City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	December 11, 2018
From:	Wayne Craig Director, Development	**File:**	ZT 18-818765

Re: **Application by Christopher Bozyk Architects for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place.**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone to increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be introduced and given first reading.

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

WC:dcb
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

6032125

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend the "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place.

A previous staff report was reviewed by Council at the meeting on November 13, 2018, and the application was referred back to staff. Council's referral motion was as follows:

> *"That the application by Christopher Bozyk Architects for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be referred back to staff to examine options to:*
> *(1) incorporate rooftop solar panels; and*
> *(2) reduce building height;*
> *and report back."*

In response to Council's referral, the applicant worked with staff resulting in a number of revisions to their proposal including the addition of rooftop solar panels, reduction to the proposed building height, agreeing not to enclose the parkade and to monitor and address bird strike concerns. These proposed modifications and comments provided by the applicant are outlined in the subsequent text. A revised plan set and other supporting materials are incorporated into this submission.

To minimize repetition, the sections listed below have not been included in this report as their content remains unaffected by the proposed modifications to the design. Please refer to the original report from the Director, Development dated October 30, 2018 (in Attachment E), for details on the following topics:

- Location Maps
- Surrounding Development Analysis
- Official Community Plan/East Cambie Area Plan Policies
- Agricultural Land Reserve (ALR) Buffer Zone
- Floodplain Management Implementation Strategy
- Aircraft Noise Sensitive Development Policy
- Ministry of Transportation and Infrastructure (MOTI) Approval
- Ministry of Environment (MOE) Approval
- Existing Legal Encumbrances
- Transportation Analysis
- Tree Retention and Replacement
- Public Art Contributions
- Site Servicing and Frontage Improvements
- Development Permit Review
- Financial Impact or Economic Impact

Findings of Fact

A revised Development Application Data Sheet providing details about the development proposal is provided in Attachment A. The applicant's revised conceptual development plans are provided in Attachment B.

Applicant Response

The applicant's responses to Council's November 13, 2018, referral motion and related discussion are provided below. Staff's assessment on each issue is provided immediately following the applicant's comments.

1. Rooftop Solar Panels
   Applicant Response: The applicant has modified the plans to accommodate approximately 107 solar panels in a 207.6 m^2 (2,235 ft^2) of the building's lower rooftop level. The proposed location is shown highlighted in red in the Conceptual Development Plans in Attachment B on the plan labeled DP.007.

   The solar panels are anticipated to have a maximum output of approximately 38.52 kW. The applicant has advised that "*the power generated would be connected to a grid tie invertor and connected to the building distribution system. The energy produced will help offset the power required for the parking lot lighting.*"

   With respect to placing solar panels on the south façade of the building, the applicant has commented that "*we found that this may contribute to glare which was an issue brought up at the Advisory Design Panel Meeting and have been since advised that it may also affect birds impacting the building. An alternative location was found on the [second storey] rooftop which will be effective year round although somewhat reduced in winter months.*"

   Staff Comment: The Zoning Text Amendment Considerations (see Attachment D) have been amended to include a requirement for the registration of a legal agreement on Title prior to bylaw adoption. The agreement will contain provisions that the solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval.

2. Building Height Reduction
   Applicant's Response: The applicant has investigated reducing the building's parapet height as well as reductions to the overall building height while retaining the two additional parkade floors. The property owner has also provided additional comment on their request for the two parkade floors.

   Regarding the parapet height, the revised plan submission incorporates a reduction of the parapet by 0.71 m (2.33 ft.). As amended, the proposed parapet will be approximately 1.07 m (3.5 ft.) above the roof deck conforming to the BC Building Code requirements.

The applicant also revised the parkade plans to minimize the floor to floor heights in the proposed parkade addition from the original values of 2.75 m (level 4 to 5) and 2.89 m (level 3 to 4) to 2.64 m for both. Both the elevator overrun and the stair enclosure heights have been reduced by 0.51 m. Their revised plans have reduced the height of the roof deck by 0.36 m (1.18 ft.) and reduced both the stair tower and the elevator overrun by 0.51 m (1.67 ft.).

The applicant notes that the height reduction "*had to take into account drainage and plumbing falls, the slope of slabs and the provision of a dry sprinkler which requires a fall in the pipes. The dry system is required as this [is] not a heated space. The sprinkler system itself required 12 in. clearance below the [underside] of the roof/floor slab.*" Collectively, these technical requirements limit the amount of height reductions possible between the parkade floors.

The property owner, (OpenRoad) has provided the following background context information as their primary reasons for requiring the two additional parkade levels:

"As Toyota is a quality product at an accessible price point, car volumes and turnover are very high. It expected that between 350-400 cars will be sold here every month. The current showroom was designed to handle a fraction of this amount.

OpenRoad currently rent[s] land at two separate sites in Richmond; totaling 3.5 acres (152,000 ft^2) for Toyota alone. They are forecast to require more in the future. The additional parkade along with the spaces already granted will eliminate this need and free up valuable [industrial] land which is acknowledged to be at a premium Richmond. The additional investment of this parkade will also eliminate the need for OpenRoad to rent this land. It is very difficult to find additional land if and when it is required.

There are also the logistics of transferring cars to and from these compounds to the showroom which creates unnecessary congestion for the city, extra emissions, and which cause logistical and time issues for OpenRoad.

If we are unable to build both additional parkade levels it will still necessitate renting land elsewhere. It will continue the current inefficient logistical situation at Toyota, described above, which is the reason a new showroom with larger inventory on site is required to begin with".

Staff Comment: Regarding parapet height, section 3.3.1.18 of the BC Building Code requires a guard no less than 1.070 m (3.5 ft.) high to be provided around any roof to which access is provided for purposes other than maintenance. The revised parapet height, as shown in the attached plans, is now at the minimum height required by the BC Building Code and cannot be reduced further. Building Approval staff have advised that, to date, no equivalency proposals have been accepted for this code requirement since this is a safety issue.

The revised building heights, incorporating the proposed reductions, are included in the revised Conceptual Development Plans (Attachment B). The variances needed to accommodate these heights are listed in the "Variances Requested" section of this report.

3. Shadow Impact Analysis
Applicant's Response: The applicant has provided a shadow study based on the reduced building height (see Attachment B-Plan DP.024). More detailed shadow diagrams for those periods where the shadows will extend to the Nature Park have been provided (see Attachment B – Plans DP.025 to DP.028).

Staff Comment: The primary building on the Toyota site is approximately 42.5m (139.4 ft.) to the east of the Richmond Nature Park. Based on the submitted shadow diagrams, shading of the periphery of the park will occur at several times through the year, limited to early morning hours. The diagrams indicate the duration of the shadowing to be typically short (on the order of an hour after sunrise at the extremes).

4. Future Enclosure of the Parkade
Applicant's Response: *"OpenRoad are fully committed to providing humane measures preventing birds nesting in the building. It has been suggested that OpenRoad may try to enclose the building at a later date to prevent this; however it would require mechanical ventilation which is not something we wish to pursue. It would also require City and Council approval through the Development Permit process."*

Staff Comment: The Zoning Text Amendment Considerations have been modified to include a requirement for the registration of an agreement on title ensuring that the parkade will not be enclosed unless the owner has successfully obtained a Development Permit issued by Council approving the enclosure and has also successfully obtained a Building Permit for the work.

5. Ornithologist Assessment
The applicant has submitted a report prepared by an ornithologist with CSR Environmental (report dated November 29, 2018 – see Attachment C) that undertakes a specific assessment of the Toyota building in terms of potential avian strike risk and mitigation options.

The report's findings indicate that the proposed parkade addition does not pose a collision risk to birds because no glass or reflective material has been proposed in the addition.

Staff Comment: The applicant has agreed to engage a qualified environmental professional (QEP) to monitor the building for a year and to implement visual markers to the exterior of the glass at the lower levels should the QEP make that determination in the course of the monitoring.

The applicant has also indicated that no "up-lights" will be used in the project and that landscaping over 30 cm will be removed from within 10 m of the building.

The Zoning Text Amendment Considerations have been modified to include a requirement for the submission of a contract with a qualified environmental professional to monitor the facility for a minimum of 12 months post construction and to submit a report with recommendations and mitigation measures to the satisfaction of the Director, Development at the end of the monitoring period. The contract is to include the frequency of visits and an overview of how the findings will be presented.

Staff will review the landscaping plan through the Development Permit review to ensure that landscaping used within 10 m of the building will be no more than the recommended 30 cm in height.

Variances Requested

Based on the revised concept plans, the applicant will be requesting to vary the provisions of Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height. The table below shows the variances being requested and compares them to the applicant's previous variance request.

Area Affected	Previous Variance (m)	Revised Variance (m)
Parkade Rooftop Height	15.46 (rounded to 15.5)	15.1
Parapet Height	16.88 (rounded to 16.9)	16.17 (rounded to 16.2)
Stair Tower	18.51 (rounded to 18.6)	18.0
Elevator Over-Run	20.39 (rounded to 20.4)	19.88 (rounded to 19.9)

The variances requested reflect the overall reduction in height of between 0.36 m (1.2 ft. - roof deck) and 0.71 m (2.33 ft. - parapet) from the original submission reviewed by Council on November 13, 2018. The reduced parapet height would meet the Building Code minimum height of 1.07 m (3.5 ft.). The elevator and stair projections are cloud outlined in Attachment B on plan DP.009.

Development Permit Review

As noted earlier, this development is subject to a Development Permit review wherein further design development could occur. Through that process staff will be monitoring and verifying a number of elements as outlined in the previous report from the Director of Development (Attachment E). As a result of the modifications proposed, staff will also:

- Confirming building elevations and variances;
- Reviewing landscape modifications – particularly within 10 m of the building;
- Review the site lighting scheme including any use of "up-lighting";
- Inclusion of any implementable avian mitigation measures.

Conclusion

Christopher Bozyk Architects Ltd. has applied for permission to amend the zoning district "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place.

In response to the Council referral on November 13, 2018, the applicant modified their submission by adding rooftop solar panels, reducing the overall building height and agreeing not to enclose the parkade. The applicant has also engaged an ornithologist to assess the overall building clarifying areas of concern and providing recommendations for minimizing bird strikes at the building. The applicant has committed to engaging a qualified environmental professional to monitor avian strikes with the building and to implementing the ornithologist's recommendations for visual marking of the glass along the west and northwest side of the building if required.

Based on the applicant's responses to Council's referral it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9948 for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone to increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be introduced and given first reading.

David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachment A: Revised Development Application Data Sheet
Attachment B: Revised Conceptual Development Plans
Attachment C: Report by CSR Environmental
Attachment D: Revised Zoning Text Amendment Considerations
Attachment E: Original Report from the Director of Development, dated October 30, 2018

Attachment A: Revised Development Application Data Sheet

City of Richmond

Development Application Data Sheet

Development Applications Department

ZT 18-818765 **Attachment A**

Address: 13100 Smallwood Place

Applicant: Christopher Bozyk Architects

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Multiland Pacific Holdings	Same
Site Size (m^2):	15,924 m^2 (171,404.51 ft^2)	Same
Land Uses:	Auto Dealership And Service	Same
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) with increased FAR to 0.82 at 13100 Smallwood Place

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 FAR	0.82 FAR	None permitted
Buildable Floor Area (m^2):*	11,146.8 m^2 (119,983.2 ft^2)	12,996.3 m^2 (139,891 ft^2)	None permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 38%	None
Setback Front - North	Min 3.0 m	16.0 m	None
Setback Side – East	Min 3.0 m	20.38 m	None
Setback Side - West	Min 3.0 m	22.5 m Main Building 3.0 m Car Wash Building	None
Setback Rear - South	Min 3.0 m	10.63 m Main Building 3.0 m Garbage Enclosure	None
Height (m):	Max building height: 12.0 m with variance to 15.44 m at elevator overrun, stairway structures, storage and screened equipment as approved under DP 16-741123	Increased parkade rooftop height at 15.1 m, a parapet height of 16.17 m, a stair tower of 18.0 m and an elevator over-run of 19.88 m	Variance to be considered as part of DP18-818762
Off-street Parking Spaces – Staff and Visitor	281	296	None
Off-street Parking Spaces – Vehicle Inventory:	N/A	279	None

Other:

Attachment B: Revised Conceptual Development Plans

OpenRoad Toyota Richmond

PROJECT NUMBER: 2140

CHRISTOPHER BOZYK ARCHITECTS LTD
454 - 611 ALEXANDER STREET, VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3848

FILE PATH: [illegible]

PLOT DATE: 11/30/2018 9:02:55 AM

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

EAST ELEVATION

SCALE:

DATE: 2018-11-23

DP.001

PLN - 58

OpenRoad Toyota Richmond

PROJECT NUMBER 214007

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE 604 251-3442 FAX 604 251-3548

FILE PATH: [illegible]

PLOT DATE: 11/30/2018 9:02:57 AM

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

NORTH WEST ELEVATION

SCALE:
DATE: 2018-11-23

DP.002

OpenRoad Toyota Richmond

PROJECT NUMBER 214007

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3449 FAX (604) 251-3549

FILE PATH: [illegible]

PLOT DATE 11/30/2018 9:02:58 AM

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

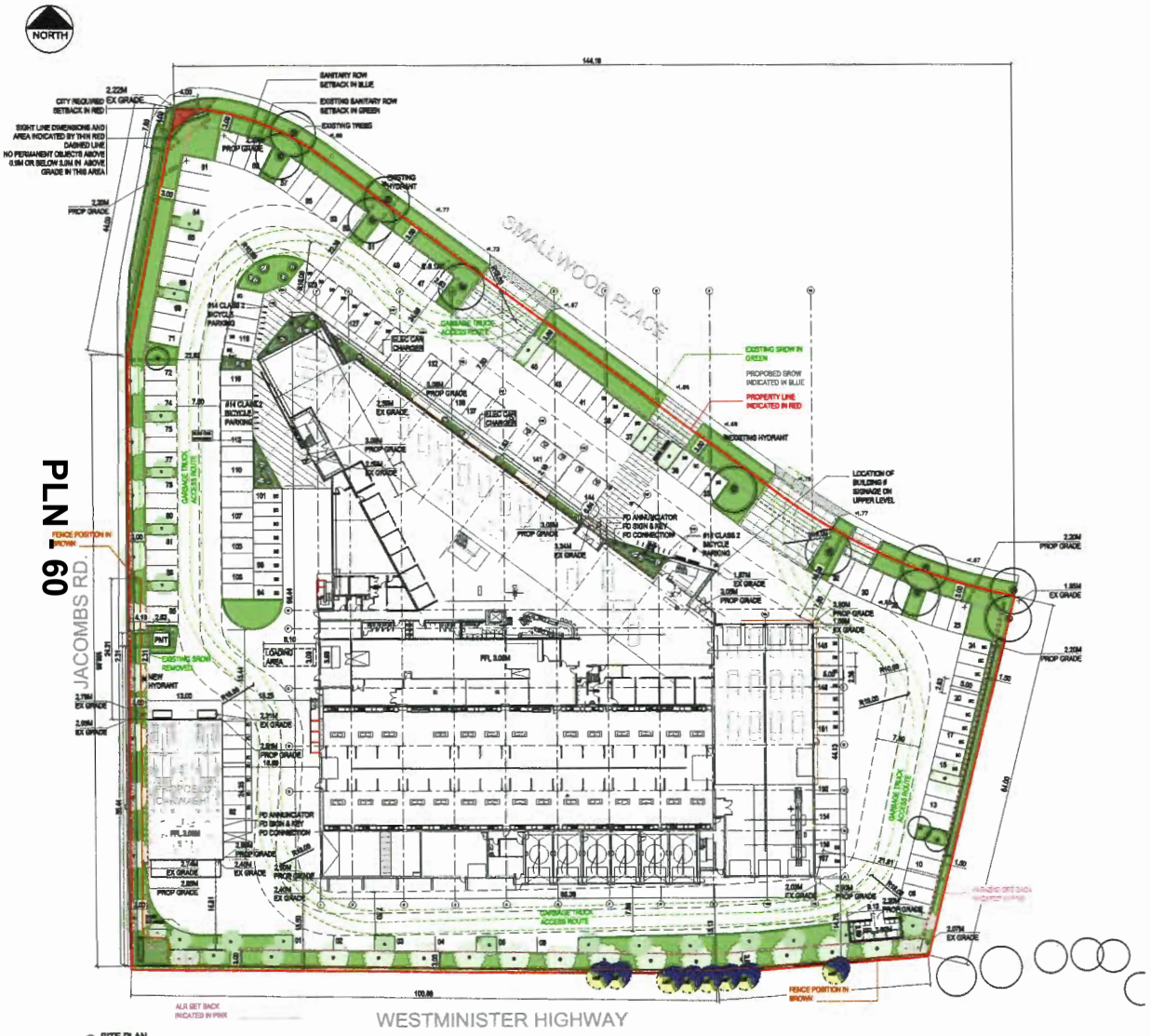
VIEW FROM WESTMINSTER HIGHWAY

SCALE:
DATE: 2018-11-23

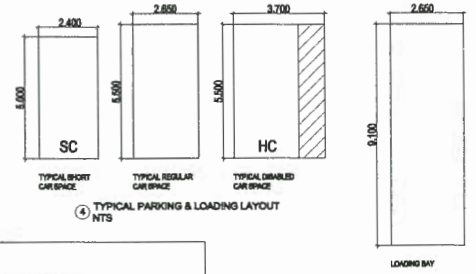
DP.003

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3449

PLN - 60



1 SITE PLAN
1" = 30'-0"



4 TYPICAL PARKING & LOADING LAYOUT
NTS

PROPERTY STATISTICS:		
PROJET NAME: CIVIC ADDRESS: LEGAL ADDRESS:	OPENROAD TOYOTA SHOWROOM 13100 SMALLWOOD PLACE, RICHMOND BC V8V1W8 Lot 7 Sec 5 BLK 4 N RG5W PL NWP58875 EXCEPT PLAN EPP72489	
ZONING: AUTHORITY: USES:	CV CITY OF RICHMOND CAR SHOWROOM	
LOT AREA:	15,924 M2	
FLOOR AREA:	PREVIOUS	PROPOSED
MAIN FLOOR: 2ND FLOOR: 3RD FLOOR: 4TH FLOOR: 5TH FLOOR: CAR WASH:	5,635.510 M2 4,825.319 M2 39.305 M2 - - 315.320 M2	5520.920 M2 3167.716 M2 798.543 M2 3178.391 M2 17.913 M2 315.322 M2
TOTAL:	10,813.454 M2	12,996.314 M2
LOT COVERAGE:		
MAIN FLOOR: GARBAGE ENCL. CAR WASH: TOTAL % TOTAL	5984.249 M2 35.680 M2 315.320 M2 6015.249 M2 37.777%	
FAR:	PREVIOUS 0.6791	PROPOSED 0.816
% LANDSCAPE	9.14% (1458.8 M2)	
SETBACKS	NORTH: 16.0M SOUTH: 10.63M - GARBAGE ENCL. 3.0M EAST: 20.38M WEST: 22.5M - CARWASH 3.0M	
BIKE PARKING	36 CLASS 1, 36 CLASS 2	
VEHICULAR PARKING:		
SURFACE PARKING: SPACES	157	INCLS 6 DISABLED PARKING AND SMALL SPACES
WITHIN BUILDING: (STAFF & INVENTORY)	PREVIOUS 208	PROPOSED STAFF 296 INVENTORY 279
TOTAL PARKING: PROVIDED REQUIRED	383 248	575 251
LOADING SPACES	4 REQUIRED. 1 PROVIDED. VARIANCE PER PREVIOUS DP APP	

BUILDING HEIGHT:	PREVIOUS	PROPOSED
AVERAGE SITE GRADE:	2.68 M - geodetic	
FINISHED FLOOR LEVEL:	3.05 M - geodetic	
PARAPET HEIGHT:	11.91 M from grade	
ROOF TOP STORAGE ROOM	13.00 M from grade*	
SOUTHERN STAIR ONLY:	13.00 M from grade*	
AT ELEVATOR OVERRUN ONLY:	15.44 M from grade*	
REVISED PARAPET:		16.85 M - geodetic 16.17 M - actual
REVISED ELEVATOR OVERRUN		22.58 M - geodetic 19.88 M - actual

* denotes height variance required over existing zoning of 12.00m

REVISION	DATE	DESCRIPTION
19	18.12.20	ISSUED FOR DP
17	18.11.23	ISSUED FOR DP
16	18.10.25	ISSUED FOR DP
15	18.09.26	ISSUED FOR DP
14	18.06.18	ISSUED FOR REVIEW
13	18.05.25	REISSUED FOR CONSTRUCTION
12	18.04.11	ISSUED FOR DP
11	18.03.08	ISSUED FOR PROVISIONAL IFC
10	18.02.20	ISSUED FOR BP REVISION
9	17.09.27	ISSUED FOR BP REVISION
8	17.06.30	RE-ISSUED FOR DP
7	17.05.30	RE-ISSUED FOR DP
6	17.05.19	RE-ISSUED FOR DP
5	17.03.10	RE-ISSUED FOR DP
4	17.03.08	RE-ISSUED FOR DP
3	16.11.25	ISSUED FOR BUILDING PERMIT
2	16.08.08	ISSUED FOR DP
1	16.07.11	ISSUED FOR DP PRE-APP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and representations either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded in whole, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad
Toyota Richmond

SITE PLAN
DP 18-818762

SCALE 1" = 30'-0" DATE: Jan 1, 2016 DRAWN: Author
PROJECT NUMBER: 0001

PLAN #1
DP0.04

1 GROUND FLOOR PLAN
1" = 30'-0"

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3540

OpenRoad AUTO G...

CLIENT

REVISION	DATE	DESCRIPTION
4	18.11.23	ISSUED FOR DP
3	18.11.06	ISSUED FOR DP
2	18.09.20	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, whole or in part, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 1

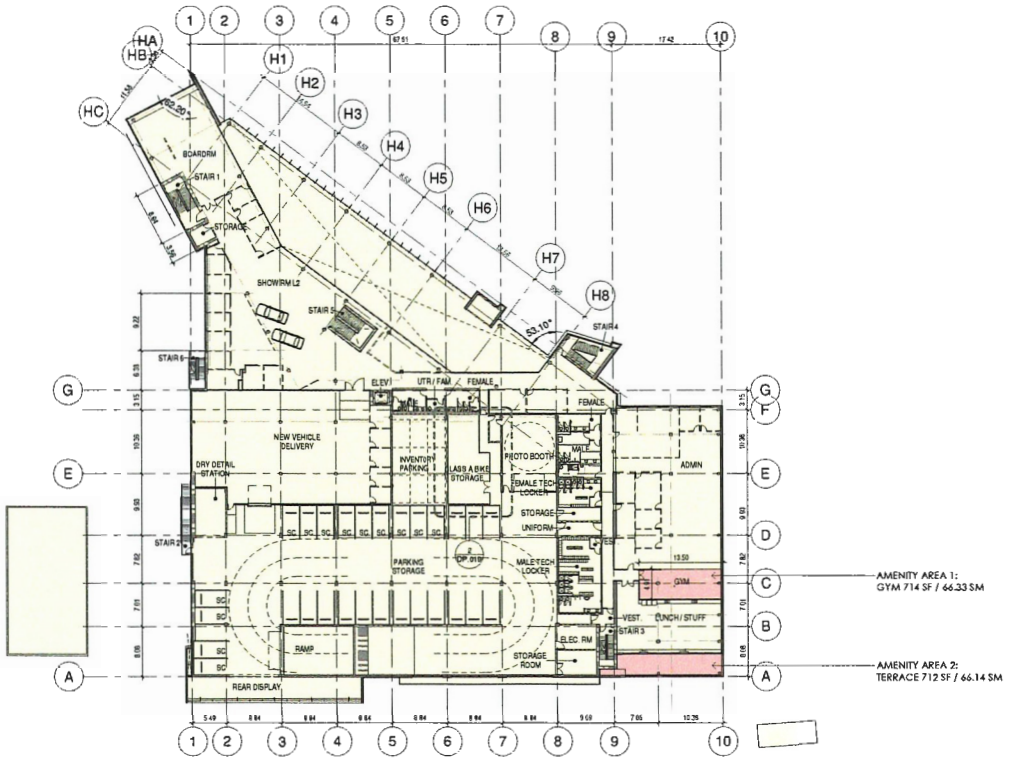
SCALE 1" = 30'-0" DATE: 2018-11-23 DRAWN: Author

PROJECT NUMBER 214007

PLAN #1A

DP.005

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3848



1 SECOND FLOOR PLAN
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
4	18.11.23	ISSUED FOR DP
3	18.11.06	ISSUED FOR DP
2	18.09.25	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work, and the cost of rectification

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 2

SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Author

PROJECT NUMBER 214007

PLAN #1B

DP.006

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3540

1 OVERALL ROOF PLAN
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
4	19.11.22	ISSUED FOR DP
3	19.11.06	ISSUED FOR DP
2	19.09.25	ISSUED FOR DP AMENDMENT
1	19.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work, and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 3

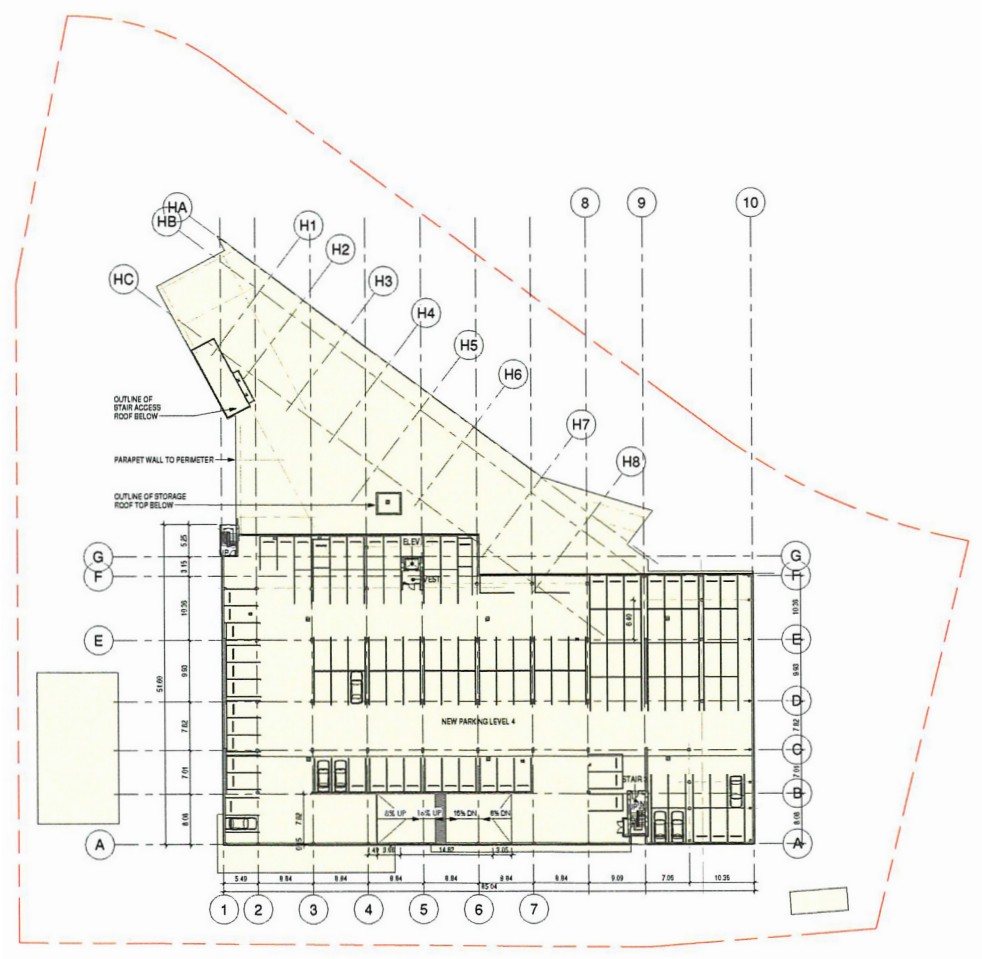
SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Author

PROJECT NUMBER 214007

PLAN #1C

DP.007

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX: (604) 251-3549



1 ADDITIONAL PARKING LEVEL 1
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
4	18 11 23	ISSUED FOR DP
3	18 11 06	ISSUED FOR DP
2	18 09 25	ISSUED FOR DP AMENDMENT
1	18 04 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work, and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

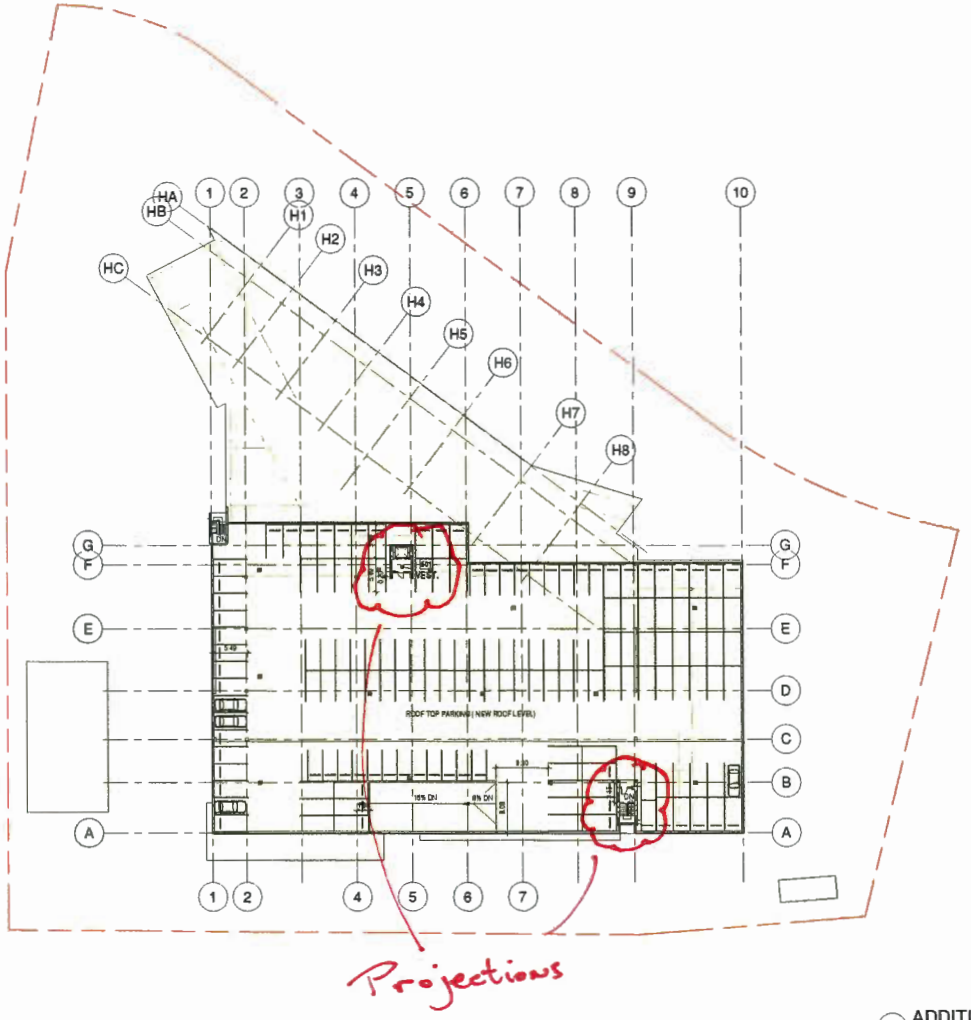
LEVEL 4

SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Author
PROJECT NUMBER 214007

