



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 9, 2002

**From:** Joe Erceg  
Manager, Development Applications

**File:** DP 02-202289

**Re:** **Application by Nejmark Architect for a Development Permit at  
4651 No. 3 Road**

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### Manager's Recommendation

That a development permit be issued for a property zoned Comprehensive Development District (CD/109) at 4651 No. 3 Road that would permit the construction of a canopy over the existing gas bar pump islands at the "Superstore".

Joe Erceg  
Manager, Development Applications

JE:aj1  
Att. 1

## Staff Report

### Origin

Pedro Chagas of Nejmark Architect has applied, on behalf of Westfair Properties Ltd., for a canopy over the existing gas bar at their new store on No. 3 Road at Leslie Road. Because the estimated value of the proposed canopy exceeds \$50,000, a development permit is required. A copy of the development application, filed with the Urban Development Division, is appended to this report.

### Findings of Fact

Guidelines for form and character of Development Permits appear in Schedule 2.10 of Bylaw No. 7100, the City Centre Area Plan, which is part of the Official Community Plan.

### Staff Comments

Staff comments follow, with the applicant's response in *bold italics*.

### Urban Design

The gas bar canopy is not a structure anticipated, nor encouraged, by the guidelines in the City Centre Plan. Fortunately, the proposed canopy is set back from No. 3 Road farther than the building. The design and colour is in keeping with the architecture of the "Superstore".

The canopy complies with the setback requirements of CD/109:

- required 10m (32.808 ft.),
- proposed 23m (76 ft.) from No. 3 Road, and 10.59m (34.75 ft.) from the south.

There should be eight handicap parking spaces west of the parking entrance, not seven. Please provide a revised parking count for the site. *The architect has not submitted a revised parking layout or count.*

### Transportation Department

The transportation department staff have concerns about traffic congestion on No. 3 Road caused by vehicles queuing to buy gas. *Westfair has installed credit card "pay at the pump" readers in order to speed up the purchase of gas. They have also instituted a policy, during "gas wars", of putting up a temporary sign directing motorists to use the north entrance which enables stacking in the driveway instead of on No. 3 Road.*

### Analysis

Gas bar canopies seem to go hand-in-hand with gas bars. In this case, Westfair did not apply for the canopy at the time of their original permits for this site. The present application is within the guidelines and regulations for the area. In response to staff concerns about traffic congestion on No. 3 Road, Westfair has taken mitigation measures which seem to be working.

Although the applicants have neglected to revise their site plan and statistics to reflect the original (approved) permit, this is not really an issue related to the gas bar canopy.

**Conclusions**

Superstore has applied for a canopy for their gas bar on No. 3 Road. The plans generally meet City requirements, and the applicants have mitigated traffic congestion on No. 3 Road attributed to the gas bar.

A handwritten signature in black ink that reads "Alex Jamieson". The signature is written in a cursive, flowing style.

Alex Jamieson  
Planner 2 - Urban Design

AJ1:aj1



**No. DP 02-202289**

To the Holder: NEJMARK ARCHITECT, ATTN. PEDRO CHAGAS

Property Address: 4651 NO. 3 ROAD

Address: 2 – 54 ADELAIDE STREET  
WINNIPEG, MANITOBA R3A 0V7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plan #2 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR





# Development Applications Department

7577 Elmbridge Way  
Richmond, BC V6X 2Z8

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

## DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: COMMERCIAL - GAS BAR CANOPY. DP

Property Address(es): 4651 NO. 3 ROAD. RICHMOND, B.C

Legal Description(s): PLAN OF LOT 68, SEC 32, BLK 5

NORTH RANGE 6 WEST N.W.D., PLAN 35684

Applicant: NEIMARK ARCHITECT

Correspondence/Calls to be directed to:

