park to the west of the subject site.

Mary Chan-Yip, PMG Landscape Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 3) briefed the Panel on the main landscaping features of the proposed development, noting that (i) the proposed landscape design considered the existing on-site landscaping and design guidelines of the Richmond Auto Mall Association (RAMA), (ii) proposed new plantings in prominent locations within the subject site will enhance the street edge and provide visual interest, (iii) 13 existing trees on-site and in the boulevard along Smallwood Place will be retained, and (iv) 14 replacement trees are proposed to be planted on-site.

Ms. Chan further noted that (i) a high-efficiency irrigation system is proposed, (ii) public pedestrian connections will be provided on the site consistent with the updated overall RAMA public realm design, and (iii) permeable pavers will be installed in certain areas on the site for stormwater mitigation.



## Development Permit Panel

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#### Staff Comments

Mr. Craig noted that (i) the proposed building height, rear yard setback and loading variances were identified at the rezoning stage and no changes in requested variances were made since rezoning, (ii) the proposed variances are consistent with similar variances that have been granted in projects within the Richmond Auto Mall, (iii) the principal building has been designed to be 15 percent more energy efficient than the base line model as per the BC Building Code requirements, (iv) a legal agreement will be secured as a condition prior to Development Permit issuance to ensure compliance with the building's targeted energy performance level, and (v) five electric vehicle charging stations will be provided on-site and secured through the Development Permit process.

#### Panel Discussion

In reply to queries from the Panel, the project's design team noted that (i) as indicated in the shadow study, the potential worst-case scenario is that the proposed principal building will cast a shadow on a small portion of the Nature Park for only a brief period of time at sunrise during the winter solstice in December, (ii) there were no bird strikes reported by auto dealerships within the Richmond Auto Mall, (iii) a post-construction weekly monitoring of bird strikes will be conducted on-site by a Registered Professional Biologist for a period of 12 months, and (iv) the use of glazing on the ground level of the building and the absence of landscaping close to the building will mitigate the potential for bird strikes.

In reply to further queries from the Panel, the design team advised that (i) the proposed single-storey accessory building is located adjacent to the car wash facility of the adjacent auto dealership to the east, (ii) a total of 9 trees located on-site and in the boulevard along Smallwood Place will be removed, (iii) new plantings on-site are consistent with the RAMA guidelines, and (iv) the proposed on-site electric vehicle charging stations are located in front of the principal building and are available for public use.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project, noting that the proposed development is a welcome addition to the area and consistent with previously approved projects in the Richmond Auto Mall.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m<sup>2</sup> at 13171 Smallwood Place and a portion of 13251 Smallwood Place 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 the principal building from 12.0 m to 20.4 m;*
  - (b) *reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and*
  - (c) *reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.*

**CARRIED**

**3. Date of Next Meeting: November 14, 2019**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:12 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 30, 2019.

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John Irving  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
October 30, 2019.



6017 NO. 4 ROAD / WESTGATE



SPECTRA DESIGN

ISSUED FOR:

PERMITTED TO BE USED FOR THE PROJECT DESCRIBED IN THE TITLE BLOCK ONLY. ANY OTHER USE IS PROHIBITED.

- 6. MARCH 18 2019 ISSUED FOR PERMITS - 4TH
- 7. OCTOBER 15 2018 ISSUED FOR PERMITS - 3RD
- 8. MARCH 12 2018 ISSUED FOR PERMITS - 2ND
- 9. MARCH 12 2018 ISSUED FOR PERMITS - 1ST
- 10. NOVEMBER 13 2017 ISSUED FOR RECORDS OF PERMITS
- 11. NOVEMBER 13 2017 ISSUED FOR RECORDS OF PERMITS
- 12. AUGUST 23 2017 ISSUED FOR RECORDS OF PERMITS
- 13. JULY 12 2017 ISSUED FOR RECORDS

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SCALE

WESTGATE

6017 NO.4 ROAD

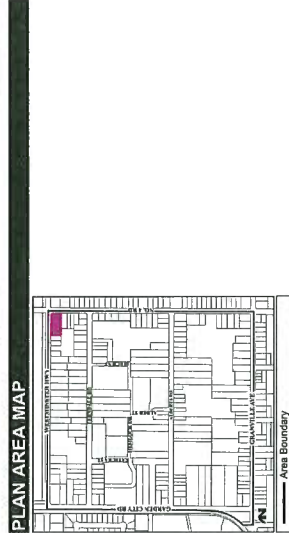
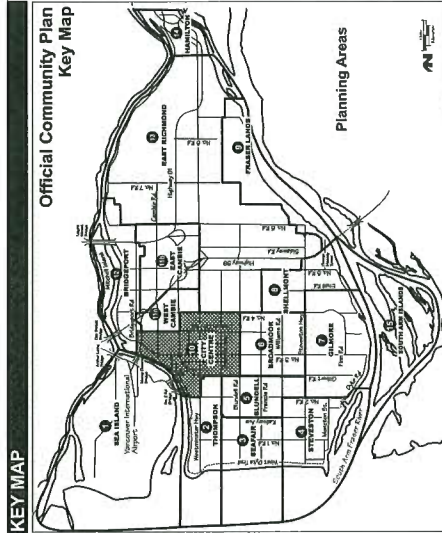
CONTEXT PLAN

DATE: 02/16/2016

CHECKED:

A0.01

15.05



Original Adoption: July 15, 1996 / Plan Adoption: February 16, 2004  
McLennan North Sub-Area Plan

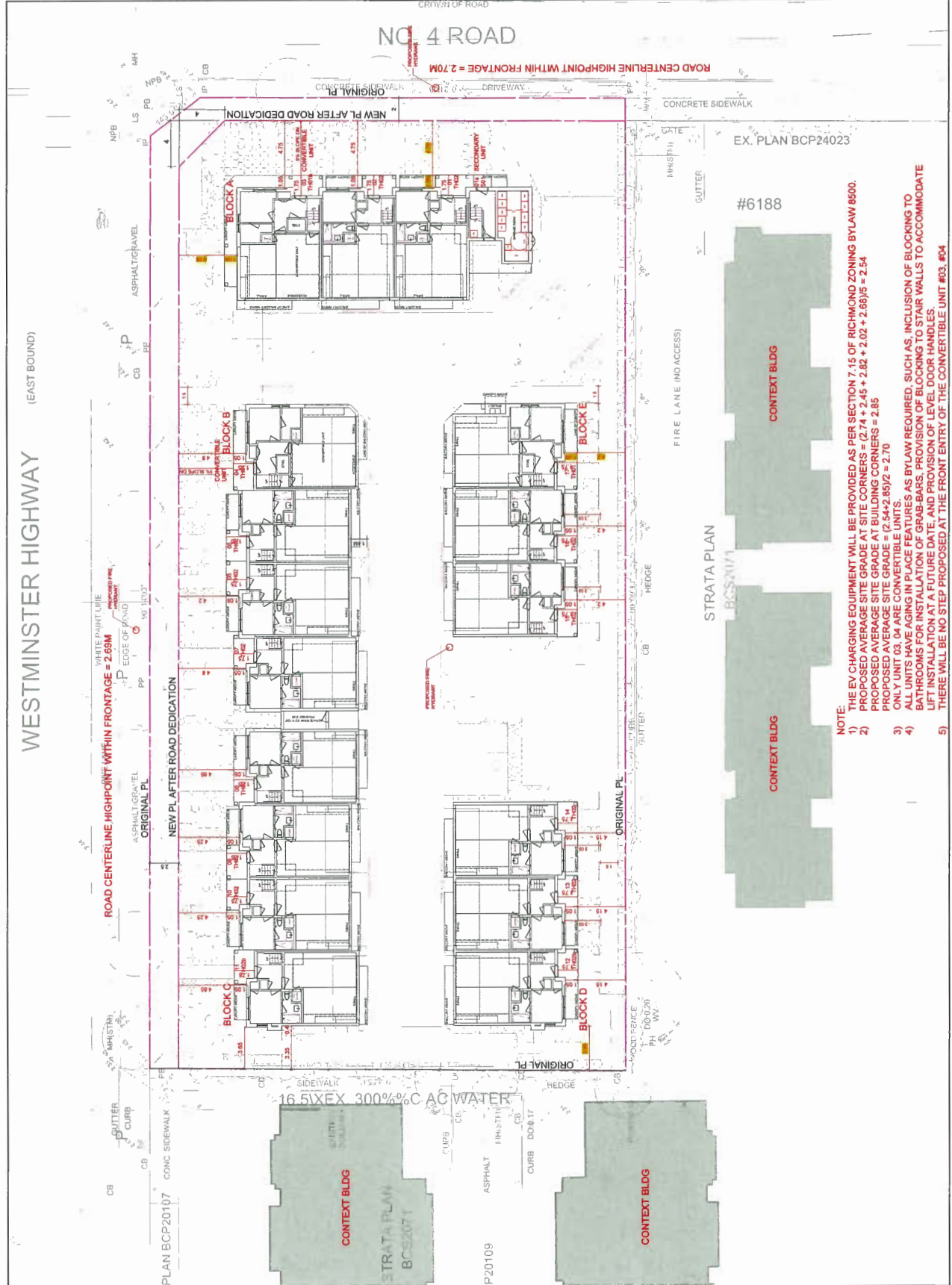








WESTMINSTER HIGHWAY (EAST BOUND)



REVISIONS:

- 1. OCTOBER 2016
- 2. JULY 2017
- 3. MARCH 2018
- 4. MARCH 2019
- 5. OCTOBER 2019
- 6. MARCH 2020
- 7. OCTOBER 2020
- 8. MARCH 2021
- 9. NOVEMBER 2021
- 10. JULY 2022

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SCALE

WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN

DATE: 10/20/22

A1.01

DP PLAN #1

15/05

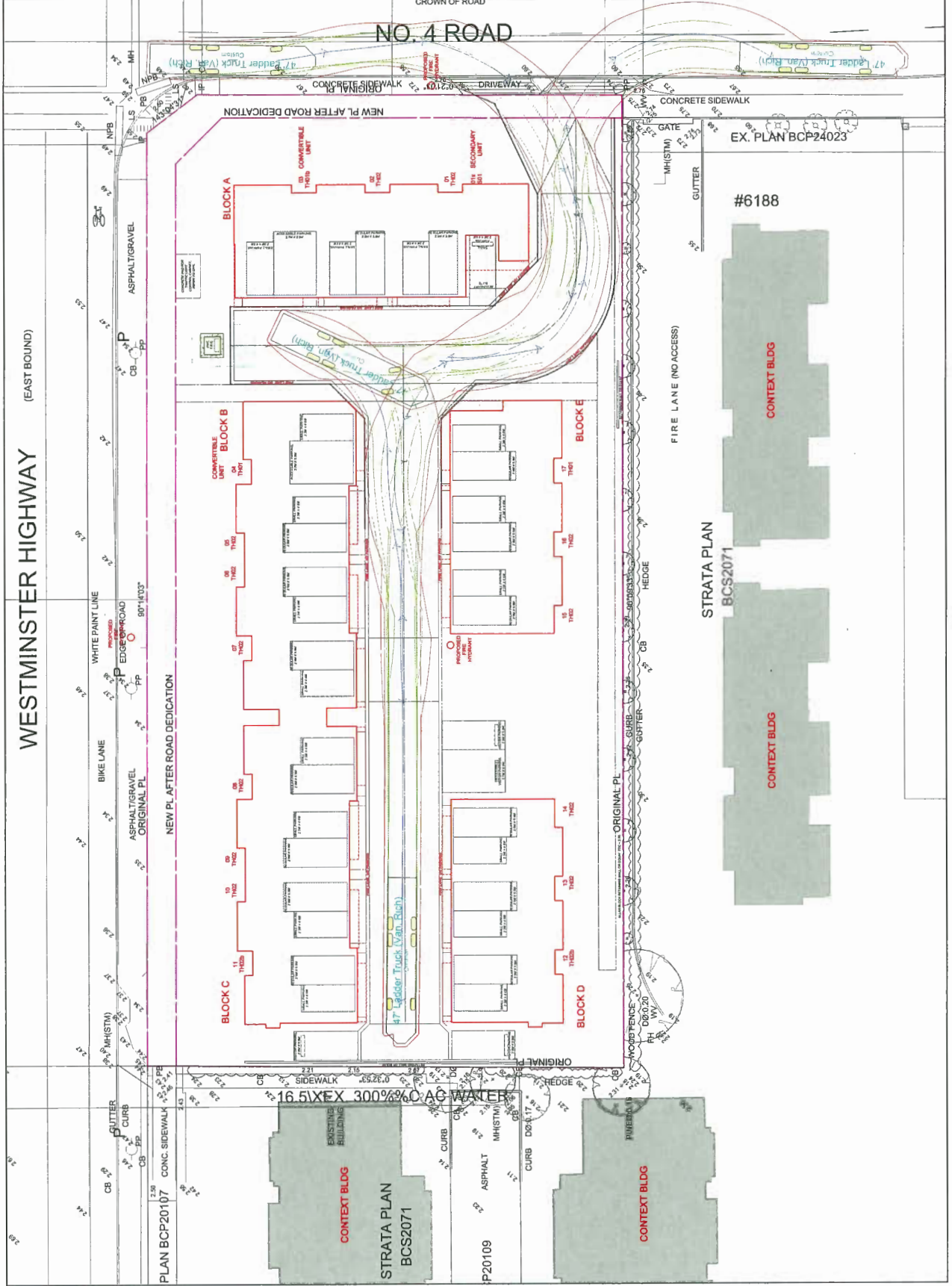
- NOTE:
- 1) THE EV CHARGING EQUIPMENT WILL BE PROVIDED AS PER SECTION 7.15 OF RICHMOND ZONING BYLAW 8500.
  - 2) PROPOSED AVERAGE SITE GRADE AT SITE CORNERS = (2.74 + 2.45 + 2.82 + 2.02 + 2.68)/5 = 2.54
  - 3) PROPOSED AVERAGE SITE GRADE AT BUILDING CORNERS = 2.85
  - 4) PROPOSED AVERAGE SITE GRADE = (2.54+2.85)/2 = 2.70
  - 5) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
  - 6) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
  - 7) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04

12. OCTOBER 03 2019 REBID FOR PERMITS AND PERMITS  
 11. JULY 23 2019 REBID FOR PERMITS AND PERMITS  
 10. MAY 14 2019 REBID FOR PERMITS AND PERMITS  
 9. MARCH 08 2019 REBID FOR PERMITS AND PERMITS  
 8. OCTOBER 19 2018 REBID FOR PERMITS AND PERMITS  
 7. OCTOBER 19 2018 REBID FOR PERMITS AND PERMITS  
 6. MARCH 12 2018 REBID FOR PERMITS AND PERMITS  
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 2. JULY 11 2017 REBID FOR PERMITS AND PERMITS  
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WESTGATE  
 6017 NO.4 ROAD  
 MASTER SITE PLAN  
 FIRE TRUCK ACCESS

A1.03a  
 15/05



WESTMINSTER HIGHWAY (EAST BOUND)

NO. 4 ROAD

NEW PL. AFTER ROAD DEDICATION

BLOCK A

BLOCK B

BLOCK C

BLOCK D

#6188

STRATA PLAN BCS2071

STRATA PLAN BCS2071

P20109

CONTEXT BLDG

CONTEXT BLDG

CONTEXT BLDG

CONTEXT BLDG

PLAN BCP20107

16.5% EX 300% C AC WATER



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DATE: 15/05/2018  
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 CHECKED BY: [Name]

