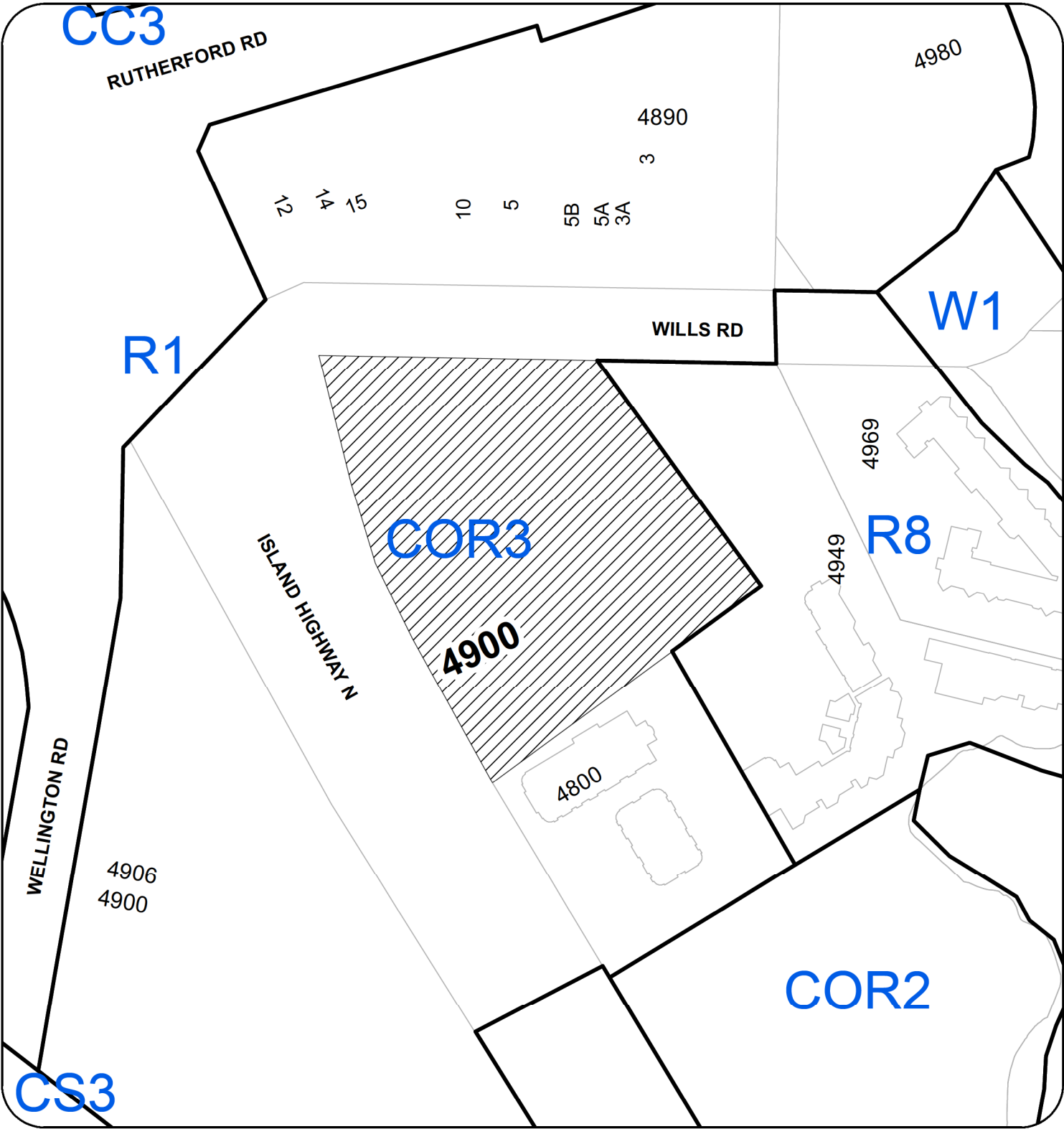
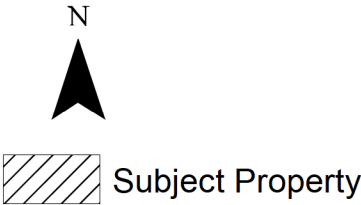


ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000397
LOCATION PLAN

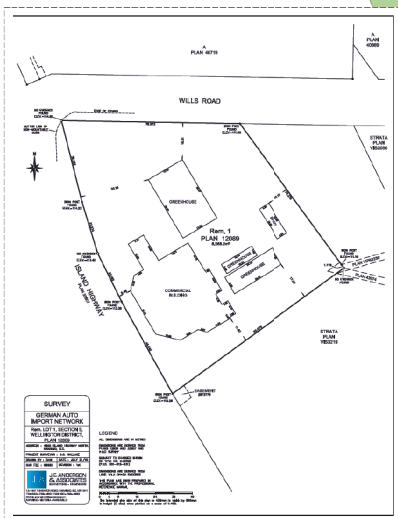
4900 ISLAND HIGHWAY N
LOT 1, SECTION 5, WELLINGTON DISTRICT
PLAN 12809 EXCEPT PART IN PLAN 33807



CONCEPTUAL SITE PLAN and PROJECT DATA



4 Context Aerial Photograph
scale: n.t.s.



2 Survey Plan
scale: N.T.S.



4900 Island Highway



Site Plan A1

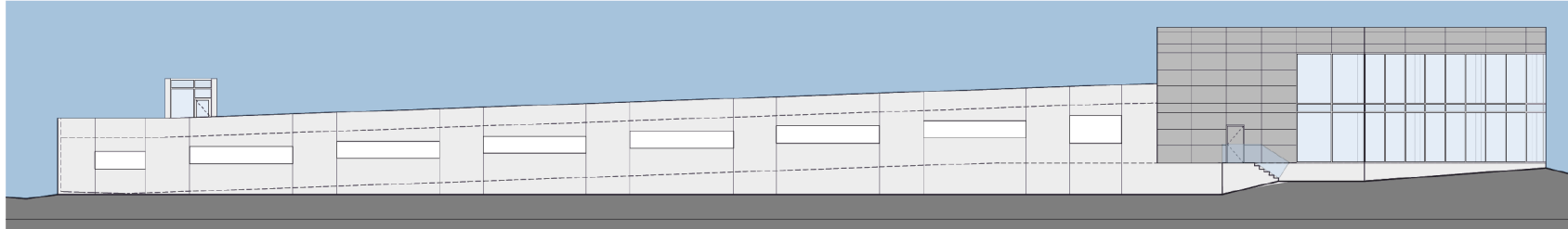
Project No. 1604
21 Sept. 2018
James E. Irwin ARCHITECT INC.

Project Data	
Civic Address:	4900 Hillway Rd, Navarro DC
Legal Address:	Lot 1, Section 3, Westminster District, Plan 12809 Except Part Plan 336
Zoning:	COR - S, Community Corridor
Site Area:	9,568.2 m ² (2,117 acres)
Building Area - Building A	1,052 m ² (11,385 sq ft)
Building B	794 m ² (8,518 sq ft)
Building C - Parkade	1,543.8 m ² (16,612 sq ft)
Total	3,390 m ²
Lot Coverage:	36.62% 60% Permitted
Grass Floor Area - Building A	291 m ² (3,130 sq ft) Sales
	557 m ² (5,995 sq ft) Service/ Parts (10 service bays)
	520 m ² (5,600 sq ft) Office
Total	1,478 m ² (15,885 sq ft)
Grass Floor Area - Building B	359 m ² (3,845 sq ft) Sales
	417 m ² (4,485 sq ft) Service/ Parts (5 service bays)
	415 m ² (4,440 sq ft) Office
Total	1,191 m ² (12,735 sq ft)
Grass Floor Area - Building C	698 m ² (7,515 sq ft) Sales
	698 m ² (7,515 sq ft)
Grass Floor Area Total	3,347 m ² (36,115 sq ft)
Floor Area Ratio:	0.3 - 1 - 1 (0.75 - 1 Permitted)
Building Height:	±1.75 m 14 m (46') maximum Allowable
	2 stories 2 stories above grade minimum Required
Parking - Building A	31 spaces 1 space /10 m ² sales area
	15 spaces 1 space / service bay, plus 5 spaces
Total Required	46 spaces
Provided	43 spaces +15 car service bays, showroom
Parking - Building B	34 spaces 1 space /10 m ² sales area
	13 spaces 1 space / service bay, plus 5 spaces
Total Required	47 spaces
Provided	43 spaces +11 car service bays, showroom
Parking - Building C	60 spaces 1 space /10 m ² sales area
Total Required	60 spaces
Provided	72 spaces + 0 cars service bays, + showroom 15
Total Parking Required	159 spaces
Provided	133 spaces +15 car + service bays
Provided including Showroom	151 spaces +15 car service bays, + 28 showroom

