

Staff Report to Council

Community Services
FILE: 3060-20-2018-07

REPORT DATE: March 02, 2021

MEETING DATE: March 09, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning & Development

SUBJECT: Development Permit Application for Car Dealerships at 12150 Golden Ears Way

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Receive the report titled "Development Permit Application for Car Dealerships at 12150 Golden Ears Way" and dated January 26, 2020; AND
- B. Approve the issuance of Development Permit No. 2021-001 for car dealership buildings at 12150 Golden Ears Way; OR
- C. Other.

PURPOSE

The purpose of this report is to inform Council that the City has received a development permit application to allow construction of two-vehicle dealership buildings on the same lot at 12150 Golden Ears Way and to recommend issuance of the permit.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

The 3.5-hectare subject property was originally part of the Meadows Gardens Golf Course until it was severed from the golf course due to the construction of Golden Ears Way in 2007. Since the construction of Golden Ears Way, the site has remained vacant.



Figure 1: Subject Parcel, Outlined in Red. The municipal boundary is shown in purple

The site is unusual in that it has no direct access to a road. Golden Ears Way adjacent to the site is located on a fee simple parcel owned by the South Coast Transportation Authority (Translink). That fee simple parcel wraps around the southern end of the subject site, preventing direct access to the Lougheed Highway. The Translink-owned parcel has a covenant registered on title granting an easement over it to allow access to the subject property at the intersection of the Lougheed Highway looping on / off-ramp. The site's natural elevation is considerably lower than the highway at this intersection.



Figure 2: Location of Fortis (east-west) and Metro Vancouver (north-south) Rights-of-Ways, shaded in yellow.

The subject property contains an easement for the Metro Vancouver watermain to the new pump station and a right-of-way for hydro and a gas line. No buildings will be constructed over these easements. The pump station is located on a separate parcel at the southeast corner of the site, next to the municipal boundary with Maple Ridge. A single-family residential neighbourhood in Maple Ridge directly borders the site to the east. Car dealerships are located to the south of the subject property, across the Lougheed Highway; Meadowtown Mall is located across the Lougheed Highway and to the west.

The site was excluded from the Agricultural Land Reserve by the Agricultural Land Commission after it was severed from the Golf Course to make way for the Golden Ears Bridge's construction and its roadways.

Two riparian areas have been identified as part of a soil fill permit submitted to the City. These riparian areas are located along the western property line of the site.

This property was the subject of rezoning and Official Community Plan amendment applications approved by Council in 2017, specifically for car dealership use. As part of

that process, the application was referred to Maple Ridge, Translink and the Ministry of Highways and Infrastructure. Since servicing (water and sewer) is unavailable from Pitt Meadows on the east side of Golden Ears Way, Maple Ridge will provide the services through an agreement with Pitt Meadows. The Maple Ridge Council supported an agreement in principle in 2017. This servicing arrangement would be similar to other arrangements that the two municipalities have for other car dealerships next to the Maple Ridge boundary and east of Golden Ears Way.

Noise from the car dealership use and other impacts such as light pollution affecting the residents on the Maple Ridge side of the municipal boundary was of primary concern in the rezoning OCP amendment application processes. In response to these concerns, the property owner registered covenants on the property prohibiting using a public address system or loudspeakers and limiting the height of light standards to a height of 7.3 metres and requiring that they be fully shielded from the residential properties.

Proposal

Buildings

Two separate dealership buildings (a Volkswagen dealership on the north side of the site and a General Motors dealership at the south end of the site) would be located on the site, one next to the Metro Vancouver pump station at the southern property edge (Building 1) and the other in the north half of the property (Building 2).

Building 1 would have an overall floor area of 3052.30 square metres over two storeys. Building 2's floor area is proposed to be 2570.02 square metres, also over two storeys. The maximum permitted floor area ratio for the Highway Commercial Zone is 0.5, and the maximum building lot coverage is 50%. The applicant is proposing 0.16 gross floor area and 11.6% building lot coverage, respectively.

Each building would have showrooms, offices and service bays. The main entrances are oriented to the south and west, towards the greatest highway visibility. The doors to the service bays are oriented towards the north of the General Motors building and east for the Volkswagen building. Landscaped islands and a screened buffer screen the service bay doors for Volkswagen.

As proposed, the building size, height, and siting conform to the Zoning Bylaw's applicable requirements.

Site Access and Parking

The proposed primary access to the site is from a ramp leading from Golden Ears Way, immediately opposite its intersection with the Lougheed Highway on / off-ramp. An alternate fire access route is located towards the north end of the site.

Given the nature of the proposed use and its location next to two highways without walkways on either highway in this stretch of the Lougheed, including the stretch adjacent to the residential homes to the east of the site, the site is difficult to access for pedestrians.

Under the Zoning Bylaw, 120 parking spaces are required; 486 spaces are proposed. These spaces are intended for staff, customers, service and inventory. There is no off-street parking available nearby.

Site Preparation / Filling

The City has issued a permit for this site to permit filling to an elevation of 4.1 metres. In support of their fill permit application, the developer has submitted a report prepared by a qualified professional stating that the development may be safely used for the use intended as a condition of their rezoning application. The proposed elevation is consistent with the elevation of the Kia Dealership across the Lougheed Highway and will be at an elevation that is higher than the residential development in Maple Ridge to the east. The filling on the site is 70 to 80 percent complete and is awaiting better weather for completion.

Landscaping and Screening

Generally, the site will be filled to achieve a level area for the parking lots and buildings. The edges of the property will be landscaped in a variety of ways. The northern portion of the site is proposed to be planted with a combination of native plants and the property's edges in a more formal, structured manner, but still with predominately native species. Landscaped islands within the parking area will be planted with shrubs and trees.

The applicant proposes to screen the dealership from the neighbouring properties to the east with tightly planted cypresses. The 9 metre-wide watermain right-of-way is proposed to remain unfilled and planted only with grass. A retaining wall varying in height from 0.37 meters to 1.58 metres would be located on the east side of the watermain right-of-way.

Lighting

The lighting on the site is provided primarily by freestanding standards, which are designed to cast light onto the ground, thereby limiting the amount of light pollution on the site.

Signage

The building elevations indicate the potential locations for signs, but a final sign plan has not been submitted yet. The developers will be required to submit a sign permit application when they are ready, and these signs must be compliant with the City's sign

Bylaw; otherwise, they will be required to obtain a development variance permit from Council.

Stormwater / Drainage

The proposed design will maintain the existing water flow routing for the site through the Golden Ears Way ditch system when it is built out. Maintaining the existing flow patterns of the area is considered a best management practice. The proposed development will include engineered stormwater detention infrastructure to temporarily store stormwater and release it at or below the pre-development rate for all 10-year storms.

Analysis:

Advisory Design Panel

The Advisory Design Panel (ADP) met on March 13, 2019, to comment and provide feedback to Council and the developer on the proposed design's form and character (see the Advisory Design Panel meeting minutes, Attachment D). There was a delay in the application due to Riparian Areas Regulation (RAR) required by the Province. These issues have been resolved, a Local Government cannot issue a development permit without the province approving the RAR.

The development permit plans have been revised to incorporate feedback. The revised plans were sent to ADP members, and no additional comments were received. The issues and responses raised at the meeting are as follows:

- Landscaping plans should be revised to show irrigation.

Response:

- The plans have been revised to show irrigation

- A lighting plan should be submitted showing the location of lighting and types of lighting.

Response:

- The plans have been revised to show lighting standards that are fully shielded.

- Retaining wall detail for retaining walls on the western side of the property, supporting the entrance driveway and the eastern property line to be shown as part of the Development Permit Package.

Response:

- The eastern property line retaining wall will be a textured lock block wall screened by bearberry cotoneaster, a trailed plant that will grow over the retaining wall.
 - The vehicle ramp walls will be finished with shotcrete, finished looking like rock walls.
- An analysis was showing the impact of shading of the Volkswagen dealership on the residential neighbourhood to the east.

Response:

- The applicant has provided a shading analysis in response to the ADP's request. According to the study, several of the houses will be shaded at 3 pm during the winter solstice, but the yards will still receive direct sunlight throughout the morning and noon. For much of the rest of the year, the buildings and yards will not be impacted by shading from the proposed building. The shading analysis has been included in the development permit package (A0.22c)
- Description of onsite storm-water management. This should include a discussion of the use of previous materials to encourage groundwater recharge.

Response:

- The applicant has submitted a description of the proposed onsite stormwater management. The site is underlain by a layer of clay which will resist groundwater recharge on the site. Instead, the proposed onsite stormwater management system seeks to maintain existing flow patterns where possible. The proposed development will include engineered stormwater detention infrastructure to temporarily retain stormwater and release it at or below predevelopment rate as per the City's bylaws
- Description of environmental sustainability initiatives.

Response:

- The building roofs will use a lighter coloured roofing material that will lessen heat absorption
 - Use of grassed areas to reduce light and heat reflection
 - Electric vehicle charging stations
 - Energy-efficient lighting
 - Low-flow plumbing fixtures
- Consider adding additional planting, particularly along the eastern side of the property.

Response:

- A right-of-way in favour of the Metro Vancouver pump station is located on the eastern property line, which prevents the installation of landscaping material. A tightly-planted evergreen screen will screen the site atop a vine-covered retaining wall. These plants were chosen as well for their ability to discourage trespassing.
- Consider heat-reflecting material for roofing.

Response:

- The building roofs will use a lighter coloured roofing material that will lessen heat absorption
- Consider different parking configurations for parking to increase buffering along the eastern property line.

Response:

- The north end of the property is used mainly for car inventory, and therefore the amount of activity and vehicle movement in this area would be limited. The landscaping to the south is wider to provide more buffer between the neighbouring properties and the more active area. A secondary buffer has been created at the bottom of the ramp to reduce the amount of light coming from vehicles driving into the site and around the traffic circle.

Development Permit Area No. 10, North Lougheed Commercial

Development Permit Area No. 10 applies to those commercial designated areas on the north side of the Lougheed Highway and includes the Best Western hotel and the Nissan car dealership. Generally, Development Permit Area No. 10 applies to those lands that are currently designated as Highway Commercial on the north side of the Lougheed Highway, west of Meadow Gardens Way. Still, the area was extended to the subject site as well when the area was rezoned.

The objectives of this development permit area are:

- To facilitate the orderly development of the area for Service Commercial uses, including large and medium-size retail establishment format and highway and tourist-oriented commercial uses;
- To provide for the construction of service commercial uses that is of a form and character that facilitates good traffic flow accommodates pedestrian activity, and promotes good urban design and attractive streetscapes;
- To provide an appropriate buffer to agricultural uses adjacent to the development area;

- To promote a coordinated and coherent visual appearance between all developments within the Development Permit area.

The proposed development achieves many of the objectives of the development permit area guidelines. One area that it does not achieve the objectives is pedestrian access. This is an aspect of the development that the applicant and the City struggled with, since the subject site is only accessible from two highways that do not have any sidewalks or paths adjacent. To ensure safe access to the businesses on the site for employees and customers, if needed, the car dealership will use a shuttle service that already serves several other car dealerships in the area.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Business Vitality: Foster a vibrant and diverse economy where local businesses thrive.

Employment: Help residents improve their quality of life by encouraging and sustaining diverse, well-paying employment opportunities close to home.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s): People will be informed of the development proposal via the Council agenda and meeting. There is no regulatory requirement or City bylaw for notification of development permit issuance.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

No impacts to Katzie First Nation are identified.

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

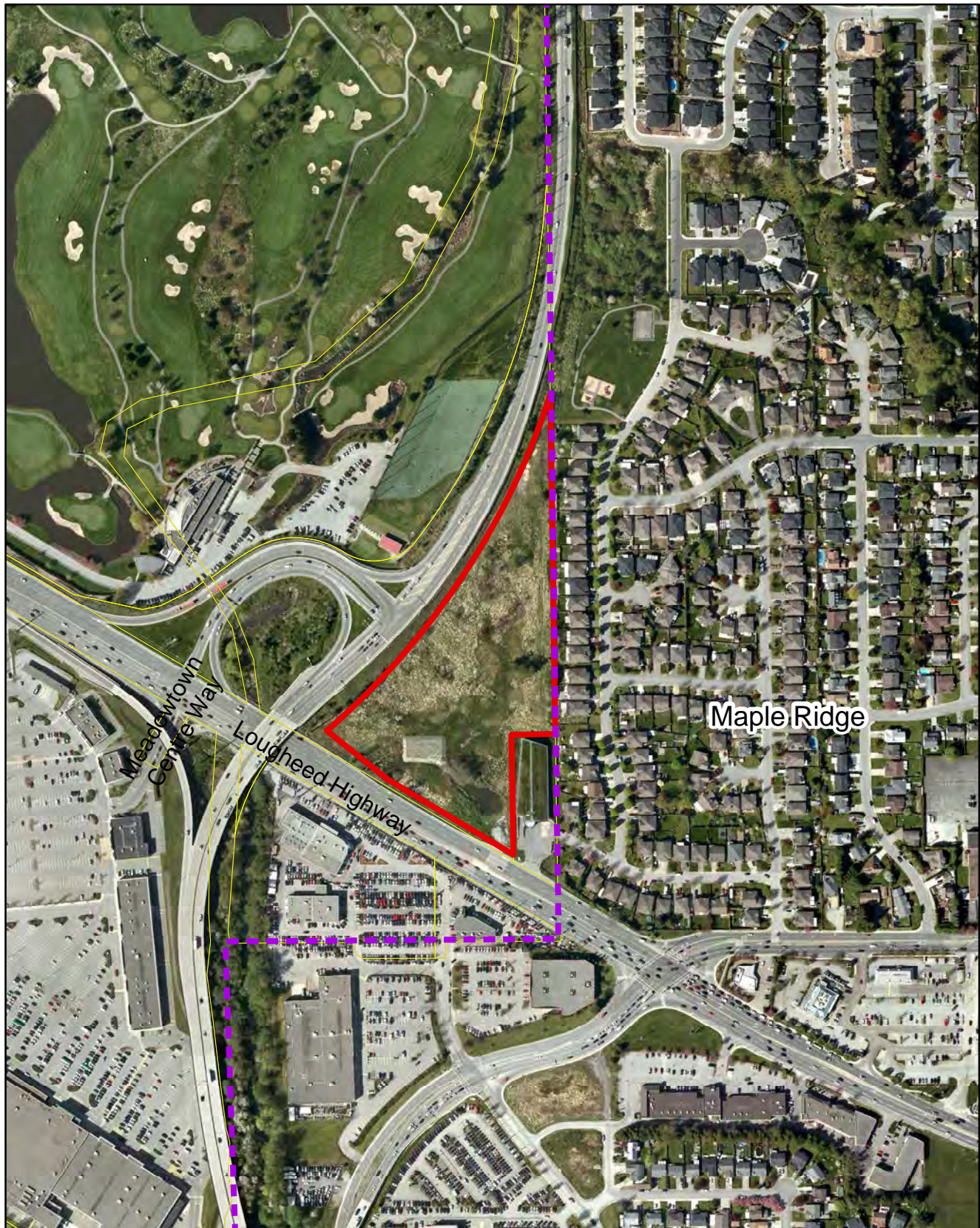
Alex Wallace,
Manager of Community Development

Approved by:

Anne Berry,
Director of Planning & Development

ATTACHMENT(S):

- A. Site Context Aerial Map
- B. Area Zoning Map
- C. Development Permit No. 2021-001
- D. Advisory Design Panel Meeting Minutes, March 19, 2019



City of
Pitt Meadows

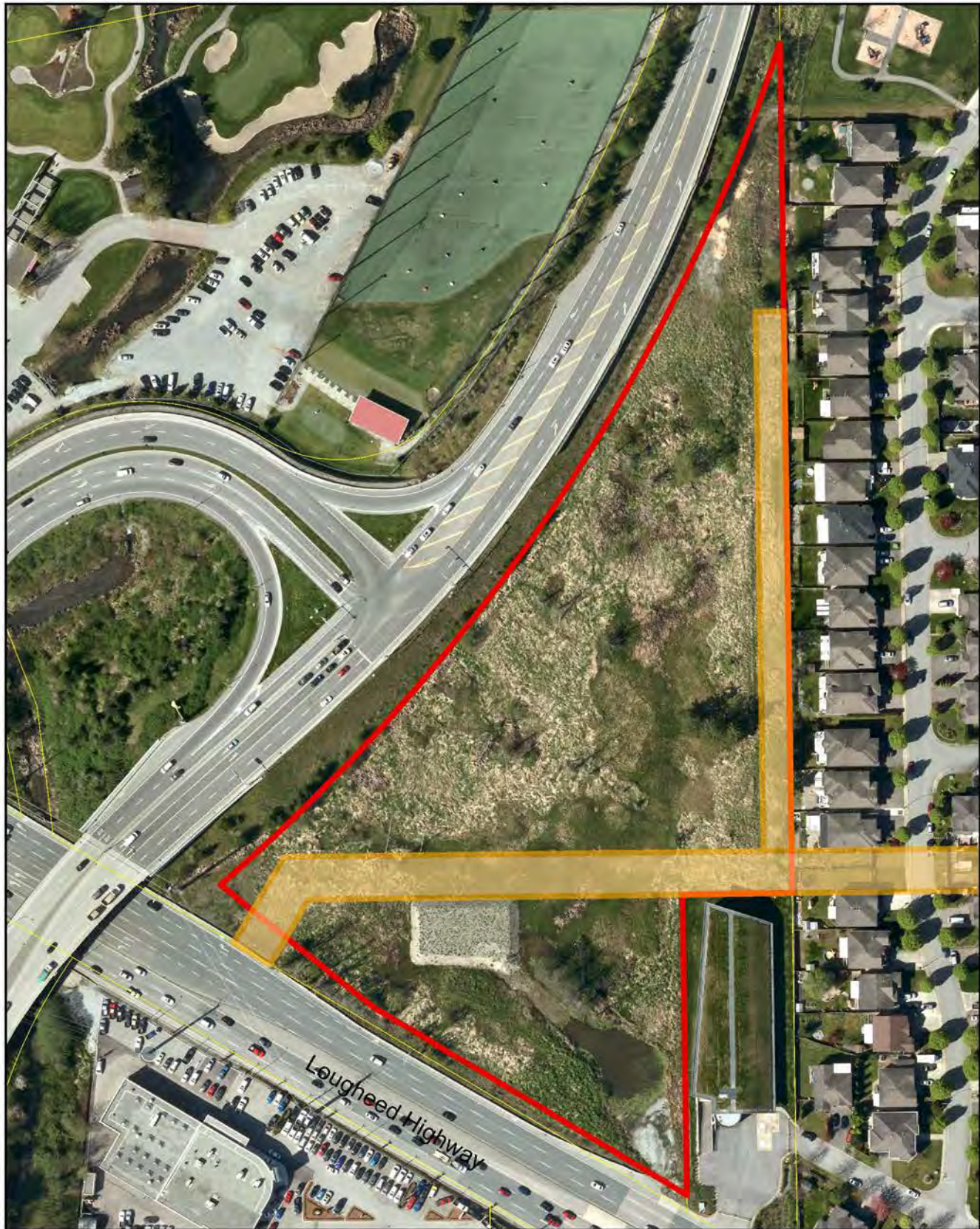


12150 Golden Ears Way - Attachment A

0 50 100 200 300 400 Meters

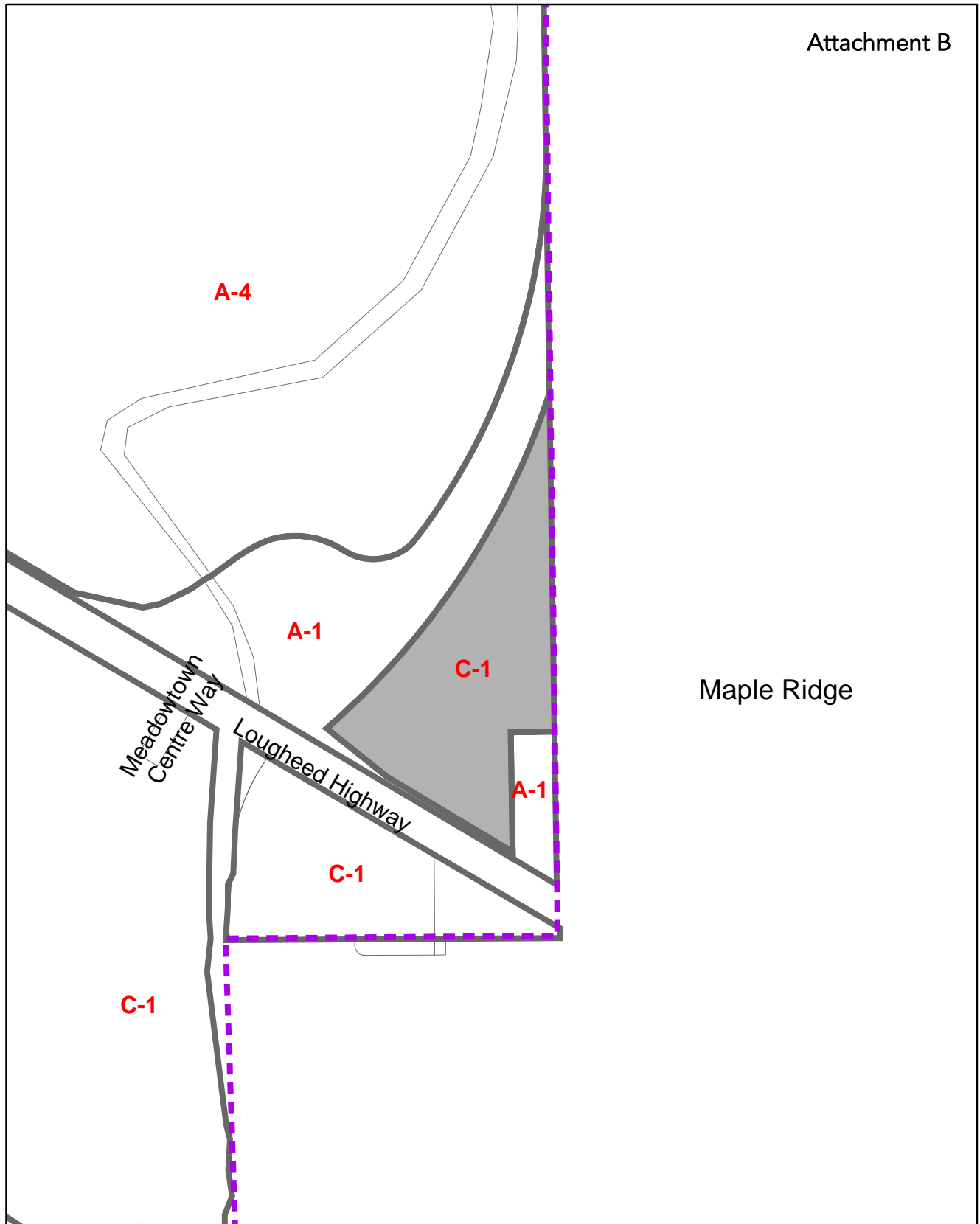
Map Created: 2021/02/11





12150 Golden Ears Way - Easements and ROWs





CITY OF PITT MEADOWS

DEVELOPMENT PERMIT NO. 2021-001

THIS DEVELOPMENT PERMIT made in triplicate and dated the day of 2021

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5
(hereinafter called the "City")

TO: **0994778 B.C. LTD., INC NO. BC0994778**
8484 WESTPARK DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102 USA

hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to commence a development upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the The Corporation of the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 017-828-601

Legal Description: Lot A Except: Firstly; Part Subdivided by Plan LMP45462
Secondly; Part Subdivided by Plan BCP16025
Thirdly; Part Parcel A (Statutory Right of Way Plan BCP24939)
Fourthly; Part Parcel B (Statutory Right of Way Plan BCP24939)
Fifthly: Part Subdivided by Plan BCP50365
District Lot 223, 224, 246 and 286 Group 1 New Westminster
District Plan LMP4786

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Permit in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues a Development Permit in respect of the Lands as follows:

1. This Development Permit is issued subject to compliance with all City Bylaws except where specifically varied or supplemented by this Development Permit.
2. The Permittee(s) shall comply with all City and Provincial building regulations and shall not commence work until they have received a Building Permit from the City.
3. The Lands shall be developed by the Permittee(s) in strict conformity with the terms and conditions set out in this Development Permit.
4. The Permittee(s) shall not sell, assign, transfer, convey or otherwise dispose of all or any part of his interest in and to the Lands, save and except for mortgage purposes, until the Lands have been developed in accordance with the conditions of this Development Permit, or alternatively, until the proposed purchaser or assignee has covenanted with the City, in a manner acceptable to the Council of the City, to ensure development of the Lands in conformity with the conditions herein contained. After the successor or assignee of the applicant has covenanted in writing to the satisfaction of the Council of the City to assume all of the Permittee's obligation and liabilities herein, the obligations and liabilities of the Permittee(s) shall cease in regard to development work done thereafter by the said successor assignee.
5. All plans, specifications, minutes and written commitments referred to above are subject to any changes required by the Building Official or their designate, or other officials of the City, where such plans and specifications do not comply with any duly enacted law or Bylaw, and such non-compliance is not specifically permitted by this Development Permit; minor variations which do not substantially alter the work referred to in Part 6 and 7 may be permitted if approved in writing by the Director Responsible for Development Services or their designate (hereinafter called the "Planner") thereon.

As a condition of the issuance of this Development Permit, the City is holding security in the form of an Irrevocable Letter of Credit as follows:

Securities totaling the amount of **\$1,087,448.00** for the on-site landscaping works are to be provided prior to Building Permit issuance to ensure that the development specified in Part 6 i) and 6 ii) hereto, and particularly the landscaping works therein, is carried out in accordance with the terms and conditions of this Development Permit, and to ensure that an unsafe condition will not result from a contravention of the provisions of this Development Permit.

The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security and any interest thereon accrued by the City to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee(s), or should the Permittee(s) carry out the development permitted by this Development Permit under the conditions set out in Paragraph b) hereto, the security and any interest thereon accrued by the City shall be returned to the Permittee(s) upon:

- a) Issuance by the Building Official of an Occupancy Permit where applicable;
 - b) Verification by the Planner that the development set out in Part 6 i) and 6 ii) hereto, and particularly the landscaping works therein, have been completed in accordance with the terms and conditions in this Development Permit;
 - c) Written confirmation from a qualified professional as to the acceptable environmental quality of fill used for the berms, as well as an acceptable compaction level, to the satisfaction of the City; and
6. Development upon the Lands shall conform to the following plans, specifications, and the conditions:
- i) Set of plans and specifications prepared by thinkspace Architecture Planning + Interior Design Inc., #300 – 10190 152A Street, Surrey, BC V3R 1J7, entitled "Auto Canada VW-GM Pitt Meadows Dealerships", copies of which are attached to and form part of this permit:

A0.01	Cover Page	Attachment "A"
A0.02	Project Statistics, Drawing List	Attachment "B"
A0.04	Site Plan	Attachment "C"
A0.06	Site Sections	Attachment "D"
A0.22a	Site Plan – Lights Study	Attachment "E"
A0.22b	Landscaping & Site Materials	Attachment "F"
A0.22c	Site Plan – Shadow Study	Attachment "G"
A1.01	Lower Floor Plan	Attachment "H"
A1.02	Upper Floor Plan	Attachment "I"
A3.02	South & North Building Elevations	Attachment "J"
A3.03	East & West Building Elevations	Attachment "K"
A4.01	Building Sections	Attachment "L"
A1.21	VW Building – Lower Floor Plan	Attachment "M"
A1.22	VW Building – Upper Floor Plan	Attachment "N"
A1.23	VW Building Roof Plan	Attachment "O"
A1.24	VW Building – South & East Building Elevations	Attachment "P"
A1.25	VW Building – North & West Building Elevations	Attachment "Q"
A1.26	VW Building – Building Sections	Attachment "R"
A1.27	VW Building – Building Sections	Attachment "S"
A2.11	VW – GM Building Renderings	Attachment "T"

- ii) Set of plans and specifications prepared by eta Landscape Architecture., 1690 West 2nd Avenue, Vancouver, B.C., V6J 1H5 entitled "Auto Canada GM, copies of which are attached to and form part of this permit.

L0.1	Notes & Schedule	Attachment "U"
L0.2	Concept Plan	Attachment "V"
L-1	Public Realm	Attachment "W"
L2.1	Landscape Soft	Attachment "X"
L2.2	Landscape Soft	Attachment "Y"
L2.3	Landscape Soft	Attachment "Z"
L2.4	Landscape Soft	Attachment "AA"
L2.5	Landscape Soft	Attachment "BB"
L2.6	Landscape Soft	Attachment "CC"
L2.7	Landscape Soft	Attachment "DD"
L2.8	Landscape Soft	Attachment "EE"
L2.9	Landscape Soft	Attachment "FF"
L2.10	Landscape Soft	Attachment "GG"
L2.11	Irrigated Areas Plan	Attachment "HH"
L3.1	Materials & Hardscape	Attachment "II"
L3.2	Materials & Hardscape	Attachment "JJ"
L4	Landscape Details	Attachment "KK"
L5.1	Landscape Sections	Attachment "LL"
L5.2	Landscape Sections	Attachment "MM"
L5.3	Landscape Sections	Attachment "NN"
L5.4	Landscape Sections	Attachment "OO"

7. In the event the Permit lapses, the Permittee(s) may request refund of the security described in Part 5 and the City shall make refund provided the Director of Operations and Development Services or designee authorizes such refund.
8. It is understood and fully agreed by the Permittee(s) that the site and abutting streets shall be maintained in a neat and tidy order during the construction process, and that construction debris bins will be removed from the site promptly once they are full.
9. Whenever the singular or masculine is used in this Development Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
10. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Development Permit.

