



To: Development Permit Panel

Date: April 10, 2014

From: Wayne Craig
Director of Development


File: DP 11-595890

Re: Application by MQN Architects for a Development Permit at 9140 and part of
9200 Bridgeport Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a new Car Dealership at 9140 Bridgeport Road and part of 9200 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the west side yard setback from 3.0 metres to 0.0 metres;
 - b) Reduce the south yard setback from 3.0 metres to 0.0 metres;
 - c) Reduce the landscaping width of the front yard from 3.0 metres to 0.78 metres for a limited portion of the Bridgeport Road Frontage; and
 - d) Reduce the north manoeuvring aisle width fronting the proposed building from 7.5 metres to 5.5 metres.


Wayne Craig
Director of Development

WC:dj

Att.

Staff Report

Origin

MQN Architects has applied to the City of Richmond for permission to develop a new auto dealership at 9140 and part of 9200 Bridgeport Road (**Schedule A**) on a site zoned “Auto-Oriented Commercial (CA)”. The site does not require a rezoning application as Vehicle Sale/Rental is a permitted use under the “Auto-Oriented Commercial (CA)” zone.

The owner of 9140 Bridgeport Road also owns the property directly to the east at 9200 Bridgeport Road (HCL Holdings), and have applied for a subdivision application (pending approval) to modify the existing property line separating the two (2) properties to enlarge the proposed development site to 2,088m² (0.2088 ha) in area. This is to ensure the building proposal complies with the maximum density requirements of the zone.

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

Development surrounding the subject site is as follows:

To the North: Across Bridgeport Road, a retail outlet at 9151 Bridgeport Road, zoned “Auto-Oriented Commercial (CA)”.

To the East: A Car dealership at 9200 Bridgeport Road, zoned “Auto-Oriented Commercial (CA)”.

To the South: Across Sea Island Way, single detached residential dwellings zoned “Single Detached Dwellings (RS1/E)”.

To the West: City of Richmond Firehall Number 3 at 9100 and 9120 Bridgeport Road, zoned “School & Institutional Use (SI)”.

The subject property at 9140 Bridgeport Road is occupied by an existing building with a partially underground concrete parkade supporting a two-storey wooden structure above. The applicant proposes to remove the wooden structure, retain and expand the existing concrete parking structure, and construct a new building above.

Staff Comments

The proposed design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Auto-Oriented Commercial (CA)” zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in **bold**)

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

- a) Reduce the west side yard setback from 3.0 metres to 0.0 metres;

(Staff supports the proposed variance as the existing concrete foundation was built with no setback to the lot line. Utilizing the existing foundation and parkade reduces the amount of building waste material. The applicant is proposing landscaping along the western edge of the site to the north of the building to screen the visibility from Bridgeport Road. Off-site, there currently exists thick vegetation consisting of shrubs and trees within the Sea Island Way right-of-way directly to the south and west of the subject property which will provide a landscape screen from the road side.)

- b) Reduce the south yard setback from 3.0 metres to 0.0 metres; and

(Staff supports the proposed variance as the encroachment fronts onto the road right-of-way for Sea Island Way, and the travel lanes are approximately 30 meters from the south property line. The building height drops from two stories to one and one-half stories at the south property line to minimize the visual impact from the road. As noted above, off-site landscaping currently exists within the Sea Island Way right-of-way between the south property line and the road edge will provide visual screening along and across from Sea Island Way.)

- c) Reduce the landscaping width of the front yard from 3.0 metres to 0.78 metres for a limited portion of the Bridgeport Road Frontage.

(Staff supports the proposed variance as the applicant is utilizing the existing parking structure without trying to impede the vehicle movement within the site. The proposed landscape strip along the northern edge of the property will improve the current appearance of the landscape strip and continue to provide separation from the public sidewalk. The proposed landscaping will consist of low shrubs such as Oregon Grape and Burgundy Daylily to allow for good viewing to and from the site. The applicant is also adding planting islands in front of the proposed building to help soften the image from Bridgeport Road.)

- d) Reduce the north manoeuvring aisle width fronting the proposed building from 7.5 metres to 5.5 metres.

(Staff supports the proposed variance as this area will function as a one-way traffic lane fronting the building and providing access to the underground parkade. Display vehicles will utilize the parking stalls along the north the manoeuvring aisle.)

Advisory Design Panel Comments

The Advisory Design Panel received the proposal at their December 5, 2012 meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *italics*.

Analysis

Conditions of Adjacency

- The subject site is located in the West Bridgeport area within the City Centre Area Plan on Bridgeport Road. The placement of the proposed building on the subject property hugs the south west corner to permit vehicular movement within the site while utilizing much of the existing foundation of the building for underground parking.
- The proposed height of the new structure will be similar to the existing wood structure on the site, but will exceed the height of the adjacent Mitsubishi dealership (9200 Bridgeport Road) by approximately 1.1 metres. While taller, the proposed building is still within the maximum height permitted within the CA zone.
- The zero lot line at the south property line to Sea Island Way is mitigated by the 30 metre distance to the edge of the road which is approximately 30 metres away from the property line. Existing landscaping within this area will help screen the visibility of the proposed building. The proposed building will step down from two (2) stories from the main body of the building, to one and one-half stories along the south property line.
- Lighting of the site and potential light spillage onto adjacent properties should be minimal as the lighting of the two dealerships is directed away from neighbouring properties.
- Signage is proposed for three of the building faces, with the west elevation devoid of any signage.

Urban Design and Site Planning

- Proposed access to the site is from the existing driveway from Bridgeport Road servicing the Newtype Mitsubishi dealership at 9200 Bridgeport Road. An access easement in favour of the subject site was registered on title of 9200 Bridgeport Road during a previous rezoning application (RZ 03-239626). This easement will need to be expanded along the proposed north-south property line to allow delivery vehicles to properly manoeuvre between both the subject site and 9200 Bridgeport Road. This issue is being addressed with the submitted Subdivision application (SD 11-595888).
- The proposal plans to utilize the entire foundation of the existing structure along the western side of the site, leaving the current vehicle circulation along the north and east of the building intact. This circulation will allow vehicles to use the existing ramp down to the underground parkade, leading to parking and the future service bay.
- The building foundation will be extended to the south to accommodate constructing a proposed service bay. Above the service bay, and facing Sea Island Way, is an outdoor area that will feature display vehicles. This area is accessed by an internal lift from the main level of the dealership to the upper level.
- Pedestrian access is proposed from Bridgeport Road at the location of a proposed landscaped island along with the free-standing sign (**Attachment 3**). The path will provide a direct link to the front entry of the proposed building.
- The recycling and garbage enclosure is located on the ground level along the east side of the ramp leading to the main floor of the building. The number and size of the containers meets the requirements of Environmental Services.

Architectural Form and Character

- The proposal is of appropriate scale and massing in relationship to the surrounding buildings. The building itself contains two (2) floors, but appears higher due to the raised main floor by the proposed reuse of the existing building foundation.

- Pedestrian access to the building will be provided by an angled stairwell at the north east corner of the building. Wheelchair access will be provided by a lift accessed at the north projection of the building, which also contains the main stairwell.
- The choice of facade materials and colours is well used to give the building a lighter appearance given the exposed concrete base. Aluminum composite panels are the primary proposed material with the edges of each panel providing a visual break to avoid a uniform appearance, especially along the western elevation facing the firehall.
- Glazing is well used along the more visible elevations of the site. The angled application on the second level catches the eye and gives the building additional articulation and interest.
- Wood slats are proposed at the roof level to screen the roof top mechanical units. It gives a warmer presence to contrast the proposed glass, metal and concrete of the building.
- Location for signage is well thought out with areas identified for one fascia sign on three of the four sides of the building. A free standing sign at the front of the site is also proposed. The design of all signs is expected to be compatible with the proposed building and is subject to review by to a separate permit under the signage bylaw (5560).

Landscape Design and Open Space Design

- The proposed landscaping is primarily located at the north end of the site to screen views to the parking along the Bridgeport Road street front, and soften the site edge along this main vehicle corridor.
- No existing trees are proposed to be removed from the subject property. Three (3) existing Japanese Maple trees are proposed to be relocated within the site and incorporated into the landscaping plan. The relocation is intended to enhance vehicle access to the underground parking and service area. One Japanese Maple tree at the front of the existing structure is to remain and is to be protected during the building construction. This relocation is to accommodate internal vehicle movement on the site.
- Two (2) new Honeylocust trees are to be planted. One on the landscaped bulb next to the free standing sign location and the other in the landscaped island to the east of the vehicle ramp.
- A variety of shrubs including Oregon Grape, Munstead Lavender, Burgundy Daylily, and Stonecrop are proposed within the landscaping islands, including the buffer at the north end of the property.
- A permeable surface (grasscrete) at the north west corner of the site will be used for vehicle display.
- The owner of the property has been leasing space to the south of the property along the Sea Island Way right-of-way from the Province for the storage of cars for the dealership. The area is currently clear of cars and the owner is working with the Ministry of Transportation and Infrastructure on any reclamation to the land in accordance with the lease agreement. Existing off-site vegetation between the south property line of the subject property and the road edge of Sea Island Way will provide screening from the road side.

Sustainability Indicators

- The proposal is a redevelopment of an existing site, therefore utilizing existing and proposed infrastructure more efficiently.
- The proposed development will use the existing building foundation, thereby reducing construction waste material.
- Two (2) parking stalls along the east ramp will share an electrical vehicle charging station.

- All on-site trees are to be retained or relocated within the site. Two additional trees are to be planted.
- The site is along a major transit corridor and close to bus stops for convenience for employees and visitors.
- The building will be using energy saving equipment such as energy star kitchen appliances and water saving faucets.
- The proposed landscaping will provide a variety of native plants. They are considered relatively low maintenance and will improve over time.