PLAN #1D

DP.008

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3445



1 ADDITIONAL PARKING LEVEL 2
1" = 30'-0"

OpenRoad AUTO GROUP
CLIENT

REVISION	DATE	DESCRIPTION
4	18. 11. 23	ISSUED FOR DP
3	18. 11. 08	ISSUED FOR DP
2	18. 08. 28	ISSUED FOR DP AMENDMENT
1	18. 04. 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

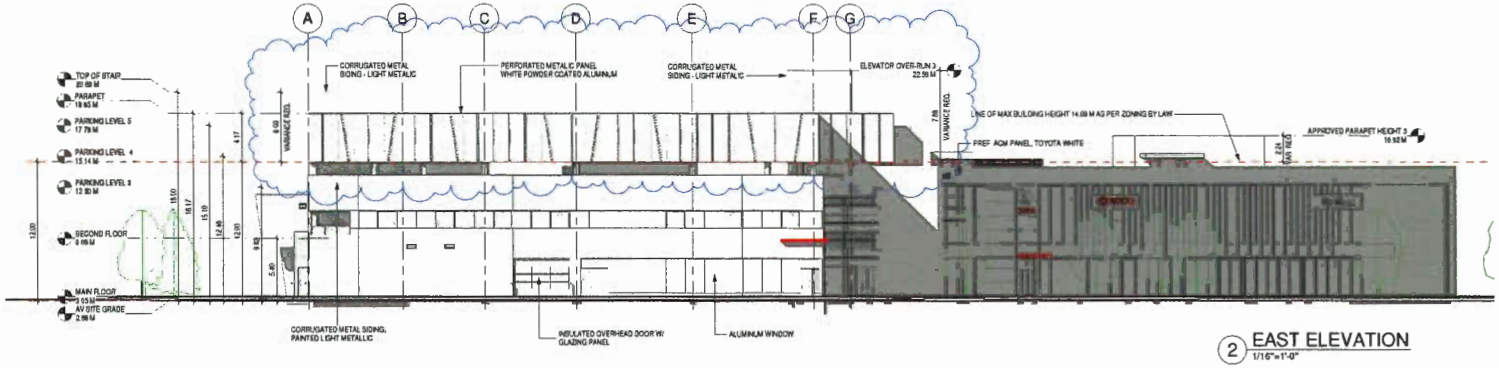
LEVEL 5

SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Author
PROJECT NUMBER 21-007

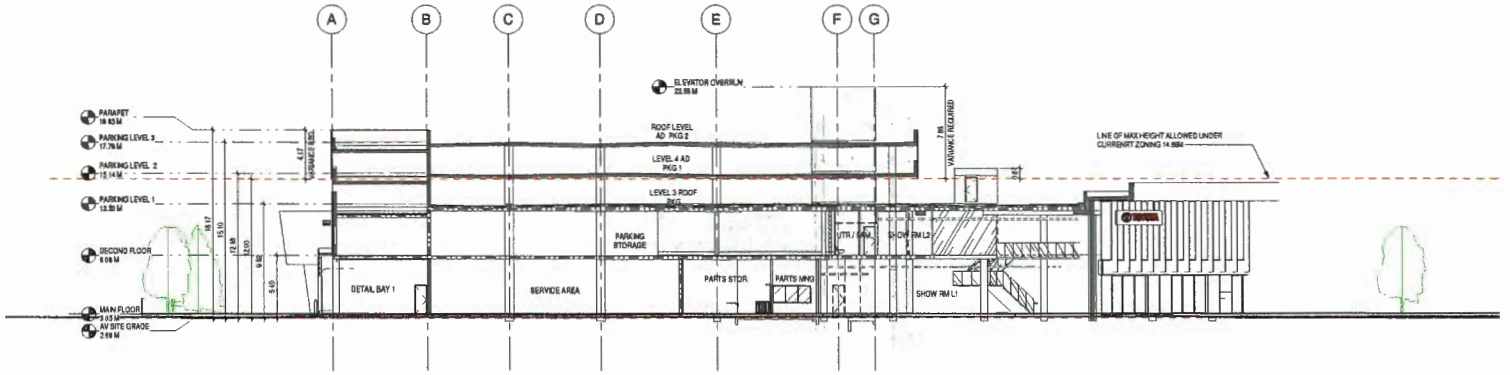
PLAN #1E

DP.009

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3948



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



3 SECTION A-A
1/16"=1'-0"

OpenRoad AUTO GROUP
CLIENT

REVISION	DATE	DESCRIPTION
4	18.11.23	ISSUED FOR DP
3	18.11.08	ISSUED FOR DP
2	18.09.25	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; s hall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

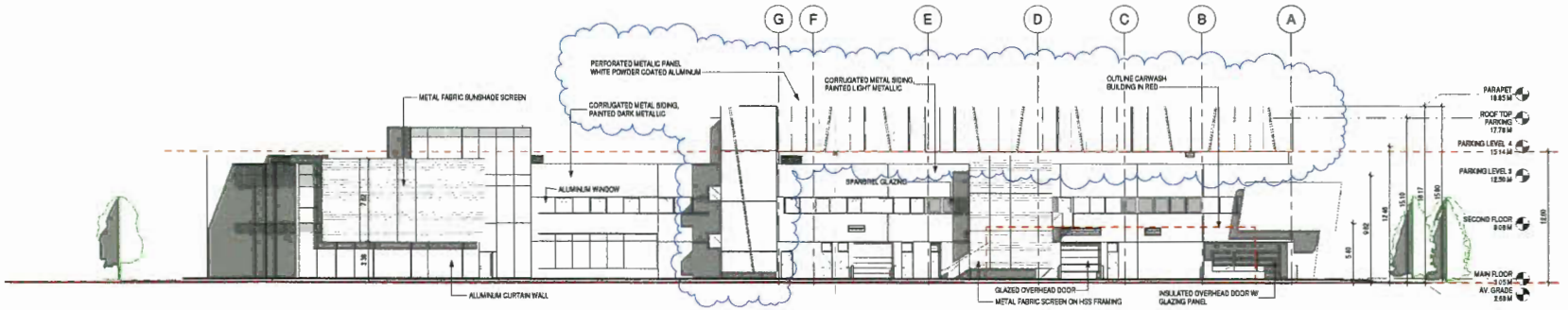
ELEVATIONS AND SECTIONS

SCALE 1/16"=1'-0" DATE 2018-11-23 DRAWN Author

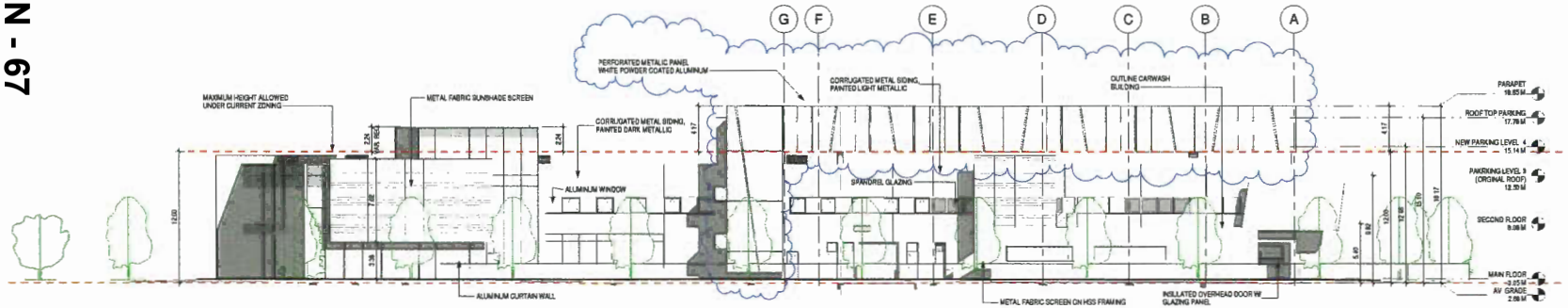
PROJECT NUMBER 214007

PLAN #4

DP.010



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



1 WEST ELEVATION WITH CARWASH LANDSCAPING AND FENCING SHOWN
1/16" - 1'-0"

PLN - 67

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

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
3	18.11.23	ISSUED FOR DP
3	18.11.08	ISSUED FOR DP
2	18.09.28	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

JACOMBS ROAD
ELEVATION

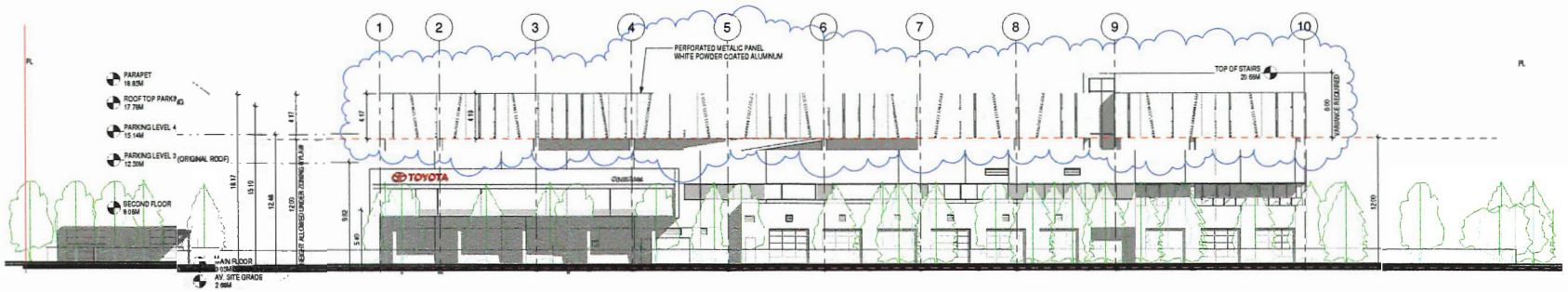
SCALE 1/16" - 1'-0" DATE 2018-11-23 DRAWN Author

PROJECT NUMBER 214007

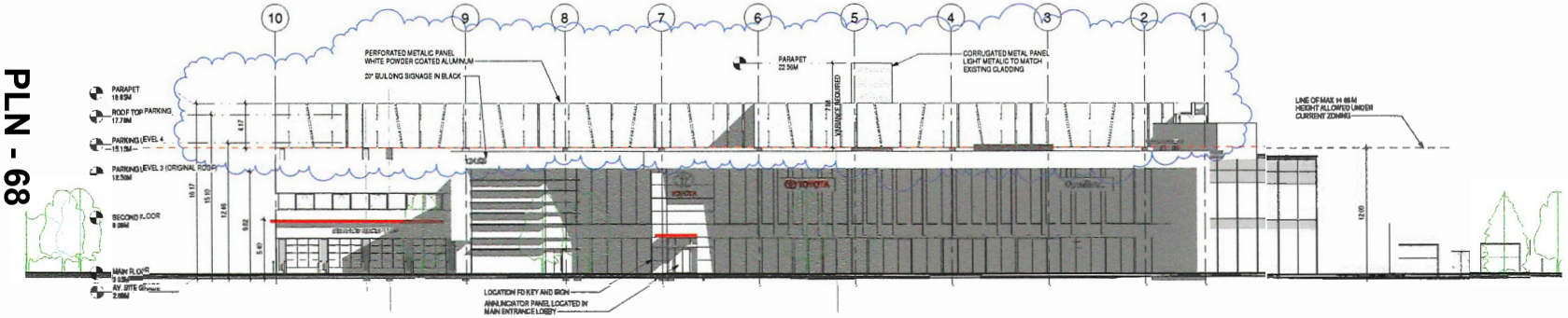
PLAN #5

DP.011

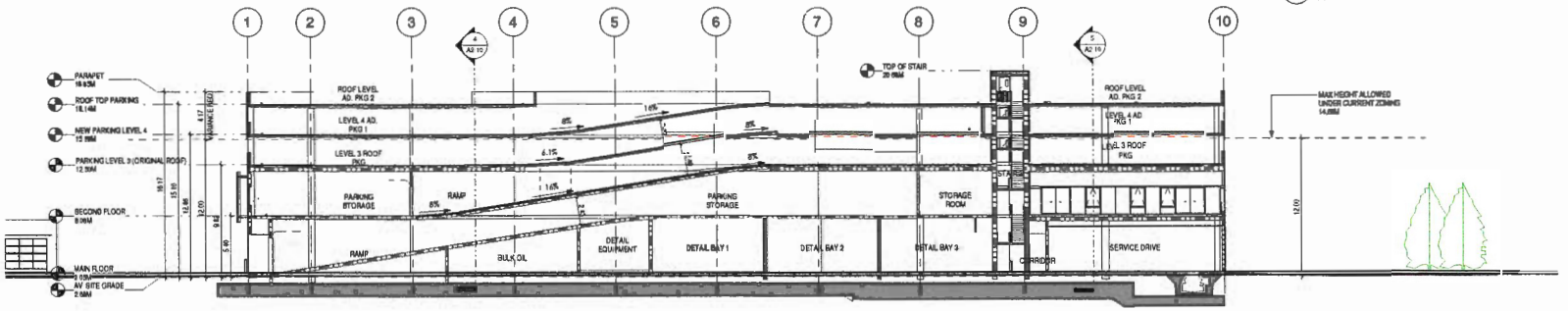
CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3540



3 SOUTH ELEVATION
1 : 192



2 NORTH ELEVATION
1 : 192



1 SECTION THROUGH RAMP
1 : 192

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
4	18. 11. 23	ISSUED FOR DP
3	18. 11. 06	ISSUED FOR DP
2	18. 09. 28	ISSUED FOR DP AMENDMENT
1	18. 04. 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, translated, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

ELEVATIONS AND SECTIONS

SCALE 1 : 192 DATE 2018-15-23 DRAWN Author

PROJECT NUMBER 214037

PLAN #6

DP.012

PLN - 69

PARKING STALL TYPE ANALYSIS

	STAFF / VISITOR				INVENTORY			
	STD	SMALL	DB.	SUBTOTAL	STD	SMALL	SUBTOTAL	TOTAL
LEVEL 1	94	57	8	157	-	-	-	157
LEVEL 2	12	13	-	25	12	-	12	37
LEVEL 3	90	3	-	93	23	-	23	116
LEVEL 4	21	-	-	21	82	5	87	108
LEVEL 5	-	-	-	-	94	63	157	157
	217	73	8	298	211	68	279	575
%	39.0%	13.9%	2.0%	53%	38.5%	11.7%	47%	100%

PARKING ANALYSIS
1 : 96

CAR PARKING CALCULATION

AREAS INCLUDED						EXCLUSIONS		GROSS AREA
LEVEL	SALES / OFFICE	SHOP	INVENTORY	STORAGE	NET AREA	PARKING	EXCL	
1	24 815.40 sf	29 793.67 sf	-	4 815.42 sf	59 425.69 sf / 5520.926 sm	1 088.32 sf	439.28 sf	60 969.47 sf / 5664.249 sm
2	30 884.61 sf	-	2 563.28 sf	829.14 sf	34 097.91 sf / 3167.716 sm	18 419.65 sf	3 842.62 sf	54 330.48 sf / 5049.382 sm
3	-	-	8 293.15 sf	302.30 sf	8 595.45 sf / 798.543 sm	32 585.64 sf	2 048.55 sf	43 229.64 sf / 4016.163 sm
4	-	-	34 188.43 sf		34 188.43 sf / 3176.301 sm	8 396.75 sf	2 861.99 sf	42 848.16 sf / 3980.724 sm
5	-	-	188.31 sf		188.31 sf / 17.319 sm	-	-	188.31 sf / 17.319 sm
Car Wash	-	3 394.06 sf	-		3 394.06 sf / 315.29 sm	-	-	3 394.06 sf / 315.29 sm
Garbage	-	-	-			-	394.06 sf	394.06 sf / 55.680
TOTAL	55 700.01 sf / 5174.700 sm	33 189.85 sf / 3083.447 sm	45 234.34 sf / 4204.285 sm	5 746.86 sf / 533.901 sm	139 871.16 sf / 12994.314 sm	59 488.76 sf / 5 526.536 sm	9 790.48 sf / 910.052 sm	205 370.40 sf / 19 078.530 sm

CAR PARKING CALCULATION

SALES / OFFICE
@ 3 SPACES /100M2 PER SALES ARE
@ 3 SPACES / 100M2 OFFICE AREA
(5 174.7 / 100) X 3: **155.2 SPACES**

SHOP
@ 3 SPACES /SERVICE BAY
@ 1 SPACE /CARWASH/DETAIL BAY
@ 1 SPACE /SERVICE DRIVE THROUGH

30 SERVICE BAYS X 3 =: 90 SPACES
9 DETAIL / CAR WASH: 9 SPACES
1 X 12 SPACE / SERVICE DRIVE THROUGH: 12 SPACES
SERVICE AREA TOTAL: **110 SPACES**

INVENTORY
@ 0.5 SPACES / 100M2 UP TO 2 000 M2
(2000 / 100) X .5: 10 SPACES
@ 0.2 SPACES/100M2 THEREAFTER
(2338.25 / 100) X .2: 4.46 SPACES
INVENTORY TOTAL: **14.46 SPACES**

STORAGE
@ 1 / 1000M2
502.201: **0.53 SPACES**

TOTAL SPACES REQUIRED: **280.19 = 281 SPACES**
TOTAL PROVIDED: **286 SPACES**
INVENTORY: 279 SPACES

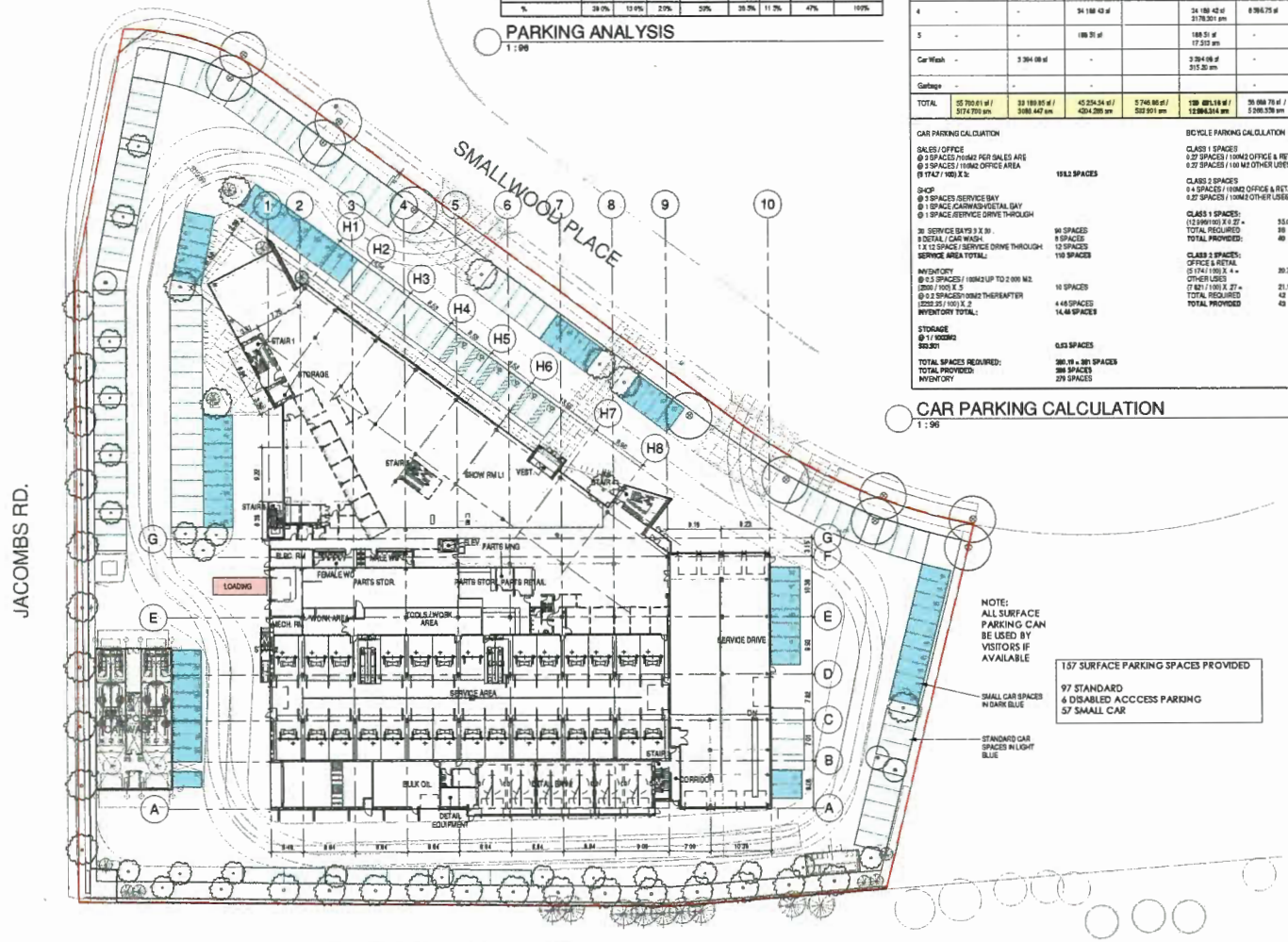
BICYCLE PARKING CALCULATION

CLASS 1 SPACES
0.27 SPACES / 100M2 OFFICE & RETAIL
0.27 SPACES / 100 M2 OTHER USES

CLASS 2 SPACES
0.4 SPACES / 100M2 OFFICE & RETAIL
0.27 SPACES / 100M2 OTHER USES

CLASS 1 SPACES:
(12 996/100) X 0.27 = 35.08
TOTAL REQUIRED: 35
TOTAL PROVIDED: 40

CLASS 2 SPACES:
OFFICE & RETAIL
(5 174 / 100) X .4 = 20.7
OTHER USES
(7 821 / 100) X .27 = 21.1
TOTAL REQUIRED: 42
TOTAL PROVIDED 43



NOTE:
ALL SURFACE PARKING CAN BE USED BY VISITORS IF AVAILABLE

157 SURFACE PARKING SPACES PROVIDED

97 STANDARD
6 DISABLED ACCCESS PARKING
57 SMALL CAR

SMALL CAR SPACES IN DARK BLUE

STANDARD CAR SPACES IN LIGHT BLUE

1 GROUND FLOOR PLAN
1" = 20'-0"

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 911 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3648

OpenRoad AUTO GROUP
CLIENT

REVISION	DATE	DESCRIPTION
03	18.11.29	ISSUED FOR DP
02	18.11.09	ISSUED FOR DP
01	18.09.28	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

PARKING PLAN LEVEL 1

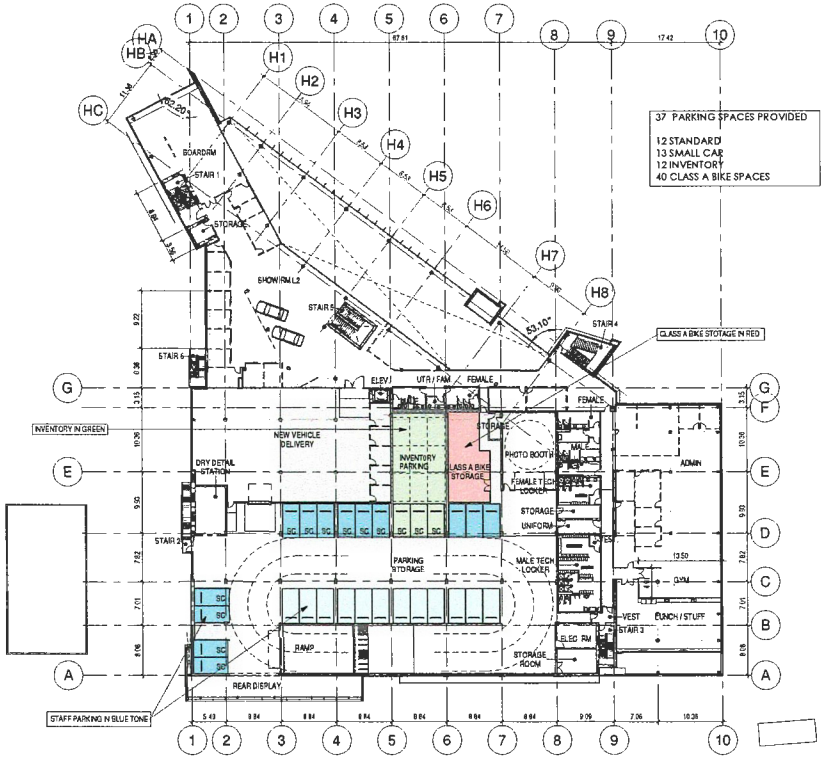
SCALE As indicated | DATE 2018-11-23 | DRAWN Author
PROJECT NUMBER 214027

PLAN #2A

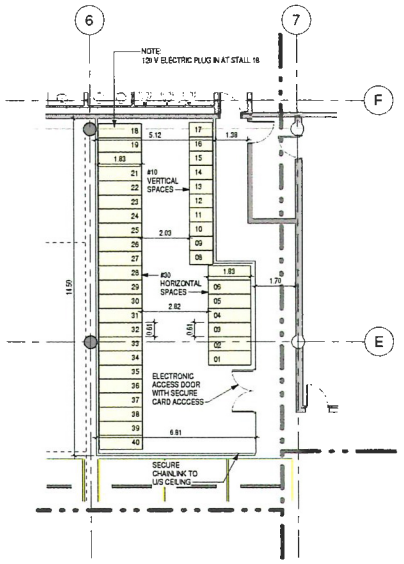
DP.018

PLN - 70

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3048



1 SECOND FLOOR PLAN
1" = 30'-0"



2 DP PARKING PLAN - BIKE STORAGE
1 : 96

OpenRoad AUTO GROUP
CLIENT

REVISION	DATE	DESCRIPTION
03	18.11.23	ISSUED FOR DP
02	18.11.06	ISSUED FOR DP
01	18.09.26	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on site, and request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13108 SMALL WOOD PLACE, RICHMOND, BC

PARKING PLAN LEVEL 2

SCALE As indicated DATE 2018-11-23 DRAWN Author
PROJECT NUMBER 214007

PLAN #2B

DP.019

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3946

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
02	18.11.23	ISSUED FOR DP
02	18.11.28	ISSUED FOR DP
01	18.09.26	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, (unmodified), downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

PARKING PLAN LEVEL 3

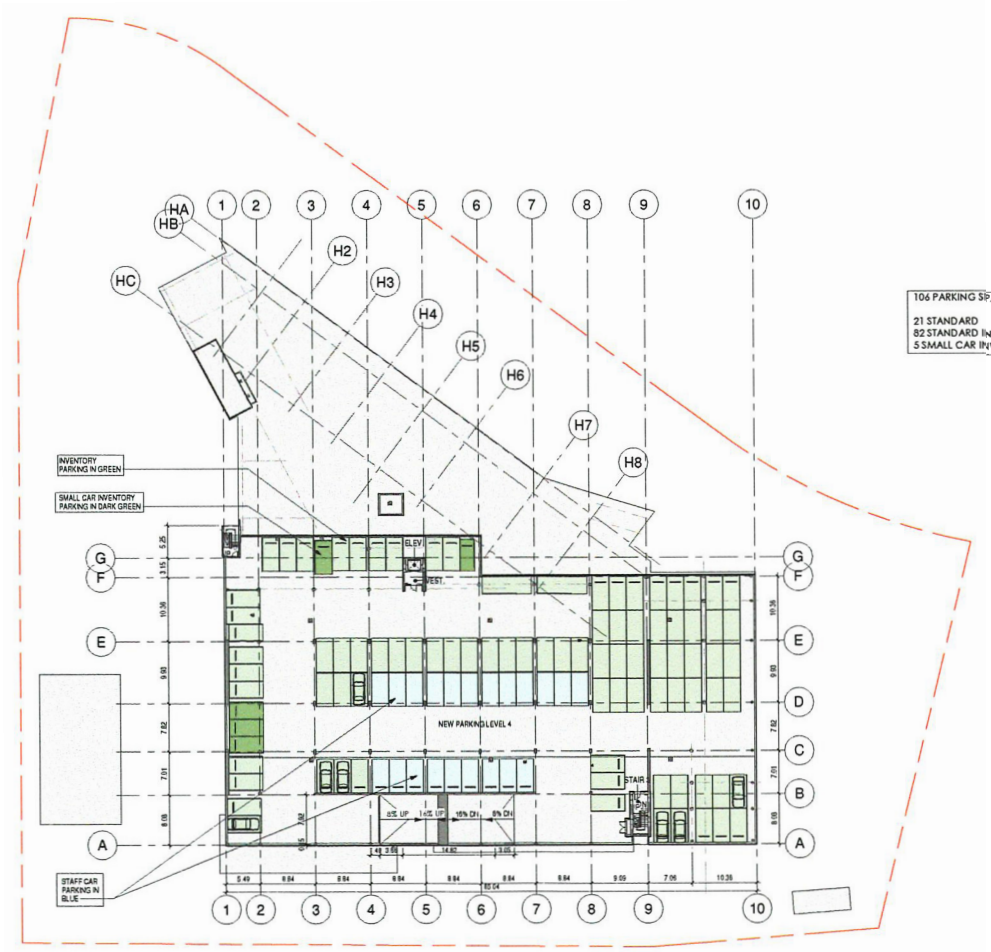
SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN AS shown

