



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: April 6, 2009
File: DP 08-429636
Re: Application by Urban Design Group Architects Ltd for a Development Permit
at 8140 Garden City Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single storey commercial building consisting of a drive-through restaurant and a commercial retail unit at 8140 Garden City Road on a site zoned Community Commercial District (C3);

A handwritten signature in black ink, appearing to read "Brian J. Jackson".

Brian J. Jackson, MCIP
Director of Development

BJJ:dc
Att.

Staff Report

Origin

URBAN DESIGN GROUP Architects Ltd has applied to the City of Richmond for permission to develop a single storey building consisting of a drive-through restaurant and a Commercial Retail Unit (CRU) at 8140 Garden City Road where the site is zoned Community Commercial District (C3). The subject site will be consolidated with the adjacent mall property prior to construction.

Development Information

Key development features for this project include:

- The site is located at the corner of Garden City Road and Dixon Avenue. It is a single piece of property on the same block as Garden City Shopping Centre. Currently vacant, the development of this site would complete the commercial uses of the block as a neighbourhood shopping complex.
- The site to be consolidated with the remainder of the larger property that is Garden City Shopping Centre;
- The proposal is for two - single storey CRU's with a north-south split. The south unit will house an A&W restaurant with a drive through and the north unit occupant has not yet been determined;
- Access to the site is from the drive aisle within the Garden City Shopping Centre complex. The closest access points to the site are from Garden City Road to the west and Dixon Avenue to the south;
- There will be retention of a number of significant trees on the east and north side of the existing site;
- Pedestrian connections to the site are provided from Garden City Road and from the rest of the commercial complex;
- Soft landscaping features are proposed to separate commercial uses on this site to nearby residential – particularly across Dixon Avenue;

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

Background

Development surrounding the subject site is as follows:

- To the North: Retail shopping complex known as Garden City Shopping Centre zoned Community Commercial District (C3).
- To the East: Retail shopping complex known as Garden City Shopping Centre zoned Community Commercial District (C3).
- To the South: Across Dixon Avenue: Residential area consisting of a mixture of Single Family and Townhouses units zoned Single Family Housing District

Subdivision Area C (R1 C) and Comprehensive Development District (CD 43).

To the West: Across Garden City Road: Residential area consisting of Townhouse units zoned Townhouse District (R2), one lot zoned Single Family Housing District Subdivision Area C (R1 C) and Palmer Garden City park.

Rezoning and Public Hearing Results

The property is currently zoned Community Commercial District (C3) which permits Retail Trade and Services, and a Food Catering Establishment which allows a drive-in. As both uses are being proposed, no rezoning was required for this proposal.

Advisory Design Panel Comments

The Advisory Design Panel reviewed the Development Permit application on March 4, 2009. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the March 4, 2009 meeting is attached for reference (**Attachment 2**). The design response has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Staff Comments

The proposed development has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of this Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan. Once the consolidation is complete, the proposal would be in compliance with the Zoning and Development Bylaw. A servicing agreement is dependent on the acceptance by the Director of Engineering of a capacity analysis for storm and sanitary systems prepared by the applicant's engineering consultant. The applicant would be responsible for providing any required utility upgrades at their sole cost as determined by the Director of Engineering.

Analysis

Adjacency:

- The site is located at the far southwest corner of the Garden City Shopping Centre. This proposal would complete the block for commercial uses. The subject site will be consolidated with the larger shopping mall site.
- The applicant is retaining some of the existing trees on the larger mall site to provide for some screening and softening to the rest of the shopping complex. Additional landscaping is provided as an edge feature to the west of the site. More intensive landscaping at the southwest corner and along Dixon Avenue is intended to provide an effective screen to headlights shining onto adjacent properties, as well as to provide a buffer to separate the activities of the commercial area to the residential area across Dixon Avenue.
- The single storey design provides a more pedestrian scale perspective for those travelling along Garden City Road and is consistent with the other single storey buildings along the shopping centre's perimeter.

Urban Design and Site Planning:

- Vehicle access is provided by existing entrances to the shopping complex off Garden City Road and Dixon Avenue. Access to the site is from the east with the main parking area located north of the building.
- The use of paving stones are used to identify pedestrian crosswalks within the mall itself and from Garden City Road by a raised crosswalk crossing the drive through lane. The raised crosswalk will also act as a street calming measure to slow vehicles down.
- The building is centrally located on the subject site. The orientation of the building was largely established by the need for a vehicle queuing area for A&W drive through.
- The parking area at the north end of the site also doubles as the queuing lane for the drive through. It is estimated that it would take about 7 average sized vehicles to potentially block the drive aisle for the parking lot. The width of the drive through lane narrows along side Garden City Road to allow for a landscaping buffer between the lane and the sidewalk. A 3.67 meter lane width for the drive through is consistent with other drive through lanes on the site.
- The site does provide for an adequate number of stalls if the site were to be self contained. A designated wheelchair accessible stall is provided close to the entrances of both CRU's . To maintain the required width of the drive aisle in the subject site, the applicant has had to shrink the depth of the 10 parking stalls to small spaces. While there is a provision in the Parking and Loading regulations of the Zoning and Development Bylaw for a maximum allowable number of small parking stalls, the number proposed will be in compliance once consolidation of the two lots take place.
- Class 2 bicycle stalls are provided adjacent to the building. The uses proposed are intended for short term use so a Class 1 bicycle facility is not required.
- A garbage enclosure is proposed at the southern edge of the larger mall site, located directly east of the vehicle access point of Dixon Avenue. It is intended to expand the existing enclosure as well as to provide for a recycling facility.
- A lighting plan for the site has been submitted. The site is to be primarily illuminated from the lights attached to the building. A pole light at the north end of the site will provide additional illumination to the rest of the mall. Care was taken to avoid glare onto residential properties to the south of Dixon Avenue by the use of a landscaping buffer and downward-directed lighting fixtures.
- Signage locations are proposed on the site with many being directional signage and menu boards for the drive through. A 25 foot high pylon sign located at the northwest corner of the site is intended for visibility along Garden City Road. Signs are subject to a separate permit application.