Name: PEDRO CHAGAS

Address: 2-54 ADELAIDE ST. WINNIPEG, MANITOBA

Tel. No.: 204 947 3775 204 488 1422 R3A 0V7  
Business Residence Postal Code

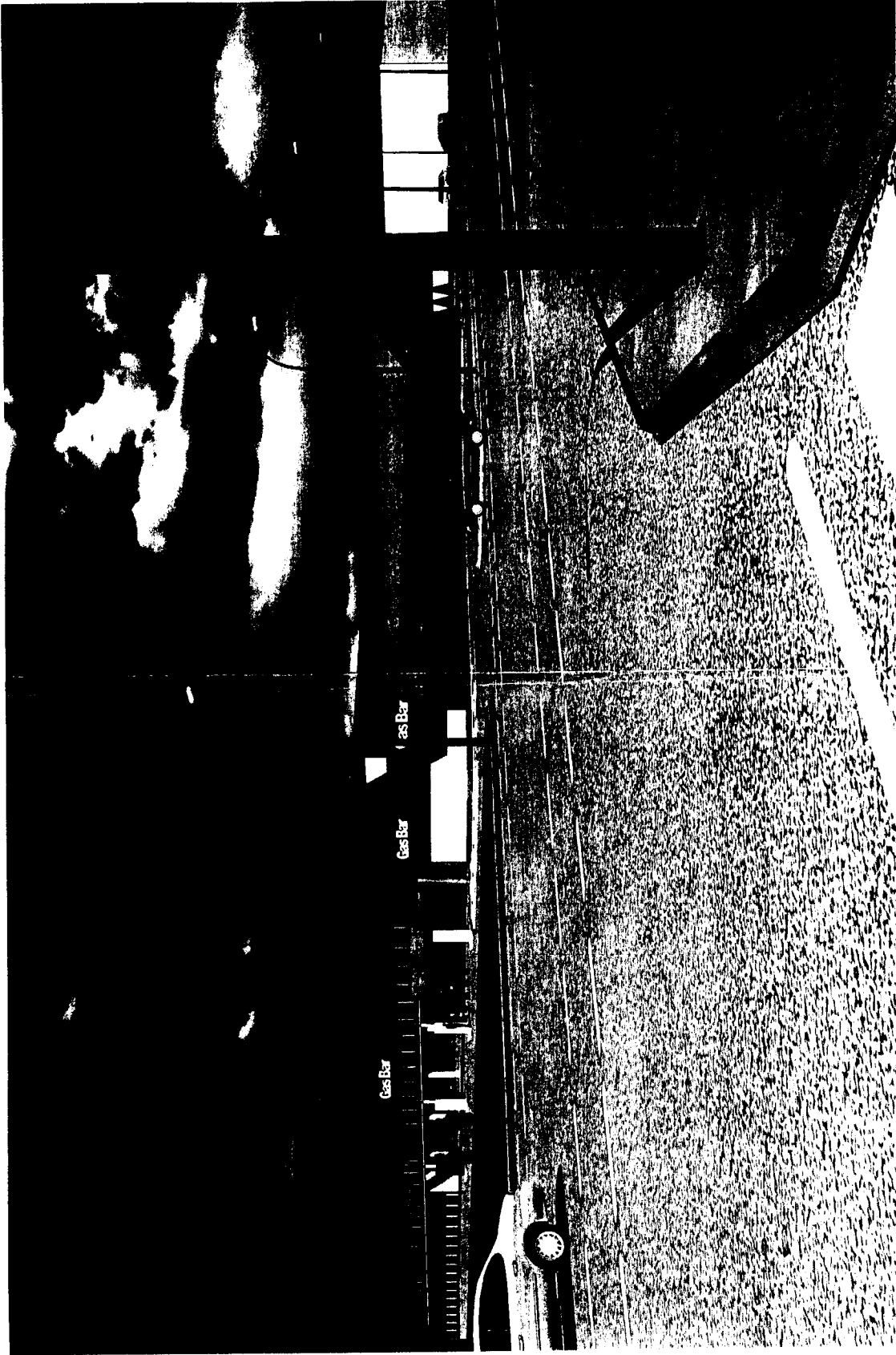
Property Owner(s) Signature(s): PHIL KEMPEL  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_  
Attach Letter of Authorization  
\_\_\_\_\_  
Please print name

<b>FOR OFFICE USE</b>	
Date Received: <u>Feb 27 / 02</u>	Application Fee: <u>525.00</u>
File No.: <u>02-202289</u>	Receipt No.: <u>05-0085635</u>
<small>Only assign if application is complete</small>	