PROJECT NUMBER 214007

PLAN #2C

DP.020

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-2040



CLIENT

03	18 11 23	ISSUED FOR DP
02	18 11 09	ISSUED FOR DP
01	18 09 26	ISSUED FOR DP AMENDMENT
REVISION	DATE	DESCRIPTION

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

PARKING PLAN LEVEL 4

SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Author

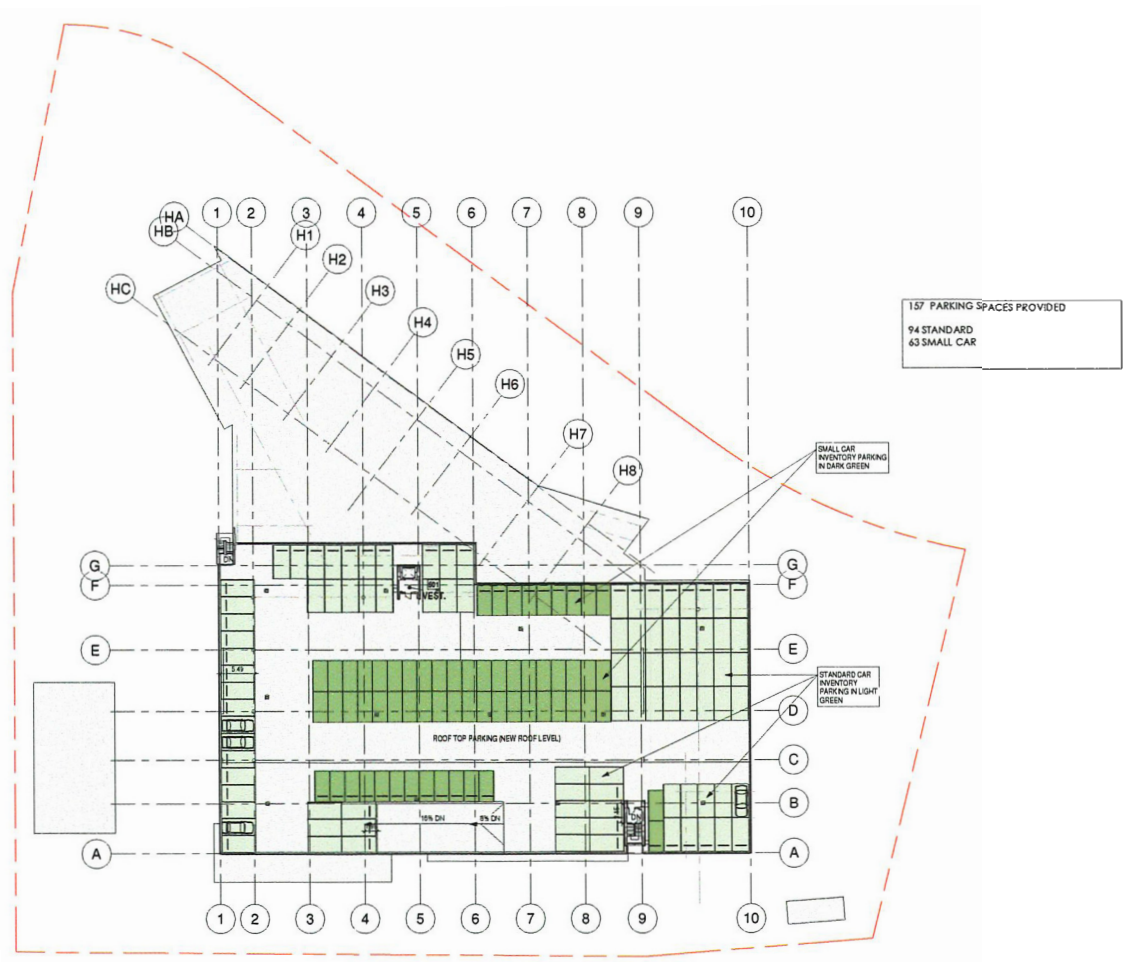
PROJECT NUMBER 21407

PLAN #2D

DP.021

PLOT DATE: 11/26/2018 9:59:02 AM

PLN - 72



157 PARKING SPACES PROVIDED

94 STANDARD
63 SMALL CAR

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

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
03	18 11 23	ISSUED FOR DP
02	18 11 08	ISSUED FOR DP
01	18 09 26	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd, and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

PARKING PLAN LEVEL 5

SCALE 1" = 30'-0" DATE 2018-11-23 DRAWN Nishor

PROJECT NUMBER 214007

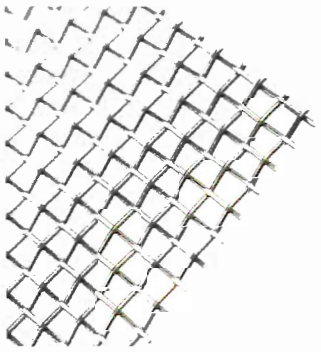
PLAN #2E

DP.022

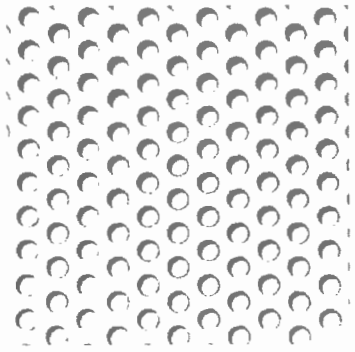
GLAZING
LOW-E

GLAZING
SPANDREL

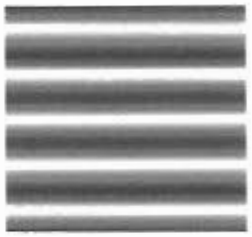
MULLION
ANODIZED FINISH



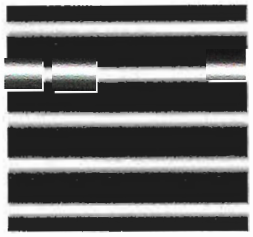
WHITE PERFORATED PANEL WITH 2" DIA PERFORATION



WHITE PERFORATED PANEL WITH 2" DIA PERFORATION

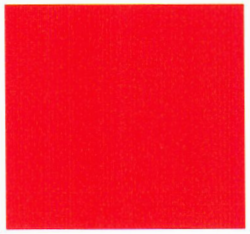


LIGHT METALLIC CORRUGATED FINISH



DARK METALLIC CORRUGATED FINISH

WHITE ACM PANEL



RED ACCENT ACM PANEL

CHARCOAL ACCENT ACM PANEL

CHRISTOPHER BOZYK ARCHITECTS LTD

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

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
02	19.11.23	ISSUED FOR DP
01	19.11.08	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the contractor responsible for any resulting rectification.

ISSUED FOR DP AMENDMENT

OpenRoad Toyota Richmond

13100 SMALL WOOD PLACE, RICHMOND, BC

MATERIAL SAMPLES

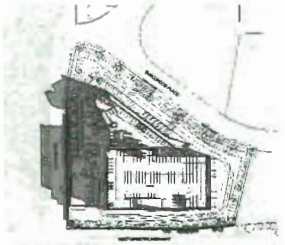
SCALE | DATE 2018-11-23 | DRAWN Author

PROJECT NUMBER 214007

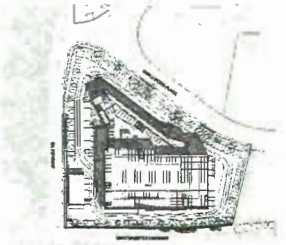
DP.023

PLN - 74

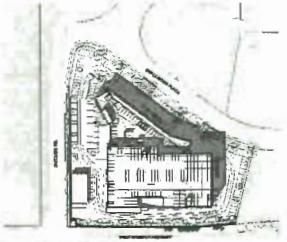
MARCH 20TH - 06.00



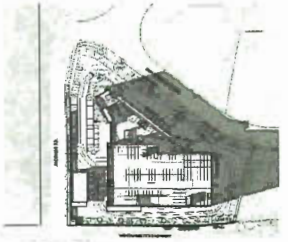
MARCH 20TH - 09.00



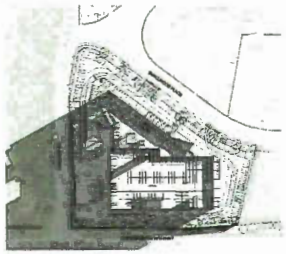
MARCH 20TH - 12.00



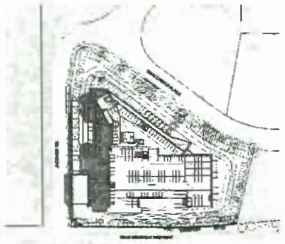
MARCH 20TH - 15.00



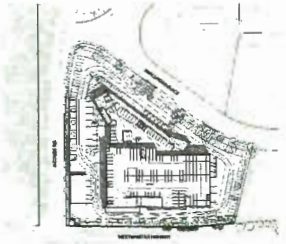
MARCH 20TH - 18.00



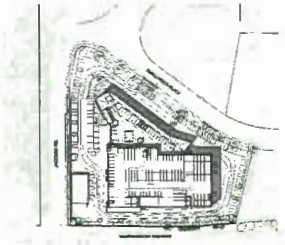
JUNE 21ST - 06.00



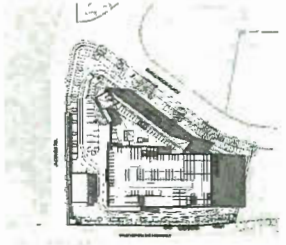
JUNE 21ST - 09.00



JUNE 21ST - 12.00

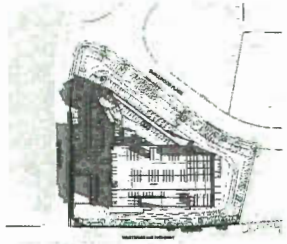


JUNE 21ST - 15.00

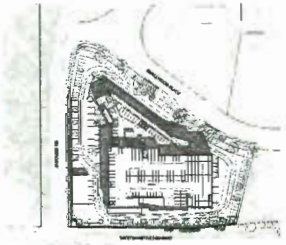


JUNE 21ST - 18.00

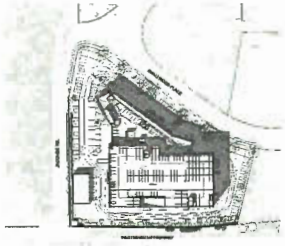
SEPT 22ND - 06.00



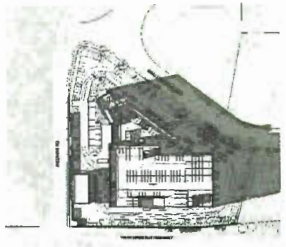
SEPT 22ND - 09.00



SEPT 22ND - 12.00

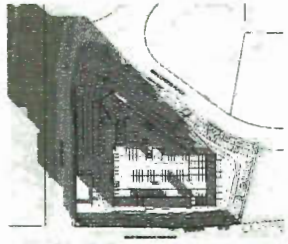


SEPT 22ND - 15.00

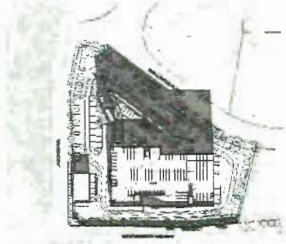


SEPT 22ND - 18.00

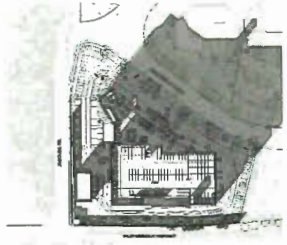
DEC 21ST - 06.00



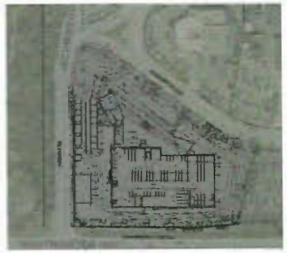
DEC 21ST - 09.00



DEC 21ST - 12.00



DEC 21ST - 15.00



DEC 21ST - 18.00

PLN - 75

CHRISTOPHER
BOZYK ARCHITECTS LTD

414 - 511 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3948

OpenRoad
AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
01	18.11.23	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

13100 SMALL WOOD PLACE, RICHMOND, BC

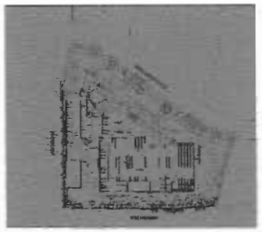
SHADOW ANALYSIS

SCALE DATE 2018-11-23 DRAWN Author

PROJECT NUMBER 21407

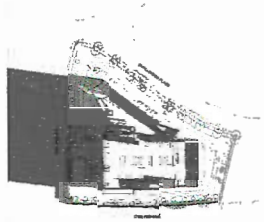
DP.024

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3449 FAX (604) 251-3948

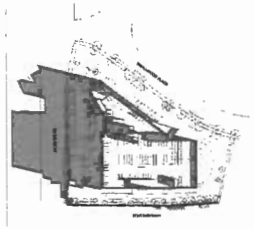


MARCH 20TH - 07.00

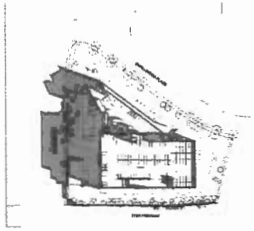
MARCH 20TH - 07.30



MARCH 20TH - 08.00



MARCH 20TH - 08.30



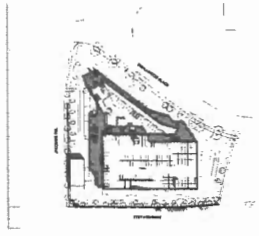
MARCH 20TH - 09.00

MARCH 20TH - 09.30

MARCH 20TH - 10.00

MARCH 20TH - 10.30

MARCH 20TH - 11.00



MARCH 20TH - 11.30

MARCH 20TH - 12.00

PLN - 76

OpenRoad AUTO GROUP
CLIENT

REVISION	DATE	DESCRIPTION
01	18.11.23	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, translated, developed or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

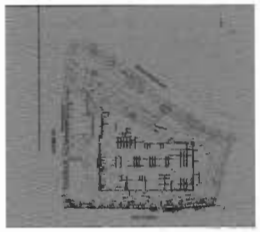
OpenRoad Toyota Richmond

13100 SMALL WOOD PLACE, RICHMOND, BC

SHADOW STUDY - SPRING EQUINOX MARCH 20TH

SCALE	DATE:2018-11-23	DRAWN:Author
PROJECT NUMBER		21407

DP.025



JUNE 21ST - 05.00

JUNE 21ST - 05.30

JUNE 21ST - 06.00

JUNE 21ST - 06.30

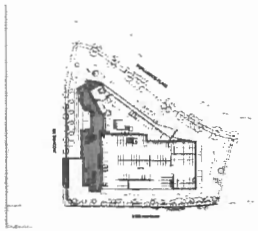
JUNE 21ST - 07.00

JUNE 21ST - 07.30

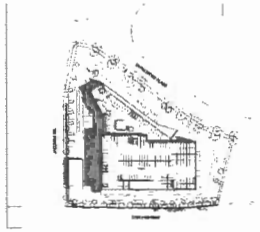
JUNE 21ST- 08.00

JUNE 21ST - 08.30

JUNE 21ST - 09.00

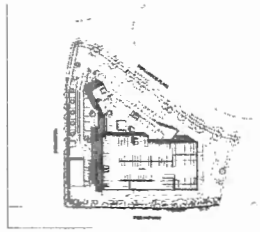


JUNE 21ST - 09.30

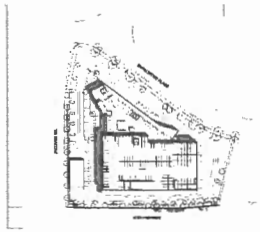


JUNE 21ST- 10.00

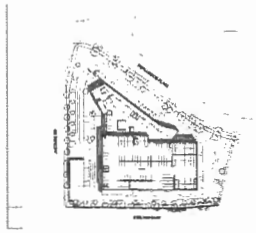
JUNE 21ST - 10.30



JUNE 21ST - 11.00



JUNE 21ST - 11.30



JUNE 21ST- 12.00

PLN - 77

CHRISTOPHER
BOZYK ARCHITECTS LTD

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

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
01	18.11.23	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work, and the cost of rectification

OpenRoad Toyota Richmond

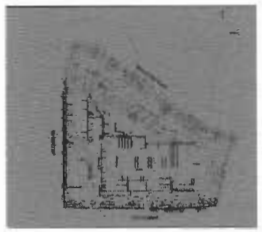
13100 SMALLWOOD PLACE, RICHMOND, BC

SHADOW STUDY - SUMMER SOLSTICE JUNE 21

SCALE | DATE: 2018-11-23 | DRAWN: Author

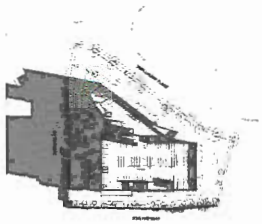
PROJECT NUMBER 214037

DP.026



SEP 22ND - 07.00

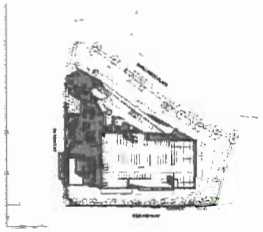
SEP 22ND - 07.30



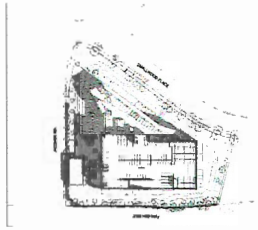
SEP 22ND - 08.00

SEP 22ND- 08.30

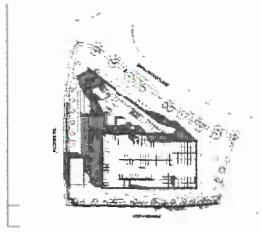
SEP 22ND - 09.00



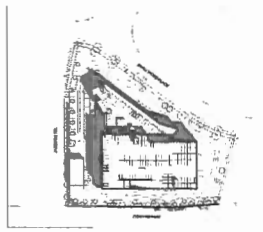
SEP 22ND - 09.30



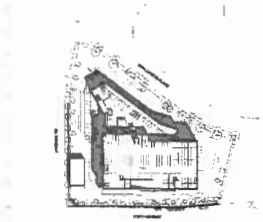
SEP 22ND - 10.00



SEP 22ND - 10.30



SEP 22ND- 11.00



SEP 22ND - 11.30

SEP 22ND - 12.00

PLN - 78

CHRISTOPHER
BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 221-3448 FAX (604) 251-3948

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
01	15.11.23	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

13100 SMALL WOOD PLACE, RICHMOND, BC

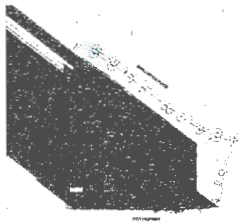
SHADOW STUDY AUTUMN EQUINOX SEP 22ND

SCALE | DATE:2015-11-23 | DRAWN:Author

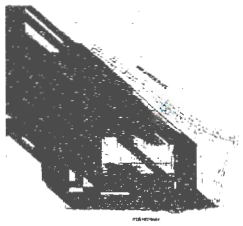
PROJECT NUMBER 21407

DP.027

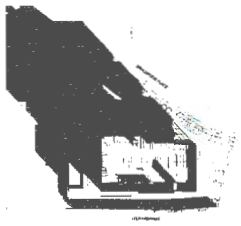
DEC 21ST - 08.00



DEC 21ST- 08.30



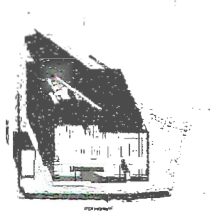
DEC 21ST- 09.00



DEC 21ST- 09.30

DEC 21ST - 10.00

DEC 21ST - 10.30



DEC 21ST- 11.00

DEC 21ST - 11.30

PLN - 79

CHRISTOPHER
BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3545

OpenRoad
AUTO GR...

CLIENT

REVISION	DATE	DESCRIPTION
01	18.11.23	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, transmitted to others, transcribed, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

13100 SMALL WOOD PLACE, RICHMOND, BC

SHADOW STUDY WINTER SOLSTICE DECEMBER 21ST

SCALE	DATE: 2018-11-23	DRAWN: Author
PROJECT NUMBER	21407	

DP.028

OpenRoad Toyota

LANDSCAPE ARCHITECTURAL SET — RE-ISSUED FOR DP

PROJECT INFORMATION

CLIENT:
OPENROAD AUTO GROUP
CONTACT NAME: MOE SABOUNE
EMAIL: MOE.SABOUNE@OPENROADAUTOGRDUP.COM
PH: 604.630.0202

LANDSCAPE ARCHITECT:
CONNECT LANDSCAPE ARCHITECTURE INC.
CONTACT NAME: KEN LARSSON
2305 HEMLOCK STREET
VANCOUVER, BRITISH COLUMBIA, V6H 2V1
EMAIL: KEN@CONNECTLA.CA
PH: (604) 681-3303

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	LANDSCAPE ENLARGEMENTS
L1.2	LANDSCAPE LAYOUT PLAN
L2.0	LANDSCAPE PLANT MATERIALS - NORTH
L2.1	LANDSCAPE PLANT MATERIALS - SOUTH
L3.0	LANDSCAPE DETAILS

GENERAL NOTES

1. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

2. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

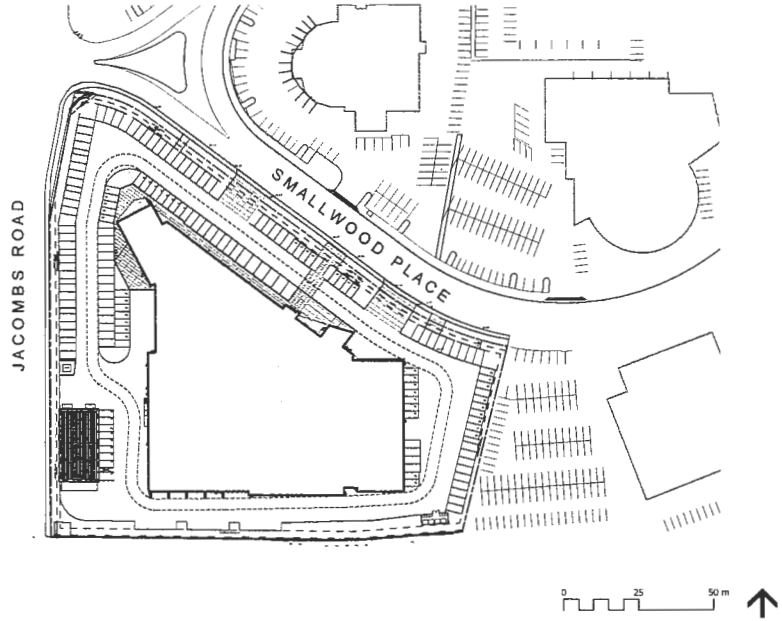
3. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

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

5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

6. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



PLN - 80

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3A

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-15
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-28
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

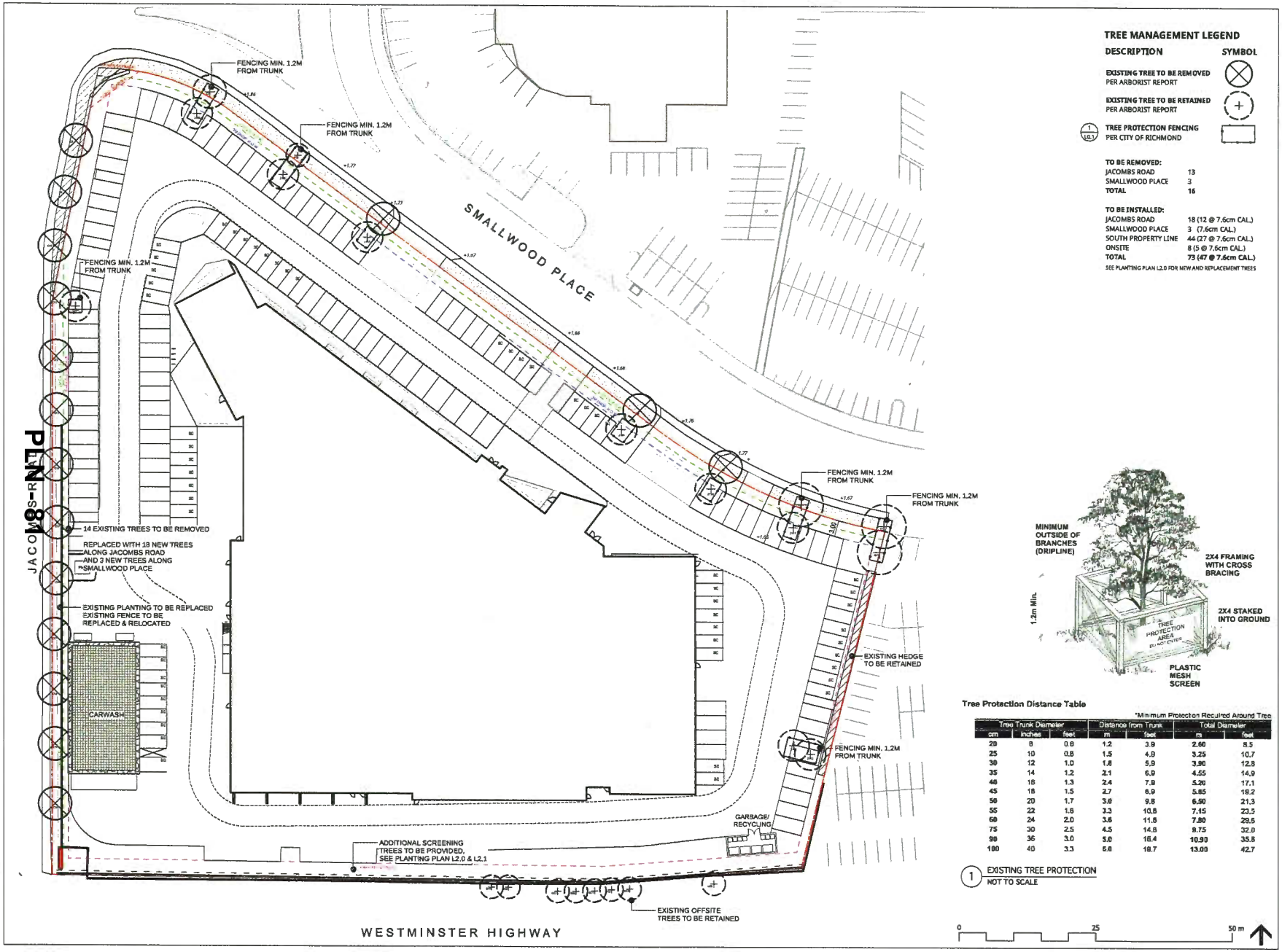
OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
COVER PAGE

L0.0



TREE MANAGEMENT LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED PER ARBORIST REPORT	⊗
EXISTING TREE TO BE RETAINED PER ARBORIST REPORT	+
(1 / L0.1) TREE PROTECTION FENCING PER CITY OF RICHMOND	▭

TO BE REMOVED:

JACOMBS ROAD	13
SMALLWOOD PLACE	3
TOTAL	**16**

TO BE INSTALLED:

JACOMBS ROAD	18 (12 @ 7.6cm CAL.)
SMALLWOOD PLACE	3 (7.6cm CAL.)
SOUTH PROPERTY LINE	44 (27 @ 7.6cm CAL.)
ONSITE	8 (5 @ 7.6cm CAL.)
TOTAL	**73 (47 @ 7.6cm CAL.)**

SEE PLANTING PLAN L2.0 FOR NEW AND REPLACEMENT TREES

Tree Protection Distance Table

*Minimum Protection Required Around Tree

Tree Trunk Diameter			Distance from Trunk		Total Diameter	
cm	inches	feet	m	feet	m	feet
20	8	0.6	1.2	3.9	2.60	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	25.6
75	30	2.5	4.5	14.8	9.75	32.0
90	36	3.0	5.0	16.4	10.90	35.8
100	40	3.3	5.6	18.7	13.00	42.7

(1) EXISTING TREE PROTECTION
NOT TO SCALE

0 25 50 m

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3B

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

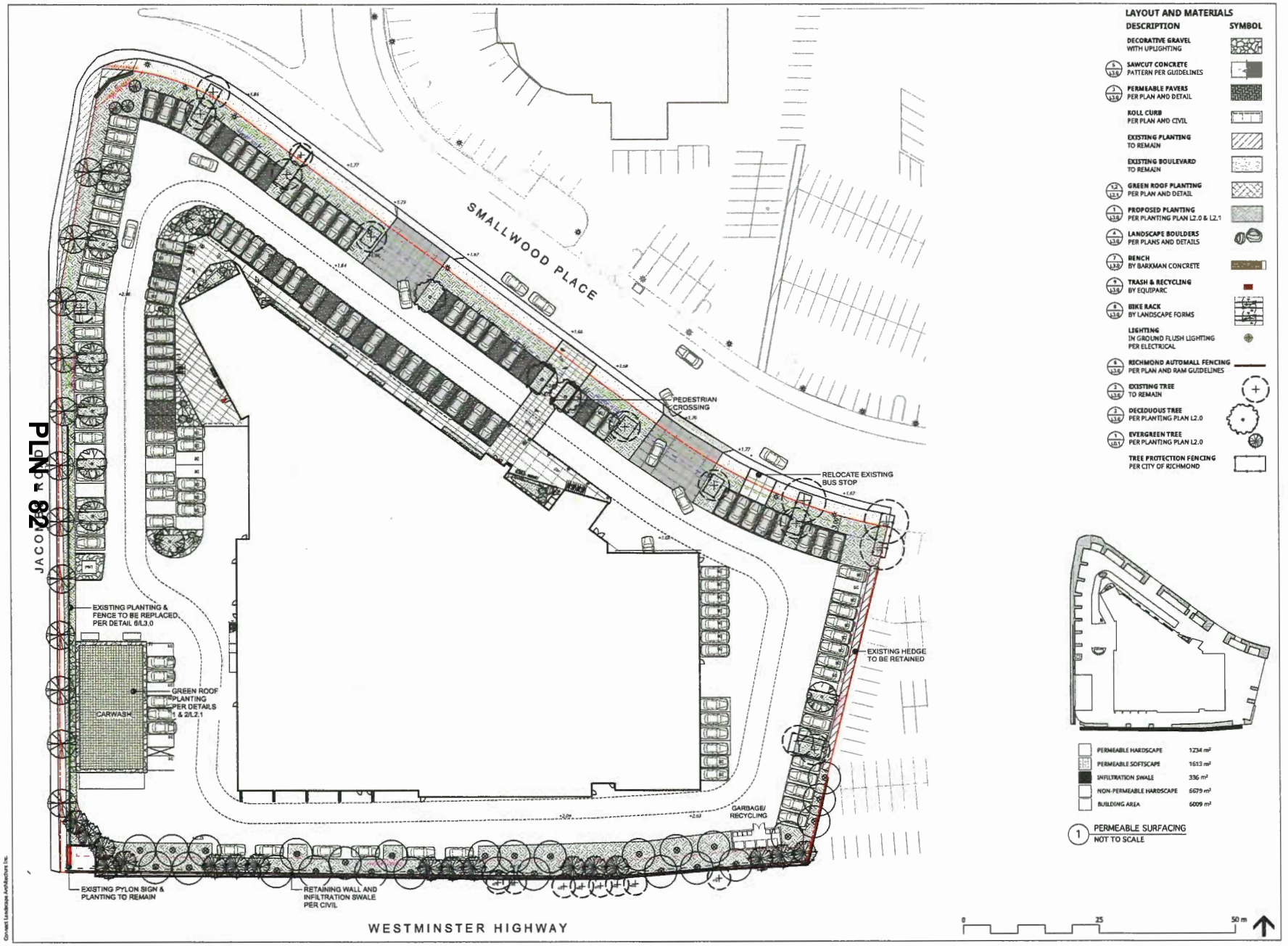
OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
TREE MANAGEMENT

