



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 8, 2020

From: Wayne Craig
Director, Development

File: DP 18-817925

Re: **Application by Wensley Architecture Ltd. for a Development Permit at
13020 Delf Place**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-storey building with drive-through restaurant use at 13020 Delf Place on a site zoned "Industrial Business Park (IB1)".

A handwritten signature in black ink, appearing to read "Wayne Craig", with a large, stylized flourish at the end.

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

WC:sds
Att. 2

Staff Report

Origin

Wensley Architecture Ltd. has applied to the City of Richmond for permission to develop a single-storey building with drive-through restaurant use at 13020 Delf Place on a site zoned “Industrial Business Park (IB1)”, with a total floor area of 251 m² (2,700 ft²). The subject site currently contains an office building in the south portion of the lot, which is to be retained, and a vacant area in the north portion of the lot, where the drive-through restaurant is proposed to be located. The vacant area was previously occupied by a single-storey commercial building, which has been demolished.

An associated Zoning Text Amendment application to amend the “Industrial Business Park (IB1)” zone to allow “restaurant, drive-through” as a site-specific permitted use, limited to one establishment and a maximum floor area of 300 m² (3,229 ft²), under Bylaw 9956 (ZT 18-801900) received third reading on February 19, 2019. The Development Permit proposal is consistent with the associated Zoning Text Amendment application.

A Servicing Agreement (SA 18-817925) is also associated with the proposal, which is a condition of the Zoning Text Amendment approval and includes, but is not limited to, the following improvements:

- New concrete sidewalk and boulevard along the Jacombs Road and Delf Place frontages;
- Curb extension on the southeast corner of Jacombs Road and Delf Place intersection; and
- Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: Across Delf Place, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.

To the East: Light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.

To the South: Across Worster Court, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.

To the West: Across Jacombs Road, single-family dwellings on properties zoned “Single Detached (RS1/B)” with a rear yard interface to the subject site and accessed from the internal road network (Wyne Crescent).

Rezoning and Public Hearing Results

The Public Hearing for the associated Zoning Text Amendment was held on February 19, 2019. At the Public Hearing, the following concerns were expressed:

- Provision of on-site irrigation to ensure survival of the proposed landscaping;
- Review of the planting in the drive-through area to adequately screen headlight glare onto adjacent streets and sites; and
- Review of on-site lighting to address any issues with light pollution onto neighbouring properties.

Staff worked with the applicant to address these issues in the following ways:

- The applicant has provided an irrigation plan to demonstrate on-site irrigation will be provided throughout the proposed landscaped area;
- Shrubs at a maximum 1.2 m (4 ft.) height are proposed on mounded landscape beds in the drive-through area to screen headlights; and
- The applicant has provided a lighting plan demonstrating less than 1 foot-candle onto the adjacent site, generally consistent lighting levels within the parking lot, and the use of downward lighting in the parking lot and around the building to ensure the lighting is directed away from residential areas.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Industrial Business Park (IB1)” zone (no zoning variances requested).

Advisory Design Panel Comments

Because of the scale of the development and limited building area, the development proposal was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The subject property is bounded by Jacombs Road to the west and Delf Place to the north, existing tree retention and additional landscaping is proposed along the street frontages to soften the proposed drive-through restaurant building and screen the required vehicle parking and drive-through queuing area from the street.
- Perimeter landscaping, including additional tree planting, is proposed along the east property line to screen and separate the adjacent neighbouring industrial site.
- The garbage and recycling area will be screened from the street by fencing and additional landscaping.
- The applicant submitted a lighting plan demonstrating lighting levels will be generally contained within the site by careful selection of lighting materials and landscaping to mitigate headlight glare and light pollution onto neighbouring properties.

- In order to address potential noise impacts and comply with the City's Noise Regulation Bylaw, the attached Development Permit includes recommendations as per the submitted acoustical report, including acoustic barriers on the roof to mitigate noise from rooftop mechanical equipment and drive-through speakers that automatically adjust sound output based on background noise levels.

Urban Design and Site Planning

- The proposed drive-through restaurant building will be located near the intersection of Delf Place and Jacombs Road to anchor the corner, approximately 7.5 m from the north property (Delf Place) line and 6.5 m from the west property line (Jacombs Road).
- Pedestrian access is provided from both street frontages (Jacombs Road and Delf Place), from the City's sidewalk to the entrances of the building, including an accessible pedestrian access from Jacombs Road to the main entrance of the building and an additional pedestrian access from Delf Place to the service entrance and drive-through area.
- The main building entrance is oriented towards the street (Jacombs Road) and includes a patio seating area.
- On-site pedestrian connectivity is also provided from the vehicle parking areas, consisting of alternative surface treatments, including crosswalks with bollards and signage across the drive-through vehicle queuing area.
- Vehicular access will be provided by existing driveways, one from Jacombs Road and one from Delf Place, both located a significant distance from the intersection.
- Required vehicle parking and drive-through queuing area will be located behind the proposed drive-through restaurant building, setback and partially screened from Jacombs Road and Delf Place by existing tree retention and additional landscaping.
- The proposed number of vehicle parking spaces and drive-through queuing area is in compliance with Zoning Bylaw requirements.
- A Traffic Impact Assessment (TIA) was submitted by the applicant at rezoning stage to confirm the existing road network can accommodate the proposal.
- The accessible parking spaces are located near the building entrance, directly adjacent to an on-site accessible pedestrian pathway.
- Both Class 1 and Class 2 bicycle parking spaces have been incorporated into the proposal, located in a visible area near the building entrances, and are in compliance with Zoning Bylaw requirements.
- The transition in grade from the adjacent streets (approximately 1.6 m) to the proposed drive-through restaurant (2.9 m GSC flood construction level) is addressed through landscaped berms along the street frontages.

Architectural Form and Character

- Staff worked with the applicant to revise the design of the proposed drive-through restaurant building to adequately address both street frontages (Jacombs Road and Delf Place) while maintaining corporate standards.
- The proposed building facades along the street frontages include sufficient articulation, including a variety of materials, glazing, detailing, canopies and signage.
- Textstone brick, fiber cement panel siding, and porcelain tile are proposed as the primary materials with a grey, brown, black colour scheme, and a red metal door, consistent with corporate standards.

- Windows will be transparent glass with aluminum frames along the public restaurant areas and spandrel glass along the internal service and back-of-house area.
- Weather protection is provided through metal and glass canopies with integrating lighting above the main entrance doors and storefront areas.
- Staff have worked with the applicant to ensure the mechanical systems on the roof are screened from adjacent uses and both street frontages.
- The proposed height of the drive-through restaurant building complies with Zoning Bylaw requirements.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage where 12 on-site trees were identified for removal. Based on a 2:1 compensation ratio stated in the OCP, 24 replacement trees are required. The applicant is proposing to plant 24 replacement trees as per the size requirements based on the City's Tree Protection Bylaw.
- 17 on-site trees (tag# 1-9, 25-31 & 33) and 4 City-owned trees (tag# 18-21) were identified for protection. A contract with a Certified Arborist and a tree survival security of \$145,000 were secured through rezoning for the retention of these trees.
- Significant landscaping is proposed along both street frontages (Jacombs Road and Delf Place) with a minimum width of 3.0 m, including trees, low landscaping, and pedestrian paths.
- Pockets of landscaping will be provided throughout the vehicle parking and vehicle queuing areas to provide visual relief, screening of these areas from the street and to soften the internal landscape.
- Alternative surface treatment (pavers) is used for the pedestrian pathways around the entrance of the building and within the vehicle parking areas to act as visual cues.
- An irrigation system will be provided for the proposed landscaping on-site.
- In order to ensure the proposed landscaping works are completed, the applicant is required to submit a landscape security of \$67,891.40 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- The main building entrance of the proposed drive-through restaurant, pedestrian access and outdoor patio area are visible from the street.
- Site lighting, clear site lines, and low landscaping around the building provide clear unobstructed views and casual surveillance opportunities.
- Existing tree protection and additional landscaping along the street edge distinguish the public realm and private space.
- Security lighting will be installed, including light poles for the vehicle parking and vehicle queuing area and wall-mounted lighting for the building entry to provide consistent outdoor security illumination, and has been designed to ensure no light pollution onto adjacent properties.
- The surface parking area will be visible and open to visual scanning.