11. If the Permittee(s) does not substantially start any construction with respect to which this Permit was issued, within 2 years after the date it is issued the Permit shall lapse.
12. The terms of this Development Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

AUTHORIZED BY COUNCIL RESOLUTION passed by on the day of

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was
hereunto affixed on the day of , 2021

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer

Owner of the Lands or authorized signatory(ies)

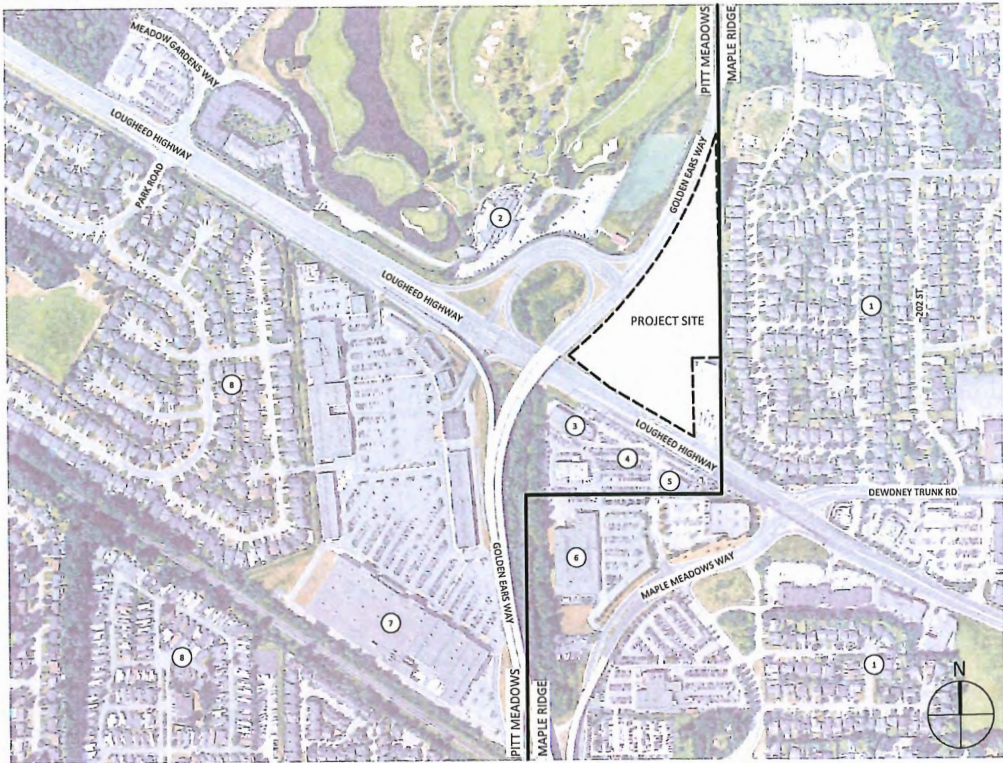
Print Name

SIGNED, SEALED AND DELIVERED BY
the Owner of the Lands on
the day of , 2021

AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS ISSUED FOR VW-BUILDING DP AMENDMENT

12150 GOLDEN EARS WAY, PITT MEADOWS, BC

CONTEXT PLAN



LEGEND

- 1 RESIDENTIAL AREA (MAPLE RIDGE)
- 2 MEADOW GARDENS GOLF CLUB
- 3 WEST COAST TOYOTA
- 4 WEST COAST AUTO GROUP
- 5 WEST COAST MAZDA
- 6 CANADIAN TIRE - MAPLE RIDGE
- 7 REAL CANADIAN SUPERSTORE
- 8 RESIDENTIAL AREA (PITT MEADOWS)

VIEW FROM GOLDEN EARS WAY OFF RAMP



BIRD'S EYE VIEW OF SITE



VIEW FROM OVERPASS



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Thinkspace, a partnership of:
Mark Mathiesen, Architect AAA
Leonard Rodrigues, Architect ABC, AAA
Ray Wolk, Architect ABC

DP AMENDMENT		
NO.	DATE	DESCRIPTION
1	2018-08-15	DEVELOPMENT PERMIT
2	2018-09-21	DP AMENDMENT
3	2019-01-11	DP AMENDMENT
4	2020-12-23	DP AMENDMENT

*Sheet changes clouded and suggest respectively



thinkspace
architecture planning interior design

300-10190 152A Street | Surrey, BC | V3R 1J7
(604) 581 8128 f (604) 581 8148 www.think-space.ca

Project AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12150 GOLDEN EARS WAY, PITT MEADOWS, BC	Project Number 18679
Sheet Number A0.01 VW BUILDING COVER SHEET- CONTEXT PLAN & RENDERINGS	Plot Date: 11/23/20 2:26:32 PM FILE PATH: C:\Users\j\OneDrive\Documents\18679 Auto Canada VW_DP - Sheet_01.dwg

PROJECT STATISTICS (Preliminary)

PROJECT DATA			
PID:	017-828-601		
LEGAL DESCRIPTION:	Lot A except: Firstly; Part Subdivided by Plan IMP45462, Secondly; Part Subdivided by Plan BCP16025, Thirdly; Part Parcel A (Statutory Right of Way Plan BCP24939), Fourthly; Part Parcel B (Statutory Right of Way Plan BCP24939), Fifthly; Part Subdivided by Plan BCP50365 District Lot 223, 224, 246 and 286 Group 1 New Westminster District Plan IMP4786		
STREET ADDRESS:	12150 GOLDEN EARS WAY, PITT MEADOWS, BC		
ZONING:	C-1 HIGHWAY COMMERCIAL		
PRINCIPAL USE:	VEHICLE DEALERSHIP		
TOTAL SITE AREA	34,668.79 SQM		
SETBACKS	REQUIRED	PROVIDED	
FRONT YARD (GOLDEN EARS WAY) -	3.00 M	31.50 M	
SIDE YARD -	7.50 M	22.45 M	
EXTERIOR SIDE YARD -	7.50 M	21.13 M	
REAR YARD-	7.50 M	21.13 M	
PARKING-	1.50 M	1.50 M	
VEHICLE REPAIR FROM RESIDENTIAL USE-	20.00 M	20.00 M	
MAX. BUILDING HEIGHT	PERMITTED	PROVIDED	
GM DEALERSHIP	12.00 M	8.52 M	
VW DEALERSHIP	12.00 M	9.05 M	
BUILDING AREAS			
BUILDING 1- GM			
LOWER FLOOR	2,227.00 SQM		
UPPER FLOOR	866.65 SQM		
SUB-TOTAL	3,093.65 SQM		
BUILDING 2- VW			
LOWER FLOOR	2,057.78 SQM		
UPPER FLOOR	928.65 SQM		
SUB-TOTAL	2,986.43 SQM		
TOTAL	6,080.08 SQM		
FAR CALCULATION	PERMITTED	PROVIDED	
FLOOR AREA RATIO	0.5 MAX.	0.175	(6,080.08 SQM/34,668.79 SQM)
SITE COVERAGE	50% MAX.	12.4%	(4,284.78 SQM/34,668.79 SQM)

PARKING			
ACCESSIBLE (ENTIRE SITE)	8 STALLS		
90 DEGREES	2600 MM X 5500 MM W/ 7000 MM AISLE WIDTH		
REQUIRED BY BYLAW			
GM DEALERSHIP -	62 STALLS		
VW DEALERSHIP -	62 STALLS		
TOTAL	124 STALLS (PROVIDED)		
	440 STALLS (ADDITIONAL)		
PROVIDED			
GM DEALERSHIP			
STAFF	-	20 STALLS	
CUSTOMER	-	20 STALLS	
SERVICE	-	64 STALLS	
TOTAL	112 STALLS		
VW DEALERSHIP			
STAFF	-	14 STALLS	
CUSTOMER	-	33 STALLS	
SERVICE	-	27 STALLS	
TOTAL	74 STALLS		
INVENTORY PROVIDED (NOT REQUIRED BY ZONING BYLAW)			
GM DEALERSHIP -	241 STALLS		
VW DEALERSHIP -	137 STALLS		
BICYCLE REQUIRED			
CLASS 1	1 / 750 SQM GROSS FLOOR AREA		
GM	4		
VW	3		
CLASS 2	MIN. 6 SPACES		
GM	6		
VW	6		
TOTAL	19		

CONSULTANT AND DRAWING LIST

ARCHITECTURAL		ETA LANDSCAPE ARCHITECTURE	
300-10190 152A Street Surrey, BC V3R 1J7 PHONE: (604) 581 8128 EMAIL : admin@thinkspace.ca		1690 WEST 2ND AVENUE VANCOUVER, BC V6J 1H4 PHONE: (604) 683 1456 EMAIL: daryl@etala.ca	
A0.01	COVER SHEET - CONTEXT PLAN & RENDERINGS	L0.1	NOTES & SCHEDULES
A0.02	PROJECT STATISTICS, DRAWING LISTS & CONSULTANTS	L0.2	CONCEPT PLAN
A0.04	SITE PLAN		
A0.05	LANDSCAPING PLAN	L1.0	PUBLIC REALM
A0.06	SITE SECTIONS		
A1.21	LOWER FLOOR PLAN	L2.1	LANDSCAPE SOFT
A1.22	UPPER FLOOR PLAN	L2.2	LANDSCAPE SOFT
A1.23	ROOF PLAN	L2.3	LANDSCAPE SOFT
A1.24	BUILDING ELEVATIONS	L2.4	LANDSCAPE SOFT
A1.25	BUILDING ELEVATIONS	L2.5	LANDSCAPE SOFT
A1.26	BUILDING SECTIONS	L2.6	LANDSCAPE SOFT
A1.27	BUILDING SECTIONS	L2.7	LANDSCAPE SOFT
		L2.8	LANDSCAPE SOFT
		L2.9	LANDSCAPE SOFT
		L2.10	LANDSCAPE SOFT
A2.11	RENDERINGS	L3.1	MATERIALS & HARDSCAPING
		L3.2	MATERIALS & HARDSCAPING
		L4.0	LANDSCAPE DETAILS
		L5.1	LANDSCAPE SECTIONS
		L5.2	LANDSCAPE SECTIONS
		L5.3	LANDSCAPE SECTIONS
		NEMETZ (S/A) & ASSOCIATES LTD.	
		2009 W 4TH AVENUE VANCOUVER, BC V6J 1N4 PHONE: (604) 736 6562 EMAIL: darren@nemetz.com	

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Heidi Kampman, Architect AIBC, AIA
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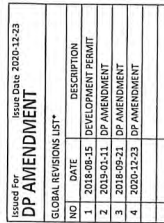
Issue No.	Issue Date	Revision Description
1	2018-08-15	GLOBAL REVISIONS LIST*
2	2018-09-21	DEVELOPMENT PERMIT
3	2019-01-31	DP AMENDMENT



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Project Number 18679	Project AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12150 GOLDEN EARS WAY, PITT MEADOWS, BC
Sheet Number A0.02	Drawing VW BUILDING PROJECT STATISTICS, DRAWING LIST & CONSULTANTS FILE PATH: C:\Users\Claudia\Documents\18679 Auto Canada VW_DP - Sheet_Claudia.rvt

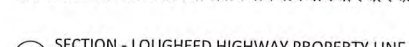
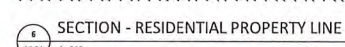
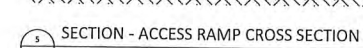
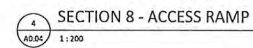
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12150 GOLDEN EARS W	Drawing	SITE PLAN
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PLOT DATE: 12/23/20 2:41:21 PM



Issued For DP AMENDMENT			Issue Date: 2021-02-21
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2	2019-01-11	DP AMENDMENT	
3	2018-09-21	DP AMENDMENT	
4	2020-12-23	DP AMENDMENT	
5	2021-02-21	DP AMENDMENT	

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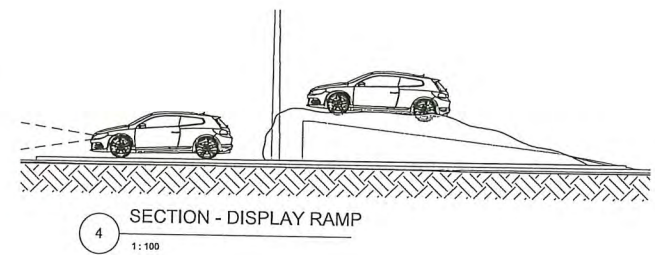
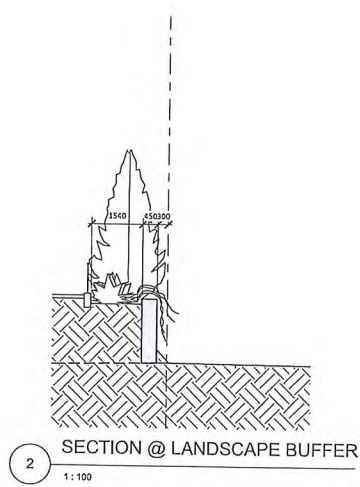
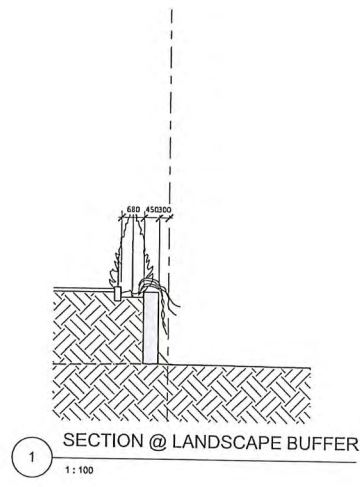
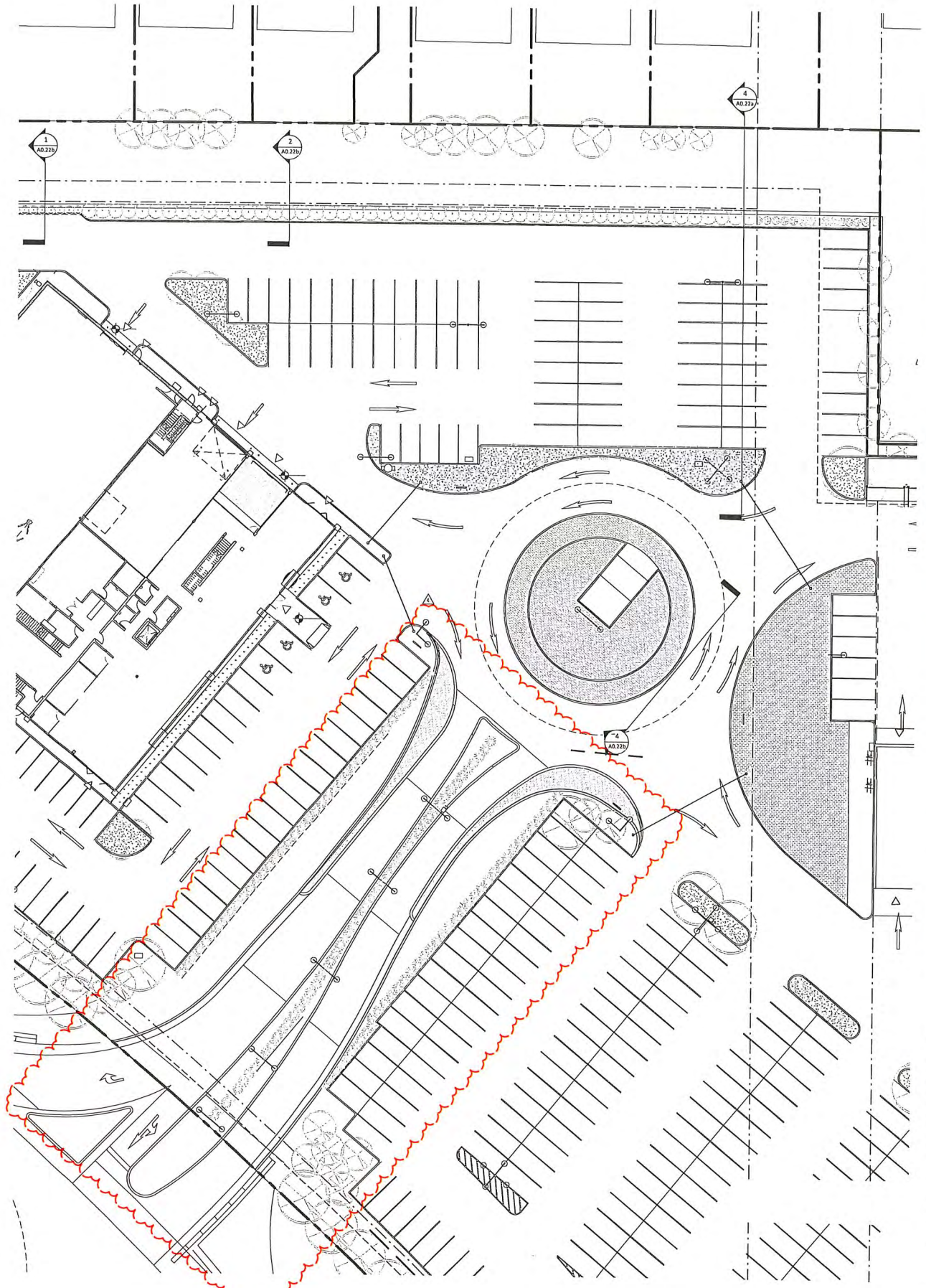
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3	2018-09-21	DP AMENDMENT
4	2020-12-23	DP AMENDMENT

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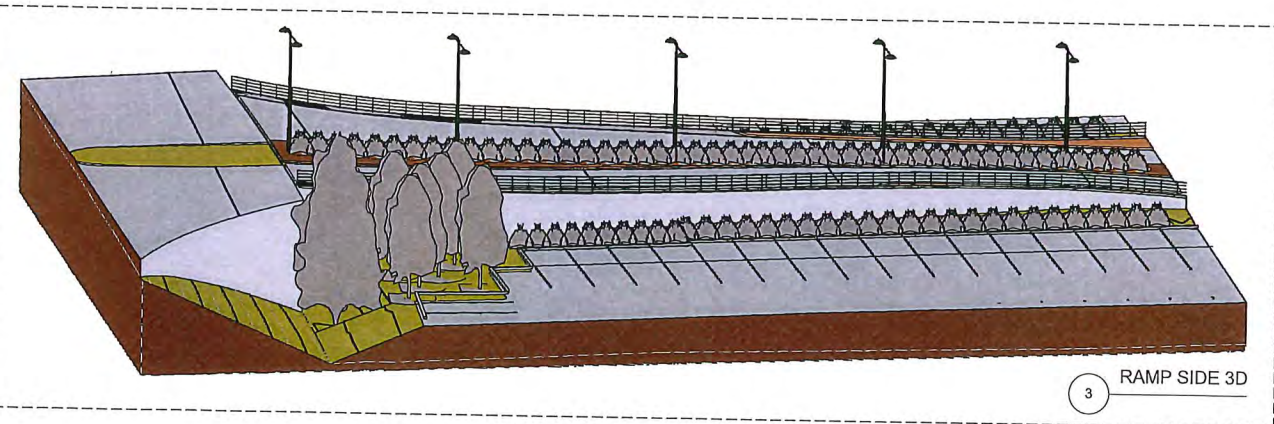


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18679	AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12310 GDS DR EARS VAW, PITT MEADOWS, BC
Sheet Number	Drawing A0.22a SITE PLAN - LIGHT STUDY
PLOT DATE: 11/23/10 2:42:29 PM FILE PATH: C:\Users\l\Current\Documents\18679 Auto Canada Site - Sheet, CS	



ROCK WALL COMPLETE WITH WIRE MESH FOR PLANTS TO GROW ON. PHOTOS ARE FOR REFERENCE ONLY.



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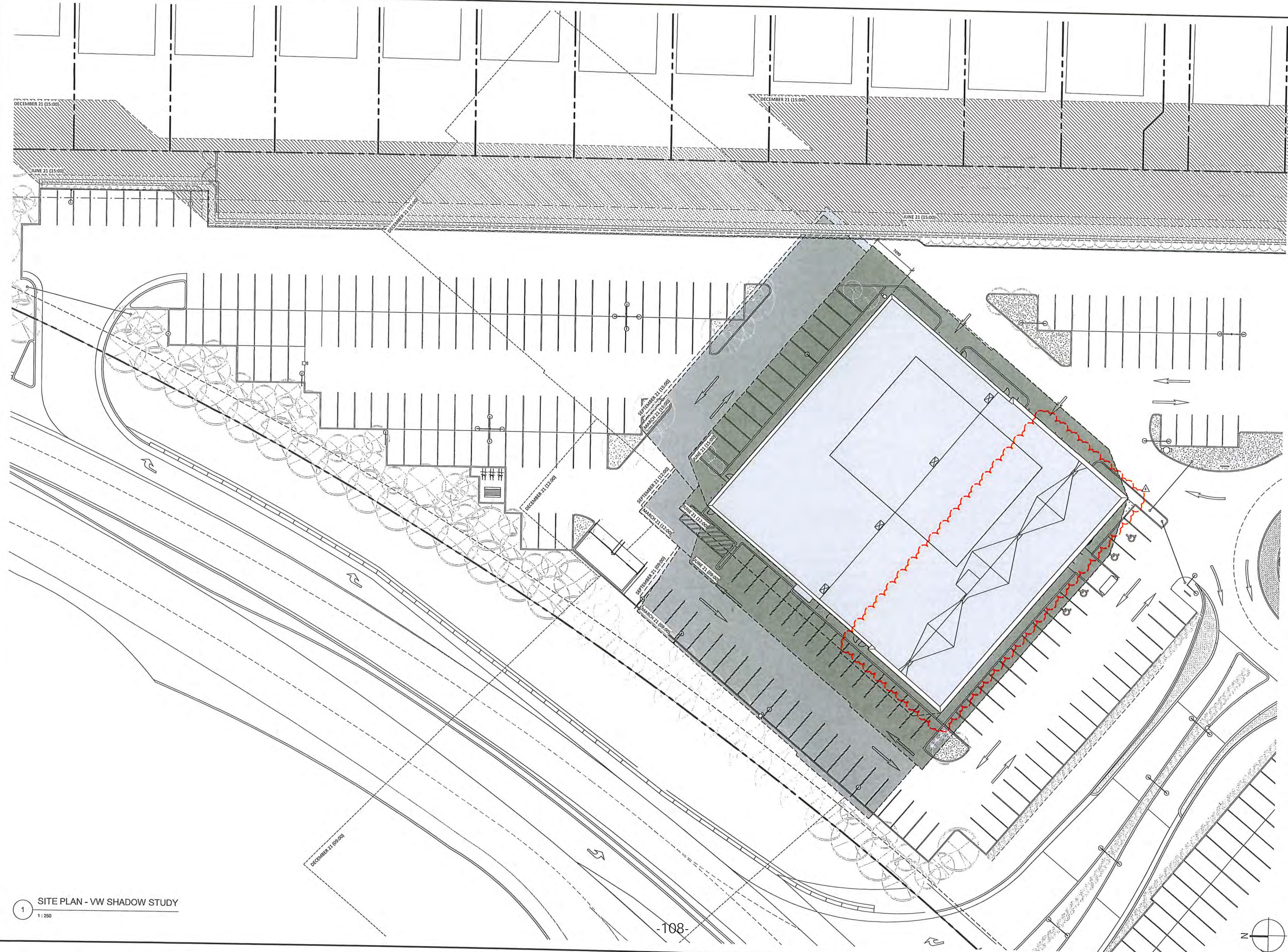
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3	2020-02-23	DP AMENDMENT
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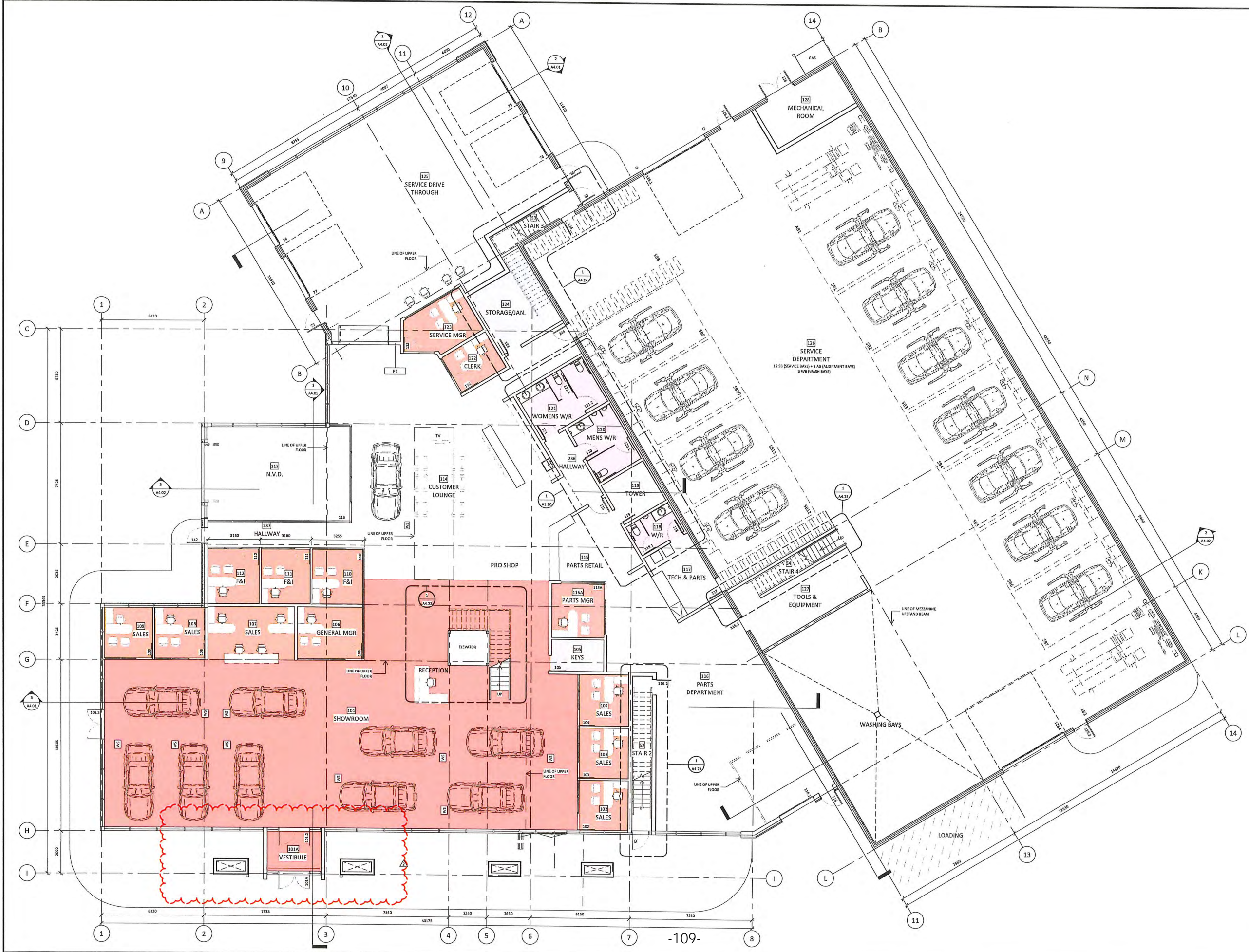
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Issue Date: 2020-12-23



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Project: AUTO CANADA VW-GM
PIT MEADOWS DEALERSHIPS
3235 GOLDEN EASE WAY, PITT MEADOWS, BC
Drawn: LANDSCAPING AND SITE MATERIALS
A0.22b
PLOT DATE: 12/23/2024 4:30 PM
FILE PATH: C:\Users\Gusar\Documents\18679 Auto Canada Site - Sheets_Cusara.rvt





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Project	AUTO CANADA VW-GM
18679	PITT MEADOWS DEALERSHIPS
12305 GOLDEN GATE WAY, PITT MEADOWS, BC	
Drawn	LOWER FLOOR PLAN
Sheet Number	A1.01

Issued For		Issue Date 2018-09-21	
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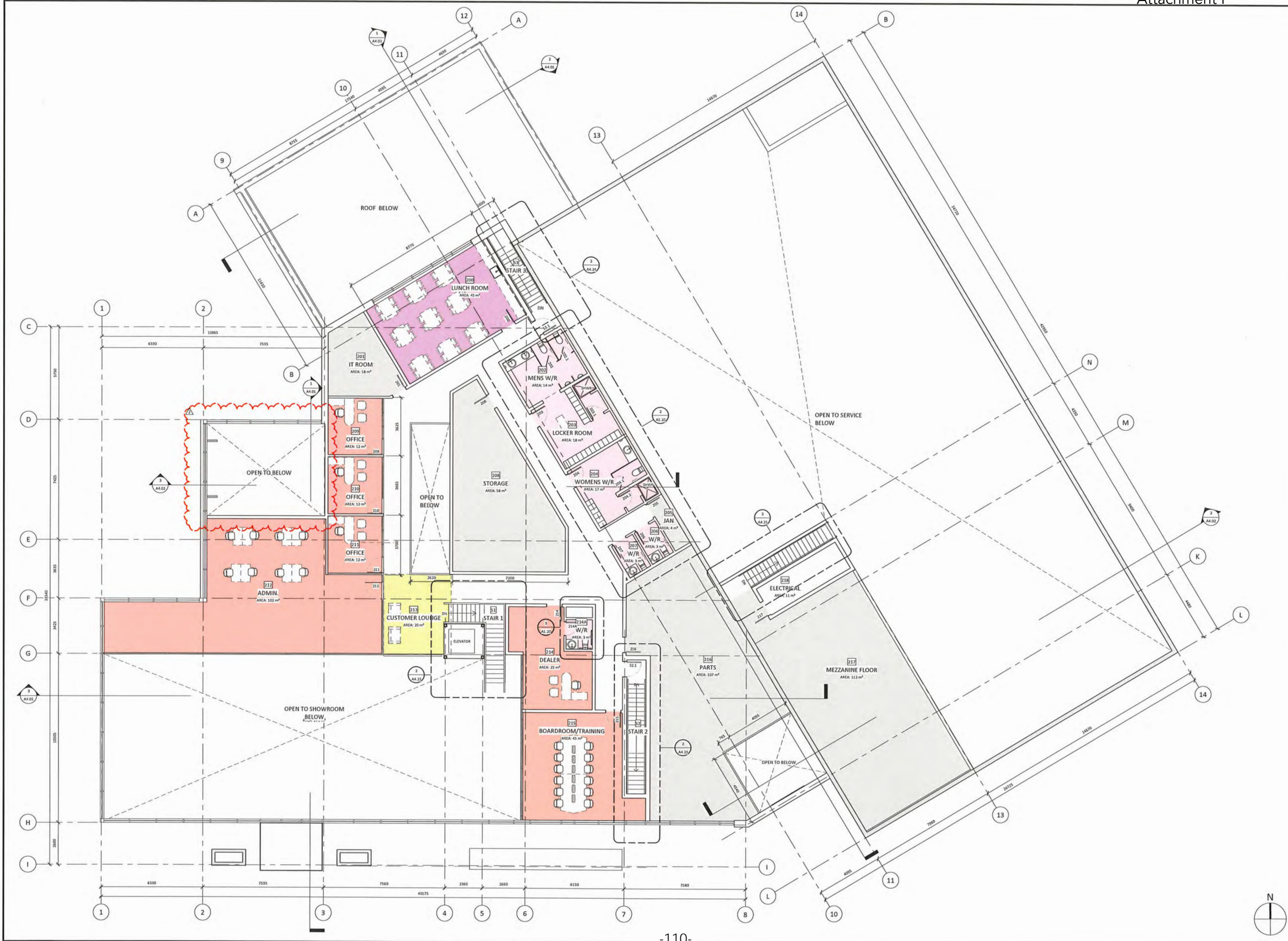
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2021-10-23

FILE PATH: U:\mads\12305\18679 Auto Canada VW-GM\2.0 Drawings\A1.1 - Rev\10-18679 Auto Canada GM - Central 20210720.rvt

PLOT DATE: 9/21/2018 4:57:23 PM



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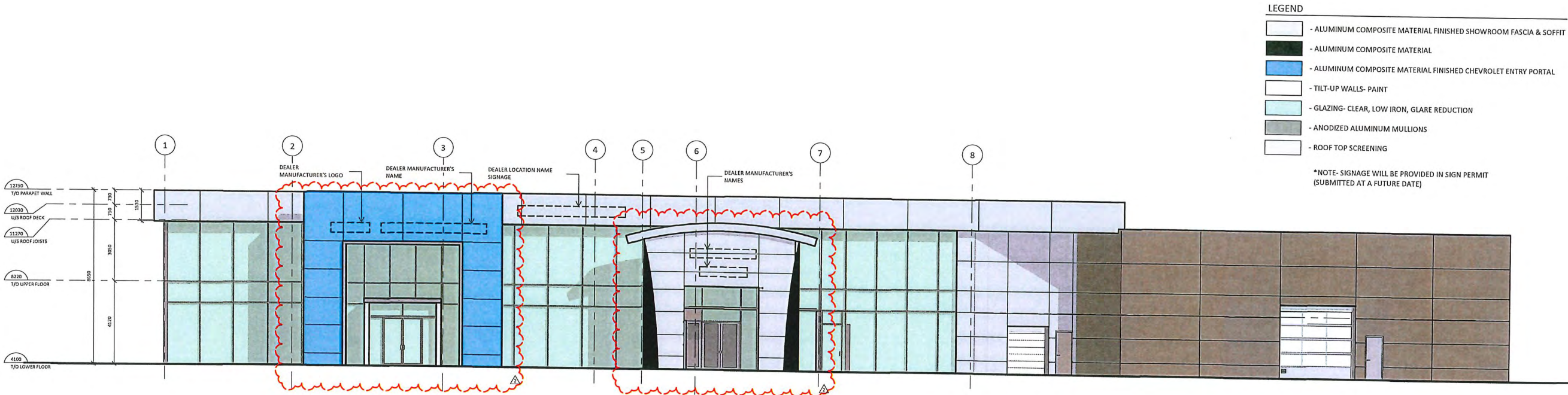
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Project Number	18679	Sheet Number	A1.02
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Plot Date	9/21/2024 4:47:34 PM		
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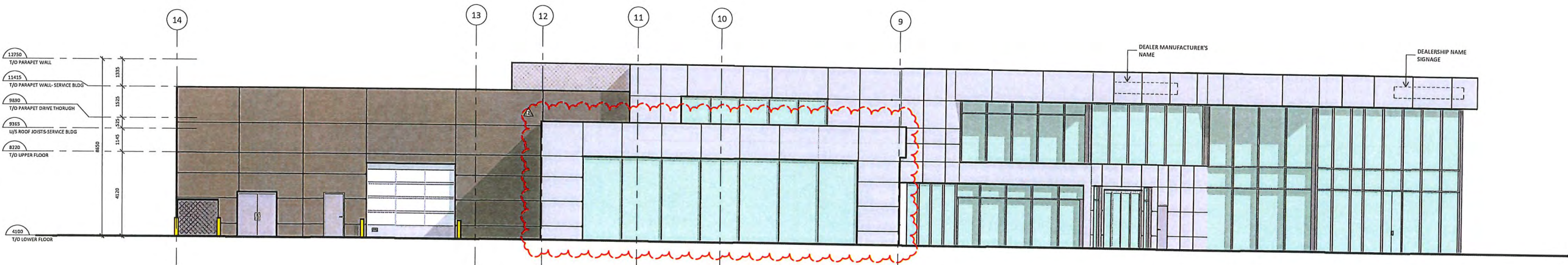


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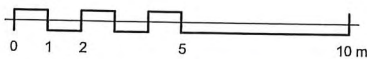
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1 SOUTH ELEVATION
1:100



2 NORTH ELEVATION
1:100



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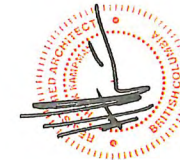
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Reek Kempman, Architect AIBC
Leonard Rodriguez, Architect AIBC

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Project: AUTO CANADA VW-GM
PITT MEADOWS DEALERSHIPS
12105 GOLDEN BAS HWY, PITT MEADOWS, BC

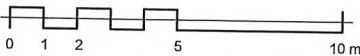
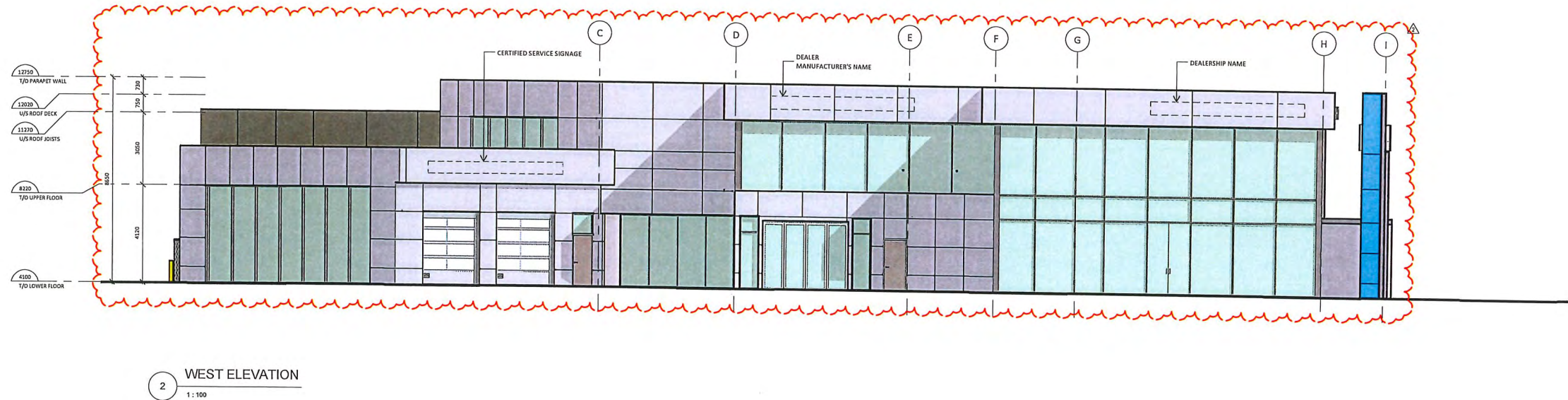
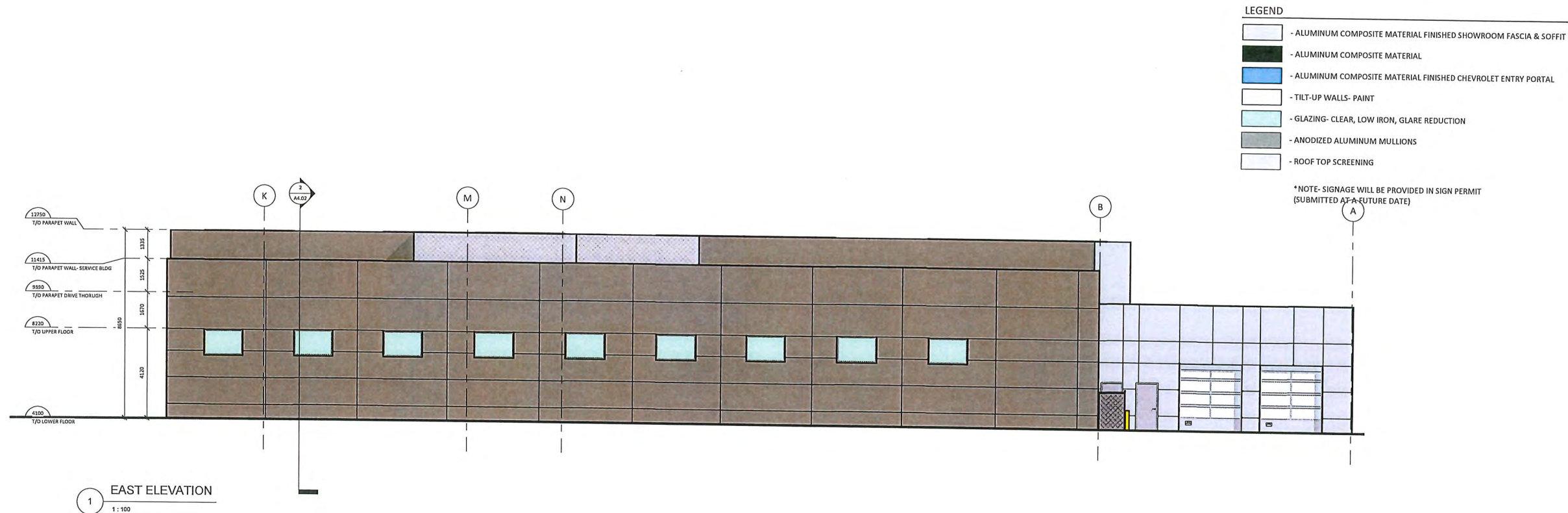
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Plot Date: 9/21/2018 4:46:05 PM

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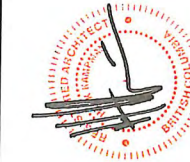
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Sheet Number: A3.02



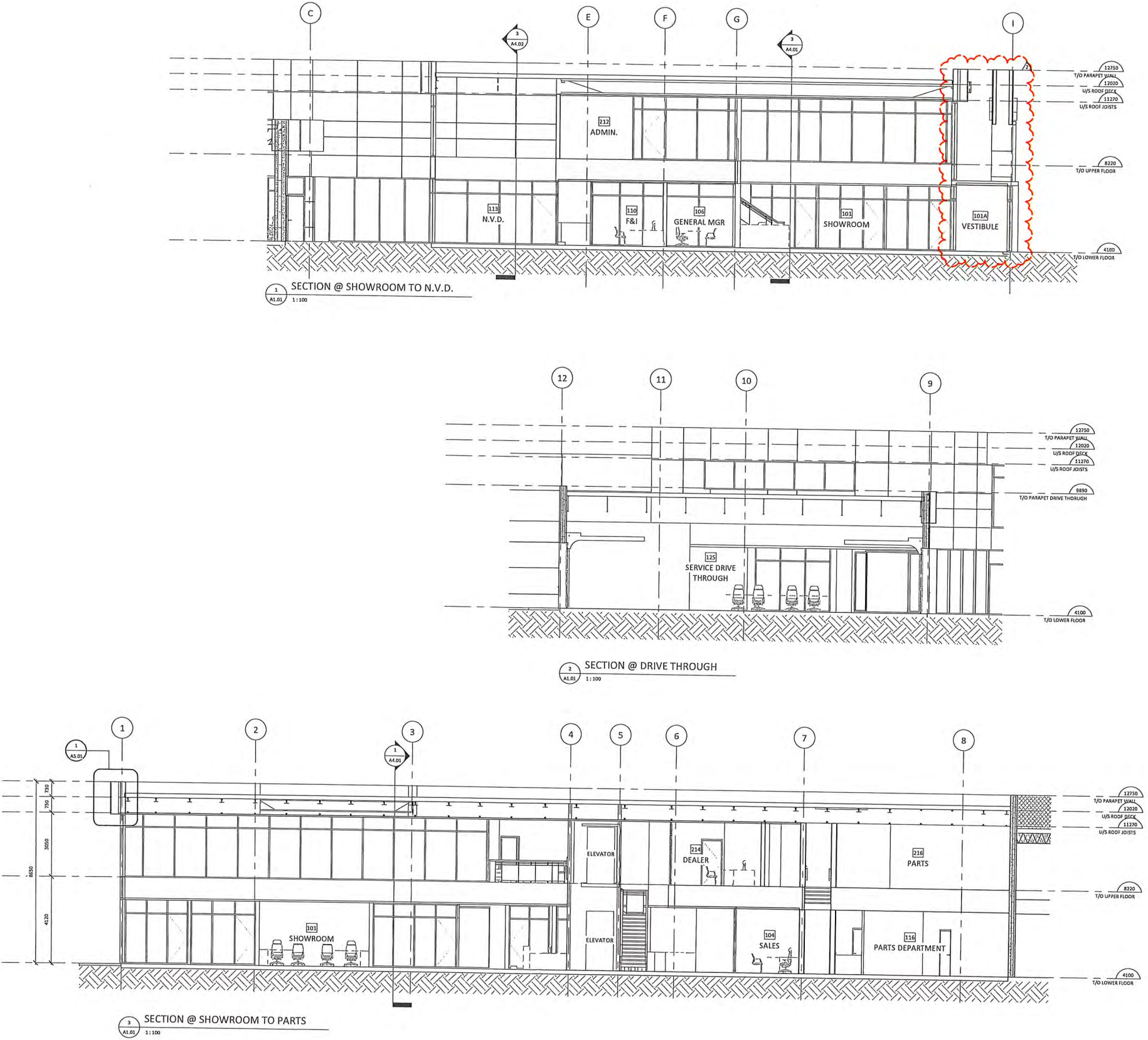
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Project Number	18679	Project	AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 3350 GOLDEN EAS WAY, PITT MEADOWS, BC
Sheet Number	A3.03	Drawings	EAST AND WEST BUILDING ELEVATIONS
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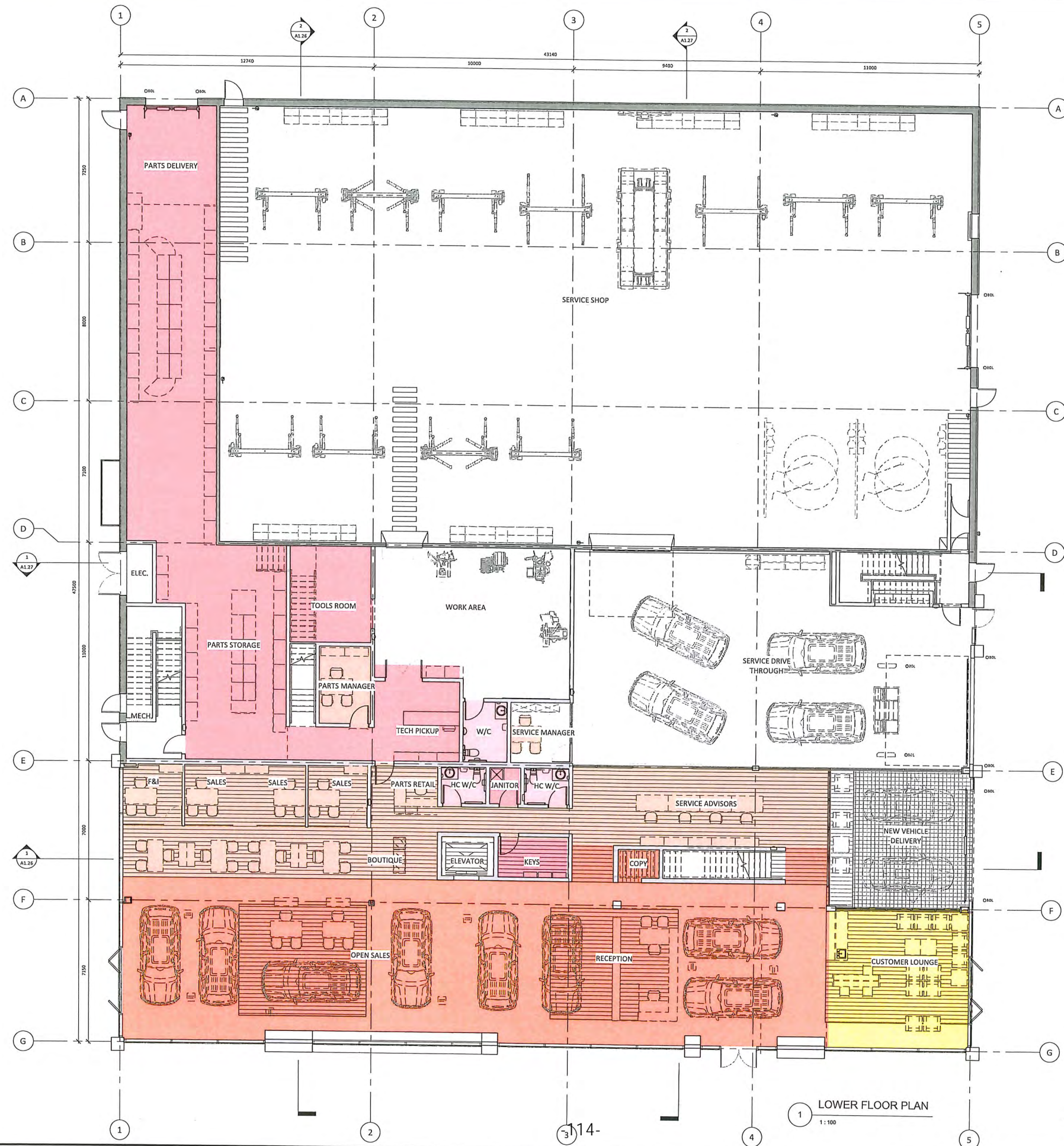
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Project Architect: Ray Wells, Architect AIBC
Project Architect: Henk Kampman, Architect AIBC
Project Architect: Leonard Rodriguez, Architect AIBC

Revision List		
NO	DATE	DESCRIPTION
1	2018-08-15	DEVELOPMENT PERMIT
2	2018-09-21	DP AMENDMENT



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Project Name AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS	Project Number 18679
Drawing Title BUILDING SECTIONS	Sheet Number A4.01
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- RETAIL
- OFFICE
- COMMON
- WASHROOM
- STORAGE
- SERVICE
- STAIRS
- AMENITY

- RETAIL
- OFFICE
- COMMON
- WASHROOM
- STORAGE
- SERVICE
- STAIRS
- AMENITY

REVISIONS ON BUILDING SIZE;
CHANGES ON INTERIOR ROOMS, AND SITE TO SUIT

1 LOWER FLOOR PLAN
1:100

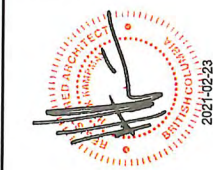
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NO	DATE	DESCRIPTION
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2	2018-08-21	DP AMENDMENT
3	2019-01-11	DP AMENDMENT

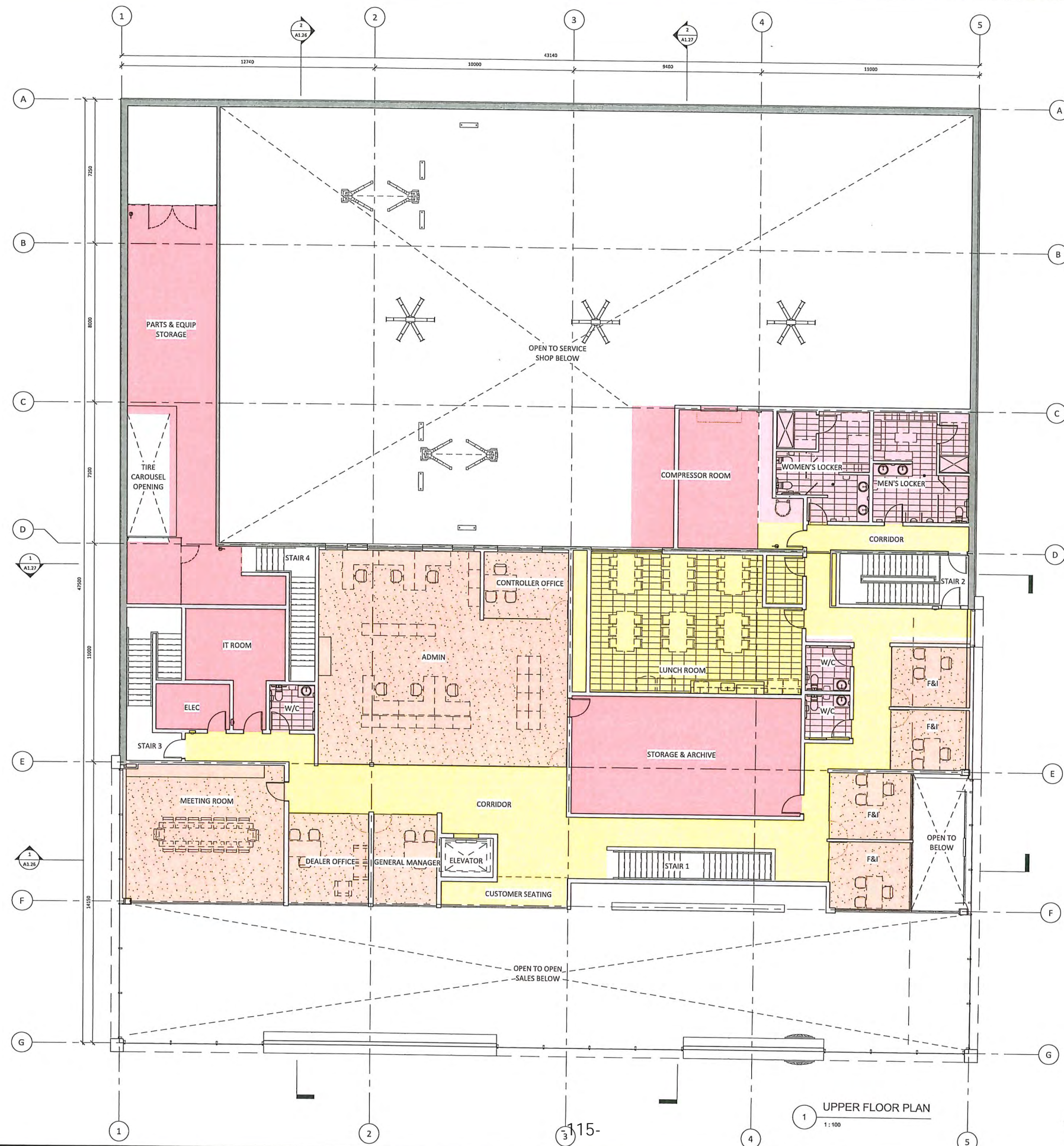
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Issue Date: 2019-01-11



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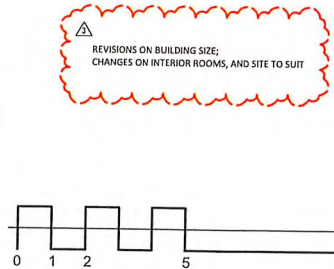
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Project AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12250 GOLDEN EARS WAY, PITT MEADOWS, BC	Drawn by A1.21 VW BUILDING LOWER FLOOR PLAN
Project Number 18679	Sheet Number A1.21
PLOT DATE: 12/23/20 2:23:36 PM FILE PATH: C:\Users\Gusard\Documents\18679 Auto Canada VW_DP - Sheets_C3sara.nt	



UPPER FLOOR PLAN

1:100

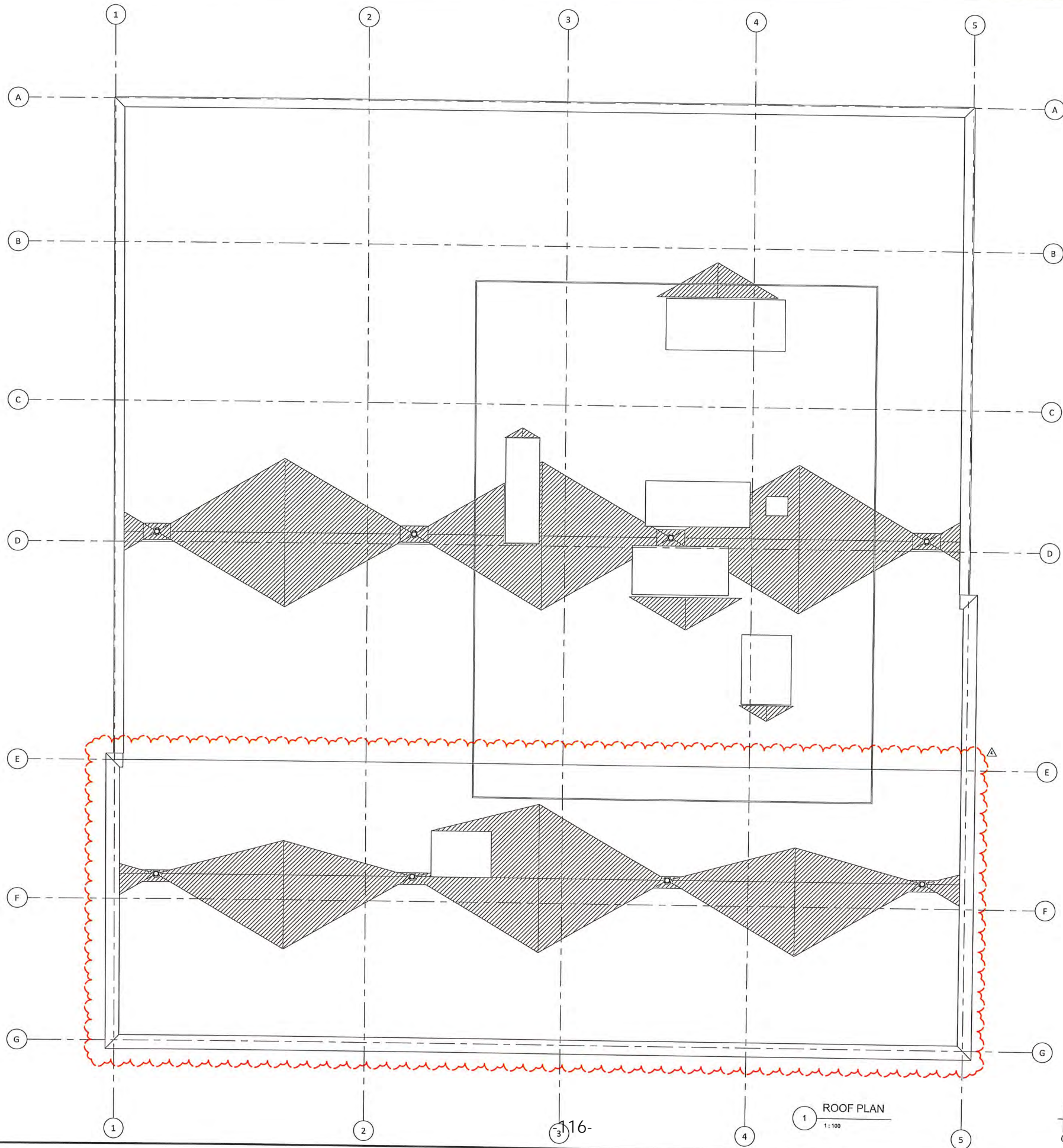


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Revised For: DP AMENDMENT

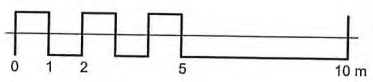
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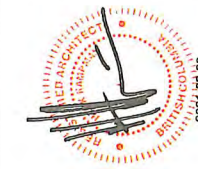
REVISIONS ON BUILDING SIZE;
CHANGES ON INTERIOR ROOMS, AND SITE TO SUIT

1 ROOF PLAN
1:100



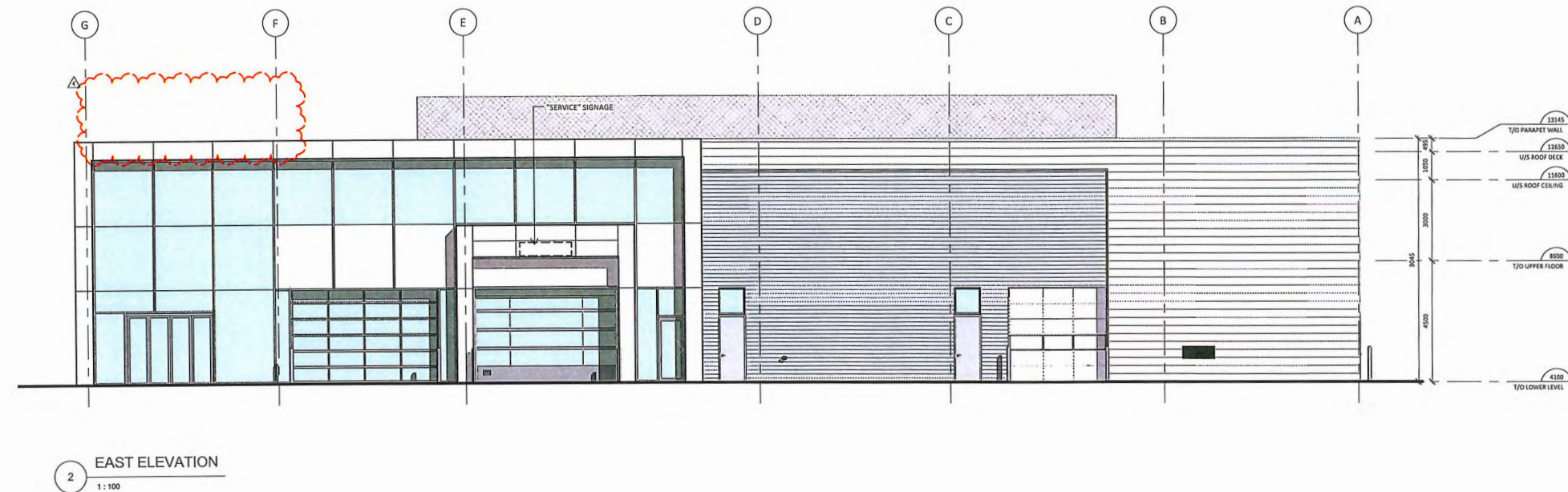
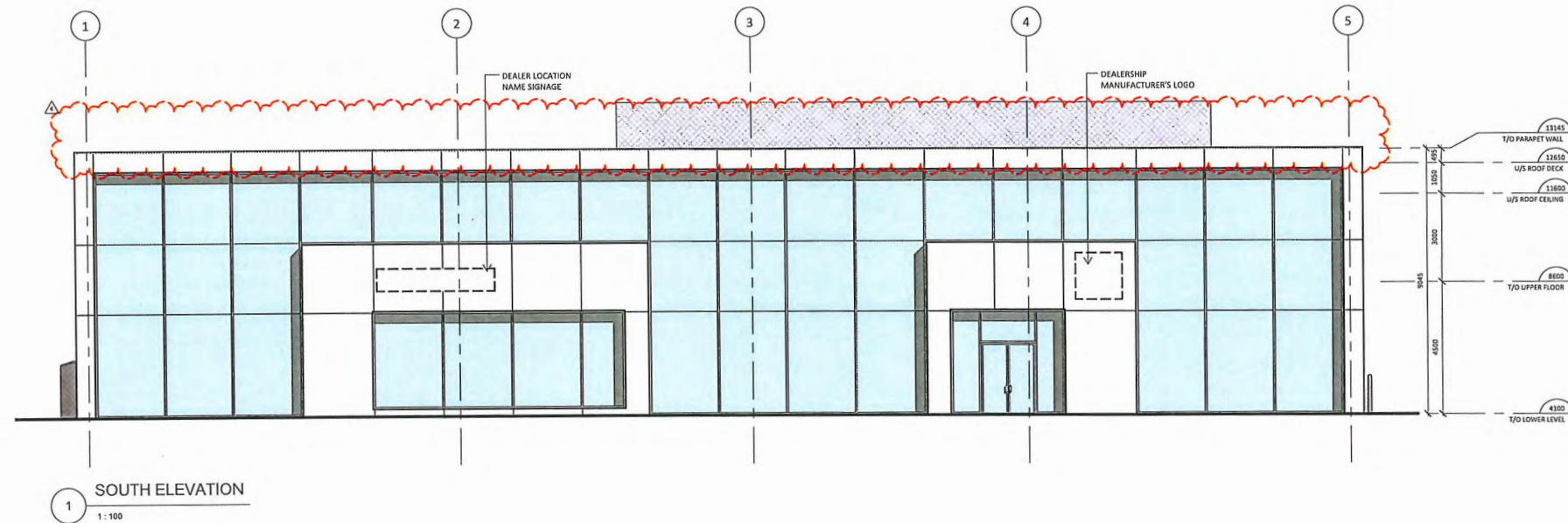
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DP AMENDMENT			
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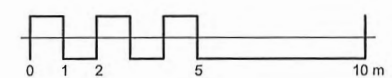


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Project	AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 2330 GILBERT AVE WY, PITT MEADOWS, BC
Sheet Number	VW BUILDING ROOF PLAN A1.23
Project Number	18679
Plot Date	12/23/20 2:23:42 PM
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- LEGEND**
- PREFINISHED METAL SIDING (LARGE)
 - PREFINISHED METAL SIDING (SMALL)
 - ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM
 - GLAZING- CLEAR, LOW IRON, GLARE REDUCTION
 - ANODIZED ALUMINUM MULLIONS
 - ROOF TOP SCREENING
- *NOTE- SIGNAGE WILL BE PROVIDED IN SIGN PERMIT (SUBMITTED AT A FUTURE DATE)