Architectural Form and Character:

- Building materials and colour schemes are in compliance with the OCP guidelines.
- The primary building material is stucco with a variety of colour patterns similar to other A&W restaurants. The proposal calls for the use of orange and different types of brown for the building. This is a slight departure from the teal roof and the beige façade colours of the other buildings within the mall but it does provide a visual connection. The applicant has indicated that the remaining mall will update its colour scheme soon to warmer tones similar to what is being proposed here.
- The building will have a flat roof with the exception of an architectural projection on the west and south elevation of the A&W unit. The projections are similar with other A&W establishments and will help identify the entrance and pick-up window locations for the restaurant.
- The building has some good articulation given the scale of the project. The two units offset one another that opens up the patio space on the northwest corner of the building.
- The building has provided locations for signage which is subject to a separate application. The north unit has sign board space available on the east, north and west elevations where the south A&W unit has signs identified on the elevation drawings.
- The applicant has included a 1.2 meter high wall on the roof to block views of the roof top units from adjacent residential properties. The material type and colour and of the wall is consistent to the rest of the building.
- The applicant has provided a design for the garbage enclosure found on the site plan of the entire mall. The access doors are of steel and wood design with horizontal siding with steel cross-bracing. The remaining three sides are concrete block. Overall, the choice of materials and its design is satisfactory. An existing tree and lawn space provides a visual buffer from Dixon Avenue.

Landscaping and Open Space Design:

- A tree survey indicates 12 existing trees on the larger mall site that are in good condition. Half of them will be retained and incorporated into the landscaping plan while the other half have been removed as they are located within the proposed footprint of the building or the drive aisle.
- In accordance with the City's 2:1 replanting policy, the six (6) that have been removed are to be replaced by nine (9) new trees on the subject site, and as the property is to be consolidated with the larger shopping mall site, the remaining three (3) are to be planted on the larger site. The applicant has been notified that these trees should be planted where the need is greatest, preferably within the parking lot to soften the views and provide summer shade. Confirmation on the location of the trees within the larger mall property is required prior to DP issuance.
- An important consideration to the landscaping plan was to ensure the activities of the drive through would not have a negative impact on the residential area across Dixon Avenue. In particular, headlight glare from the drive through beyond the site would have to be blocked

or at least mitigated. The applicant is providing a landscaped wall consisting of 1.2 meter (four feet) high hedges along the perimeter of Garden City Road and Dixon Avenue. It has been suggested from both staff and the Advisory Design Panel that a low landscaped wall would be more effective to block headlight glare from adjacent properties, but the applicant is concerned that would be an invitation for vandalism and it would be easier to replace a hedge than to have to repair a wall.

- Additional pockets of landscaping are found on the site to help break up the hard pavement including landscaped islands and potted plants at the edge of the patio. A hydro kiosk is to be located at the northwest corner of the site and will be screened by 1.5 meter (5 foot) high plantings when viewed from Garden City Road. Access doors to the east of the kiosk will block viewing from the rest of the site.
- Paving stones are provided to identify pedestrian walkways that connect to the rest of the mall as well as to Garden City Road. They are also provided to identify the patio at the north west corner of the building.

Crime Prevention Through Environmental Design:

- The building is centrally located on the subject site with good view angles and sightlines. The northwest corner of the north unit has windows at the corners to allow for transparency through and around the corner.
- The lighting of the site allows for well lit areas around the building. Even along the south drive aisle.
- The edge features for the landscaping provides a sense of boundary and territory.

Flood Management Response:

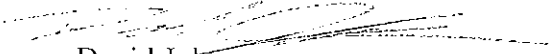
In accordance to the Flood Plain Designation and Protection Bylaw (No. 8204), the applicant has agreed to meet the minimum floor slab elevation of at least 2.9 meters GSC or 0.3 meters above the highest crown of Garden City Road adjacent to the site. A flood indemnity covenant will need to be registered prior to the issuance of the Development Permit.

Servicing Capacity Analysis:

A capacity analysis for the storm and sanitary systems has been submitted by the applicant's Engineering consultant. The submitted analysis must be approved by the Director of Engineering prior to issuance of the Development Permit. The applicant will be responsible for providing any required utility upgrades at their sole cost as determined by the Director of Engineering.

Conclusions

The proposed development responds well to the different uses of the shopping complex and the adjacent residential area. The design of the street edge along both Garden City Road and Dixon Avenue will be an improvement over what is currently there. While the building design is fairly contemporary, the applicant has enhanced the landscaping plan to better define the site and help soften the impact of the development onto the adjacent residential neighbourhood. Staff are recommending approval for this development permit application.