Sustainability

- Through the rezoning application, a commitment was secured from the proposed drive-through business to be permanently registered in the City's Adopt-a-Street Program for

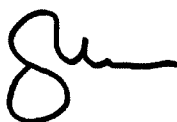
Jacombs Road, from Highway 91 to Cambie Road, to ensure the roadside areas are free of litter and trash.

- One electric vehicle charging station (5% of required parking) and one space equipped with 240-volt electrical outlet (5% of required parking) has been provided, as per the OCP's DP Guidelines.
- The architect advised that the following design/features are incorporated into the proposal:
 - High thermal performance windows to alleviate heating and cooling energy consumption;
 - LED lighting for interior and exterior light fixtures;
 - Durable and long-lasting materials that can reduce building maintenance;
 - White roof material to reduce heat island effect;
 - Planting to absorb rainwater runoff and reduce load on municipal sewers; and
 - Interior finishes with low VOC content.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 2, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet
Attachment 2: Development Permit Considerations



DP 18-817925

Attachment 1

Address: 13020 Delf Place

Applicant: Wensley Architecture Ltd. Owner: Great-West Life Assurance Co. & London Life Insurance Co.

Planning Area(s): East Cambie

Floor Area Gross: 251 m² (2,700 ft²) Floor Area Net: 251 m² (2,700 ft²)

	Existing	Proposed
Site Area:	14,695 m ² (158,175 ft ²)	No change
Land Uses:	Vacant/Office	Drive-through restaurant/Office
OCP Designation:	Mixed Employment (MEMP)	No change
Zoning:	Industrial Business Park (IB1)	Industrial Business Park (IB1) with an amendment to allow "restaurant, drive-through" as a site-specific permitted use.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	Office (existing): 7,285 m ² Drive-through restaurant (proposed): 251 m ² Total: 7,536 m ² (0.51 FAR)	None permitted
Lot Coverage – Buildings:	Max. 60%	26.3%	None
Setback – Front Yard (North):	Min. 3.0 m	7.5 m	None
Setback – Exterior Side Yard (West):	Min. 3.0 m	6.5 m	None
Setback – Interior Side Yard (East):	N/A	44.0 m	None
Setback – Rear Yard (South):	N/A	159.4 m	None
Height:	Max. 12.0 m	7.2 m	None
Lot Size:	N/A	14,695 m ²	None
Off-street Parking Spaces:	Min. 18	18	None
Off-street Parking Spaces – Accessible:	Min. 2%	Complies	None
Small Car Parking Spaces:	Max. 50%	Complies	None
Bicycle Parking Spaces	Class 1: Min. 1 Class 2: Min. 2	Class 1: 1 Class 2: 2	None



Address: 13020 Delf Place

File No.: DP 18-817925

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 9956.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$67,891.40. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.
3. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the commitment to voluntarily install and maintain one space equipped with an electric vehicle charging station and an additional space equipped with a 240-volt electrical outlet.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Payment of Development Cost Charges (City and GVS & DD).
4. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

Initial: _____

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 18-817925

To the Holder: Wensley Architecture Ltd.

Property Address: 13020 Delf Place

Address: c/o Barry Weih
 1444 Alberni Street
 Vancouver, BC V6G 2Z4

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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$67,891.40. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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.

Development Permit
No. DP 18-817925

To the Holder: Wensley Architecture Ltd.