Crime Prevention Through Environmental Design

- The building location at the south west corner of the site provides good opportunities for easy viewing within the site and in between the two dealership buildings.
- The amount of glazing on the proposed building offers good casual surveillance opportunities to the site.
- The proposed lighting will provide adequate illumination without spilling onto adjacent properties.
- The proposed landscaping and fencing will provide a good separation from the public sidewalk to easily separate public to semi-private uses.

Accessibility

- Wheelchair access is provided at the north extension of the proposed building where a lift provides access to all floors of the building. Each floor contains a washroom designed for wheelchair use.

Aircraft Noise

- The location of the property is within the Aircraft Noise Sensitive Development Area 2, which permits non-sensitive uses such as an auto dealership to operate. An aircraft noise covenant for non-sensitive use is required to be registered on the property prior to the issuance of this application.

Transportation

- To limit vehicle access points to this portion of Bridgeport Road, the access easement noted above will include provisions for accessing the two sites directly to the west at 9120 and 9100 Bridgeport Road as well.
- Off street parking requirements meet the minimum standard of 33 set by the Zoning Bylaw. The applicant is proposing 35 off street parking stalls within the property.

Existing Jet Fuel Line

- This section of Bridgeport Road contains the existing Kinder Morgan jet fuel line serving YVR, and is located approximately 9.5 metres north from the north property line of the subject site. The proposal has been sent to Kinder Morgan for comment, and they advise that any proposed services of roadways within 7.5 metres of the pipeline will require an Approved Pipeline Proximity Permit from Kinder Morgan. They also state that all works within 30 metres of the pipeline will require a Ground Disturbance Safety Zone field permit to be completed on site by a Kinder Morgan pipeline inspector prior to the commencement of any works. Kinder Morgan suggests the owner (or their representative) contact BC One Call at least three (3) days prior to executing any excavation plans related to the property. They in turn will contact Kinder Morgan who will locate the pipeline and do an assessment of any

excavation within 100 metres of the fuel line. The applicant has been made aware of this and has agreed to follow these recommendations.

Servicing Agreement

- The applicant has made an application for a Servicing Agreement (SA 13-649868) as a condition of the Subdivision application for the Bridgeport Road fronting not only the subject site but the entire width of 9200 Bridgeport Road as well. The works include but are not limited to the design and construction of a new 1.5 m wide concrete sidewalk, a grass and treed boulevard is to take into account the future road widening for a bike lane and median. Updated servicing connections to the subject site are also to be included with the Servicing Agreement.

Conclusions

The Advisory Design Panel and staff have reviewed the Development Permit application for the proposal of a new car dealership at 9140 Bridgeport Road and part of 9200 Bridgeport Road. Based on the design review both the Advisory Design Panel and staff are recommending support of this application.



David Johnson
Planner 2

DJ:cas

Attachments:

- Attachment 1 – Development Data Sheet
- Attachment 2 – Advisory Design Panel Minutes from December 5, 2012
- Attachment 3 – Architectural and Landscaping Drawings

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 \$20,000.00.
- Registration of an Aircraft Noise covenant for a non-sensitive use on title.
- Registration of an access easement from 9200 Bridgeport Road to the benefit of 9140, 9120 and 9100 Bridgeport Road and include an access easement between the two car dealerships to allow trucks to move between the two sites (or a separate new agreement for that purpose).
- Registration of a flood indemnity covenant.
- Registration of a legal agreement regarding the developer's commitment to install two (2) 120V electric plug-ins for electric vehicles.
- Approval of a subdivision application (SD 11-595888).
- Enter into a Servicing Agreement associated with Subdivision application SD 11-595888. Works to include:
 - 1.5 metre concrete sidewalk along the proposed north property line.
 - A grass and treed boulevard, taking into account for a future road widening for a bike lane and centre median.
 - Works to include the frontage of 9200 Bridgeport Road.
 - Applicant to acquire permits from Kinder Morgan prior to works commencing along Bridgeport 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.*
- Applicant to acquire permits from Kinder Morgan prior to work commencing on the proposed building.
- 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>).



DP 11-595890

Attachment 1

Address: 9140 Bridgeport Road

Applicant: MQN Architects

Owner: HCL Holdings Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) Sub Area A.4

	Existing	Proposed
Site Area:	1173.0 m ²	2088.0 m ²
Land Uses:	Commercial	Commercial
Zoning:	Auto-Orientated Commercial (CA)	Auto-Orientated Commercial (CA)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50 FAR	0.50 FAR	none permitted
Lot Coverage:	Max. 50%	40%	none
Setback – Bridgeport Road:	Min. 3.0 m	12.81 m	none
Setback – East Side Yard:	Min. 3.0 m	12.02 m	none
Setback – West Side Yard:	Min. 3.0 m	0.0 m	3.0 m
Setback – South Rear Yard:	Min. 3.0 m	0.0 m	3.0 m
Setback - Landscaping	Min. 3.0 m	0.78 m	2.22 m
Height (m):	Max. 12 m	11.5 m	none
Off-street Parking Spaces – Commercial:	33	35	none
Loading:	1 bay	1 bay	none
Off-street Parking Spaces – Accessible:	1 stall	1 stall	none



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March 20, 20132

City of Richmond
6900 No. 3 Road
Richmond, BC
V6Y 2C1

Attn: Mr. David Johnson, Planner 2

Re: Development Permit Application– 9140 Bridgeport Road
Richmond Mitsubishi Motors – Design Rationale - Revised

Hello David,

Please find below the explanations to the points brought up by the Design Panel from the December 5, 2012 review highlighted in blue font.

DP 11-595890 – 3-STOREY APPROXIMATELY 1000M² CAR DEALERSHIP

APPLICANT: HCL Holdings Ltd.
PROPERTY LOCATION: 9140 Bridgeport Road

Applicant's Presentation

Architect Vicki Topping, MQN Architects, and Landscape Architect Wendy Armstrong, W. Armstrong – Taylor Landscape Design and Consulting, provided a formal presentation of the project and replied to queries from the members of the Panel.

Panel Discussion

Comments from the Panel were as follows:

- access to the service and car display areas for people with disabilities works well; consider accessibility requirements for public and employees' washrooms;

MQN: a review of the interior public accessibility to the washrooms confirmed that the universal washroom located on the main level by the car lift has the adequate clearances for the requirements set out by the Building Code.

- outdoor parking areas should be well-lit and provided with cameras in view of the reported fuel thefts in the area;

MQN: Existing lighting in the east parking lot to this site will be relocated with the new parking layout. Surveillance will be included to the branded car dealers requirements. The South of the building will be where the new addition will be located up to the existing fence line of which the property belongs to the Ministry of Highways.

- landscape is modest and simple; consider expanding and consolidating the planting across the subject development and the adjacent development to the east to unify the streetscape and minimize on costs;

Vicki A. Topping
MAIBC, NCARB, LEED AP[®], M.Arch.

Brian F. Quiring
MAIBC, MAAA, NCARB, M.Arch

Wally O. Neumann
MAIBC, MRAIC, MAAA, M.Arch.



No. DP 11-595890

To the Holder: MQN Architects
Property Address: 9140 Bridgeport Road
Address: 102 – 3301 24th Avenue
Vernon, BC V1T 9S8

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) Reduce the west side yard setback from 3.0 metres to 0.0 metres;
 - b) Reduce the south yard setback from 3.0 metres to 0.0 metres;
 - c) Reduce the landscaping width of the front yard from 3.0 metres to 0.78 metres for a limited portion of the Bridgeport Road Frontage; and
 - d) Reduce the north manoeuvring aisle width fronting the proposed building from 7.5 metres to 5.5 metres.
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 #10 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 \$20,000.00 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. The following are to be completed prior to forwarding this application to Council for issuance:
 - Receipt of a Letter-of-Credit for landscaping in the amount of \$20,000.00.

Development Permit
No. DP 11-595890

To the Holder: MQN Architects
Property Address: 9140 Bridgeport Road
Address: 102 – 3301 24th Avenue
Vernon, BC V1T 9S8

- Registration of an Aircraft Noise covenant for a non-sensitive use on title.
- Registration of an access easement from 9200 Bridgeport Road to the benefit of 9140, 9120 and 9100 Bridgeport Road and include an access easement between the two car dealerships to allow trucks to move between the two sites (or a separate new agreement for that purpose).
- Registration of a flood indemnity covenant.
- Registration of a legal agreement regarding the developer's commitment to install two (2) 120V electric plug-ins for electric vehicles.
- Approval of a Subdivision application (SD 11-595888).
- Enter into a Servicing Agreement associated with Subdivision application SA 11-595888.