David Johnson
Planner
(4193)

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$32,831.43 (based on a quotation of landscaping costs provided by DMG Landscape Architects); and
- Applicant is to provide location of three additional trees on the larger mall site at 8040 Garden City Road and are preferred to be planted somewhere within the parking area; and
- Registration of a Flood indemnity covenant on title.
- Submission of an acceptable Capacity Analysis for the storm and sanitary systems as determined acceptable by the Director of Development. Any identified upgrades determined via the capacity analysis are to be provided at the developers sole cost. Potential cash-in-lieu of construction for required upgrades may be accepted as determined by the Director of Engineering.
- Consolidation of the two lots identified as:
 - 8040 Garden City Road and 8140 Garden City Road.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285*
 - Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca-services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 08-429636 **Attachment 1**

Address: 8140 Garden City Road

Applicant: Urban Design Group Architects Ltd. – Paul Chiu

Floor Area Gross: 272.65 m²

Floor Area Net: 272.65 m²

	Existing	Proposed
Site Area:	1,017 m ² (subject site) 32,565 m ² (including mall site)	same
Land Uses:	Local Commercial	same
OCP Designation:	Commercial or Townhouses	Commercial
Zoning:	Community Commercial District (C3)	same
Number of Units:	Vacant	2 CRU's

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5 F.A.R	0.27 (subject site) 0.29 (all buildings on the mall site)	None permitted
Lot Coverage:	Max. 35%	27% (subject site) mall site NA	None
Setback – Front Yard:	Min. 6 m	20.3 m from north property line of the subject site	None
Setback – West Side Yard:	Min. 6 m	8.05 m	None
Setback – East Side Yard:	Min. 6 m	0 m (subject site) mall site NA	None *
Setback – Rear Yard:	Min. 6 m	9.6 m from the south property line	None
Height (m):	Max. 9 m	6.4 m	None
Lot Size:	NA	1,017 m ² (subject site) 32,565 m ² (including mall site)	NA

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces	16 standard sized stalls (subject site) 381 standard size stalls (mall site)	10 small size stalls 7 standard size stalls (subject site) 10 small size stalls 507 standard size stalls (mall site – 500 standard stalls already provided)	N/A **
Amenity Space – Indoor:	N/A	N/A	N/A
Amenity Space – Outdoor:	N/A	N/A	N/A

* Building footprint exceeds east property line on subject site. Variance not required once site is consolidated with larger mall site.

** Zoning and Development Bylaw calls for all stalls to be of standard size of

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, March 4, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **Development Permit 08-429636 – TWO COMMERCIAL RETAIL UNITS AT GARDEN CITY SHOPPING CENTRE**

APPLICANT: Urban Design Group

PROPERTY LOCATION: 8140 Garden City

David Johnson, Planner, presented the site context and background of the project. Paul Chiu, Architect, and Mary Chan-Yip, Landscape Architect, provided background information related to the subject site with the aid of architectural drawings and artist renderings.

Panel Discussion

Comments from the Panel were as follows:

- landscape development necessary in the corner of Dixon Avenue and Garden City Road; will become a busy corner; impact of headlights and building illumination may not be appreciated by the residents across Dixon Avenue;
- concern for pedestrian safety based on the location of the pedestrian walkway located thru the patio area and across the drive aisle;
- consider developing the planting treatment of the outdoor patio space to reduce the impact of concrete paving;
- consider treatment of the edge of the patio considering that customers will be exposed to emissions coming from vehicles queuing in the drive aisle;
- referenced proposed change to the landscape at the northeast corner appreciated; consider further development of pedestrian movement to the CRU by introducing defined paving patterns that connect the CRU to the existing sidewalk to the north; guide pedestrians to CRU accesses;
- consider adding texture to the stucco building; understands that there are corporate limitations to this move;
- screen the mechanical rooftop units especially at the south side; not visually appealing from the point of view of residents at the south side of the proposed development;

- City regulation which requires a drive through to have a minimum queuing area of 8 vehicles is unfortunate and may not be appropriate at the present time; vehicles standing still will have a lot of gas emissions; development is forced to have a shape that is not accommodating to the development and to the neighbourhood; drive through also forced to be located in the southwest corner of the property; drive through is exposed to the residential neighbourhood on the south side which will create possible disturbance; bright lights within the development also illuminate the neighbourhood across the street; reconsideration of the queuing regulation in this particular situation would have been desirable;
- pedestrian crossing is an issue of concern in the site plan; consider pedestrian entry of McDonalds at Blundell and No. 2 Roads, which has a very similar type of location to the development; McDonalds has no pedestrian crossing from the sidewalk so it will not conflict with the drive aisle; entry is accessed from the parking lot by the majority of patrons;
- encourage down lighting at the site; lighting should not spill into the neighbourhood;
- use of A and W Restaurant sign on the drive through is not encouraged as it will illuminate the entire neighbourhood; City planner is encouraged to consider the lighting design before approving a Development Permit for the proposal;
- provide details related to the garbage enclosure as it is neighbouring a residential area across the street;
- consider the hours of operation of the outlet; will have a huge impact on the residential neighbourhood across the street;
- consider relocating the drive through window to the east face of the building rather than along Dixon Avenue;
- consider the location of signboards and order boards; boards conflict with pedestrian traffic going to the building and with pedestrian crossing;
- shares comments related to the mechanical rooftop units; more details needed to ascertain the materials to be used and how to visually isolate these units from the view of the residents across the street;
- reconsider placing posters on the south face of the building because they will be facing residential units; advertising purpose will not be served on Dixon Avenue;
- consider completely eliminating the illuminated sign boxes on Dixon Avenue on the drive through window;
- landscape buffer with the residential areas needs to be improved by planting more trees and considering a landscape structure (such as a trellise);
- use of the patio not clear at the moment; none of the CRUs has direct access to the area;
- suggest second CRU be occupied by another food-related outlet to avoid conflict in the use of the windows and patio;
- present development completes the existing commercial development; however, present City regulations may not be applicable or appropriate in the 21st century; consideration should be given to the following: encouraging people to walk rather than use their cars, improving pedestrian circulation along the pathways and examining the buildings' use of energy; City to consider its design standards;
- project seems to be crammed into the site;

- potential conflict within the drive aisle between those going to the drive through and those using the parking area; difficult for cars to move in opposite directions along the drive aisle;
- width of the drive through drive aisle seems excessive notwithstanding the need to maintain a turning radii; pull back the driveway after the turn as close as possible to the building to create an opportunity to extend the buffer along Garden City Road;
- consider reducing the width of the driveway throughout including the holding stalls;
- consider placing a low permanent wall and widening the buffer on the foreground as a means of establishing separation along Dixon Avenue; add more ornamental trees like magnolias along Dixon Avenue;
- there is conflict between the paved areas outside the front door in the CRU (where tables are to be placed) and the drive aisle from the drive through; consider creating a wide band of buffer planting between the drive aisle and the driveway with planters; and
- consider expanding the planting list to introduce less frequently used interesting plants which have more dramatic colours;

Panel Decision

It was moved and seconded

That DP 08-429636 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. *consider a landscape element in the corner of Dixon Avenue and Garden City Road to improve the buffer from adjacent residential area;*

Landscape element is subject to vandalism and prefer to increase and maintain landscaping area.