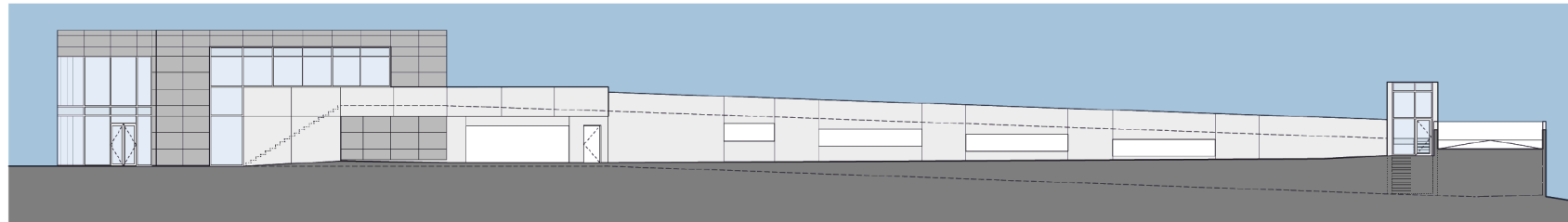
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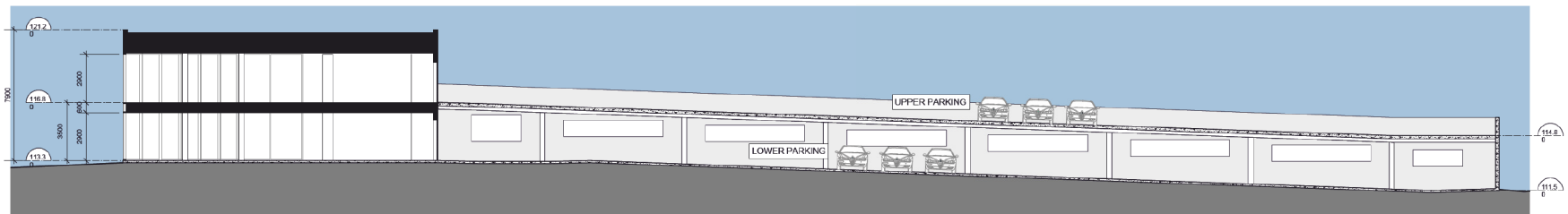
ATTACHMENT C BUILDING ELEVATIONS



1 Parkade / Building C East Elevation
scale: n.t.s.



2 Building C / Parkade West Elevation
scale: n.t.s.



3 North - South Building Section
scale: n.t.s.

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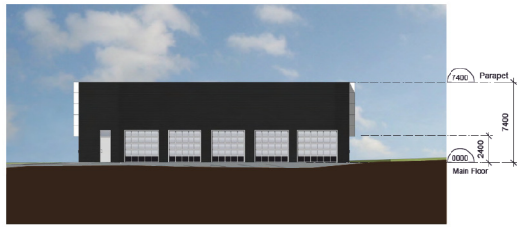
4900 Island Highway

Building C-Parkade Elevations A2

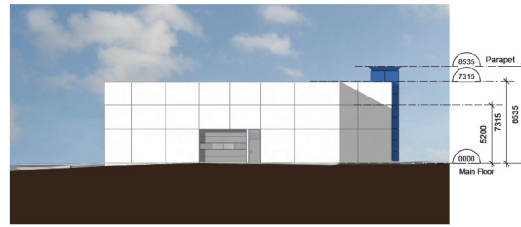
Project No. 1604
21 Sept 2018
James E. Irwin ARCHITECT INC.
Volume 002 100 1000 1000000

ATTACHMENT D STREETSCAPE / SHADOW STUDY

1 of 2



4 East Elevation - Building B
scale: N.T.S.



8 East Elevation - Building A
scale: N.T.S.



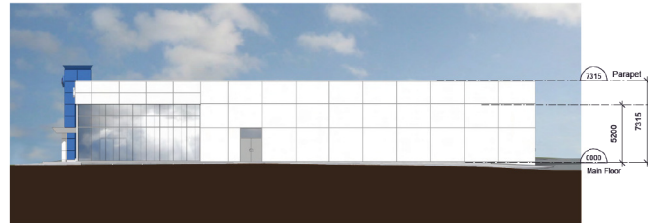
3 North Elevation - Building B
scale: N.T.S.