Works to include:

- 1.5 metre concrete sidewalk along the proposed north property line
 - A grass and treed boulevard, taking into account for a future road widening for a bike lane and centre median.
 - Works to include the frontage of 9200 Bridgeport Road.
 - Applicant to acquire permits from Kinder Morgan prior to works commencing along Bridgeport Road.
8. 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.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

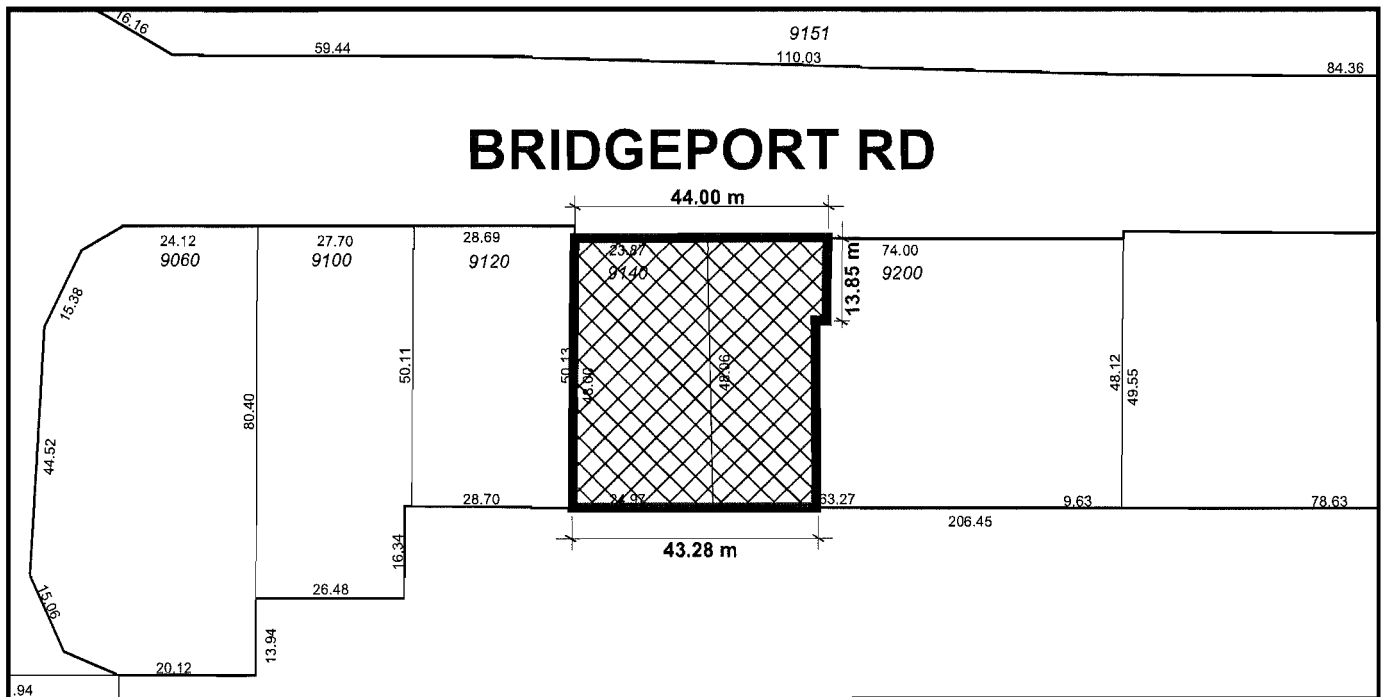
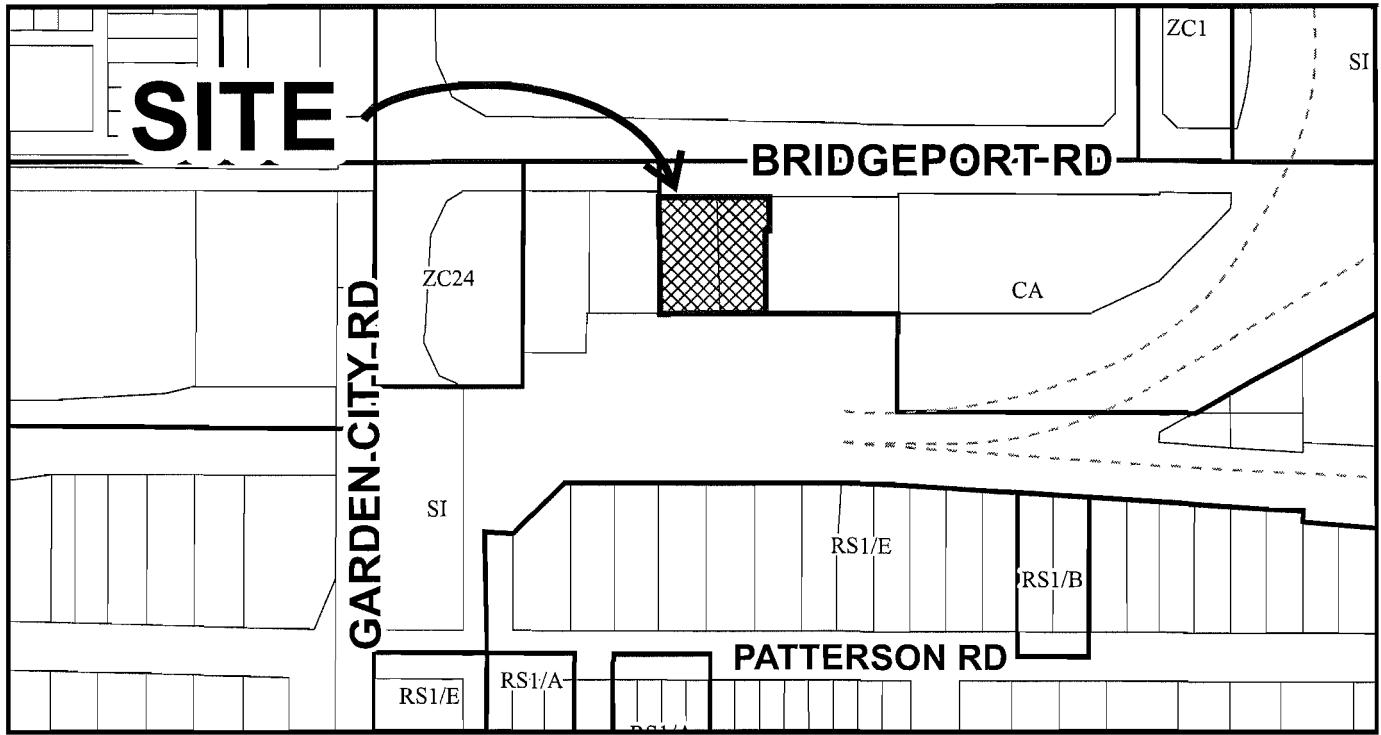
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of
Richmond



DP 11-595890
SCHEDULE "A"

Original Date: 04/15/14

Revision Date:

Note: Dimensions are in METRES



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MQN: a new landscape plan has been included in the revised package dated 02/07/13- Re-issued for Development Permit. This plan shows that the landscaping on the boulevard will have the same landscaping vocabulary as the 9200 Bridgeport site.

- consider a solid but removable temporary landscape treatment to the western edge of the parking lot to provide future access to the site to the west if needed;

MQN: a new landscape plan has been included in the revised package dated 02/07/13- Re-issued for Development Permit. This plan shows that the landscaping on the north west corner adjacent the car display area will remain landscaped until such a time where the frontage road is extended to the adjacent property.

- appreciate the changing of the trees on site;

MQN: Retention of the existing trees is a request by the owner so the Landscape Architect has relocated these trees on the site where possible.

- the width of the stairwell is generous and needs a more generous stair landing;

MQN: The landing for the main entrance stair has been adjusted to have a deeper top landing as well as an intermediate landing, both of which are 1.5m deep.

- the west elevation is fairly plain and very prominent;

MQN: The west elevation will be aluminum composite panel with control joints that will break up the flatness of the facade. The building currently has a concrete overhang of the foundation that aligns with the property line which will be the line of this wall. Due to the limiting distance for this building elevation being 0m we are not allowed by code to have any windows.

- height of wood screen at the top takes away from the stair tower/signage element; consider lowering the height to a more simple parapet height and consider using material other than wood to make the tower more prominent;

MQN: We have reduced the wood screening to accentuate the stair well.

- consider providing signage to elevator access and using a more transparent material for the accessible entry elevator entry;

MQN: A canopy over the door to the stairwell has been added along with a curtain wall feature to bring natural light into the stairwell.

- simple design of the building works well; however, concern on access to the service bays;

MQN: a stair at the loading bay has been added for customer access. The 1:30 ramp will have handrails that will assist the customers to the doors of the service bays.



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- agree with comments regarding the height of the fencing; vertical element facing Bridgeport Road is expressive but the height of the fencing will detract from it;

MQN: As noted above the wood screening has been lowered to be less prominent to the facade.

- the building appears to be a simple white box; display cars provide the colour; maintain the modern simplicity and whiteness of the building;

MQN: the owner is wanting to achieve a sleek, modern building where the vehicles change the building appearance.

- concern on the angling of the stairs; the simplicity of the building dictates that the stairs should be straightened out; applicant needs to provide rationale for the angling of the stairs;

MQN: The design of the stairs comes as a combination of influences from the site restrictions, utilization of the existing foundation and the criteria to maximize the amount of parking in the parkade. With the vehicle ramp on the east of the building, the drive aisle to the north of the building and the stairwell on the northwest, the amount of space for the stairs becomes very limited, by using the existing exit ramp from the parkade we allowed ourselves to create a stair that was easy to access as well as allowed the proper clearances in the parkade. It also assists in maintaining existing planters on site.

- consider extending the fence on the automotive ramp to provide more massing to the building and mitigate the appearance of the ramp petering out;

MQN: The owner wanted the automotive ramp to be a feature of the building as this is rarely done to car dealerships.

- nice looking building; only concern is that the stairs seem very long; consider providing a midway landing; consider pushing the stairs into the building mass;

MQN: as stated above the stairs have been adjusted to accommodate the requests of landings and moving the stairs into the building.

- like the design of the building; very clean and pleasing;
- agree with the comment to showcase the elevator tower and emphasize the elevator access; and

MQN

ARCHITECTS

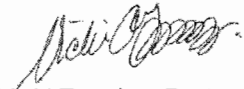
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- in view of the fact that the subject development and the adjacent development to the east have the same owner, consider some level of integration between them, e.g. unifying the landscaping of both developments, to make them appear more substantial and fit better into the neighbourhood characterized by large developments.

MQN: a new landscape plan has been included in the revised package dated 02/07/13- Re-issued for Development Permit. This plan shows that the landscaping on the boulevard will have the same landscaping vocabulary as the 9200 Bridgeport site.

These comments are greatly appreciated and I hope this will satisfy the requirements for the Development Permit at this stage. If you have any questions or concerns, please contact me at 250-542-1199 or by email at vtopping@mqn.ca.