NO. 4 ROAD

WESTGATE

6017 NO. 4 ROAD

MASTER SITE PLAN

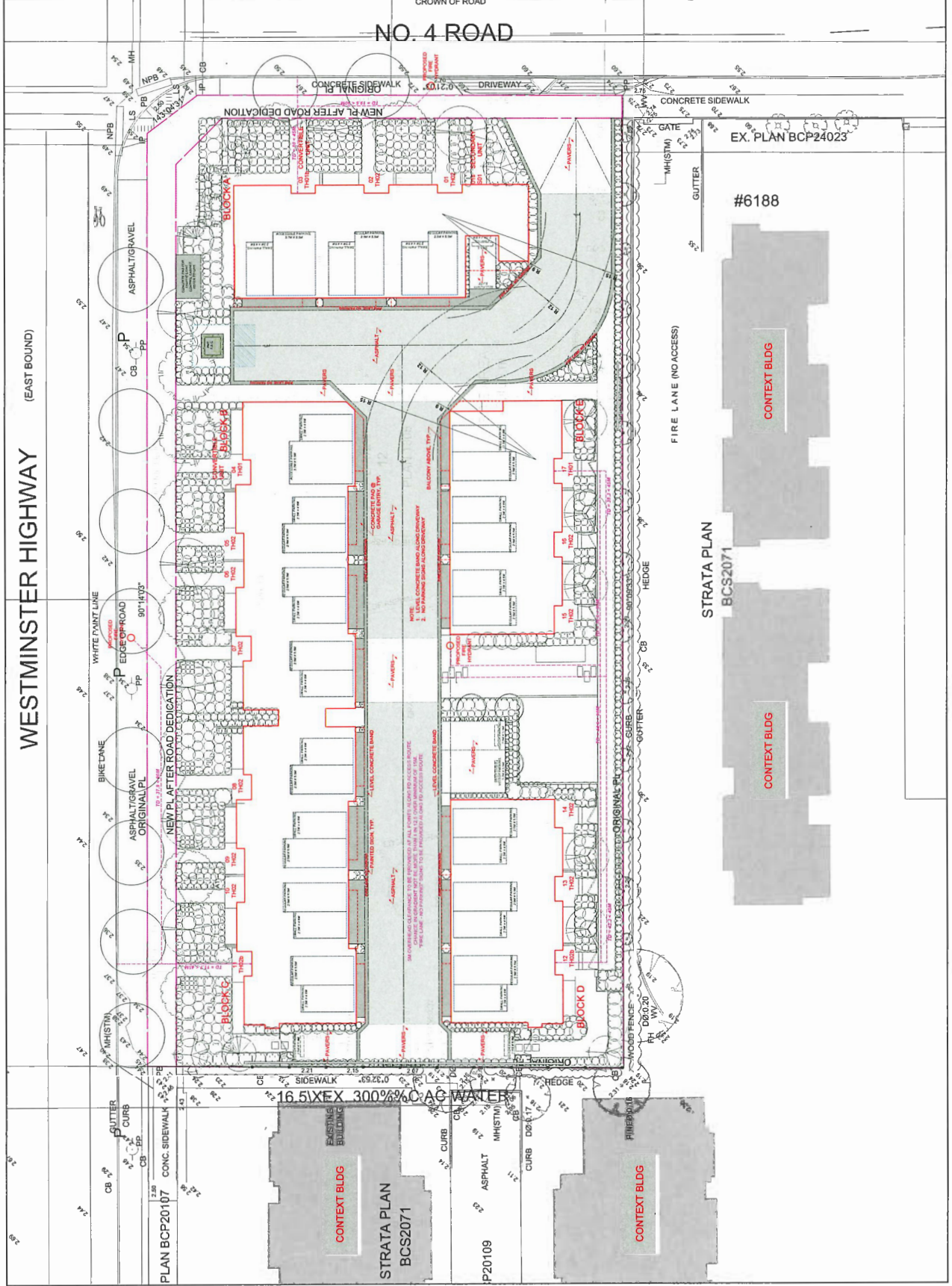
FIRE TRUCK ACCESS

1. OCTOBER 12 2014  
 2. JULY 27 2014  
 3. MARCH 19 2014  
 4. OCTOBER 19 2014  
 5. MARCH 12 2014  
 6. NOVEMBER 14 2013  
 7. AUGUST 13 2013  
 8. JULY 11 2013

DATE: 15/05/2018  
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A1.03b

15/05



WESTMINSTER HIGHWAY (EAST BOUND)

NO. 4 ROAD

WESTGATE

6017 NO. 4 ROAD

MASTER SITE PLAN

FIRE TRUCK ACCESS

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15/05



REVISIONS FOR:

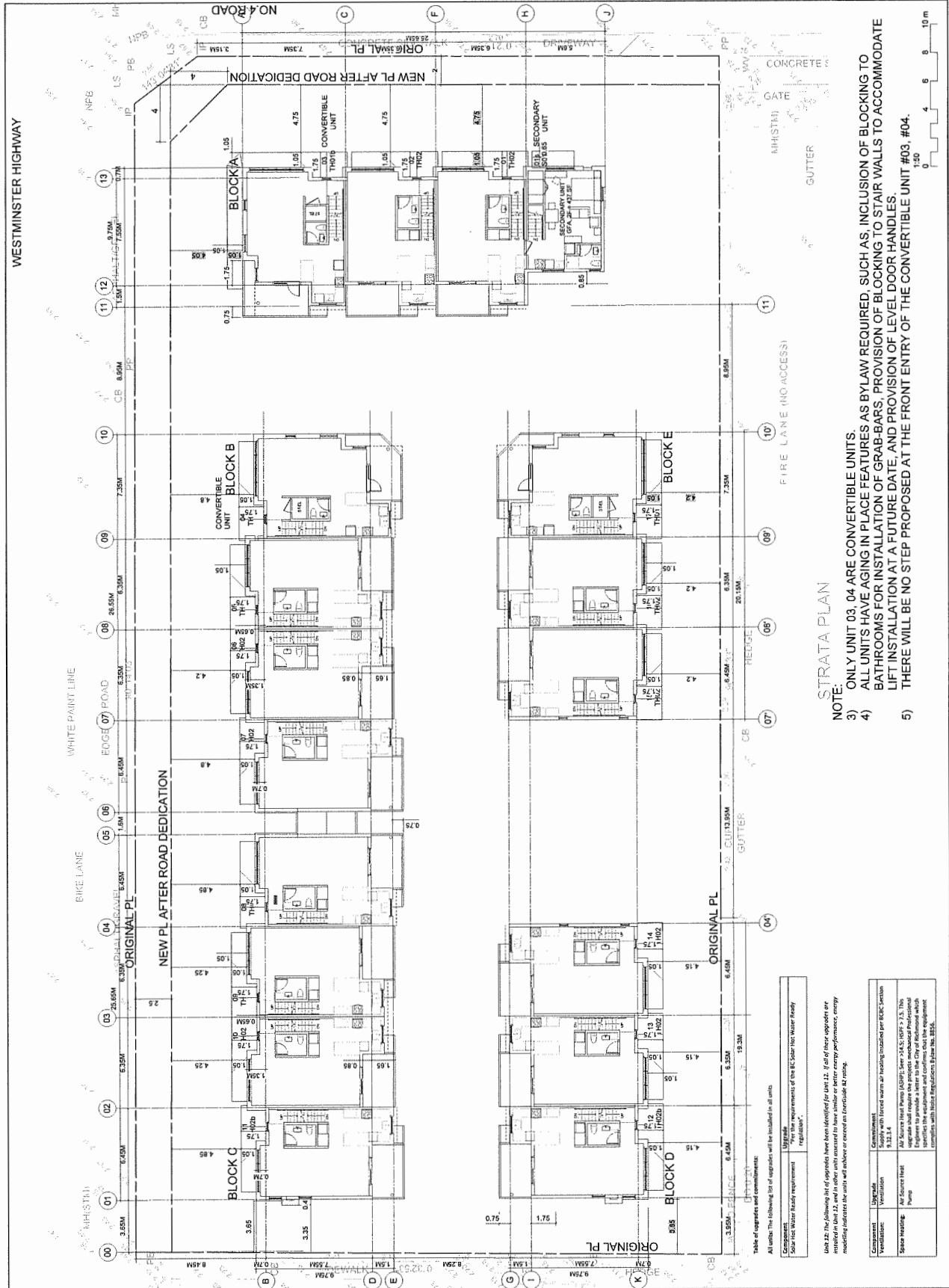
12	12 OCTOBER 2019	REDESIGN FOR RECUMENSION 4TH
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3	12 OCTOBER 2019	REDESIGN FOR RECUMENSION 4TH
2	12 OCTOBER 2019	REDESIGN FOR RECUMENSION 4TH
1	12 OCTOBER 2019	REDESIGN FOR RECUMENSION 4TH

DATE: 12 OCT 2019

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WESTAGTAGE  
6017 NO.4 ROAD  
2ND FLOOR PLAN

A2.02  
15.05



**STRATA PLAN**

- NOTE:
- ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
  - ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
  - THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

Table of aggregates and commitments:

All units: The following list of aggregates will be installed in all units:

Commitment	Lighting
Ventilation	All Source Heat Pumps
Space Heating	All Source Heat Pumps

Unit 03: The following list of aggregates have been identified for Unit 12. If all of these aggregates are installed in Unit 12, and in other units intended to have similar or better energy performance, energy modeling indicates the units will achieve or exceed the threshold of 70 mg.

Commitment	Lighting
Ventilation	All Source Heat Pumps
Space Heating	All Source Heat Pumps

Unit 04: The following list of aggregates will be installed in all units:

Commitment	Lighting
Ventilation	All Source Heat Pumps
Space Heating	All Source Heat Pumps

ISSUED FOR:

1. PRELIMINARY DESIGN  
2. PRELIMINARY DESIGN  
3. PRELIMINARY DESIGN

1. AUGUST 19 2011 ISSUED FOR PERMITS
2. JULY 22 2011 ISSUED FOR PERMITS
3. MARCH 18 2011 ISSUED FOR PERMITS
4. MARCH 18 2011 ISSUED FOR PERMITS
5. MARCH 18 2011 ISSUED FOR PERMITS
6. MARCH 18 2011 ISSUED FOR PERMITS
7. NOVEMBER 6 2011 ISSUED FOR PERMITS
8. JULY 19 2011 ISSUED FOR PERMITS

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SCALE:

WESTGATE

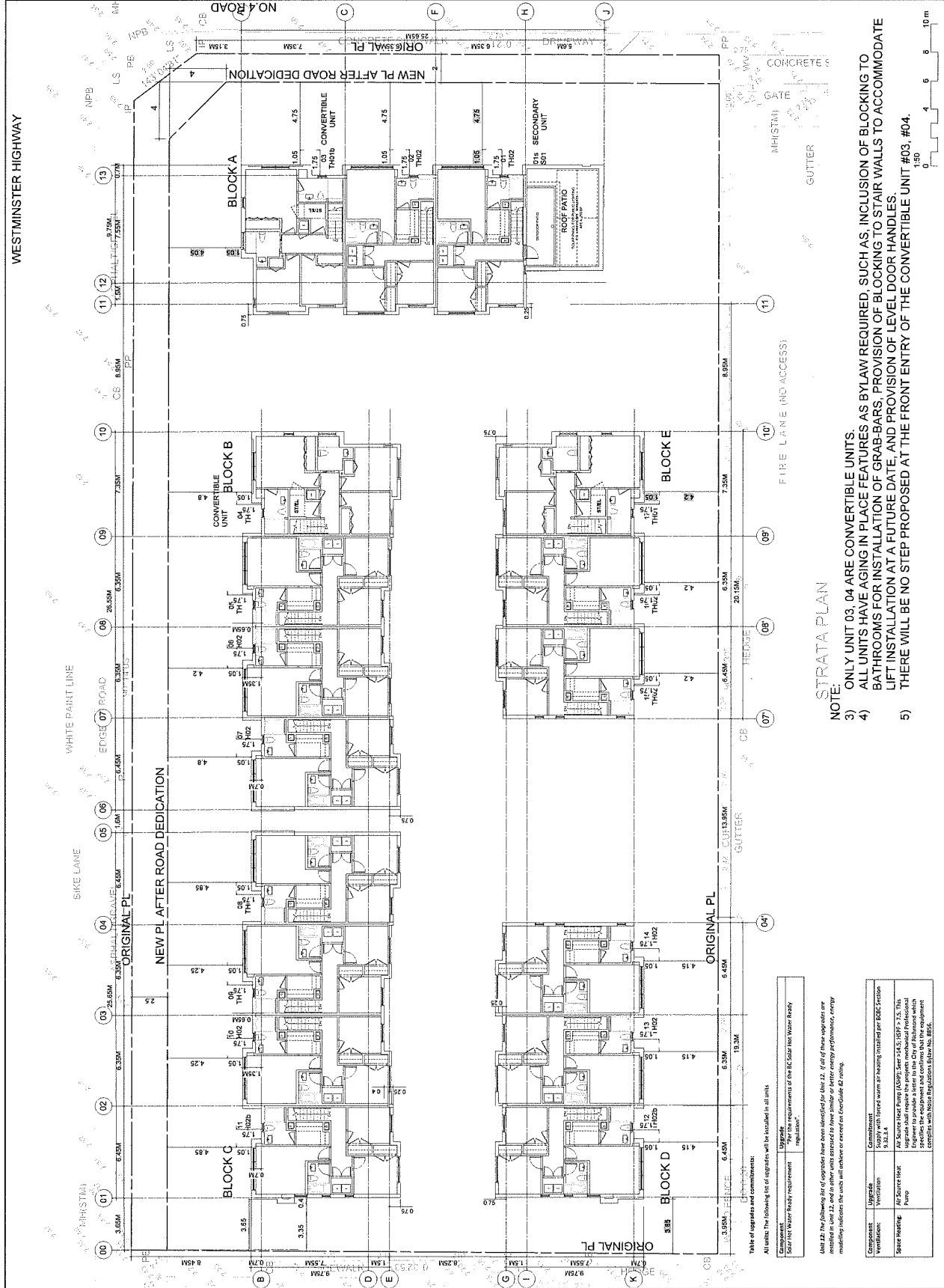
6017 NO.4 ROAD  
3RD FLOOR PLAN

DATE:

CHECKED:

A2.03

15-05



## STRATA PLAN

NOTE:

- 3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
- 4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
- 5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

Table of equipment and comments:

All units: The following list of equipment will be installed in all units

Equipment	Comments
Supply Hot Water Ready requirement	Upgrade for the requirements of the BC Clear Hot Water Ready requirement.

Unit 03: The following list of equipment has been identified for Unit 03. If any of these equipment are installed in Unit 03, and in other units located to have similar or better energy performance, energy modelling indicates the units will achieve or exceed an EnergyGuide G rating.

Equipment	Comments
Vertical Ventilation	Supply with lowest warm air heating installed per BCBC Section 9.33.3.4
Space Heating	Air Source Heat Pump (ASHP) per 9.45.5; ASHP > 7.5. This Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with BCBC Regulation Section 9.45.5.