L0.1



PLN - 82

JACOBS

LAYOUT AND MATERIALS

DESCRIPTION	SYMBOL
DECORATIVE GRAVEL WITH UPLIGHTING	
5 L3.0 SAWCUT CONCRETE PATTERN PER GUIDELINES	
7 L3.0 PERMEABLE PAVERS PER PLAN AND DETAIL	
ROLL CURB PER PLAN AND CIVIL	
EXISTING PLANTING TO REMAIN	
EXISTING BOULEVARD TO REMAIN	
L2 L2.1 GREEN ROOF PLANTING PER PLAN AND DETAIL	
1 L3.0 PROPOSED PLANTING PER PLANTING PLAN L2.0 & L2.1	
4 L3.0 LANDSCAPE BOULDERS PER PLANS AND DETAILS	
7 L3.0 BENCH BY BARKMAN CONCRETE	
9 L3.0 TRASH & RECYCLING BY EQUIPARC	
8 L3.0 BIKE RACK BY LANDSCAPE FORMS	
LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL	
6 L3.0 RICHMOND AUTOMALL FENCING PER PLAN AND RAM GUIDELINES	
2 L3.0 EXISTING TREE TO REMAIN	
2 L3.0 DECIDUOUS TREE PER PLANTING PLAN L2.0	
1 L0.1 EVERGREEN TREE PER PLANTING PLAN L2.0	
TREE PROTECTION FENCING PER CITY OF RICHMOND	

	PERMEABLE HARDSCAPE	1234 m²
	PERMEABLE SOFTSCAPE	1613 m²
	INFILTRATION SWALE	336 m²
	NON-PERMEABLE HARDSCAPE	6679 m²
	BUILDING AREA	6009 m²

1 PERMEABLE SURFACING
NOT TO SCALE

0 25 50 m

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3C

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-08-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

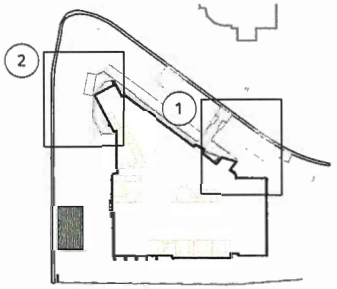
13100 Smallwood Place
Richmond, British Columbia

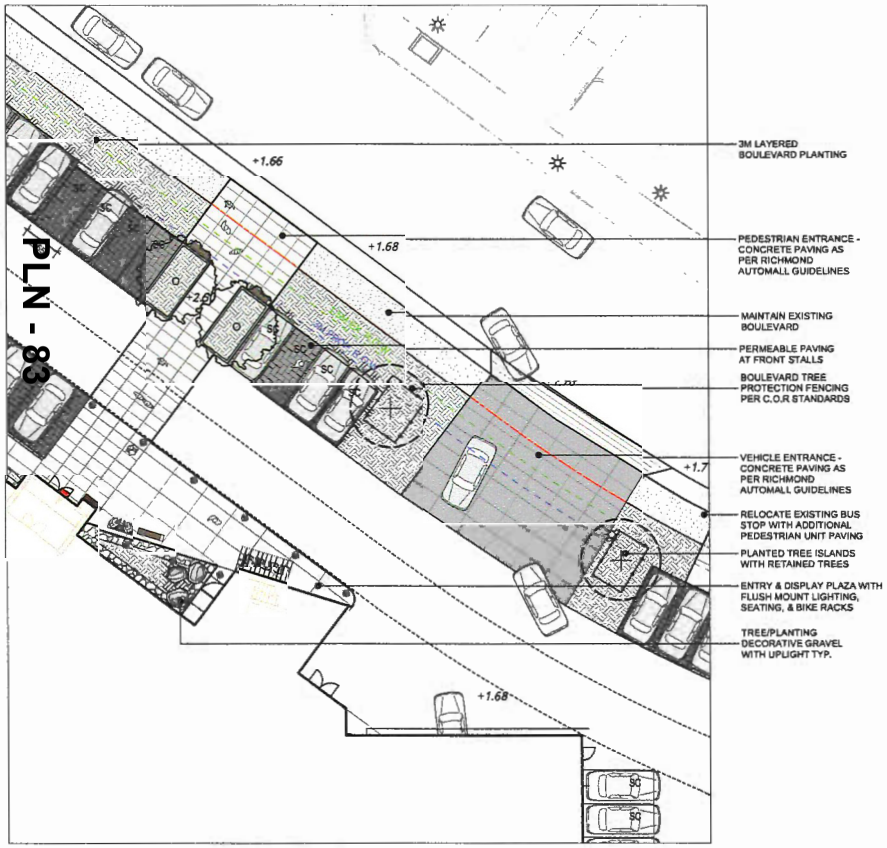
Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE SITE PLAN

L1.0

Connect Landscape Architecture Inc.





1 MAIN ENTRY ENLARGEMENT
Scale: 1:160

2 CORNER ENLARGEMENT PLAN
Scale: 1:160

0 5 10 m

PLN - 83

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3D

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-23
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR SUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-08
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

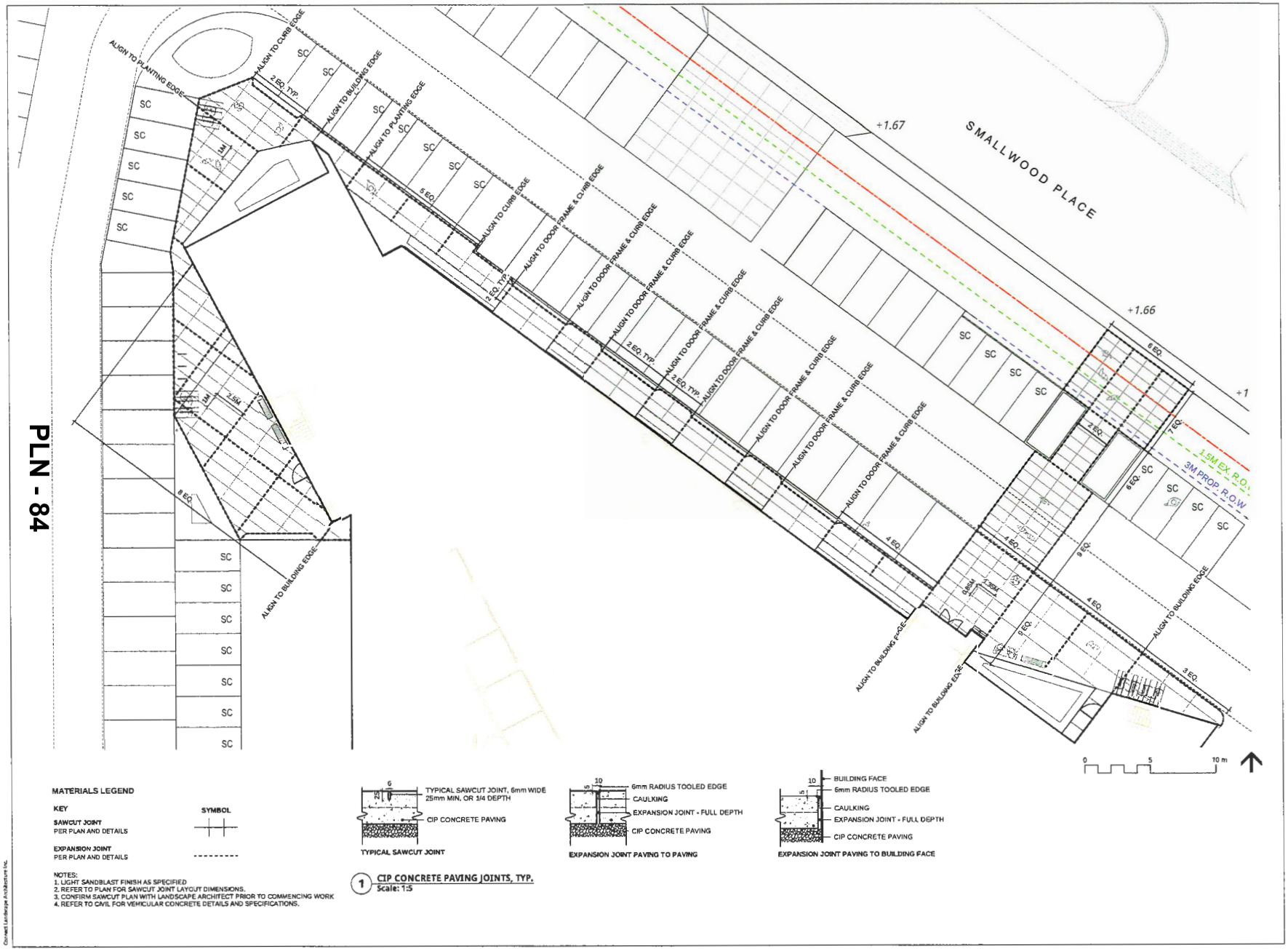
13100 Smallwood Place
Richmond, British Columbia

Scale:	1:150
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE ENLARGEMENTS

L1.1

Connect Landscape Architecture Inc.



PLN - 84

MATERIALS LEGEND

KEY	SYMBOL
SAWCUT JOINT PER PLAN AND DETAILS	
EXPANSION JOINT PER PLAN AND DETAILS	

NOTES:
1. LIGHT SANDBLAST FINISH AS SPECIFIED
2. REFER TO PLAN FOR SAWCUT JOINT LAYOUT DIMENSIONS.
3. CONFIRM SAWCUT PLAN WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK
4. REFER TO CIVIL FOR VEHICULAR CONCRETE DETAILS AND SPECIFICATIONS.

TYPICAL SAWCUT JOINT

EXPANSION JOINT PAVING TO PAVING

EXPANSION JOINT PAVING TO BUILDING FACE

1 **CIP CONCRETE PAVING JOINTS, TYP.**
Scale: 1:5

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3E

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-28
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-15
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-09-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

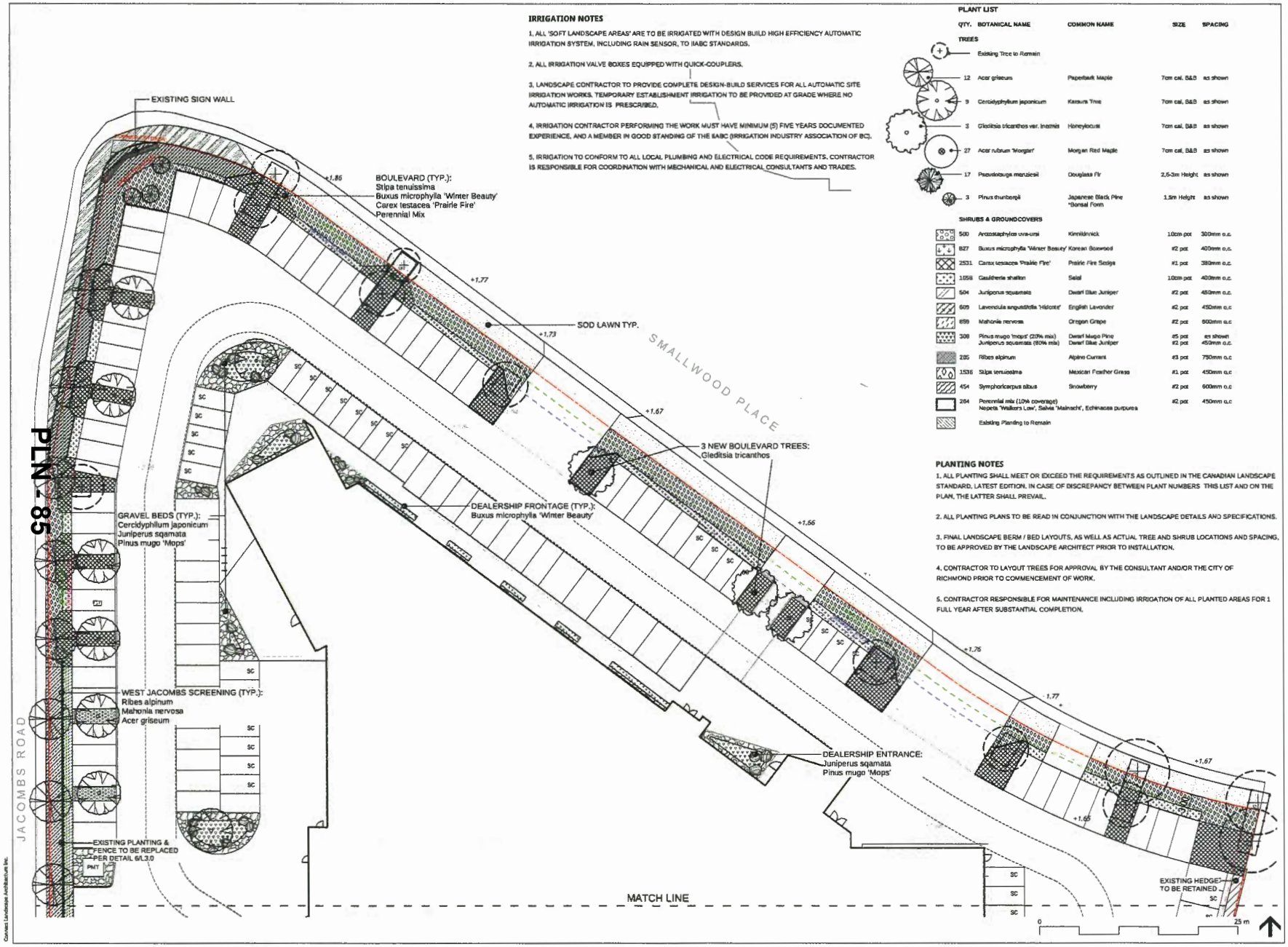
OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	1:125
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
LAYOUT PLAN

L1.2



IRRIGATION NOTES

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

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Existing Tree to Remain			
12	Acer griseum	Paperbark Maple	7cm cal, B&B	as shown
9	Cercidyphilum japonicum	Katsura Tree	7cm cal, B&B	as shown
3	Gleditsia tricanthos var. inermis	Honeylocust	7cm cal, B&B	as shown
27	Acer rubrum 'Morgan'	Morgan Red Maple	7cm cal, B&B	as shown
17	Pseudotsuga menziesii	Douglass Fir	2.5-3m Height	as shown
3	Pinus thunbergii	Japanese Black Pine *Bonsai Form	1.5m Height	as shown
SHRUBS & GROUNDCOVERS				
500	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	300mm o.c.
827	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#2 pot	400mm o.c.
2531	Carex tessacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot	380mm o.c.
1058	Gaultheria shallon	Salal	10cm pot	400mm o.c.
504	Juniperus squamata	Dwarf Blue Juniper	#2 pot	450mm o.c.
609	Lavendula angustifolia 'Hidcote'	English Lavender	#2 pot	450mm o.c.
859	Mahonia nervosa	Oregon Grape	#2 pot	600mm o.c.
308	Pinus mugo 'mops' (20% mix) Juniperus squamata (80% mix)	Dwarf Mugo Pine Dwarf Blue Juniper	#5 pot #2 pot	as shown 450mm o.c.
205	Ribes alpinum	Alpine Currant	#3 pot	750mm o.c.
1536	Stipa tenuissima	Mexican Feather Grass	#1 pot	450mm o.c.
454	Symphoricarpus albus	Snowberry	#2 pot	600mm o.c.
264	Perennial mix (10% coverage)	Nepeta 'Walkers Low', Salvia 'Mainacht', Echinacea purpurea	#2 pot	450mm o.c.
	Existing Planting to Remain			

PLANTING NOTES

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

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3F

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-18
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-05-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

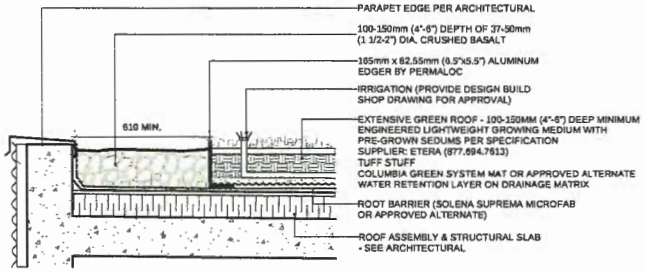
13100 Smallwood Place
Richmond, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.	06-490

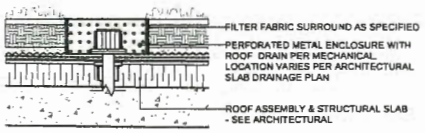
LANDSCAPE
PLANT MATERIALS
NORTH

L2.0

Connect Landscape Architecture Inc.



1 **EXTENSIVE PLANTING ON SLAB**
Scale: 1:10



2 **EXTENSIVE PLANTING DRAIN**
Scale: 1:10

IRRIGATION NOTES

1. ALL 'SOFT LANDSCAPE AREAS' (INCLUDING ONSITE, OFFSITE, AND GREEN ROOF AREAS) ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IIABC STANDARDS.

2. ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPLERS.

3. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.

4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

REFER TO L2.0 FOR PLANT LIST.

PLANTING NOTES

1. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD, LATEST EDITION, IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.

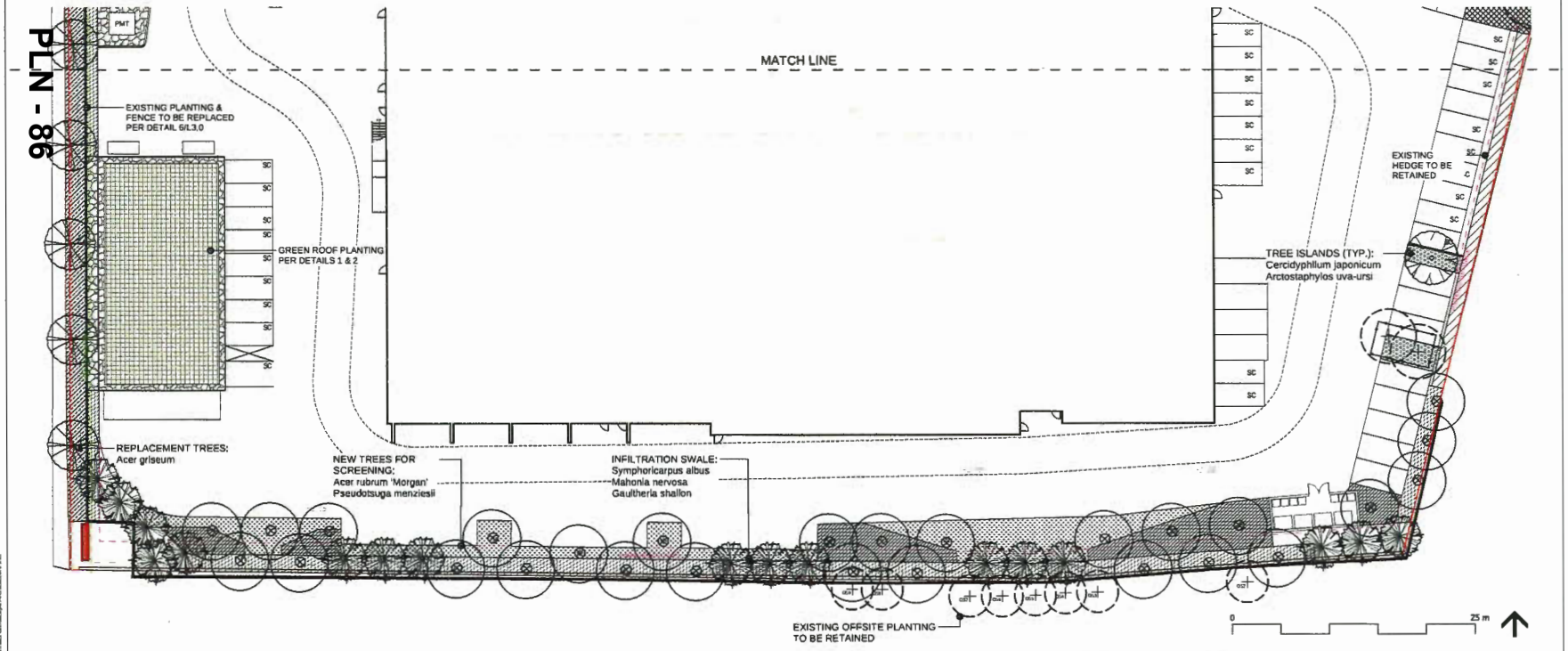
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.

3. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

PLN - 86



Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3G

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-18
10	ISSUED FOR TENDER	17-11-20
9	RE-ISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-05-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

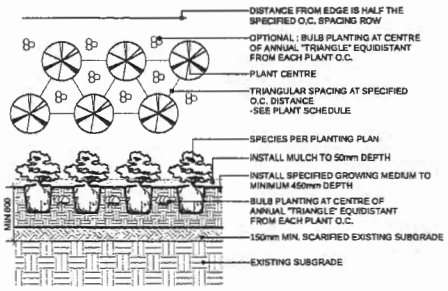
OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

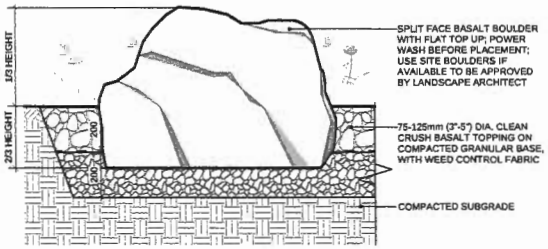
Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
PLANT MATERIALS
SOUTH

L2.1



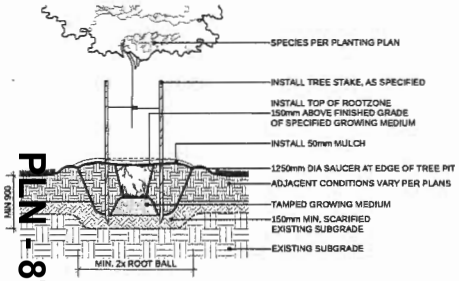
1 PLANTING ON GRADE (TYPICAL)
Scale: 1:25



4 LANDSCAPE BOULDER
Scale: 1:10

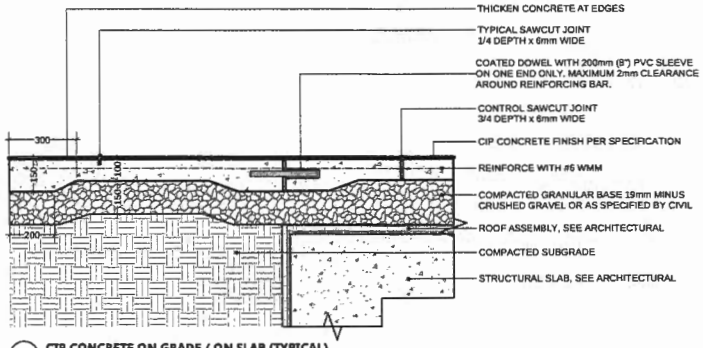
TYPE: ONE40TWO BENCH
BY: BARKMAN CONCRETE
PORT MOODY, BC 778.669.7670

7 CONCRETE BENCH

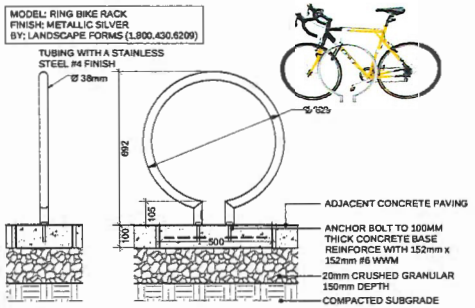


PLN - 87

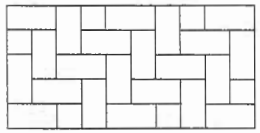
2 TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:25



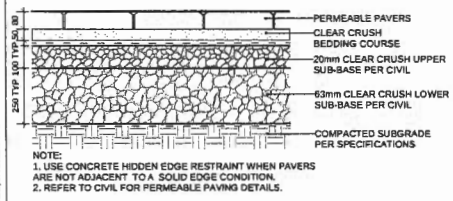
5 CIP CONCRETE ON GRADE / ON SLAB (TYPICAL)
Scale: 1:10



8 RING BIKE RACK BY LANDSCAPE FORMS
Scale: 1:10

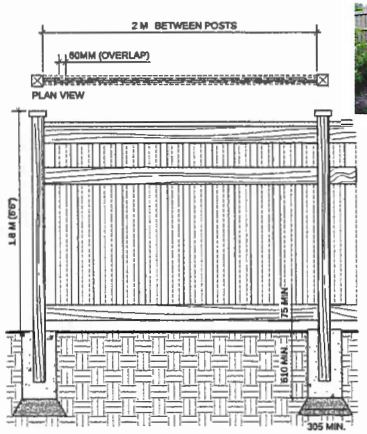


TYPE: AQUAPAVE STANDARD
PATTERN: HERRINGBONE
COLOUR: CHARCOAL
SIZE: STANDARD 221.5mm x 110mm x 80mm
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS VANCOUVER, BC
1.800.663.4091

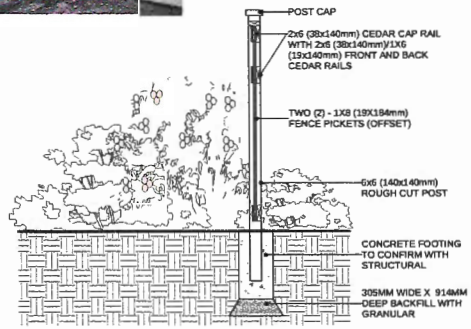


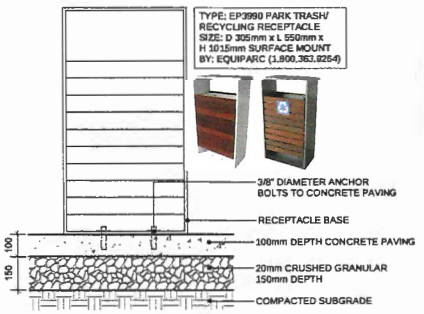
NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.

3 PERMEABLE PAVING
Scale: 1:10



6 PERIMETER WOOD FENCE
Scale: 1:20





9 TRASH/RECYCLING RECEPTACLE
Scale: 1:10

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3H

15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-26
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	RE-ISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-08-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE DETAILS

L3.0

Attachment C: Report by CSR Environmental

Your Project Meets the Environment

CSR ENVIRONMENTAL LTD.
113 – 408 E. Kent Avenue S.
Vancouver, BC, V5X 2X7
Phone: 604.559.7100
www.csrenviro.com

November 29, 2018

Christopher Bozyk Architects Ltd.
Suite 414 – 611 Alexander Street
Vancouver, BC V6A 1E1

Attention: Mr. Keiran Walsh
Via e-mail: keiran@bozyk.com

Reference: Avian Mitigation Measures
13100 Smallwood Place, Richmond, BC

Dear Mr. Walsh,

1.0 INTRODUCTION

CSR Environmental Ltd. (CSR Environmental) has been retained by Open Road Auto to provide a summary of potential strategies for avian mitigation in regard to the proposed development (the Project) at 13100 Smallwood Place in Richmond, BC (the Site). The summary is in response to comments provided by the City of Richmond (the City) Council on November 13, 2018.

1.1 BACKGROUND

A building permit has been previously acquired for the proposed development at the Site. The design of the proposed development has been completed to the satisfaction of the acquired building permit. An application for the addition of a parkade resulted in additional requested information from the City Council meeting which took place on November 13, 2018, in regard to modifications to the proposed development to reduce potential impact to birds and environmentally sensitive areas (File Ref. No. 12-8062-20-009948; ZT 18-818765, Section R18/19-8 (2)(iii)). The risk of bird collisions with glass windows on the first two floors of the Project are of particular concern. We understand as the building is in construction phase, implementing mitigation measures will be a challenging task.

On November 23, 2018, CSR Environmental conducted a Site visit and discussion with Mr. Keiran Walsh of Christopher Bozyk Architects Ltd. (Christopher Bozyk Architects) and Mr. Paul Bordingnon of Wales McLelland Construction (Wales McLelland). We identified risk of bird collision with glass surfaces on the west and northwest aspects of the building (see Figure 1).

ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA
OQM CERTIFIED

1.2 APPLICABLE FEDERAL AND PROVINCIAL LEGISLATION

The following legislation prohibits unintentional injury or mortality to birds in British Columbia:

- BC Wildlife Act (§ 34);
- Migratory Birds Convention Act (§ 5 (a)); and
- Species at Risk Act (§ 32 (1)).

2.0 THREATS TO BIRDS AND ENVIRONMENTALLY SENSITIVE AREAS

CSR Environmental believes there is no collision risk to birds on the third floor of the Project because no glass or reflective material has been proposed.

CSR Environmental has identified the following threats to birds at the Project: window strikes, lighting, and open pipes and ventilation.

Building collisions account for the second highest human-caused mortality rate for birds in Canada, nearly 25 million birds annually[1]. The problem is widespread, occurring at both commercial and residential buildings throughout the year. Fortunately, a variety of cost-effective mitigation options exist. Strategies to address this problem include bird-friendly design policy, implementation of mitigation options, and public education campaigns.

Birds collide with buildings because they either do not see glass or see vegetation reflected in glass rather than the surface of the glass. Impacts with glass occur during daytime and nighttime and can occur throughout the year. The highest risk of window strikes at the Site occur along the west face of the building, which is proposed to have extensive use of large, untreated windows that face the west and north. These surfaces occur within 40 meters of the Richmond Nature Park East, an environmentally sensitive area. The type of glass used in construction, the large expanse of glass windows on floors at or below tree canopy height (i.e. aboveground levels one through three), and vegetation reflected in glass are factors that contribute to collisions with windows.

CSR Environmental expects low risk of bird collision for glass surfaces on the northeast, east, and south aspects of the building facing Smallwood Place. We do not recommend mitigation for these surfaces, but we do recommend ongoing monitoring at these sites. If avian mortality is detected, post-construction mitigation options are available.

Placement of upward facing light can cause light pollution and may negatively influence nocturnal bird migration. Open pipes and ventilation are small openings that can trap birds and cause mortality.

