

CANADIAN TIRE - #610 SOUTH RICHMOND

AUGUST 21, 2024





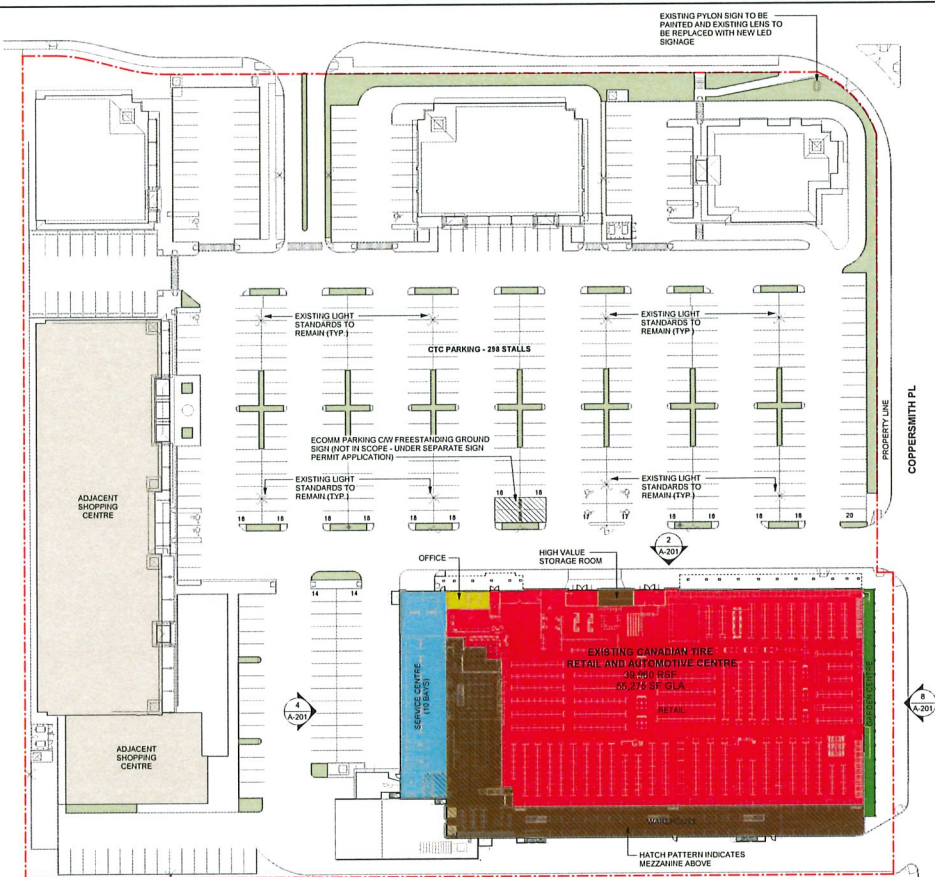
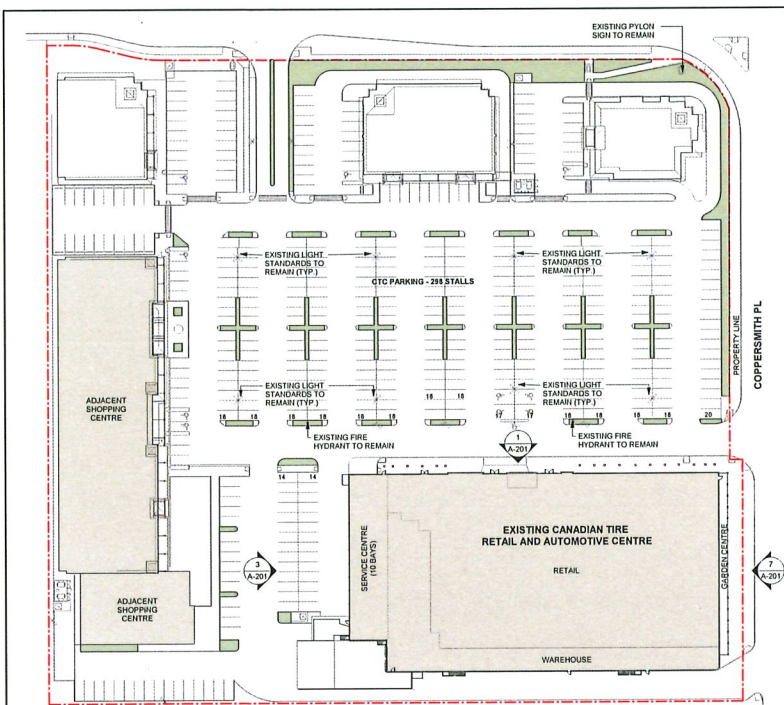
CTR 610 - SOUTH RICHMOND

MAY 15, 2024 - ISSUED FOR DEVELOPMENT PERMIT

CLIENT
CANADIAN TIRE CORPORATION LTD.
WESTERN CANADA

ARCHITECTURAL
MGB ARCHITECTURE INC.
REBEKKA HAMMER
SUITE 101 1725 GOVERNMENT STREET,
VICTORIA BC V8W 1Z4
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1 EXISTING SITE PLAN
A-101 SCALE 1:200