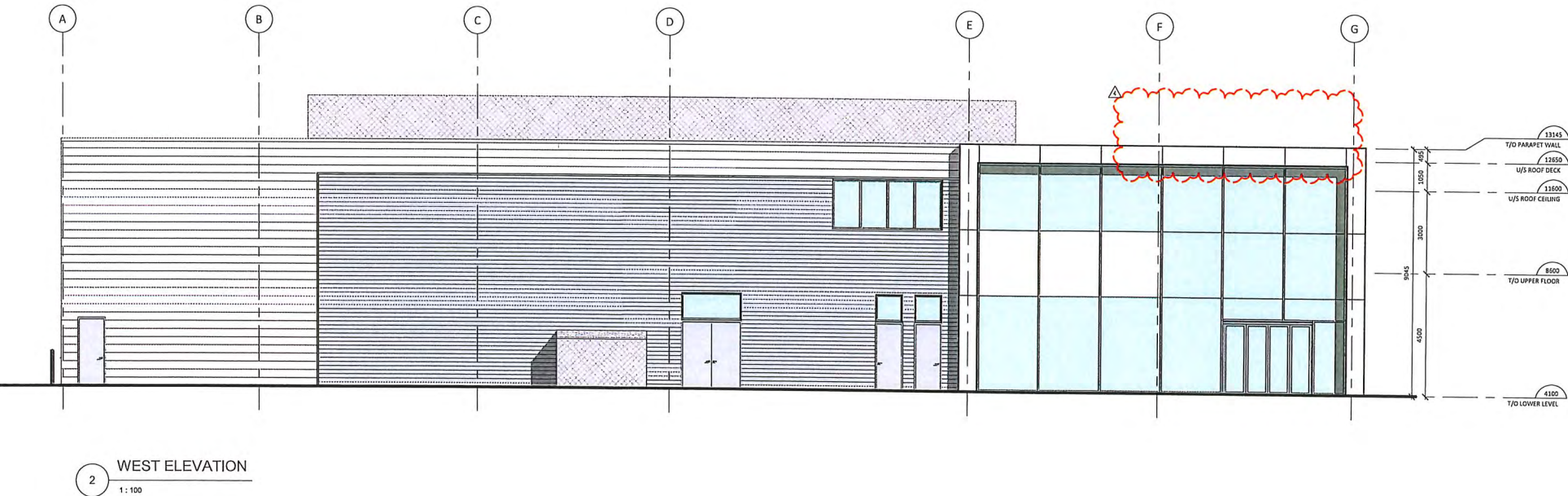
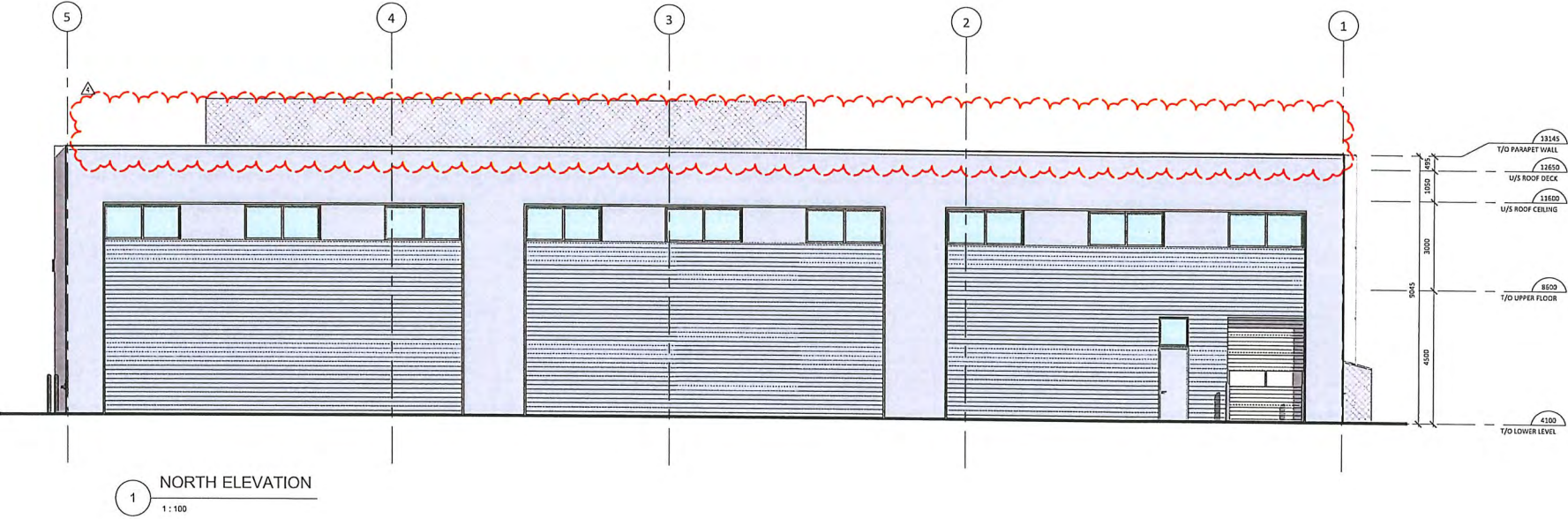
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Issued for		Issue Date	2020-12-23
DP AMENDMENT			
NO.	DESCRIPTION	DATE	
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3	2018-09-15	DP AMENDMENT	
4	2020-12-23	DP AMENDMENT	



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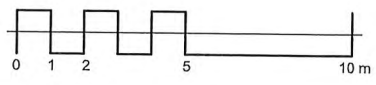
Project	AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12135 GOLDEN LAKE VW, PITT MEADOWS, BC
Drawing	VW BUILDING SOUTH & EAST BUILDING ELEVATIONS
Project Number	18679
Sheet Number	A1.24
PLOT DATE:	12/23/20 2:25:57 PM
FILE PATH:	C:\Users\Guares\Documents\18679 Auto Canada VW_DP - Sheets_Clearance.rvt



LEGEND

- PREFINISHED METAL SIDING (LARGE)
- PREFINISHED METAL SIDING (SMALL)
- ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM
- GLAZING- CLEAR, LOW IRON, GLARE REDUCTION
- ANODIZED ALUMINUM MULLIONS
- ROOF TOP SCREENING

*NOTE- SIGNAGE WILL BE PROVIDED IN SIGN PERMIT (SUBMITTED AT A FUTURE DATE)



Project Number
18679

Sheet Number
A1.25

Project
**AUTO CANADA VW-GM
PITT MEADOWS DEALERSHIPS**

Drawing
**VW BUILDING
NORTH & WEST BUILDING ELEVATIONS**

11310 GOLDEN PARS WAY, PITT MEADOWS, BC

FILE PATH: C:\Users\Gaurav\Documents\18679 Auto Canada VW_DP - Sheets_Gaurav.rvt

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DP AMENDMENT

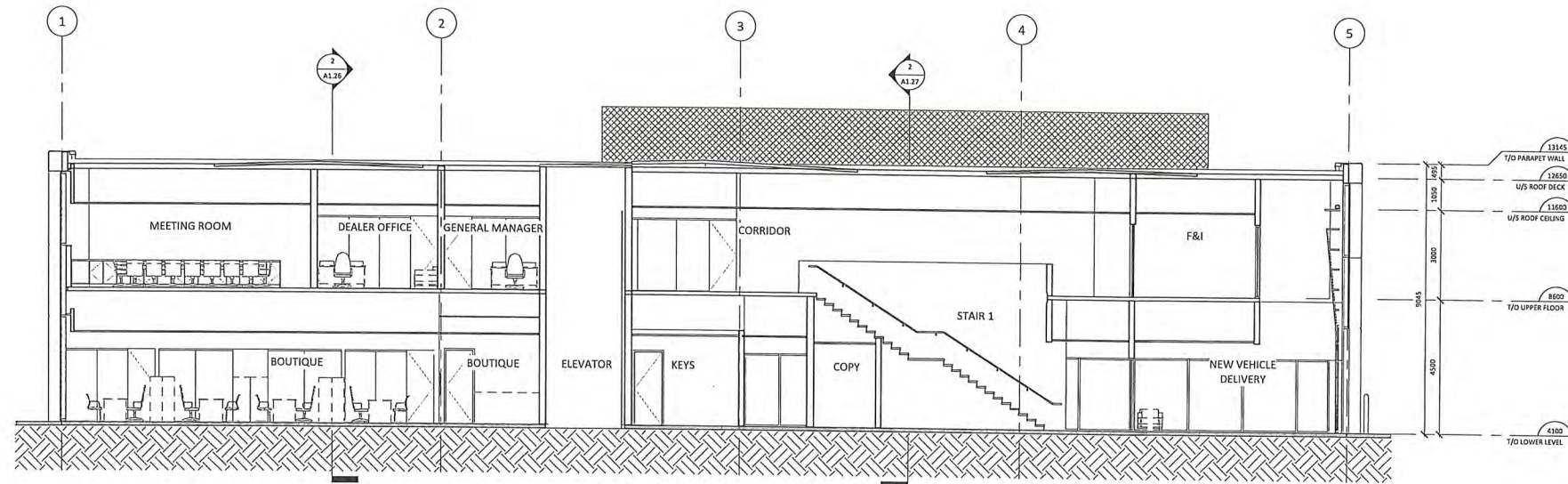
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1	2018-08-15	DEVELOPMENT PERMIT
2	2018-09-21	DP AMENDMENT
3	2019-01-11	DP AMENDMENT
4	2020-12-23	DP AMENDMENT

*Sheet changes outlined and tagged respectively

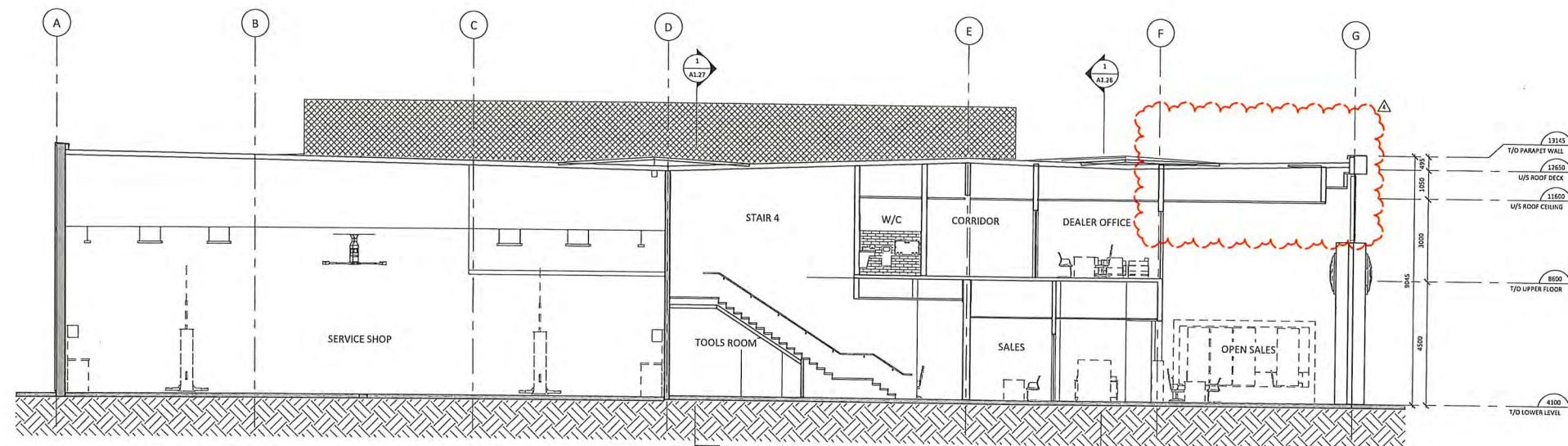
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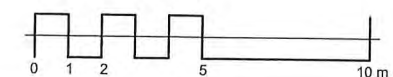


1 SECTION @ NEW VEHICLE DELIVERY TO OPEN SALES
1:100



2 SECTION @ SERVICE SHOP TO OPEN SALES
1:100

REVISIONS ON BUILDING SIZE;
CHANGES ON INTERIOR ROOMS, AND SITE TO SUIT



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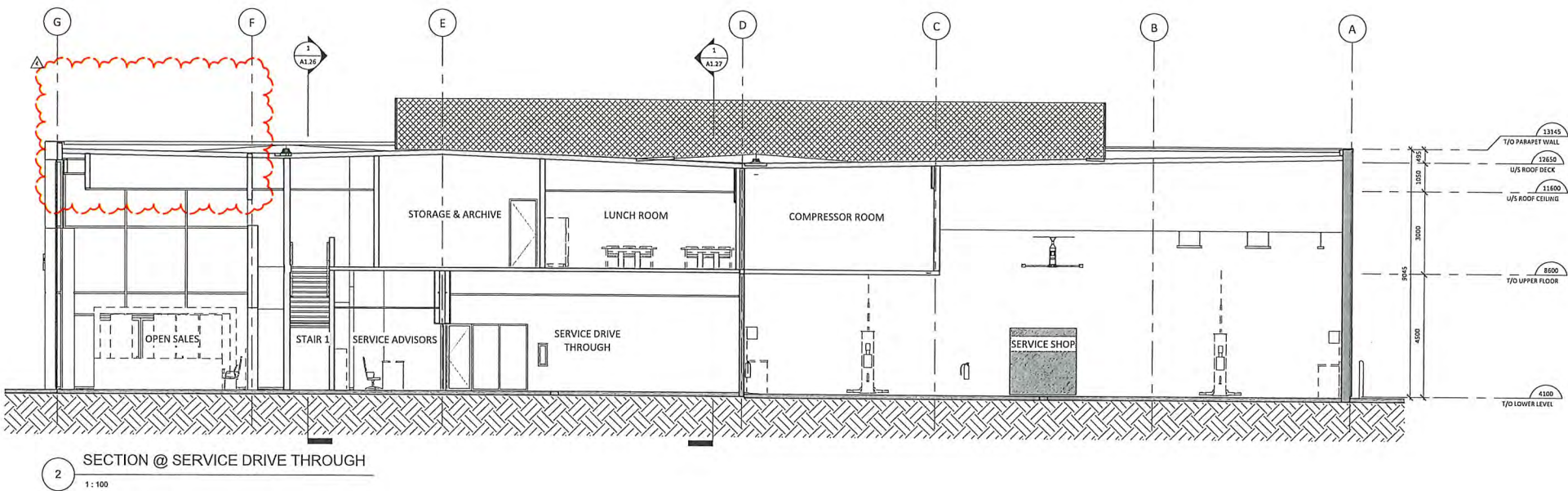
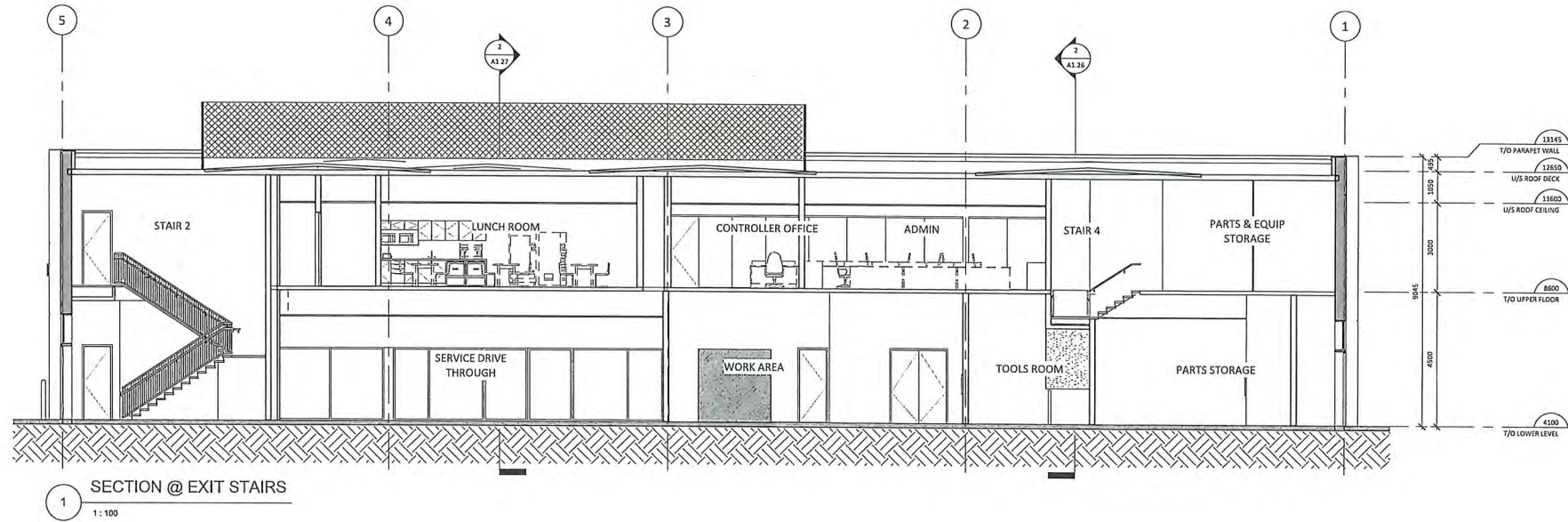
Revision List		
NO.	DATE	DESCRIPTION
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2	2018-09-21	DP AMENDMENT
3	2018-10-11	DP AMENDMENT
4	2018-10-23	DP AMENDMENT



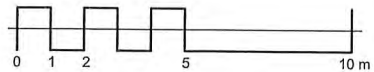
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Project Number 18679	Project AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12250 GOLDEN GATE HWY, PITT MEADOWS, BC
Sheet Number A1.26	Drawn VW BUILDING BUILDING SECTIONS

*PLOT DATE: 12/23/20 2:24:13 PM FILE PATH: C:\Users\Csuzara\Documents\18679 Auto Canada VW_DP - Sheets_Csuzara.rvt



REVISIONS ON BUILDING SIZE,
CHANGES ON INTERIOR ROOMS, AND SITE TO SUIT



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Ray Wolff, Architect AIBC

Issue Date: 2020-12-23	
DP AMENDMENT	
GLOBAL REVISIONS LIST	
NO	DESCRIPTION
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2	2018-09-21 DP AMENDMENT
3	2019-03-11 DP AMENDMENT
4	2020-12-23 DP AMENDMENT



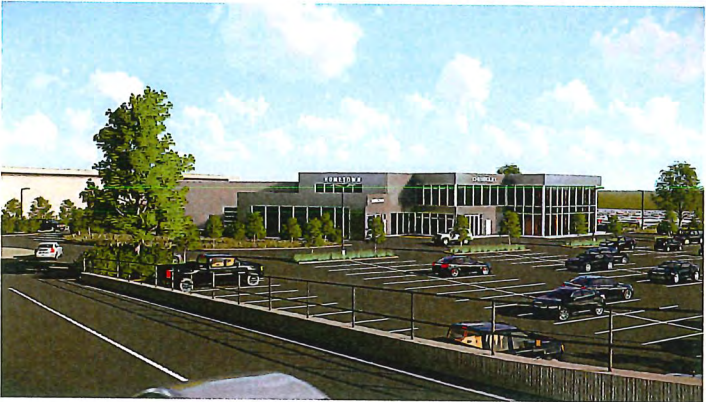
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Project AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 13135 GOLDEN EASE WAY, PITT MEADOWS, BC	Drawing VW BUILDING BUILDING SECTIONS
Project Number 18679	Sheet Number A1.27
PLOT DATE: 24/03/2024 2:45:15 PM FILE PATH: C:\Users\Clara\Documents\18679 Auto Canada VW_DP - Sheets_Clara.rvt	

GM - FRONT ENTRY



GM FROM RAMP



GM FROM LOUGHEED HIGHWAY



VW - FRONT ENTRY



VW FROM RAMP

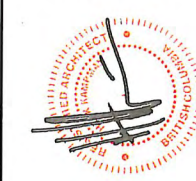


VW FROM SERVICE ENTRY



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Issued for		Issue Date	2020-12-23
DP AMENDMENT			
GLOBAL REVISIONS LIST			
NO	DATE	DESCRIPTION	
1	2018-08-15	DEVELOPMENT PERMIT	
2	2018-08-15	DEVELOPMENT PERMIT	
3	2018-01-11	DP AMENDMENT	
4	2020-12-23	DP AMENDMENT	



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Project	AUTO CANADA VW-GM PITT MEADOWS DEALERSHIPS 12150 GOLDEN EARS VW, PITT MEADOWS, BC	
Sheet Number	A2.11	
Drawing	VW-GM BUILDING RENDERINGS	
Plot Date	12/23/20 2:46:15 PM	

FILE PATH: C:\Users\Gauran\Documents\18679 Auto Canada VW_DP - Sheets_Clean.rvt

AUTO CANADA - VW-GM DEALERSHIP

for Developer/Owner

Civic Address: 12150 Golden Ears Way, Pitt Meadows, BC
Legal Address: Lot A except: Firstly; Part Subdivided by Plan IMP45462, Secondly; Part Subdivided by Plan BCP16025, Thirdly; Part Parcel A (Statutory Right of Way Plan BCP24939), Fourthly; Part Parcel B (Statutory Right of Way Plan BCP24939), Fifthly; Part Subdivided by Plan BCP50365 District Lot 223, 224, 246 and 286 Group 1 New Westminster District Plan IMP4786



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CONSULTANT TEAM

OWNER:	Auto Canada
ARCHITECT:	Thinkspace Architecture Planning Interior Design
CIVIL:	McElhanney
MECHANICAL:	Rocky Point Engineering Ltd
ELECTRICAL:	Nemetz (S/A) & Associates LTD.
GEOTECHNICAL:	Geopacific
STRUCTURAL:	Bushbohlman & Partners LLP
LANDSCAPE:	eta Landscape Architecture

ISSUE FOR RE-DP February 22, 2021

DRAWING LIST

L0.1	Notes & Schedules
L0.2	Concept Plan
L1	Public Realm
L2.1	Landscape Soft
L2.2	Landscape Soft
L2.3	Landscape Soft
L2.4	Landscape Soft
L2.5	Landscape Soft
L2.6	Landscape Soft
L2.7	Landscape Soft
L2.8	Landscape Soft
L2.9	Landscape Soft
L2.10	Landscape Soft
L2.11	Irrigated Areas Plan
L3.1	Materials & Hardscaping
L3.2	Materials & Hardscaping
L4	Landscape Details
L5.1	Landscape Sections
L5.2	Landscape Sections
L5.3	Landscape Sections
L5.4	Landscape Sections

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE BC SLA/BCSLA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO
ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE
CURRENT EDITION OF THE BC SLA/BCSLA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER
THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER
THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%
ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA
STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUND COVERS	12"	9"
LAWN-IRRIGATED	6"	5"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED
BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP
DRAWINGS ARE TO BE PREPARED BY AN ABC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT
EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

ONSITE PLANT LIST					
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE
TREES					
Ac	9	Acer circinatum	vine maple	as shown	15' full height
Acm	8	Acer macrophyllum	bigleaf maple	as shown	7cm cal/ B&B
Aq	3	Abies grandis	grand fir	as shown	3.0m ht/ B&B
Cc	3	Cercis canadensis	Eastern redbud	as shown	6cm cal/ B&B
Cd	3	Cedrus deodora	deodar cedar	as shown	6m ht/B&B
For	6	Fraxinus oxycarpa 'Raywood'	Raywood ash	as shown	6cm cal/B&B
Fad-1	10	Fagus sylvatica dawycck gold	Persian Ironwood	as shown	4m ht. B&B
Mas	4	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B
Plp	1	Pinus ponderosa	Ponderosa Pine	as shown	3m ht/B&B
Qr	21	Quercus robur	English oak	as shown	6cm cal/ B&B
Sti	20	Styrax japonica	Japanese snowbell	as shown	6cm/ B&B
Thp	1	Thuja plicata	Western Red Cedar	as shown	3.5m ht/B&B

SHRUBS					
Auu	2801	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	455mm	#1 cont.
Cl	323	Cupressus leylandii	Leyland Cypress	914mm	1.2m ht/ B&B
Cod	318	Cotoneaster dammeri	bearberry cotoneaster	1066.8mm	#2 cont.
Ct	428	Ceanothus thyrsiflorus	California lilac	1219mm	#3 cont.
Cte	297	Cholsva ternata	Mexican mock orange	1217mm	#3 cont.
Dc	348	Deschampsia cespitosa	tufted hair grass	508mm	#2 cont.
Do	49	Daphne odora	Fragrant Daphne	914.4mm	#2 cont.
Elm	2663	Euonymus japonicus 'Microphyllus'	boxleaf euonymous	304.8mm	#5 cont.
Gs	514	Gaultheria shallon	salal	1067mm	#2 cont.
Hp	289	Hebe pinguifolia	hebe	609.6mm	#2 cont.
Hs	21	Hibiscus syriacus	rose of sharon	6096mm	#2 cont.
Lml	867	Liriope muscari 'Love Potion'	emerald goddess lilyturf	254mm	#1 cont.
Nat	506	Nassella tenuissima	Mexican feather grass	355.6mm	#2 cont.
Oj	105	Ophiopogon japonicus	Mondo Grass	457.2mm	#1 cont.
Pah	96	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	457mm	#1 cont.-heavy
Pj	19	Pieris japonica	Japanese Pieris	4572mm	#2 cont.
Pm	141	Polystichum munitum	Sword Fern	914.4mm	#3 cont.
Pq	59	Parthenocissus quinquefolia	Virginia creeper	3048mm	#2 cont/ staked
Pir	50	Parthenocissus tricuspidata	Boston Ivy	2438.4mm	#2 cont.
Rs	22	Ribes sanguineum 'King Edward'	flowering currant	914.4mm	#5 cont.
Vd	430	Viburnum davidii	viburnum	1219mm	#3 cont.
Vo	399	Vaccinium ovatum	evergreen huckleberry	1219mm	#3 cont.

LAWN & GRASSES					
	3,250.09 m2		Costal Revegetation Mix		50-100 lb./arce
					Premier Pacific Seeds Ltd.

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE
TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES
PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

OFFSITE PLANT LIST					
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE
TREES					
Acb	12	Aesculus x carnea briotii	red horse chestnut	as shown	2.5m ht/ B&B
SHRUBS					
Ct	7	Ceanothus thyrsiflorus	California lilac	1219mm	#5 cont.
Nat	147	Nassella tenuissima	Mexican feather grass	355.6mm	#2 cont.
Vd	22	Viburnum davidii	viburnum	1219mm	#3 cont.
	0			0mm	

LAWN & GRASSES					
	7,764.03 m2		Costal Revegetation Mix		50-100 lb./arce
					Premier Pacific Seeds Ltd.

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED'
LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE
PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

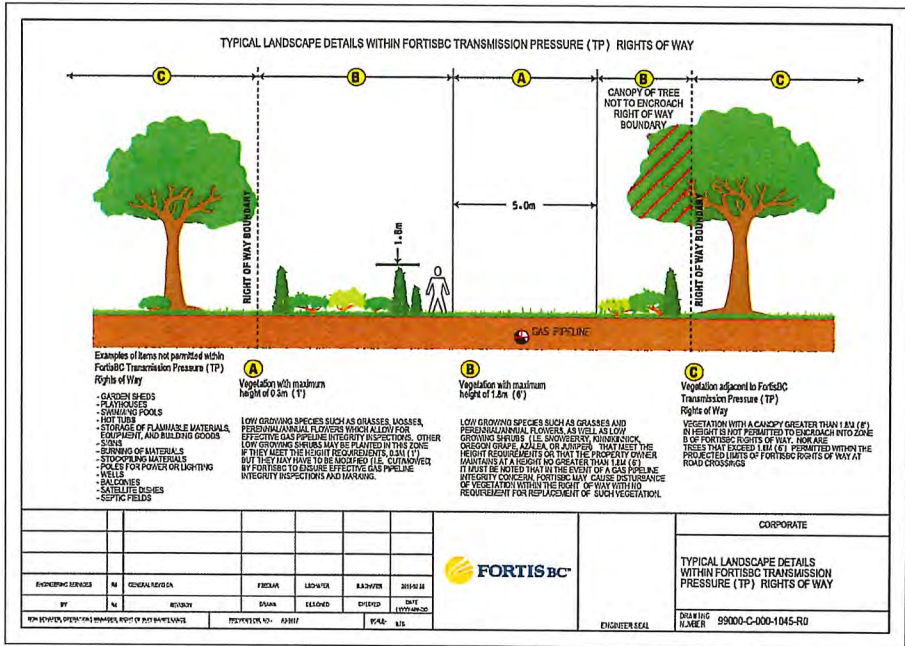
SITE FURNISHINGS						
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR
1	PICNIC TABLE	1.2 x 1.2 x .9		Sanderson		
2	LITTER CONTAINER	25" x 25" x 35"	Pitch Litter Recp.	Landscapeforms	35 Collection (side open)	Titanium
3	BIKE RACK	14" x 36" x 31"	Loop Bike Rack	Landscapeforms	35 Collection	Titanium
MATERIALS						
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR
H1	VEHICULAR PAVERS	Varies	Venetian Cobble	Abbotsford Concrete	50/50 Blend of La Jolla + Sandalwood	
H2	CIP PAVING					
H3	CONCRETE BAND					
S1	STRUCTURAL SOIL					
P1	PAVERS	2' x 2'	Texada	Abbotsford Concrete		natural
P2	BASALT SAWN COLUMNS	varies from 8" - 8'	Salish sawn columns	Northwest Landscape Supply		natural

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE
QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

Revision	No.	Date	Revision Notes
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Issue	No.	Date	Issue Notes
A	2018-10-10		Issue for DP
B	2018-11-14		Issue for Coordination
C	2018-11-28		Issue for Coordination
D	2018-11-30		Issue for Building Permit
E	2019-01-09		Issue for Coordination
F	2019-01-11		Issue for RE-DP
G	2019-02-28		Issued for 90% Review
H	2019-03-15		Issued for Tender
I	2019-04-01		Issue for RE-ADP
J	2019-06-13		Issue for BID
K	2020-07-31		Issue for Tender
L	2021-02-22		Issue for RE-DP

Professional Seal



[illegible]

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-20	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-03	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-DP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-02	Issue for RE-DP

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Project

AutoCanada GM

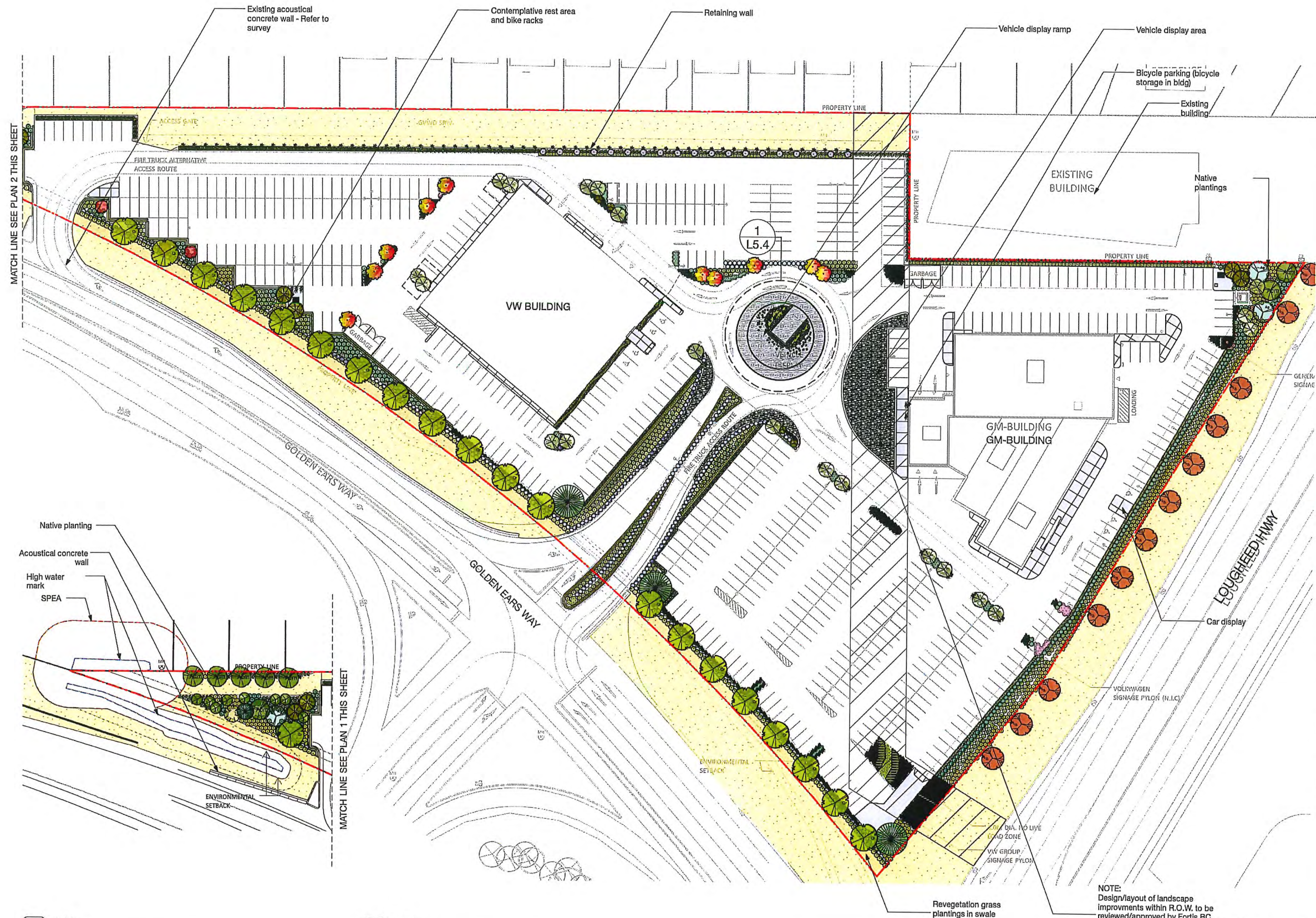
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title

Concept Plan

Legal

Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	Sheet Scale
Reviewed By	Training No.
Reviewed By	L0.2
2018/08/15	— of —
	21

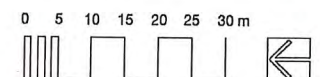


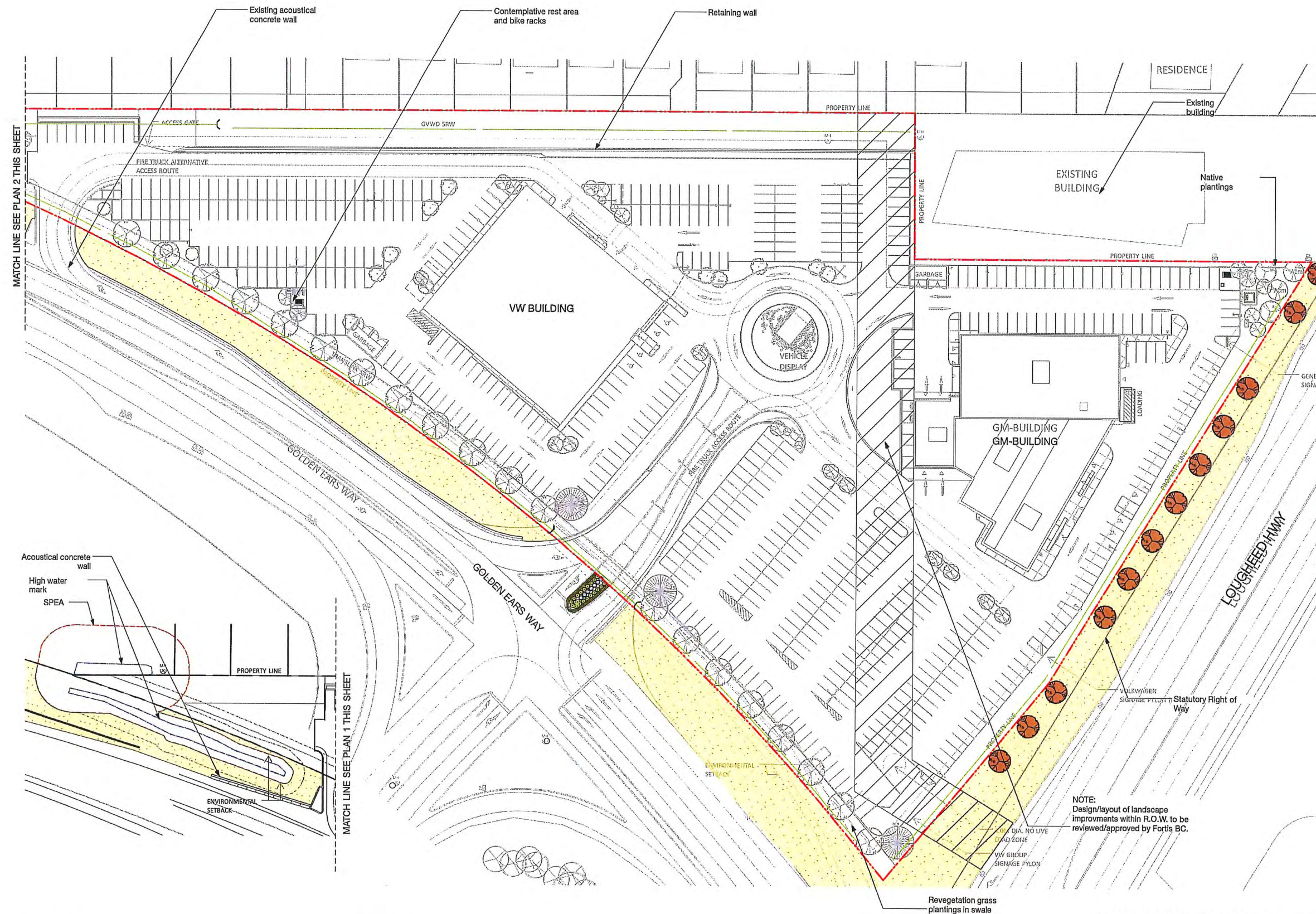
2 PLAN
Scale: 1:500

1 PLAN
Scale: 1:500

NOTE:
Design/layout of landscape
improvements within R.O.W. to be
reviewed/approved by Fortis BC.