ENTERED



Gas Bar from No. 3 Road

Richmond B.C. Superstore

001 17 2002

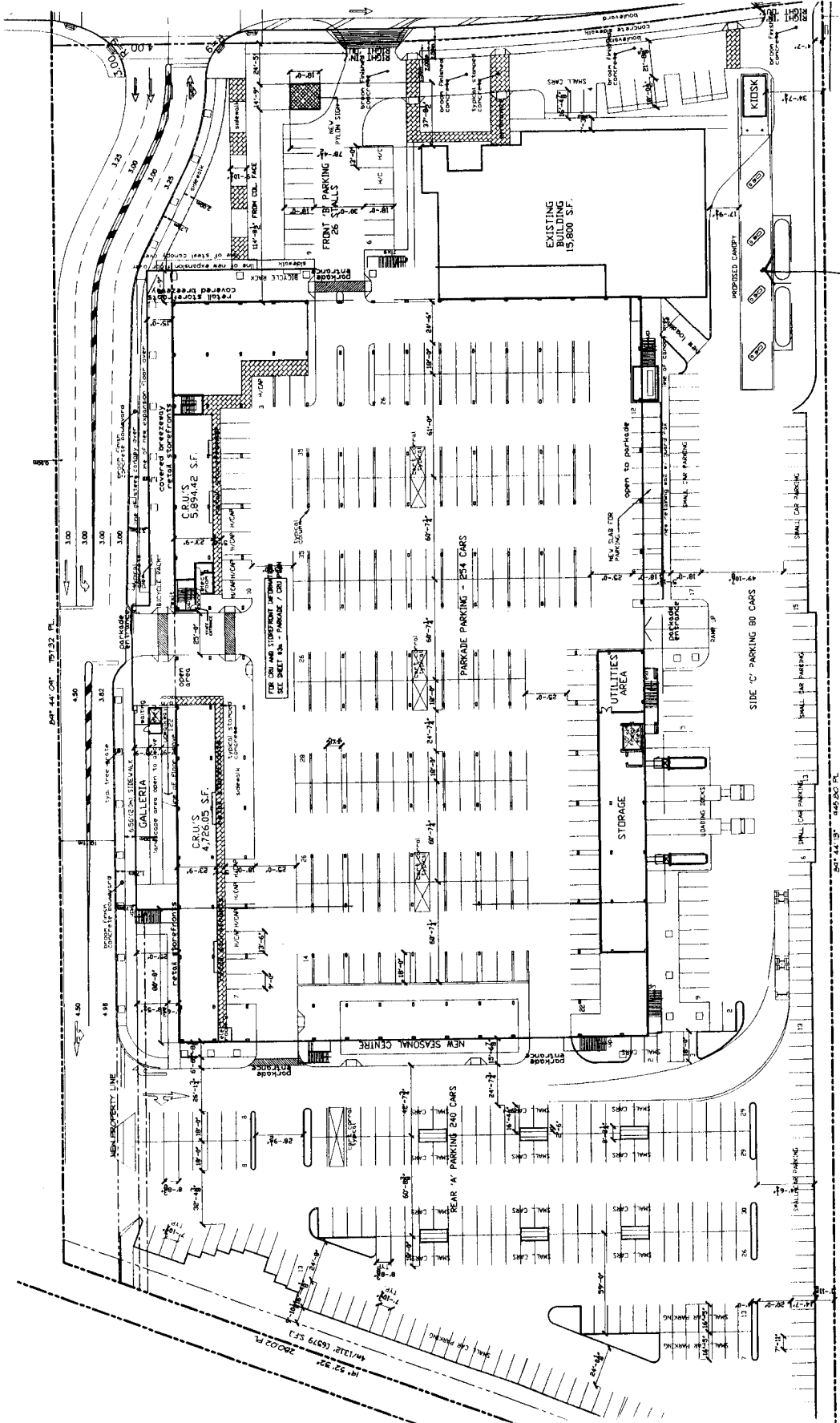
DP 02.2022 89

NEJMARK ARCHITECT

DP 03-2022 89

**COPY**

**Superstore**



SHEET FOR DEVELOPMENT FRONT JAN 2002 PC  
 NO. ANNOTATIONS DATE BY  
 DRAWN BY CH  
 PRINTING DATE

**NEJMARK ARCHITECT**  
 2-4-4 LADLAGE STREET WINDSOR, ONTARIO, CAN. N9T 1A7  
 PHONE 519-251-7775 FAX 519-251-7578  
 E-MAIL: JAMES@NEJMARK.COM

**Superstore**  
 1857 No. 3 ROAD  
 WINDSOR, ONTARIO  
 WESTFAIR PROPERTIES (PACIFIC) LTD.  
 SHEET TITLE: SITE PLAN

# 1  
 PROPOSED  
 CANOPY

SHEET NO. A.01  
 CORR. NO. 0201  
 CAD FILE NAME: A1-0001.DWG

OCT 17 2002

DP 02-202289

SITE PLAN  
 SCALE: 1" = 30'-0"