Property Address: 13020 Delf Place

Address: c/o Barry Weih
 1444 Alberni Street
 Vancouver, BC V6G 2Z4

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

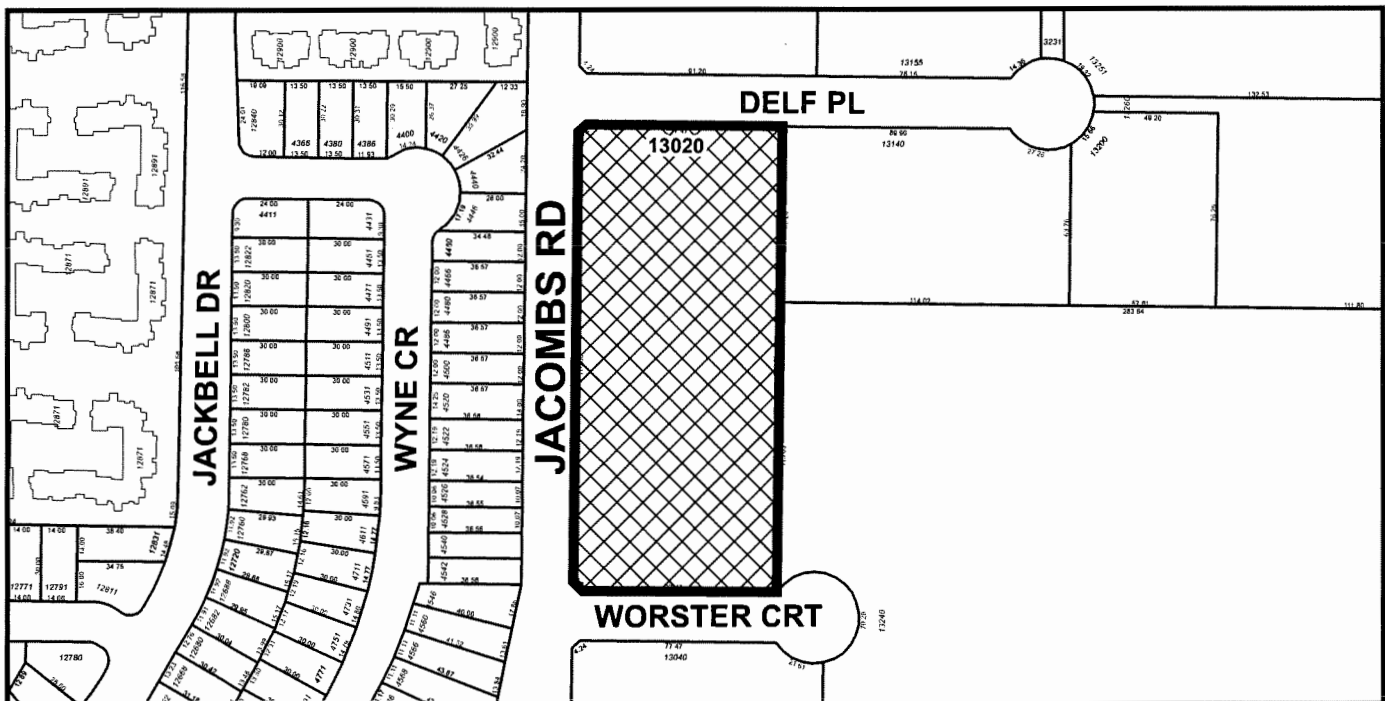
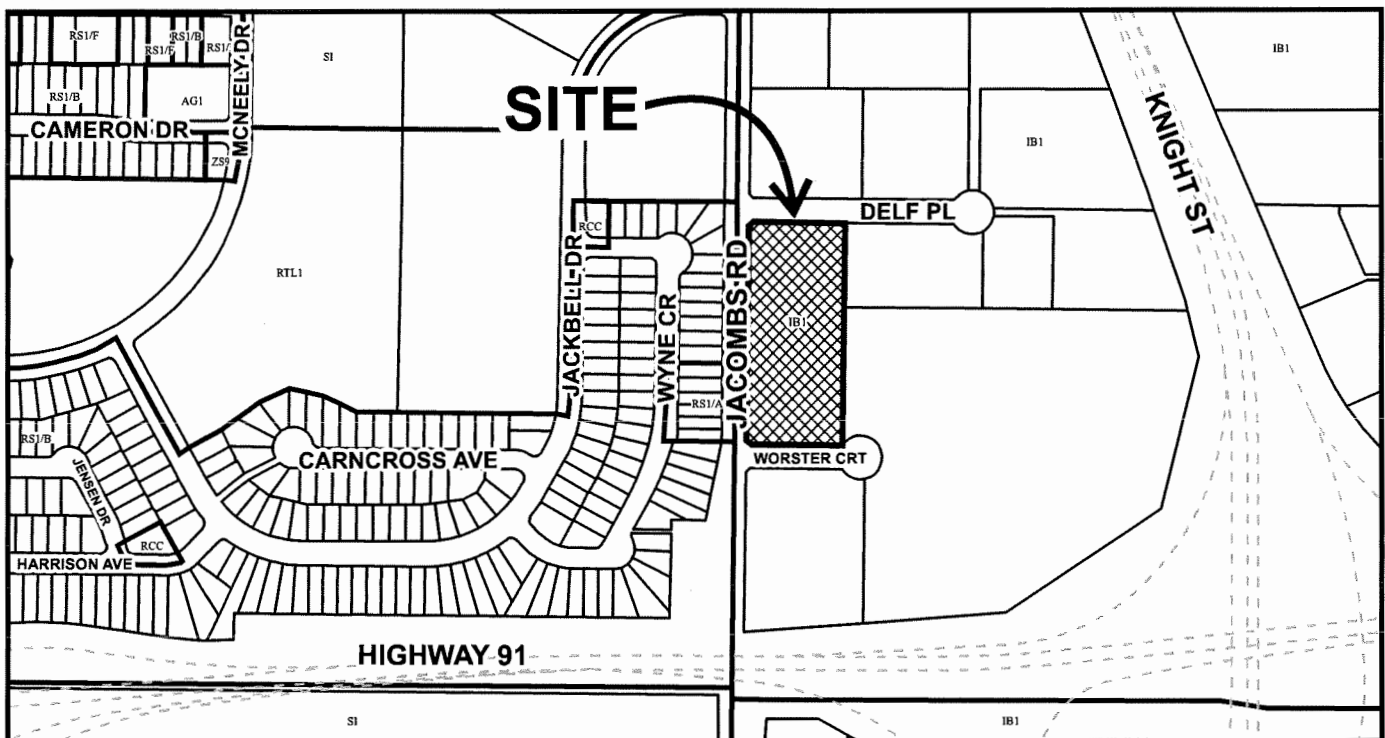
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-817925
SCHEDULE "A"

Original Date: 04/13/18







Revision Date:

Note: Dimensions are in METRES



NORTH ARROW

LEGEND

- | | | | | | |
|---|---|---|---|---|---|
| EXISTING CATCH BASIN | NEW CATCH BASIN | EXISTING ELEVATION | PROPOSED ELEVATION | DESIGNATED RESTAURANT PARKING | NEW LIGHT STANDARDS
SEE ELECTRICAL |
|  |  |  |  |  |  |

OWNER/CLIENT



NO.	PROJECT NAME	REVISION	DATE
1	ISSUED FOR REZONING APPLICATION		01/23/2018
2	ISSUED FOR DEVELOPMENT PERMIT - DP-18-07955		04/04/2018
3	RE-ISSUED FOR REZONING		11/27/2018
4	RE-ISSUED FOR DEVELOPMENT PERMIT - DP-18-07955		09/20/2018

PROPOSED
NEW
DRIVE-THRU
RESTAURANT

PROJECT ADDRESS:

13020 DELF PLACE
RICHMOND, BC



301 - 1444 Albani Street, Vancouver V6G 2Z4
604-685-3529
office@wensley.com
www.wensley.com

CONSULTANTS:

STRUCTURAL:

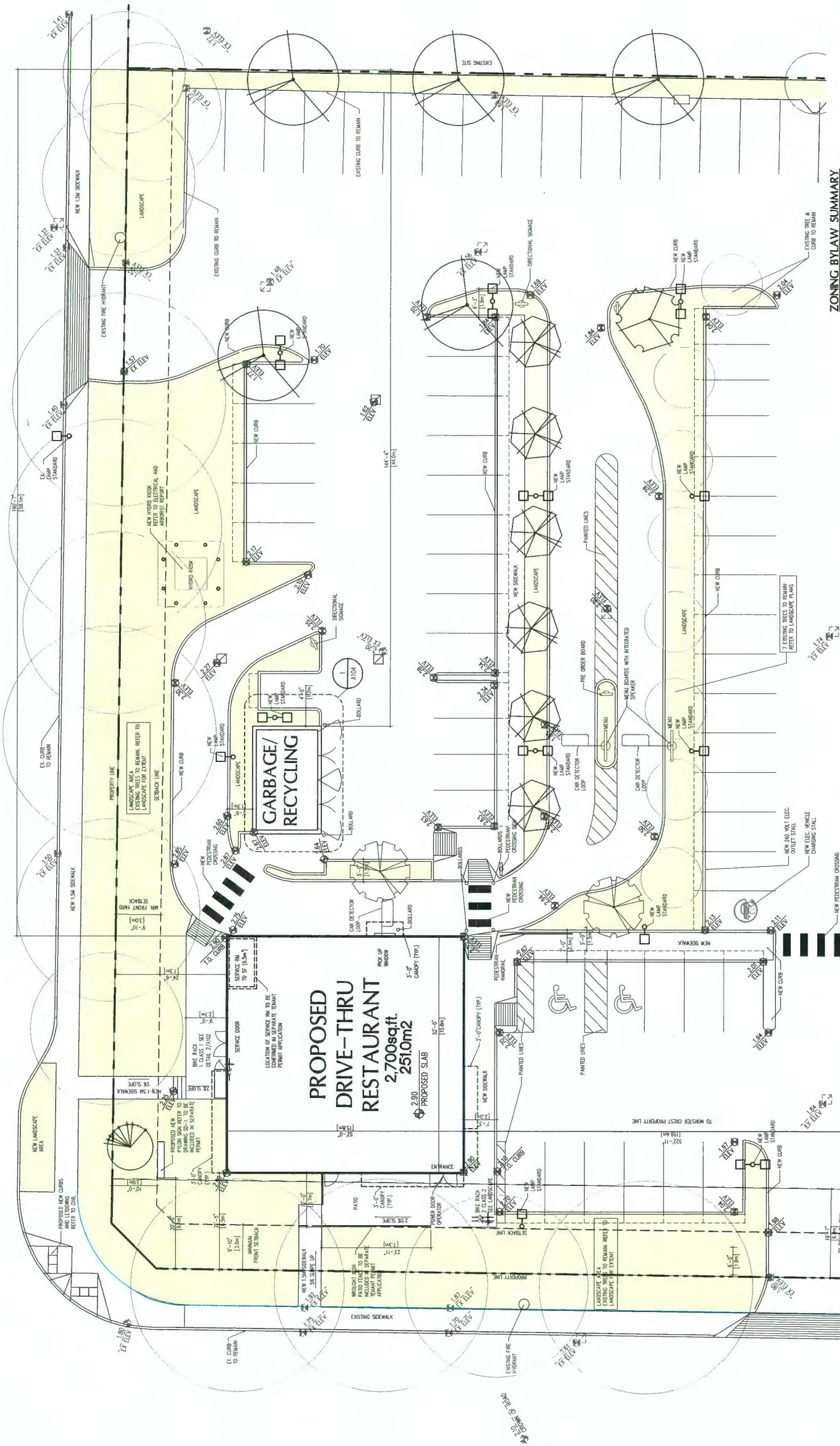
MECHANICAL:

ELECTRICAL:

CML:

**SITE PLAN
PLAN #1**

PROJECT NO:	17696	DRAWN BY:	CS
SCALE:	AS NOTED	REVIEW BY:	
DATE:	JANUARY 2018	DRAWING NO:	A101



ZONING BYLAW SUMMARY

USE	ZONING CRITERIA	CURRENT ZONE STANDARD	EXISTING OFFICE	PROPOSED NEW BUILD
		OFFICE / RESTAURANT	OFFICE	REQUIRES REZONING FOR NEW TYPE TRSU
FLOOR AREA RATIO	1/400'S & SETBACKS	1.00	0.48	0.51
LOT COVERAGE		60 %	24.6 %	26.3 %
FRONT YARD (DEEP PLACES)		3.0 m	18.39 m	7.5 m
EXTERIOR SIDE YARD (ACROSS ROAD)		3.0 m	58.80 m	6.5 m
INTERIOR SIDE YARD		0.0 m	23.42 m	4.0 m
REAR YARD (WORSTER CREST)		0.0 m	5.56 m	15.4 m
RESTAURANT			CONFORMS	CONFORMS
MAX HEIGHT BUILDINGS	PERMITTED HEIGHTS			
MAX HEIGHT ACCESSORY		12.0 m	N/A	7.13 m
LANDSCAPING & SCREENING		20.0 m	N/A	N/A
NO OBSTRUCTIONS TO LINE OF VISION AT INTERSECTION			CONFORMS	CONFORMS
ENCLOSED OUTDOOR RETIRED AREAS SCREENED			N/A	13.5 m
2.0 m HIGH MIN. 2.1 m HIGH MAX. (SCREEN SCREENING)			CONFORMS	CONFORMS
LANDSCAPING SCREENING MIN 1.5 m HIGH ON THE SITES FACING ABBOTT			CONFORMS	CONFORMS
3.0 m HIGH MIN. 3.0 m HIGH MAX. (SCREENING) (SCREENING)			CONFORMS	CONFORMS
LANDSCAPE SETBACK			CONFORMS	CONFORMS

ADDRESS: 130020 DELF PLACE, RICHMOND B.C.
ZONING: R91
LEGAL ADDRESS: 6 SEC 32 BLKSM ROSW PL 64525
PARCEL AREA: 14,695 Sq. M
AREA PLANT: 11 EAST CAMBIE
FCL 2.9 GSC
RIGHT OF WAY: YES: 64429
OCP LAND USE: MEMP

EXISTING: OFFICE RI III DINIC.

1 PROPOSED SITE PLAN

$$3/32^{\circ} = 1^{\circ}-0^{\circ}$$

DP 18-817925
Mar 4, 2020
Plan #1

PLAN INDICATES INTERIOR LAYOUT ONLY .
REFER TO ARCHITECTURAL FOR MOST RECENT
EXTERIOR AND SITE LAYOUT.

SYMBOL LEGEND

CHAIR RAIL BY S.F.C.

NOTE:

DISHWASHER HOOD BY G.C.

CONTACT:

ASHLEY AT C.BRUGMAN &
ASSOCIATES

6-20172 113B AVE

MAPLE RIDGE, BC

V2X 0Y9

P: 604.460.6000

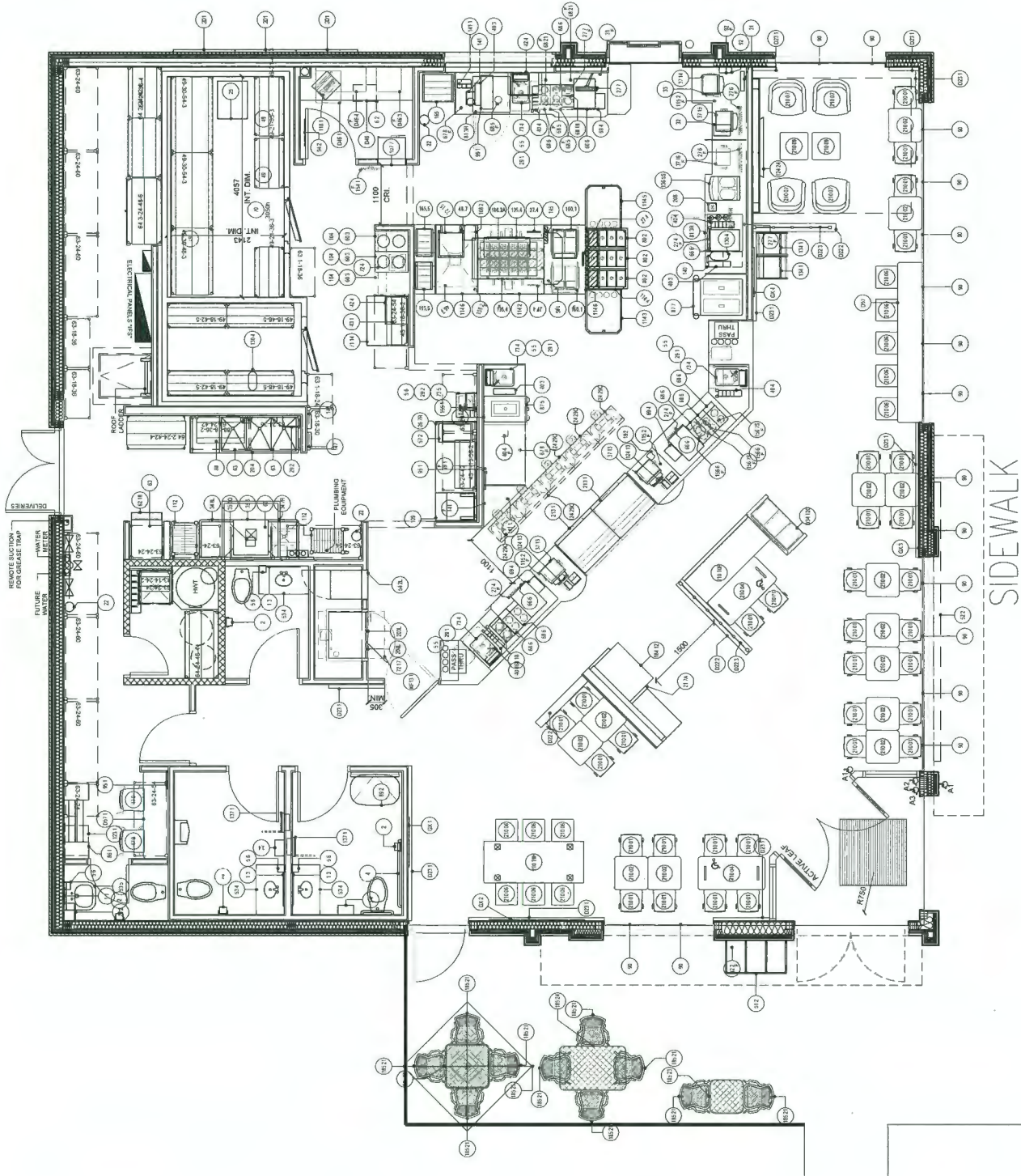
11

1

EQUIPMENT PLAN

A2.0

SCALE: 1/8"