NOTE: Metro Van SRW access subject to Metro Van approvals





Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
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J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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Project

AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

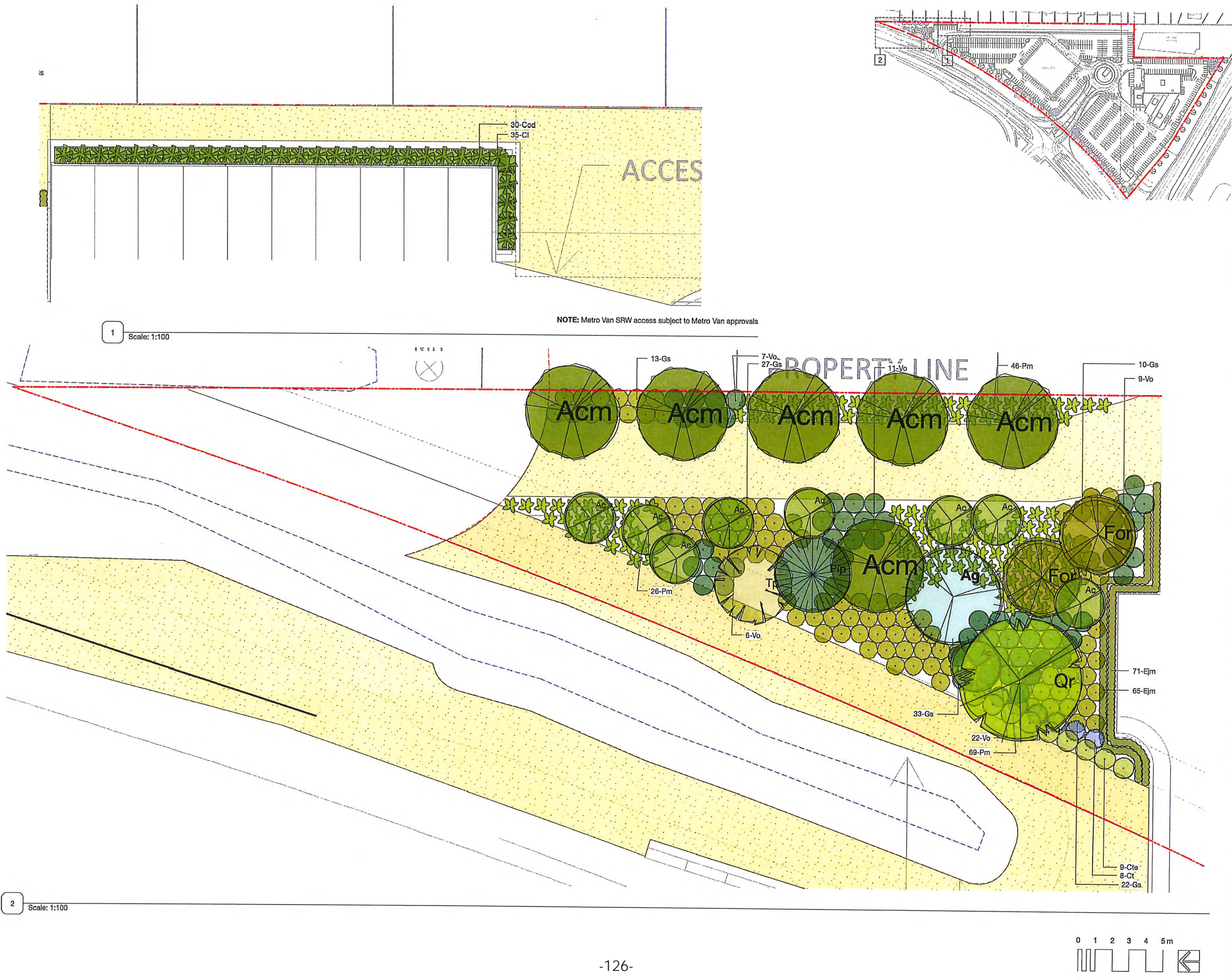
Drawing Title

Public Realm

Legal

Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale Sheet Scale
Reviewed By Reviewed By	Erpang He.
Date 2018/08/15	<div style="text-align: center;"> L1 <hr style="width: 100px; margin: 0 auto;"/> of <hr style="width: 100px; margin: 0 auto;"/> 21 </div>

Plot Date:
21-2-22
21818 AutoCanada GM v2020.vwx



Revision No.	Date	Revision Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-09	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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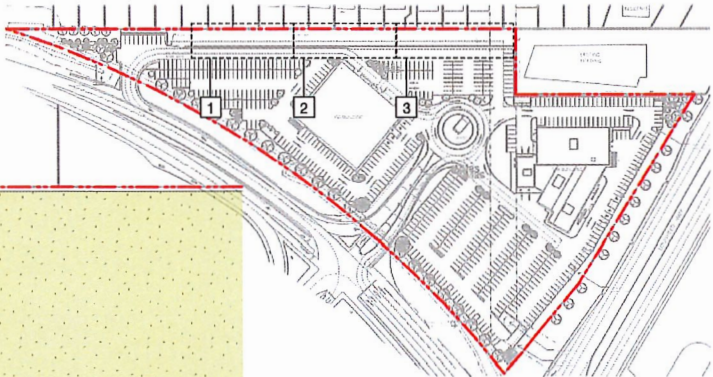
Project
AutoCanada GM
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

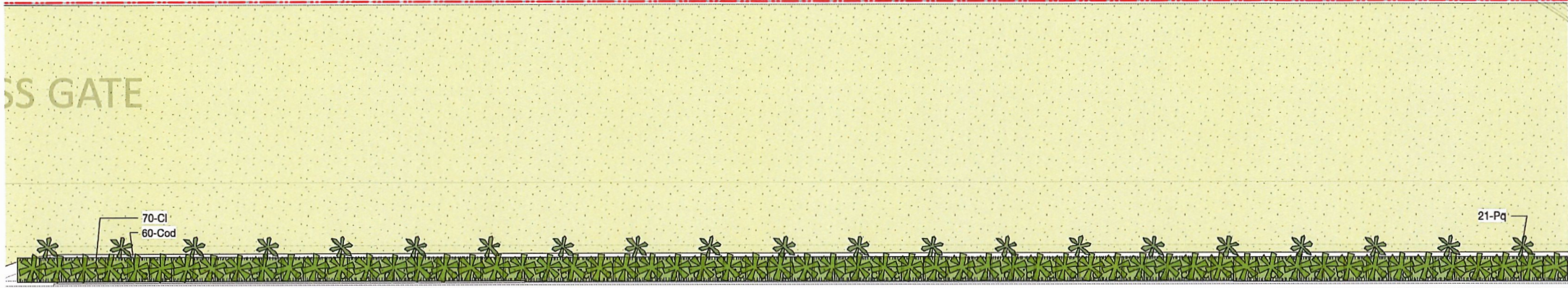
Legal

Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale as noted
Reviewed By Reviewed By	Drawing ID L2.1
Date 2018/09/15	Page 21

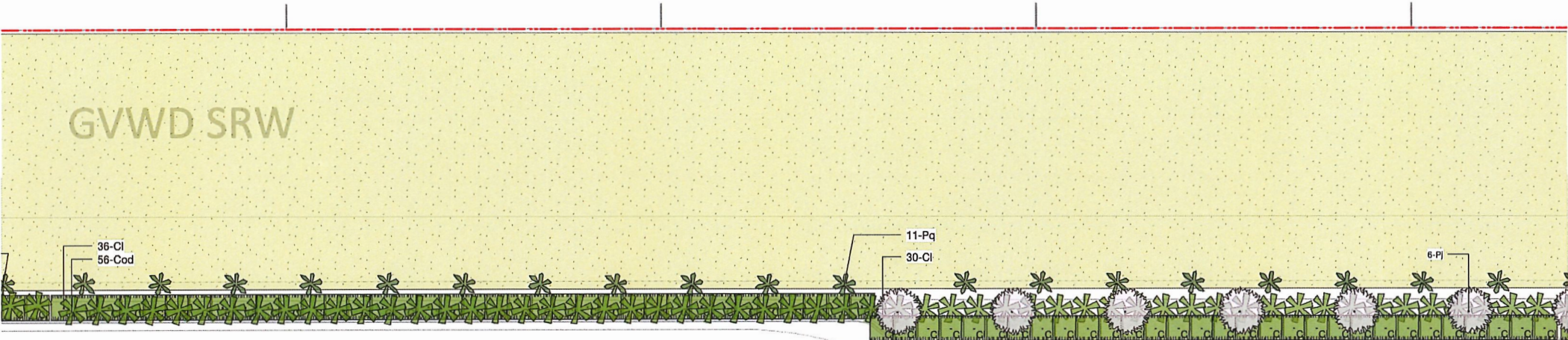
Plot Date:
21-2-22
21818 AutoCanada GM v2020.vwx



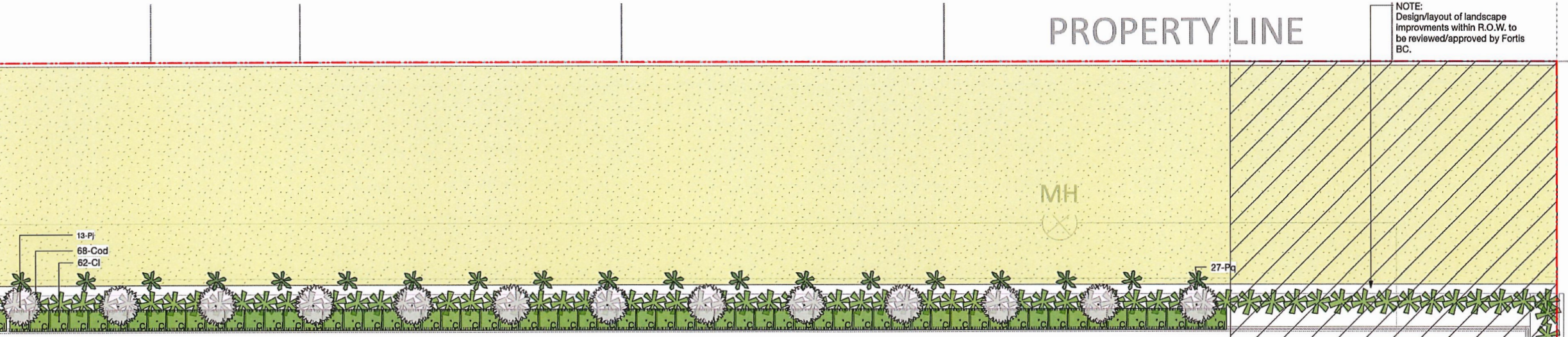
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No.	Date	Revision Notes
Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-28	Issue for Building Permit
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-01	Issue for Tender
L	2021-02-22	Issue for RE-DP



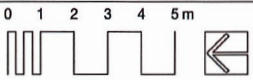
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2 Scale: 1:100



3 Scale: 1:100



NOTE: Metro Van SRW access subject to Metro Van approvals

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Project
AutoCanada GM

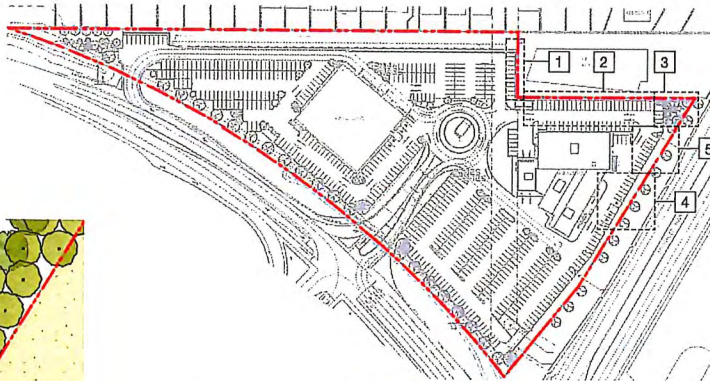
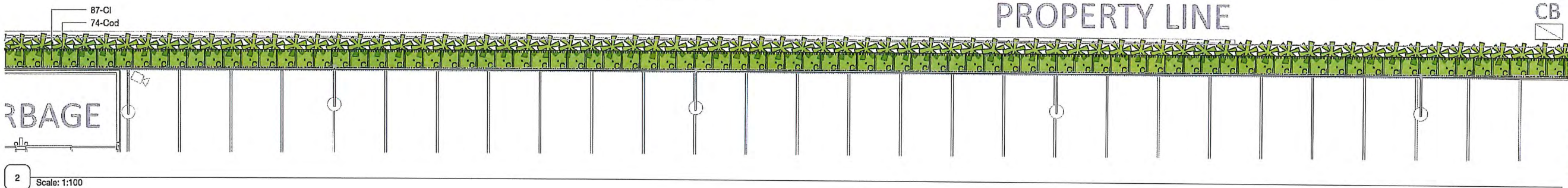
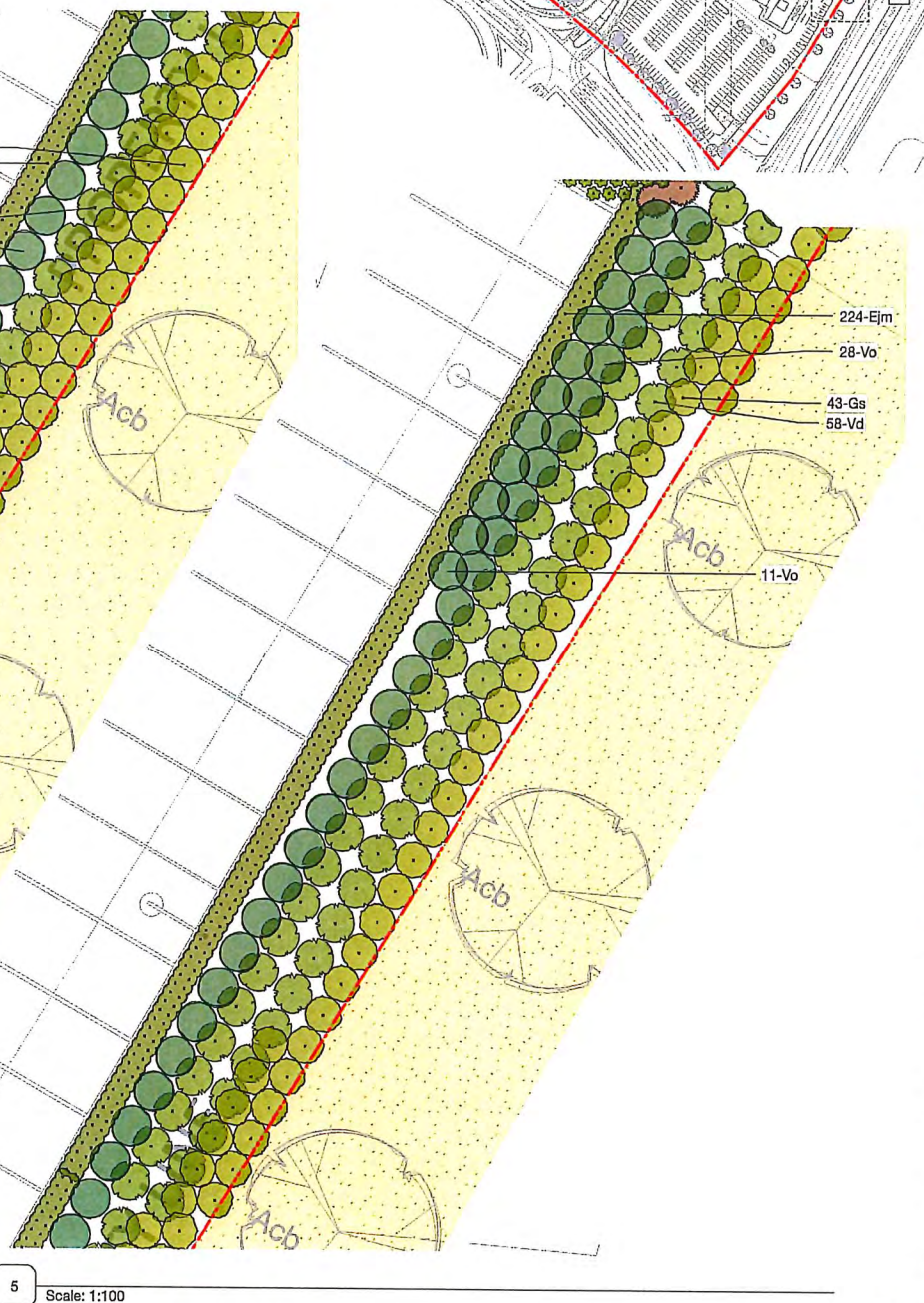
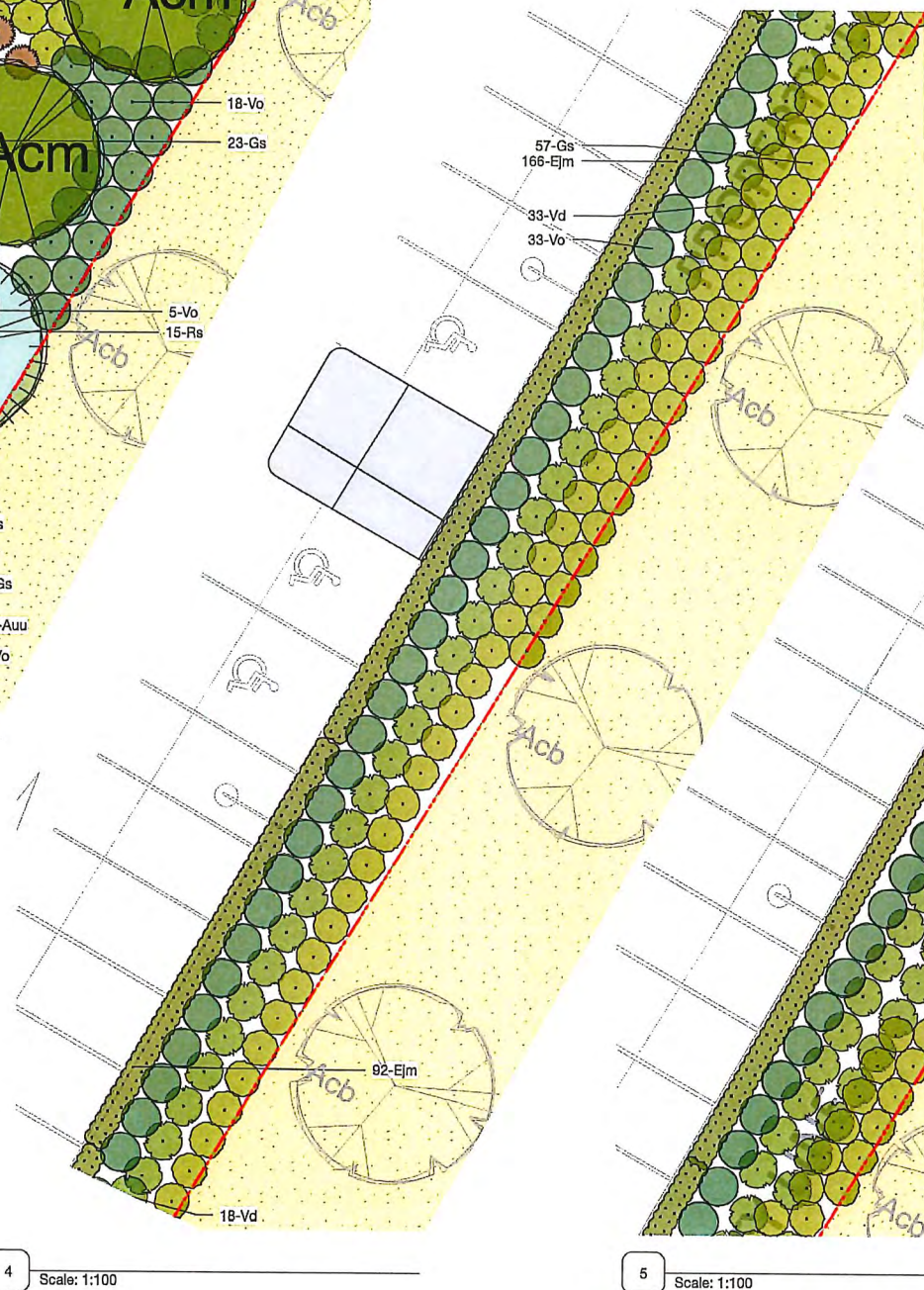
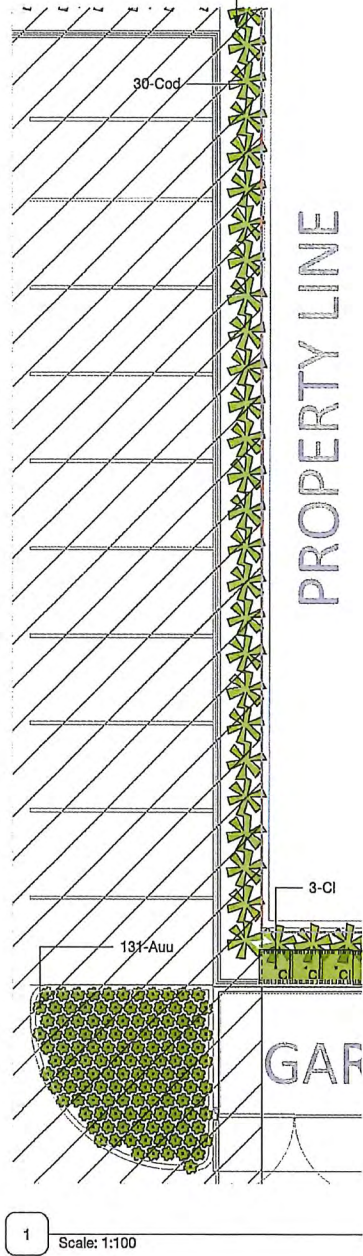
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

Legal

Project Manager SS	Project ID 21818
Drawn By as noted	Scale as noted
Reviewed By 2018/08/15	Drawing No. L2.2 21
Plot Date: 21-2-22 21818 AutoCanada GM v2020.vrx	

NOTE:
Design/layout of landscape
improvements within R.O.W. to be
reviewed/approved by Fortis BC.



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Construction
C	2018-11-28	Issue for Construction
D	2018-11-30	Issue for Building Permit
E	2019-01-08	Issue for Construction
F	2019-01-11	Issue for RE-OP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-01	Issue for Tender
L	2021-02-22	Issue for RE-OP

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Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

Project Manager SS	Project ID 21818
Drawn By AS	Scale AS NOTED
Reviewed By 2018/08/15	Drawing No. L2.3
Plot Date 21-2-22	Sheet 21
21818 AutoCanada GM v22020.mxd	

Issue No.	Date	Issue Note
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for RE-DP
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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Project

AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

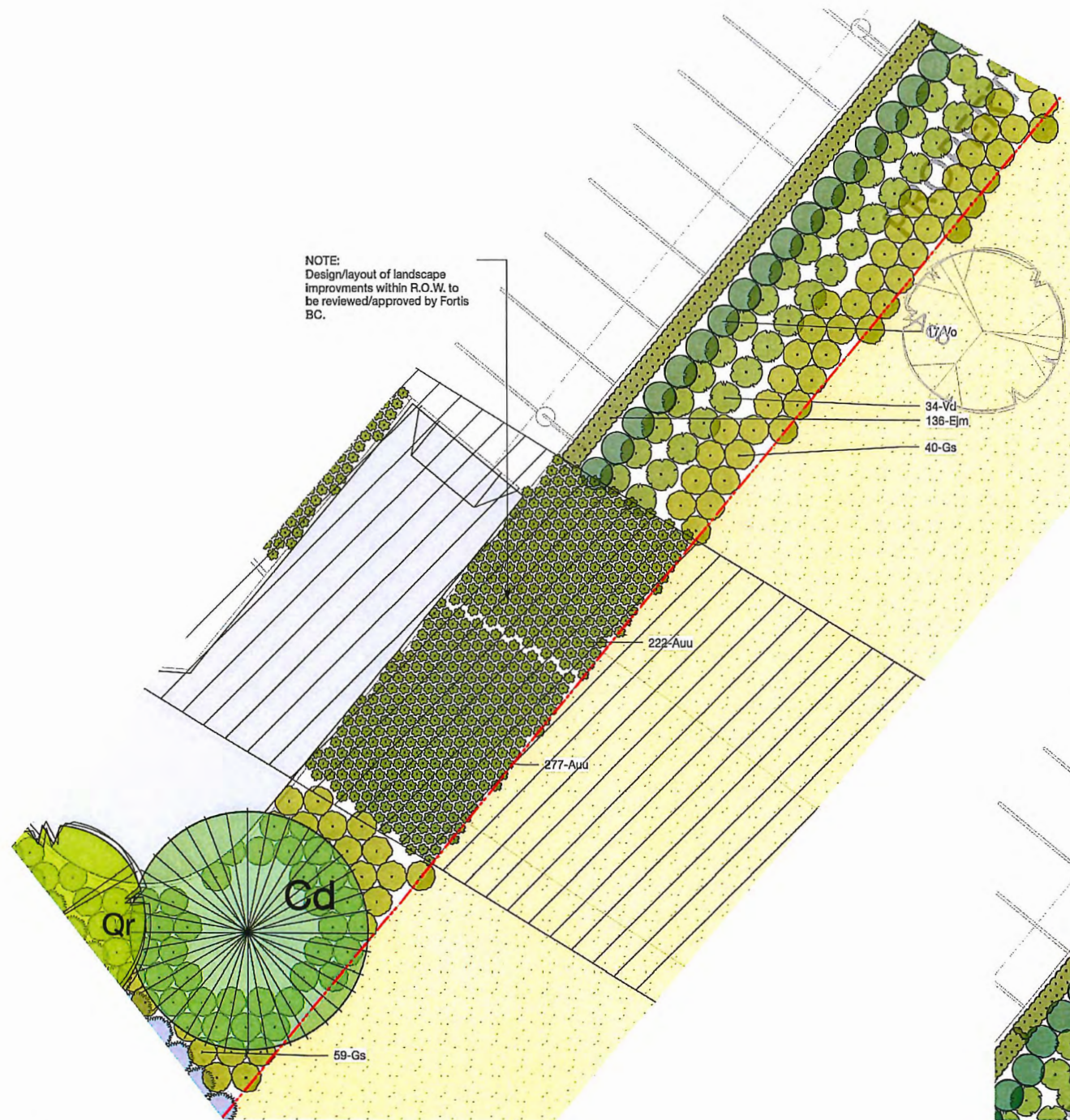
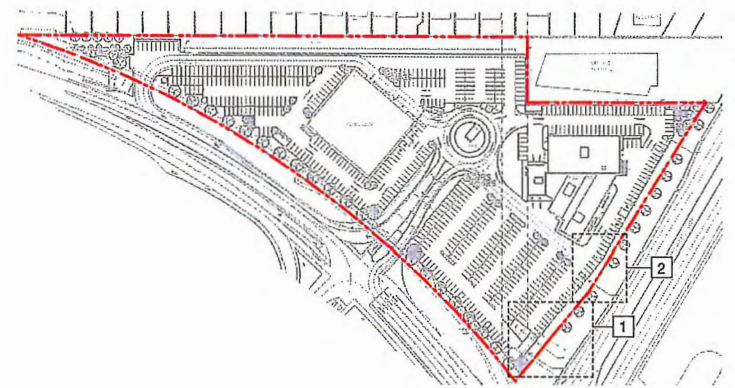
Drawing Title

Landscape Soft

Legal

Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Lee	
2018/08/15	

Plot Date:
21-2-22
21B1B AutoCanada GMI v2020.wmx



NOTE:
Design/layout of landscape
improvements within R.O.W. to
be reviewed/approved by Fortis
BC.