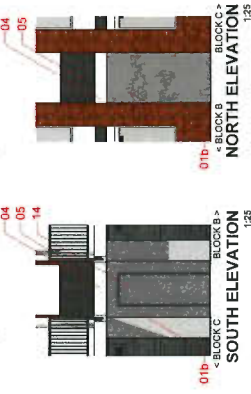


**MATERIAL LEGEND**

- 01A. CERAMITICUS PANEL, W/ COLOR-MATCH TRIM, WHITE
- 01B. CERAMITICUS PANEL, W/ COLOR-MATCH TRIM, GREY
- 02. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. PAINTED WOOD TRIM, GREY
- 06. CONCRETE W/SPAND
- 07. POWDER-COATED DOWNPIPE, GREY
- 08. POWDER-COATED DOWNPIPE, WHITE
- 09. POWDER-COATED GUARDRAIL, GREY
- 10. POWDER-COATED GUARDRAIL, WHITE
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. HOLLOW METAL, WOOD GRAIN, BROWN
- 13. HOLLOW METAL, WOOD GRAIN, GREY
- 14. HOLLOW METAL, WOOD GRAIN, GREY
- 15. HOLLOW METAL, WOOD GRAIN, GREY
- 16. PAINTED SHUTTERS, WOOD PANEL, WHITE

PAINTED WOOD SHUTTERS PROJECT IN COLOR LAM  
PAINTED WOOD SHUTTERS PROJECT IN COLOR LAM

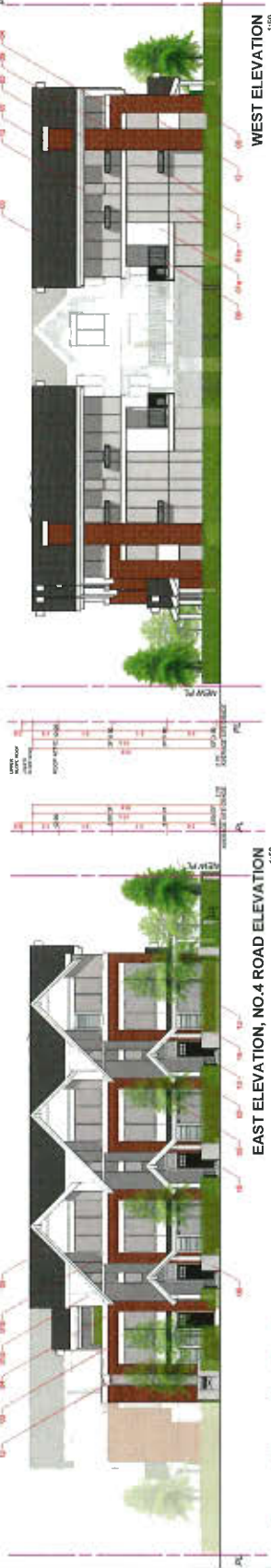
**ELECTRICAL ROOM BETWEEN BLOCK B & C**



**01h < BLOCK B > SOUTH ELEVATION 1:25**  
**01h < BLOCK C > NORTH ELEVATION 1:25**



**NORTH ELEVATION, WESTMINSTER HIGHWAY ELEVATION 1:50**



**EAST ELEVATION, NO.4 ROAD ELEVATION 1:50**



**SOUTH ELEVATION 1:50**

SCALE

WESTGATE

6017 NO.4 ROAD

SITE ELEVATIONS

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CLIENT: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

15-25

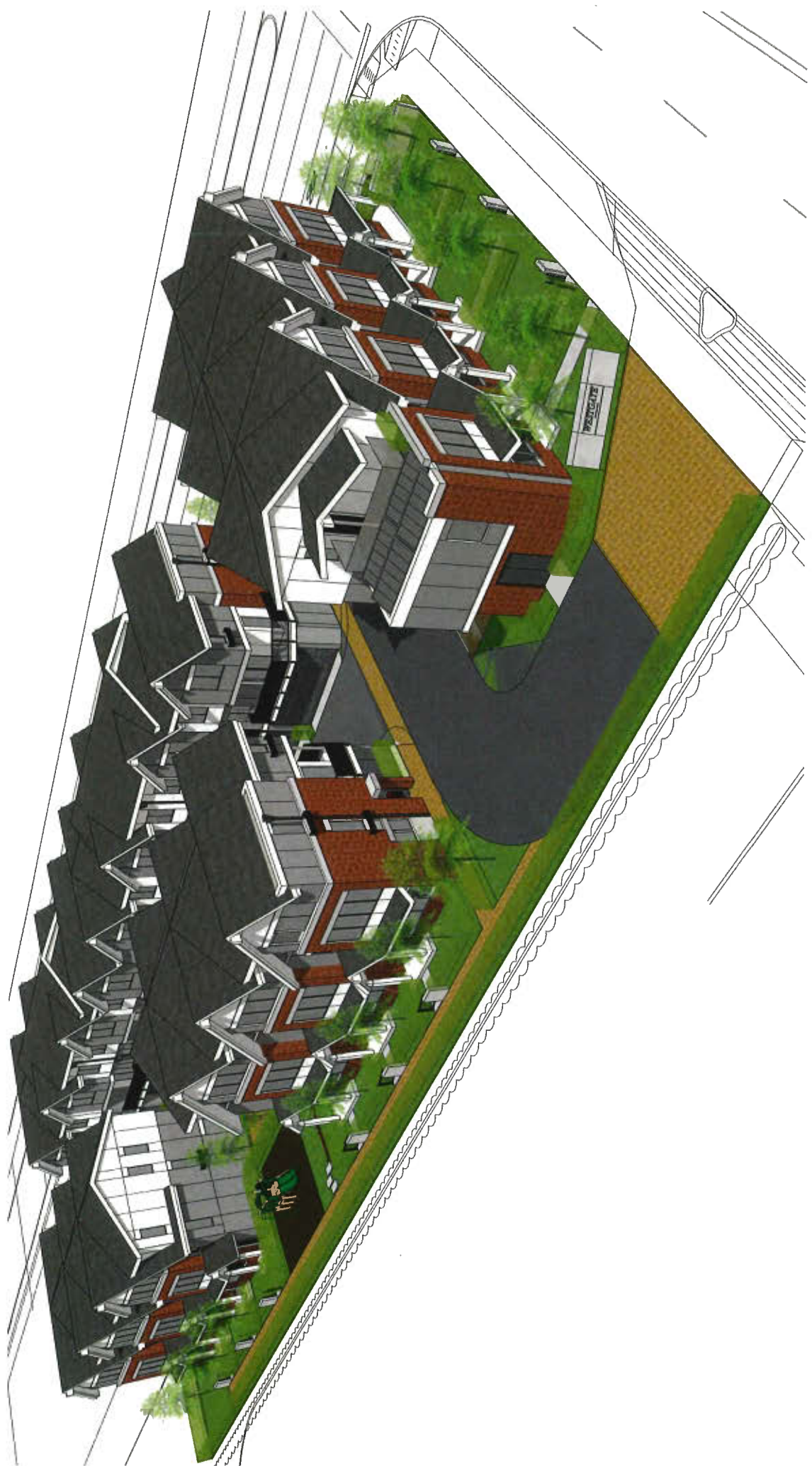
A3.01 DP PLAN #4



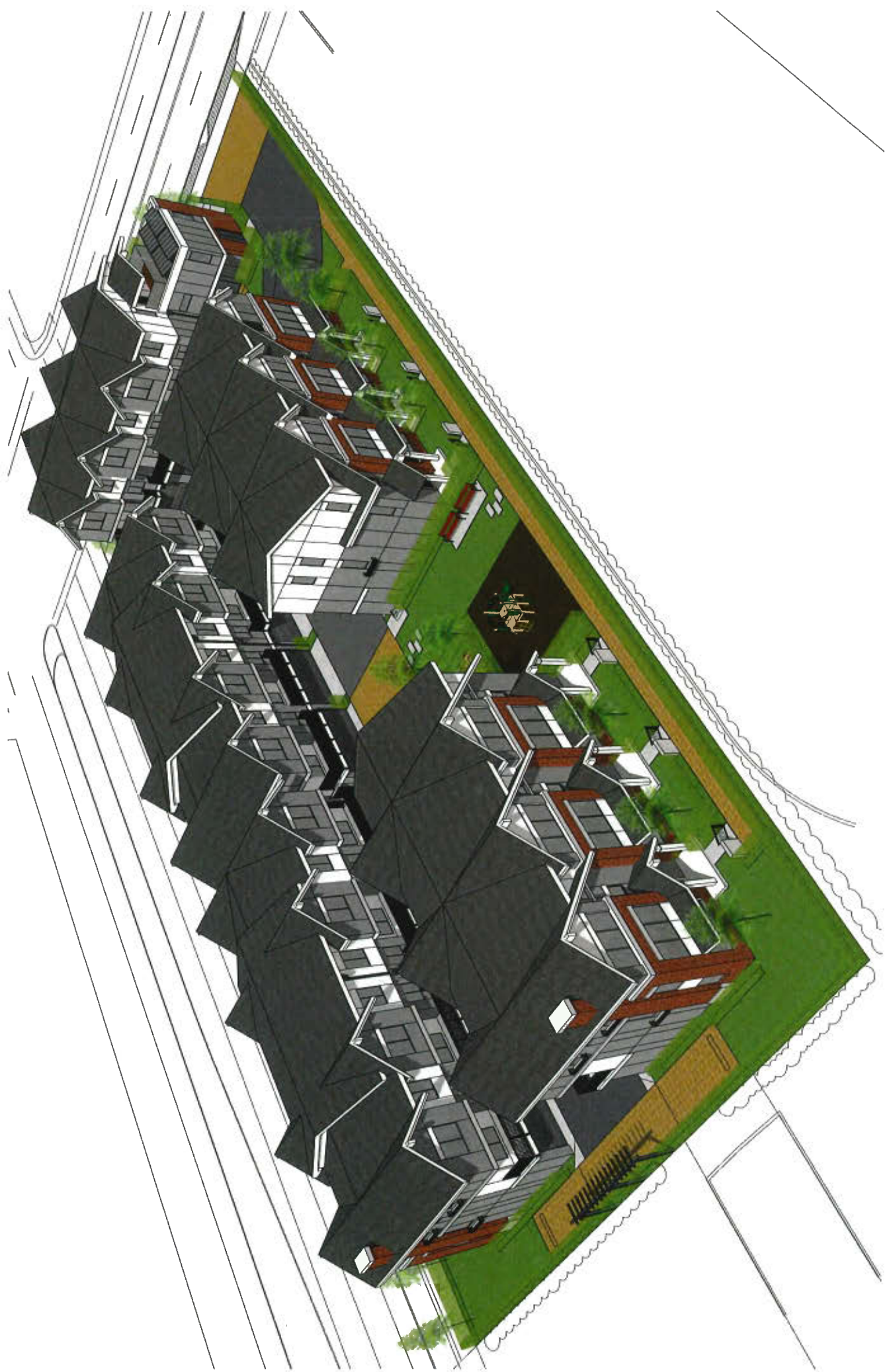






















REVISIONS

NO. DATE BY

12. OCTOBER 03 2019
11. JULY 25 2019
10. JULY 25 2019
9. MARCH 28 2019
8. MARCH 28 2019
7. OCTOBER 10 2018
6. OCTOBER 10 2018
5. MARCH 12 2018
4. MARCH 12 2018
3. NOVEMBER 1 2017
2. JANUARY 3 2017
1. JULY 15 2016

REASON

1. REVISION FOR REVISION-UP
2. REVISION FOR REVISION-UP
3. REVISION FOR REVISION-UP
4. REVISION FOR REVISION-UP
5. REVISION FOR REVISION-UP
6. REVISION FOR REVISION-UP
7. REVISION FOR REVISION-UP
8. REVISION FOR REVISION-UP
9. REVISION FOR REVISION-UP
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11. REVISION FOR REVISION-UP
12. REVISION FOR REVISION-UP

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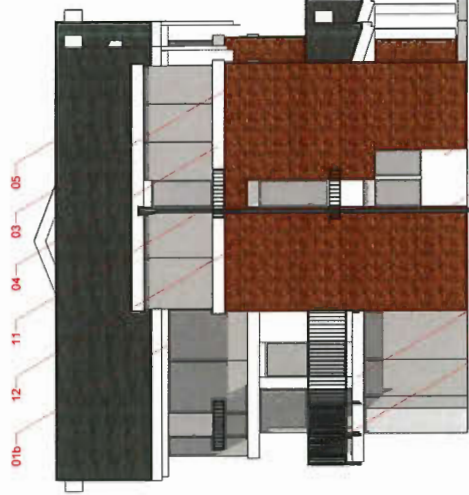
DATE

BY

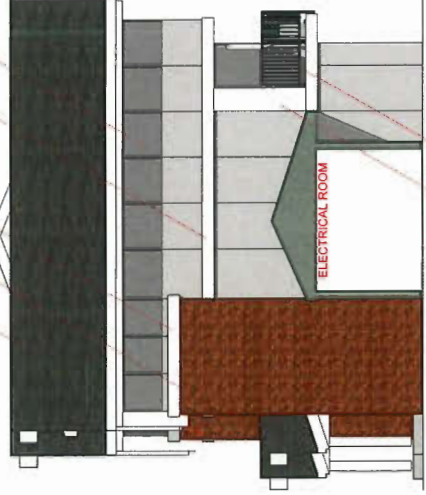
DATE

### MATERIAL LEGEND

- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 02. BRICK VENEER
- 03. PAINTED WOOD TRIM, WHITE
- 04. ASPHALT SHINGLE, GREY
- 05. CONCRETE UPSTAND
- 06. POWDER-COATED GUARDRAIL, GREY
- 07. POWDER-COATED DOWNPIPE, GREY
- 08. POWDER-COATED METAL GATE, GREY
- 09. POWDER-COATED METAL PLANTER, BLACK
- 10. HOLLOW METAL DOOR, DARK BROWN
- 11. HOLLOW METAL DOOR, GREY
- 12. GARAGE METAL SECTIONAL DOOR, GREY
- 13. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



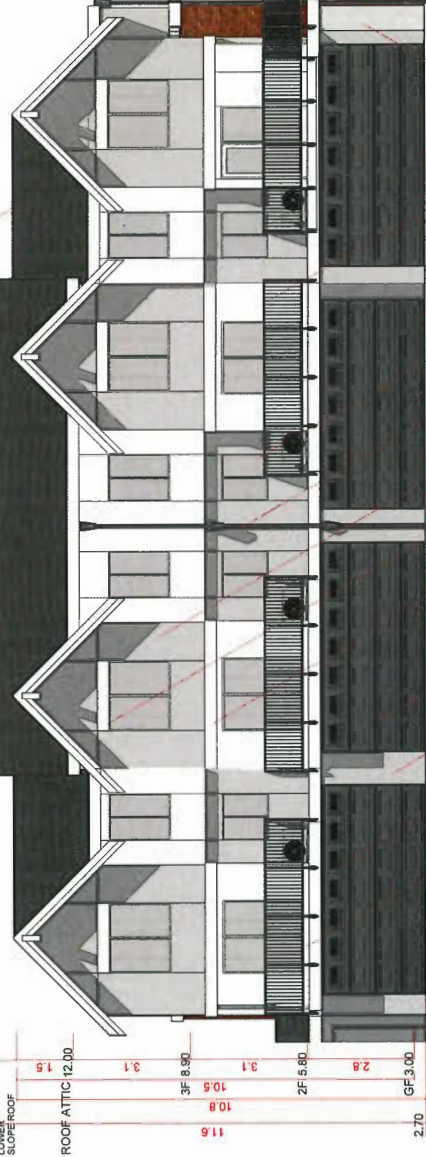
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1:25



WEST ELEVATION  
1:25



NORTH ELEVATION  
1:25



SOUTH ELEVATION  
1:25

WESTGATE

6017 NO.4 ROAD  
BUILDING ELEVATIONS  
BLOCK B

DRAWN BY DATE

CHECKED

A3.03

DP PLAN #4b

15/05

REVISIONS

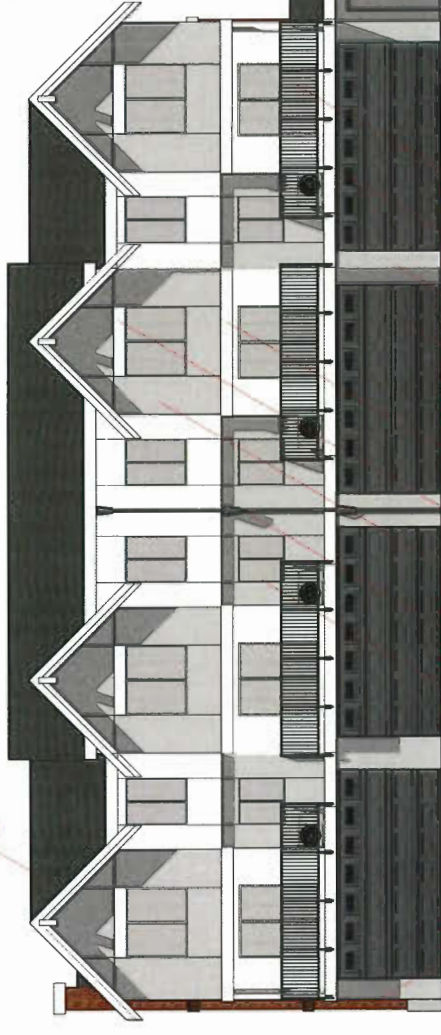
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2	10/20/2018	ISSUED FOR PERMITS
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4	10/20/2018	ISSUED FOR PERMITS
5	10/20/2018	ISSUED FOR PERMITS
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8	10/20/2018	ISSUED FOR PERMITS
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10	10/20/2018	ISSUED FOR PERMITS
11	10/20/2018	ISSUED FOR PERMITS
12	10/20/2018	ISSUED FOR PERMITS
13	10/20/2018	ISSUED FOR PERMITS
14	10/20/2018	ISSUED FOR PERMITS
15	10/20/2018	ISSUED FOR PERMITS
16	10/20/2018	ISSUED FOR PERMITS

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CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES.  
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CONTRACT DOCUMENTS WITHOUT DELAY.  
ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

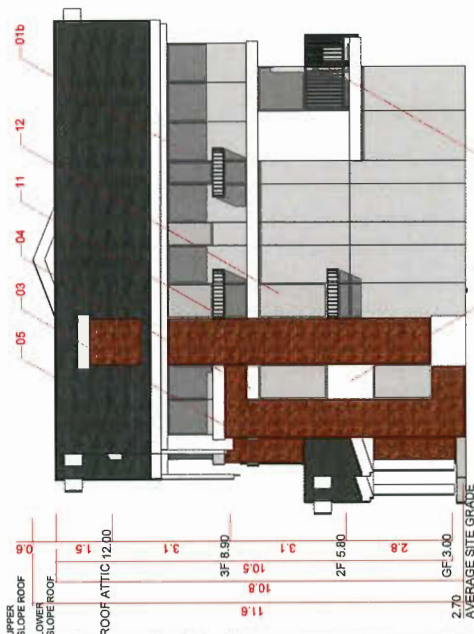
- MATERIAL LEGEND**
- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
  - 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
  - 03. BRICK VENEER
  - 04. PAINTED WOOD TRIM, WHITE
  - 05. ASPHALT SHINGLE, GREY
  - 06. CONCRETE
  - 07. CONCRETE POST/STAND
  - 08. POWDER-COATED GUARDRAIL, GREY
  - 09. POWDER-COATED DOWNPIPE, GREY
  - 10. POWDER-COATED METAL GATE, GREY
  - 11. WOOD-FRAME METAL PLANTER, BLACK
  - 12. VINYL WINDOW, WHITE
  - 13. HOLLOW METAL DOOR, DARK BROWN
  - 14. HOLLOW METAL SECTIONAL DOOR, GREY
  - 15. GARAGE METAL SECTIONAL DOOR, GREY
  - 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



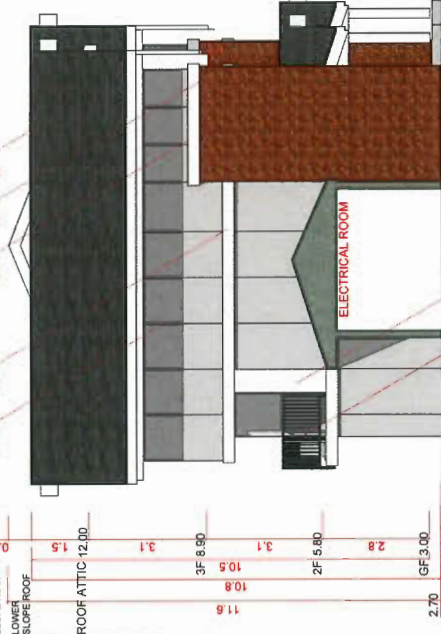
NORTH ELEVATION  
1:25



SOUTH ELEVATION  
1:25



WEST ELEVATION  
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EAST ELEVATION  
1:25

WESTGATE

6017 NO.4 ROAD  
BUILDING ELEVATIONS  
BLOCK C

ISSUED FOR PERMITS

A3.04  
DP PLAN #4C  
15-05



ISSUED FOR:

6017 NO. 4 ROAD  
BUILDING ELEVATIONS  
BLOCK D

- 12. OCTOBER 10, 2019 ISSUED FOR PERMITS (P1)
- 13. OCTOBER 10, 2019 ISSUED FOR PERMITS (P1)
- 14. JULY 28, 2019 ISSUED FOR PERMITS (P1)
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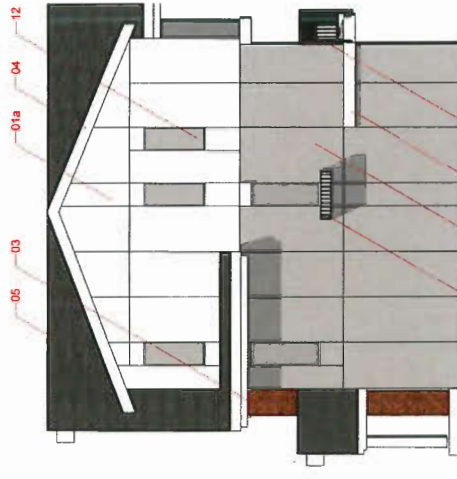
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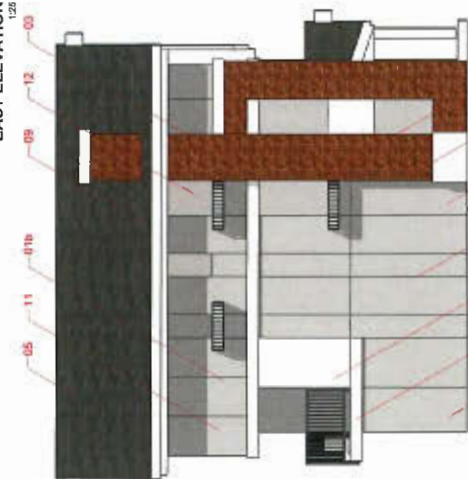
### MATERIAL LEGEND

- 01a. CERAMITICUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CERAMITICUS PANEL W/ COLOR-MATCH TRIM, GREY
- 02. BRICK VENEER
- 03. PAINTED WOOD TRIM, WHITE
- 04. ASPHALT SHINGLE, GREY
- 05. CONCRETE
- 06. CONCRETE
- 07. CONCRETE
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. WOODEN FLOORING, WHITE
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

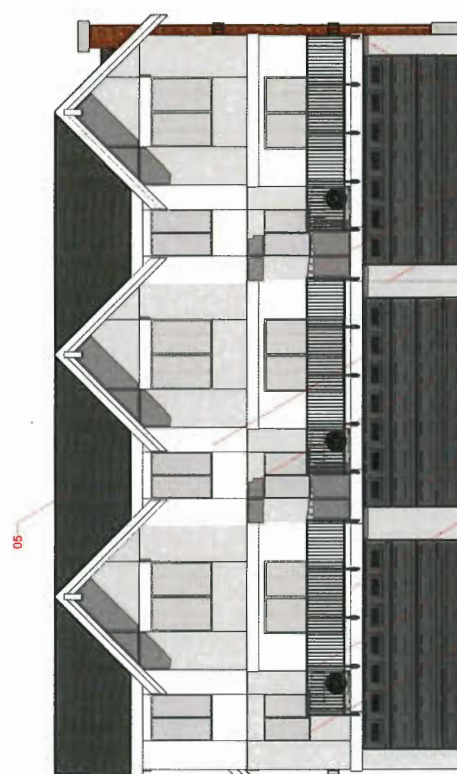


NORTH ELEVATION  
12.00

EAST ELEVATION  
12.00



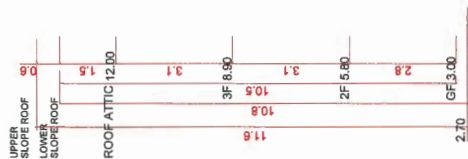
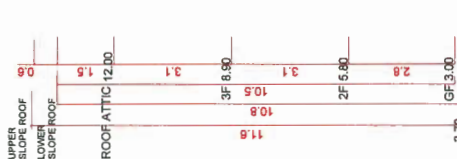
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12.00



SOUTH ELEVATION  
12.00



EAST ELEVATION  
12.00



WESTGATE

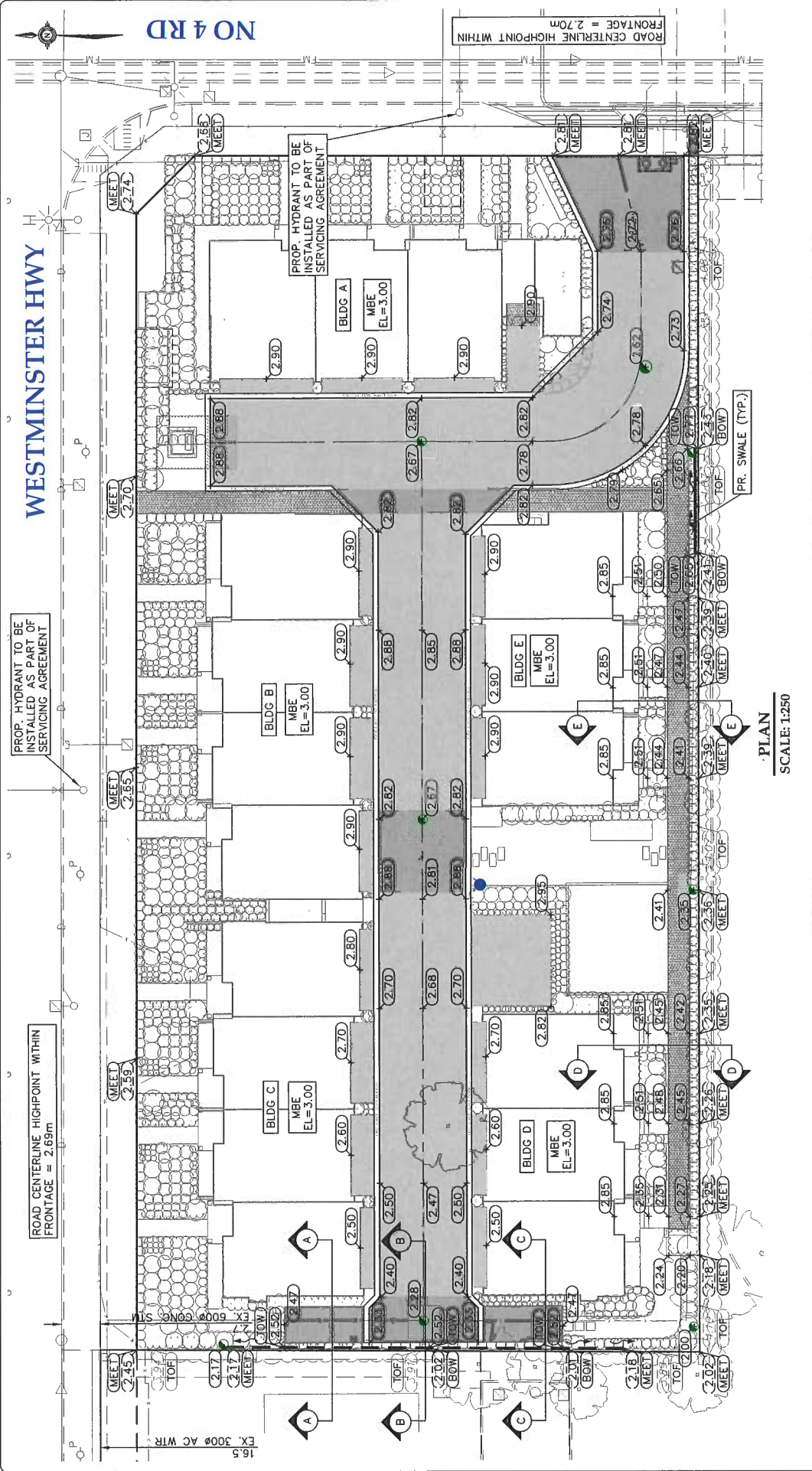
6017 NO. 4 ROAD  
BUILDING ELEVATIONS  
BLOCK D

OWNER:  
DATE:  
CHECKED:

A3.05  
DP PLAN #4d  
1405







TITLE: **LOT GRADING PLAN**  
6017 NO. 4 ROAD

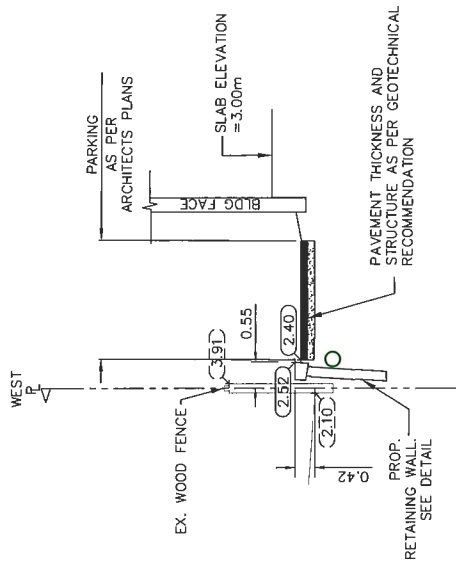
DESIGN: RT  
DRAWN: RT DWG. No.:  
CHECKED: BCD SCALE: 1 : 250 DATE: JAN 2018  
ENGINEER: RF SEC. No.: 10-4-6 SHT No.: 1 OF 1

01 OCT 2019

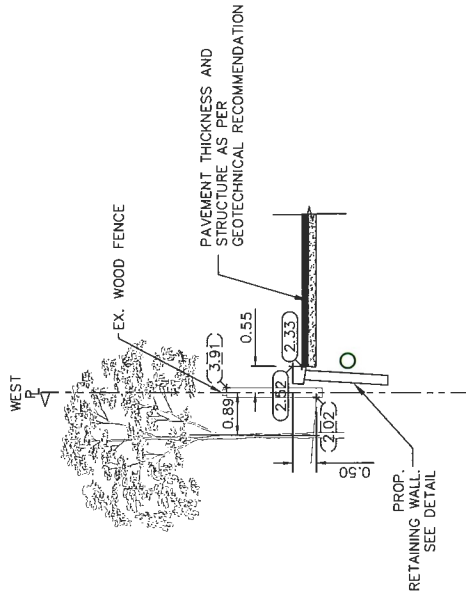
REV'N	DATE	BY	CH.	RF	GP	ISSUED FOR COORDINATION	DESCRIPTION
0.	14 OCT 2019						

CoreConcept  
CONSULTING LTD.  
#220-2639 Viking Way, Richmond, BC, V6V 3B7  
www.coreconceptconsulting.com

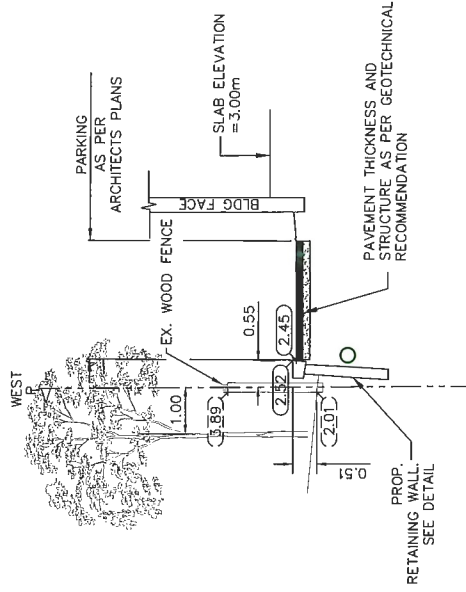
WYDANCO DEVELOPMENTS  
Core Concept Consulting Project No. 16107  
DWG. 1 OF 4



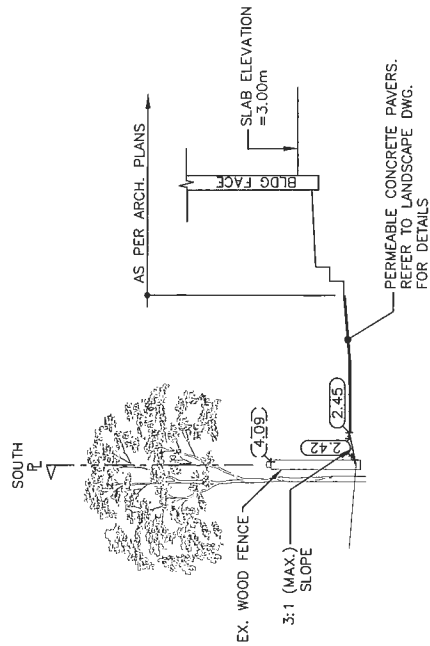
**TYPICAL RET. WALL (SECTION THRU A-A)**  
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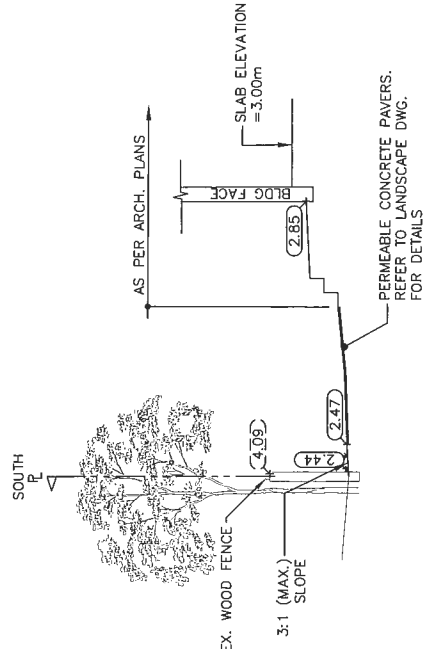
**TYPICAL RET. WALL (SECTION THRU B-B)**  
SCALE = 1:100 HOR., 1:50 VERT.