[1] Machtans, C. S., Wedeles, C. H. R., and Bayne, E. M. 2013. A first estimate for Canada of the number of birds killed by colliding with building windows. Avian Conservation and Ecology 8(2): 6.http://dx.doi.org/10.5751/ACE-00568-080206

3.0 MITIGATION STRATEGIES

The City of Vancouver Planning and Development Services has a document titled *Bird Friendly Design Guidelines – Considerations for Development Permit*, adopted by City of Vancouver Council in January 2015, effective April 24, 2015[2]. Mitigation strategies that are related to the Site are outlined in the following subsections.

3.1 WINDOWS

For the purpose of preventing bird strikes against windows, the use of mirrored glass on the west and northwest side of the proposed development is not recommended. Portions of the glass on the northwest corner of the proposed development will be screened by a metal mesh. The parkade addition will be clad in a matte finish perforated steel against a dark background. Approximate surface areas occupied by glass on the west and northwest faces are presented here:

Total façade area of the west and northwest faces:	1,440 m^2
Total façade area with glass:	557 m^2 (38.8% of total façade area)
• **Unobstructed glazing:**	**375 m^2 (26% of façade area with glass)**
• Fritted/screened glass:	182 m^2 (12.8% of façade area with glass)
Total glass area belonging to the northwest face:	424 m^2 (76% of façade area with glass)
• Unobstructed glazing:	246 m^2 (58% of northwest face)
• Fritted/screened glass:	178 m^2 (42% of northwest face)

The area of glass with unobstructed glazing is approximately 375 square meters, which is approximately 26% of the surface area of the west and northwest faces of the proposed development. CSR Environmental recommends adding visual markers to this area on the west and northwest aspects of the building.

Visual markers should be placed on the outside surface of the glass in the form of frit, etching, or ultraviolet treatments, in order to disrupt the reflection of light from the glass surface. Markers should be spaced to increase visibility to birds: maximum 2 inches (in) or 5 centimetres (cm) of horizontal distance and 4 in or 10 cm of vertical distance between markers. Markers should be lines or dots of at least 0.25 in or 0.64 cm in width and should provide enough contrast to be visible under varying light conditions. Markers should cover unobstructed glass surfaces up to 20 m above grade.

Visual marker products that have been recommended by the City of Vancouver *Bird Friendly Design Guidelines – Considerations for Development Permit* include:

[2] City of Vancouver. 2015. *Bird Friendly Design Guidelines – Considerations for Development Permit*. Retrieved from https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rts-10847.pdf.

- **Ceramic frit:** Highly durable glass enamel applied to the outside surface of the glass prior to installation. *Recommended product: Garibaldi Glass.*
- **Acid etching:** Multiple textures and patterns available; solar control glass coatings available. *Recommended product: Walker Glass' Aviprotek.*
- **Ultraviolet options:** Visible to birds but not visible to humans, however the ultraviolet layer is not applied to the outside of glass and therefore does not completely reduce risk of window strikes. *Recommended product: Ornilux Mikado.*
- **Exterior laminates:** These options are **not** recommended for commercial applications due to poor longevity of materials. Avian collision risk will remain constant through the life of the building, and as such, the mitigation option selected needs to last for the life of the building. Exterior laminates are suitable for post-construction mitigation only.

Where visual markers are not possible or cost prohibitive, physical barriers can be used in front of reflective surfaces to mitigate collision risk. Metal cladding, architectural grillwork or decorative grills could be installed in front of windows with reflective properties. Further, canopies and sunshades can be used to minimize reflections on the external surface of small windows but are only effective if reflection is completely obstructed during daylight conditions.

3.2 LIGHTING

The City of Vancouver Outdoor Lighting Strategy[3] contains recommendations for placement of lighting to improve outdoor environment during nighttime, including to minimize ecological impacts. We recommend that upward facing lighting be limited for the Project. Further, lighting spillover to adjacent environmentally sensitive areas should be prevented. Lighting can be shielded to effectively light desired areas without adversely effecting nearby areas. Light can be used judiciously to maintain nighttime safety while minimizing impacts to wildlife. CSR Environmental understands that upward facing lighting has not been suggested for this development.

3.3 LANDSCAPING

Natural vegetation between the proposed development and natural areas on Jacombs Road should be reduced to limit wildlife corridors which lead to the Site and immediate surrounding area. To facilitate this, CSR Environmental does not recommend planting any vegetation over 30 cm on the west and northwest side of the property. CSR Environmental also recommends refraining from use of ornamental plants inside the building that are visible from the outside, such as potted trees and indoor vegetation which can entice birds to fly toward windows.

3.4 PIPES AND VENTILATION

CSR Environmental recommends caps and screen on open pipes and ventilation systems to limit wildlife entry. Voids greater than 2.5 in or 7 cm square should be covered.

[3] City of Vancouver. 2018. *Outdoor Lighting Strategy Consultation Paper.* Retrieved from https://vancouver.ca/files/cov/outdoor-lighting-strategy-consultation-paper.pdf.

4.0 MONITORING

Mitigation measures must be monitored to ensure success. Bird collisions occur throughout the year, although in southwestern BC collisions peak during fall, winter, and spring. Daily monitoring of glass surfaces by an independent biologist would be cost prohibitive. Hence, we recommend an Open Road Auto Group representative at the Site conduct weekly monitoring to document any bird mortality between September 15th through May 1st each year. Monitoring should involve a visual search of the ground underneath glass surfaces around the entire building to a distance of 8 meters from the building. The location of all mortalities should be documented (using GPS or by noting a unique window identifier). Although collision risk is highest along the west and northwest aspects, the entire building should be monitored for the first season. CSR Environmental will review the monitoring findings every three-months and revise the monitoring plan if warranted. If bird mortality exceeds five in any week, CSR Environmental will be contacted. Mortalities should be submitted to the Global Birds Collision Mapper[4].

CSR Environmental will also conduct an annual follow-up Site visit to review avian protection activities, effectiveness of mitigation measures, and results of the weekly monitoring activities.

5.0 CLOSURE

In summary, bird collisions with the proposed development are possible at the Site considering proximity to environmentally sensitive areas. Approximately 26 percent of the west and northwest faces of the proposed development will be glass with unobstructed glazing which should be treated with visual markers such as ceramic frit, acid etching, ultraviolet options, or physical obstructions. Placement of lighting, strategic landscaping, and protecting openings to pipes and ventilation are other measures which should be implemented. Following the recommendations provided by CSR Environmental and conducting regular monitoring of mitigation measures should reduce potential impact to birds and environmentally sensitive areas.

We trust this letter satisfies your requirements at this time. Should you have questions regarding this summary or require our assistance on other tasks, please do not hesitate to contact me at 604.559.7100 or via email at mamoud@csrenviro.com at your convenience. Thank you.

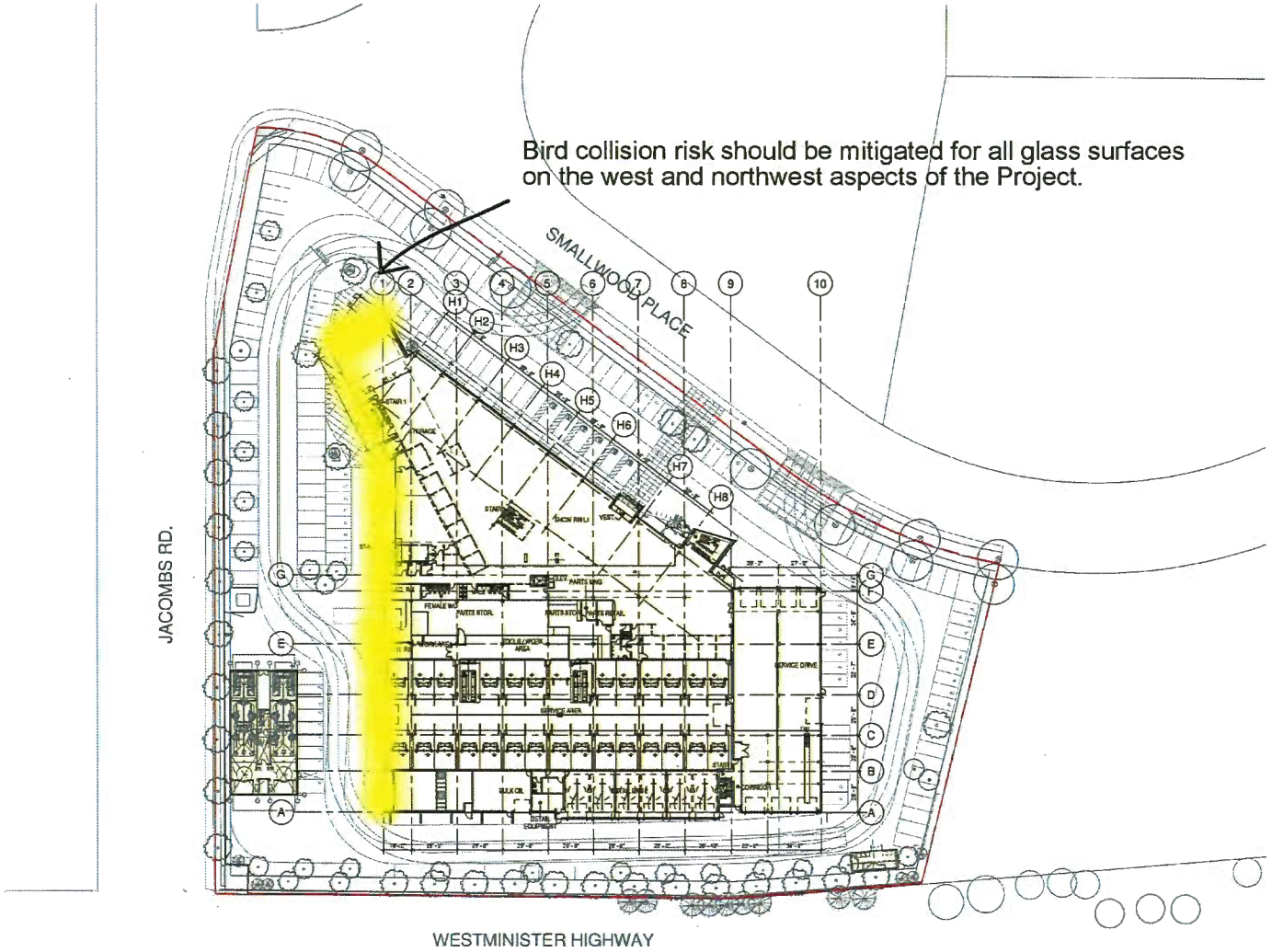
Yours sincerely,

CSR Environmental Ltd.

Patrick Burke, BA
Avian Biologist

Mamoud G. Bashi, MBA, PEng
Principal and Environmental Engineer

[4] BirdSafe and FLAP Canada. 2018. Global Bird Collision Mapper [Geographical information system]. Retrieved from https://birdmapper.org/app/.



Basemap from Christopher Bozyk Architects Ltd. (2018)

CHRISTOPHER BOZYK ARCHITECTS LTD

OpenRoad AUTO GROUP

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALLWOOD PLACE, RICHMOND, BC

LEVEL 1

PLAN #1A

DP.005

CSR ENVIRONMENTAL
Your Project Meets the Environment
113 - 408 East Kent Avenue South
Vancouver, BC, V5X 2X7
TEL: 604-559-7100
www.csrenviro.com

Project: Avian Mitigation	Job No.:	2018-138-03	Drawing No.: Figure 1
	Drawn By:	MW	
	Checked By:	MB	
Address: 13100 Smallwood Place, Richmond, BC	Dwg Scale:	Not to Scale	Drawing Title: Site Plan
	Date:	2018/11/27	
	Client Name:	Christopher Bozyk Architects Ltd.	

Attachment D: Revised Zoning Text Amendment Considerations

City of Richmond

ATTACHMENT D

Rezoning Considerations

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

Address: 13100 Smallwood Place **File No.:** ZT 18-818765

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. City acceptance of the developer's offer to voluntarily contribute $0.45 per buildable square foot (e.g. $38,432) to the City's Public Art fund.
4. Registration of an agreement on Title, prior to Bylaw adoption, ensuring that the proposed 107 rooftop solar panels will be installed to the Director of Building Approval's satisfaction and will be maintained for the life of the building and will not be removed unless otherwise agreed to by the City of Richmond.
5. Registration of an agreement on Title ensuring that the development's parkade will not be enclosed unless the owner has successfully obtained a Development Permit issued by Council approving the enclosure and has also successfully obtained a Building Permit for the work.
6. Submission of a contract with a qualified environmental professional (QEP) to monitor bird strikes to the building for a minimum of 12 months post construction and to submit a report with recommendations and mitigation measures to the satisfaction of the Director , Development at the end of the monitoring period. The contract is to include the frequency of visits and an overview of how the findings will be presented.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director, Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director, Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

Initial: _____

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director, Development. All agreements shall be in a form and content satisfactory to the Director, Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed original in file]

Signed

Date

Attachment E: Original Report from the Director of Development, dated October 30, 2018

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 30, 2018
From:	Wayne Craig Director, Development	**File:**	ZT 18-818765
Re:	**Application by Christopher Bozyk Architects for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place.**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone to increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be introduced and given first reading.

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

WC:dcb
Att. 6

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend the "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place.

The intent of the application is to modify the previously approved Toyota automobile dealership development, to accommodate additional gross floor area associated with two additional levels of parking and vehicle inventory storage overtop of the dealership building, which is currently under construction. The subject site is within the Richmond Auto Mall in the East Cambie planning area. A location map and the East Cambie Area Plan map showing the site's location are provided in Attachments 1 and 2 respectively.

Toyota's original development applications (ZT 16-754143 and DP 16-741123) were adopted/issued by Council on October 23, 2017. These applications were to accommodate the construction of a two-storey building with rooftop parking. The approved Zoning Text Amendment increased the maximum FAR from 0.5 to 0.7. Building permits were issued for this construction and the buildings are currently under construction.

The current application proposes to increase the maximum Floor Area Ratio (FAR) to accommodate the additional two storeys of parking and vehicle inventory storage on top of the approved building; resulting in a four-storey building with rooftop parking, with one of the objectives to eliminate the need for off-site storage elsewhere. The current proposal will result in an additional 2,154.3 m^2 (23,188 ft^2) of floor space to the building over the previous approved proposal (ZT 16-754143 and DP 16-741123). Requested height variances are identified in this Staff Report, but will be addressed through a separate Development Permit application (DP 18-818762).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

The subject property at 13100 Smallwood Place, is located within the Richmond Auto Mall at the northeast corner of the intersection of Westminster Highway and Jacombs Road. The site has been cleared of structures and construction of the approved dealership building is currently ongoing.

Existing land uses and development immediately surrounding the subject site are as follows:

- To the North, immediately across Smallwood Place, is an existing Hyundai dealership on a site zoned "Vehicle Sales (CV)" within the Richmond Auto Mall at 13171 Smallwood Place. A Zoning Text Amendment (ZT 18-810720) and a Development Permit application (DP 18-810720) have been received from Kasian Architecture Interior Design & Planning,

with the objective of redeveloping that property to accommodate a new Porsche dealership building. These applications are currently under review by staff.

- To the South, across Westminster Highway and a frontage road further south, are large properties zoned "Agriculture (AG1)" in the Agricultural Land Reserve (ALR), which contain single-family dwellings and accessory buildings.
- To the East, is an existing Nissan dealership on a site zoned "Vehicle Sales (CV)" within the Richmond Auto Mall at 13220 Smallwood Place.
- To the West, across Jacombs Road, is the "Richmond Nature Park East" on a site zoned "School & Institutional Use (SI)" at 5991 Jacombs Road. The Nature Park East is designated as an Environmentally Sensitive Area (ESA).

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject site is designated "Commercial" in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 2). As a commercial use, the proposed auto dealership at the subject site is consistent with the OCP and Area Plan land use designations.

Agricultural Land Reserve (ALR) Buffer Zone

Where there is an intervening road between ALR lands and non-ALR lands, the OCP encourages an appropriate landscaping buffer on the non-ALR lands through the Rezoning and Development Permit processes. This situation was reviewed under the original Zoning Text Amendment application (ZT 16-754143) and it was noted that the applicant's proposal was consistent with the land use considerations in the OCP in that:

- "The Agricultural Land Reserve (ALR) is located to the south of the site and to the west (Richmond Nature Park). The site is separated from the ALR by existing roads (Jacombs Road and Westminster Highway). Formal landscaping plans to adequately buffer the site from the ALR will be a requirement of the forthcoming Development Permit [DP 16-741123] for the proposed auto dealership." (A covenant was registered on Title through the previous zoning application (ZT 16-754143) to ensure that the landscaping within the ALR buffer along the southern property boundary would be retained.)
- "There is an existing 1.8 m high solid fence along the south property line next to Westminster Highway and the applicant proposes a row of new trees, a 3 m setback to on-site surface parking, and a setback of approximately 15 m to the south building façade."
- "The applicant also proposes to retain the existing planting and 1.8 m high solid fence along the west property next to Jacombs Road, replace the existing London Plane trees (which are in poor condition) with a new row of Ginkgo Biloba trees, and to provide a minimum 3 m setback to on-site surface parking and proposed buildings."

The current application will improve upon the above responses by further removing 12 of the previously approved parking spaces along the southern property boundary and replacing them with additional tree and shrub planting. The parking spaces will now be located within the parkade. The additional tree planting in this area will provide additional visual screening of the building from Westminster Highway as the trees eventually grow to mature height.

An additional eight previously approved parking spaces, generally along the western property boundary, are proposed to be relocated from grade to the internal parkade. These spaces will be replaced with new vegetation strips with trees. These changes are shown on the attached conceptual landscaping plans (Attachment 4) but will be addressed in greater detail through the separate Development Permit application (DP 18-818762).

Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was been registered on Title under the previous Zoning Text Amendment application (ZT 16-754143). The proposed addition will have no effect on the registered flood covenant.

Aircraft Noise Sensitive Development Policy

The OCP's Air Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "Restricted Area (Area 1B)". The proposed auto dealership at the subject site is consistent with the ANSD Policy as it is not a residential use.

An aircraft noise indemnity covenant has been registered on Title as required under the previous Zoning Text Amendment application (ZT 16-754143). No changes to the existing aircraft noise covenant as a result of the proposed addition.

Ministry of Transportation and Infrastructure (MOTI) Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, the Zoning Text Amendment proposal was referred to MOTI for review and comment. The Zoning Text Amendment considerations include a requirement for MOTI approval prior to bylaw adoption.

Ministry of Environment (MOE) Approval

As the Site Profile submitted by the applicant for the current application identified Schedule 2 activities have occurred on-site, the Site Profile was submitted to the Ministry of Environment (MOE) in accordance with the Provincial Contaminated Sites Regulation. MOE has subsequently provided a letter dated May 16, 2018, allowing the City to proceed with approval of the Zoning Text Amendment and Development Permit applications.

Analysis

Built Form and Architectural Character

As proposed, the redevelopment will result in a two storey dealership office and sales facility with a four storey parkade. The concept plans for the proposed modifications to auto dealership building and the landscaping are provided in Attachment 4. The most significant areas proposed to change have been cloud outlined on the drawing package. Further review of the design aspects shown in the preliminary concept plans will be undertaken through the separate Development Permit review process to ensure general compliance with the Official Community Plan Development Permit Guidelines and assess the requested variances outlined in the next section.

Generally, the modifications include:

- Modifications to exterior cladding over portions of the building in part to mitigate the additional massing created by the addition of the two parkade levels.
- The addition of the two extra floors of parkade over top of the previously approved building. Staff have been advised that the initial building construction (currently underway) was designed to be able to accommodate future additional parkade floors above.
- Relocation of 20 at-grade parking spaces to the inside of the parkade.
- Restriping of the 6 accessible parking spaces (see Transportation section for more detail).
- Addition of trees and other landscaping to fill the spaces left by relocating the 20 parking spaces.
- Relocation of the garbage and recycling facility to the south-east corner of the site to allow additional vegetation screening of the car wash facility located in the south-west corner of the site. This also facilitates more efficient garbage collection.

Existing Legal Encumbrances

A Title summary prepared by Terra Law, dated October 19, 2019, was submitted for this application. The subject site carries a series existing legal encumbrances including

- Statutory rights of way agreements for utilities;
- Statutory building schemes with the Richmond Auto Mall Association;
- Vancouver Airport Authority noise indemnification covenants;
- Agricultural Land Reserve setback covenants;
- A covenant requiring the design, installation and maintenance of three electric vehicle charging stations on the site; and
- A flood indemnity covenant.

Terra Law's Title summary report advises that none of these encumbrances will affect the current application and they can remain on Title.

Transportation

Transportation staff have reviewed and assessed the potential traffic impacts associated with the proposed development. As the proposal is to provide space primarily for vehicle inventory

storage, it is anticipated that the associated traffic impacts would be minimal and can be accommodated within existing road infrastructure.

As part of this application review, staff have requested and the client has agreed, to restripe the six accessible parking spaces in accordance with the recent Zoning Bylaw Amendment on accessible parking (Section 7.5.15). This adjustment will be addressed through the Development Permit application review.

The Zoning Text Amendment considerations include a requirement that prior to the issuance of the Building Permit, a construction parking and traffic management plan to be provided to the Transportation Division.

Tree Retention and Replacement

No additional existing trees will be removed from the site as a result of the current proposal; however, an additional 45 more on-site trees are included in the conceptual landscape plans over the original landscape plan (DP 16-741123). These trees will help provide additional edge screening for the site.

No changes or additional protection is required for existing trees, as all the tree protection barriers are currently in place given the on-going construction at the site. Tree survival securities for both on-site and off-site have been addressed through the previously approved Zoning Text Amendment application (ZT 16-754143).

Public Art

Under the previous Development Permit (DP 16-741123) the Public Art contribution for the commercial use was assessed as $51,762, which was contributed to the Public Art Reserve Fund. The Public Art Planner has advised that the proposed addition will result in an additional Public Art contribution of $38,432, based on the 2018 rate of $0.45/SF. The additional contribution has been included in the Zoning Text Amendment considerations and are required prior to final adoption, with the funds to be directed to the Public Art Reserve Fund.

Variances Requested

Based on the proposed preliminary concept plans, the applicant will be requesting to vary the provisions of Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height to accommodate:

- An increased parkade rooftop height from 12.0 m to 15.46 m (rounded to 15.5 m).
- A new parapet height of 16.88 m (rounded to 16.9 m).
- A stair tower of 18.51 m (rounded to 18.6 m).
- An elevator over-run of 20.39 m (rounded to 20.4 m).

The current proposal has been reviewed by the Richmond Auto Mall Association (RAMA) which has provided a letter (Attachment 5) in support of the proposed density increase to 0.82 FAR, as well as the requested variances.

Noting the special context and operating characteristics within the Richmond Auto Mall, staff believe the requested variances are supportable. Staff note that this is an overall trend observed within the Auto Mall to increase the on-site storage capacity and reduce land holding costs off-site. This specific request does not increase the building's footprint (site coverage), but will result in increased permeability of the site as a result of the vegetation improvements. The details of the quality of the proposed finishes, cladding materials, vegetation selections and height variances will be reviewed and analyzed further through the Development Permit Application review.

Site Servicing and Frontage Improvements

All the site servicing and frontage improvements were addressed under the previous Zoning Text Amendment application (ZT 16-754143). The proposed modifications to the building, site plan and landscaping will not result in any additional site servicing requirements or new frontage improvements.

Development Permit Review

As noted previously, the proposed development will undergo a separate design review via the Development Permit application (DP 18-818762). Specific issues to be addressed will include:

- Assessing compliance with the Official Community Plan Development Permit Guidelines.
- A review of the proposed landscape plant/tree selections, sizes, locations and rationale.
- Additional landscape securities will be calculated to address the landscaping additions.
- A review of the proposed exterior materials and colours as they relate to the proposed parkade floor additions.
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Zoning Bylaw No. 8500.
- Restriping of the six accessible parking spaces.
- A review of the height variances requested.
- An assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site. A waste management overlay will be required.

Financial Impact or Economic Impact

As all the servicing and frontage works were addressed under the previous Zoning Text Amendment application (ZT 16-754143) no additional Operational Budget Impacts (OBI) for off-site City infrastructure are anticipated as a result of this application. The previous application noted only insignificant operational impacts.

Conclusion

Christopher Bozyk Architects Ltd. has applied for permission to amend the zoning district "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place. The intent is to modify the previously approved Toyota automobile dealership development in order to accommodate two additional levels of parking and vehicle inventory storage overtop of the dealership building, which is currently under construction. Site

plan changes will result in fewer cars parked at grade and additional landscaping being added to the site.

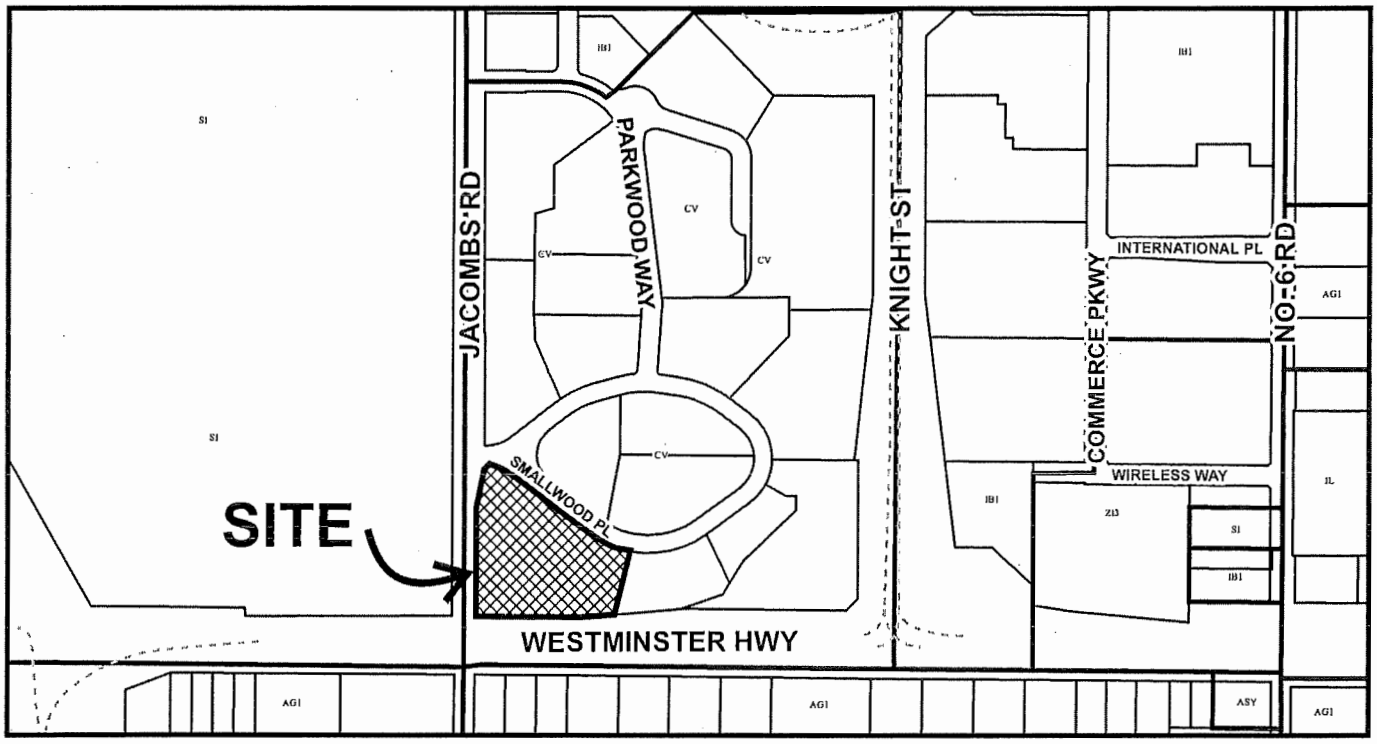
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, be introduced and given first reading.