7 North Elevation - Building A
scale: N.T.S.



2 South Elevation - Building B
scale: N.T.S.



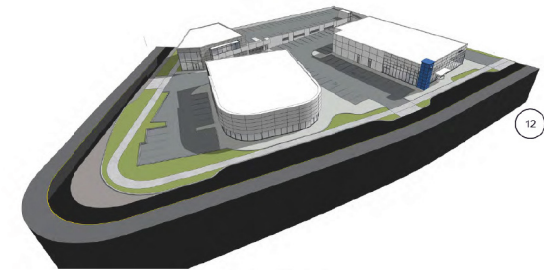
6 South Elevation - Building A
scale: N.T.S.



1 West Elevation - Building B
scale: N.T.S.



5 West Elevation - Building A
scale: N.T.S.



12 Vignette
scale: N.T.S.



11 Vignette
scale: N.T.S.



10 Vignette
scale: N.T.S.



9 Vignette
scale: N.T.S.

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4900 Island Highway

Elevations - Vignettes A3

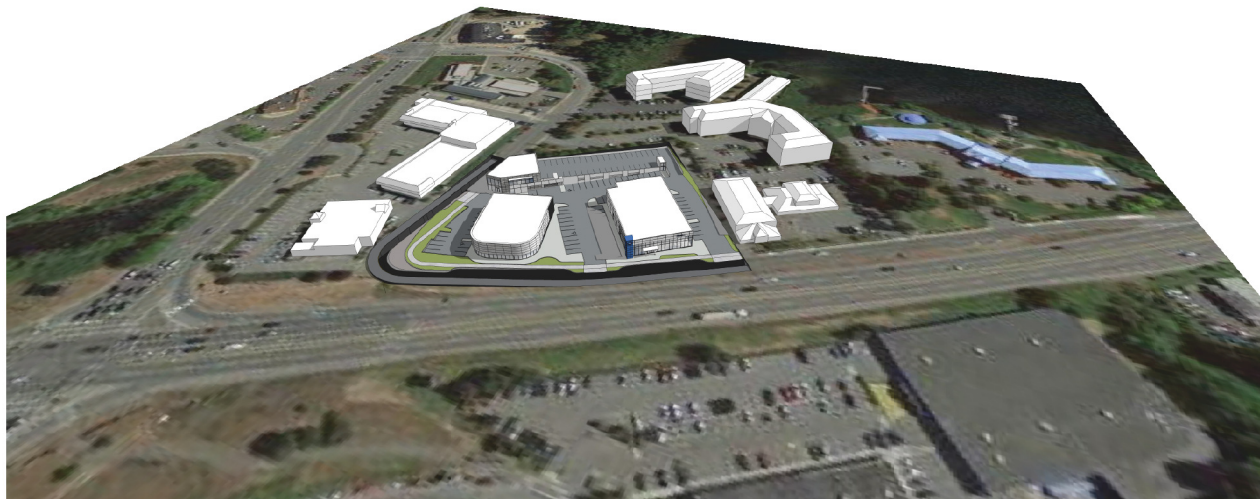
Project No. 1604
21 Sept 2016
James E. Irwin ARCHITECT INC.
Volume 3 of 3



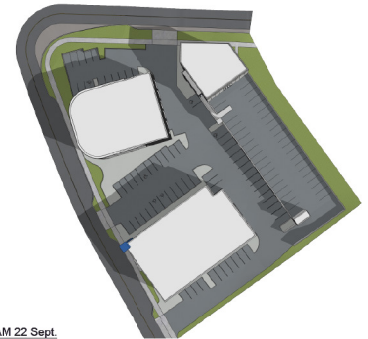
3 Street Scape Wills Road West
scale: n.t.s.



2 Street Scape Wills Road North
scale: n.t.s.



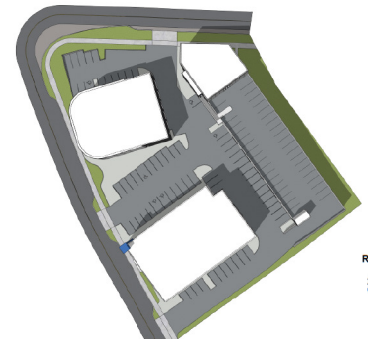
1 Site Context Massing Study
scale: n.t.s.