Regards,



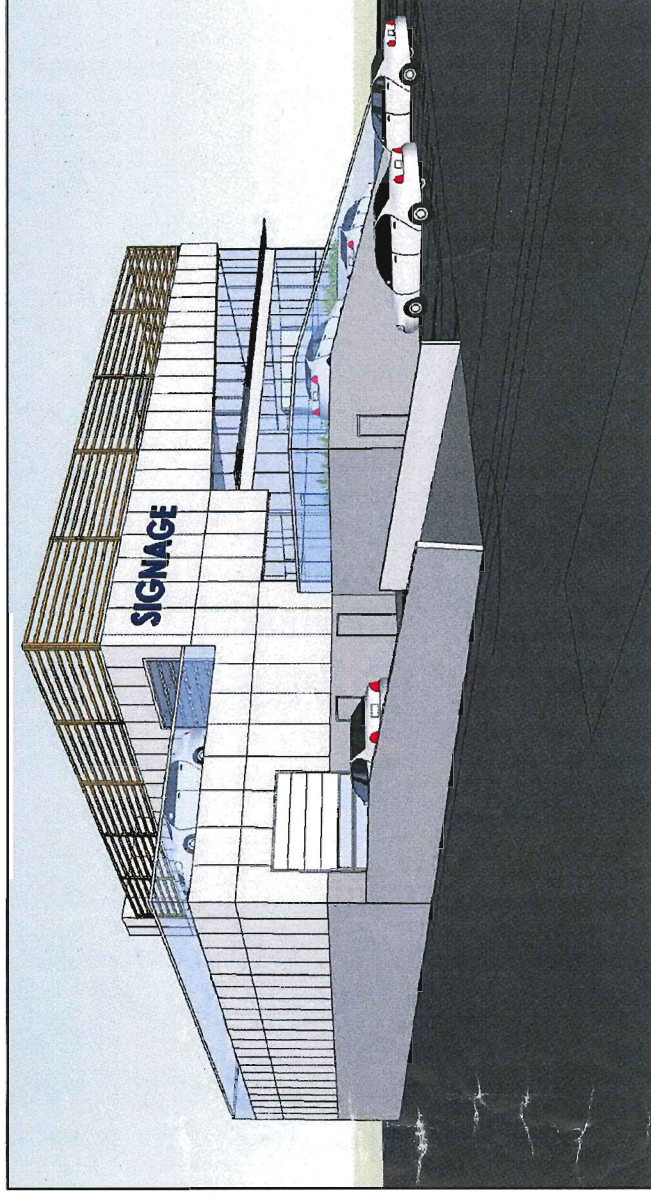
Vicki Topping, Partner
Architect AIBC, NCARB, LEED AP⁺, M.Arch.

RICHMOND CAR DEALERSHIP - PHASE 2

9140 BRIDGEPORT ROAD

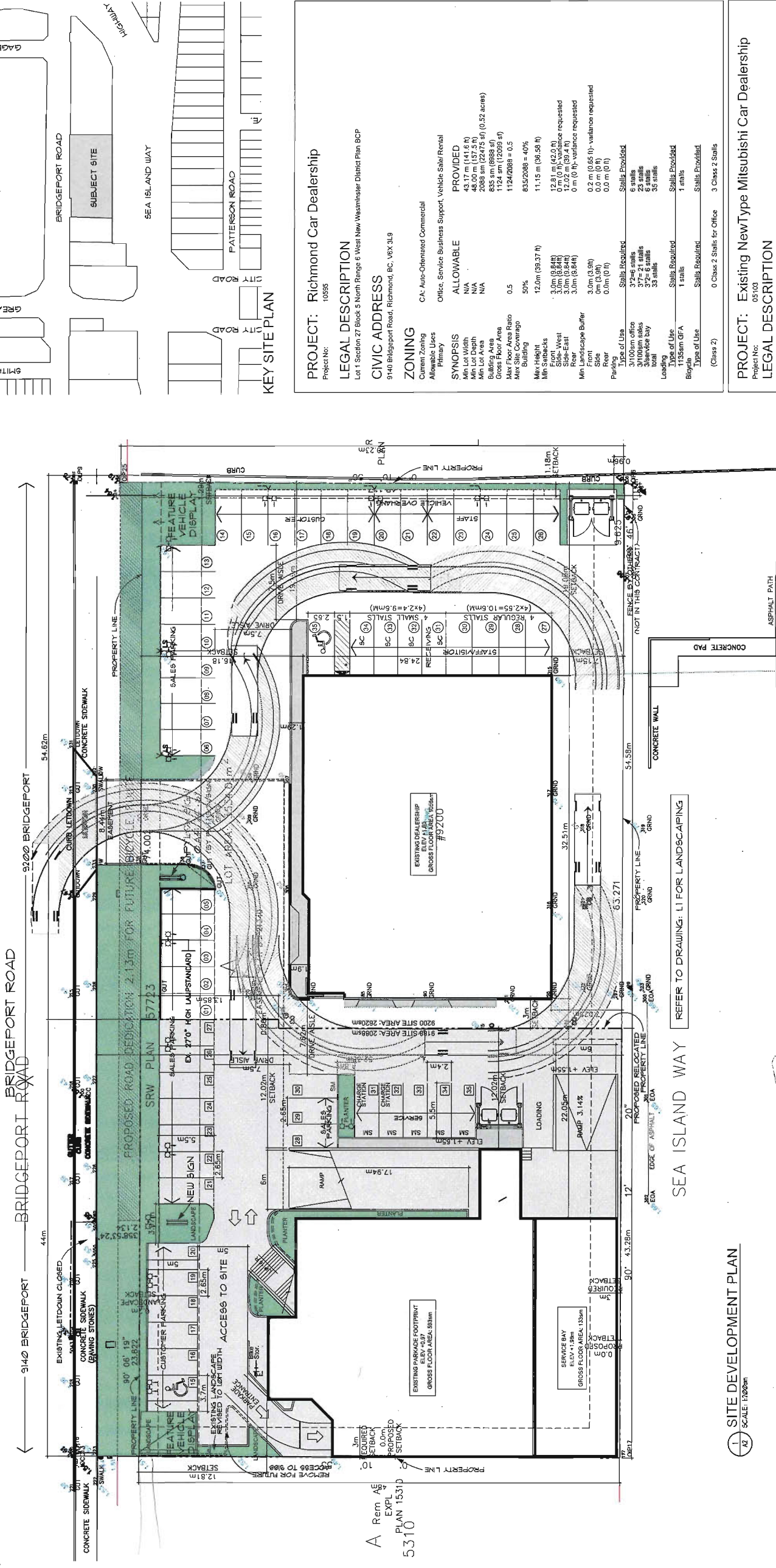
RICHMOND, B.C.

DEVELOPMENT PERMIT APPLICATION # DP 11-595890

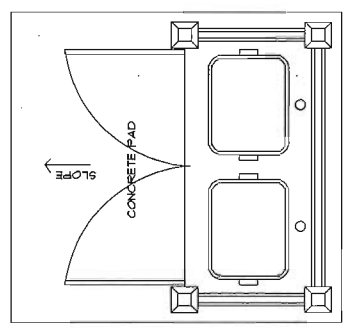


NO.	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	10/12/11
2	B	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	C	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

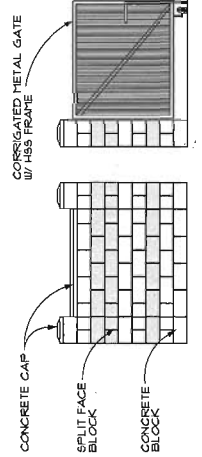
DP 11 - 595890
Pg. #1



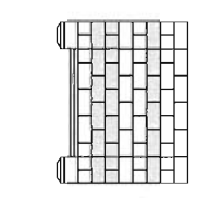
1 SITE DEVELOPMENT PLAN
SCALE: 1:200



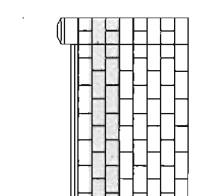
2 GARbage ENCLOSURE PLAN
SCALE: 1:50



FRONT ELEVATION

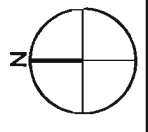


SIDE ELEVATION



BACK ELEVATION

2.1 GARbage ENCLOSURE ELEVATIONS
SCALE: 1:50



NO.	REV.	ISSUED FOR DEVELOPMENT PERMIT	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	10/11/11
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	D	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13
4	E	RE-ISSUED FOR DEVELOPMENT PERMIT	04/22/2013

PLAN 2

1:200
NOV.20/12

PROJECT: Richmond Car Dealership
Project No: 10595

LEGAL DESCRIPTION
Lot 1 Section 27 Block 5 North Range 6 West New Westminster District Plan BCP

CIVIC ADDRESS
9140 Bridgeport Road, Richmond, BC, V6X 3L9

ZONING
Current Zoning: CA: Auto-Oriented Commercial
Alternative Uses: Office, Service Business Support, Vehicle Sales/Rental

SYNOPSIS
Min Lot Width: 43.17 m (141.6 ft)
Min Lot Depth: 30.00 m (98.4 ft)
Min Lot Area: 2088 sqm (22475 sq ft) (0.32 acres)
Building Area: 835 sqm (8988 sq ft)
Gross Floor Area: 1124 sqm (12099 sq ft)
Max Floor Area Ratio: 1124/2088 = 0.5
Max Site Coverage: 835/2088 = 40%

ALLOWABLE
N/A
N/A
N/A

PROVIDED
43.17 m (141.6 ft)
30.00 m (98.4 ft)
2088 sqm (22475 sq ft) (0.32 acres)
835 sqm (8988 sq ft)
1124 sqm (12099 sq ft)
835/2088 = 40%

MIN HEIGHT
12.0m (39.37 ft)
11.15 m (36.58 ft)

MIN FRONT SETBACK
3.0m (9.84 ft)
3.0m (9.84 ft)