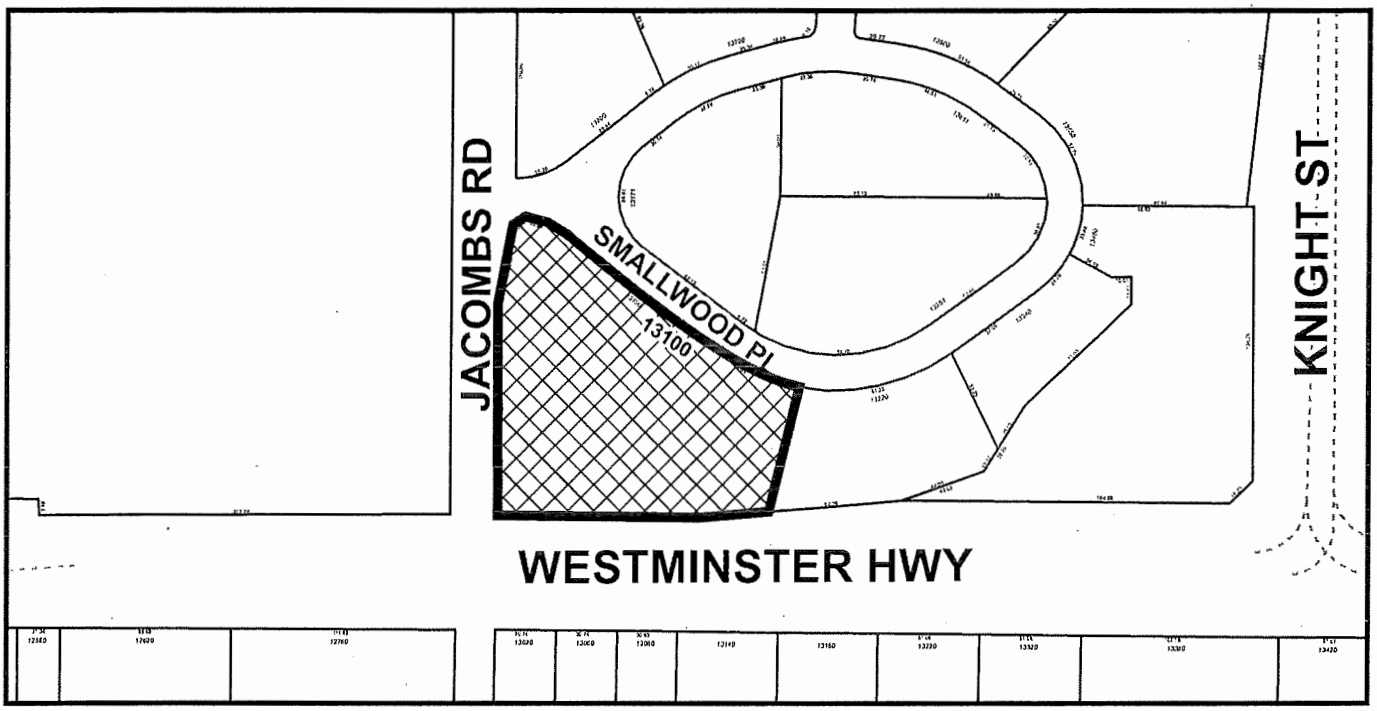
David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachment 1: Location Map
Attachment 2: East Cambie Land Use Map
Attachment 3: Development Application Data Sheet
Attachment 4: Conceptual Development Plans
Attachment 5: Letter from Richmond Auto Mall Association
Attachment 6: Zoning Text Amendment Considerations

City of Richmond





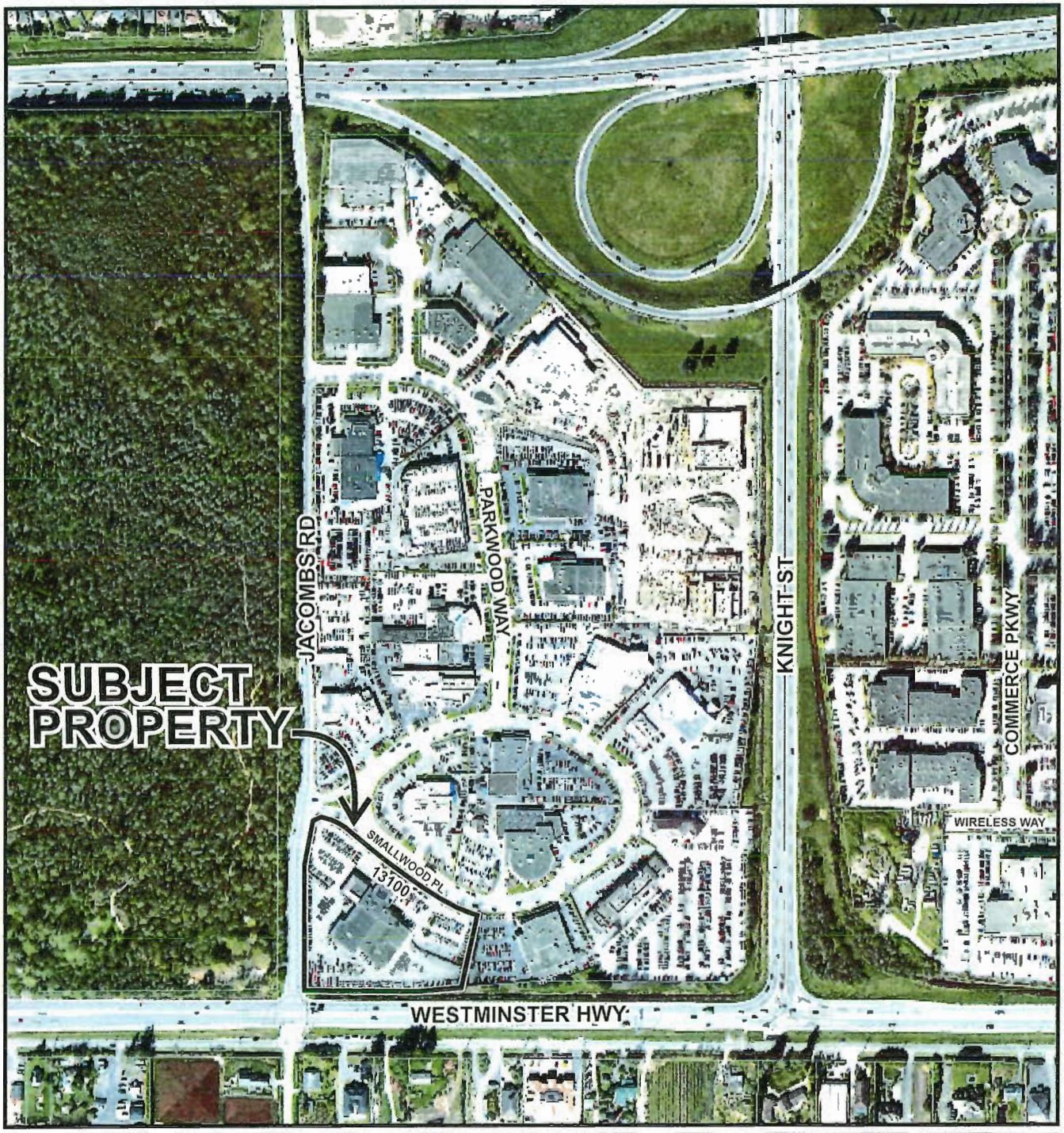
ZT 18-818765

Original Date: 05/09/18

Revision Date:

Note: Dimensions are in METRES

City of
Richmond



ZT 18-818765

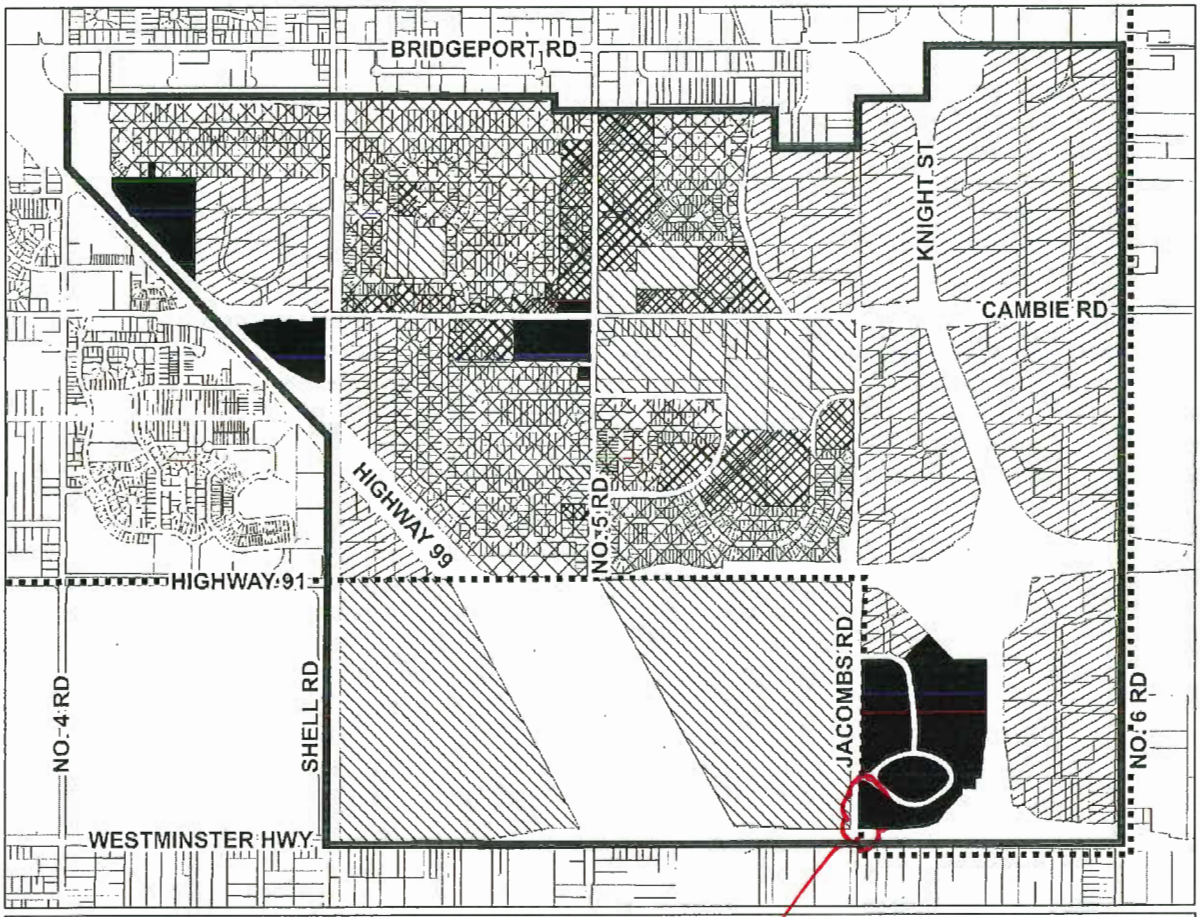
Original Date: 10/26/18

Revision Date:

Note: Dimensions are in METRES

Land Use Map

Bylaw 8948
2016/10/24



City of Richmond

Development Application Data Sheet

Development Applications Department

ZT 18-818765 **Attachment 3**

Address: 13100 Smallwood Place

Applicant: Christopher Bozyk Architects

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Multiland Pacific Holdings	Same
Site Size (m^2):	15,924 m^2 (171,404.51 ft^2)	Same
Land Uses:	Auto Dealership And Service	Same
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) with increased FAR to 0.82 at 13100 Smallwood Place

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 FAR	0.82 FAR	None permitted
Buildable Floor Area (m^2):*	11,146.8 m^2 (119,983.2 ft^2)	12,996.3 m^2 (139,891 ft^2)	None permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 38%	None
Setback Front - North	Min 3.0 M	16.0 M	None
Setback Side – East	Min 3.0m	20.38m	None
Setback Side - West	Min 3.0m	22.5m Main Building 3.0m Car Wash Building	None
Setback Rear - South	Min 3.0m	10.63m Main Building 3.0m Garbage Enclosure	None
Height (m):	Max building height: 12.0 m with variance to 15.44 m at elevator overrun, stairway structures, storage and screened equipment as approved under DP 16-741123	Increased parkade rooftop height at 15.46 m, a parapet height of 16.88 m, a stair tower of 18.51 m and an elevator over-run of 20.39 m	Variance to be considered as part of DP18-818762
Off-street Parking Spaces – Staff and Visitor	281	296	none
Off-street Parking Spaces – Vehicle Inventory:	N/A	279	none

Other:

ATTACHMENT 4

OpenRoad Toyota Richmond

PROJECT NUMBER: 214007

CHRISTOPHER BOZYK ARCHITECTS LTD
414-611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-2440 FAX (604) 251-3040

FILE PATH: [illegible]

PLOT DATE: 10/23/2018 11:11:58 AM

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

EAST ELEVATION

SCALE:
DATE: SEPT 26 , 2018

DP.001

PLN - 112

OpenRoad Toyota Richmond

PROJECT NUMBER: 214007

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3640 FAX (604) 251-3649

FILE PATH: C:\Users\...

PLOT DATE: 10/25/2018 11:11:57 AM

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

NORTH WEST ELEVATION

SCALE:

DATE: SEPT 26 , 2018

DP.002

PLN - 113

OpenRoad Toyota Richmond

PROJECT NUMBER: 214007

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3448

FILE PATH: PLOT DATE: 10/23/2018 11:11:57 AM

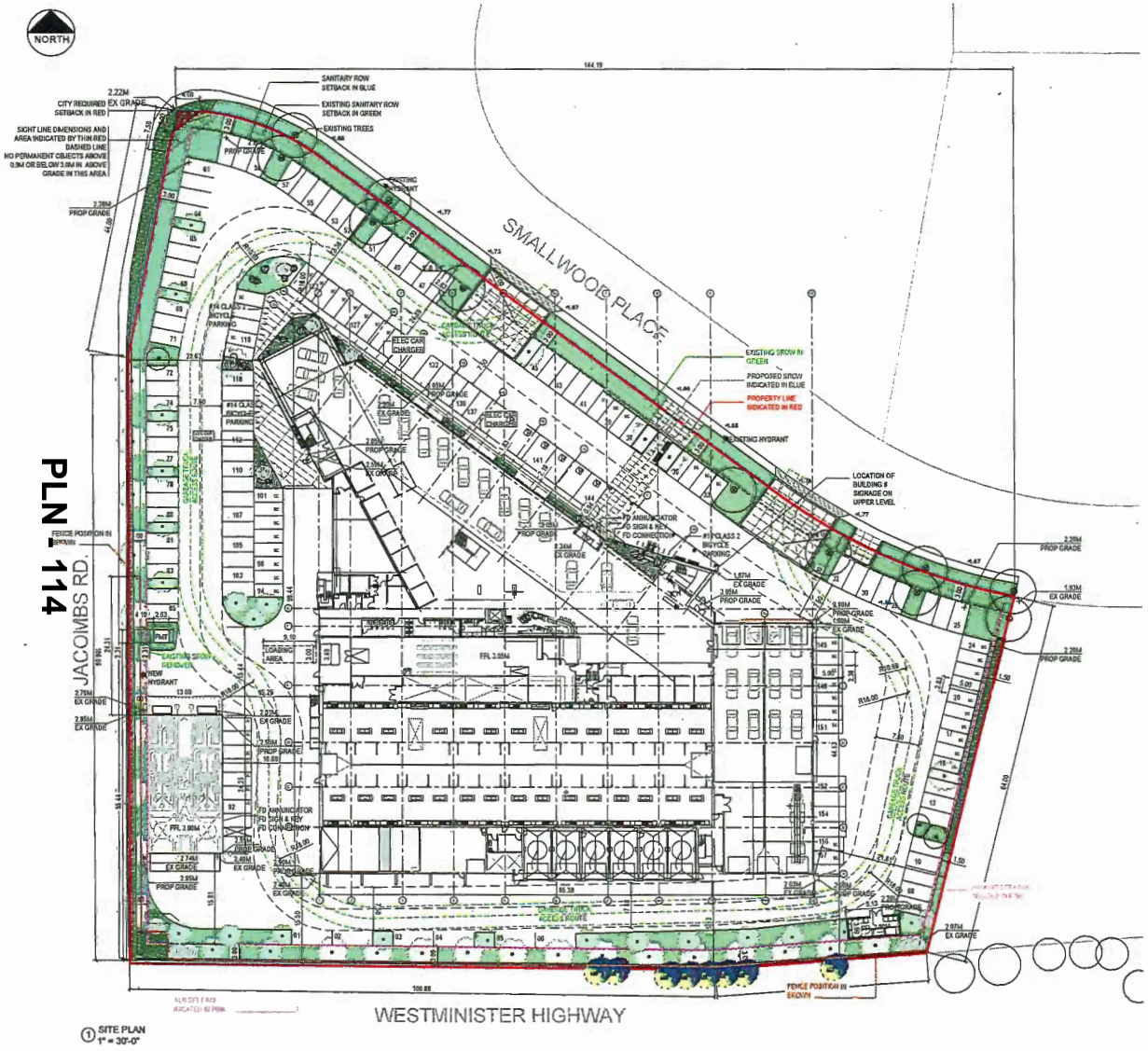
COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

VIEW FROM WESTMINSTER HIGHWAY

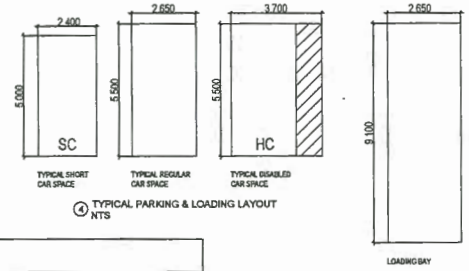
SCALE:
DATE: SEPT 26 , 2018

DP.003

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3448



① SITE PLAN
1" = 30'-0"



④ TYPICAL PARKING & LOADING LAYOUT
NTS

PROPERTY STATISTICS:		
PROJET NAME: CIVIC ADDRESS: LEGAL ADDRESS:	OPENROAD TOYOTA SHOWROOM 13100 SMALLWOOD PLACE, RICHMOND BC V6V1W8 Lot 7 Sec 5 BLK 4 N RGSW PL NWP68875 EXCEPT PLAN EPP72489	
ZONING: AUTHORITY: USES:	CV CITY OF RICHMOND CAR SHOWROOM	
LOT AREA:	15,924 M2	
FLOOR AREA:	PREVIOUS	PROPOSED
MAIN FLOOR: 2ND FLOOR: 3RD FLOOR: 4TH FLOOR: 5TH FLOOR: CAR WASH:	5,635,510 M2 4,823.319 M2 39.305 M2 - - 315.320 M2	5520.920 M2 3167.716 M2 798.543 M2 3176.301 M2 17.513 M2 315.322 M2
TOTAL:	10,813.454 M2	12,996.314 M2
LOT COVERAGE:		
MAIN FLOOR: GARBAGE ENCL. CAR WASH: TOTAL % TOTAL	5664.249 M2 35.680 M2 315.320 M2 6015.249 M2 37.777%	
FAR:	PREVIOUS 0.6791	PROPOSED 0.815
% LANDSCAPE	9.14% (1456.8 M2)	
SETBACKS	NORTH: 15.0M SOUTH: 10.63M - GARBAGE ENCL. 3.0M EAST: 20.38M WEST: 22.5M - CARWASH 3.0M	
BIKE PARKING	36 CLASS 1, 36 CLASS 2	
VEHICULAR PARKING:		
SURFACE PARKING: SPACES	157	INCLS 6 DISABLED PARKING AND SMALL SPACES
WITHIN BUILDING: (STAFF & INVENTORY)	PREVIOUS 206	PROPOSED STAFF 296 - INVENTORY 279
TOTAL PARKING: PROVIDED REQUIRED	 383 248	 575 281
LOADING SPACES	4 REQUIRED. 1 PROVIDED. VARIANCE PER PREVIOUS DP APP	

BUILDING HEIGHT:	PREVIOUS	PROPOSED
AVERAGE SITE GRADE:	2.68 M - geodetic	
FINISHED FLOOR LEVEL:	3.05 M - geodetic	
PARAPET HEIGHT:	~~11.81 M from grade~~	
ROOF TOP STORAGE ROOM	~~13.00 M from grade*~~	
SOUTHERN STAIR ONLY:	~~13.00 M from grade*~~	
AT ELEVATOR OVERRUN ONLY:	~~15.44 M from grade*~~	
REVISED PARAPET:		16.68 M*
REVISED ELEVATOR OVERRUN		20.39 M*

* denotes height variance required over existing zoning of 12.00m

REVISION	DATE	DESCRIPTION
16	18.10.25	ISSUED FOR DP
15	18.09.26	ISSUED FOR DP
14	18.09.18	ISSUED FOR REVIEW
13	18.05.25	REISSUED FOR CONSTRUCTION
12	18.04.11	ISSUED FOR DP
11	18.03.06	ISSUED FOR PROVISIONAL IFC
10	18.02.20	ISSUED FOR BP REVISION
9	17.09.27	ISSUED FOR BP REVISION
8	17.06.30	RE-ISSUED FOR DP
7	17.05.30	RE-ISSUED FOR DP
6	17.05.19	RE-ISSUED FOR DP
5	17.03.10	RE-ISSUED FOR DP
4	17.03.06	RE-ISSUED FOR DP
3	16.11.25	ISSUED FOR BUILDING PERMIT
2	16.08.08	ISSUED FOR DP
1	16.07.11	ISSUED FOR DP PRE-APP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

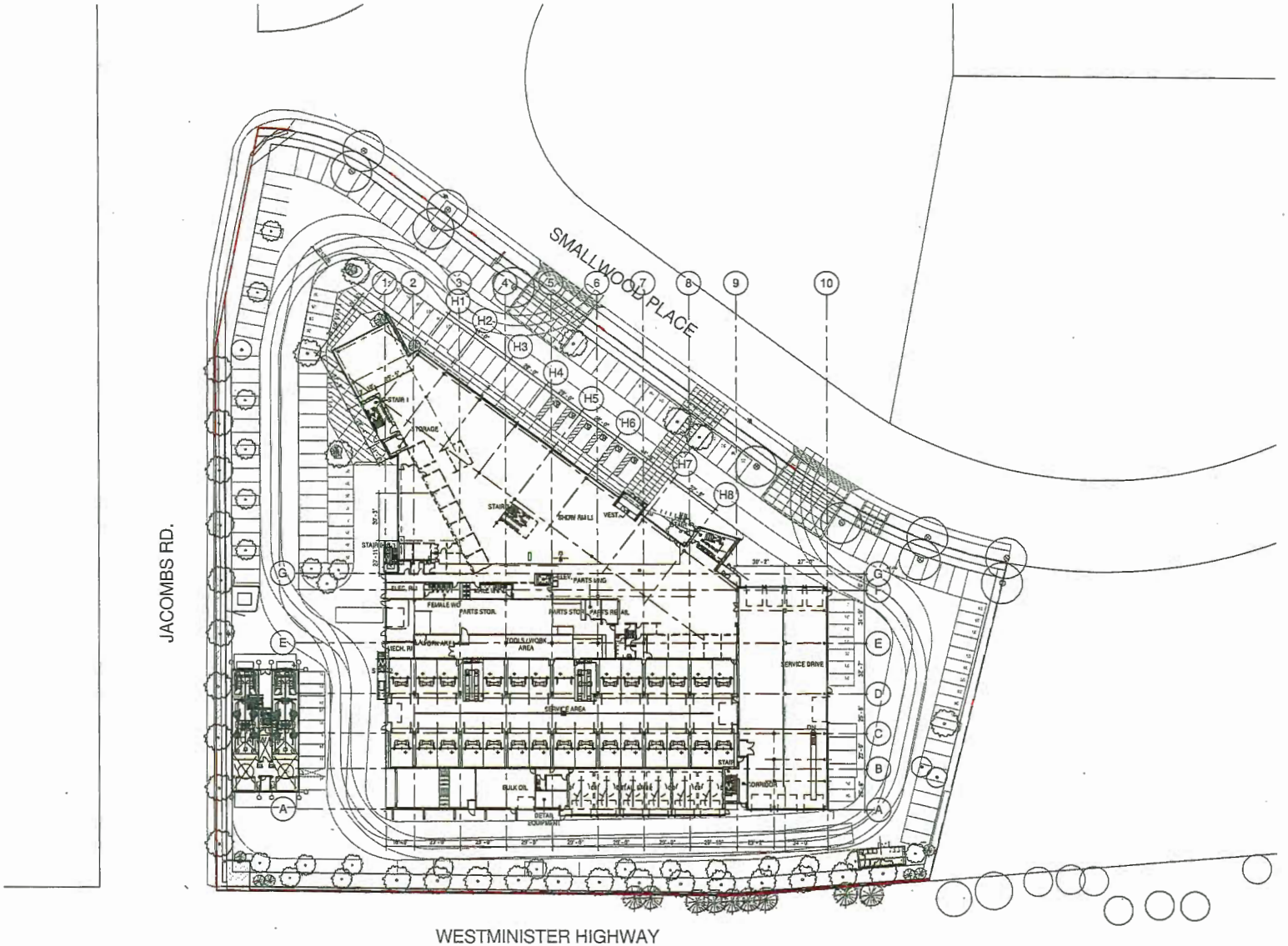
OpenRoad
Toyota Richmond

SITE PLAN
DP 18-818762

SCALE 1" = 30'-0" DATE: Jan 1, 2018 DRAWN: Author
PROJECT NUMBER 0026

PLAN #1
DP0.04

PLN - 114



1 GROUND FLOOR PLAN
1" = 30'-0"

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 511 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3848

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18, 09, 28	ISSUED FOR DP AMENDMENT
1	18, 04, 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALLWOOD PLACE, RICHMOND, BC

LEVEL 1

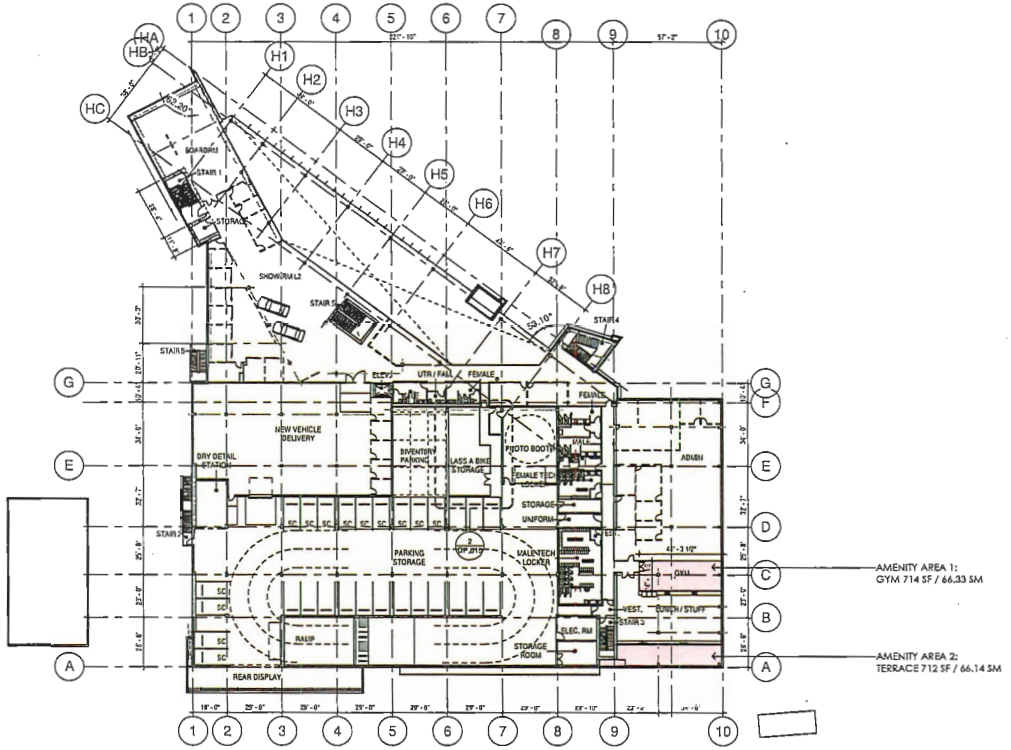
SCALE 1" = 30'-0" DATE: SEPT 26, 2018 DRAWN: Author

PROJECT NUMBER 214007

PLAN #1A

DP.005

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3848



1 SECOND FLOOR PLAN
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	19. 09. 25	ISSUED FOR DP AMENDMENT
1	19. 04. 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

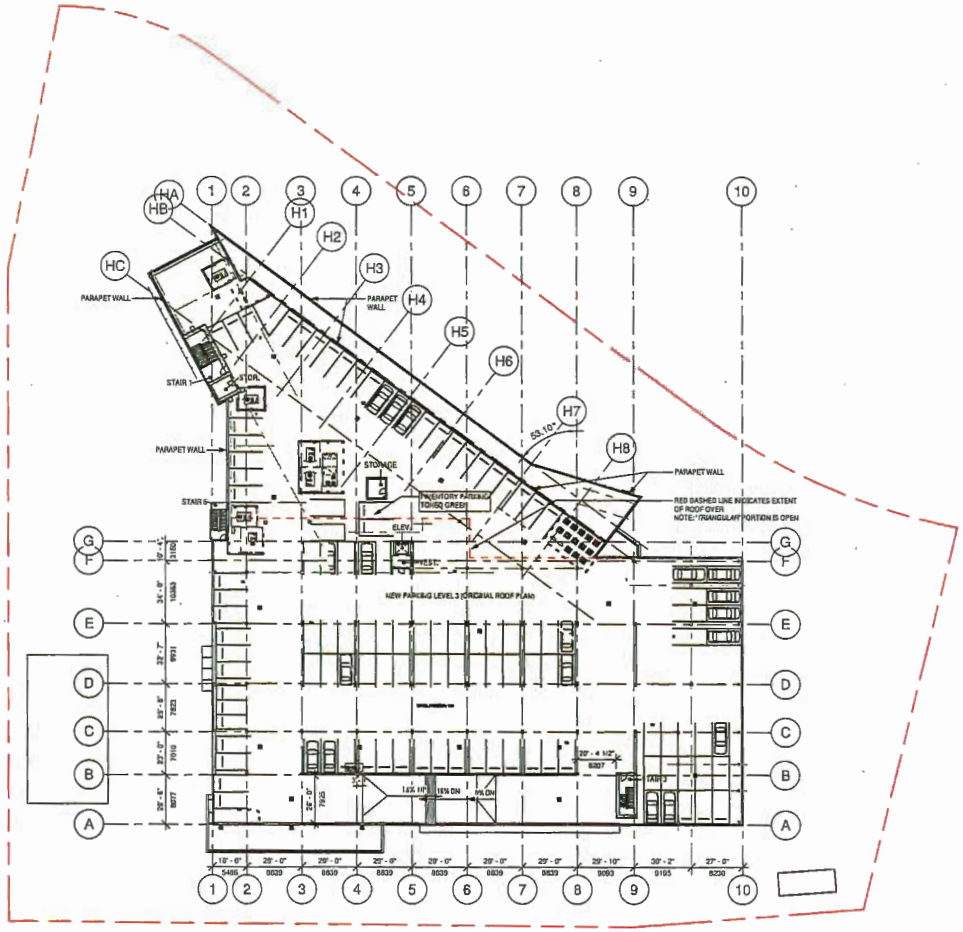
LEVEL 2

SCALE 1" = 30'-0" DATE: SEPT 26, 2019 DRAWN: Author

PROJECT NUMBER 214027

PLAN #1B

DP.006



CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3449

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18, 09, 28	ISSUED FOR DP AMENDMENT
1	18, 04, 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 3

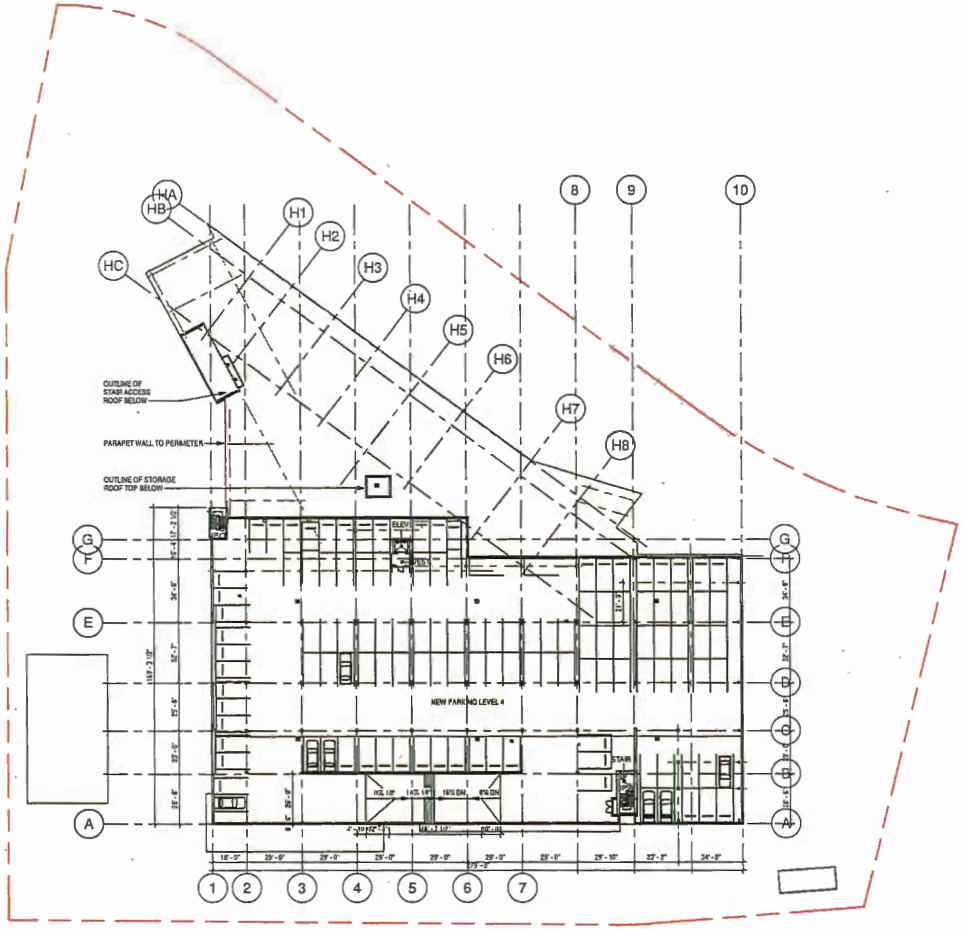
SCALE 1" = 30'-0" DATE: SEPT 28, 2018 DRAWN: Author