2. *re-consider location of the crosswalk in view of pedestrian and vehicular conflict;*

Menu boards have been relocated to reduce pedestrian and vehicular conflict.

3. *consider more planting to reduce the impact of pavers and vehicles' exhaust in the area between the drive aisle and the outdoor patio;*

Several planted pots are provided between the drive through aisle and the patio.

4. *consider adding more texture to the building façade other than stucco;*

While "buff" coloured split face concrete block is currently used throughout the existing shopping centre, this building is relatively more contemporary, and is consistent with the A & W prototypical building design of stucco with multi-corporate colours.

5. *consider defining the paving patterns that connect the CRU to the existing sidewalk to the north (and eastern adjacent CRU), and to guide pedestrian access to the CRU;*

Additional paving patterns to identify pedestrian crosswalks are supplied to connect to other CRU'S in the mall.

6. *screen the mechanical rooftop units to hide it from adjacent residential areas;*
Screening details will be incorporated into the revised drawings for re-submission. A four foot high wall to screen RTU's supplied.
7. *development of landscaping to buffer residential areas from the drive aisle;*
Drive aisle narrowed to provide additional space for landscaping,
8. *consider more planting and use of down-directed lights to reduce the impact of bright lights from oncoming cars and cars using the drive through;*
Shielding will be provided to avoid night wash from light fixtures, minimizing impact on the residential neighbourhood. Additional landscaping will be provided along Dixon to provide more dense and softer buffer along the residential neighbourhood making the proposed paving less visible.
9. *provide more details related to the design of the garbage enclosure;*
Enclosure details matching the existing ones on site will be incorporated into the revised drawings for re-submission.
10. *consider hours of operation of the CRUs in view of its impact on adjacent residential areas;*
A & W and Franchisee will be confirming the hours of operation as soon as possible.
11. *consider relocating the drive through window to the east side of the building;*
There would be conflict with the orientation of the pick-up vehicles against the oncoming traffic of the existing main drive aisle going north and south between the existing building and the proposed building, even with the introduction of a median divider. The location of the loading bay would be another challenge other than along the east side of the building.
12. *consider relocating the signboards and order boards to minimize conflicts with pedestrian areas and excessive on-site illumination and signage;*
Menu boards have been relocated to reduce pedestrian and vehicular conflict. Additional landscaping will provide a buffer to minimize on-site signage illumination.
13. *consider removing posters on the south face of the building as it will not serve its advertising purpose;*
They will be eliminated with stucco of a contrasting corporate colour to maintain articulation for the south wall.
14. *enhance the landscape buffer along Dixon Avenue and Garden City Road;*
Additional landscaping will be provided along Dixon to provide more dense and softer buffer along the residential neighbourhood making the proposed paving less visible. Additional landscaping will be provided along the widened 2'-2" landscaped strip along Garden City to accommodate the proposed trees within private property and along Dixon.
15. *consider reducing the width of the drive through drive aisle;*
Drive aisle narrowed to provide additional space for landscaping. Additional

landscaping will be provided along the widened 2'-2" landscaped strip along Garden City to accommodate the proposed trees within private property and along Dixon.

16. *consider placing a low permanent wall and widening the buffer on the foreground along the Dixon Avenue frontage;*

Landscape element is subject to vandalism and prefer to increase and maintain landscaping area. Additional landscaping will provided along Dixon to provide more dense and softer buffer along the residential neighbourhood making the proposed paving less visible.

17. *consider creating a wide band of buffer planting between the drive aisle and the A and W drive through aisle; and*

Drive aisle narrowed to provide additional space for landscaping. Additional landscaping will be provided along the widened 2'-2" landscaped strip along Garden City to accommodate the proposed trees within private property and along Dixon.

18. *consider planting some unique plants with dramatic colours along the frontages.*

Provided.

CARRIED



No. DP 08-429636

To the Holder: URBAN DESIGN GROUP ARCHITECTS LTD.

Property Address: 8140 GARDEN CITY ROAD

Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to 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 #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$32,831.43 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.
6. 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.

To the Holder: URBAN DESIGN GROUP ARCHITECTS LTD.
Property Address: 8140 GARDEN CITY ROAD
Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
This Permit is not a Building Permit.

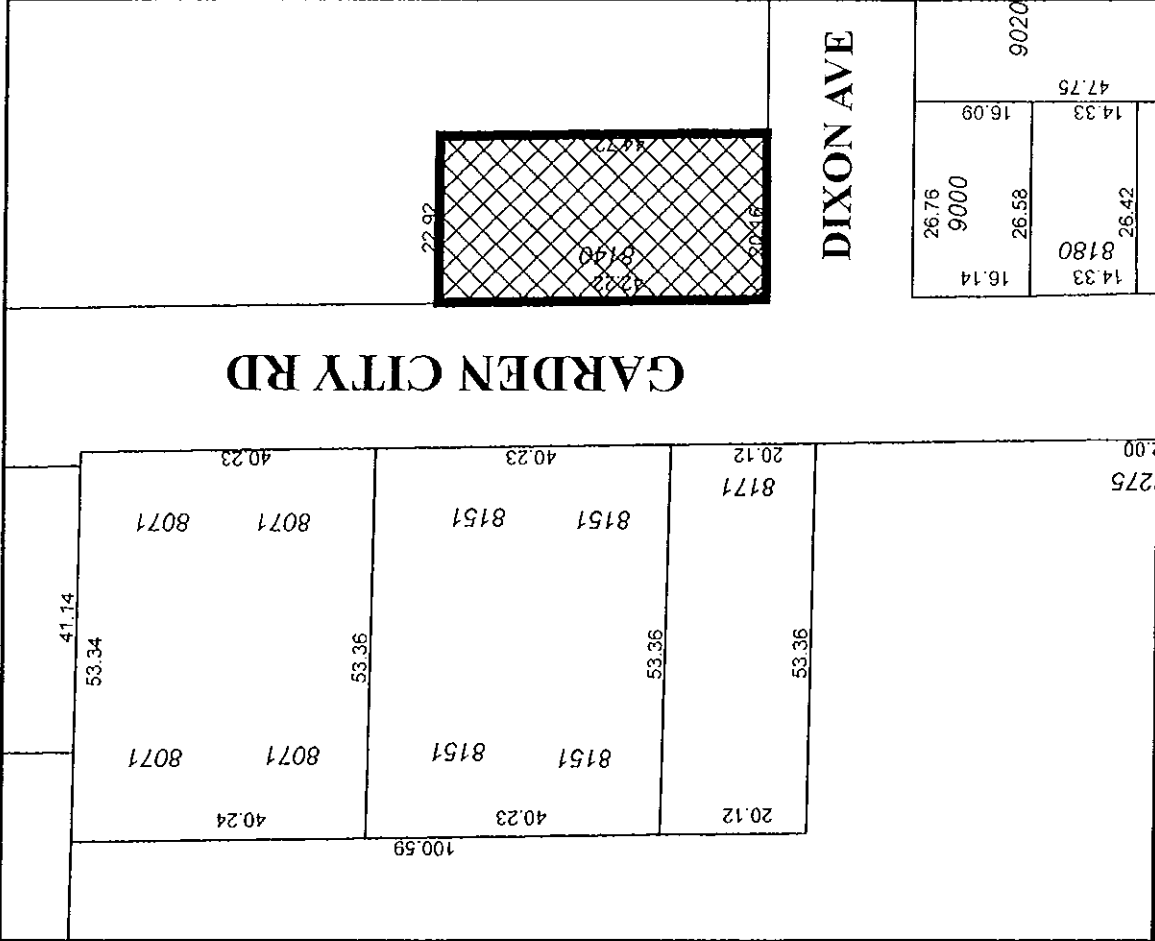
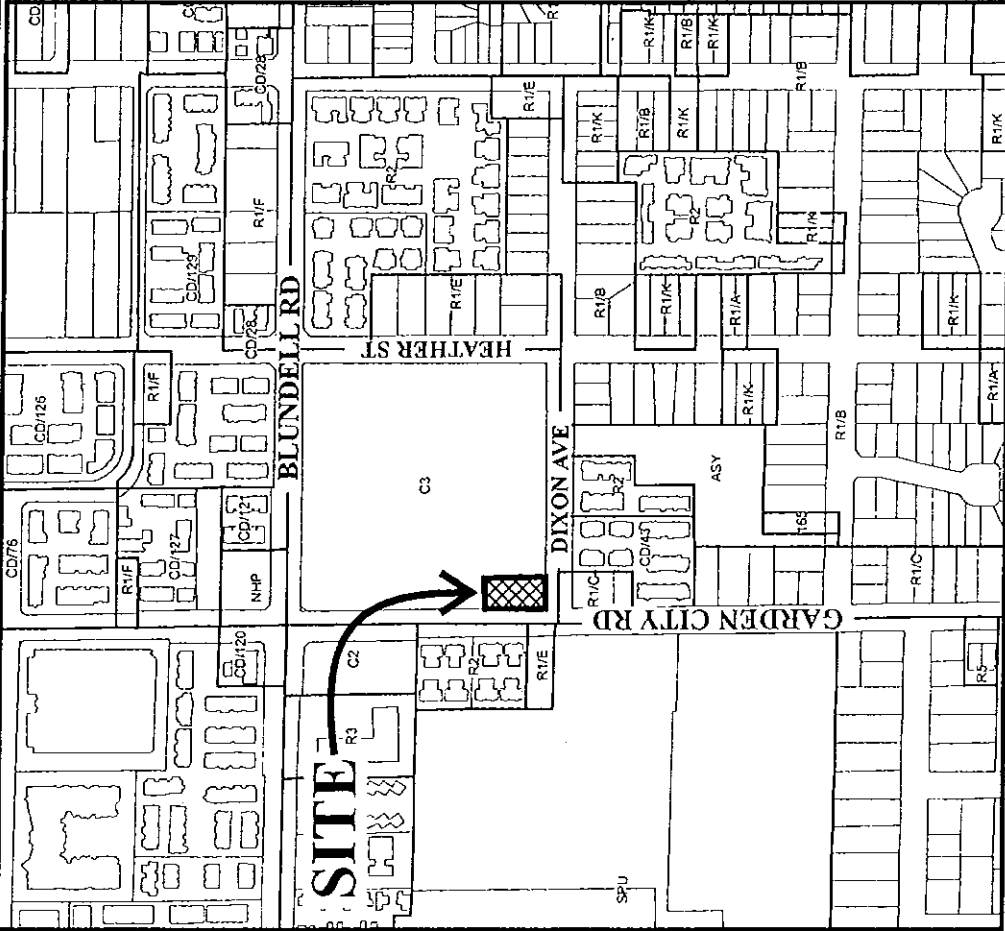
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF

MAYOR



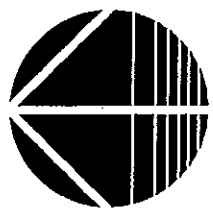
City of Richmond



DIXON AVE

GARDEN CITY RD

26.76	16.14	14.33	14.33
9000	16.09	8180	16.09
26.58	26.42	9020	47.75



DP 08-429636

SCHEDULE "A"

Original Date: 07/28/08

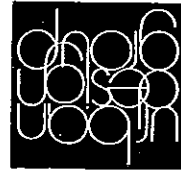
Revision Date:

Note: Dimensions are in METRES

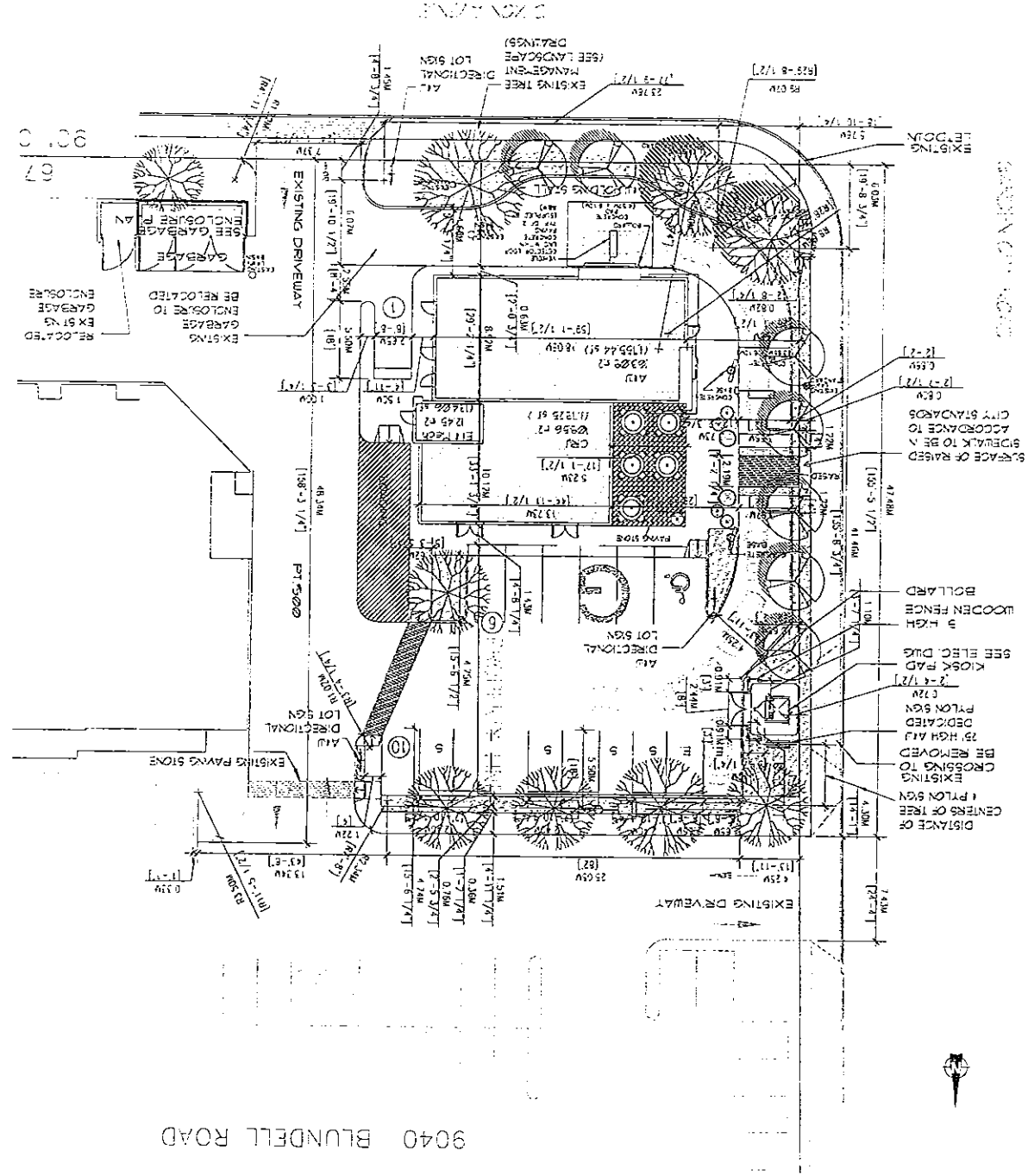
* ALL LANDSCAPING MATERIAL TO BE PROVIDED ON THE SUBJECT SITE

DATE: 2009-08-28	SHEET NUMBER: 2891
SCALE: ---	PROJECT: DETAIL
DRAWN: VZ	REVISION: ---
APPROVED: PC	PROJECT NUMBER: 2891

GARDEN CITY SHOPPING CENTRE RICHMOND, B.C.



SITE PLAN



08429636 Pg. 1

9040 BLUNDELL ROAD

* ALL LANDSCAPING MATERIAL MUST BE PROVIDED ON THE SUBJECT SITE *

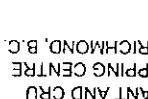
SITE PLAN
 NEIGHBOURHOOD COMMERCIAL DISTRICT (C2)
 LEGAL: LOTA, SECTION 22, BLOCK 4 NORTH, HANLIL & WLSJ
 NEW WESTMINSTER DISTRICT, PLAN LMP19801
 CIVIC ADDRESS: 8140 GARDEN CITY ROAD RICHMOND BC
 AREA m2 37,565.00
 AREA sq ft 405,526.73
 F.S.R. = 0.50 16,282.50
 175,263.36

GROSS AREA CALCULATION (G.F.A.)

BUILDING	STATUS	AREA m2	AREA sq ft.
A	EXISTING	788 84	8 491 00
B	EXISTING	285 15	2 854 08
C	EXISTING	375 85	4 043 41
D	EXISTING	2 947 77	31 729 53
D (upper)	EXISTING	1 105 55	11 900 00
E	EXISTING	788 84	8 491 00
E (upper)	EXISTING	1 036 33	11 154 96
F	EXISTING	1 944 27	20 827 99
G	A&W + CRU	285 10	3 068 79
TOTAL G.F.A. NOW		9 537 50	102 660 78
TOTAL G.F.A. BEFORE		9 252 40	99 892 03
TOTAL PARKING REQUIRED			381 CARS
TOTAL PARKING REMOVED			1 CAR
TOTAL PARKING PROVIDED			517 CARS

BLUNDELL ROAD
GARDEN CITY ROAD
HEATHER STREET
DIXON AVENUE

A&W RESTAURANT AND CRU
GARDEN CITY SHOPPING CENTRE
 RICHMOND, B.C.



084 298 26
Pg. 2.
GARDEN CITY SHOPPING CENTRE
 RICHMOND, B.C.



SITE PLAN
 2660
 1/10

ARCHITECTS INC
 ADDRESS: 4011 BURNHAMTHORPE RD. UNIT 101
 RICHMOND, BC V6X 3A8
 TEL: 604-273-1111
 FAX: 604-273-1112

* ALL LANDSCAPE MATERIAL TO BE PROVIDED ON THE SUBJECT SITE *



DMG
Landscapes Inc.
A Subsidiary of
1200 Woodland Hills, Richmond BC
V6V 1W9
Phone: 604-271-1234
Fax: 604-271-1234
www.dmglandscapes.com

**GARDEN CITY
SHOPPING CENTRE**
RICHMOND, BC

**PRELIMINARY
LANDSCAPE PLAN**

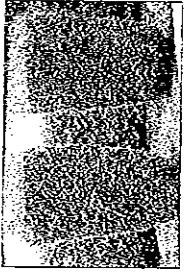
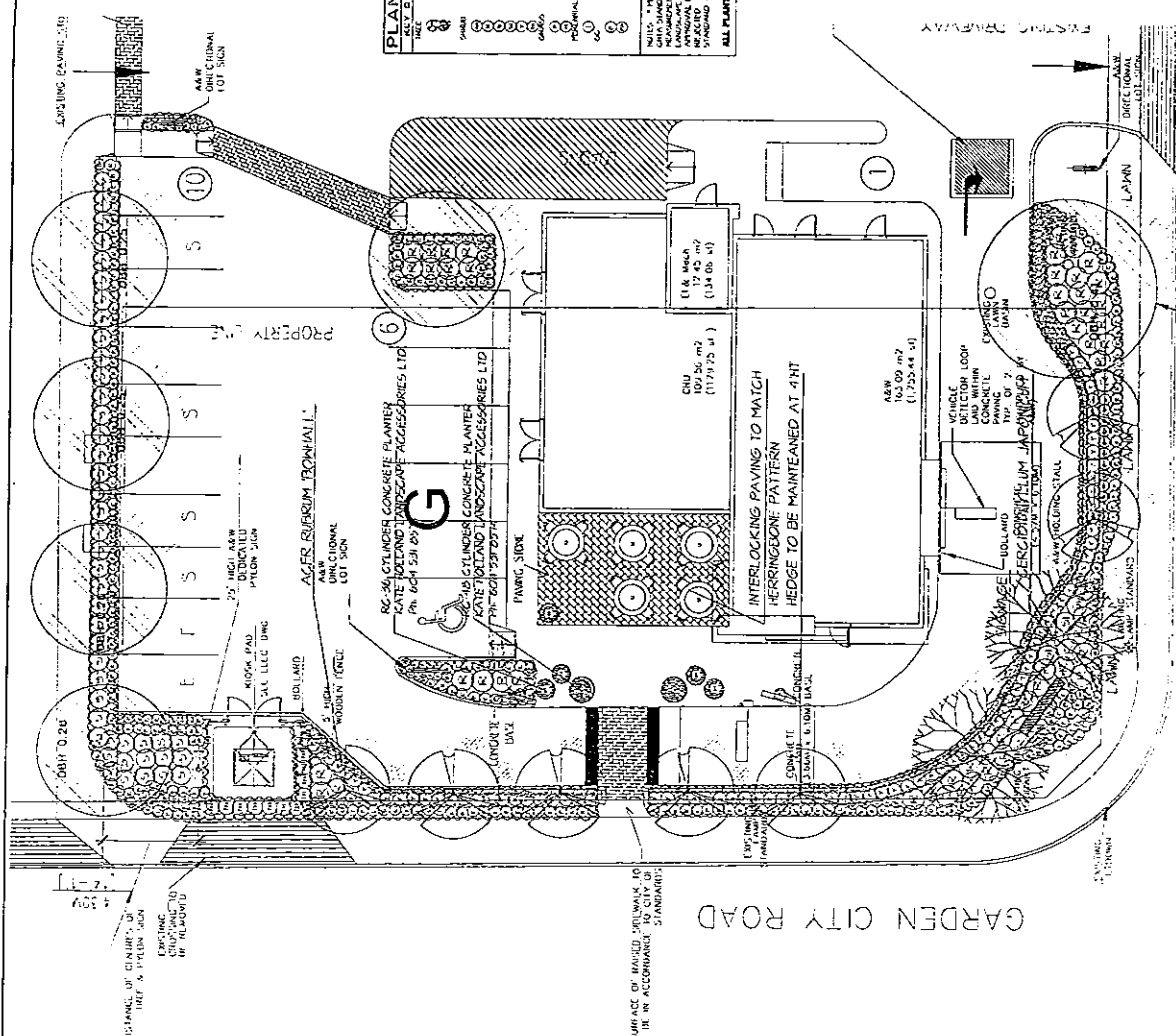
L2

DATE: 08/22/2006
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1:100
PROJECT NUMBER: 08420006
SHEET NUMBER: 08420006



Check all dimensions. All dimensions are in millimeters. All dimensions are to the center of the object unless otherwise noted. All dimensions are to the center of the object unless otherwise noted. All dimensions are to the center of the object unless otherwise noted.