**TYPICAL RET. WALL (SECTION THRU C-C)**  
SCALE = 1:100 HOR., 1:50 VERT.



**TYPICAL SECTION (THRU D-D)**  
SCALE = 1:100 HOR., 1:50 VERT.



**TYPICAL SECTION (THRU E-E)**  
SCALE = 1:100 HOR., 1:50 VERT.

REFER TO DWG. 2 OF 4 FOR LOT GRADING DETAILS.  
REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS

**CoreConcept CONSULTING LTD.**  
#220-2639 Viking Way, Richmond, BC, V6V 3B7  
www.coreconceptconsulting.com

**WYDANCO DEVELOPMENTS**  
Core Concept Consulting Project No. 16107  
DWG. 3 OF 4

REV'N	DATE	BY	GP	RF	CH.	DESCRIPTION
0.	01 OCT 2019					ISSUED FOR COORDINATION

01 OCT 2019

REVISIONS

**TITLE: LOT GRADING SECTIONS**  
6017 NO. 4 ROAD

DESIGN:	RT	DWG. No.:	
DRAWN:	RT	SCALE:	1 : 250
CHECKED:	BCD	DATE:	JAN 2018
ENGINEER:	RF	SEC. No.:	10-4-6
		SHT No.:	1 OF 1







VIEW C



COWELL VOLKSWAGEN

VIEW A1



FUTURE HYUNDAI DEALERSHIP

VIEW A2



MAZDA DEALERSHIP

INFINITY RICHMOND

VIEW A3



FUTURE TOYOTA DEALERSHIP

VIEW A4

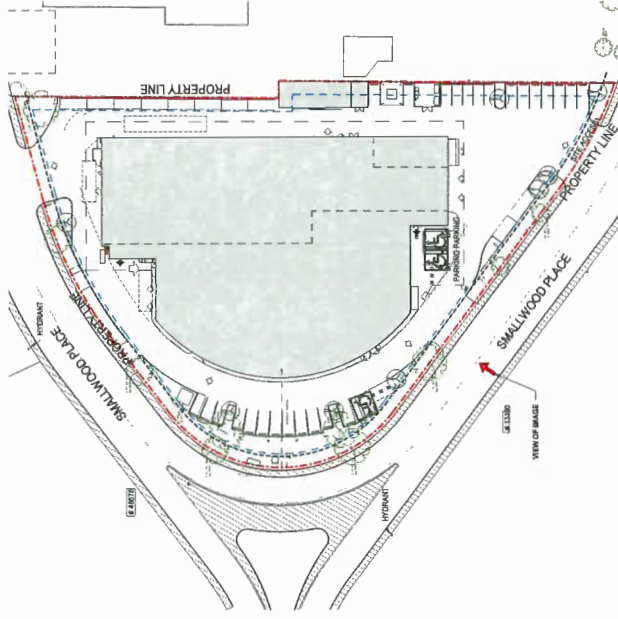


RICHMOND NATURE PARK EAST

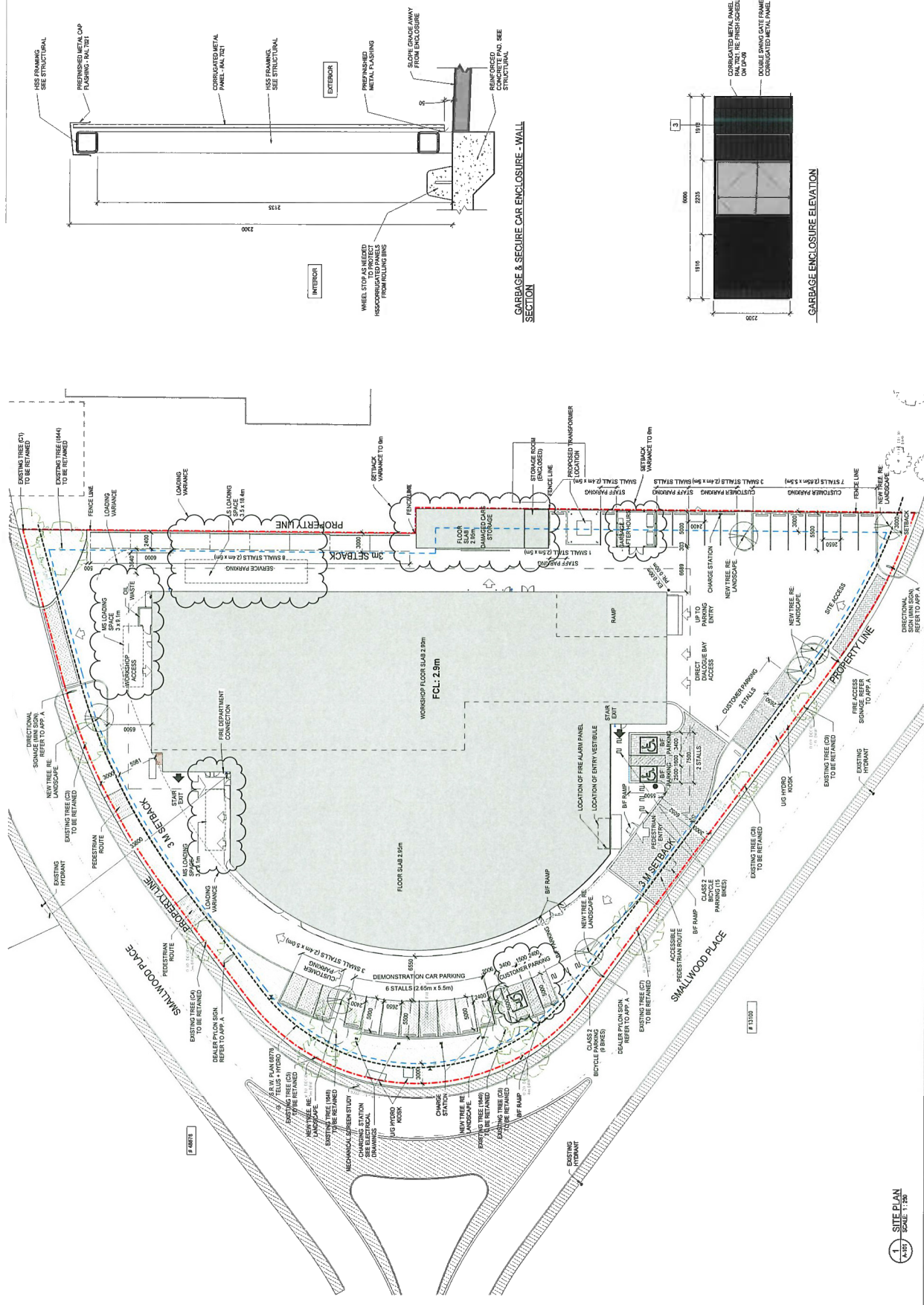
MAZDA DEALERSHIP

VIEW A5

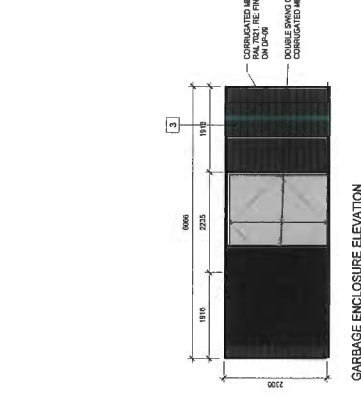
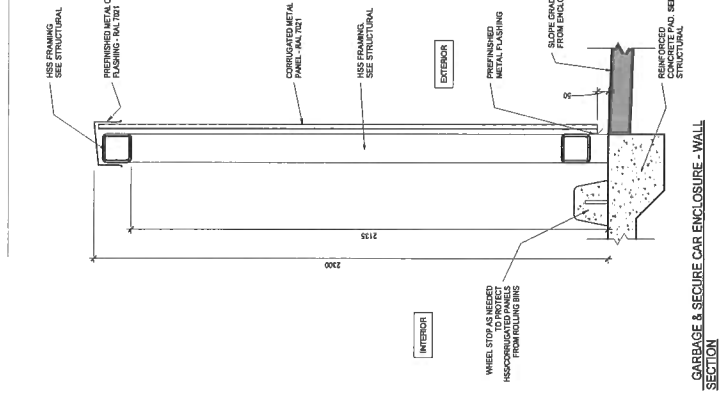