PROJECT NUMBER 214007

PLAN #1C

DP.007

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3448



1 ADDITIONAL PARKING LEVEL 1
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18.09.26	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 4

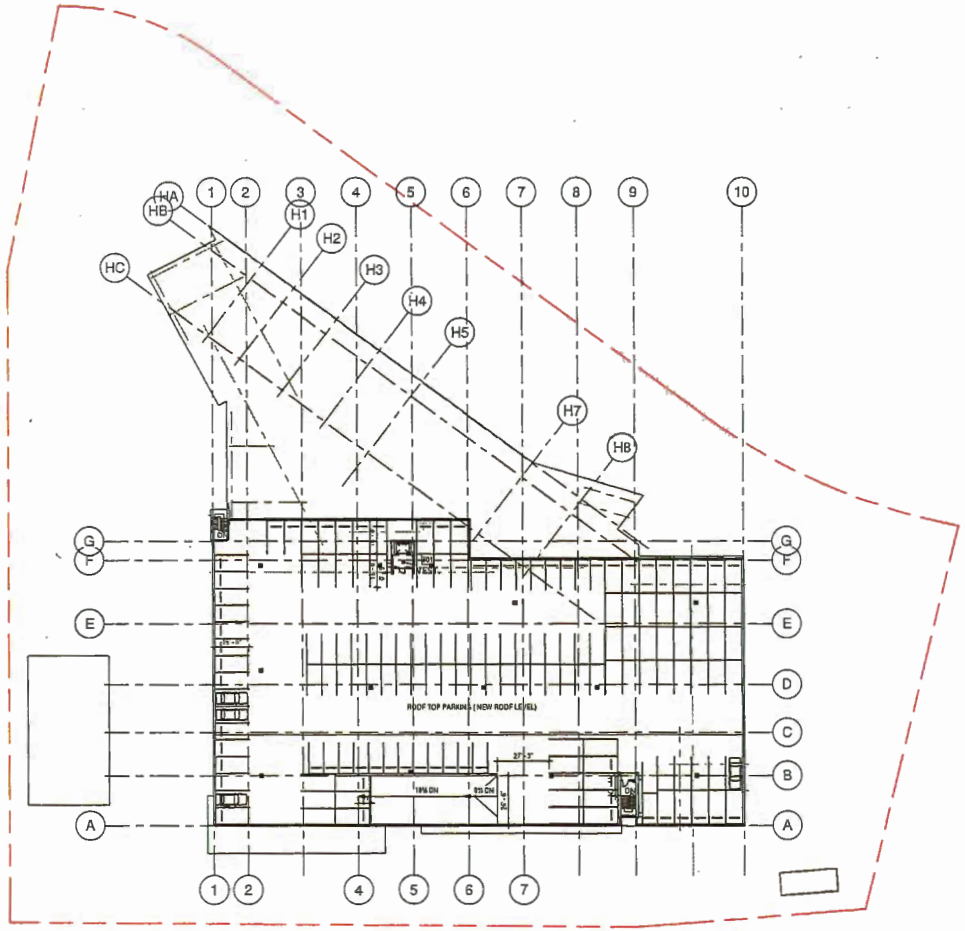
SCALE 1" = 30'-0" DATE: SEPT 28 , 2018 DRAWN: Author

PROJECT NUMBER 214007

PLAN #1D

DP.008

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3848



1 ADDITIONAL PARKING LEVEL 2
1" = 30'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18. 09. 25	ISSUED FOR DP AMENDMENT
1	18. 04. 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 5

SCALE 1" = 30'-0" DATE: SEPT 25 , 2018 DRAWN: Author

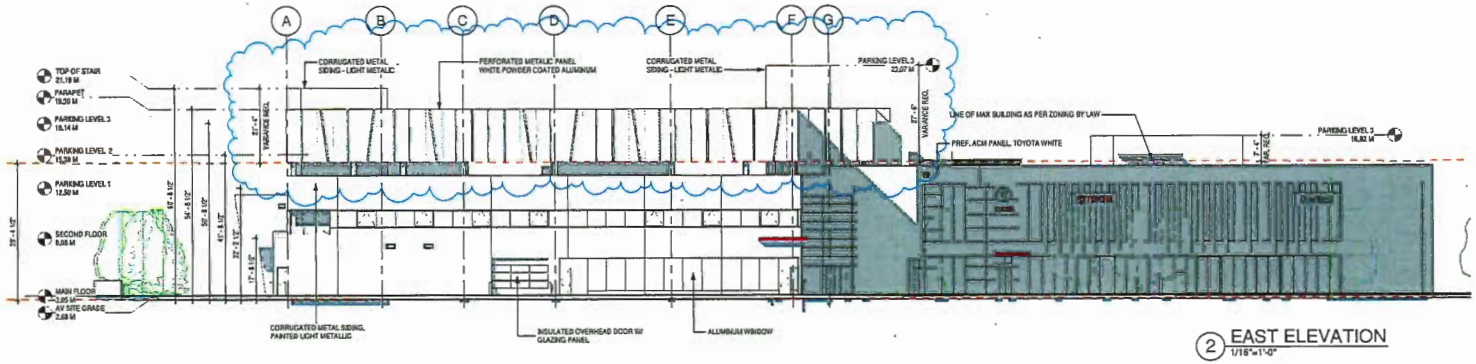
PROJECT NUMBER 214007

PLAN #1E

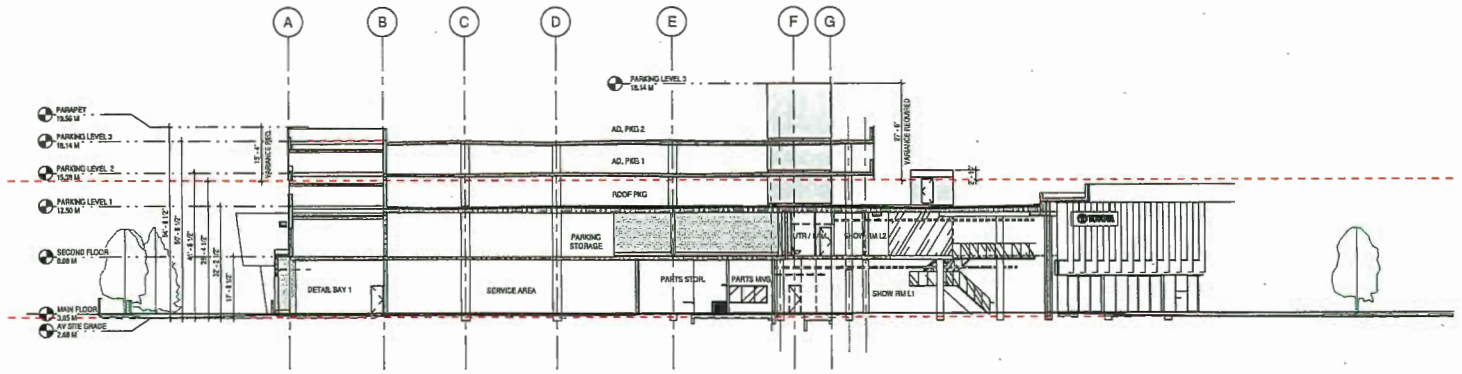
DP.009

PLN - 119

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3449



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



3 SECTION A-A
1/16"=1'-0"

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18.09.28	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

ELEVATIONS AND SECTIONS

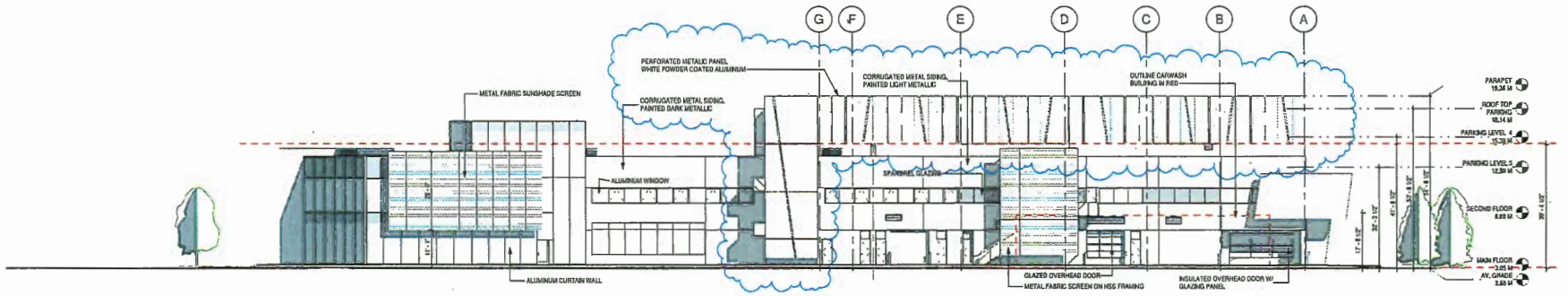
SCALE 1/16"=1'-0" DATE: SEPT 28 , 2018 DRAWN/Author

PROJECT NUMBER 214007

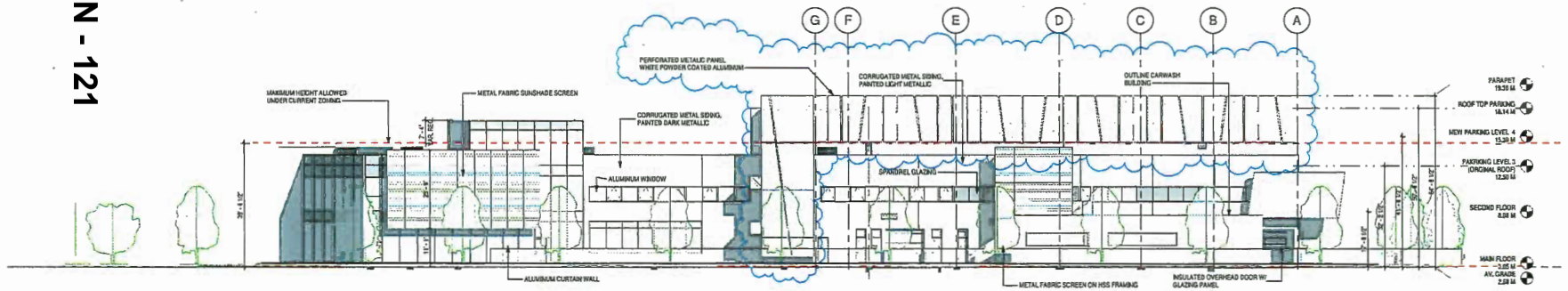
PLAN #4

DP.010

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3449



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



1 WEST ELEVATION WITH CARWASH LANDSCAPING AND FENCING SHOWN
1/16" = 1'-0"

PLN - 121

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18.09.25	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALLWOOD PLACE, RICHMOND, BC

JACOMBS ROAD ELEVATION

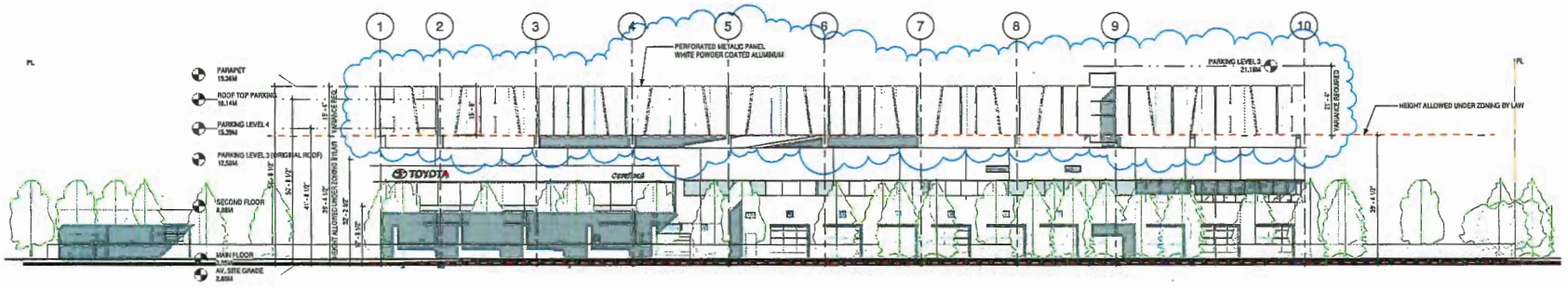
SCALE 1/16" = 1'-0" DATE SEPT 26, 2018 DRAWN Author

PROJECT NUMBER 214007

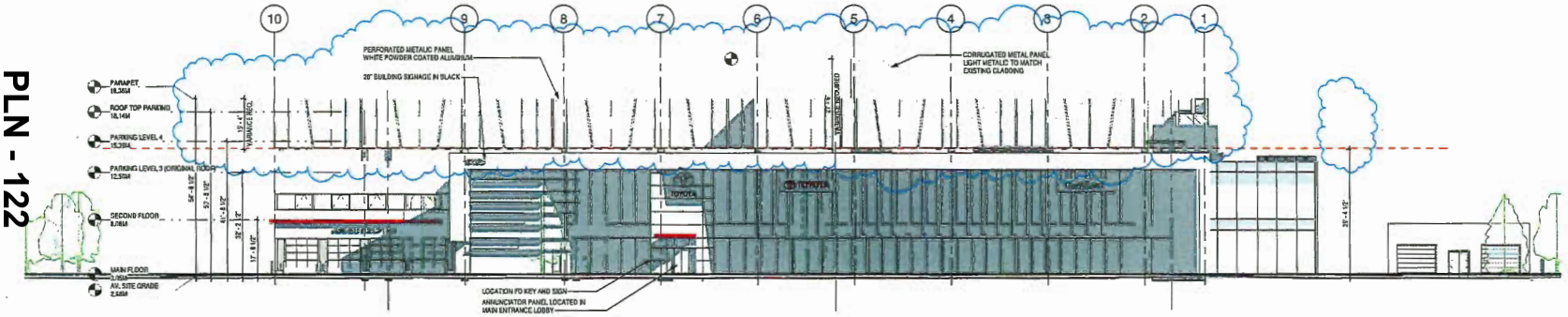
PLAN #5

DP.011

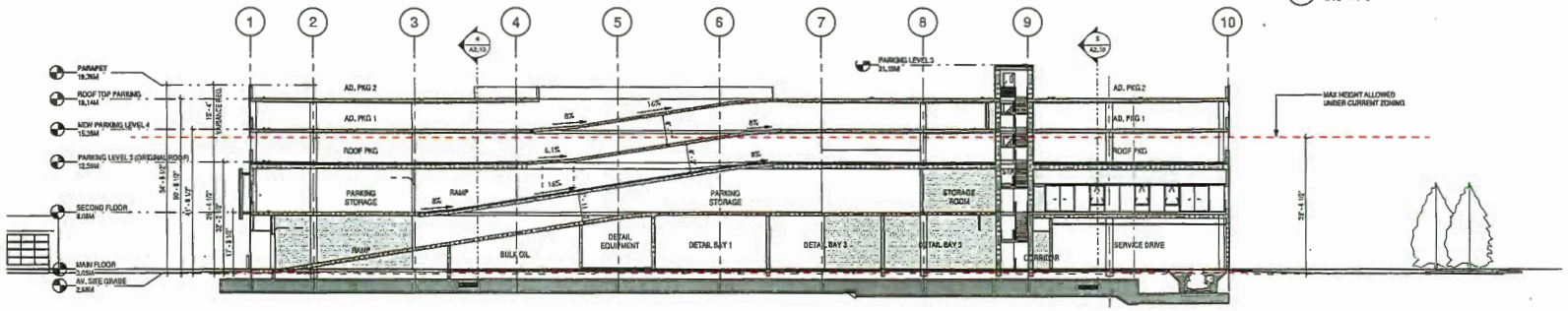
CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848



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



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



1 SECTION THROUGH RAMP
1/16" = 1'-0"

PLN - 122

OpenRoad AUTO GROUP

CLIENT

REVISION	DATE	DESCRIPTION
2	18. 09. 26	ISSUED FOR DP AMENDMENT
1	18. 04. 11	ISSUED FOR DP AMENDMENT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Toyota Richmond

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

ELEVATIONS AND SECTIONS

SCALE 1/16" = 1'-0" DATE: SEPT 26, 2018 DRAWN: Author

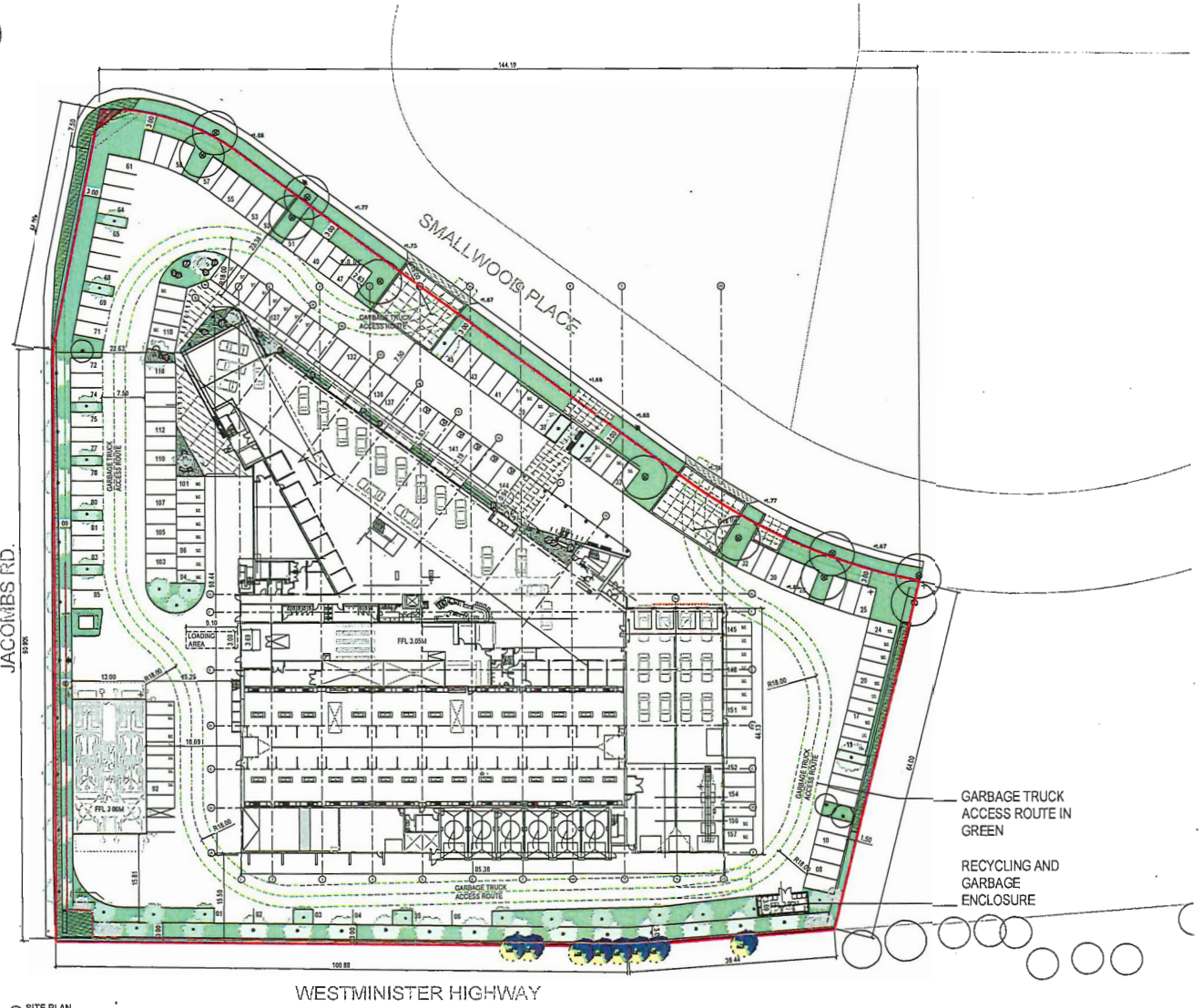
PROJECT NUMBER 214007

PLAN #6

DP.012

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3449

NORTH



① SITE PLAN
1" = 30'-0"

PLN - 123

REVISION	DATE	DESCRIPTION
1	18.10.25	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and representations either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded or altered, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad
Toyota Richmond

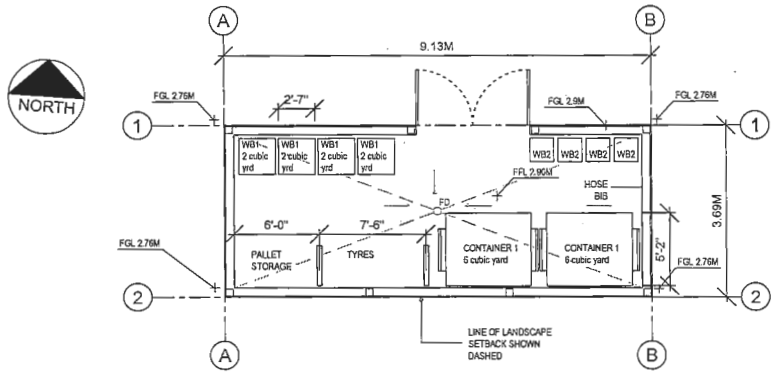
WASTE MANAGEMENT PLAN
DP 18-818762

SCALE 1" = 30'-0" DATE: Jan 1, 2018 DRAWN Author
PROJECT NUMBER 0501

DP0.30

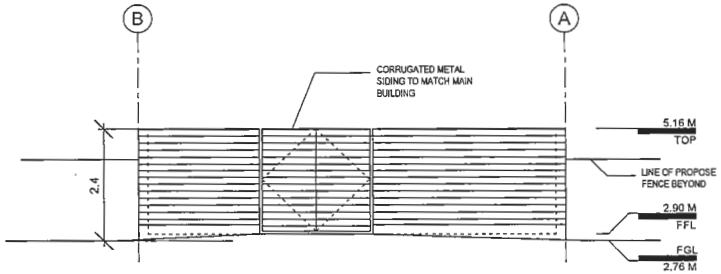
CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3448 FAX (604) 251-3448

PLN - 124

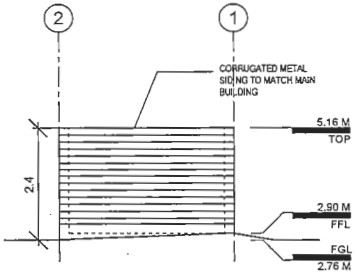


1 GARBAGE ROOM PLAN
1/4" = 1'-0"

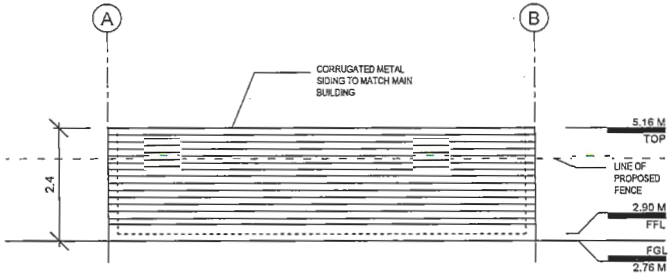
0 SITE PLAN SHOWING REVISED GARBAGE ROOM LOCATION
1" = 30'-0"



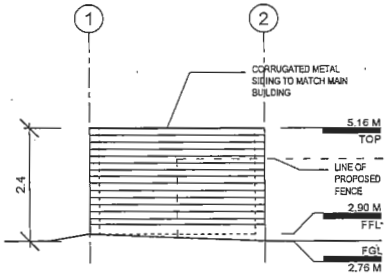
2 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



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



5 WEST ELEVATION
1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
6	18.10.25	ISSUED FOR DP
5	18.04.11	ISSUED FOR DP
4	17.12.05	ISSUED FOR ADDENDUM
3	17.09.27	ISSUED FOR BP REVISION
2	17.05.30	ISSUED FOR DP
1	17.05.19	ISSUED FOR DP

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and representations either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

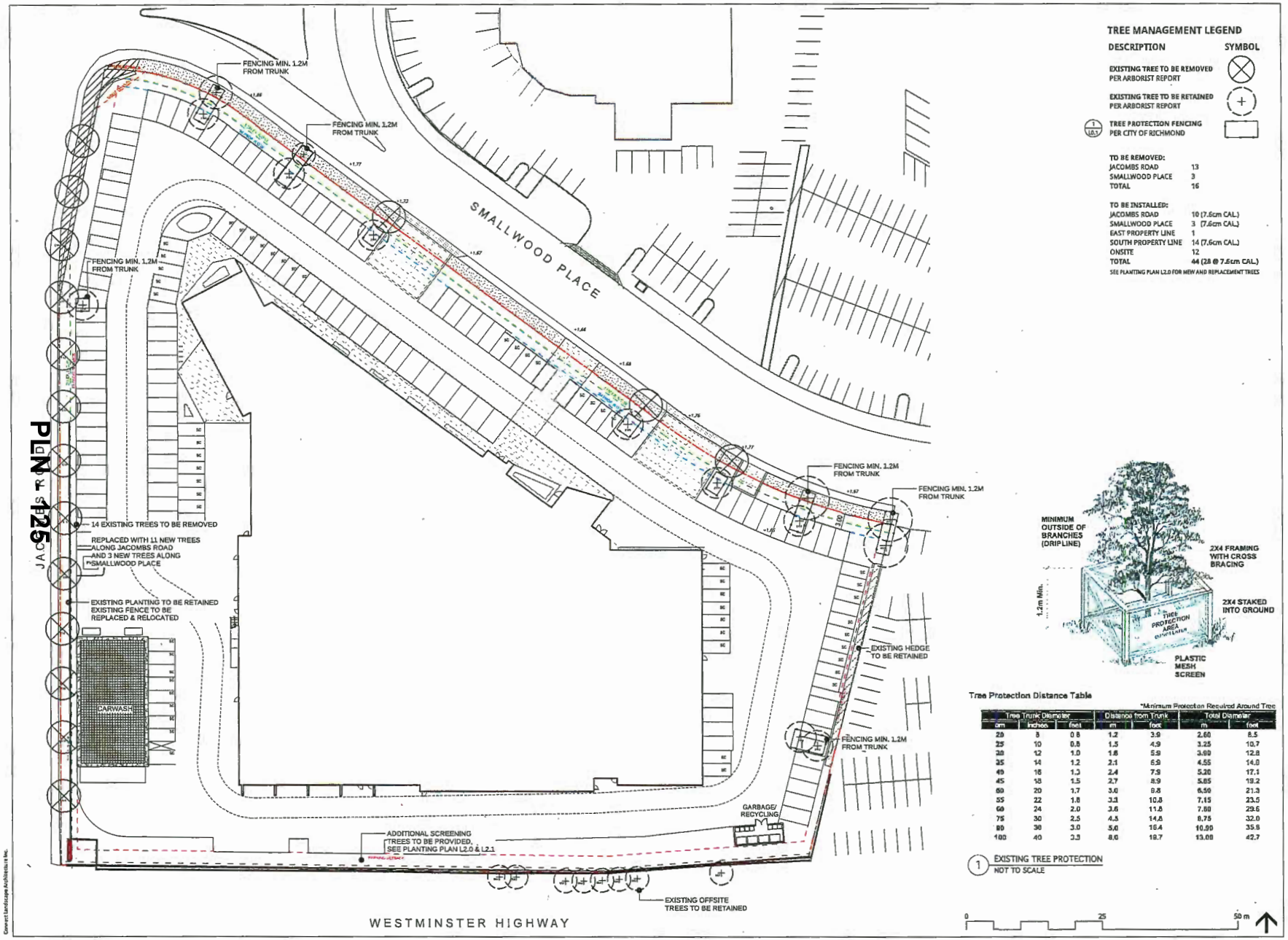
OpenRoad
Toyota Richmond

GARBAGE ENCLOSURE

DP 18-818762

SCALE 1" = 30'-0" DATE: Jun 1, 2018 DRAWN: Author
PROJECT NUMBER 0001

DP0.31



TREE MANAGEMENT LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED PER ARBORIST REPORT	⊗
EXISTING TREE TO BE RETAINED PER ARBORIST REPORT	+
(1 / L0.1) TREE PROTECTION FENCING PER CITY OF RICHMOND	▭

TO BE REMOVED:

JACOMBS ROAD	13
SMALLWOOD PLACE	3
TOTAL	16

TO BE INSTALLED:

JACOMBS ROAD	10 (7.6cm CAL.)
SMALLWOOD PLACE	3 (7.6cm CAL.)
EAST PROPERTY LINE	1
SOUTH PROPERTY LINE	14 (7.6cm CAL.)
ONSITE	12
TOTAL	44 (28 @ 7.6cm CAL.)