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ISSUE TABLE

No.	Date (mm/dd/yyyy)	Description
01		

REVISIONS

No.	Date	Description

DRAWINGS REVISED AS PER DESIGN BULLETIN

No.	Date	Description

Architect

LOVICK
SCOTT
ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604.298.1700 F: 604.298.6081
MEMBER OF THE ABC, AIA, SAA, MAIA & NAITAA

Architectural Seal

Project

Tim Hortons

Store Type

2700-13 OPTION A

Location

RESTAURANT #107629, NS.04723
13020 DELF PLACE
RICHMOND, B.C.

Drawing Title

EQUIPMENT
PLAN

Drawn

AC

Checked

LSA

Scale

AS NOTED

Date

FEBRUARY 2018

Project No.

107629

Dwg No.

A2.0

ALL DIMENSIONS AND CONDITIONS TO
BE VERIFIED ON THE SITE

TRUE NORTH

DP 18-817925
Mar 4, 2020
PLAN #2.C

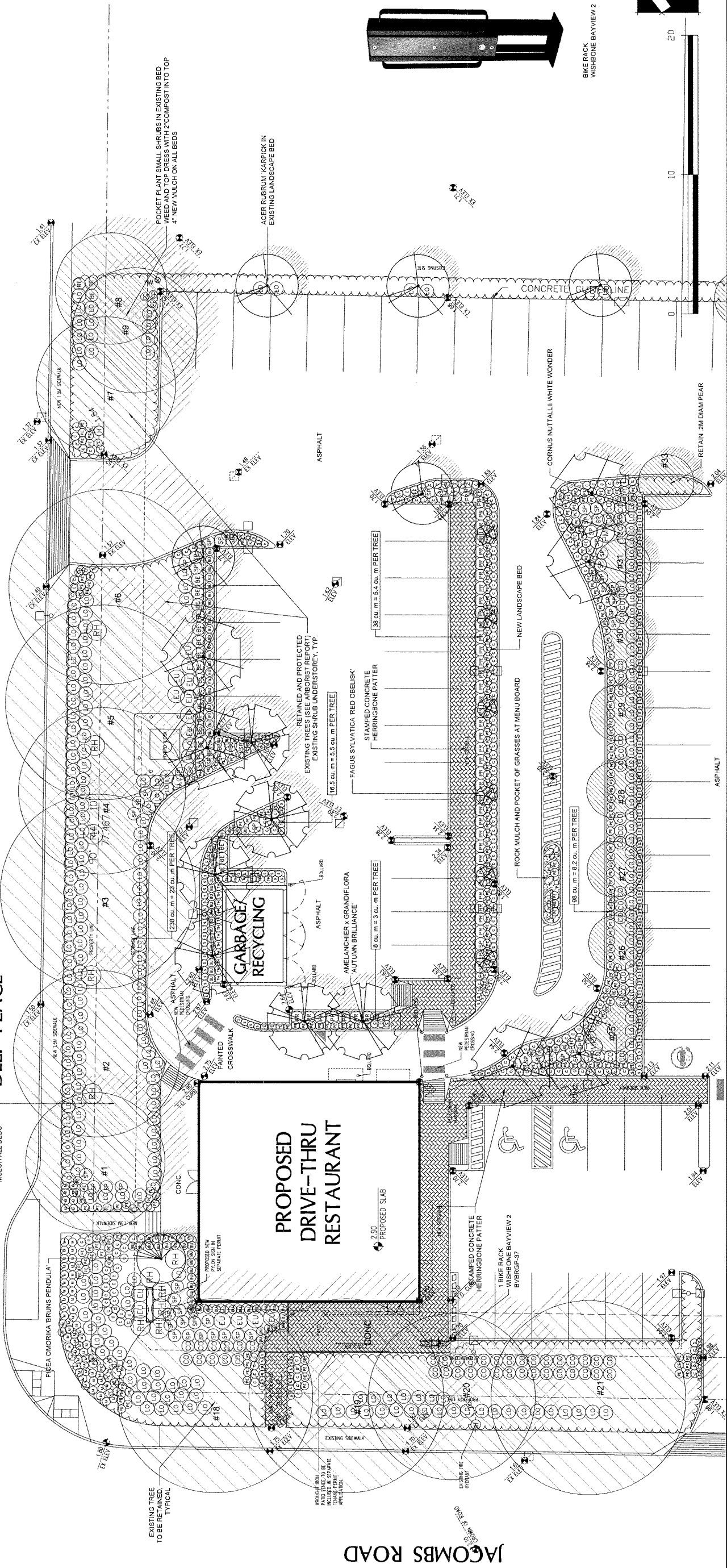
TIM HORTONS MODEL 2700-13 - 4800 JACOMBS ST, RICHMOND, BC - TDL NO 107629, NS 04723

TREE SCHEDULE			PMG PROJECT NUMBER: 17-170
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE	5	ACER RUBRUM 'KARFICK'	COLUMNAR KARFICK MAPLE
	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
	1	PICEA OMORIKA BRUNS PENDULA	WEeping BRILLIANCE SERBIAN SPRUCE
	6	CORNUS NUTTALLII WHITE WONDER	PACIFIC DOGWOOD
	6	FAGUS SYLVATICA RED OBELISK	RED OBELISK BEECH
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST BE WRITTEN PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.			

PLANT SCHEDULE			PMG PROJECT NUMBER: 17-170
KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB	26	BERBERIS THUNBERGII ROYAL BURGUNDY	ROYAL BURGUNDY BARBERRY
	83	BUXUS MICROPHYLLA LITTLE GEM	LITTLE LEAF BOX
	71	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD
	14	EUNYMIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH
	2	PINUS MUGO FINE	DWARF MUGO PINE
	46	PRINUS LAUROCERASUS 'OTTO LUYKEY'	OTTO LUYKEN LAUREL
	11	RHOODENDRON 'SCARLET E. APRIL'	RHOODENDRON SCARLET E. APRIL
	66	SHIREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA PINK
	19	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS	267	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS
PERENNIAL	214	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS YELLOW
	162	SEDUM ALBUM VAR. 'MORANTHUM' CORAL CARPET	CORAL CARPET STONECROP
GC	261	LONGICERA PILEATA	PRIVET HONEY-SUCKLE
	66	MAHONIA NERVOSA	LONGLEAF MAHONIA

DELFT PLACE

INFILL EXISTING PLANTING BEDS WITHOUT DAMAGE TO EXISTING PLANTS WITH 6" GROWING MEDIUM & PLANT GAPS MULCH ALL BEDS



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604.294-0011 ; f. 604.294-0022

CLIENT: -

PROJECT: -

NO.	DATE	REVISION DESCRIPTION	DR.
10	20-MAR-03	UPDATE PER TREE BIOW RE-ACCOMMODATION	CLG
9	20-JAN-22	NEW SIGN LOCATION	DO
8	19-SEP-05	NEW SITE PLAN	DO
7	19-MAY-24	REVISE PER CITY COMMENTS	PC
6	18-NOV-15	TREE PROTECTION FOR #18	PC
5	18-NOV-02	CLARIFY TREES, PROTECTION FENCE AT PEAR	PC
4	18-OCT-17	2x 10m-1 BEECH TREES	PC
3	18-JUN-18	NEW SITE PLAN	DO
2	18-JUN-05	NEW SITE PLAN	DO
1	18-APR-04	NEW SITE PLAN	DO

LANDSCAPE PLAN

DP 18-817925
Mar 4, 2020
PLAN #3

DRAWING NUMBER: 3

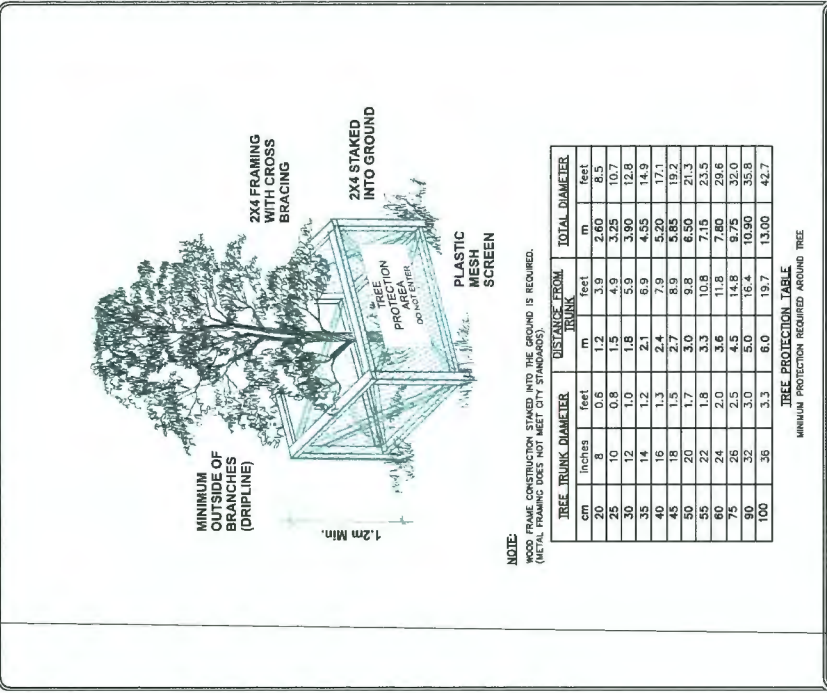
PMG PROJECT NUMBER: 17-170

DATE: 17.AUG.21
SCALE: 1:150
DRAWN:
DESIGN:
CHKD: PCM

DRAWING TITLE:

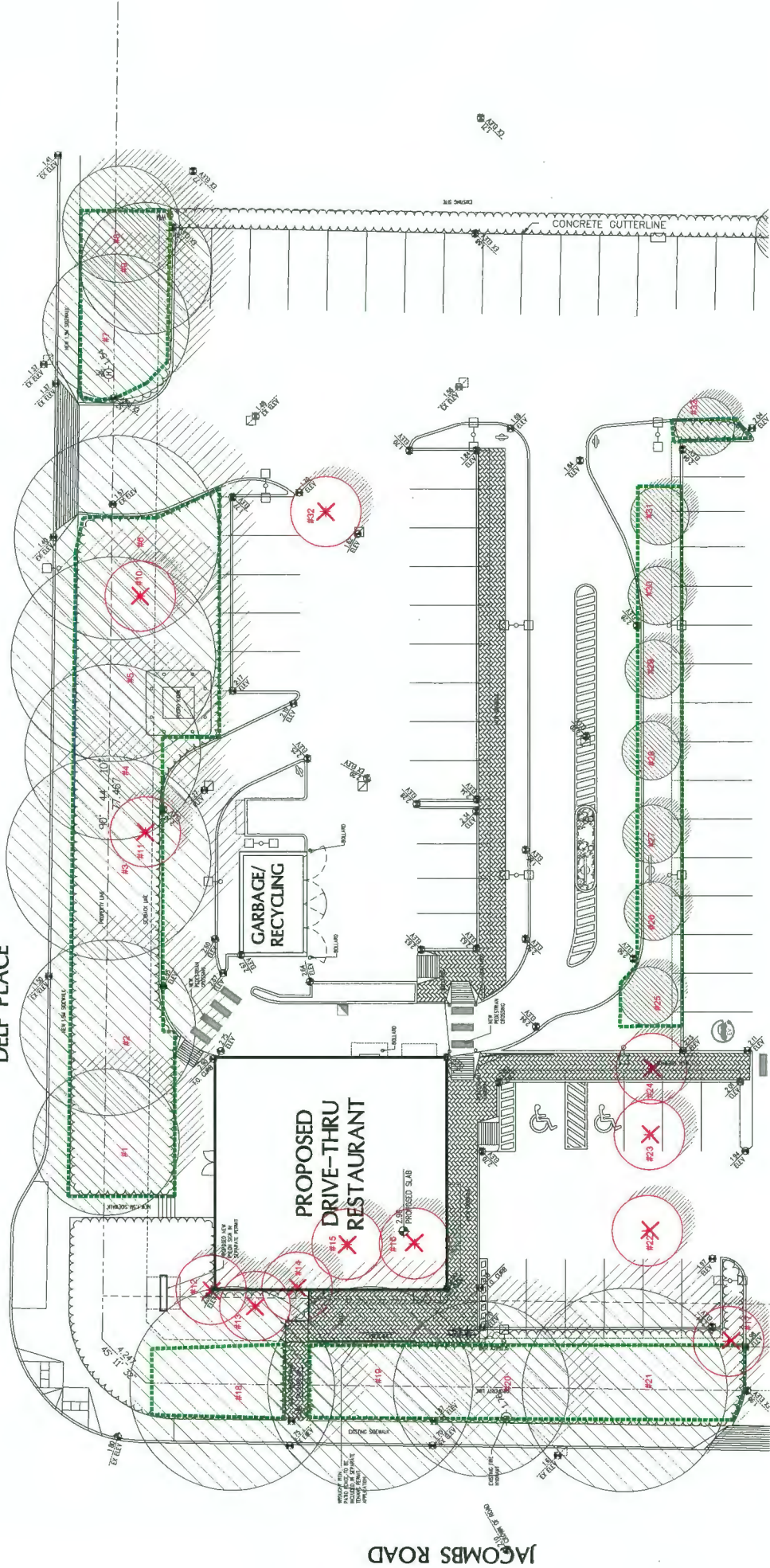
SEAL:

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TREE SUMMARY	
21	RETAINED EXISTING TREES
12	REMOVED EXISTING TREES
24	PROPOSED TREES:
5	ACER RUBRUM 'KARPPICK'
8	AMELANCHIER X 'AUTUMN BRILLIANCE'
1	CEDRUS DEODORA BLUE HEAVEN
6	CORNUS NUTTALLII WHITE WONDER
8	FAGUS SYLVATICA RED OBELISK

Delf Place

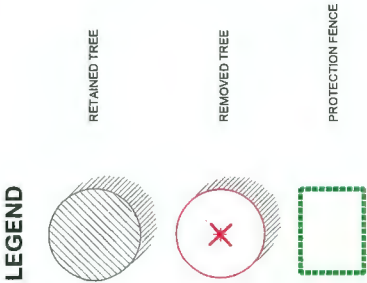


JACOBS ROAD

PROPOSED DRIVE-THRU RESTAURANT

GARBAGE/RECYCLING

REF #	TAG #	SPECIES	SIZE
1	183	KWANZEN CHERRY	35cm
2	102	KWANZEN CHERRY	50cm
3	191	KWANZEN CHERRY	55cm
4	188	KWANZEN CHERRY	55cm
5	188	KWANZEN CHERRY	60cm
6	185	KWANZEN CHERRY	50cm
7	183	KWANZEN CHERRY	45cm
8	184	WESTERN RED CEDAR	30cm
9	184	BLUE SPRUCE	25cm
10	180	JAPANESE MAPLE	20cm
11	NO TAG	JAPANESE MAPLE	20cm
12	NO TAG	JAPANESE MAPLE	25cm
13	NO TAG	HEDGE CEDAR	25cm
14	NO TAG	MULTI	30cm
15	NO TAG	JAPANESE MAPLE	30cm
16	NO TAG	KWANZEN CHERRY	90cm
17	184	KWANZEN CHERRY	80cm
18	105	KWANZEN CHERRY	70cm
19	NO TAG	RED CEDAR	150cm
20	NO TAG	RED CEDAR	150cm
21	NO TAG	RED CEDAR	150cm
22-31	NO TAG	RED CEDAR	150cm
32	181	RED CEDAR	50cm



pmg LANDSCAPE ARCHITECTS

Suite C100 - 4195 St. Charles Drive
Burnaby, British Columbia V5C 6G9
p: 604.294-0011 ; f: 604.294-0022

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CLIENT:

Tim Hortons
STORE 107629

4600 JACOBS RD.
RICHMOND, BC

DRAWING TITLE:

SEAL:

DATE: 17 AUG.21

SCALE: 1:200

DRAWN:

DESIGN:

CHKD: PCM

DRAWING NUMBER:

DP 18-817925

Mar 4, 2020

PLAN #3-A

PMG PROJECT NUMBER:

OF 3

17-170



1 WEST ELEVATION – JACOMBS ROAD
1/4" = 1'-0"

* ALL SIGNAGE SHOWN FOR INFORMATION ONLY.
TO BE INCLUDED IN SEPARATE PERMIT

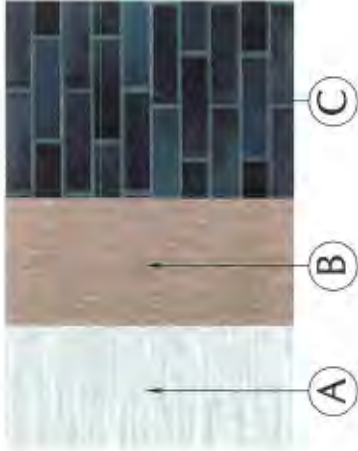


* ALL SIGNAGE SHOWN FOR INFORMATION ONLY.
TO BE INCLUDED IN SEPARATE PERMIT

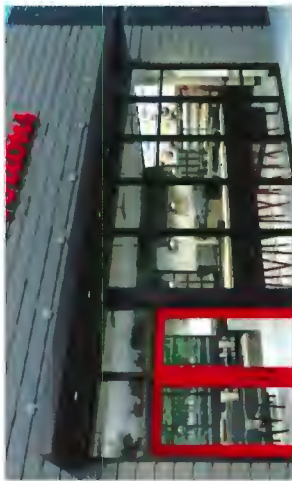
2 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES

- A FIBRE CEMENT PANEL
EQUITONE COLOR: TE-10
- B FIBRE CEMENT PANEL
TRUEGRAN COLOR: 1051 BURMA C-08
- C TIMESTONE BRICK
COLOR: CHARCOAL GREY



ICONIC RED METAL DOOR



PREFINISHED BLACK CANOPY
INTEGRATED LIGHTING

DP 18-817925
Mar 4, 2020
PLAN #4.A

SYMBOL LEGEND	
	SECTION NUMBER
	BUILDING SECTION NUMBER
	DRAWING SHEET NUMBER
	NOTE REFERENCE
	SECTION NOTE

EXTERIOR FINISH SCHEDULE	
PRODUCT	MANUF. TYPE & COLOUR
PREFINISHED METAL FLASHING	FIRESTONE
ANODIZED ALUMINUM DOOR FRAMES, DOOR GLASS & DOOR GLASS ONLY	ALUMINUM LIMITED
ANODIZED ALUMINUM STOREFRONT SING DOORS ONLY	ALUMINUM LIMITED
ANODIZED ALUMINUM DRIVE-THRU WINDOW	ALUMINUM LIMITED
PORCELAIN TILE	STONEPLAK
CUSTOM-FINISHED ALUMINUM SING	STONEPLAK
KNITWOOD	KNITWOOD
SHOULDER	SHOULDER
PAINT – BOLLARDS	SHERWIN WILLIAMS
BLACK TURNBUCKLE CANOPIES	ALLEN INDUSTRIES
PAINT – WALL PAGES	SHERWIN WILLIAMS

EXTERIOR ELEVATION NOTES	
1	PREFINISHED METAL FLASHING REFER TO EXTERIOR FINISH SCHEDULE.
2	TEXTSTONE (TIMSTONE). REFER TO EXTERIOR FINISH SCHEDULE.
3	FIBRE REINFORCED SING (STAGGISED PLANS) C/W FLANNERY ALUMINUM OUTSIDE / INSIDE CORNER PICES E.G. TO PAINT CORNER PICES REFER TO EXTERIOR FINISH SCHEDULE.
4	ANODIZED ALUMINUM FRAMES.
5	EXPPOSED FOUNDATION TO BE PARCE & FREE OF IMPERFECTIONS.
6	POURED CONCRETE PILE FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR SIZE & DEPTH.
7	100MM (4") HIGH ILLUMINATED SIGN MOUNTED ON EQUSTONE PANELING / TIM-GRAN SING. CONFIN WITH ASSOCIATE WOOD BLOCKING / BACKING FOR SIGNAGE SUPPORT (COORDINATE WITH SIGN MANUFACTURER).
8	METAL PIPE RAILING.
9	150MM DIA. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER.
10	BRICK-THRU WINDOW WITH INSULATED PANEL.
11	DOT ONLY DECAL.
12	OVERSTONE SCUPPER
13	CONCRETE SIDEWALK (BY OTHERS) REFER TO SITE PLAN.
14	EXTERIOR RECTANGULAR UNIT
15	PORCELAIN TILE MECHANICALLY FASTENED TO WALL.
16	HWT CONCENTRIC VENT TO BE INSTALLED PRIOR TO BRICK INSTALL.
17	LOCATION OF GAS METERS. REFER TO MECHANICAL DRAWINGS.
18	LOCATION OF GAS METAL.
19	ANODIZED ALUMINUM (EXTERIOR STOREFRONT SING DOORS)
20	LOCATION OF REMOTE SECTION FOR OPERATE INTERCEPTOR
21	BARBER FREE DOOR OPERATOR SWITCH LOCATION
22	PROVIDE & INSTALL THREE (3) "NO-SMOKING WITHIN 7.5M" SIGNAGE AT ENTRANCE/ENTS.
23	150MM METAL BOLLARD FILLED W/ CONCRETE. REFER TO EXTERIOR FINISH SCHEDULE.
24	WROUGHT IRON FENCE FOR PARK.
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100	WROUGHT IRON FENCE FOR PARK.

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SEAL

NORTH ARROW

CONSEQUENT

GWL REALTY ADVISORS

2	RE-SUBMIT FOR DEVELOPMENT PERMIT - R-18-47925	05/20/2019
1	ISSUED FOR DEVELOPMENT PERMIT	04/04/2019
NO.	REVISION	DATE

PROJECT NAME

**PROPOSED
NEW
DRIVE-THRU
RESTAURANT**

PROJECT ADDRESS:
13020 DELF PLACE
RICHMOND, BC

WA
Wensley Architecture Ltd.
301 - 1444 Albert Street, Vancouver V6E 2Z4
604-685-3329
info@wensleyarch.com
www.wensleyarch.com

CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
PLUMBING:
LANDSCAPE

DRAWING TITLE:
**ELEVATIONS
PLAN #4**

PROJECT NO:	1708	DRAWN BY:	CS
SCALE:	AS NOTED	REVIEW BY:	
DATE:	JANUARY 2019	DRAWING NO:	A301





1 ELEVATION – DRIVE-THRU



2 ELEVATION – JACOMBS ROAD



3 ELEVATION – DELF PLACE

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SEAL

NORTH ARROW

OWNER/CLIENT

GWL REALTY ADVISORS

2	RE-USED FOR DEVELOPMENT PERMIT	19/10/2019
1	ISSUED FOR DEVELOPMENT PERMIT	14/04/2018
NO.	REVISION	NOT

PROJECT NAME

**PROPOSED
NEW
DRIVE-THRU
RESTAURANT**

PROJECT ADDRESS:

13020 DELF PLACE
RICHMOND, BC

WA

Wensley Architects Ltd.
301 - 1444 Abbott Street, Vancouver
604-655-3329
office@wensleyarch.com
www.wensleyarch.com

WENSLEY ARCHITECTURE LTD

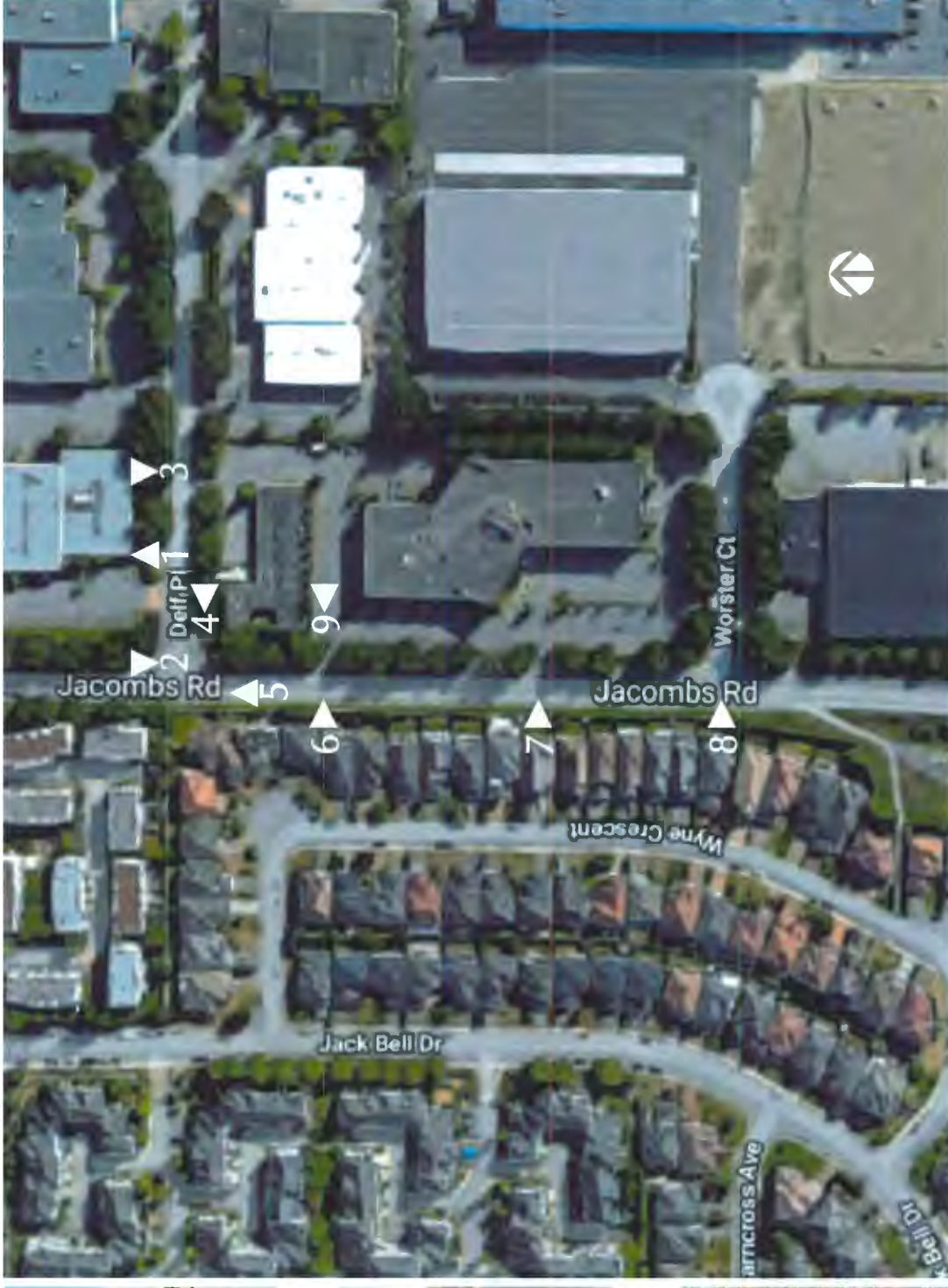
CONSULTANTS:

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

**RENDERINGS
PLAN #6**

PROJECT NO.	1706	DRAWING:	CS
SCALE	AS NOTED	REVISION:	
DATE	JANUARY 2018	DRAWING NO.	A501



2 CONTEXT PLAN

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SEAL

SEAL

NORTH ARROW



OWNER/CLIENT



GWL REALTY
ADVISORS

[illegible]

PROJECT NAME		NO.	REVISION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT - DP_18-072925			09/20/2021
3	RE-ISSUED FOR REZONING			11/27/2020
2	ISSUED FOR DEVELOPMENT PERMIT - DP_18-072925			04/04/2021
1	ISSUED FOR REZONING APPLICATION			01/23/2021
NO.	REVISION			DATE

**PROPOSED
NEW
DRIVE-THRU
RESTAURANT**

PROJECT ADDRESS:

13020 DELF PLACE
RICHMOND, BC



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WENSLEY ARCHITECTURE LTD

CONSULTANTS:

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
CIVIL:
LANDSCAPE:

DRAWING TITLE

CONTEXT PLAN
PLAN #2a

PROJECT NO:	17096	DRAWN BY:	CS
SCALE:	AS NOTED	REVIEW BY:	
DATE:	JANUARY 2018	DRAWING NO:	A103