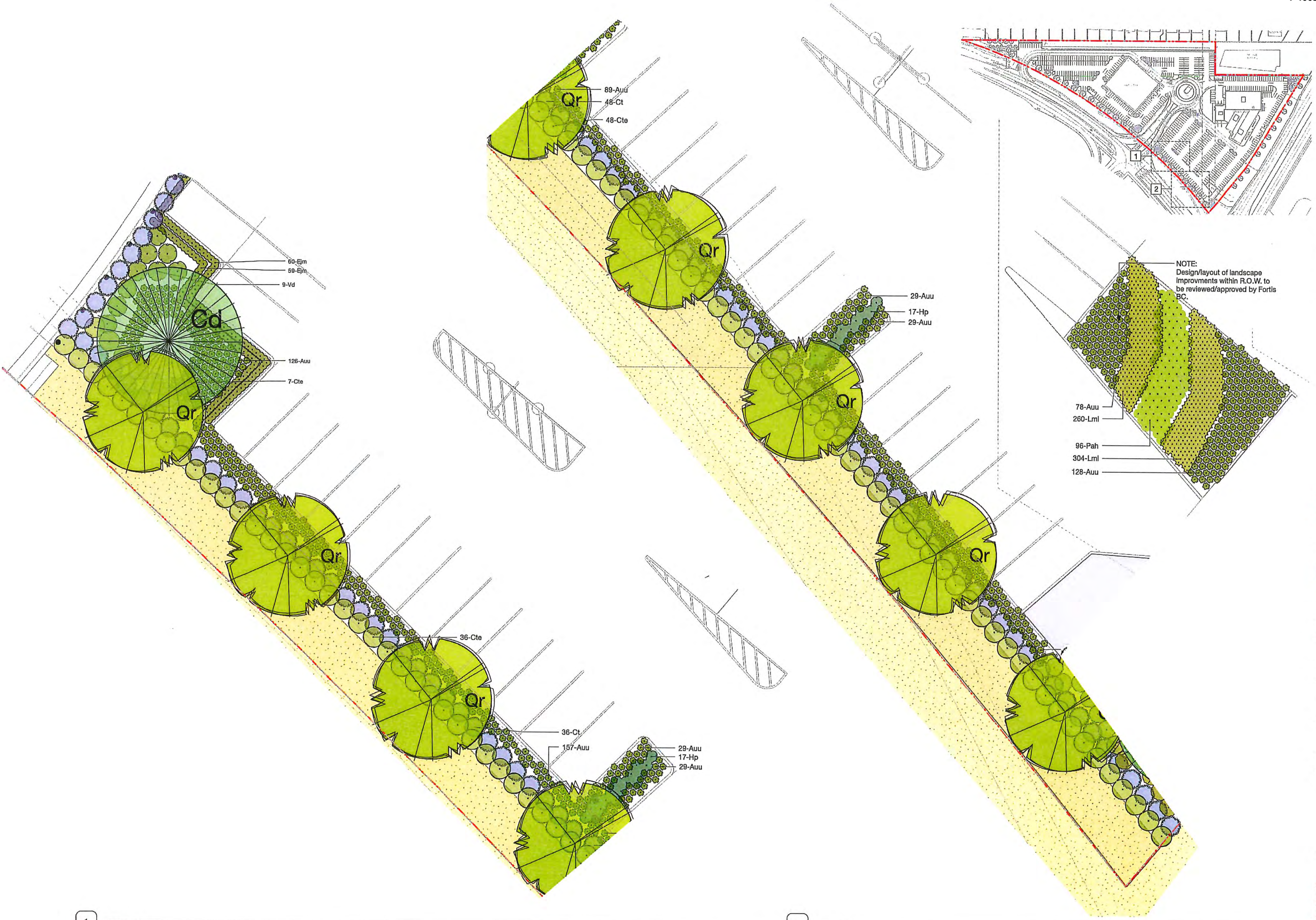
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2 Scale: 1:100

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Revision No.	Date	Revision Notes
1	2019-02-05	3 plant beds removed, to be replaced with plant

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permits
E	2019-01-08	Issue for Coordination
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H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-01	Issue for Tender
L	2021-02-22	Issue for RE-DP

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AutoCanada GM

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Pitt Meadows, BC

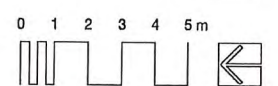
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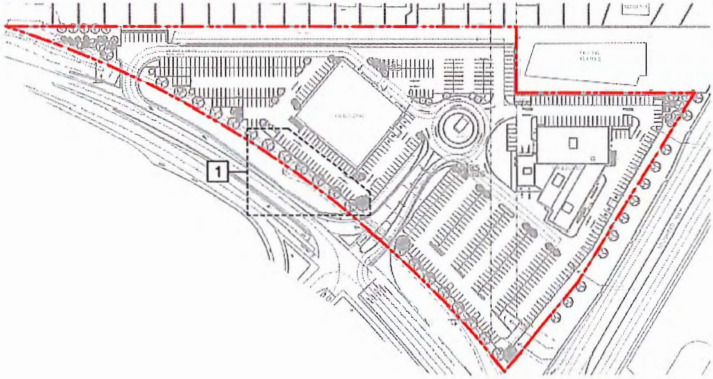
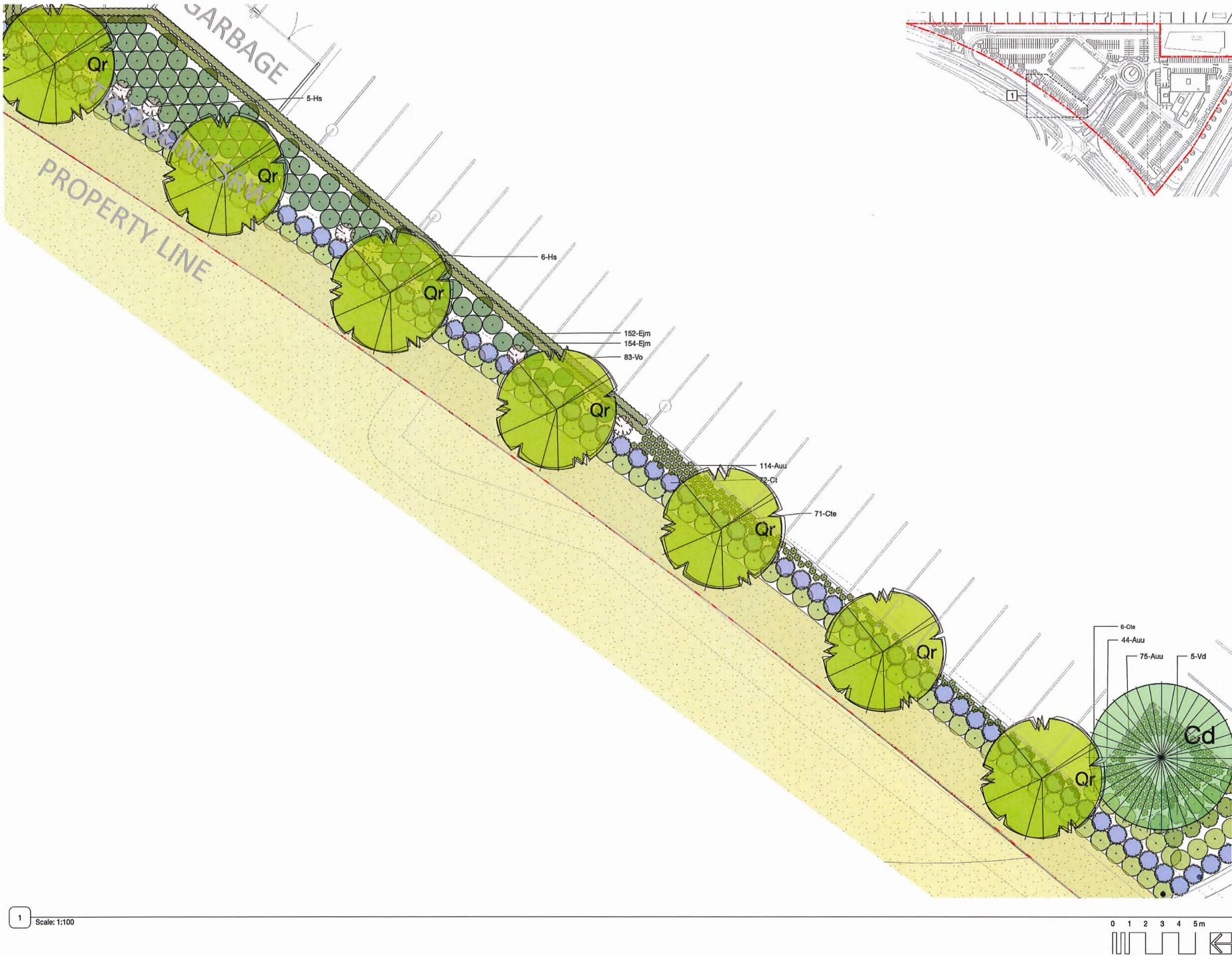
Logos

Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale Sheet Scale
Reviewed By 2018/08/15	Drawing No. L2.5 21
Plot Date: 21-2-22 21818 AutoCanada GM v02020.vwx	

1 Scale: 1:100

2 Scale: 1:100





Revision		
No.	Date	Revision Notes
Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-DP
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H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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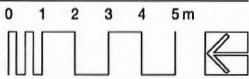
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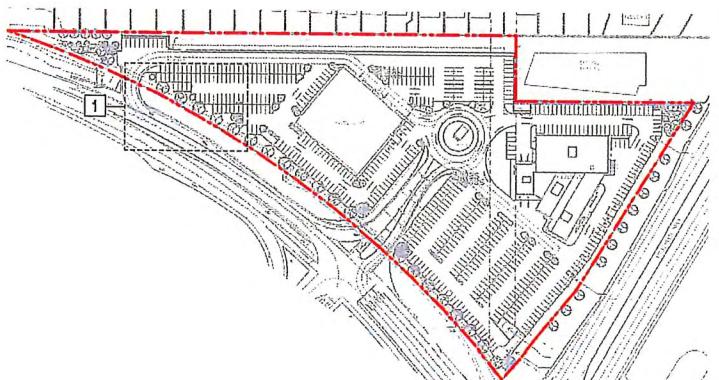
Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

Legal	
Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	Sheet Scale
Reviewed By	Drawing No.
2018/08/15	L2.6
	21
Plot Date:	
21-8-22	
21818 AutoCanada GM v2020.vwx	





Revision		
No.	Date	Revision Notes
Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-03-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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Project
AutoCanada GM
12150 Golden Ears Way
Pitt Meadows, BC

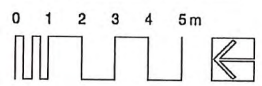
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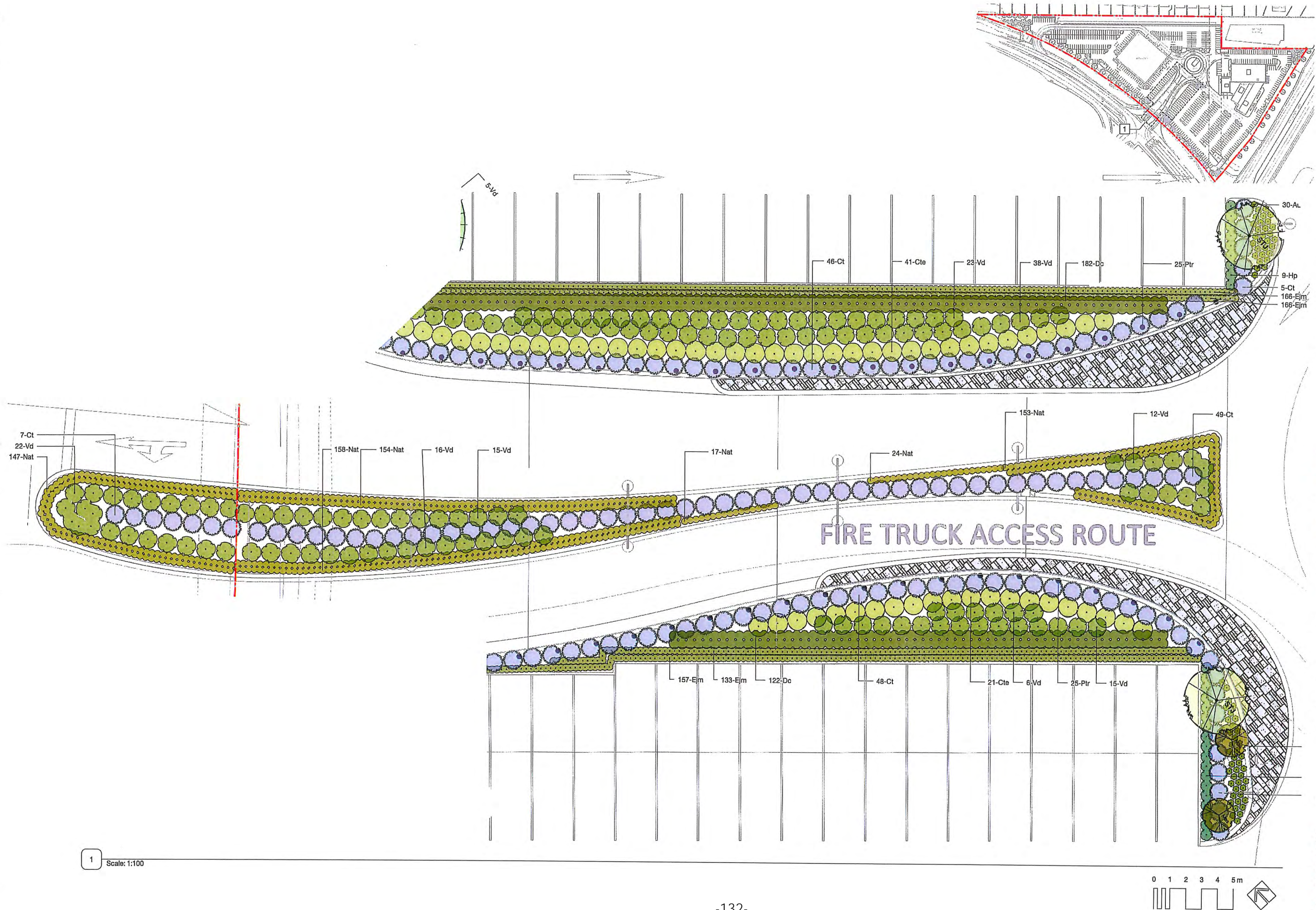
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Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	as shown
Reviewed By	Drawing No.
2018/08/15	L2.7
21	

Plot Date:
21-2-22
21818 AutoCanada GM v2020.vwx

1 Scale: 1:100





Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-09	Issue for Coordination
F	2019-01-11	Issue for RE-DP
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I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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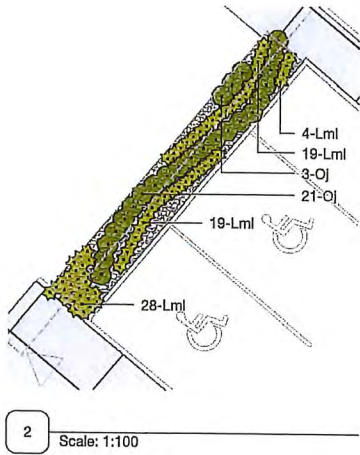
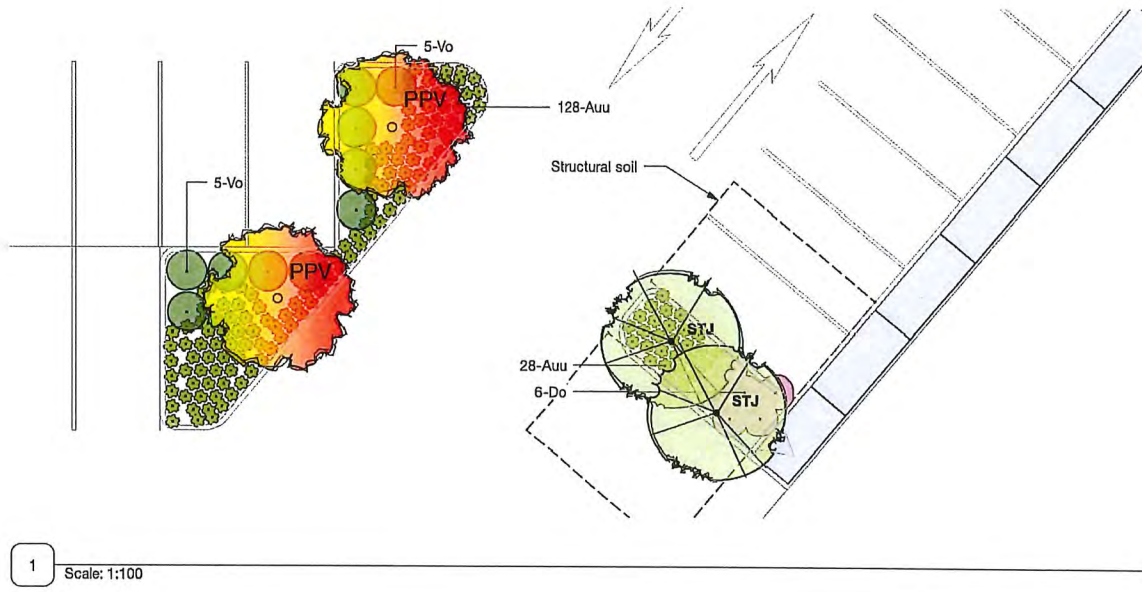
Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

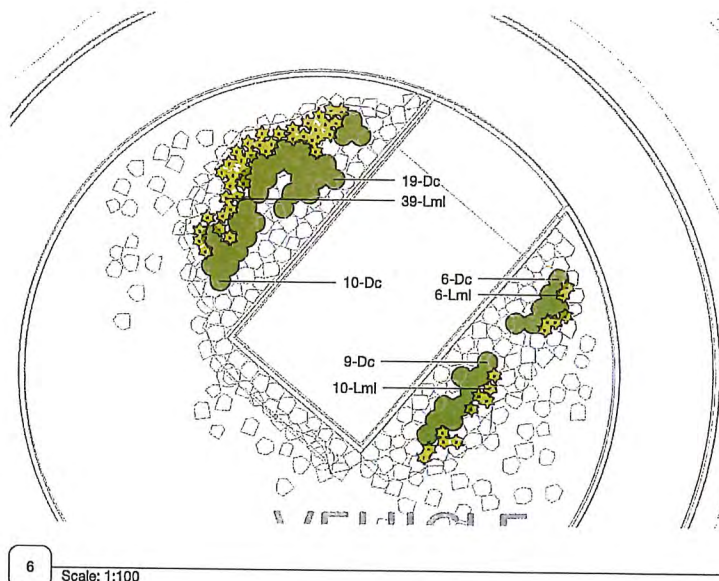
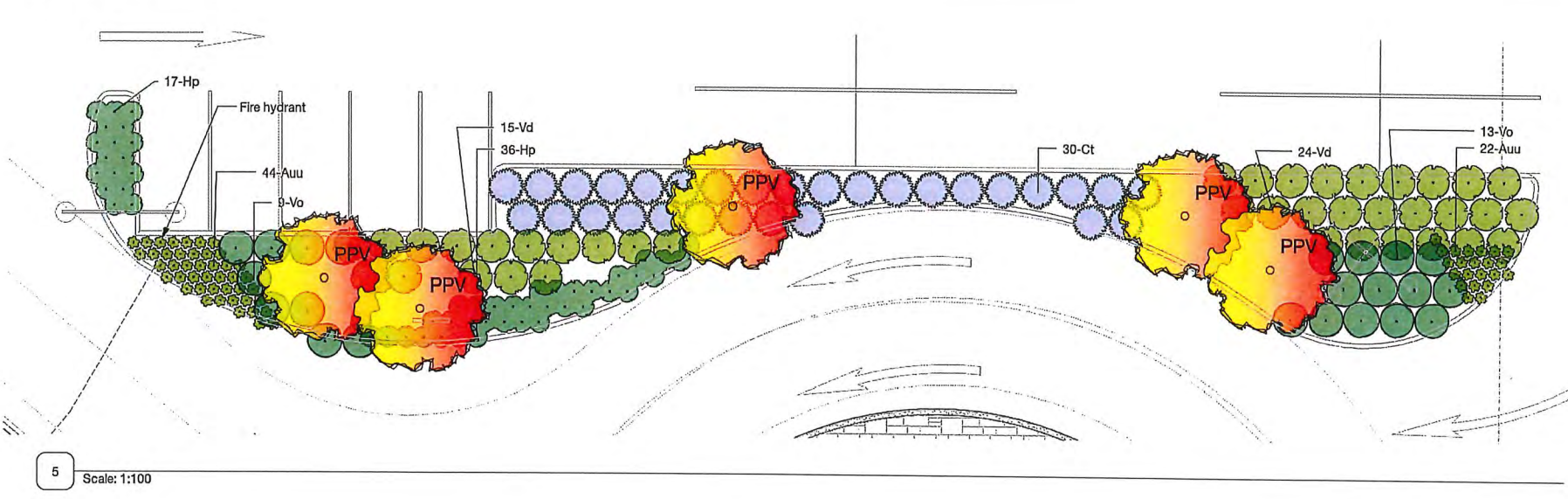
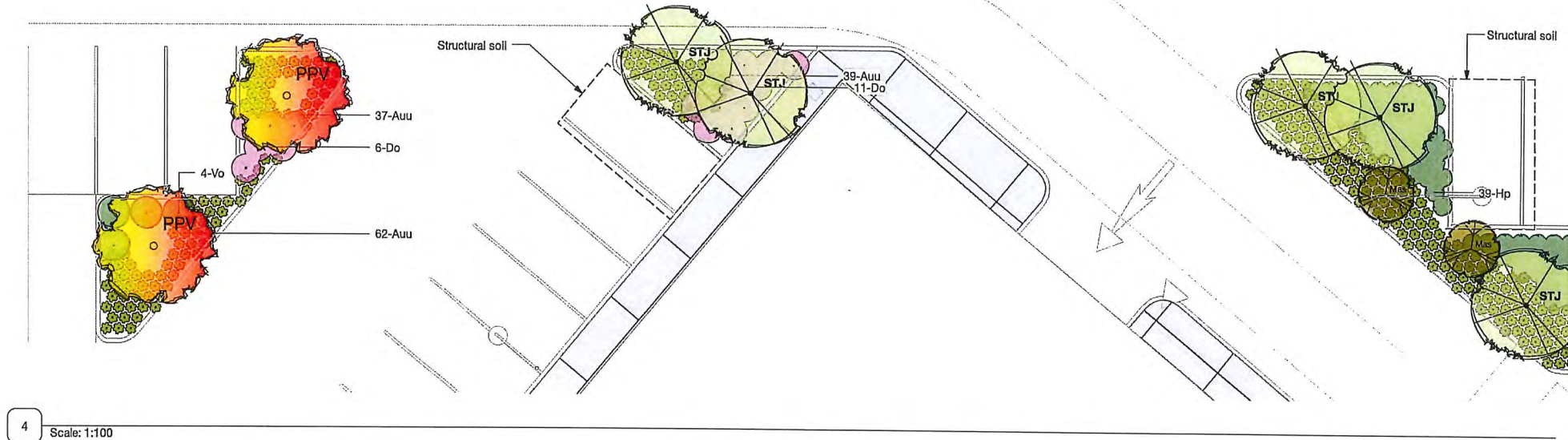
Legal

Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale AS NOTED
Reviewed By Reviewed By	Drawing No. L2.8
2019/08/15	21
Plot Date: 21-8-22 21818 AutoCanada GM 10220.vwx	



Revision		
No.	Date	Revision Notes
1	2019-02-05	Planting removed to accommodate fire hydrant

Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permits
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-DP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP



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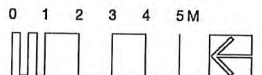
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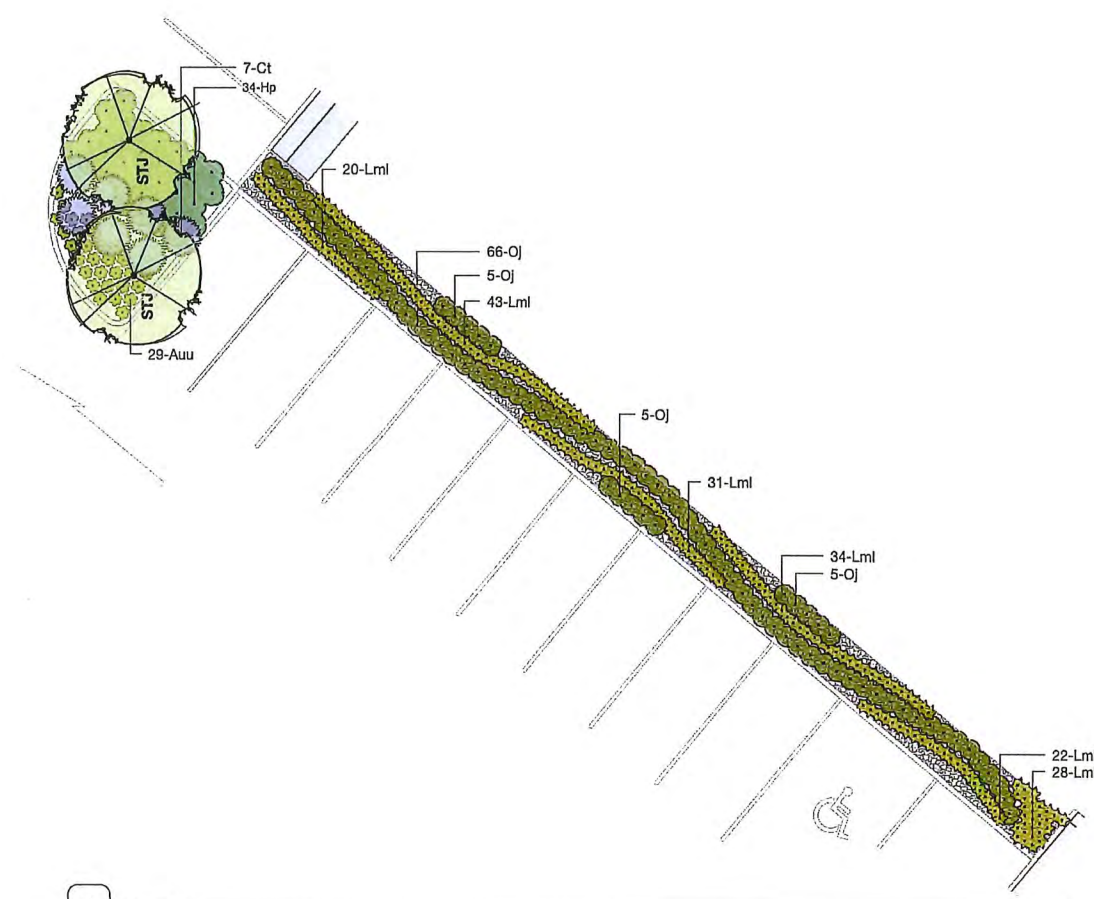
Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

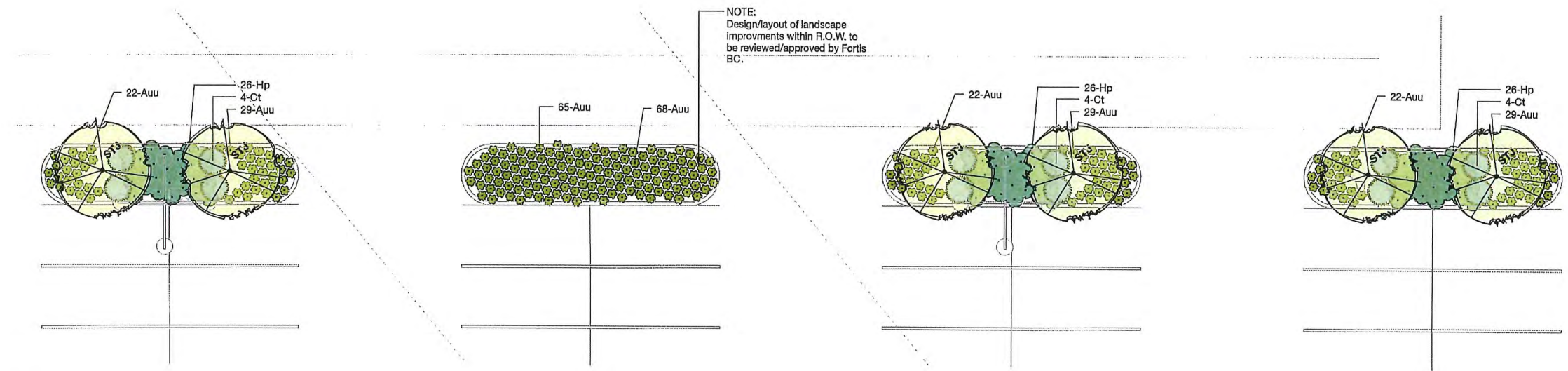
Drawing Title
Landscape Soft

Legal	
Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale as noted
Reviewed By Reviewed By	Drawing No. L2.9
Date 2018/08/15	Sheet 21
Plot Date: 21-2-22 21818 AutoCanada GM V2020.vmx	



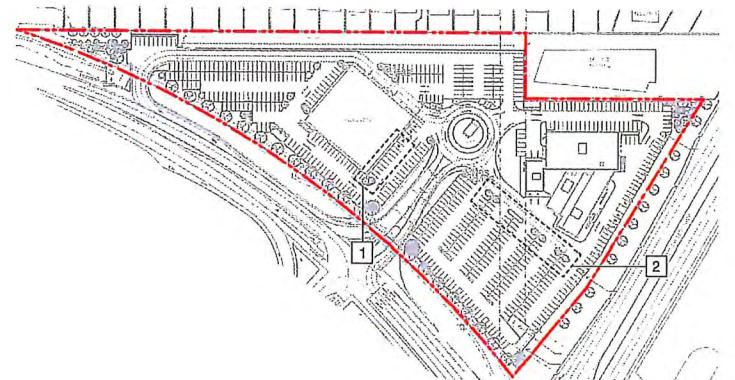


1 Scale: 1:100



2 Scale: 1:100

NOTE:
Design/layout of landscape
improvements within R.O.W. to
be reviewed/approved by Fortis
BC.