2 PROPOSED SITE PLAN
A-101 SCALE 1:200



3 CONTEXT MAP
A-101 NTS 1:100

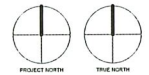
SITE INFORMATION				
PROPERTY ADDRESS		11388 STEVESTON HWY, RICHMOND, BC V7A 5J5		
PROJECT DESCRIPTION		STORE RE-MERCHANDISING AND MINOR FACADE IMPROVEMENTS INCLUDING NEW EXTERIOR PAINT AND SIGNAGE		
EXISTING ZONING		ZC6 - INDUSTRIAL COMMUNITY COMMERCIAL		
BUILDING STATISTICS				
No.	DESCRIPTION	EXISTING AREA (SQ.FEET)	PROPOSED AREA (SQ.FEET)	% CHG
RETAIL				
1	GROUND FLOOR	39,272	3,648.5	38,970
2	ECCOM	0	0	0
3	SECOND FLOOR	0	0	0
4	TOTAL	39,272	3,648.5	38,970
WAREHOUSE				
1	GROUND FLOOR	10,812	985.9	10,915
2	MEZZANINE	8,900	8,900	8,900
3	SECOND FLOOR	0	0	0
4	TOTAL	19,712	1,812	19,615
SERVICE CENTRE (10 BAY)				
1	GROUND FLOOR	4,655	435.3	4,655
2	MEZZANINE	285	285	285
3	TOTAL	4,941	451.8	4,941
OFFICES				
1	GROUND FLOOR	375	348	375
2	SECOND FLOOR	0	0	0
3	MEZZANINE	3,563	331	3,563
4	TOTAL	3,938	369	3,938
GROUND FLOOR COVERAGE				
1	CTC (1+2+5+9+12)	54,945	5,104.6	54,946
2	2HR FIRE RATED TIRE STORAGE	0	0	0
3	CIRCULATION	0	0	0
4	BICYCLE ROOM	0	0	0
5	TOTAL (1+2+3+4)	54,945	5,104.6	54,946
6	BUILDING STRUCTURAL AREA (415+711+1517+18119)	58,793	5,462	58,794
7	BUILDING FUNCTIONAL AREA (21+6)	67,899	6,288.9	67,894
GARDEN CENTRE				
1	COMPOUND	1,173	109	1,173
2	CANOPY	0	0	0
3	TOTAL (1+2+3)	1,173	109	1,173
4	GROSS LEASABLE AREA (18+3+7+15+17)	54,945	5,104.6	54,946
5	GROSS BUILDING AREA (25+5+10+14)	67,893	6,288.9	67,894
6	CTC STORE SITE PARKING	288	288	288
7	CTC PARKING RATIO (SF) PER GLA	5.07	5.07	5.07
8	CTC PARKING RATIO (SQ) PER GLA	5.46	5.46	5.46

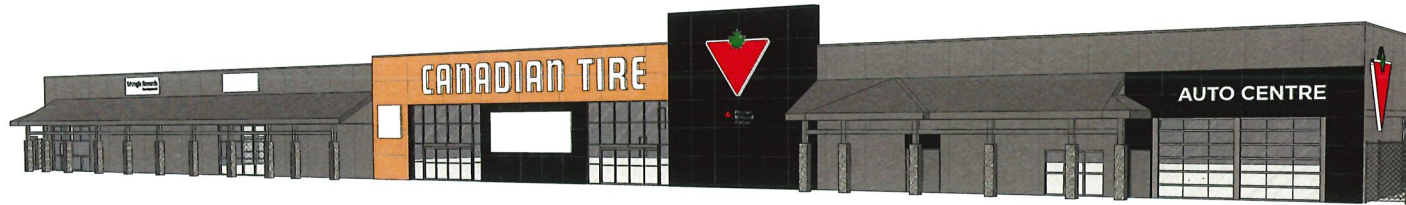
NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT			
2	ISSUED FOR DEVELOPMENT			
3	ISSUED FOR CONSTRUCTION			

PROJECT: Canadian Tire Corp.
CTR 610 - SOUTH RICHMOND
11388 STEVESTON HWY, RICHMOND, BC
V7A 5J5

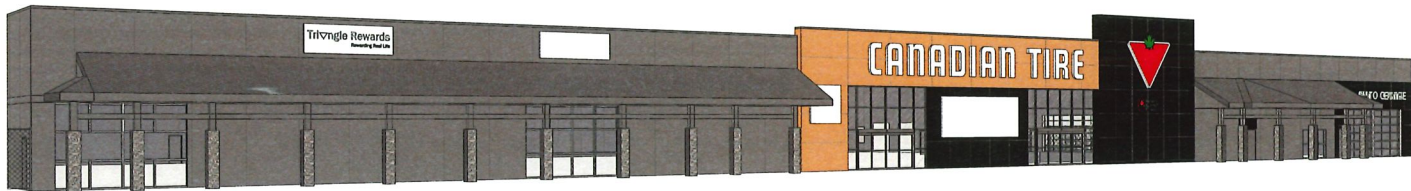
SITE PLAN

DATE: MAY 15, 2024
SCALE: AS INDICATED
PROJECT NO: 23104
DRAWING NO: A-101
REVISION: 3





1 NORTHWEST VIEW
 A-301 HTA



2 NORTHEAST VIEW
 A-301 HTA

NO.	DATE	DESCRIPTION	BY	CHKD.

NO.	DATE	DESCRIPTION	BY	CHKD.

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PROJECT: Canadian Tire Corp.
 CTR 610 - SOUTH RICHMOND
 11388 STEVESTON HWY, RICHMOND, BC
 V7A 5J5

3D VIEWS

PROJECT NO. MAY 15, 2024	PROJECT NO. 23104
SCALE	REVISION 2
A-301	

THANK YOU