MIN SIDE-WEEST SETBACK
3.0m (9.84 ft)
3.0m (9.84 ft)

MIN REAR SETBACK
3.0m (9.84 ft)

MIN LANDSCAPE BUFFER
3.0m (9.84 ft)
0m (0 ft)
0.2 m (0.65 ft) - variance requested
0.0 m (0 ft)
0.0 m (0 ft)

PARKING
Stalls Escalated: 6 stalls
3100sqm office: 3726 stalls
3100sqm sales: 3726 stalls
3100sqm vehicle bay: 3726 stalls
Total: 11178 stalls

LOADING
Type of Use: 1 stalls
Type of Use: 1 stalls

STALLS PROVIDED
Stalls Escalated: 6 stalls
Stalls Provided: 23 stalls
Stalls Required: 35 stalls

STALLS REQUIRED
Type of Use: 1 stalls
Type of Use: 1 stalls

STALLS PROVIDED
Stalls Escalated: 3 Class 2 Stalls
Stalls Provided: 3 Class 2 Stalls

PROJECT: Existing NewType Mitsubishi Car Dealership
Project No: 05103

LEGAL DESCRIPTION
DISTRICT PLAN LUMP 83-451
PARCEL A, SECTION 27, BLOCK 5, NORTH RANGE 6, WEST NEW WESTMINSTER
DISTRICT PLAN LUMP 83-451

CIVIC ADDRESS
9200 BRIDGEPORT ROAD, RICHMOND, BRITISH COLUMBIA, V6X 1S1

ZONING
Current Zoning: CA: Auto-Oriented Commercial
Alternative Uses: Office, Service Business Support, Vehicle Sales/Rental

SYNOPSIS
Min Lot Width: 53.82 m (176.6 ft)
Min Lot Depth: 40.77 m (133.8 ft)
Min Lot Area: 3552.4 sqm (38114 sq ft) (0.51 acres)
Building Area: 772.4 sqm (8314 sq ft)
Gross Floor Area: 1055.8 sqm (11217.4 sq ft)
Max Floor Area Ratio: 1055.8/3552.4 = 0.297
Max Site Coverage: 772.4/3552.4 = 21.7%

ALLOWABLE
N/A
N/A
N/A

EXISTING
40.77 m (133.8 ft)
3552.4 sqm (38114 sq ft) (0.51 acres)
772.4 sqm (8314 sq ft)
1055.8 sqm (11217.4 sq ft)
1055.8/3552.4 = 0.297
772.4/3552.4 = 21.7%

NEW
53.82 m (176.6 ft)
40.77 m (133.8 ft)
3552.4 sqm (38114 sq ft) (0.51 acres)
772.4 sqm (8314 sq ft)
1055.8 sqm (11217.4 sq ft)
1055.8/3552.4 = 0.297
772.4/3552.4 = 21.7%

MIN HEIGHT
12.0m (39.37 ft)
11.15 m (36.58 ft)

MIN FRONT SETBACK
3.0m (9.84 ft)
3.0m (9.84 ft)

MIN SIDE-WEEST SETBACK
3.0m (9.84 ft)
3.0m (9.84 ft)

MIN REAR SETBACK
3.0m (9.84 ft)

MIN LANDSCAPE BUFFER
3.0m (9.84 ft)
0m (0 ft)
0.2 m (0.65 ft) - variance requested
0.0 m (0 ft)
0.0 m (0 ft)

PARKING
Stalls Escalated: 6 stalls
3100sqm office: 3726 stalls
3100sqm sales: 3726 stalls
3100sqm vehicle bay: 3726 stalls
Total: 11178 stalls

LOADING
Type of Use: 1 stalls
Type of Use: 1 stalls

STALLS PROVIDED
Stalls Escalated: 3 Class 2 Stalls
Stalls Provided: 3 Class 2 Stalls

STALLS REQUIRED
Type of Use: 1 stalls
Type of Use: 1 stalls

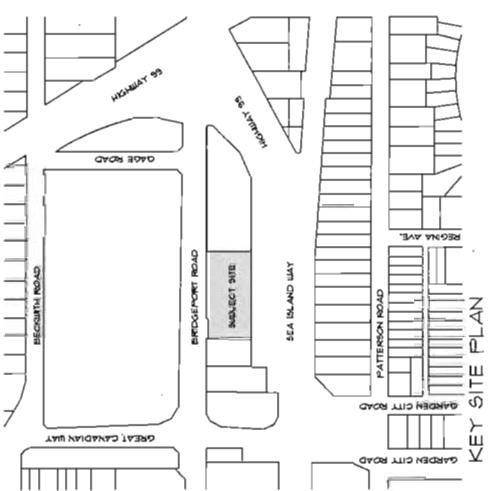
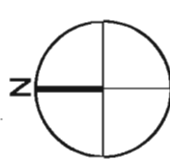
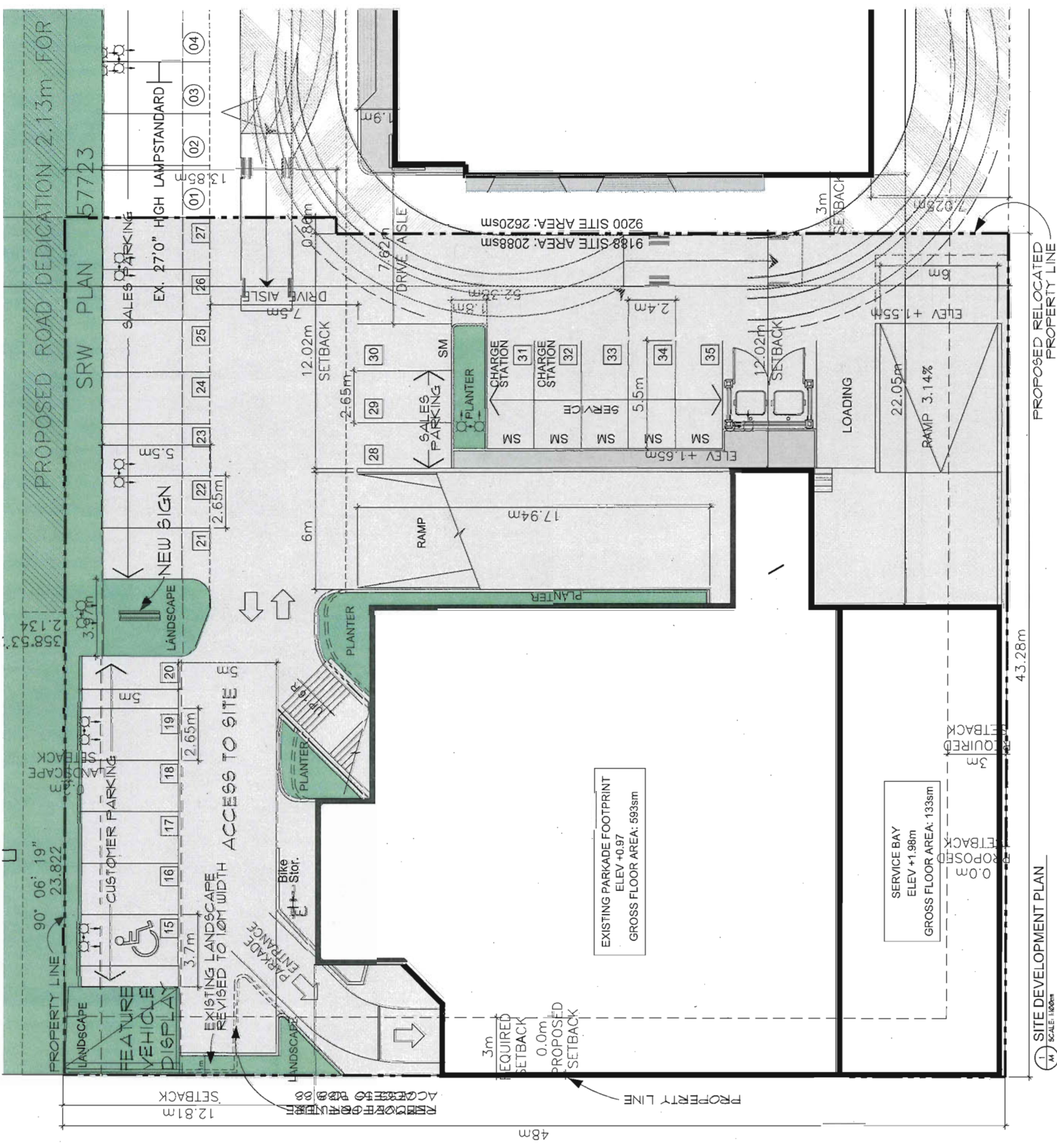
STALLS PROVIDED
Stalls Escalated: 1 stalls
Stalls Provided: 1 stalls

DP 11-595890 Pg. #2

McConnell
Quiring
ARCHITECTS
Neumann

PROJECT TITLE: 9140 BRIDGEPORT ROAD RICHMOND, BC
DRAWING TITLE: SITE PLAN
PROJECT NO: 10595

Suite 102, 2301 24th Avenue
Vernon, BC V1T 9S8
1 250.542.1199 1 250.542.5236



1 SITE DEVELOPMENT PLAN
SCALE: 1:100

PROPOSED RELOCATED
PROPERTY LINE

PROPOSED RELOCATED
PROPERTY LINE

DP 11-595890
74. #3

M O N
ARCHITECTS
McDonnell
Quitting
Neumann

Suite 102, 3301 24th Avenue
Vernon, BC V1T 9S8
1.250.542.1199 | 250.542.5236

PROJECT TITLE:
9140 BRIDGEPORT ROAD
RICHMOND, BC

DRAWING TITLE:
LARGE SITE PLAN

PROJECT NO.:
10595

NO.	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	10/13/11
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	D	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13
4	D	RE-ISSUED FOR DEVELOPMENT PERMIT	04/22/13

PLAN 4

1:100
JAN. 08/13

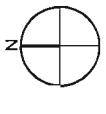
IMON
ARCHITECTS
McDonnell
Quiring
Neumann
Suite 102, 3301 24th Avenue
Vernon, BC V1T 9S8
1.250.542.1199 1.250.542.5236

PROJECT TITLE: 9140 BRIDGEPORT ROAD
RICHMOND, BC
DRAWING TITLE: PARKADE PLAN
PROJECT NO.: 10595

NO.	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR CLIENT REVIEW	11/07/12
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	O	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

PLAN 5

1:100
JAN.08/13



SYMBOL LEGEND

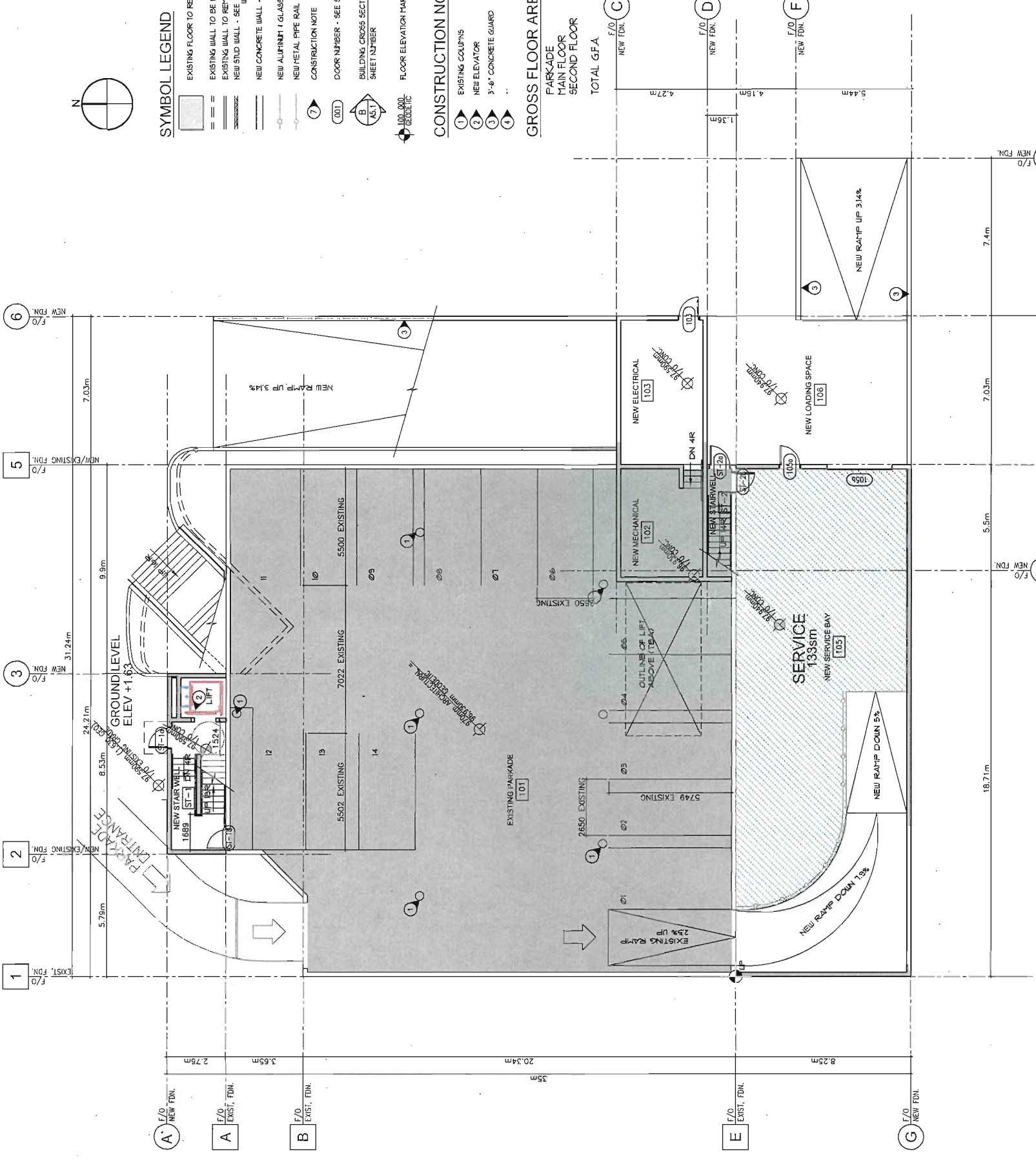
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- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW STUD WALL - SEE DRAWING A2.1 FOR WALL CONSTRUCTION
- NEW CONCRETE WALL - SEE DRAWING A2.1 FOR WALL CONSTRUCTION
- NEW ALUMINUM 1 GLASS GUARD
- NEW METAL PIPE RAIL GUARD
- CONSTRUCTION NOTE
- DOOR NUMBER - SEE SPEC
- BUILDING CROSS SECTION NUMBER
- SHEET NUMBER
- FLOOR ELEVATION MARKER
- RECYCLIC

CONSTRUCTION NOTES

- 1 EXISTING COLUMNS
- 2 NEW ELEVATOR
- 3 3'-6" CONCRETE GUARD
- 4

GROSS FLOOR AREAS

PARKADE
MAIN FLOOR = 1338m²
SECOND FLOOR = 5109m²
TOTAL G.F.A. = 11244m² (1120993sf)



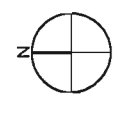
1 PARKADE PLAN
AS SCALE: 1:1000mm

DP 11-505090 ^{74. #5}

NO. REV. ISSUED FOR DATE

1	A	ISSUED FOR CLIENT REVIEW	11/07/12
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	D	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

PLAN 6
1:100
JAN.08/13



SYMBOL LEGEND

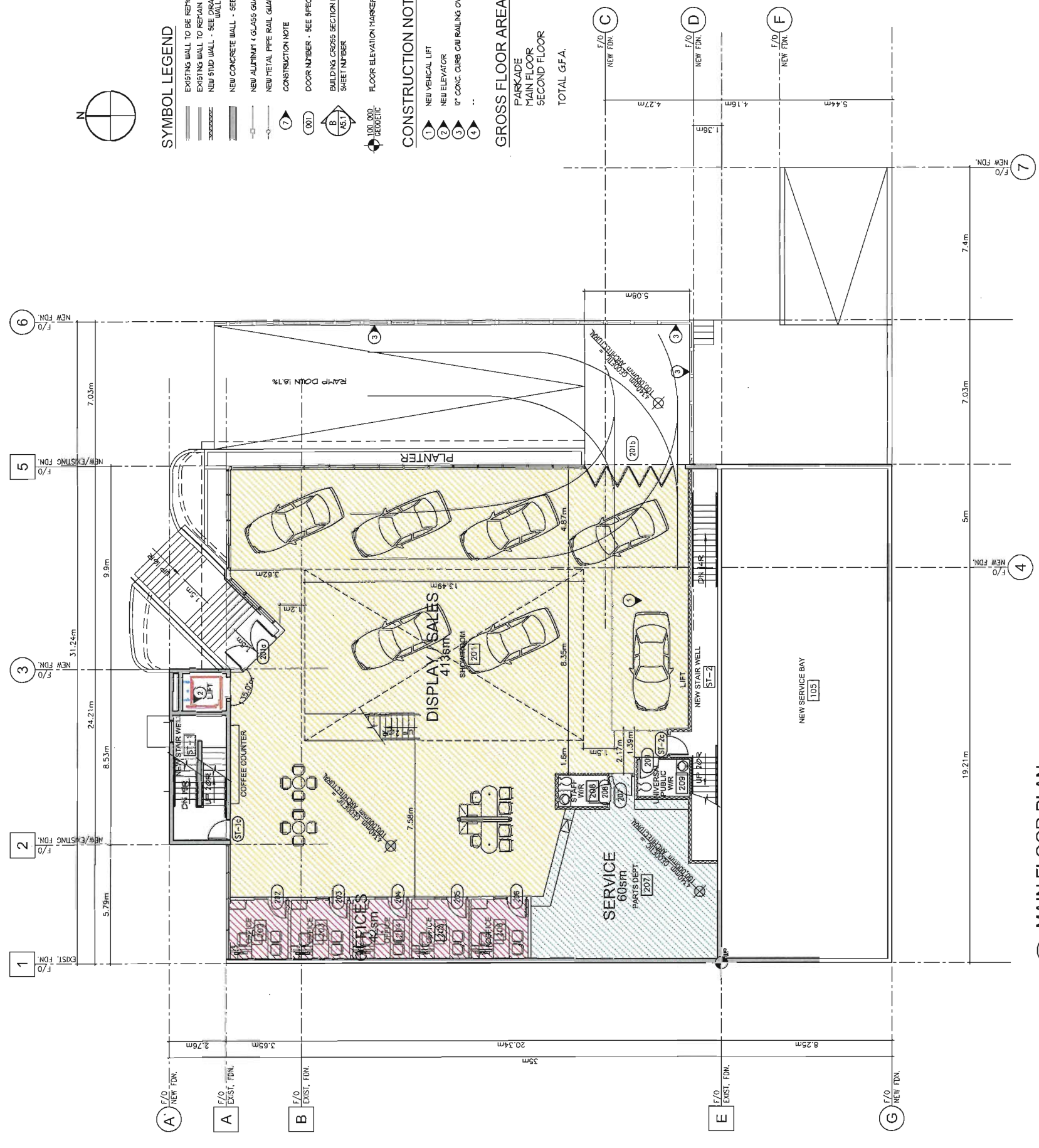
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW STUD WALL - SEE DRAWING A01 FOR WALL CONSTRUCTION
- NEW CONCRETE WALL - SEE DRAWING A01 FOR
- NEW ALUMINUM 1 GLASS GUARD
- NEW METAL PIPE RAIL GUARD
- CONSTRUCTION NOTE
- DOOR NUMBER - SEE SPEC
- BUILDING CROSS SECTION NUMBER SHEET NUMBER
- FLOOR ELEVATION MARKER
- 100.000 GEODETIC

CONSTRUCTION NOTES

- 1 NEW VEHICAL LIFT
- 2 NEW ELEVATOR
- 3 17" CONC CURB CURB RAILING OVER
- 4 ..

GROSS FLOOR AREAS

PARKADE = 1336m²
 MAIN FLOOR = 5106m²
 SECOND FLOOR = 4216m²
 TOTAL G.F.A. = 11248m² (12095sf)



1 MAIN FLOOR PLAN
SCALE: 1:200mm

NO	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR CLIENT REVIEW	11/07/12
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	D	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

1:100
JAN.08/13
PLAN 7

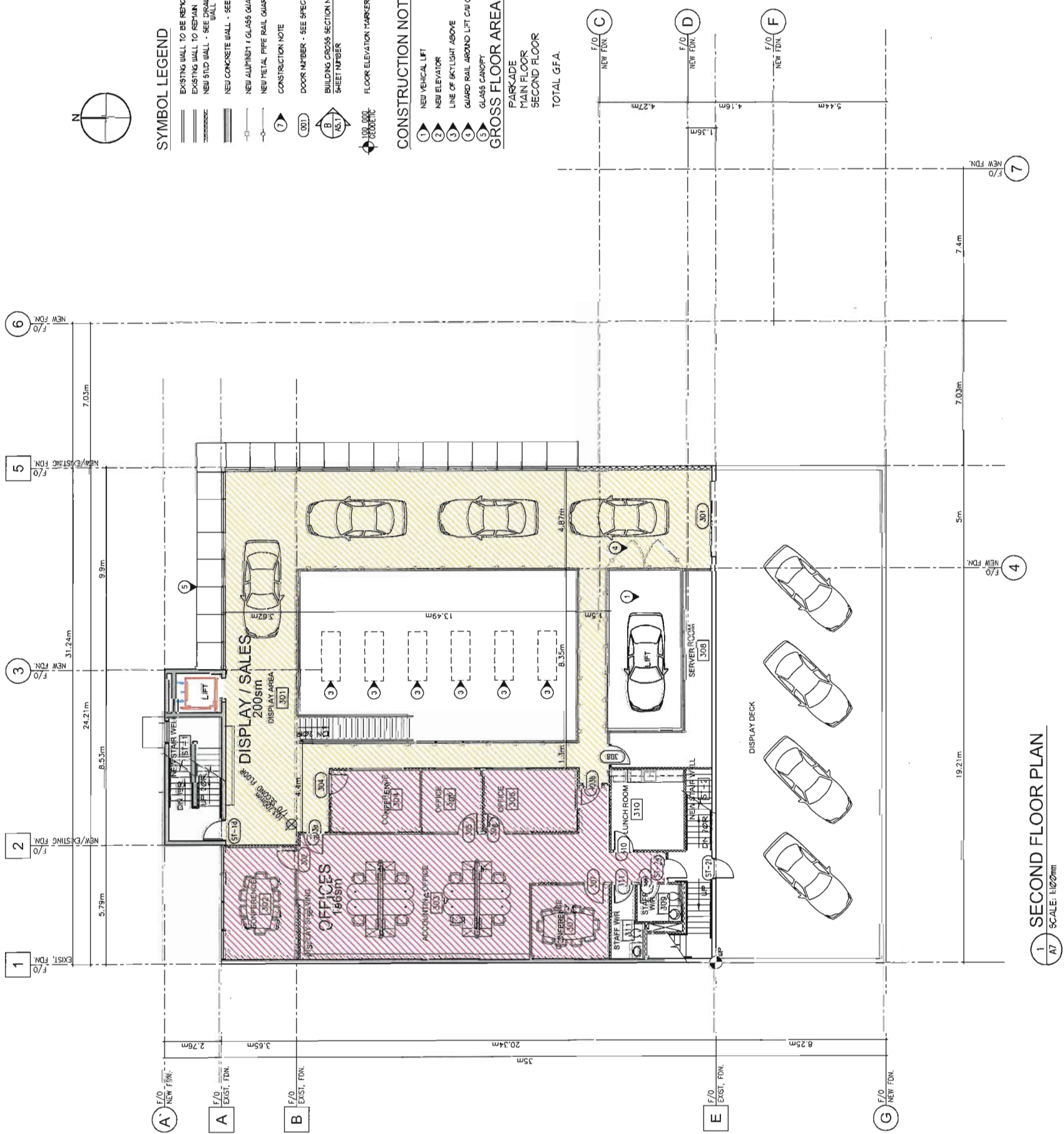


SYMBOL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW STUD WALL - SEE DRAWING A01 FOR WALL CONSTRUCTION
- NEW CONCRETE WALL - SEE DRAWING A01 FOR
- NEW ALUMINUM / GLASS GUARD
- NEW METAL PIPE RAIL GUARD
- CONSTRUCTION NOTE
- DOOR NUMBER - SEE SPEC
- BUILDING CROSS SECTION NUMBER SHEET NUMBER
- FLOOR ELEVATION MARKER

CONSTRUCTION NOTES

- 1 NEW VERTICAL LIFT
 - 2 NEW ELEVATOR
 - 3 LINE OF SKYLIGHT ABOVE
 - 4 GUARD RAIL AROUND LIFT C/W OPERABLE GATE
 - 5 GLASS CANOPY
- GROSS FLOOR AREAS**
 PARKADE = 1333sqm
 MAIN FLOOR = 5710sqm
 SECOND FLOOR = 4718sqm
 TOTAL G.F.A. = 11246sqm (10099sqft)



1 SECOND FLOOR PLAN
A1 SCALE: 1:100mm

NO.	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	11/07/12
2	C	RE-ISSUED FOR DEVELOPMENT PERMIT	01/11/13
3	D	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

PLAN 8
1:100
JAN.08/13

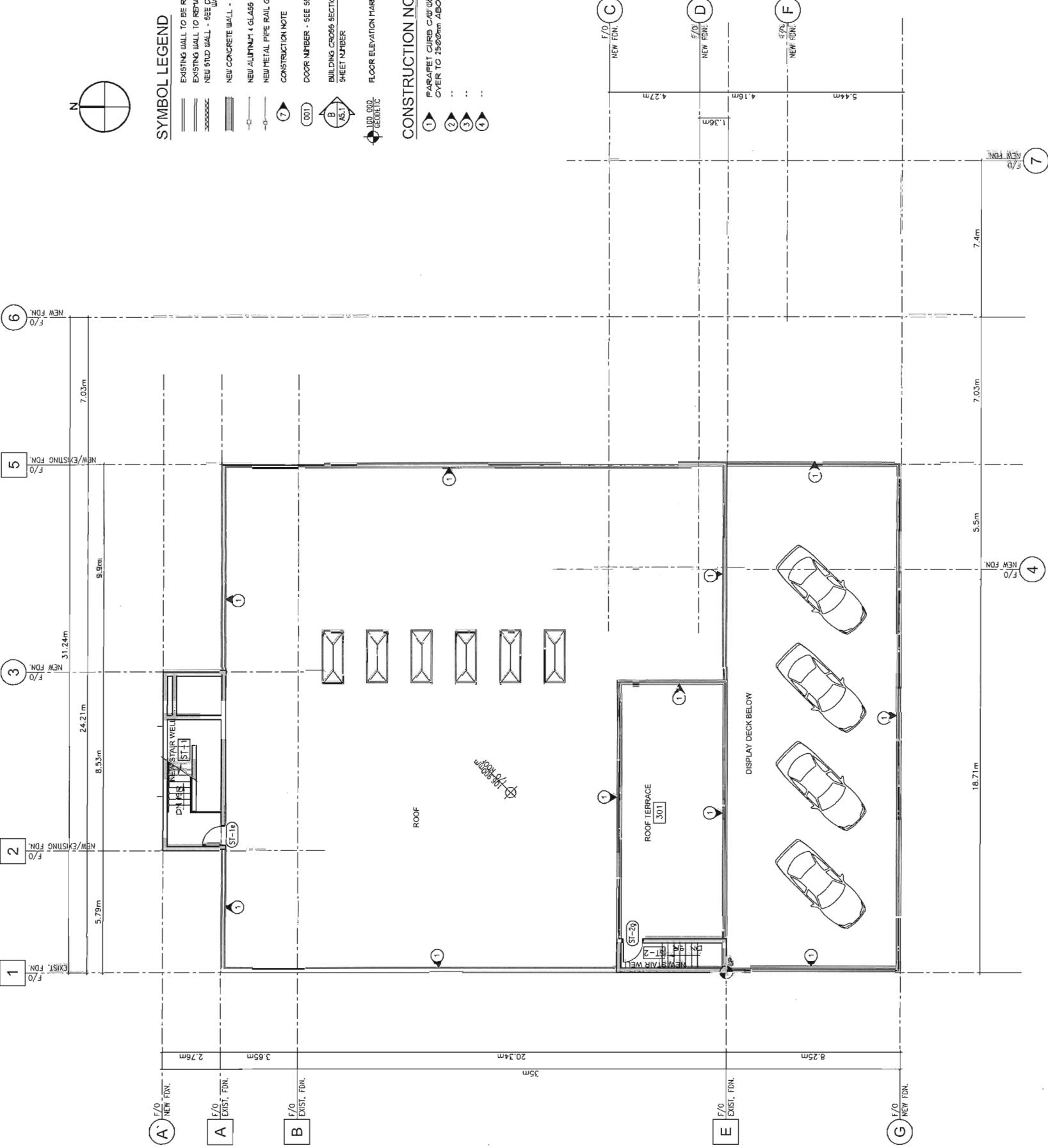


SYMBOL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW STUD WALL - SEE DRAWING A01 FOR WALL CONSTRUCTION
- NEW CONCRETE WALL - SEE DRAWING A01 FOR
- NEW ALUMINUM & GLASS GUARD
- NEW METAL PIPE RAIL GUARD
- CONSTRUCTION NOTE
- DOOR NUMBER - SEE SPEC
- BUILDING CROSS SECTION NUMBER - SHEET NUMBER
- FLOOR ELEVATION MARKER
- JTD 000 GEOMETRIC

CONSTRUCTION NOTES

- 1 PARAPET CURB C/W WOOD SCREENING OVER TO 1500mm ABOVE DECK
- 2
- 3
- 4



1 ROOF PLAN
 AB SCALE: 1:100mm

DP 11-595890 Page #7

PLAN 9
 1:100
 NOV.20/12

NO	REV	ISSUED FOR	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	10/11/11
2	B	RE-ISSUED FOR DEVELOPMENT PERMIT	11/20/12
3	C	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13
4	D	RE-ISSUED FOR DEVELOPMENT PERMIT	04/22/13



MQON ARCHITECTS
McDonnell
Quiring
Neumann
Suite 102, 3301 24th Avenue
Vernon, BC V1T 9S8
1 250.542.1199 / 250.542.5236

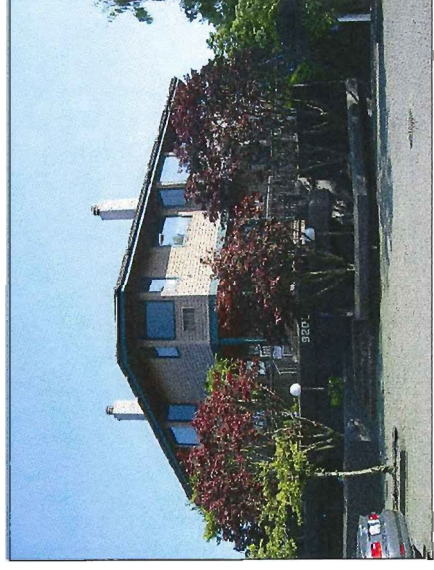
PROJECT TITLE:
DRAWING TITLE:
PROJECT NO.:

9140 BRIDGEPORT ROAD
RICHMOND, BC
10595

CONTEXT PLAN AND PHOTOS

NO.	REV.	ISSUED FOR	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	10/11/11
1	B	RE-ISSUED FOR DEVELOPMENT PERMIT	11/20/12
3	C	RE-ISSUED FOR DEVELOPMENT PERMIT	02/07/13

1-100
NOV.20/12



1 PHOTO 1- NORTHEAST VIEW
SCALE(S)



1 PHOTO 4- EAST ELEVATION
SCALE(S)



1 PHOTO 7- STREET VIEW LOOKING SOUTHWEST
SCALE(S)



1 AERIAL PHOTO
SCALE(S)



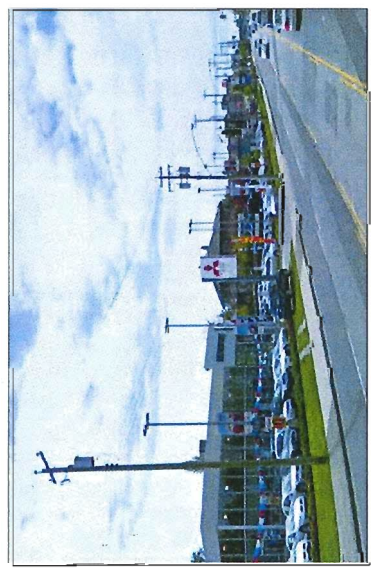
1 PHOTO 3- SOUTH ELEVATION
SCALE(S)



1 PHOTO 6- STREET VIEW LOOKING SOUTH
SCALE(S)



1 PHOTO 2- NORTHEAST VIEW
SCALE(S)



1 PHOTO 5- STREET VIEW LOOKING WEST
SCALE(S)

Project: MITSUBISHI DEALERSHIP
9140 BRIDGEPORT ROAD, RICHMOND B.C.

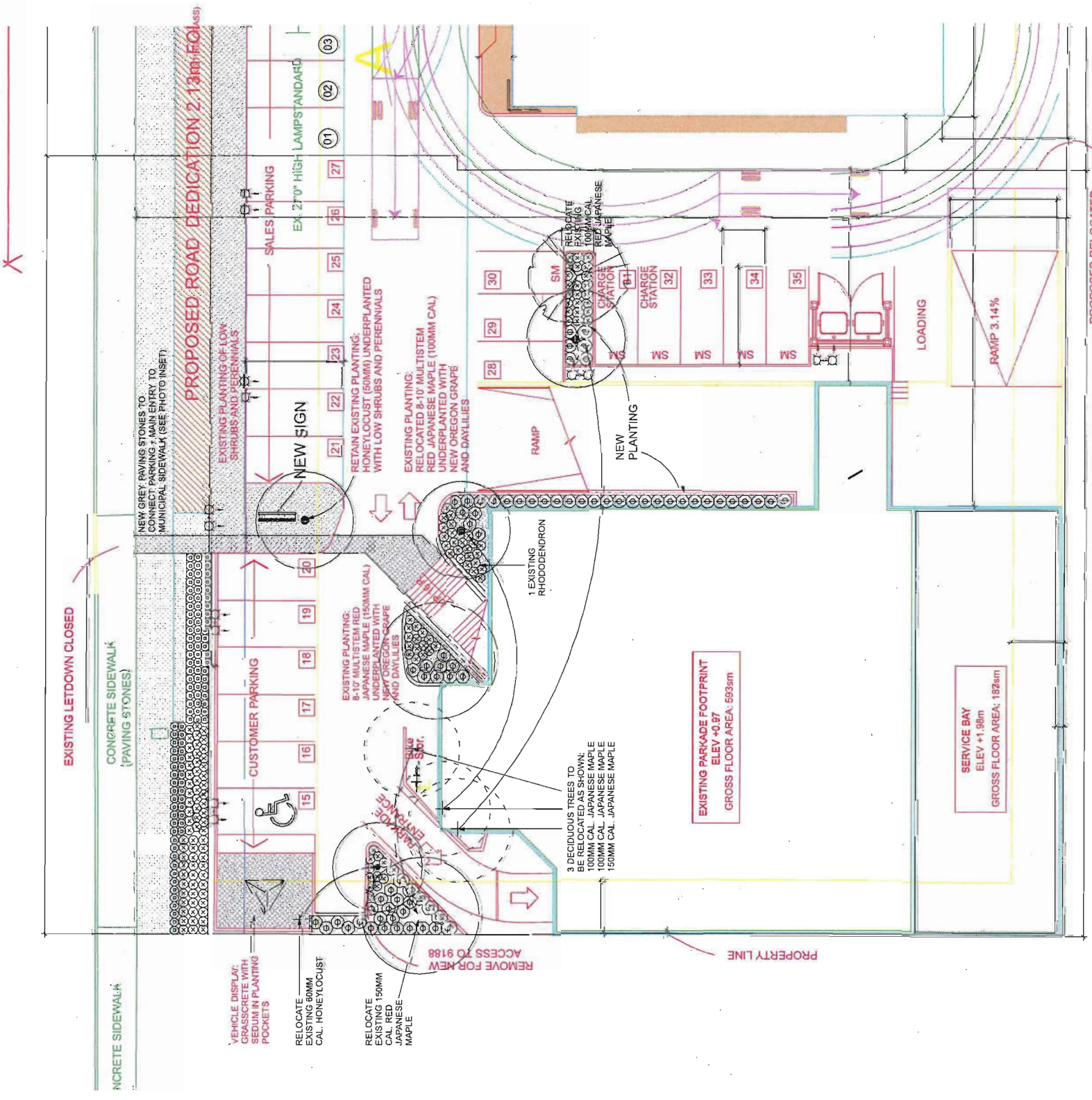
Drawing Title: LANDSCAPE PLAN
Date: 04/JAN/2012
Scale: 1:100
Sheet number: L-1 of 1

Wendy Armstrong-Taylor
Landscape consulting & design
B. C. VOF RB4
4462 Salmon River Road, Armstrong, B.C.
Phone: (250) 546-2701
Fax: (250) 546-2797
email: wmat@telus.net

10/Jan/2012 submitted for preliminary review
11/Jan/2012 notes added
02/02/2012 design revisions + installation of retaining walls
18/04/2012 adjust to suit received site plan
18/04/2012 relocate trees at West side
07/Aug/2012 final design + construction details confirmed



PAVING STONE PATTERN AND COLOUR FOR SIDEWALK CONNECTING MAIN ENTRY TO SIDEWALK (ABBOTSFORD CONCRETE PRODUCTS GREY CHATEAU STONE), AS A COMPLEMENT TO STAMPED CONCRETE AT ADJACENT SITE



NOTES:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	NURSERY SIZE
⊕	1	Gedelia trancantosa 'terram'	Showerbush heathbush		880, cm, cypress, 1.5 meter standard
⊙	72	Melissa aquilium	Oregon Grape	70cm	#5 container
⊖	103	Lysichiton albertensis 'Nightingale'	Manistead Lavender	45 cm	#1 container
⊗	140	Hesperaloe parviflora 'Purple Wavers' (substitute only 'Angela Princess')	Burgundy Daylily	45 cm	#1 container
⊘	200	Spiraea japonica 'Shirobana'	Stonewort	in holes	10cm pots

PLANT LIST:

PROPOSED RELOCATED PROPERTY LINE

EXISTING LETDOWN CLOSED

EXISTING LETDOWN CLOSED

EXISTING LETDOWN CLOSED