4 Shadow Study 9AM 22 Sept.
scale: n.t.s.



5 Shadow Study 12PM 22 Sept.
scale: n.t.s.



6 Shadow Study 3PM 22 Sept.
scale: n.t.s.

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Landscape Architecture

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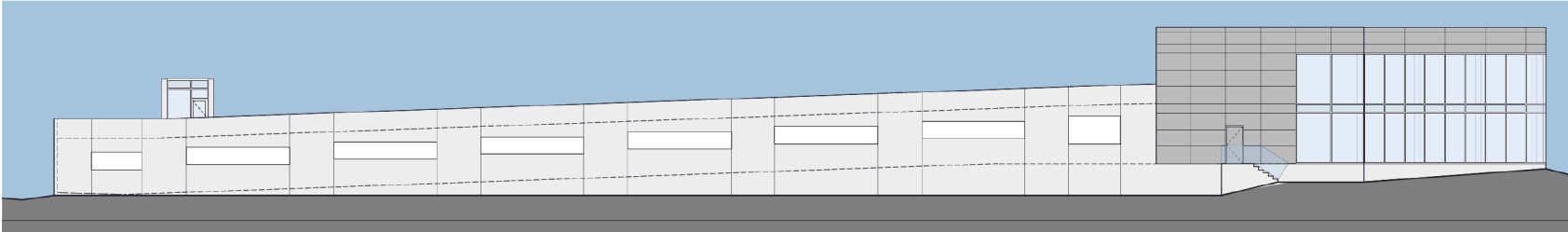


4900 Island Highway

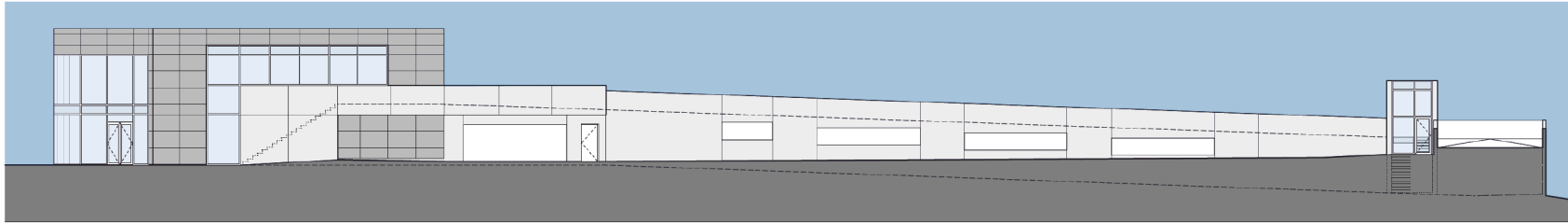
StreetScape - Context A4

Project No. 1604
21 Sept 2018
James E. Irwin ARCHITECT INC.
Volume 002 of 002 (pages 10-100)

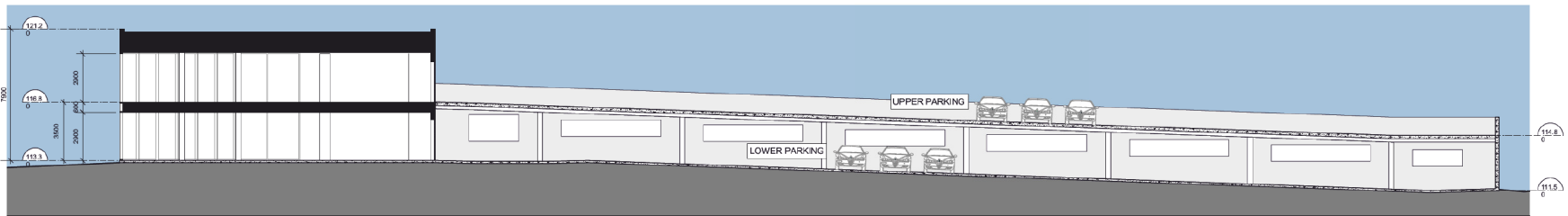
ATTACHMENT E CROSS SECTION



1 CPO/Parkade East Elevation
scale: n.t.s.



2 CPO/Parkade West Elevation
scale: n.t.s.



3 North - South Building Section
scale: n.t.s.

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Subaru - Porsche 4900 Island Highway

CPO-Parkade Elevations **A2**

Project No. 1604
21 July 2016
James E. Irwin ARCHITECT INC.
Vancouver, B.C. Tel: 604.681.1111

ATTACHMENT F
AERIAL PHOTO



REZONING APPLICATION NO. RA000397