Revision No.	Date	Revision Notes
1	2019-02-05	Planting removed to accommodate fire hydrant

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-09	Issue for Coordination
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K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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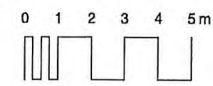
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Project
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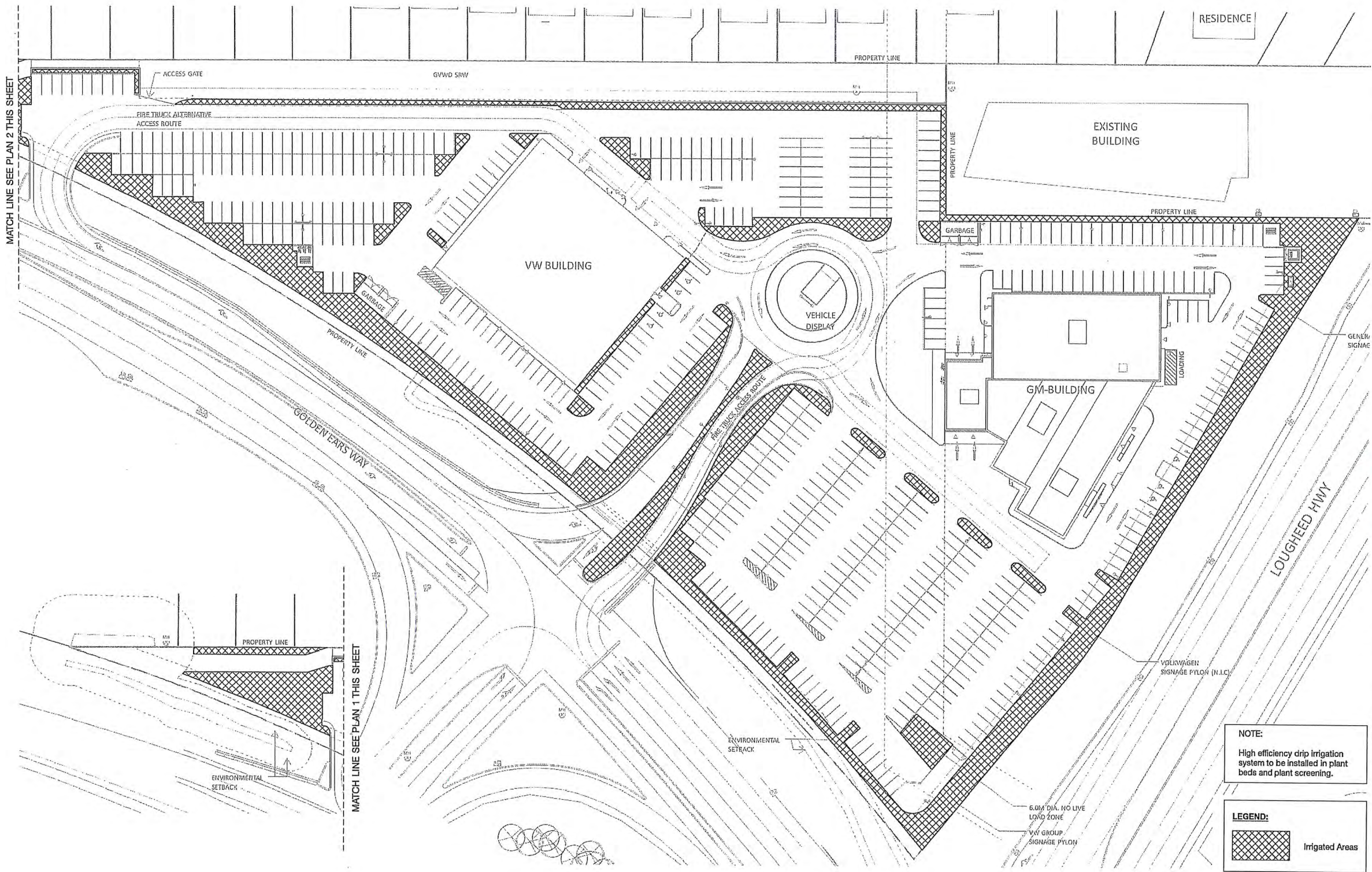
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Soft

Project Manager SS	Project ID 21818
Drawn By SS	Scale as noted
Reviewed By 2018/08/15	Reviewed By L2.10
Legal	21



Revision No.	Date	Revision Notes
1	2019-03-15	Irrigation Plan added



Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2018-01-08	Issue for Coordination
F	2018-01-11	Issue for RE-DP
G	2018-02-28	Issued for 20% Review
H	2018-03-15	Issued for Tender
I	2018-04-01	Issue for RE-ADP
J	2018-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-DP

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Project
AutoCanada GM

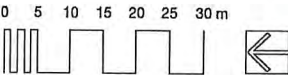
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Irrigated Areas Plan

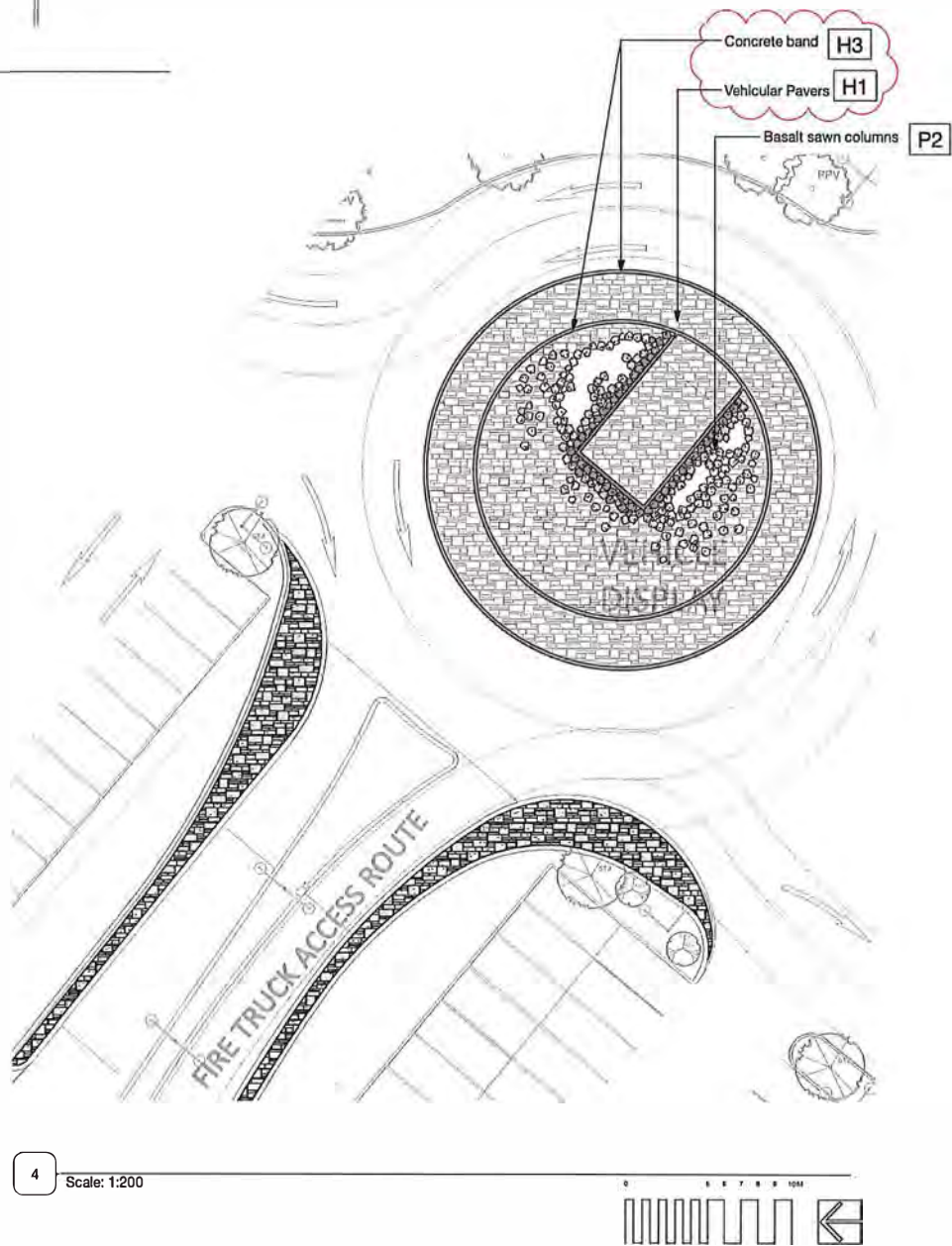
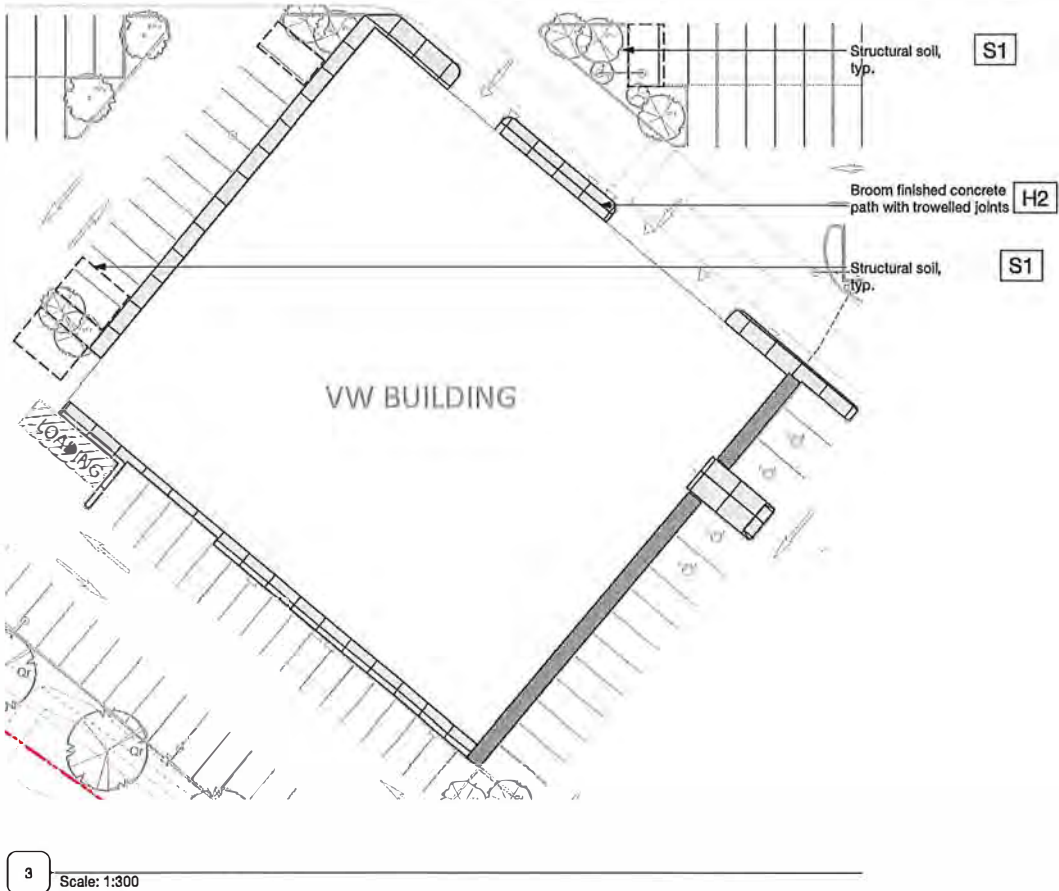
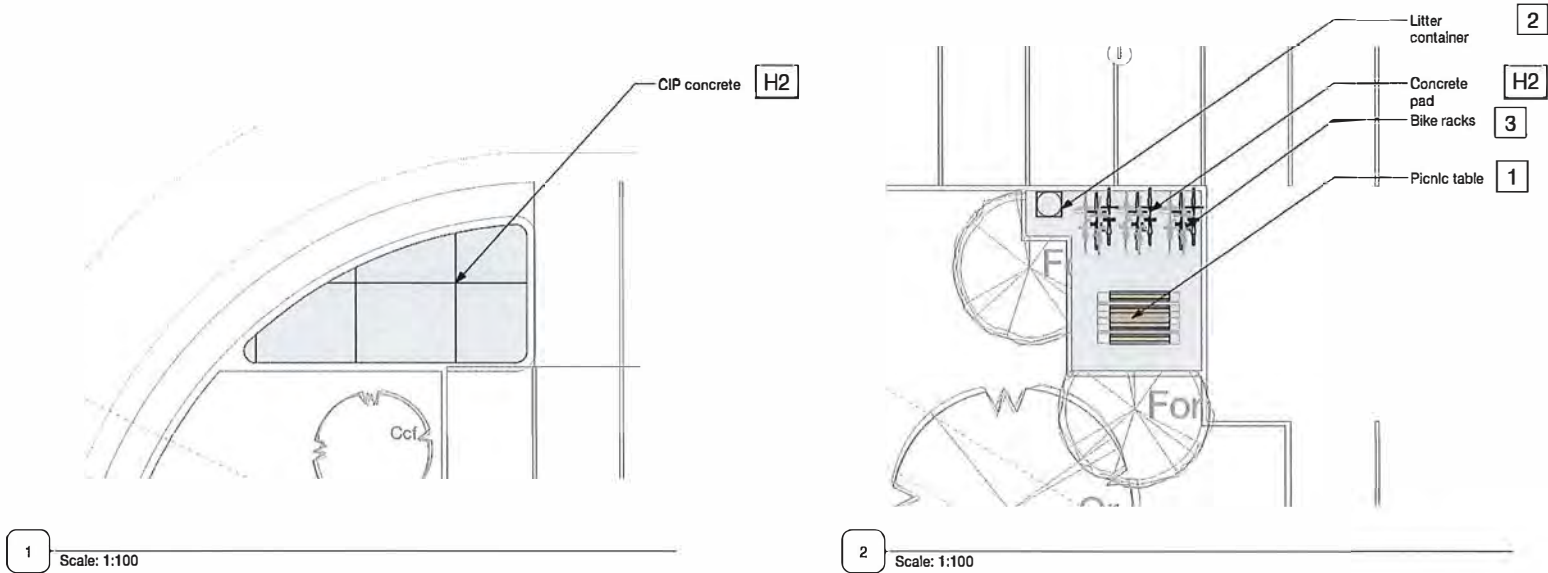
Legal

NOTE: Metro Van SRW access subject to Metro Van approvals

2 PLAN Scale: 1:500
1 PLAN Scale: 1:500



Project Manager SS	Project ID 21818
Drawn By Drawn By	Scale Sheet Scale
Reviewed By Lars	Drawing No. L2.11
2018/08/15	21
Plot Date: 21-2-22 21818 AutoCanada GM v2020.vwx	



Revision		
No.	Date	Revision Notes
1	2020-08-10	RFI #1

Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
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G	2019-02-08	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-OP

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Project
AutoCanada GM

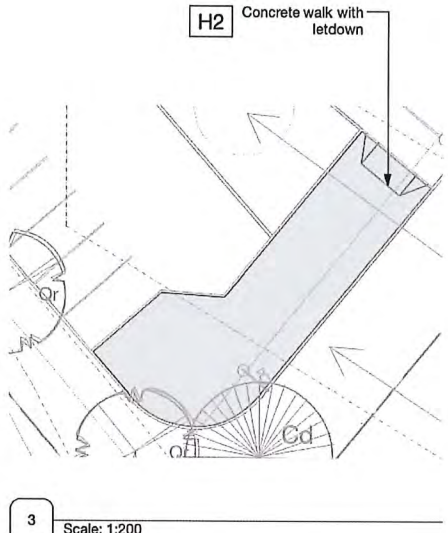
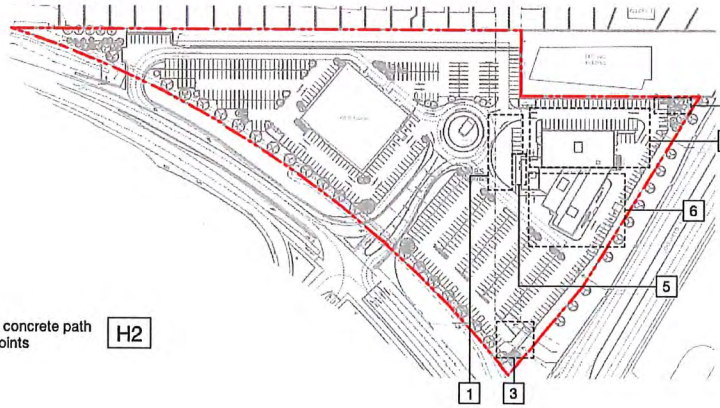
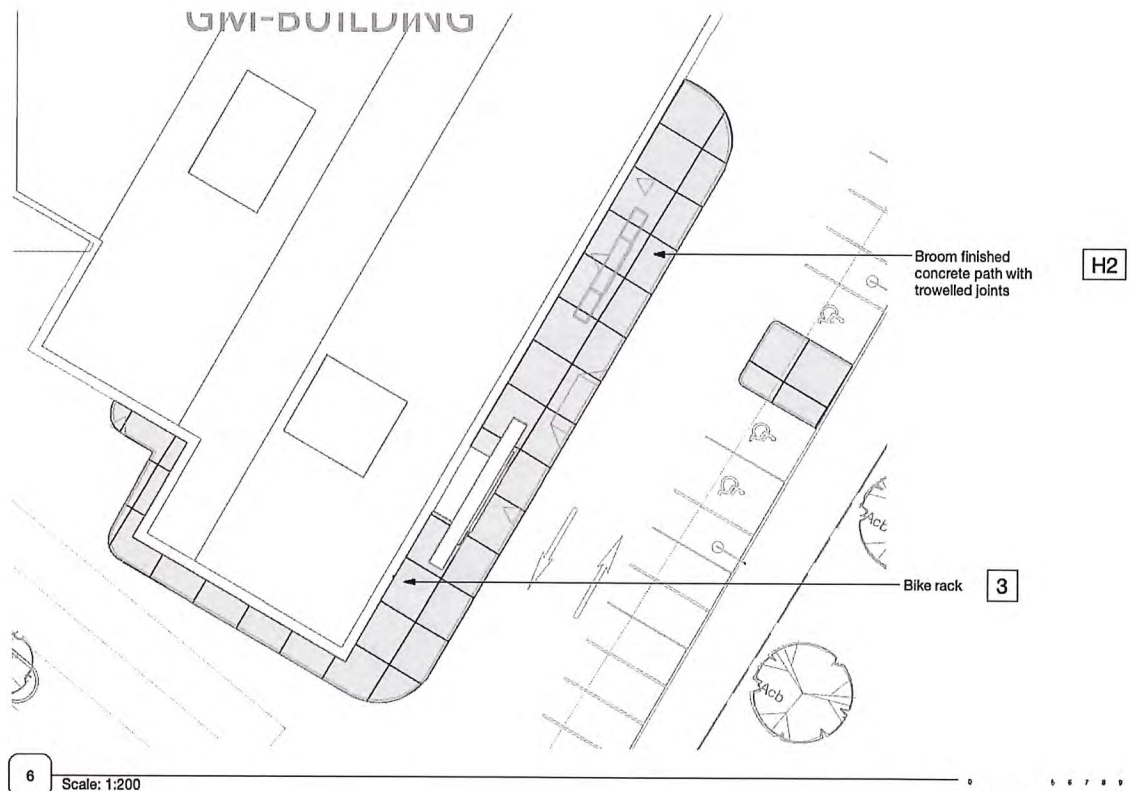
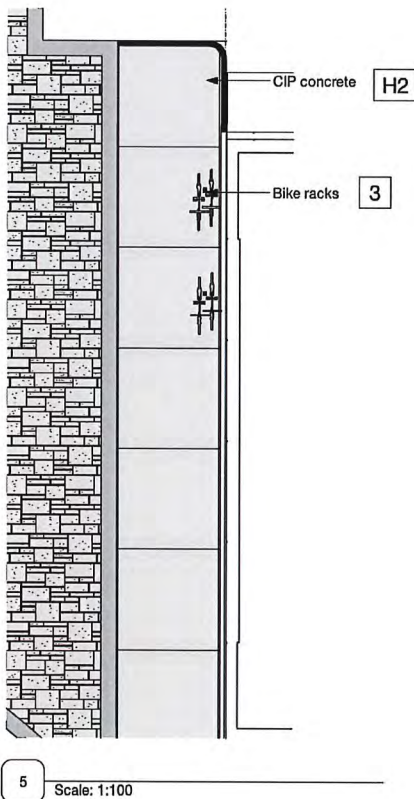
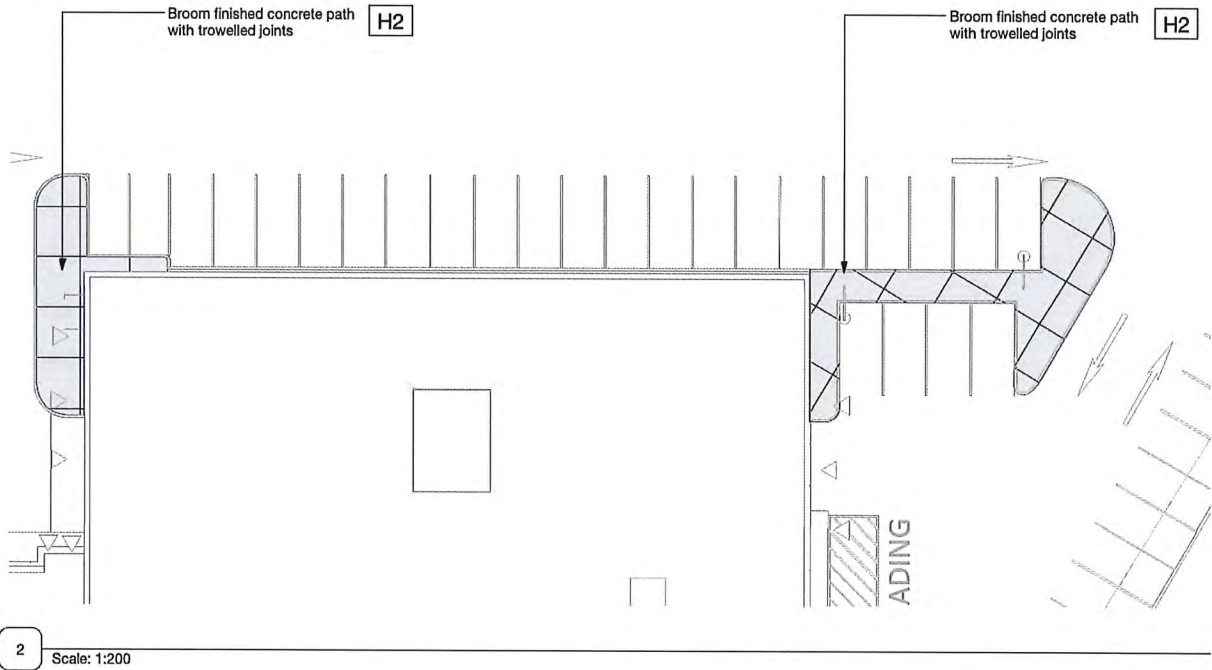
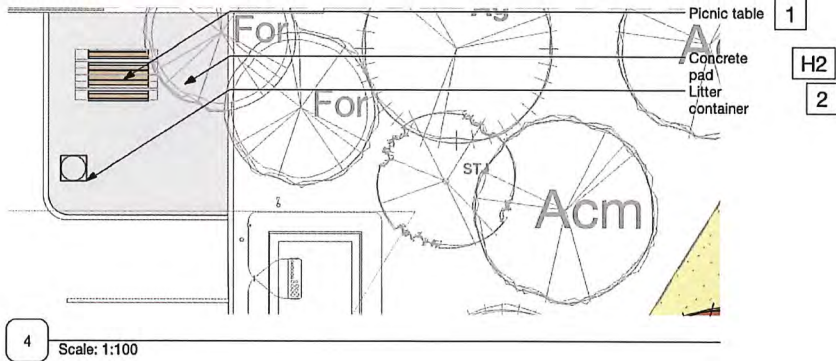
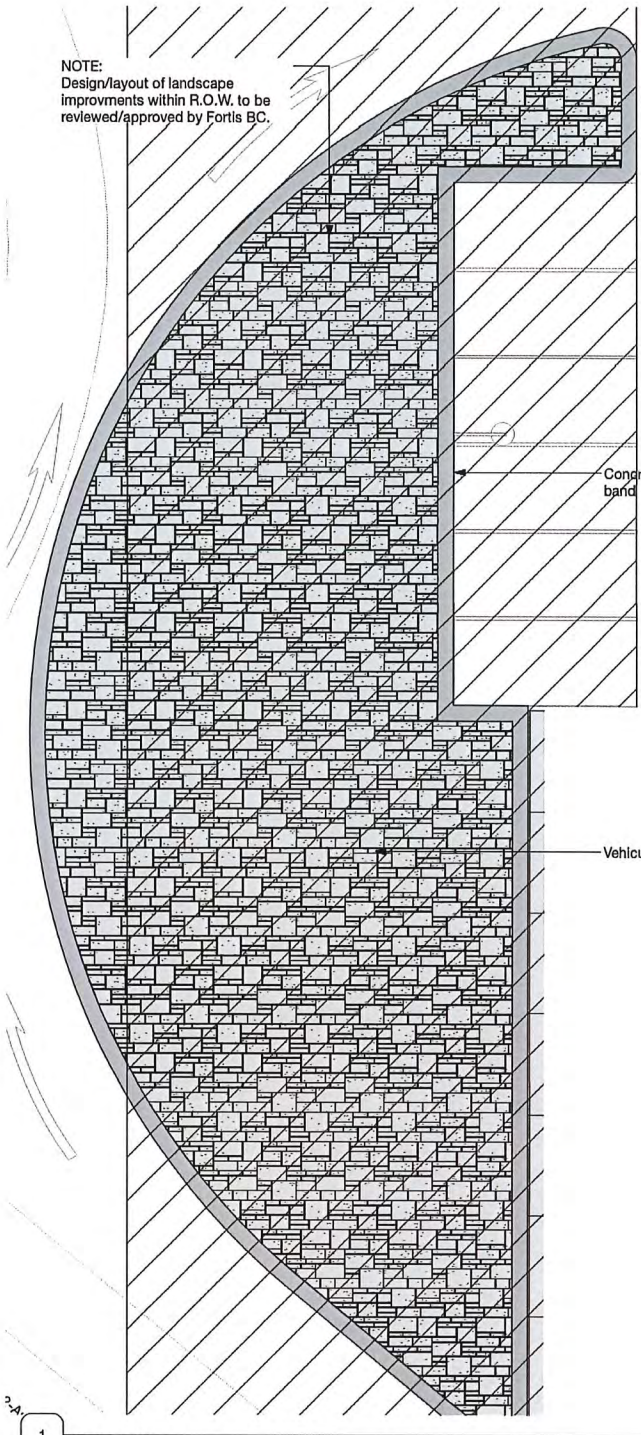
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Materials & Hardscaping

Legal

Project Manager SS	Project ID 21818
Drawn By as noted	Scale as noted
Reviewed By L3.1	Sheet No. 21

Plot Date:
21-2-22
21818 AutoCanada GM v2020.vmx



Revision No.	Date	Revision Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
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L	2021-02-22	Issue for RE-DP

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Project
AutoCanada GM

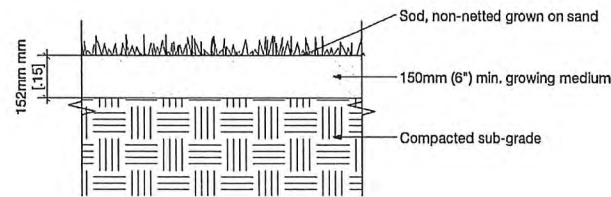
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Materials & Hardscaping

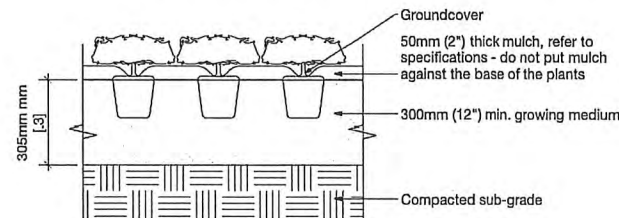
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Project Manager SS	Project ID 2181B
Drawn By as noted	Issue 21
Reviewed By 2018/08/15	Reviewed By L3.2

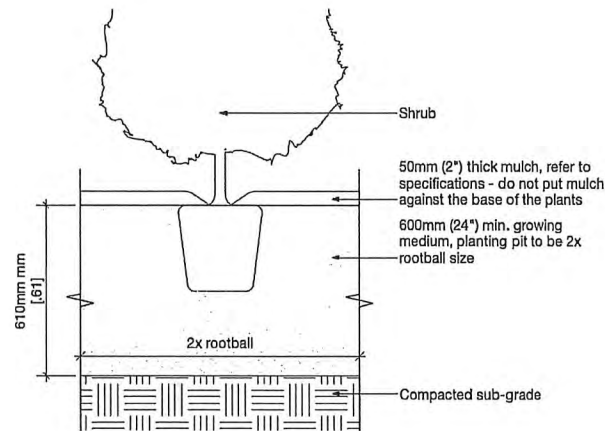
Plot Date:
21-2-22
2181B AutoCanada GM v2020.vwx



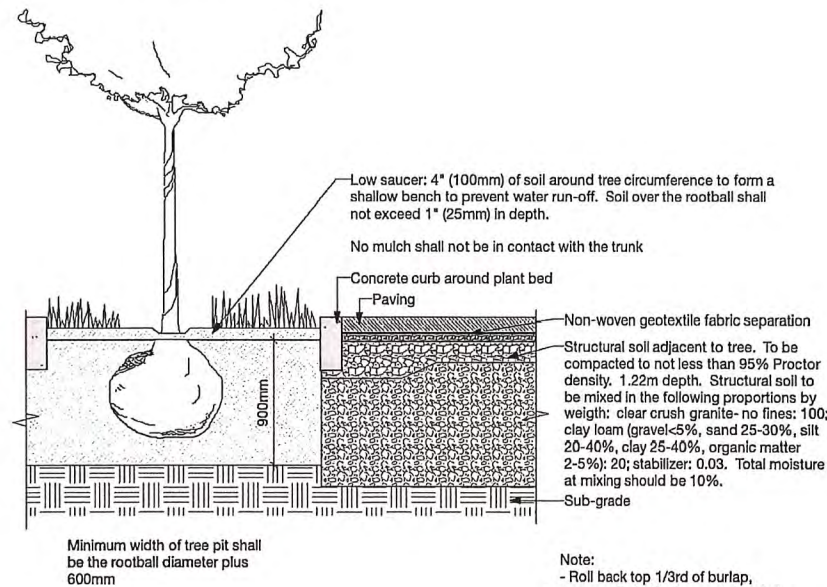
1 DETAIL: LAWN AT GRADE
Scale: 1:12



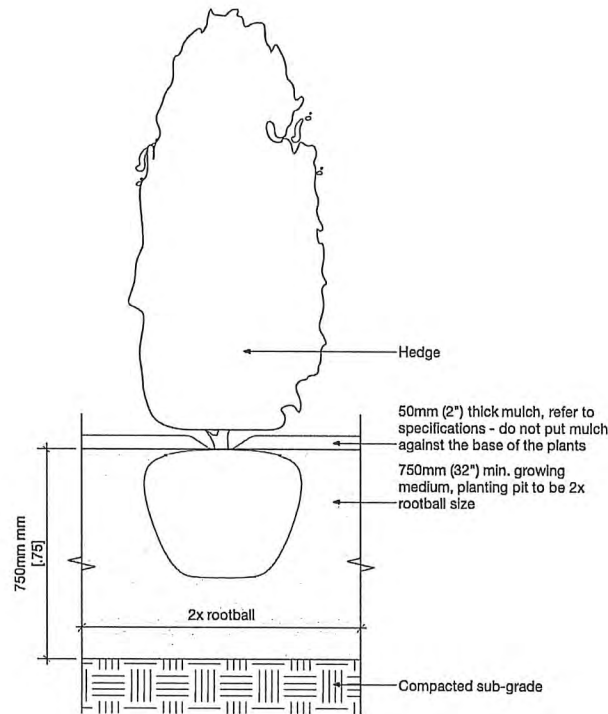
2 DETAIL: GROUNDCOVER AT GRADE
Scale: 1:12



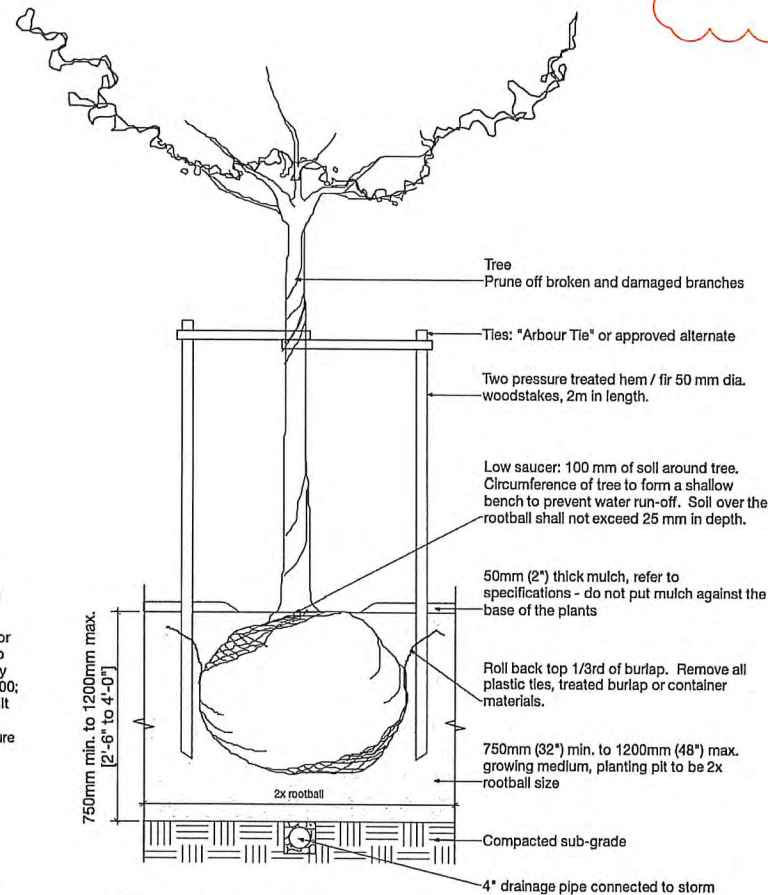
3 DETAIL: SHRUBS AT GRADE
Scale: 1:12



8 DETAIL: Structural Soil
Scale: 1:24

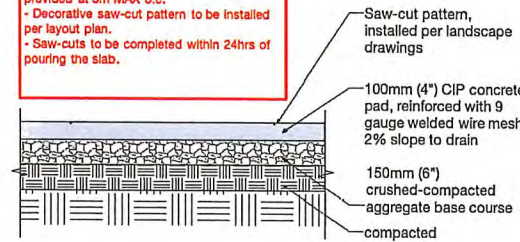


4 DETAIL: HEDGE AT GRADE
Scale: 1:12

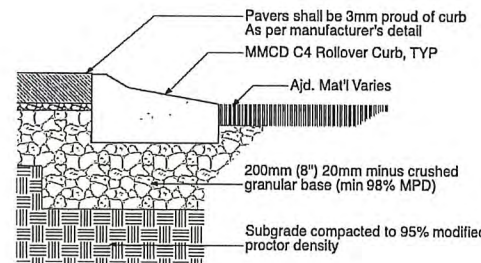


9 DETAIL: TREE AT GRADE
Scale: 1:16

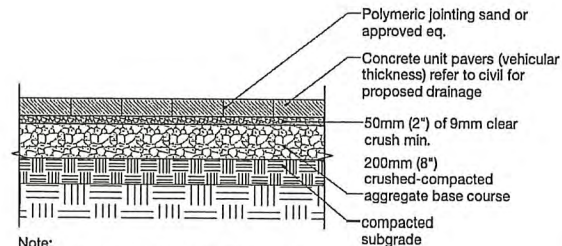
Note:
Concrete joints as per MMCG Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.