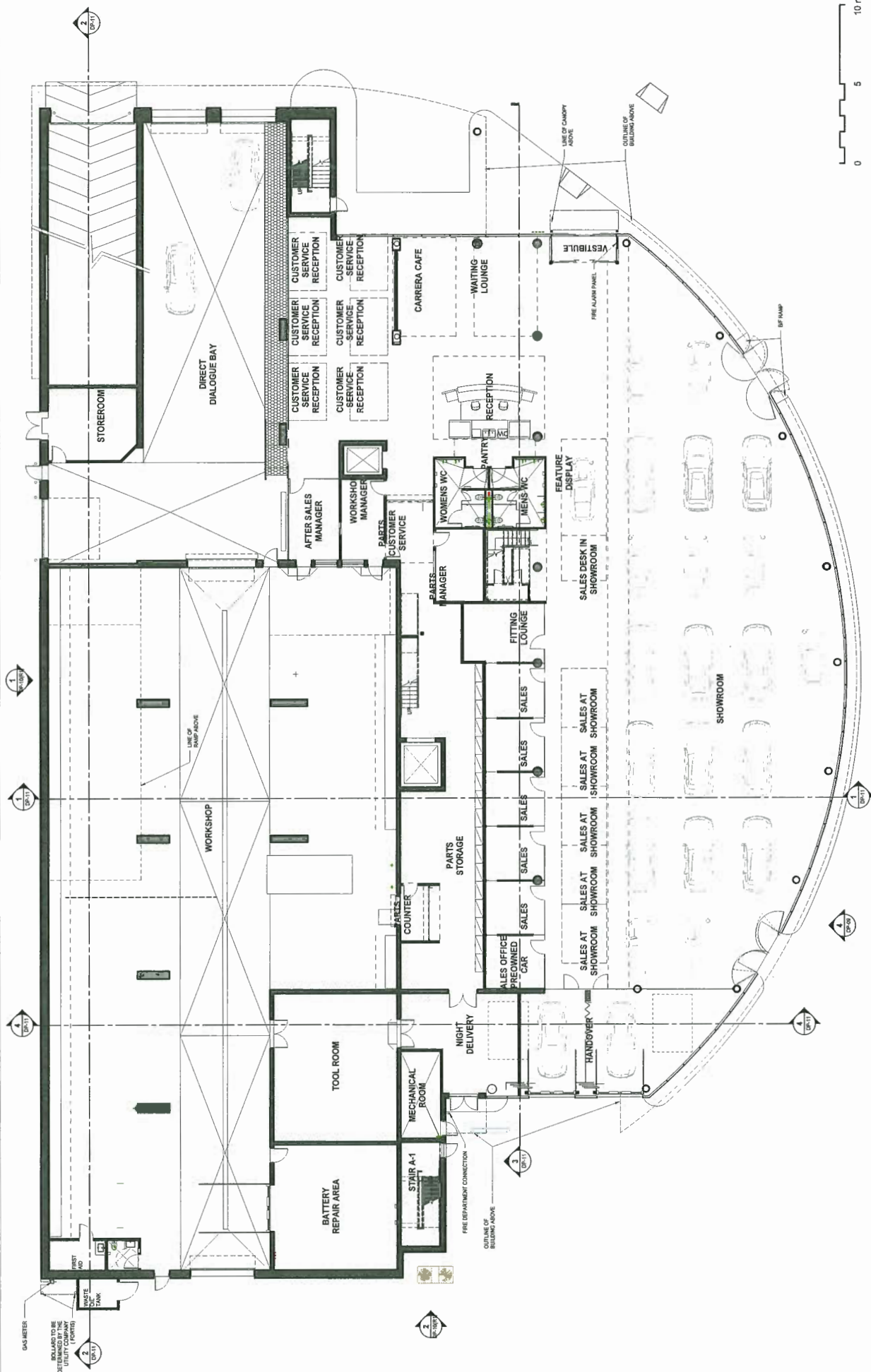


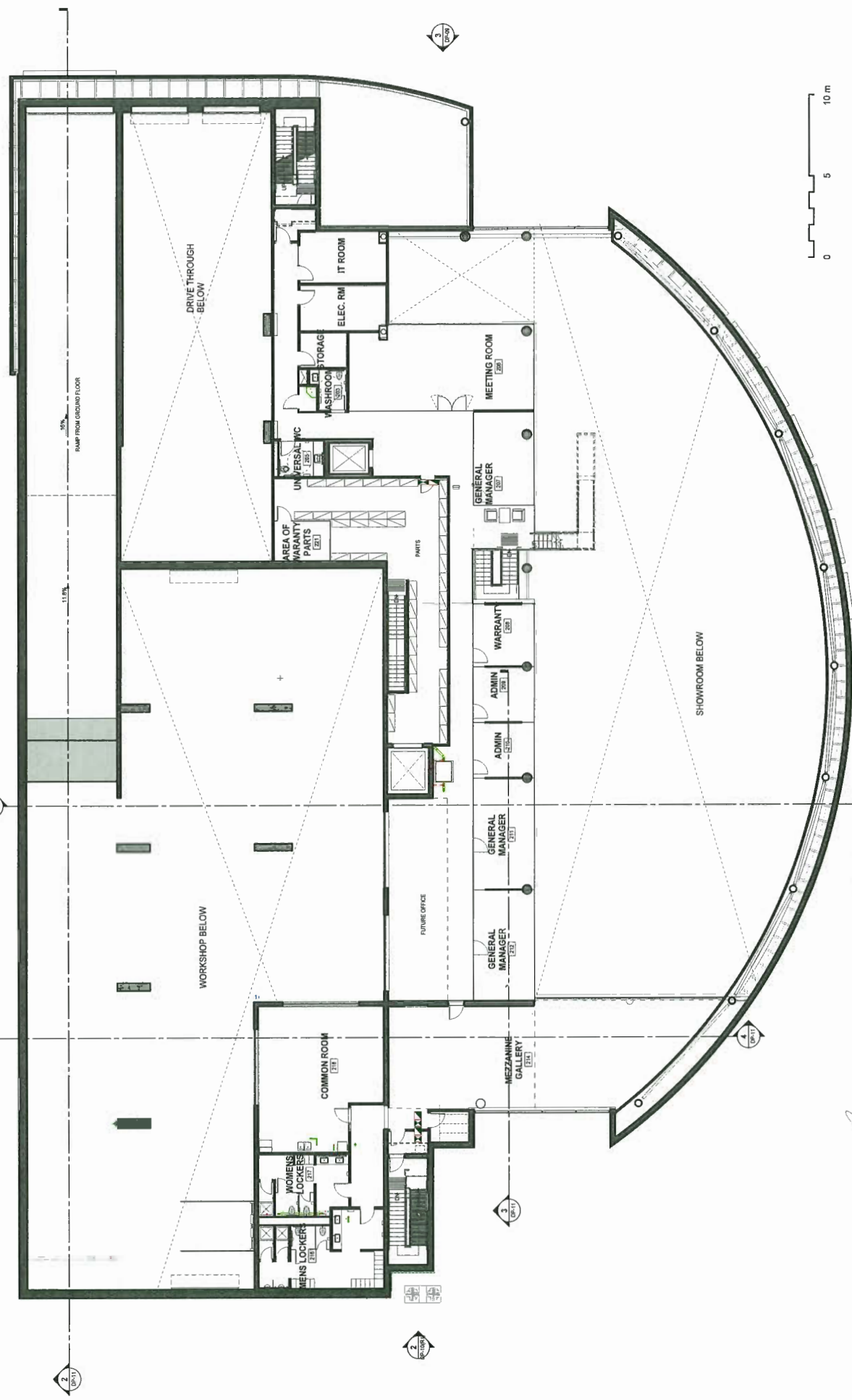
1 SITE PLAN  
SCALE 1:250



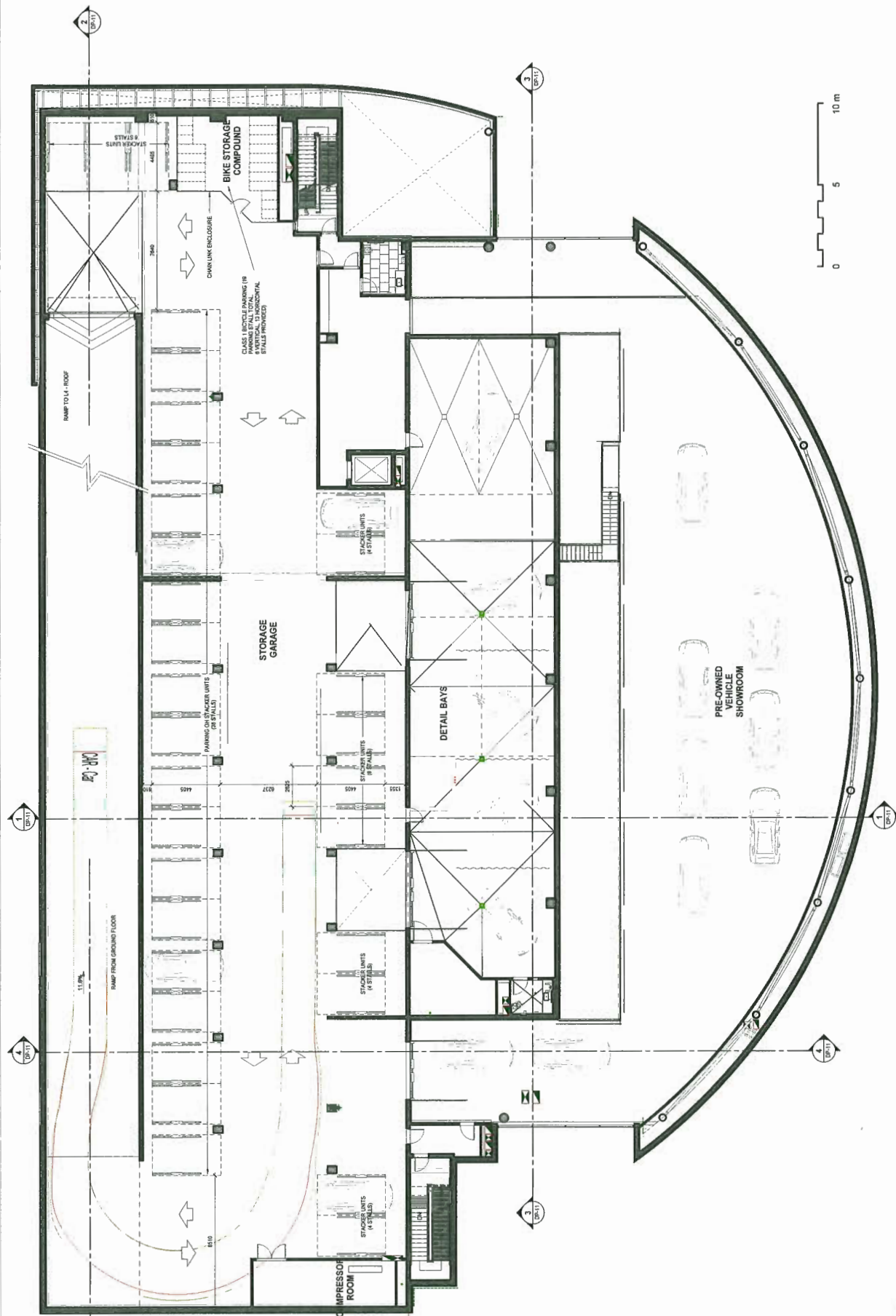


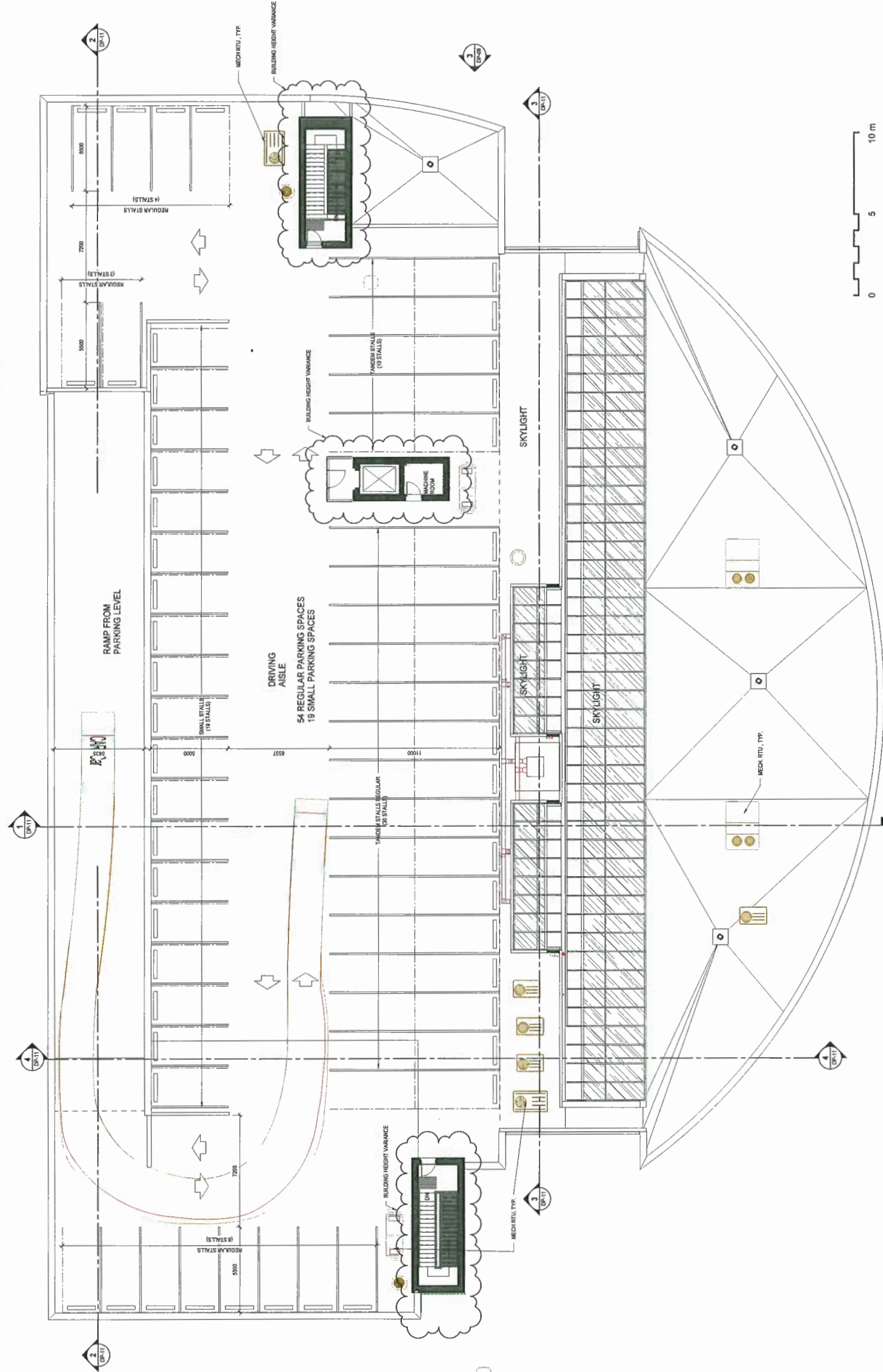




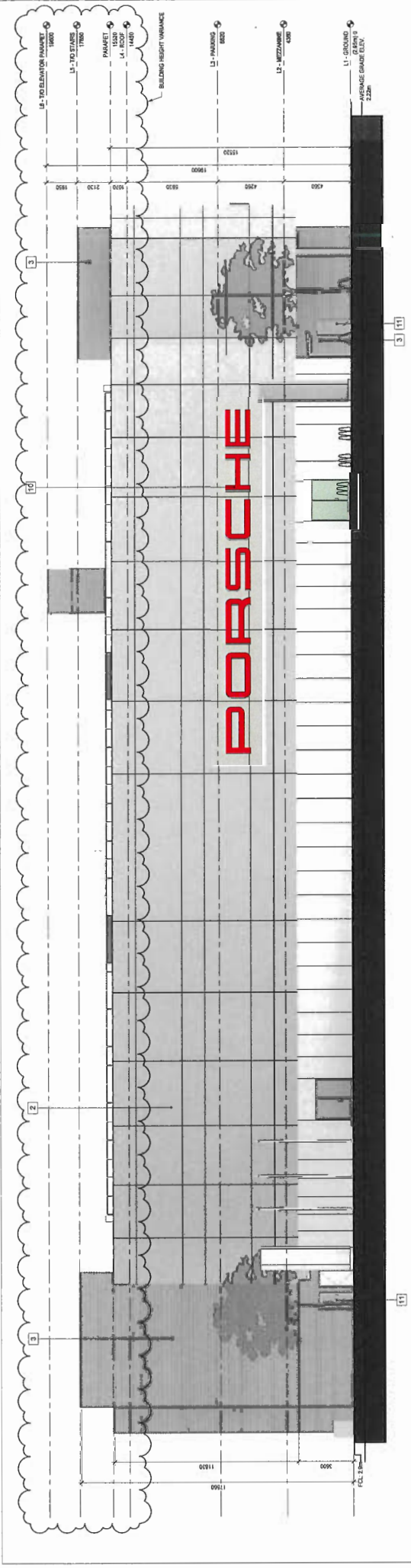








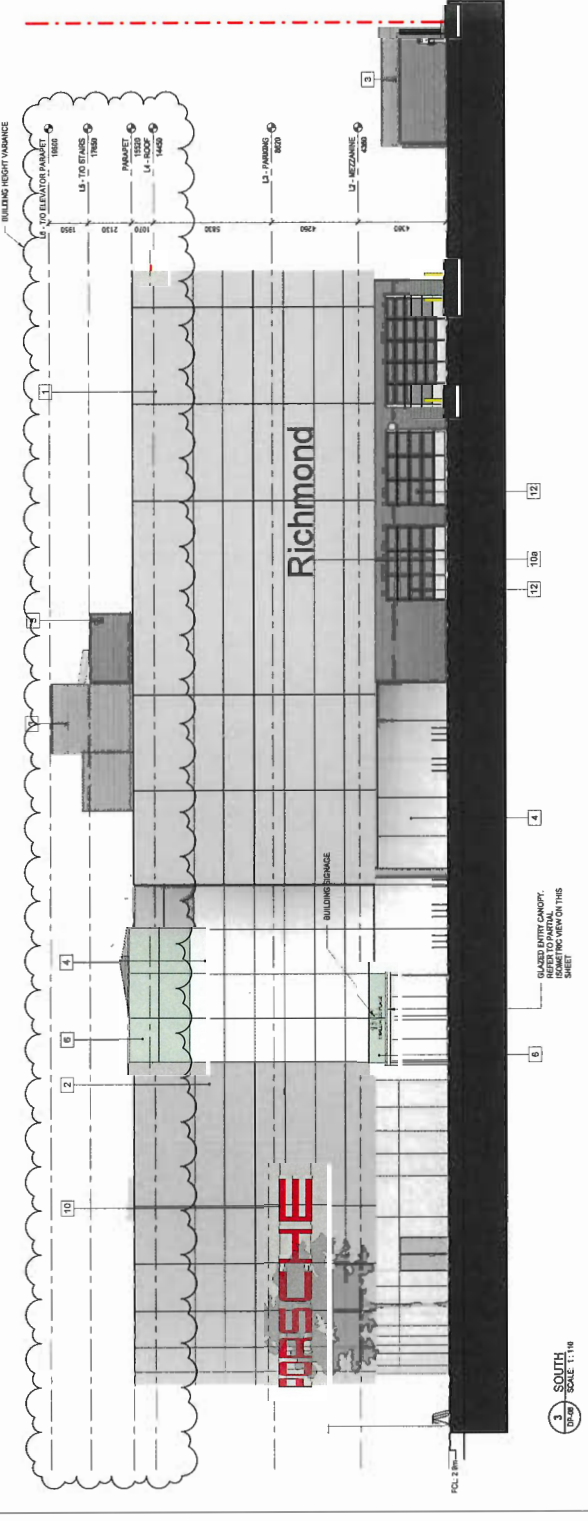




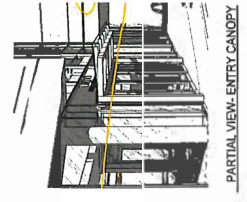
WEST  
GROUP  
SCALE 1:100

**MATERIAL LEGEND**

- 1 REGENERATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
- 2 COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
- 3 TRAPEZIUM SHEET METAL - CL 7040 BLACK GREY
- 4 CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW CW/ DOUBLE GLAZED LOW E GLAZING
- 5 CLEAR ANODIZED ALUMINUM VENEER SYSTEM CW/ SPANDREL GLAZING
- 6 SPANDREL GLAZING WITH 10mm CLEAR ANODIZED ALUMINUM CURTAIN WALL (REFER TO SIGNAGE PERMIT)
- 7 SIGNAGE - BLACK POLYURETHANE ON WOOD BACKING. (REFER TO SIGNAGE PERMIT)
- 8 METAL DOOR - RAL 7040 (BLACK GREY)
- 9 OVER-HEAD DOOR - RAL 7040 (BLACK GREY)
- 10 150mm BOLLARD



SOUTH  
GROUP  
SCALE 1:100



PARTIAL VIEW- ENTRY CANOPY



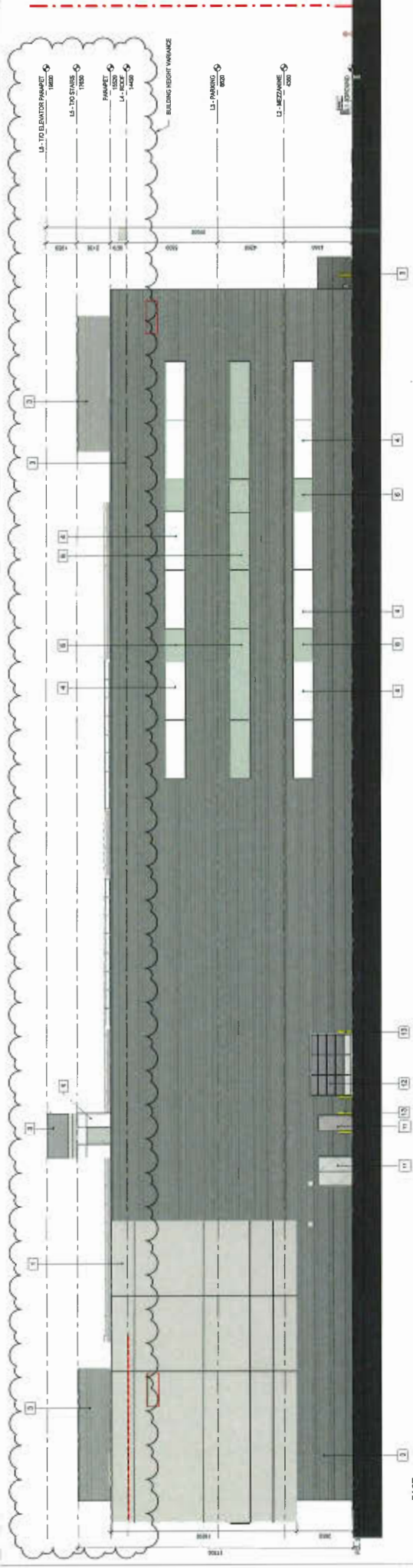
DP-09  
200007

SEPTEMBER 25, 2019

PORSCHE RICHMOND  
13171 SMALLWOOD PLACE,  
RICHMOND, B.C.

**BUILDING ELEVATIONS**

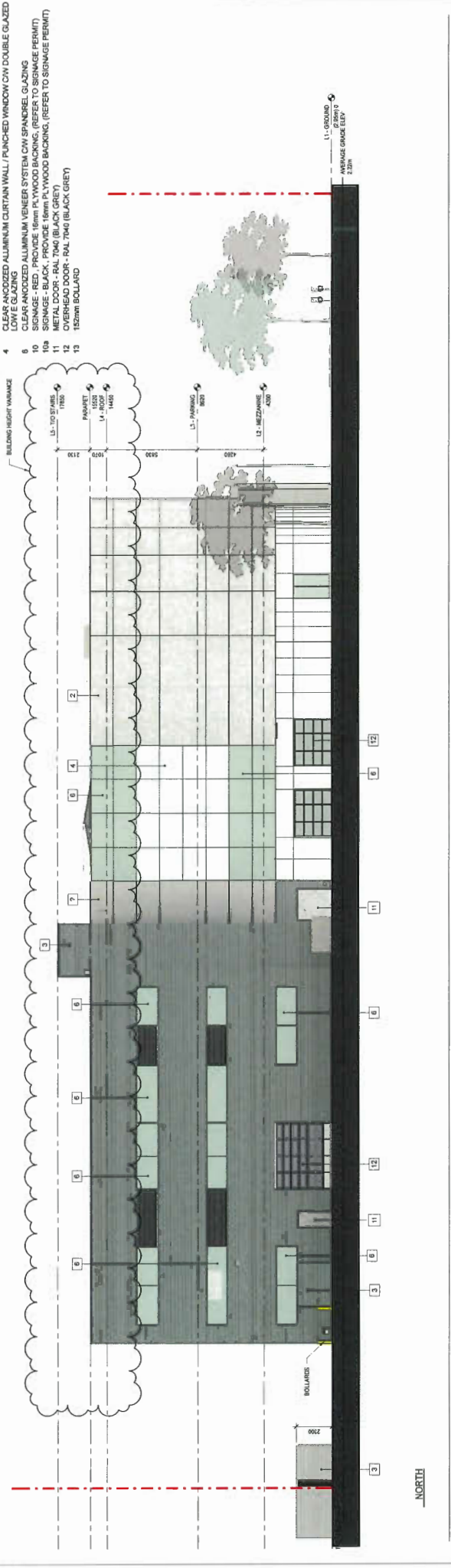




EAST

**MATERIAL LEGEND**

- 1 PERFORATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
- 2 COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
- 3 COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
- 4 CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW CW DOUBLE GLAZING
- 5 LOW E GLAZING
- 6 CLEAR ANODIZED ALUMINUM VENEER SYSTEM CW SPANDREL GLAZING
- 10 SIGNAGE - RED - PROVIDE 16mm PLYWOOD BACKING. (REFER TO SIGNAGE PERMIT)
- 11 SIGNAGE - RED - PROVIDE 16mm PLYWOOD BACKING. (REFER TO SIGNAGE PERMIT)
- 11a METAL DOOR - RAL 7040 (BLACK GREY)
- 12 OVERHEAD DOOR - RAL 7040 (BLACK GREY)
- 13 152mm BOLLARD



NORTH



DP-10(R1)  
200007

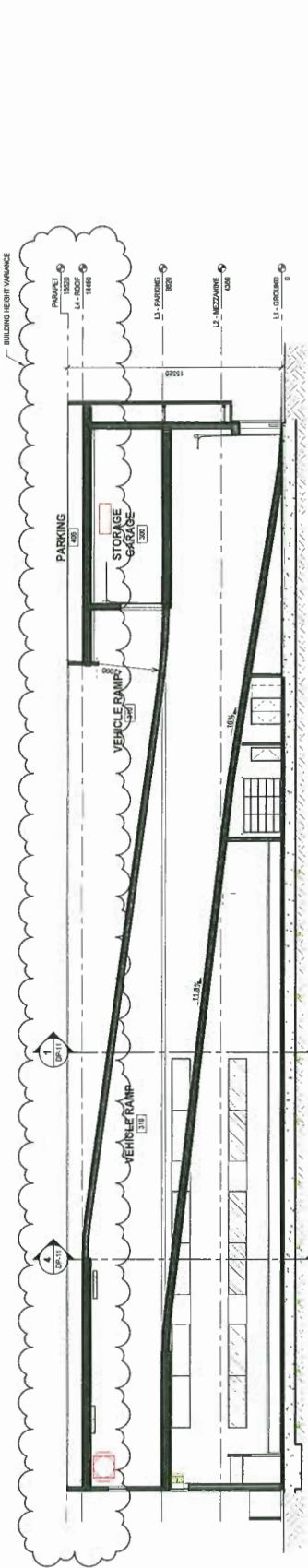
SEPTEMBER 25, 2019

PORSCHER RICHMOND  
13171 SMALLWOOD PLACE,  
RICHMOND, B.C.

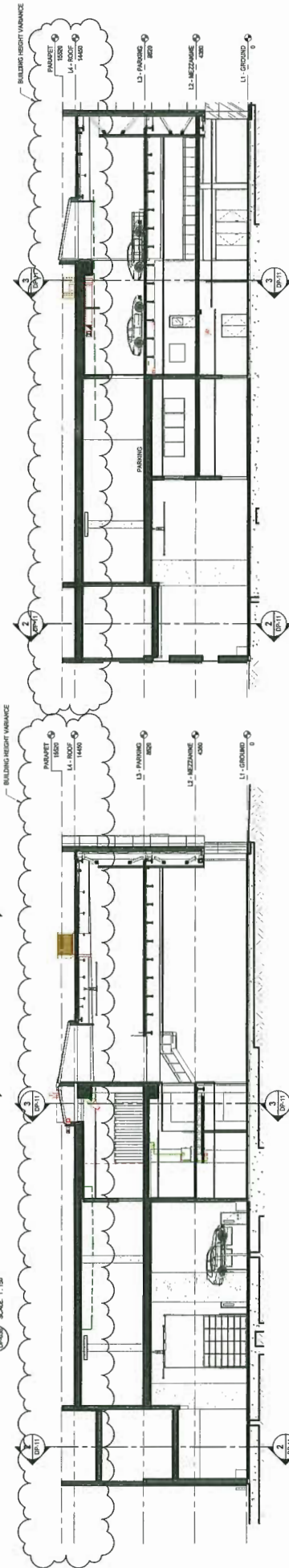
BUILDING ELEVATIONS





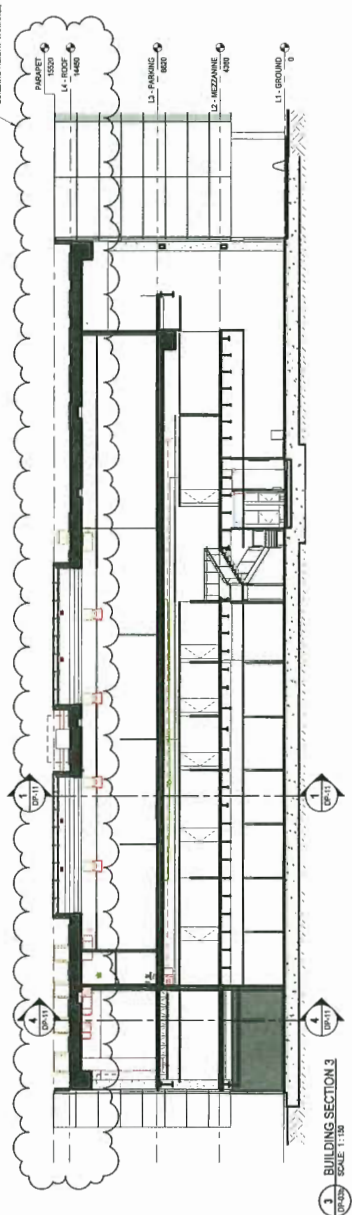


2 BUILDING SECTION 2  
SCALE 1:150

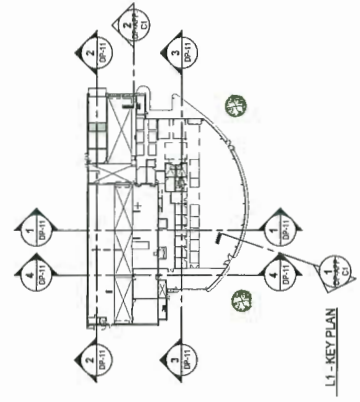


1 BUILDING SECTION 1  
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4 BUILDING SECTION 4  
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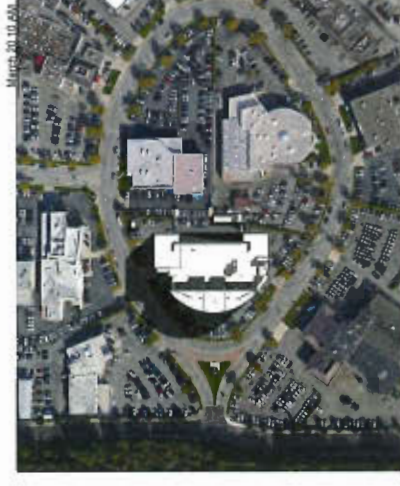
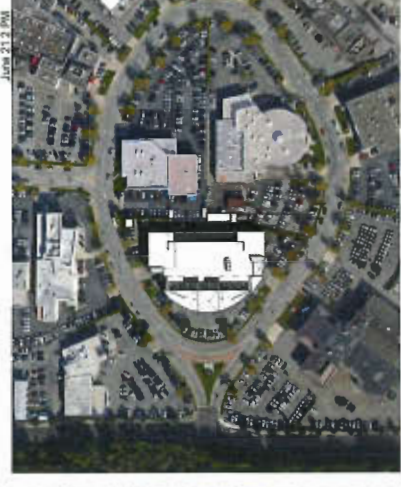
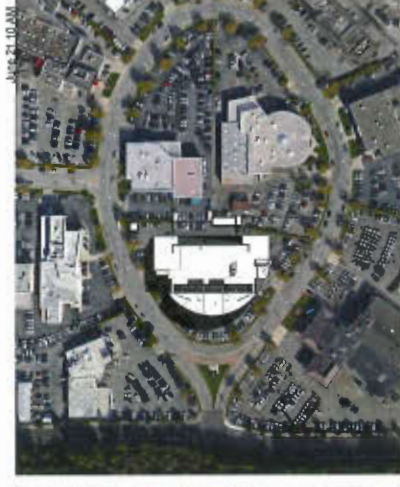


3 BUILDING SECTION 3  
SCALE 1:150



L1 - KEY PLAN





DP-14  
200007

JAN. 22, 2019

PORSCHERICHMOND  
13171 SMALLWOOD PLACE,  
RICHMOND, B.C.

SHADOW STUDY 1





sunrise at 7:16



March 20, 8 AM



March 20, 9 AM



June 21, 7 AM



June 21, 8 AM



June 21, 9 AM



September 22, 7 AM

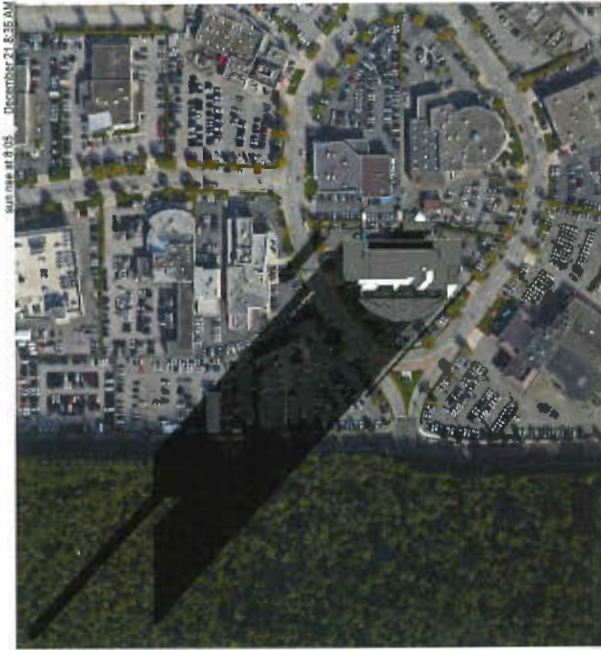


September 22, 8 AM

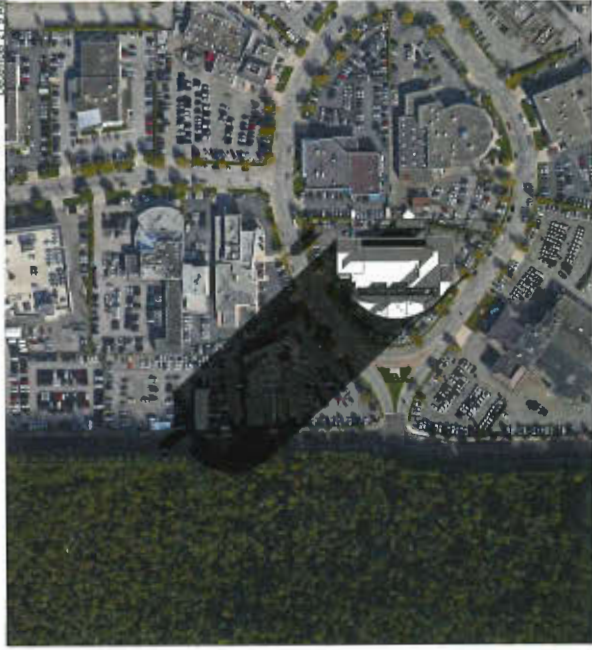


September 22, 9 AM





sunrise at 8:05 December 21 8:05 AM



December 21 9 AM





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**p.m.c.**  
**LANDSCAPE ARCHITECTS**  
 1100 SHEPPARD AVENUE EAST  
 SUITE 1100 • 4TH FLOOR  
 SCARBOROUGH, ONTARIO M1B 2Y9  
 P: 416 291-0022

SCALE:

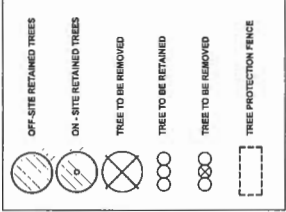
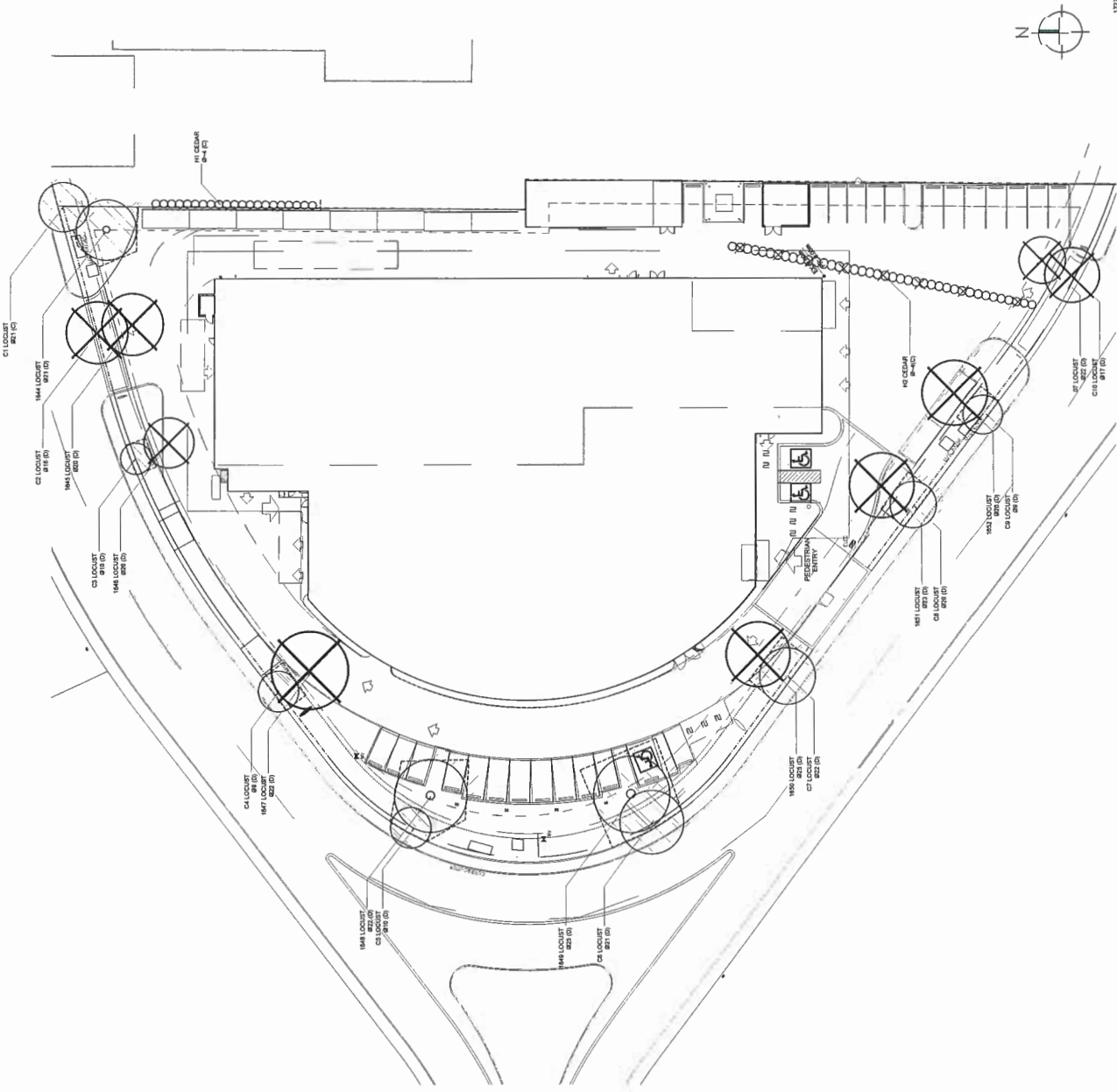
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**DILAWRI**  
 GROUP OF COMPANIES  
**OpenRoad**  
 AUTO GROUP

**PROJECT:**  
 PORSCHE RICHMOND  
 13171 SMALLWOOD PLACE  
 RICHMOND AUTOMALL  
 RICHMOND, B.C.

**DRAWING TITLE:**  
**TREE MANAGEMENT PLAN**

**DATE:** 11-JAN-11  
**SCALE:** 1:500  
**DRAWN:** MM  
**DESIGN:** MM  
**CHECK:** MCT  
**DRAWING NUMBER:** L2  
**OF 4**  
**P.M.C. PROJECT NUMBER:** 17-222



NO. OF TREES	SUITABLE REPLACEMENT TREES		
	SPECIES	BOTANICAL NAME	SIZE
11		GLORIOSA T. INERMIS 'MACHIMASTER'	8CM CAL. 1.1M STD. 84.0
3		PRUNUS YEDONENSIS 'AMERBONAY'	8CM CAL. 1.1M

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**pmc**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 S&E Creek Drive  
 Burnaby, British Columbia, V0C 0G0  
 P: 604-674-1111 F: 604-674-0022

SCALE

NO.	DATE	REVISION DESCRIPTION	DR.
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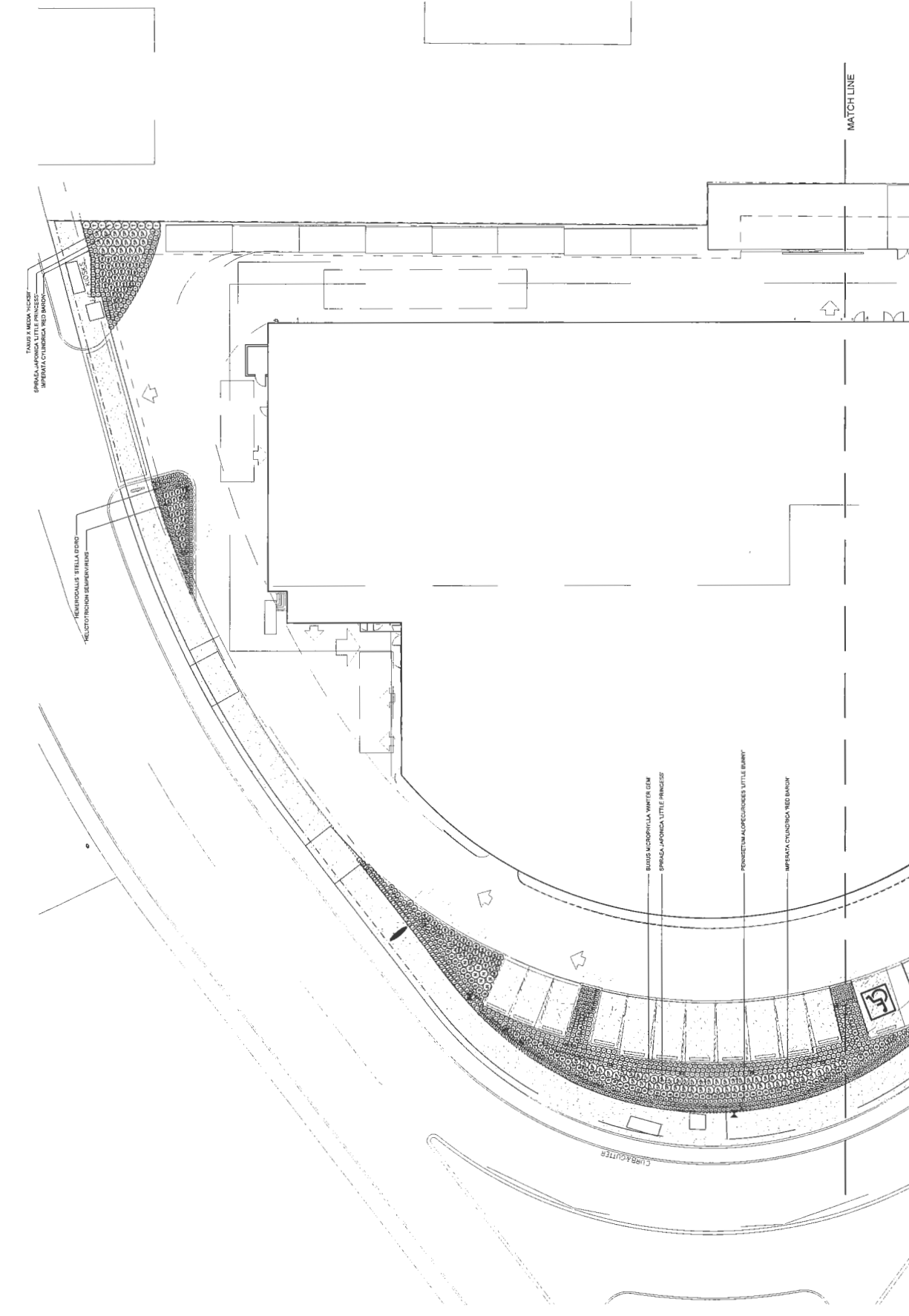
CLIENT:  
**DILAWRI GROUP OF COMPANIES**  
**OpenRoad**  
 AUTO GROUP

PROJECT:  
**PORSCHE RICHMOND**  
 13171 SMALLWOOD PLACE  
 RICHMOND AUTOMALL  
 RICHMOND, B.C.

DRAWING TITLE:  
**SHRUB PLAN-NORTH**

DATE: 12/18/11 DRAWING NUMBER:  
 SCALE: 1:50  
 DRAWN: MM  
 DESIGN: MM  
 CHECKED: MM  
**L3**  
 OF 4

PMG PROJECT NUMBER: 17-222





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SCALE

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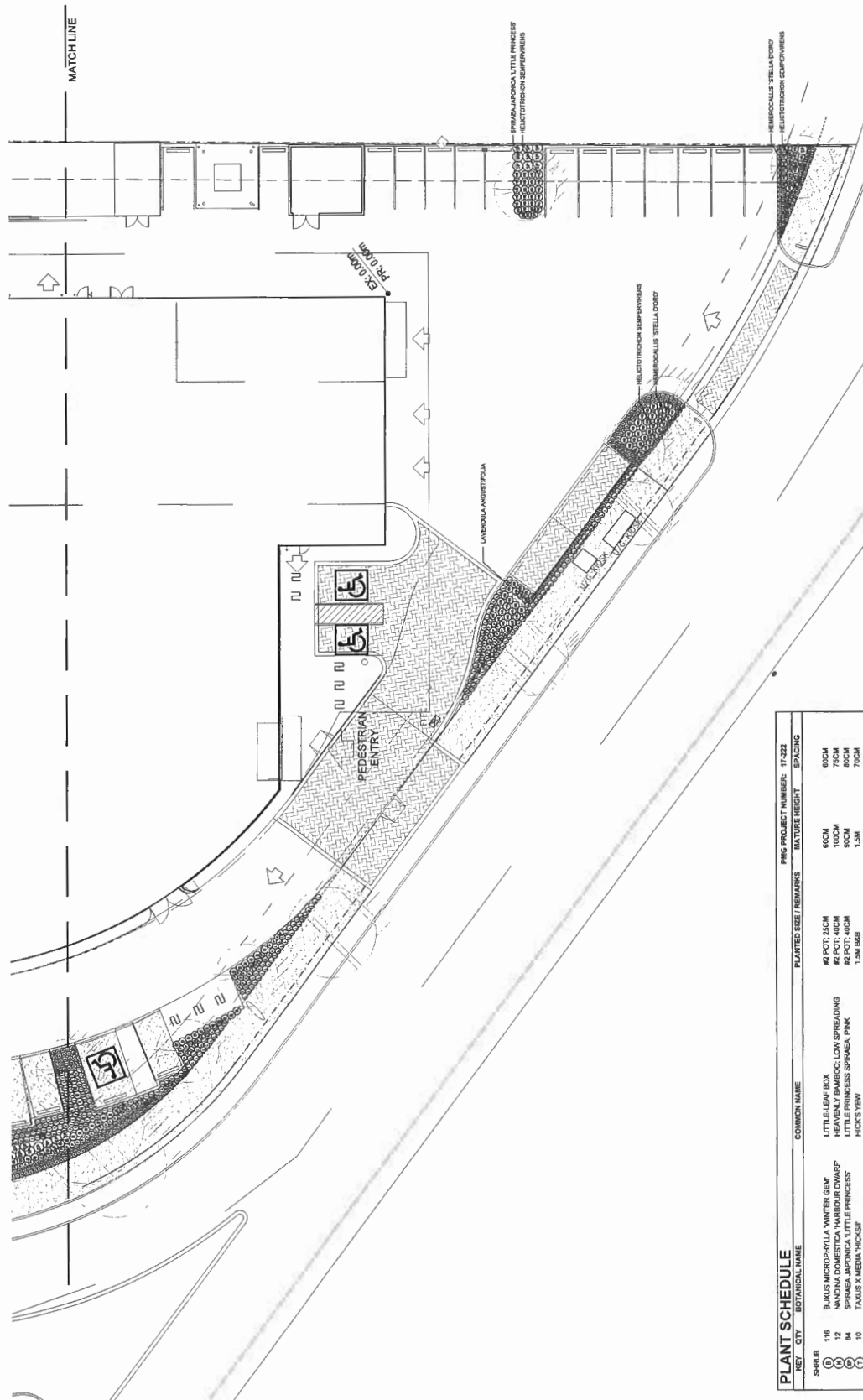
CLIENT: **DILAWRI GROUP OF COMPANIES**  
**OpenRoad AUTO GROUP**

PROJECT: **PORSCHE RICHMOND**  
13171 SMALLWOOD PLACE  
RICHMOND AUTOWALL  
RICHMOND, B.C.

DRAWING TITLE: **SHRUB PLAN-SOUTH**

DATE: 12 JUL 13  
SCALE: 1/8" = 1'-0"  
DRAWN: MM  
CHECKED: MM  
CRED: MCT

PMG PROJECT NUMBER: 17-222



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT	SPACING
SHRUB	116	BULUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	#1 POT: 25CM	60CM	60CM
SHRUB	12	ANDREA DOMESTICA 'THE BIRD KING'	ANDREA	#2 POT: 40CM	80CM	80CM
SHRUB	10	TANUS X MEDIA 'HOCKEY'	LITTLE PRINCESS SPYGLASS SPIN	1.5M B&B	1.5M	70CM
GRASS	189	HELIOTROPION SEMPERVIRENS	BLUE CAT GRASS	#1 POT	60CM	60CM
GRASS	419	IMPERATORIA STELLA D'OR	BLOOD GRASS	#1 POT	50CM	40CM
GRASS	190	PERNETTUM ALCOPECURIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	50CM	40CM
PERENNIAL	886	HEMEROCALLIS STELLA D'OR	DAUNY; YELLOW ENGLISH LARKSPUR; COMPACT; VIOLET-BLUE	#1 POT: 14 PAN	40CM	40CM
PERENNIAL	226	LAVANDULA ANGIUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT	30CM	40CM

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE ICL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SOURCE OF SUPPLY AND TO THE ICL AND CANADIAN LANDSCAPE STANDARDS FOR SUBSTITUTIONS. OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY OF MATERIAL. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED ICL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.