SPEC. NO.	SYMBOL	COMMON NAME	PLANT SCHEDULE	DATE
1		ASH BARK	1. ASH BARK	08/22/06
2		BLACK FLAME GARDEN PINK	2. BLACK FLAME GARDEN PINK	08/22/06
3		BONNIE'S BLUE HYDRANGEA	3. BONNIE'S BLUE HYDRANGEA	08/22/06
4		BURNING BUSH	4. BURNING BUSH	08/22/06
5		CHERRY BLOSSOM	5. CHERRY BLOSSOM	08/22/06
6		CORONILLA	6. CORONILLA	08/22/06
7		CRAPE MYRTLE	7. CRAPE MYRTLE	08/22/06
8		DWARF HYDRANGEA	8. DWARF HYDRANGEA	08/22/06
9		DWARF SPINACIA	9. DWARF SPINACIA	08/22/06
10		FORSYTHIA	10. FORSYTHIA	08/22/06
11		FRINGE HYDRANGEA	11. FRINGE HYDRANGEA	08/22/06
12		GERANIUM	12. GERANIUM	08/22/06
13		HIBISCUS	13. HIBISCUS	08/22/06
14		HOUSTONIA	14. HOUSTONIA	08/22/06
15		HYDRANGEA	15. HYDRANGEA	08/22/06
16		IRIS	16. IRIS	08/22/06
17		JASMINE	17. JASMINE	08/22/06
18		LILY	18. LILY	08/22/06
19		MARIGOLD	19. MARIGOLD	08/22/06
20		ORCHID	20. ORCHID	08/22/06
21		PEONIA	21. PEONIA	08/22/06
22		ROSE	22. ROSE	08/22/06
23		SUNFLOWER	23. SUNFLOWER	08/22/06
24		TULIP	24. TULIP	08/22/06
25		WISTERIA	25. WISTERIA	08/22/06



TAXUS X MEDIA 'HICKSI'

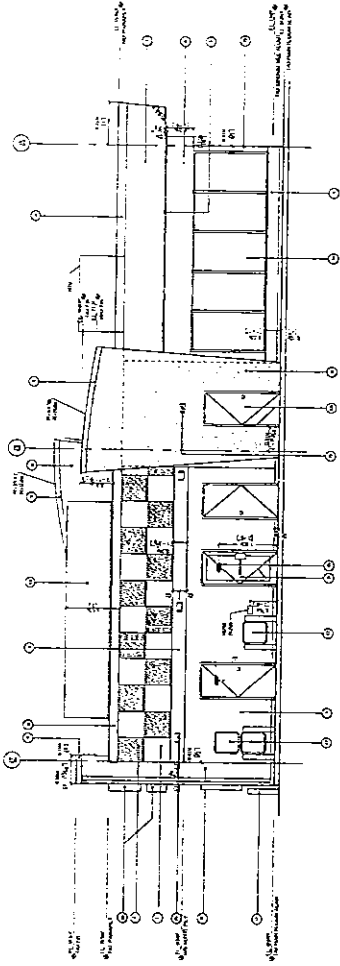
08420006 Pg. 3

GARDEN CITY ROAD

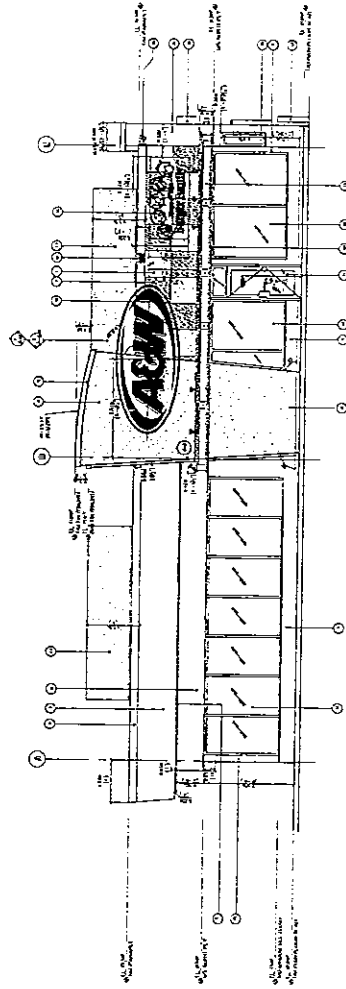
DIXON AVENUE

SURFACE OF RAISED SIDEWALK TO BE IN ACCORDANCE WITH STANDARDS

VEGETATION MANAGEMENT (SEE LANDSCAPE DIMENSIONS)



31 EAST ELEVATION



32 WEST ELEVATION

08420636 Pg. 5

A&W RESTAURANT AND CRU
GARDEN CITY SHOPPING CENTRE
RICHMOND, B.C.



WOOD
C/O JACOBS LTD
2000 WEST MAIN ST
VANCOUVER, BC V6V 1C6
TEL: 604-275-1111
FAX: 604-275-1112

ELEVATIONS
DATE: 11/11/83
BY: [Signature]

APPROVED BY: [Signature]
DATE: 11/11/83

NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT
FOR THE PROJECT AND THE CLIENT.