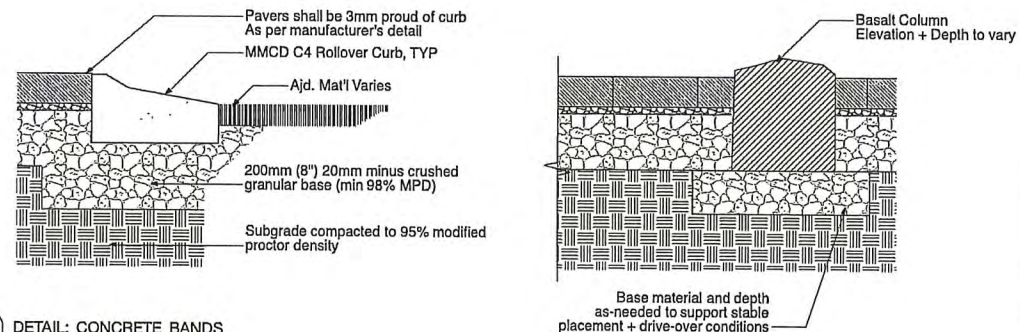
5 DETAIL: CONCRETE PATHS, TYPICAL
Scale: 1:20



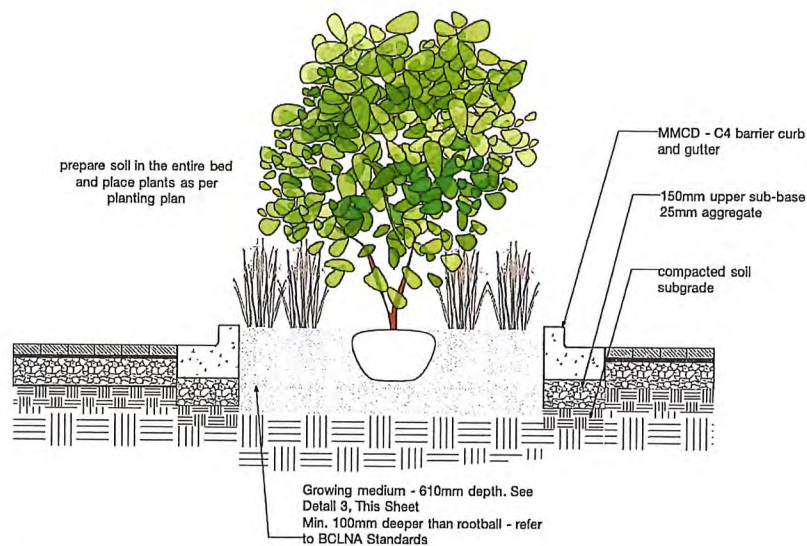
7A DETAIL: CONCRETE BANDS
Scale: 1:12



6 DETAIL: VEHICULAR CONCRETE PAVERS
Scale: 1:20



7B DETAIL: BASALT COLUMNS
Scale: 1:12



10 DETAIL: ENTRY ISLAND PLANTING, CURB & GUTTER
Scale: 1:25

Revision No.	Date	Revision Notes
1	2020-09-19	FPI #1

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
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K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-OP

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Project
AutoCanada GM

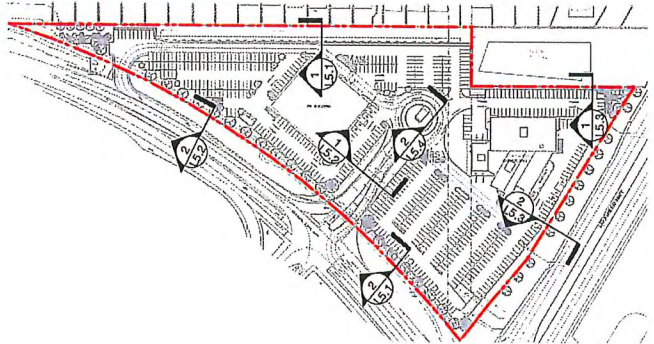
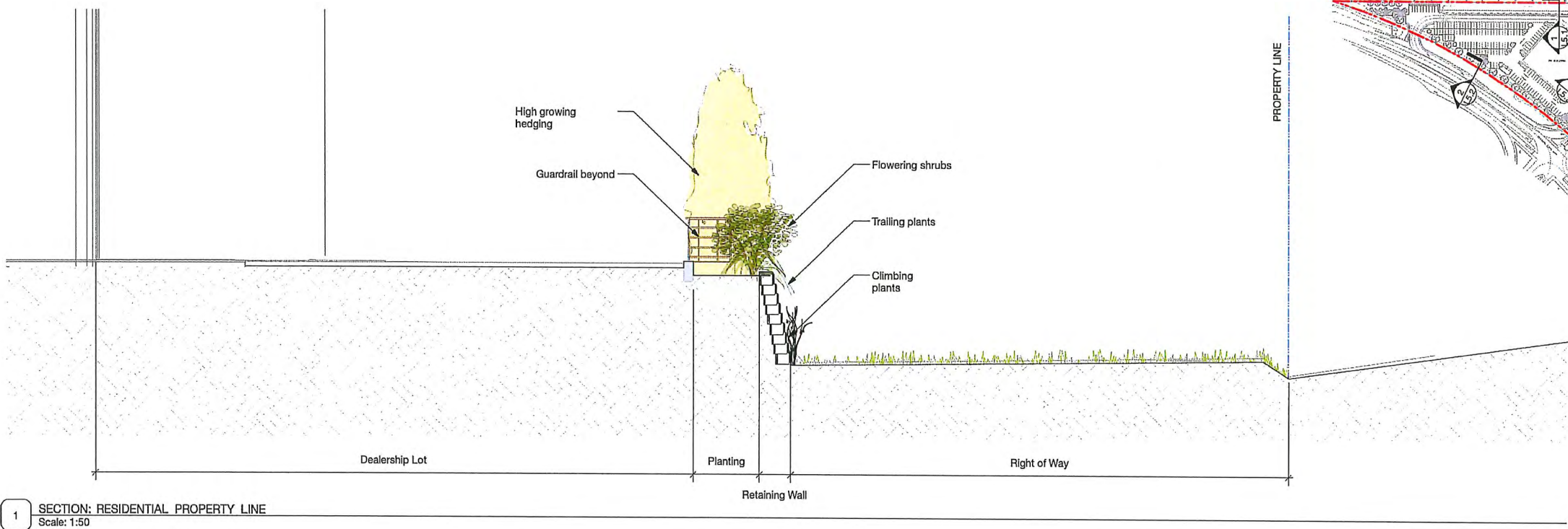
12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Details

Legal

Project Manager SS	Project ID 21818
Drawn By as noted	Scale as noted
Reviewed By 2018/08/15	Drawn By L4
21-2-22	21

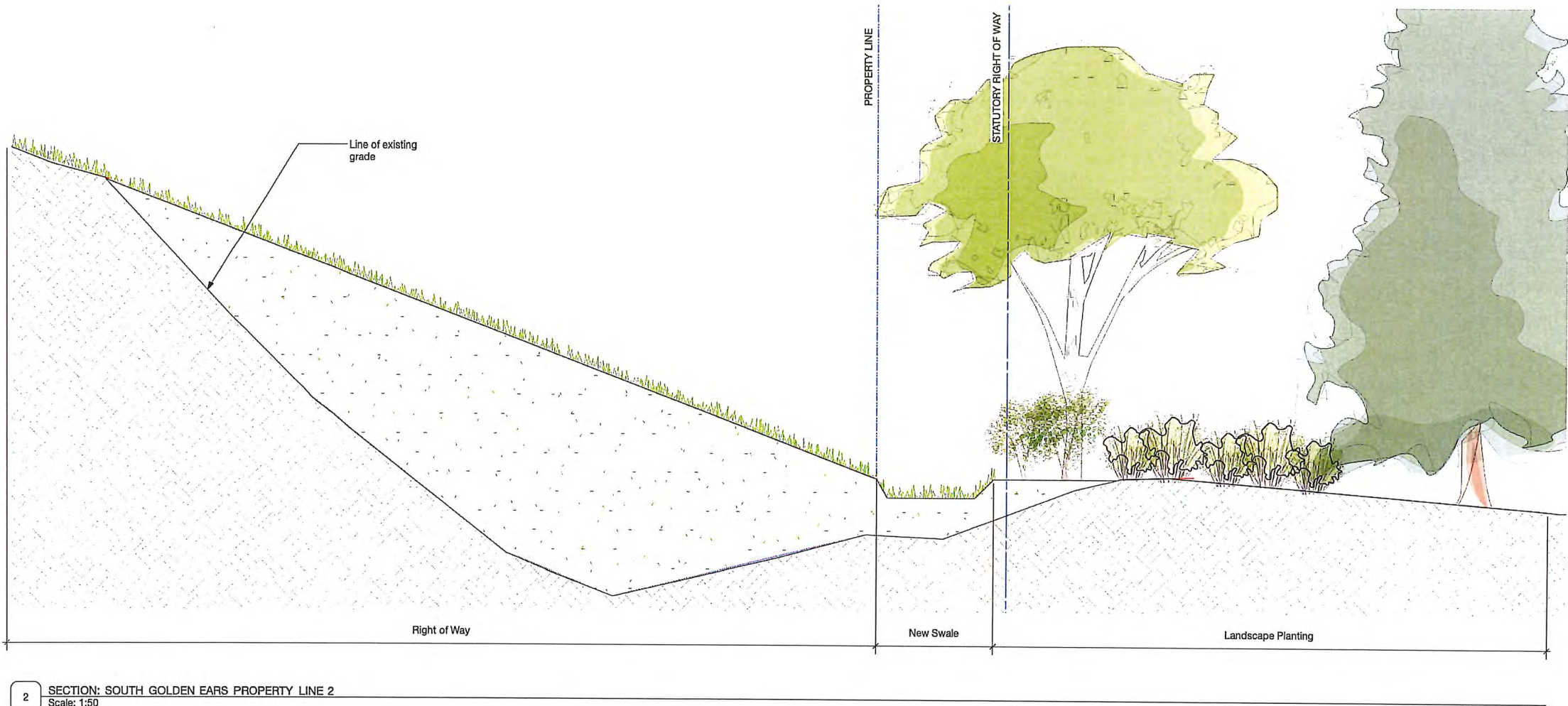
Plot Date:
21-2-22
21818 AutoCanada GM v2020.vmx



Revision No.	Date	Revision Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
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E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RES-DP
G	2019-02-28	Issued for 90% Review
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I	2019-04-01	Issue for RE-ADP
J	2019-06-13	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RES-DP

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A	2018-10-10	Issue for DP
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K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RES-DP

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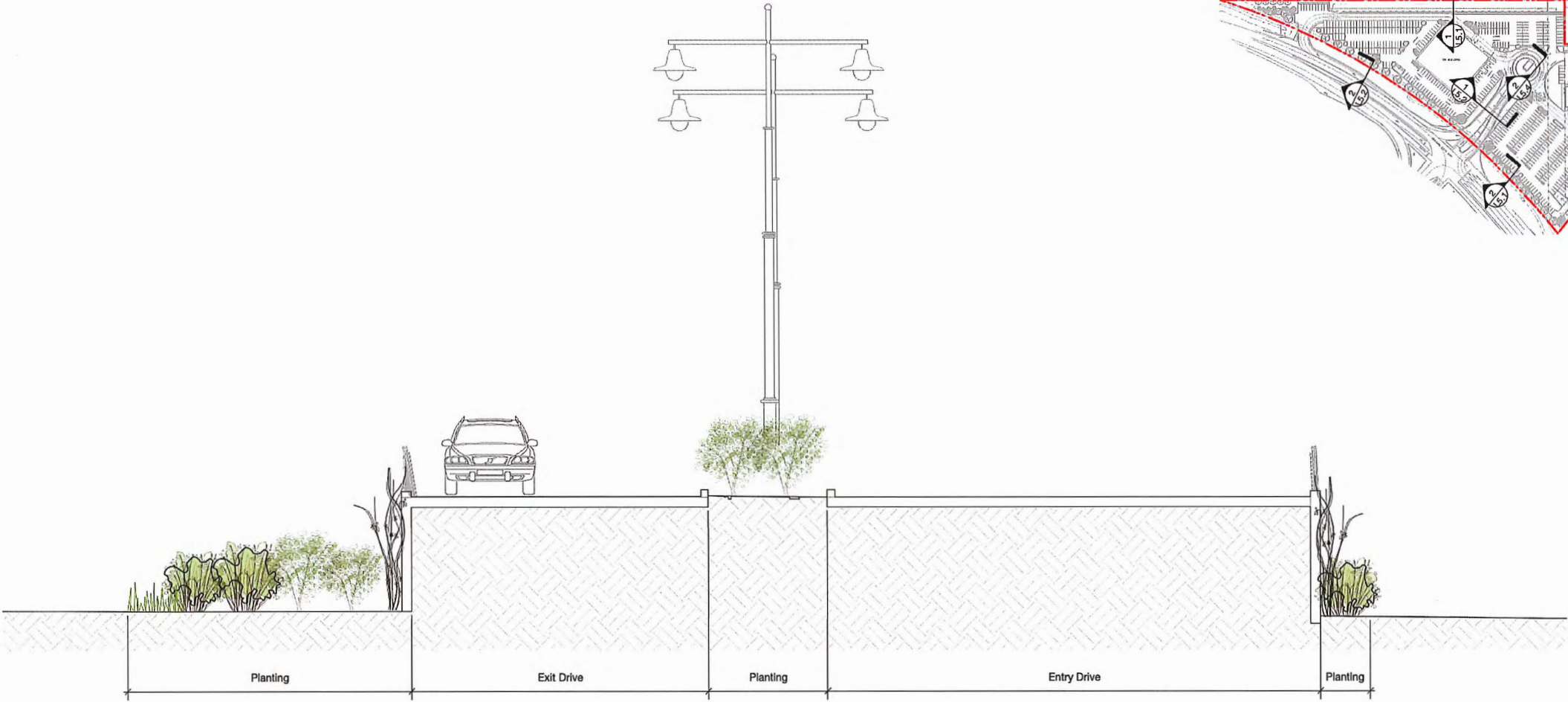
Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

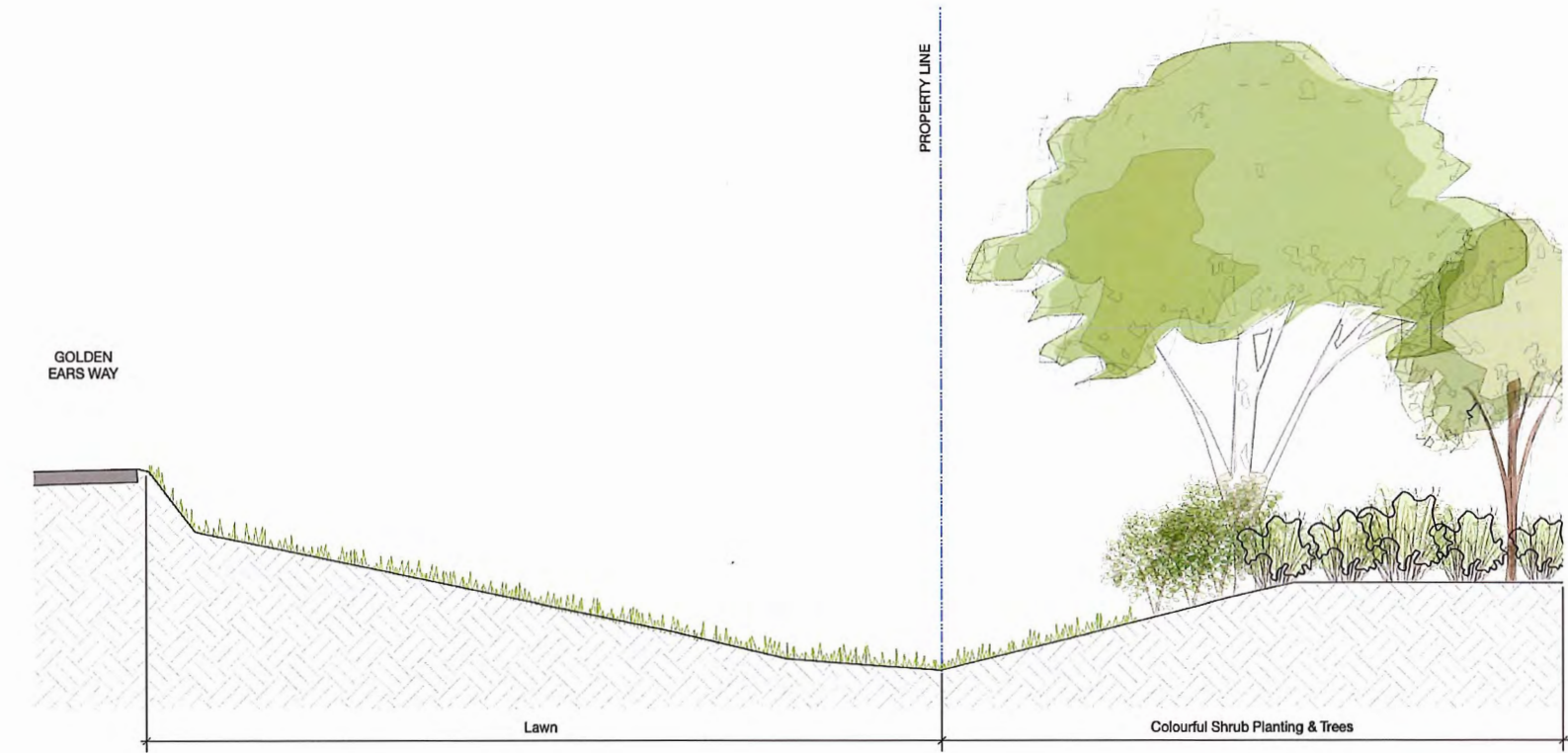
Drawing Title
Landscape Sections

Project Manager SS	Project ID 21818
Drawn By as noted	Scale as noted
Reviewed By 2018/08/15	Drawn By L5.1
	21

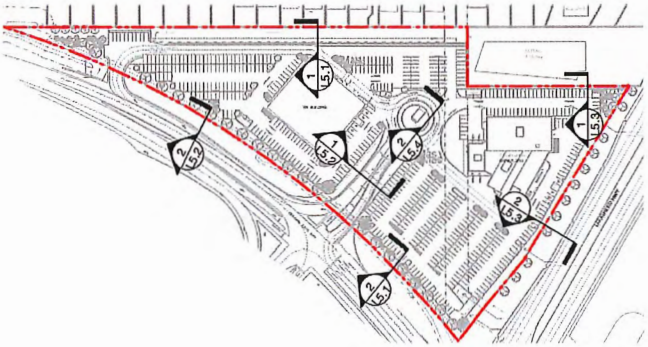
Plot Date:
21-2-22
21818 AutoCanada GM v2020.vmx



1 SECTION: ACCESS RAMP CROSS SECTION
Scale: 1:50



2 SECTION: NORTH GOLDEN EARS WAY PROPERTY LINE
Scale: 1:50



Revision		
No.	Date	Revision Notes
Issue		
No.	Date	Issue Notes
A	2018-10-10	Issue for DP
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C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-08	Issue for Coordination
F	2019-01-11	Issue for RE-CP
G	2019-02-28	Issued for 90% Review
H	2019-03-15	Issued for Tender
I	2019-04-01	Issue for RE-ADP
J	2019-06-12	Issue for BID
K	2020-07-31	Issue for Tender
L	2021-02-22	Issue for RE-CP

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Project
AutoCanada GM

12150 Golden Ears Way
Pitt Meadows, BC

Drawing Title
Landscape Sections

Legal

Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	as noted
Reviewed By	Drawing No.
Less	L5.2
2018/08/15	21

Plot Date:
21-2-22
21818 AutoCanada GM v2020.vrx

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
B	2018-11-14	Issue for Coordination
C	2018-11-28	Issue for Coordination
D	2018-11-30	Issue for Building Permit
E	2019-01-03	Issue for Coordination
F	2019-01-11	Issue for RE-OP
G	2019-02-29	Issued for OOS Review
H	2019-03-15	Issued for Tender
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K	2023-07-31	Issue for Tender
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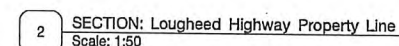
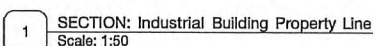
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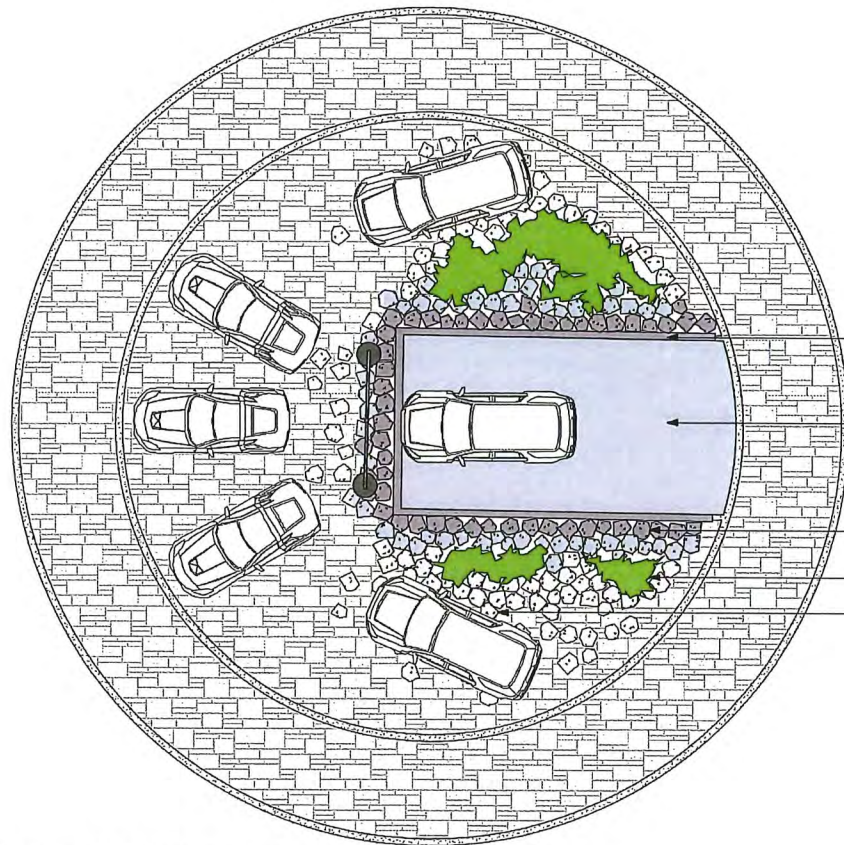
AutoCanada GM

Landscape Sections

Project Manager	Project ID
SS	21818
Drawn By	Scale
Drawn By	as noted
Reviewed By	Erangeliz.
Reviewed By	
Date	
2018/08/15	

Plot Date:
21-2-22
21B1B AutoCanada GM v2020 www

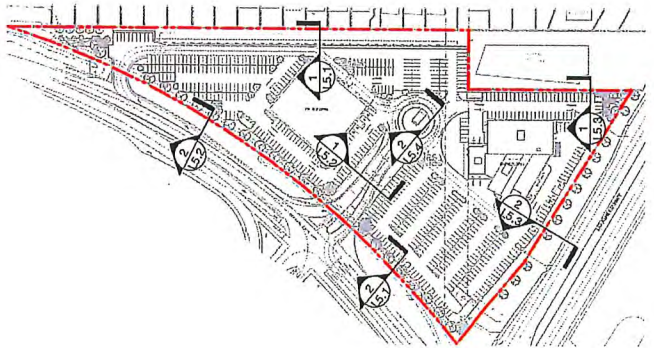




Curb
Display Ramp
Basalt Columns-Decorative
Landscape Bed
Basalt Columns-Drivable



0 Character Precedents



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2018-10-10	Issue for DP
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Pitt Meadows, BC

Drawing Title

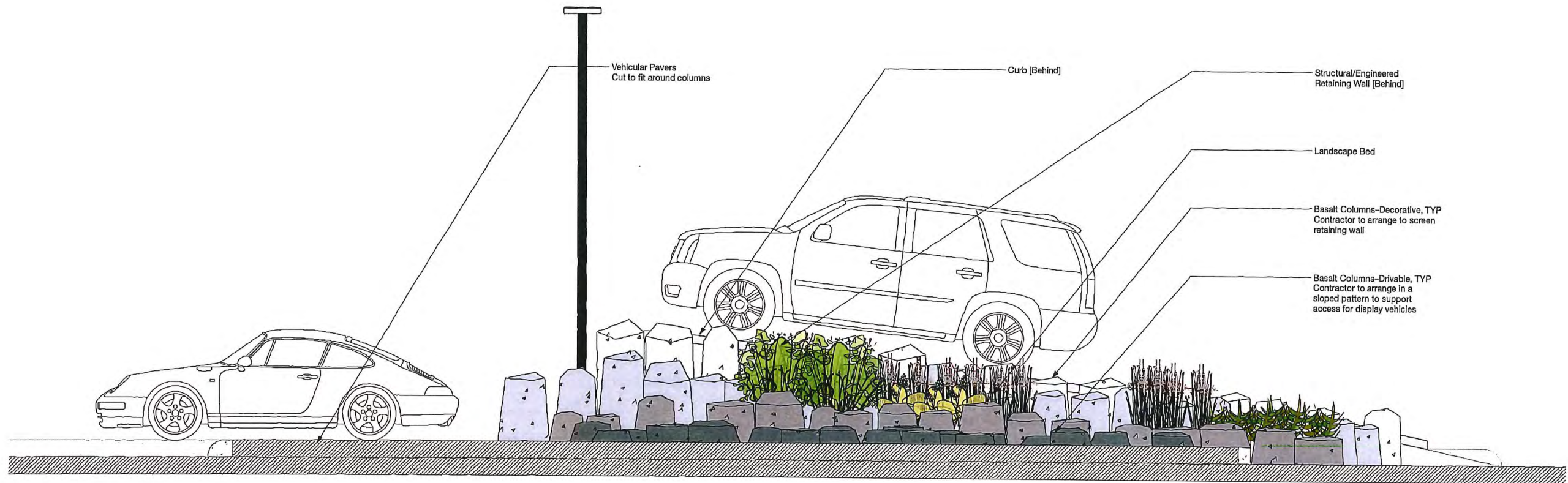
Landscape Sections

Legal

Project Manager SS	Project ID 21818
Drawn By	Scale AS NOTED
Drawn By	Reviewed By
Reviewed By	Drawn By
Date 2018/08/15	L5.4
	21

Plot Date:
21-2-22
21818 AutoCanada GM (2020).dwg

1 DETAIL PLAN: Vehicle Display Ramp
Scale: 1:96



Vehicular Pavers
Cut to fit around columns
Curb [Behind]
Structural/Engineered
Retaining Wall [Behind]
Landscape Bed
Basalt Columns-Decorative, TYP
Contractor to arrange to screen
retaining wall
Basalt Columns-Drivable, TYP
Contractor to arrange in a
sloped pattern to support
access for display vehicles

2 SECTION / ELEVATION: Vehicle Display Ramp
Scale: 1:24

PITT MEADOWS ADVISORY DESIGN PANEL

MINUTES of the Meeting of the Pitt Meadows Advisory Design Panel held at 2:00 p.m. on Wednesday March 13, 2019 in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Committee Members: Matthew Harburt (Chair)
Emily Kearns
Patricia Johnston
Krista Marion
Eitaro Hirota
Councillor Bob Meachen

Staff: Dana Parr, Planner II
Colin O'Byrne, Development Services Technician

Guest: Ron Hoffart, thinkspace architecture
Auto Canada Representatives
Shaun Smakal, Landscape, ETA Landscape Architecture

REGRETS: Blair Birkner
Lee Lukiw

SECRETARY: Kathy Wilkins

The meeting was called to order at 2:10 p.m.

1. APPROVAL OF AGENDA

1.1. Agenda of the March 13, 2019 Committee Meeting

MOVED by E. Kearns, **SECONDED** by K. Marion, that the agenda for the March 13, 2019 Committee meeting be approved.

CARRIED.

2. ADOPTION OF MINUTES

2.1. Minutes of the October 3, 2018 Committee Meeting

MOVED by E. Kearns, **SECONDED** by K. Marion, that the minutes of the October 3, 2018 Committee meeting, be adopted.

CARRIED.

3. NEW BUSINESS

3.1. 3060-20-2018-07-P Development Permit Application – 10150 Golden Ears Way; Auto Canada VW – GM Pitt Meadows Dealerships

Mr. Hoffart presented an overview of the project.

3.2. Approval of 2019 Meeting Calendar

MOVED by P. Johnston and **SECONDED** by E. Hirota, that the 2019 ADP Meeting Calendar be adopted as presented.

CARRIED.

3.3. George Cuff Report – Opportunity for Feedback

As Lisa Grant was unavailable to have a discussion with the Panel, it was decided to defer this item to the next scheduled meeting.

CARRIED.

4. ROUND TABLE

The Panel engaged in a round table. Items discussed included:

- Landscaping plans should be revised to show irrigation;
- A lighting plan should be submitted that shows the following:
 - Location of lighting
 - Types of lighting, including lighting standards and wall, mounted lights
 - All lighting must be fully shielded. Lighting standards cannot exceed a height of 7.3 metres in accordance with the covenant registered on title;
- Retaining wall detail for retaining walls on the western side of the property, supporting the entrance driveway and the eastern property line to be shown as part of the Development Permit Package;
- An analysis showing the impact of shading on the residential neighbourhood to the east;
- Description of onsite storm-water management. This should include a discussion of the use of pervious materials to encourage ground water recharge;
- Description of environmental sustainability initiatives.

Recommended Development Permit Plan Revisions:

- Consider adding additional planting, particularly along the eastern side of the property;
- Consider heat reflecting material for roofing;
- Break up western elevation on Volkswagen dealership with different textures or a green wall;
- Consider different parking configurations for parking to increase buffering along the eastern property line.

MOVED by E. Kearns and **SECONDED** by E. Hirota that the panel, subject to receipt and review of outstanding items, support the application moving forward to Council with a recommendation of approval of the project.

CARRIED.

5. ADJOURNMENT

MOVED by E. Kearns and **SECONDED** by E. Hirota, that this meeting be adjourned at 3:25 pm.

CARRIED.