SEE PLANTING PLAN L2.0 FOR NEW AND REPLACEMENT TREES

Tree Protection Distance Table

*Minimum Protection Required Around Tree

Tree Trunk Diameter			Distance from Trunk		Total Diameter	
cm	inches	feet	m	feet	m	feet
20	8	0.8	1.2	3.9	2.60	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	25.6
75	30	2.5	4.5	14.8	8.75	32.0
90	36	3.0	5.0	16.4	10.90	35.8
100	40	3.3	6.0	19.7	13.00	42.7

1 EXISTING TREE PROTECTION
NOT TO SCALE

0 25 50 m

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3B

13	RE-ISSUED FOR DP	18-09-25
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-05-29
8	ISSUED FOR ADP	17-05-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-29

REVISIONS

OPENROAD TOYOTA

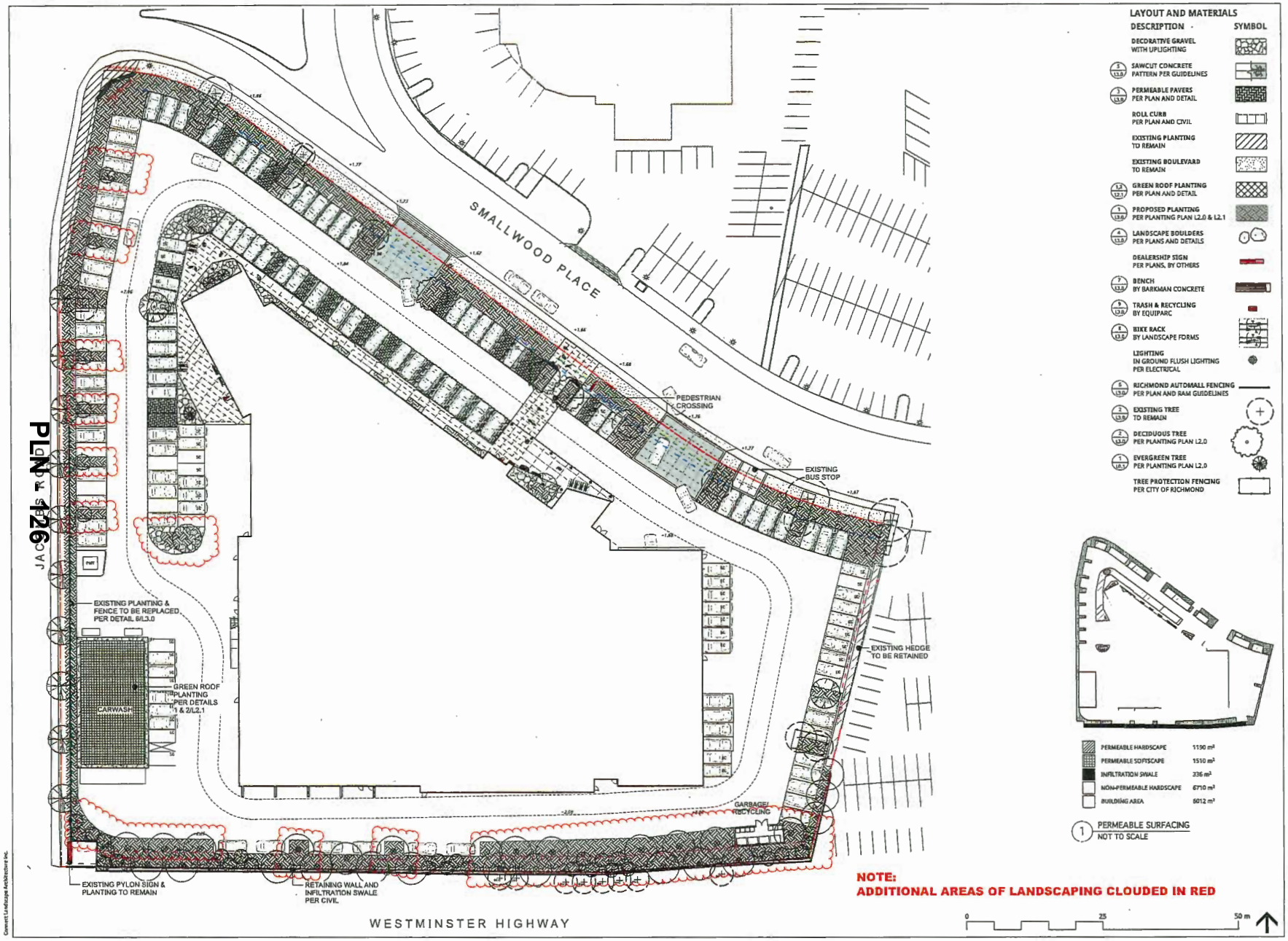
13100 Smallwood Place
Richmond, British Columbia

Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
TREE MANAGEMENT

L0.1

Connect Landscape Architecture Inc.



PLN - 126

LAYOUT AND MATERIALS

DESCRIPTION	SYMBOL
DECORATIVE GRAVEL WITH UPLIGHTING	
5 L3.0 SAWCUT CONCRETE PATTERN PER GUIDELINES	
1 L3.0 PERMEABLE PAVERS PER PLAN AND DETAIL	
ROLL CURB PER PLAN AND CIVIL	
EXISTING PLANTING TO REMAIN	
EXISTING BOULEVARD TO REMAIN	
1,2 L2.1 GREEN ROOF PLANTING PER PLAN AND DETAIL	
1 L3.0 PROPOSED PLANTING PER PLANTING PLAN L2.0 & L2.1	
4 L3.0 LANDSCAPE BOULDERS PER PLANS AND DETAILS	
DEALERSHIP SIGN PER PLANS, BY OTHERS	
7 L3.0 BENCH BY BARKMAN CONCRETE	
9 L3.0 TRASH & RECYCLING BY EQUIPARC	
8 L3.0 BIKE RACK BY LANDSCAPE FORMS	
LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL	
6 L3.0 RICHMOND AUTOMALL FENCING PER PLAN AND RAM GUIDELINES	
3 L3.0 EXISTING TREE TO REMAIN	
2 L3.0 DECIDUOUS TREE PER PLANTING PLAN L2.0	
1 L3.0 EVERGREEN TREE PER PLANTING PLAN L2.0	
TREE PROTECTION FENCING PER CITY OF RICHMOND	

	PERMEABLE HARDSCAPE	1190 m²
	PERMEABLE SOFTSCAPE	1510 m²
	INFILTRATION SWALE	336 m²
	NON-PERMEABLE HARDSCAPE	6710 m²
	BUILDING AREA	5012 m²

1 PERMEABLE SURFACING
NOT TO SCALE

NOTE:
ADDITIONAL AREAS OF LANDSCAPING CLOUDED IN RED

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3C

13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-28

REVISIONS

OPENROAD TOYOTA

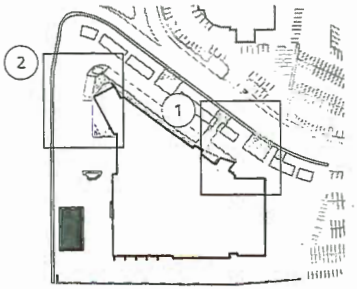
13100 Smallwood Place
Richmond, British Columbia

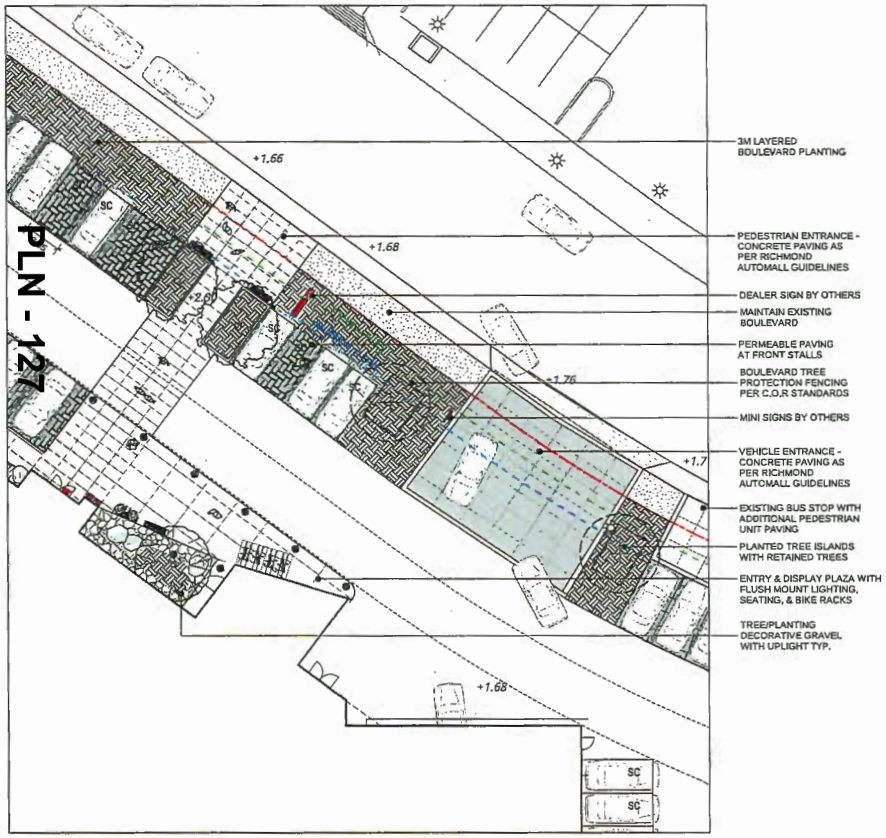
Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
SITE PLAN

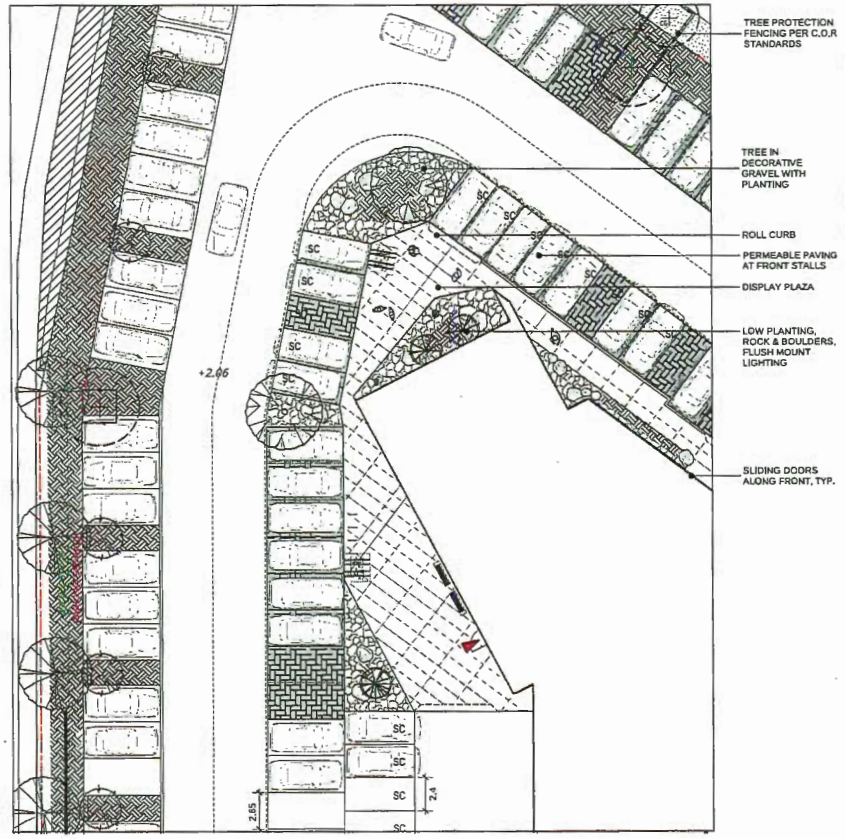
L1.0

Connect Landscape Architecture Inc.





1 MAIN ENTRY ENLARGEMENT
Scale: 1:160



2 CORNER ENLARGEMENT PLAN
Scale: 1:160

0 5 10 m

PLN - 127

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:

CHRISTOPHER BOZYK ARCHITECTS

PLAN #3D

13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-08-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	1:150
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE ENLARGEMENTS

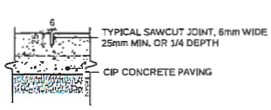
L1.1

PLN - 128

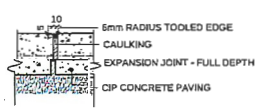
MATERIALS LEGEND

KEY	SYMBOL
SAWCUT JOINT PER PLAN AND DETAILS	
EXPANSION JOINT PER PLAN AND DETAILS	

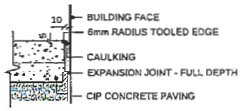
NOTES:
1. LIGHT SANDBLAST FINISH AS SPECIFIED
2. REFER TO PLAN FOR SAWCUT JOINT LAYOUT DIMENSIONS.
3. CONFIRM SAWCUT PLAN WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK
4. REFER TO CIVIL FOR VEHICULAR CONCRETE DETAILS AND SPECIFICATIONS.



TYPICAL SAWCUT JOINT



EXPANSION JOINT PAVING TO PAVING



EXPANSION JOINT PAVING TO BUILDING FACE

1 CIP CONCRETE PAVING JOINTS, TYP.
Scale: 1:5

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3E

13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-15
10	ISSUED FOR TENDER	17-11-30
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

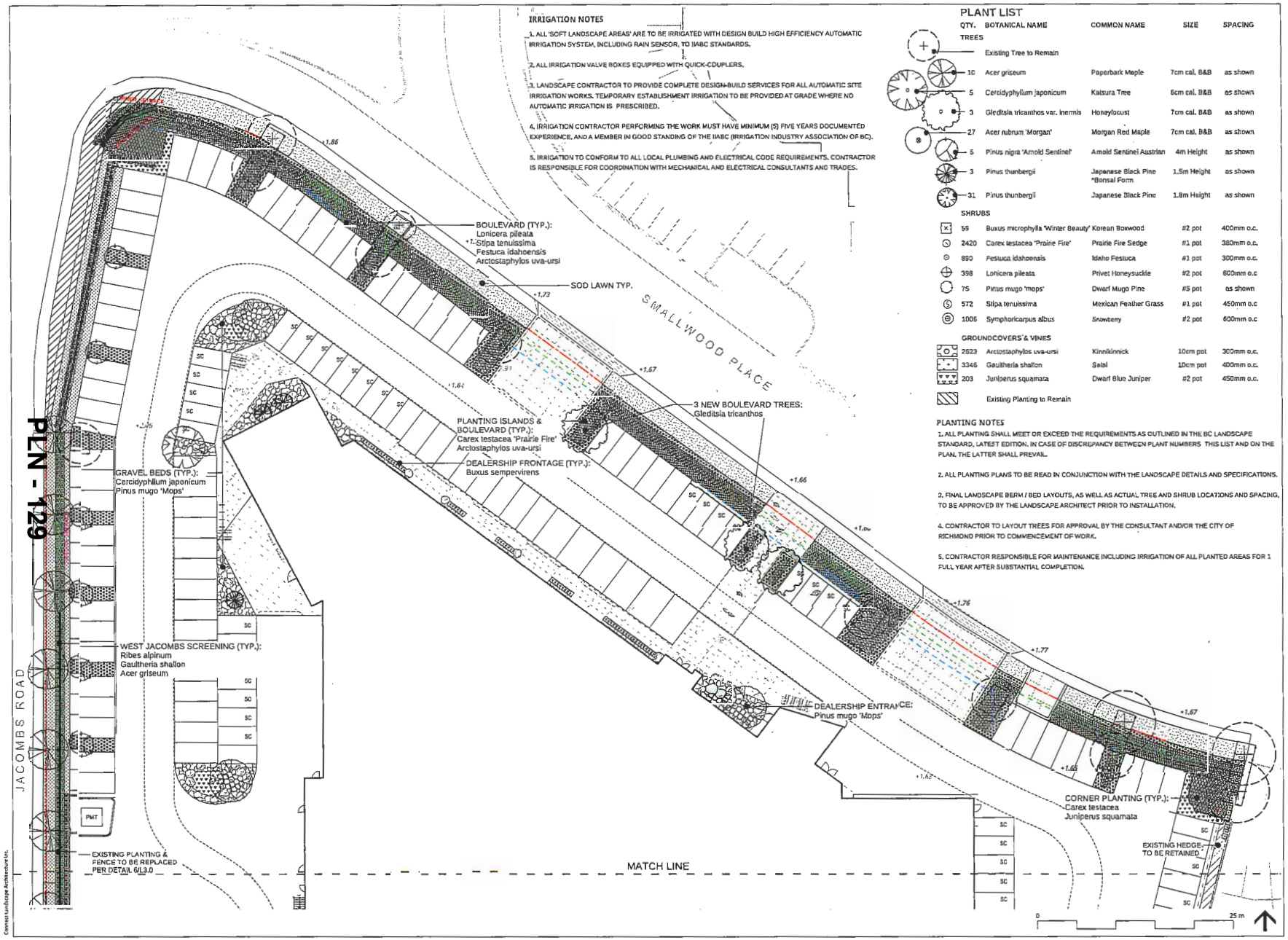
OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	1:125
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE
LAYOUT PLAN

L1.2



IRRIGATION NOTES

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

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Existing Tree to Remain			
10	Acer griseum	Paperbark Maple	7cm cal, B&B	as shown
5	Cercidyphyllum japonicum	Katsura Tree	6cm cal, B&B	as shown
3	Gleditsia tricanthos var. inermis	Honeylocust	7cm cal, B&B	as shown
27	Acer rubrum 'Morgan'	Morgan Red Maple	7cm cal, B&B	as shown
5	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian	4m Height	as shown
3	Pinus thunbergii	Japanese Black Pine *Bonsai Form	1.5m Height	as shown
31	Pinus thunbergii	Japanese Black Pine	1.8m Height	as shown
SHRUBS				
59	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#2 pot	400mm o.c.
2420	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot	380mm o.c.
890	Festuca idahoensis	Idaho Festuca	#1 pot	300mm o.c.
398	Lonicera pileata	Privet Honeysuckle	#2 pot	600mm o.c
75	Pinus mugo 'mops'	Dwarf Mugo Pine	#5 pot	as shown
572	Stipa tenuissima	Mexican Feather Grass	#1 pot	450mm o.c
1006	Symphoricarpus albus	Snowberry	#2 pot	600mm o.c
GROUNDCOVERS & VINES				
2623	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	300mm o.c.
3346	Gaultheria shallon	Salal	10cm pot	400mm o.c.
203	Juniperus squamata	Dwarf Blue Juniper	#2 pot	450mm o.c.
	Existing Planting to Remain			

PLANTING NOTES

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

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3F

13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

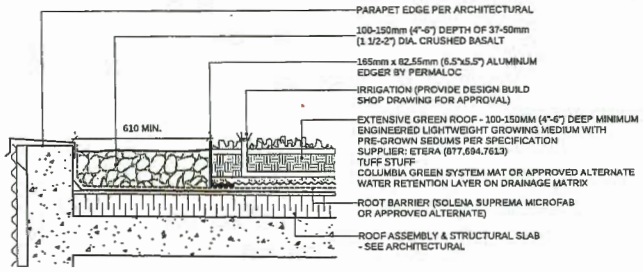
13100 Smallwood Place
Richmond, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.	06-490

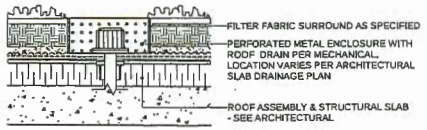
LANDSCAPE
PLANT MATERIALS
NORTH

L2.0

Connect Landscape Architecture Inc.



1 **EXTENSIVE PLANTING ON SLAB**
Scale: 1:10



2 **EXTENSIVE PLANTING DRAIN**
Scale: 1:10

IRRIGATION NOTES

1. ALL 'SOFT LANDSCAPE AREAS' (INCLUDING ONSITE, OFFSITE, AND GREEN ROOF AREAS) ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IIABC STANDARDS.

2. ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPLERS.

3. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.

4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

REFER TO L2.0 FOR PLANT LIST.

PLANTING NOTES

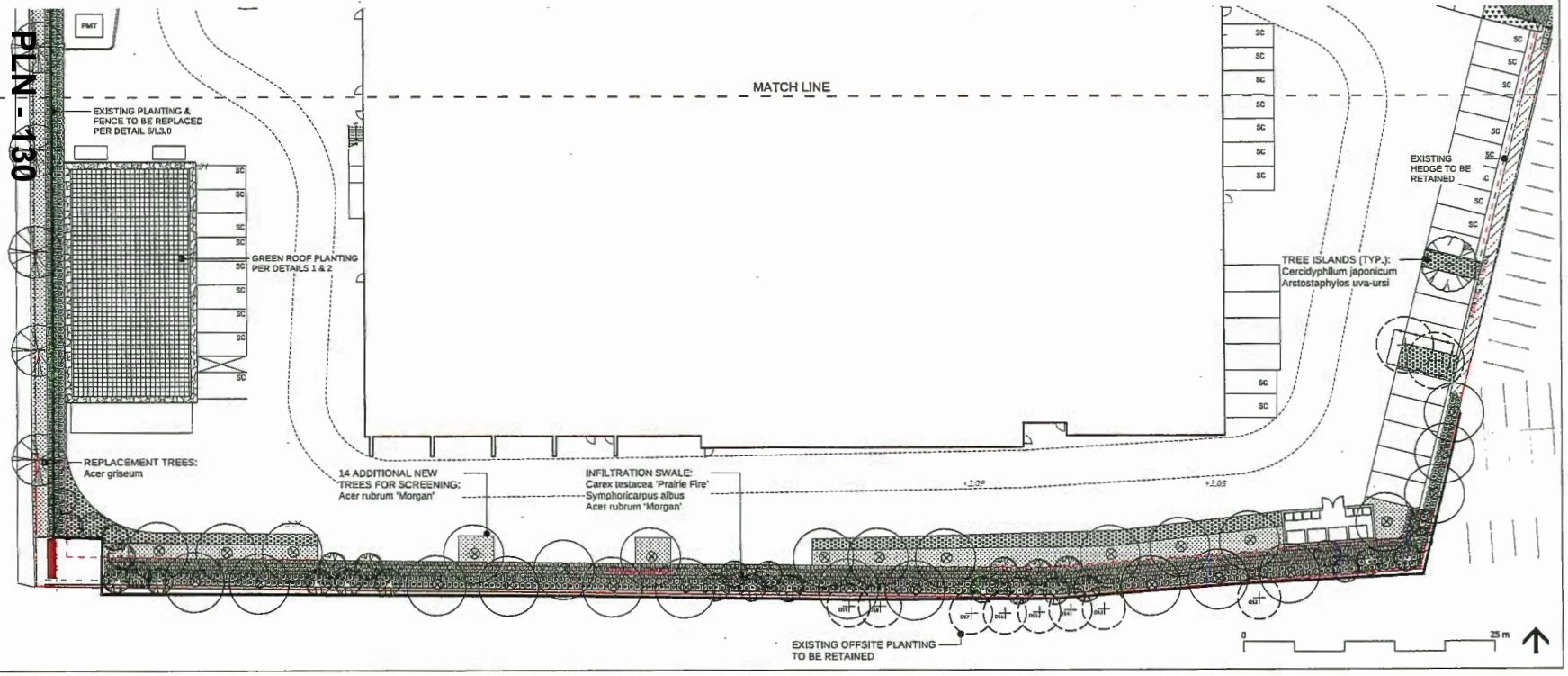
1. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.

2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.

3. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.



connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:

CHRISTOPHER BOZYK ARCHITECTS

PLAN #3G

13	RE-ISSUED FOR DP	18-09-25
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-08-07
7	RE-ISSUED FOR DP	17-05-30
8	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

OPENROAD TOYOTA

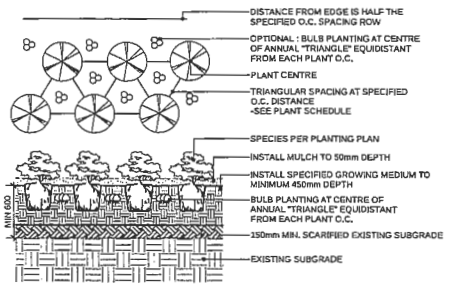
13100 Smallwood Place
Richmond, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.	06-490

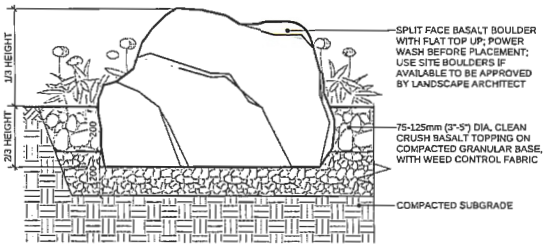
LANDSCAPE
PLANT MATERIALS
SOUTH

L2.1

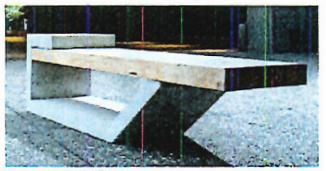
Connect Landscape Architecture Inc.



1 **PLANTING ON GRADE (TYPICAL)**
Scale: 1:25

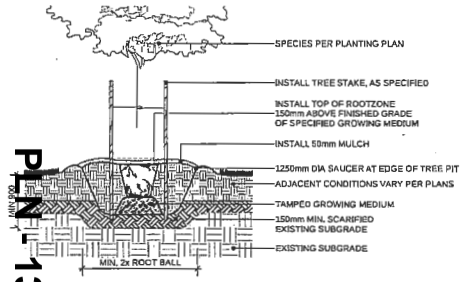


4 **LANDSCAPE BOULDER**
Scale: 1:10

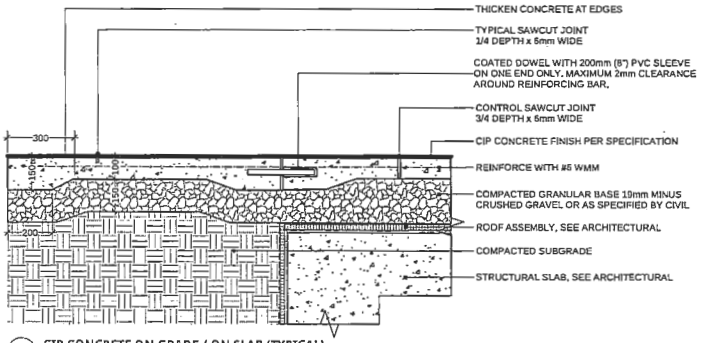


TYPE: ONE40TWO BENCH
BY: BARKMAN CONCRETE
PORT MOODY, BC 778.689.7870

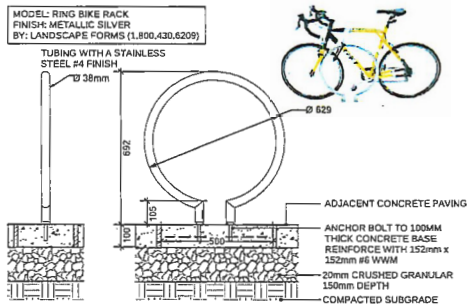
7 **CONCRETE BENCH**



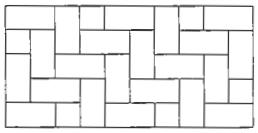
3 **TREE PLANTING ON GRADE (TYPICAL)**
Scale: 1:25



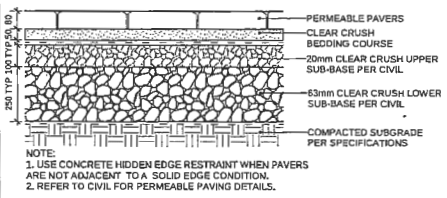
5 **CIP CONCRETE ON GRADE / ON SLAB (TYPICAL)**
Scale: 1:10



8 **RING BIKE RACK BY LANDSCAPE FORMS**
Scale: 1:10

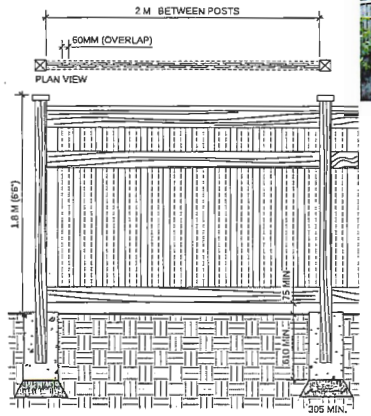


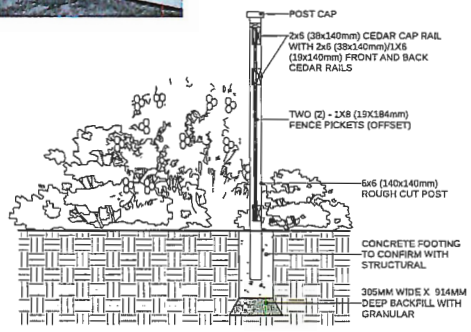
TYPE: AQUAPAVE STANDARD
PATTERN: HERRINGBONE
COLOUR: CHARCOAL
SIZE: STANDARD 221.5mm x 110mm x 80mm
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS VANCOUVER, BC
1.800.663.4091



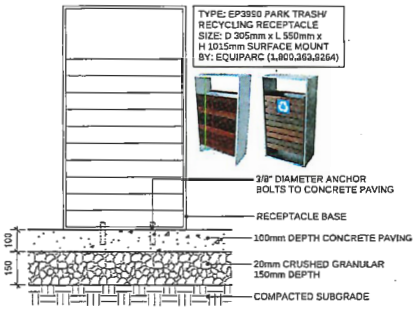
NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.

3 **PERMEABLE PAVING**
Scale: 1:10





6 **PERIMETER WOOD FENCE**
Scale: 1:20



9 **TRASH/RECYCLING RECEPTACLE**
Scale: 1:10

Connect Landscape Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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

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

ARCHITECT:
CHRISTOPHER BOZYK ARCHITECTS

PLAN #3H

13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-05-29
8	ISSUED FOR ADP	17-05-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

PLN - 131

OPENROAD TOYOTA

13100 Smallwood Place
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	KL
Project No.	06-490

LANDSCAPE DETAILS

L3.0

RICHMOND AUTO MALL

October 12, 2018

MEMO TO: **Christian Chia, OpenRoad Toyota Richmond**

FROM: **RAMA Board of Directors**

RE: **OpenRoad Toyota Richmond Development Permit Application- Car Parking Addition**

Dear Christian,

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

We note that the maximum Floor Area Ratio of 0.82 is higher than the municipal bylaw of .5 and that the proposed: roof height 15.46M, parapet height of 16.88M, stair tower 18.51M and elevator over-run of 20.39M exceed the bylaw maximum of 12M. Based on the variances granted on the recent Audi and Jaguar LandRover applications on these same two issues, the Board has also approved the variances on your application.

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

Kind regards,

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

City of Richmond

Rezoning Considerations

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

Address: 13100 Smallwood Place **File No.:** ZT 18-818765

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. City acceptance of the developer's offer to voluntarily contribute $0.45 per buildable square foot (e.g. $38,432) to the City's public art fund.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends

Initial: _____

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

City of Richmond

Bylaw 9948

Richmond Zoning Bylaw 8500
Amendment Bylaw 9948 (ZT 18-818765)
13100 Smallwood Place

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, section 10.7 entitled "Vehicle Sales (CV)", is amended by deleting subsection 10.7.4.1 d) in its entirety and replacing with the following:

   d) 0.82
   13100 Smallwood Place
   P.I.D. 000-955-574
   Lot 7 Section 5 Block 4 North Range 5 West New Westminster District Plan 68775 Except Plan EPP72489

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9948".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
MINISTRY OF TRANSPORTATION APPROVAL	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER